



*Development Services: Planning and Zoning Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name: Delray Commons-Taco Bell**

**Project Location: 5070 West Atlantic Avenue**

**Request: Master Development Plan Modification and Waiver of Minimum Structure Size**

**Board: Planning and Zoning Board**

**Meeting Date: September 17, 2018**

**Board Action:**

Approved with a 6-0 vote on each of the following requests: Master Development Plan Modification and Waiver of Minimum Structure Size

**Project Description:**

The project is located at southwest corner of West Atlantic Avenue and S. Military Trail and is known as Delray Commons. The property is 8.37 acres. The site has a General Commercial (GC) Future Land Use Map designation and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which included the subject property. All development within the Four Corners District shall be governed by a Master Development Plan. The proposal is for a modification to an existing Master Development Plan that consists of approximately 71,748 sf of retail and restaurant and associated parking and a 3,000 sf bank and parking.

The Master Development Plan modification request is for the demolition of the existing 3,000 sf bank and impervious areas and replace with a 2,053 sf outbuilding and associated parking for restaurant use. The Site Plan Review and Appearance Board will consider the site plan associated with this modification request.

A waiver of LDR Section 4.4.9(G)(3)(e)2, Minimum Structure Size, has been requested. The Four Corners Overlay District requires a minimum floor area of 4,000 sf. The applicant is proposing a floor area of 2,053 sf for the proposed fast food restaurant. The proposed reduction of the floor area can be supported as described in the attached Staff Report.

**Board Comments:**

Board comments supportive of the requests.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:**

N/A

**Next Action:** The Planning and Zoning Board action is final unless appealed by the City Commission.



# PLANNING AND ZONING BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** September 17, 2018

**ITEM:** Consideration of a Master Development Plan Modification and a Waiver Request for Minimum Structure Size for **Delray Commons** located at **5070 West Atlantic Avenue. (2017-174)**

#### GENERAL DATA:

Applicant..... Taco Bell America, Inc.

Agent..... CKE Group, Inc.

Location..... 5070 West Atlantic Avenue

Property Size..... 8.37 acres

Future Land Use Map..... General Commercial (GC)

Current Zoning..... Planned Commercial (PC)

Adjacent Zoning.....North: PC  
East: GC and PC  
South: Multiple Family Residential (RM-8)  
West: PC

Existing Land Use..... Shopping Center

Proposed Land Use..... Shopping Center

Water Service..... The property is currently served by an existing 6" water main located.

Sewer Service..... The property is currently served by an 8" sewer main located within Delray Commons.







# PLANNING & ZONING BOARD

## STAFF REPORT

PLANNING, ZONING AND BUILDING DEPARTMENT  
100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200



### Master Development Plan Modification and Waiver Request for Delray Commons

Planning and Zoning Board: September 17, 2018	File No.: 2017-174	Application Type: Master Development Plan Modification and Waiver Request
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#### Requests:

Consideration of a Master Development Plan Modification and a Waiver Request for Minimum Structure Size for **Delray Commons** located at **5070 West Atlantic Avenue**. LDR Section 2.4.5(F)(6) states that Master Development Plans (MDP) shall be approved by the Planning and Zoning Board. Waivers may be granted by the Planning and Zoning Board concurrent the approval of the MDP.

#### Recommendation:

##### 1. Minimum Structure Size Waiver

Approve the waiver of LDR Section 4.4.9(G)(3)(e)2, Minimum Structure Size, to reduce the minimum floor area from 4,000 sf to 2,053 sf, based upon positive findings with LDR Section 2.4.7(B)(5).

##### 2. Master Development Plan Modification

Approve the Master Development Plan Modification for **Delray Commons** at **5070 West Atlantic Avenue** by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3, Performance Standards, of the Land Development regulations.

#### Background:

Delray Commons is an 8.37-acre shopping center that consists of two platted tracts; Tract 1 which is 7.19 acres and Tract 2 which is 1.18 acres. The platting of the shopping center, P.B 85, page 183, was approved in August of 1999 to create separate tracts that could be sold instead of leased. Property owners of the tracts were granted reciprocal cross ingress, ingress, parking and drainage easements as recorded on June 1, 1999 in ORB 11169, page 1360. An additional reciprocal agreement, ORB 6436, page 1360 was recorded for the adjacent service station. Presently, Tract 1 consists of approximately 71,748 sf of retail and restaurant and associated parking. A 3,000 sf bank, as well as parking, exists on Tract 2. The current layout of the shopping center, Tracts 1 and 2, will be considered the existing Master Development Plan although a formal plan was never completed.

The site has a General Commercial (GC) Future Land Use Map designation and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which included the subject property.

#### Review and Analysis:

The development proposal is associated with a Master Development Plan modification for demolition of the existing building and impervious areas within Tract 2, and the construction of a 2,053 sf outbuilding and associated parking for a restaurant use. Circulation within Tract 2 will be revised; however, connection points from the south and east sides between Tract 1 and Tract 2 will remain in the same locations. Any easements that are involved in cross access, or drainage easements remain intact.

One waiver is requested concurrently with Master Development Plan Modification. The waiver is as follows:

- LDR Section 4.4.9(G)(3)(e)2, Minimum Structure Size for in the Four Corners Overlay, any free standing structure shall have a minimum floor area of 4,000 sf. The proposed floor area is 2,053 sf.

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<b>Project Planner:</b> Christine Stivers, Senior Planner; <a href="mailto:stiversc@mydelraybeach.com">stiversc@mydelraybeach.com</a> , 561.330.6056	<b>Board Review Dates:</b> Planning and Zoning Board, September 17, 2018 City Commission: N/A	<b>Attachments:</b> <ul style="list-style-type: none"> <li>Project Narrative</li> <li>Existing and Proposed MDPs</li> <li>Site Plan</li> <li>Elevations and Site Photos</li> </ul>
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**Master Development Plan Analysis**

The subject property is located within the PC Zoning District, within the Four Corners Overlay District, which is subject to the standards of the GC Zoning District. The following chart provides the applicable Development Standards as provided in **LDR Sections 4.4.9, GC Zoning District applicable to the Four Corners Overlay District, 4.4.12, PC Zoning District, and 4.3.4(K), Development Standards**. Pursuant to **LDR Section 4.4.9(G)(3)(e)(1)(a)**, where standards unique to the Four Corners Overlay District conflict with standards contained elsewhere in the zoning code, the standards of this subsection shall apply.

GC-Zoning District Development Standards for the Four Corners Overlay District			
Standard	Required	Existing	Proposed
Minimum Site Area	4 acres	8.37 acres	8.37 acres
Minimum Floor Area	4,000 sf	11,000 sf 7,250 sf 12,450 sf 26,250 sf 8,600 sf 3,198 sf** 3,000 sf** (to be demolished)	2,053 sf*
Lot Coverage by building, pavement, hardscape	75% max.	81.33%**	75.67%*** (Tract 2-41.50%)
Open Space	25% Min	18.67%	24.33% (Tract 2-58.5%)
Perimeter Buffer	30 feet when adjacent to collector or arterial	88.51 feet	30 feet (along West Atlantic in the development area)
*Waiver Requested    **Existing Non-Conformity    ***Reduction of Non-Conformity			

As indicated above, there are existing non-conformities with respect to open space, lot coverage, and minimum floor areas for two existing buildings. The development proposal reduces the non-conformities of lot coverage and open space. One non-conforming structure will remain and the other will be demolished. The proposed structure requires a waiver for the minimum floor area, which, if granted, will neither increase nor decrease the number of non-conforming buildings.

**Minimum Parking Requirements:**

**LDR Section 4.6.9(C)(3)(e)**, states that shopping centers shall require 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. Delray Commons Shopping Center has an existing total building square footage of 71,748 sf (leasable area not studied). Utilizing the total square footage of the existing buildings, a total of 287 parking spaces are required; 365 spaces are provided. With the proposed development changes, the shopping center building square footage will be reduced to 70,801 sf, which will require 283 parking spaces; 306 spaces are provided.

It is noted that all elevations and specific site details will be reviewed to meet the applicable LDRs with the submittal of a Class IV Site Plan Modification for the proposed restaurant.

**Waiver Analysis**

Pursuant to **LDR Section 2.4.7(B)(5)**, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

**Minimum Structure Size:**





A waiver of LDR Section 4.4.9(G)(3)(e)2, Minimum Structure Size, has been requested. The Four Corners Overlay District requires a minimum floor area of 4,000 sf. The applicant is proposing a floor area of 2,053 sf for the proposed fast food restaurant.

Within the applicant's narrative, it is stated that typical fast food restaurants have a smaller footprint than the area required by the code. The existing bank footprint is 3,000 sf while the proposed Taco Bell is 2,053 sf; however, the reconfigured site will allow a second building to be built in the same parcel. Improvements to the outparcel will help the overall ambiance of the development. See the attached narrative for a complete statement.

The proposed reduction of the floor area can be supported in accordance with the criteria noted above. The reduced footprint will not adversely affect the neighboring area as there are existing buildings that do not meet the minimum floor area criteria within the same development. Additionally, the reduced footprint, as well as parking reduction, will provide additional open space within the development. Any future development, in addition to the proposed restaurant, within the parcel (Tract 2), will bring the intensity closer to the intent of the minimum floor area requirement, however the 25% open space requirement would still need to be met. The granting of the waiver will not significantly diminish the provision of public facility nor create an unsafe situation. The layout of the restaurant separates the drive through area from the parking which leads to a safer establishment. The request would also be considered and supported under similar circumstances, particularly given that the applicant is increasing the open space provided for the older development as a whole and bringing a new use with architectural elevations that are consistent with the color palette seen through the City of Delray Beach.

#### **Required Findings:**

Pursuant to **LDR Section 3.1.1, Required Findings**, prior to approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the Future Land Use Map, Concurrency, Comprehensive Plan Consistency, and Compliance with the Land Development Regulations.

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

**Section 3.1.1 (B) - Concurrency:** As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, drainage, parks and recreation, and solid waste. Transportation impacts are minimal; concurrency approval is anticipated from the County, which will be resolved during the site plan approval process.

**Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions and Specific Areas):** As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions, upon Board approval of the requested waiver.

**Section 3.1.1 (D) - Compliance with the Land Development Regulations:** As described under the Master Development Plan Analysis of this report, a positive finding of compliance with the LDRs can be made, subject to approval of the requested waiver.

Pursuant to **LDR Section 2.4.5(F)(5)**, the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the Master Development Plan:

	Adjacent Zoning	Adjacent Land Use
North	Planned Commercial (PC)	Marketplace at Delray Shopping Center
East	General Commercial (GC) and PC	Gasoline Station, Delray West Shopping Plaza, Bank, Vacant Land and Dunkin Donuts





South Multiple Family Residential (RM-8)

Gramercy Square

West PC

Jiffy Lube, Firestone, Various Services and Facilities

The proposed improvements at the Delray Commons shopping center are consistent with the PC Zoning district uses which allows uses permitted within the Four Corners Overlay District per Section 4.4.9, GC zoning district. The adjacent developments consist of both commercial and residential uses, which have previously been considered as consistent with the center, and no adverse effects are anticipated with the continuation of the current use of the site. Therefore, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

**Comprehensive Plan Policies:** A review of the goals, objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

**Future Land Use Element Objective A-1** - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property will remain consistent with the GC zoning designation and the Four Corners Overlay District. While the Four Corners Overlay District encourages more intense development incorporating mixed-use development, it not inconsistent with it by further developing the site and providing additional commercial opportunities for the city's residents and visitors.

**Review by Others:**

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- The Hamlet

Letters of objection and/or support, if any, will be presented at the Planning and Zoning Board meeting.

**Assessment and Conclusion:**

The proposed development is consistent with the policies of the Comprehensive Plan and can be found consistent the Land Development Regulations upon approval of the associated waiver. Also, a positive finding can be made with respect to LDR Section 2.4.5(F)(5), Findings, as the proposed development does not significantly affect surrounding properties. The proposed development within Delray Commons Shopping Center expands on the Center's current uses, improvements are appropriate and will not impact the Center's previously found compatibility with the surrounding area. While the proposed development minimum structure size is less than envisioned in the Four Corners Overlay District, the use is permitted and harmonious with the surrounding shopping center.

**Alternative Actions:**

- Continue with direction.
- Approve the waiver and Master Development Plan Modification for **Delray Commons**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5), Section 2.4.7(B)(5), and Chapter 3, Performance Standards, of the Land Development regulations.
- Deny the waiver and Master Development Plan Modification for **Delray Commons**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5), Section 2.4.7(B)(5), and Chapter 3, Performance Standards, of the Land Development regulations.





**Staff Recommendation:**

By separate motions:

**Minimum Structure Size Waiver**

Approve the waiver of LDR Section 4.4.9(G)(3)(e)2, Minimum Structure Size, to reduce the minimum floor area from 4,000 sf to 2,053 sf, based upon positive findings with LDR Section 2.4.7(B)(5).

**Master Development Plan Modification**

Approve the Master Development Plan Modification for **Delray Commons** at **5070 West Atlantic Avenue** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3, Performance Standards, of the Land Development regulations.

Staff Report Prepared By: Christine Stivers, Senior Planner





### **Appendix A-Concurrency Findings:**

Pursuant to **LDR Section 3.1.1(B)** Concurrency as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

**Water and Sewer:** The site will connect to an existing 8" water main which transverses through the property and connects within the West Atlantic Avenue right-of-way.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

**Streets and Traffic:** A traffic study has been submitted that indicates that the proposed development will generate 4,139 daily trips, whereas the original MDP approval provided for 4,005 daily trips, therefore, there is an increase of 134 daily trips. A finding of concurrency has not yet been received from the Palm Beach County Traffic Division; however, approval is anticipated.

**Parks and Recreation Facilities:** Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

**Solid Waste:** The existing shopping center use (71,748 sq. ft.), which includes all development on the two parcels, generated 261.88 tons of solid waste per year. The proposed improvements decrease the square footage to 70,801 sf therefore the shopping center will generate 258 tons of solid waste per year. The development proposal will result in a 4 ton decrease. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2048.

**Drainage:** Drainage will be accommodated on site. There are no problems anticipated to bring the site into compliance with South Florida Water Management District (SFWMD) requirements in efforts to obtain a surface water permit.





Appendix B-Standards for Site Plan Actions:

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.  
Not applicable  
Meets intent of standard X  
Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.  
Not applicable  
Meets intent of standard X  
Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.  
Not applicable  
Meets intent of standard X  
Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.  
Not applicable  
Meets intent of standard X  
Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.  
Not applicable X  
Meets intent of standard  
Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.  
Not applicable  
Meets intent of standard X  
Does not meet intent





- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable X

Meets intent of standard

Does not meet intent

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable

Meets intent of standard X

Does not meet intent

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable

Meets intent of standard

Does not meet intent X – pending concurrency determination by Palm Beach County

Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable X

Meets intent of standard

Does not meet intent





LOCATION SKETCH

NOT TO SCALE

### DELRAY COMMONS OVERALL SITE DATA CHART

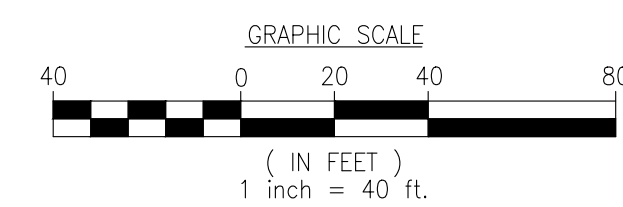
	TOTAL	TRACT 1	TRACT 2
TOTAL PARCEL AREA (MASTER DEVELOPMENT PLAN TOTAL AREA)	367,898.00 SF / 8.446 Ac.	316,410.00SF / 7.263 Ac.	51,487.39 SF / 1.182 Ac.
TOTAL BUILDING AREA (LOT COVERAGE)	72,940.00 SF / 1.675 Ac. (19.83%)	70,088.58 SF (22.15%)	2,860.42 SF (5.56%)
TOTAL LANDSCAPE (OPEN SPACE)	68,695.30 SF / 1.577 Ac. (18.67%)	59,374.12 SF (18.76%)	9,321.18 SF (18.10%)
TOTAL PAVED AREA & WALKS	226,253.70 SF / 5.194 Ac. (61.50%)	186,947.91 SF (59.08%)	39,305.79 SF (76.34%)
PREVIOUS AREA	68,695.30 SF / 1.577 Ac. (18.67%)	59,374.12 SF (18.76%)	9,321.18 SF (18.10%)
IMPERVIOUS AREA	299,202.70 SF / 6.869 Ac. (81.33%)	257,036.58 SF (81.24%)	42,166.21 SF (81.90%)

## PERIMETER BUFFER

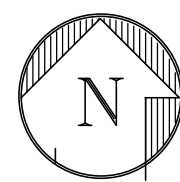
	REQUIRED	PROVIDED
NORTH SIDE - WEST ATLANTIC BLVD.	21 FT.	10 FT. (PLUS ACCESS ROAD, NON-COMPLIANT)
EAST SIDE - MILITRAY TRAIL	10 FT.	16.47 FT.
SOUTH SIDE - REAR	10 FT.	22.59 FT.
WEST SIDE - SIDE	10 FT.	128.38 FT.

## SETBACKS

	REQUIRED	PROVIDED
NORTH SIDE - WEST ATLANTIC BLVD.	30 FT.	88.51 FT.
EAST SIDE - MILITARY TRAIL	25 FT.	112.98 FT.
SOUTH SIDE - REAR	20 FT.	42.83 FT.
WEST SIDE - SIDE	15 FT.	37.29 FT.



# EXISTING MASTER DEVELOPMENT PLAN OF DELRAY COMMONS



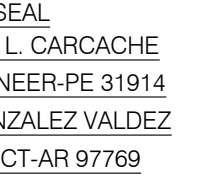
**INCORPORATED**  
engineering • architecture • planning

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15500 NEW BARN ROAD  
SUITE 106  
MIAMI LAKES, FLORIDA 33014

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PHONE: (305) 558-4124  
FAX: (305) 826-0619  
EB#0004432

[illegible]

CONTRACT DATE:	-----
BUILDING TYPE:	CUSTOM
PLAN VERSION:	1
SITE NUMBER:	309797
STORE NUMBER:	420630

TACO BELL  
5070 W. Atlantic Blvd.  
Delray Bch., FL

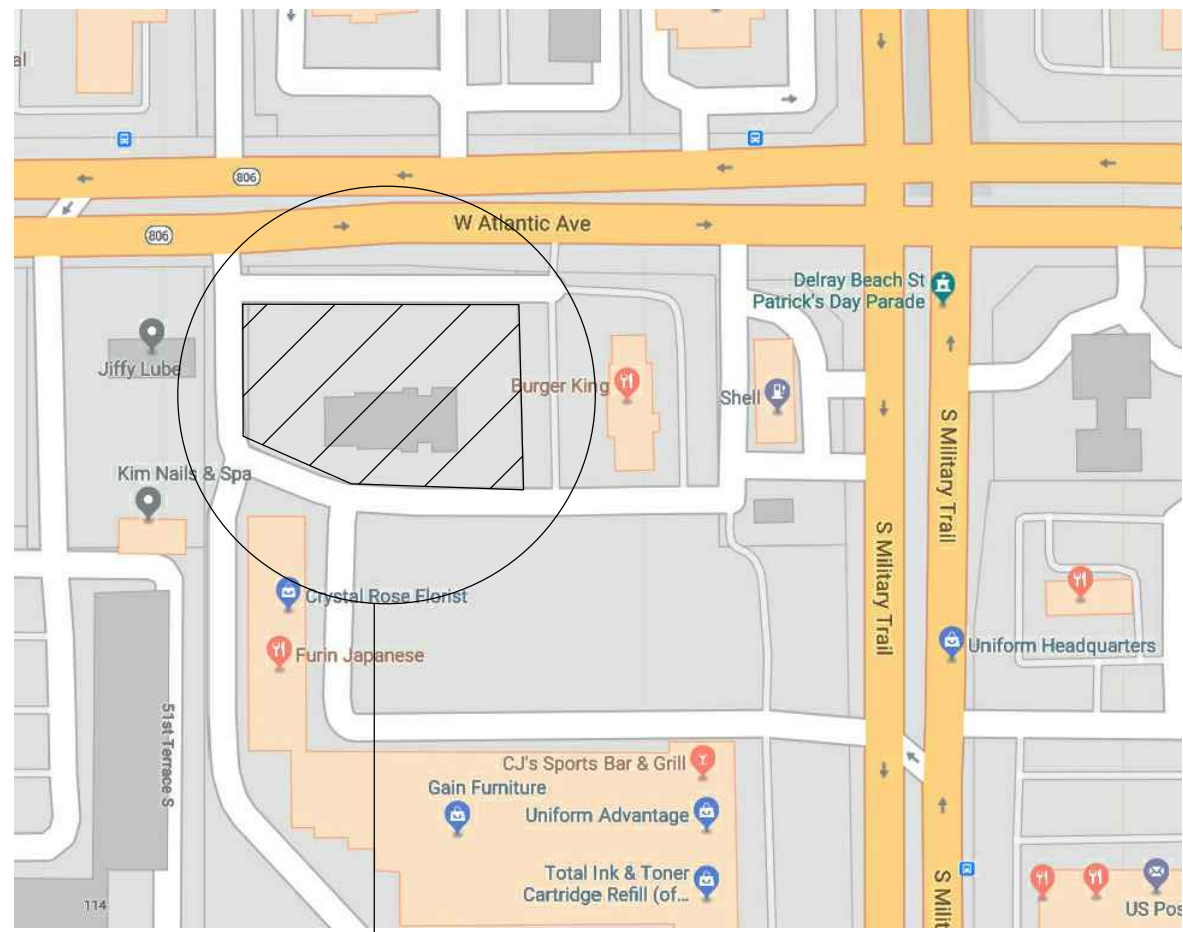
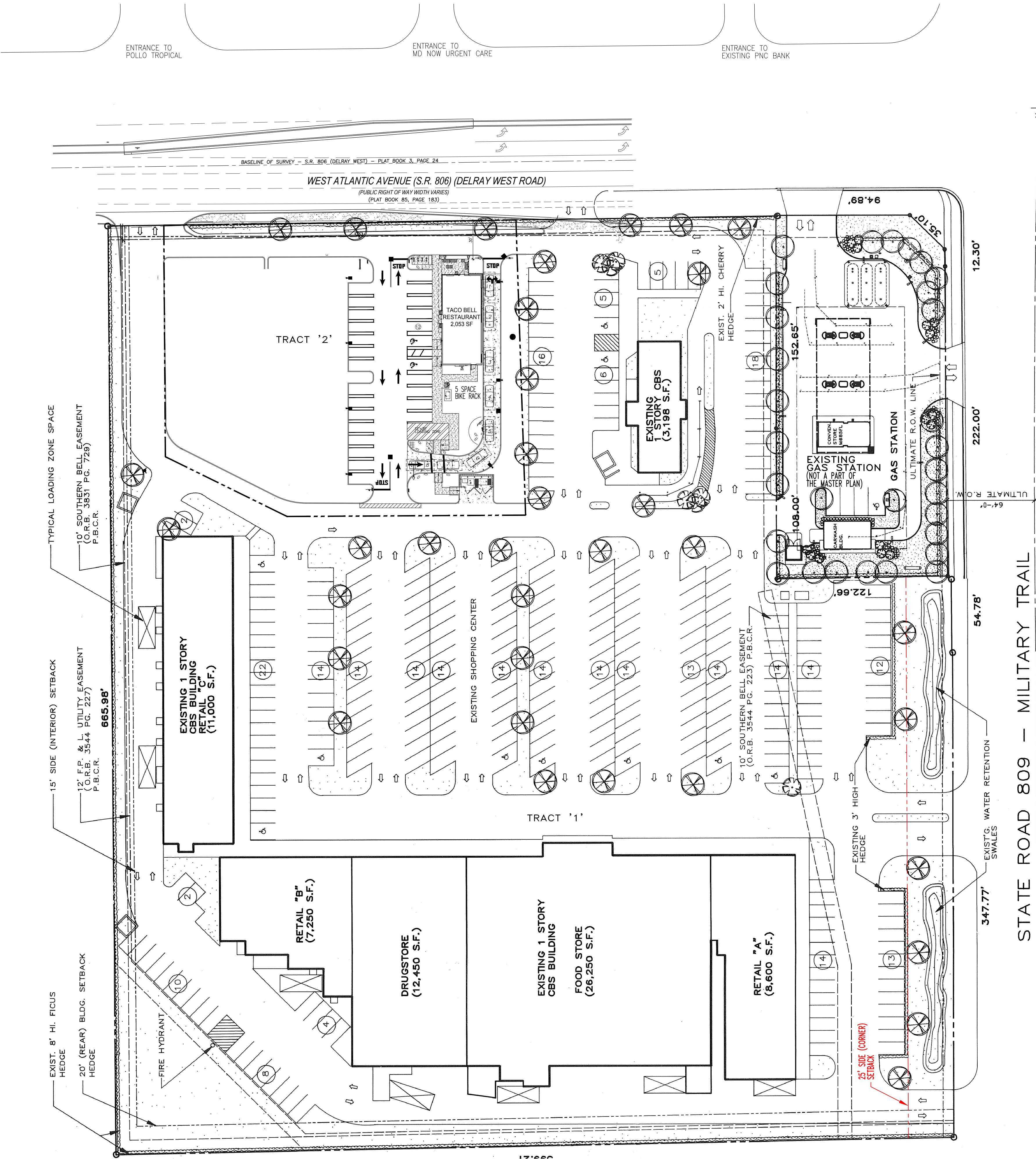


# C-0.1

## DEVELOPMENT PLAN AND MASTER DATA CHART

PLOT DATE: 08-23-2018





LOCATION SKETCH  
NOT TO SCALE

DELRAY COMMONS OVERALL SITE DATA CHART

	TOTAL	TRACT 1	TRACT 2
TOTAL PARCEL AREA (MASTER DEVELOPMENT PLAN TOTAL AREA)	367,898.00 SF / 8.446 Ac.	316,410.00SF / 7.263 Ac.	51,488 SF / 1.182 Ac.
TOTAL BUILDING AREA (LOT COVERAGE)	72,141.58 SF / 1.656 Ac. (19.61%)	70,088.58 SF (22.15%)	2,053 SF (3.99%)
TOTAL LANDSCAPE (OPEN SPACE)	89,496.20 SF / 2.055 Ac. (24.33%)	59,374.12 SF (18.76%)	30,122.08 SF (58.50%)
TOTAL PAVED AREA & WALKS	206,260.83SF / 4.735 Ac. (56.06%)	186,947.91 SF (59.08%)	19,312.92 SF (37.51%)
PREVIOUS AREA	89,496.20 SF / 2.055 Ac. (24.33%)	59,374.12 SF (18.76%)	30,122.08 SF (58.50%)
IMPERVIOUS AREA	278,402.50 SF / 6.391Ac. (75.67%)	257,036.58 SF (81.24%)	21,365.92 SF (41.50%)

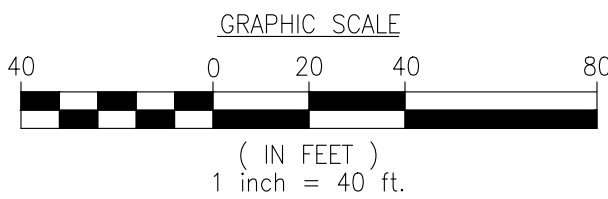
PERIMETER BUFFER

	REQUIRED	PROVIDED
NORTH SIDE - WEST ATLANTIC BLVD.	21 FT.	10 FT. (PLUS ACCESS ROAD, NON-COMPLIANT)
EAST SIDE - MILITARY TRAIL	10 FT.	16.47 FT.
SOUTH SIDE - REAR	10 FT.	22.59 FT.
WEST SIDE - SIDE	10 FT.	128.38 FT.

SETBACKS

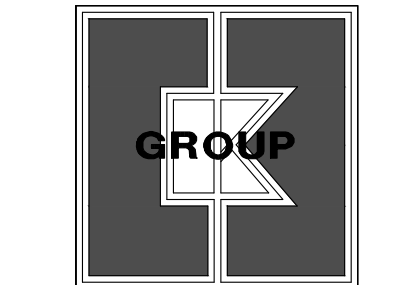
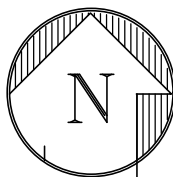
	REQUIRED	PROVIDED
NORTH SIDE - WEST ATLANTIC BLVD.	30 FT.	30.00 FT.
* EAST SIDE - MILITARY TRAIL	25 FT.	112.98 FT.
* SOUTH SIDE - REAR	20 FT.	42.83 FT.
* WEST SIDE - SIDE	15 FT.	37.29 FT.

\* NEW DEVELOPMENT IN THESE AREAS WILL ADHERE TO FOUR CORNERS SETBACK REQUIREMENTS.



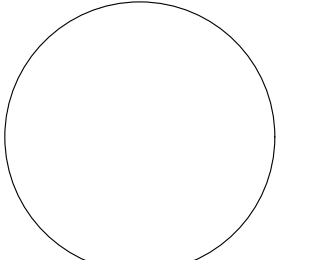
MASTER DEVELOPMENT  
PLAN OF DELRAY  
COMMONS

1"=40'-0"



**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning

15500 NEW BARN ROAD  
SUITE 106  
MIAMI LAKES, FLORIDA 33014  
PHONE: (305) 558-4124  
FAX: (305) 826-0619  
EB#0004432



SEAL  
EDUARDO L. CARCACHE  
CIVIL ENGINEER-PE 31914  
ANA A. GONZALEZ VALDEZ  
ARCHITECT-AR 97769

NO.	DATE	DESCRIPTION
△	03-02-18	
△	07-24-18	(NEW SHEET)
△	09-05-18	
△		
△		
△		
△		
△		

CONTRACT DATE: \_\_\_\_\_  
BUILDING TYPE: CUSTOM  
PLAN VERSION: 1  
SITE NUMBER: 309797  
STORE NUMBER: 420630

TACO BELL

5070 W. Atlantic, Blvd.  
Delray Bch., FL



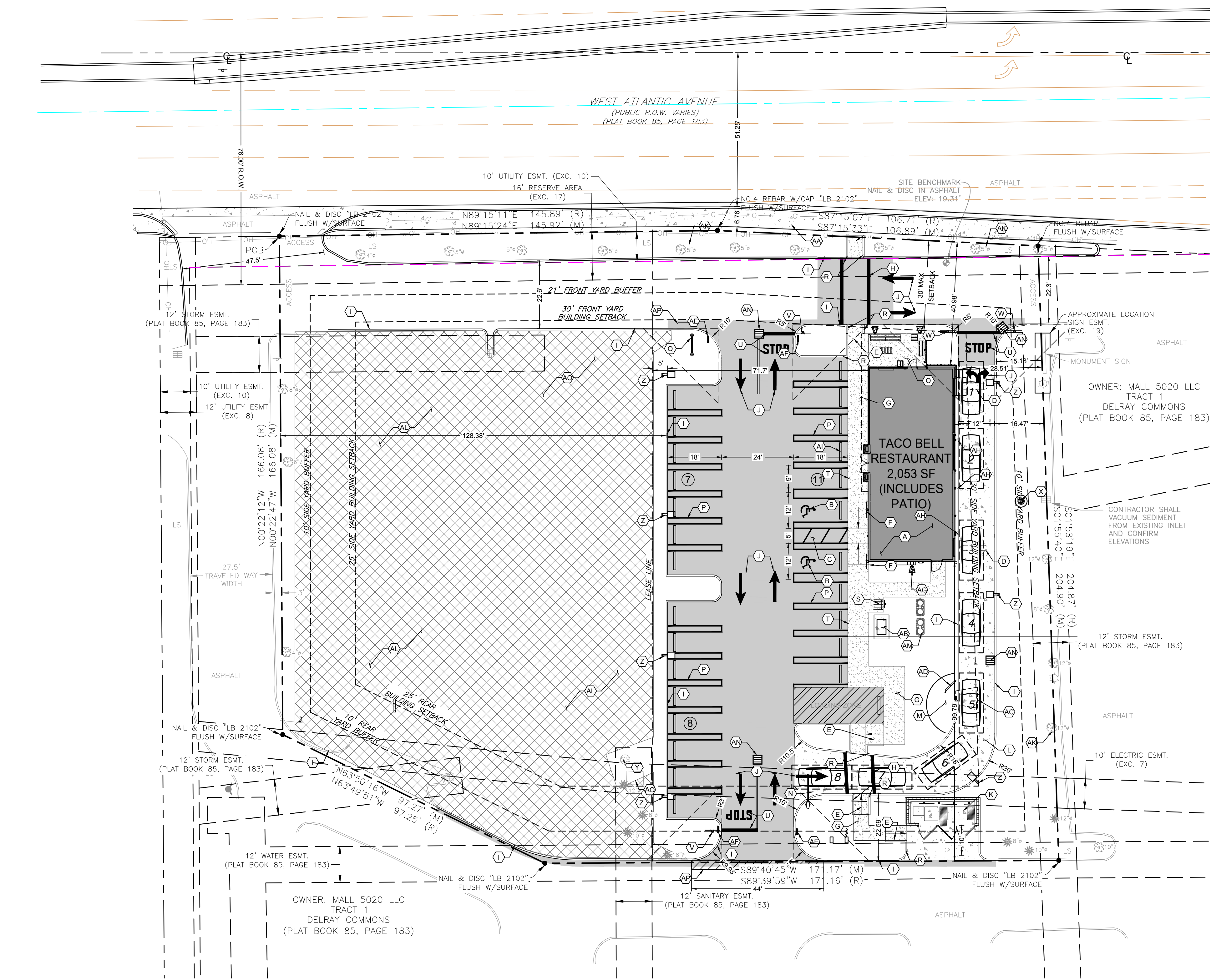
T-40  
OPEN KITCHEN  
DELRAY BEACH SOL

C-0.2

MASTER DEVELOPMENT PLAN  
POST CONSTRUCTION

PLOT DATE: 09-05-2018





SITE DATA TABLE

PARCEL ID No.	12-42-46-14-24-002-0000
CURRENT ZONING	PLANNED COMMERCIAL (PC) FOUR CORNERS OVERLAY DISTRICT
EXISTING USE	RETAIL BANK WITH DRIVE-THRU SERVICE
PROPOSED USE	RESTAURANT INCLUDING DRIVE-IN AND DRIVE-THRU (PERMITTED PER ZONING SECTION 4.4.9 (B)(4)(a))
TOTAL PARCEL AREA	27,280 SF / 0.625 AC (LEASE AREA ONLY)
EXISTING IMPERVIOUS AREA	23,139 SF / 0.53 AC (84.8%) (LEASE AREA ONLY)
EXISTING OPEN SPACE	4,140 SF / 0.095 AC (15.2%) (LEASE AREA ONLY)
PROPOSED IMPERVIOUS AREA	20,304 SF / 0.466 AC (74.4%) (LEASE AREA ONLY)
PROPOSED OPEN SPACE	6,976 SF / 0.160 AC (25.6%) (LEASE AREA ONLY)
MAXIMUM IMPERVIOUS AREA	21,780 SF / 0.50 AC (80%)

BUILDING DATA TABLE

	EXISTING	PROPOSED
BUILDING SIZE	2,860 SF	2,053 SF
BUILDING COVERAGE	2,860 SF / 0.0663 AC (5.53%)	2,053 SF / 0.0471 AC (7.53%)
	ALLOWABLE	PROPOSED
BUILDING HEIGHT	48 FEET	28 FEET
SETBACKS	REQUIRED BUILDING	REQUIRED PROPOSED BUILDING
FRONT (W. ATLANTIC)	30 FEET	21 FEET
SIDE (EAST)	25 FEET	10 FEET
SIDE (WEST)	25 FEET	10 FEET
REAR (SOUTH)	25 FEET	10 FEET

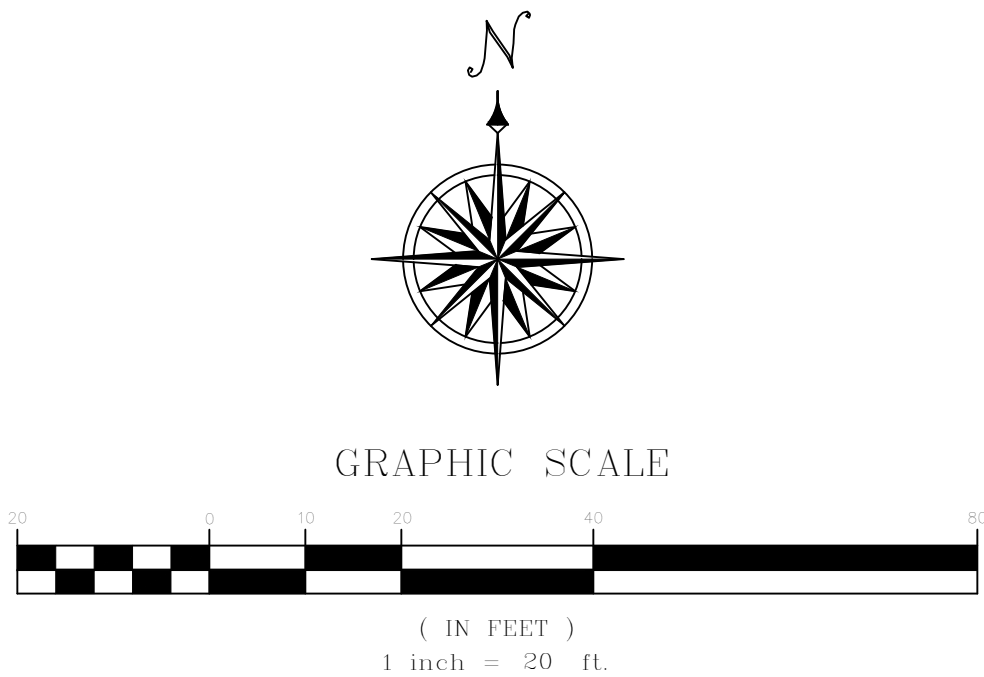
\*EXISTING CONDITION TO REMAIN  
\*\* TO LEASE LINE

PARKING TABLE

	REQUIRED (SEE BELOW)	PROVIDED
STANDARD (9' x 18')	23 SPACES	24 SPACES
ADA (12' x 18')	2 SPACES	2 SPACES
TOTAL	25 SPACES	26 SPACES
LOADING ZONE	12'X30'	12'X30'

\*PARKING REQUIREMENT: 12 SPACES PER 1,000 SF OF GROSS FLOOR AREA.  
\*\*2,053SF / 1,000SF = 2.05  
\*\*\*2.05 x 12 SPACES = 24 SPACES

NOTE:  
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.1 & LD 1.2. REFER TO LANDSCAPE PLANS.



KEYED NOTES:

- A. PROPOSED TACO BELL RESTAURANT. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- B. PROPOSED ACCESSIBLE PARKING STALL MARKINGS. REFER TO SHEET CD-1 FOR DETAILS.
- C. PROPOSED STRIPED ACCESSIBLE ACCESS AISLE. REFER TO SHEET CD-1 FOR DETAILS.
- D. PROPOSED DRIVE THRU WINDOW SENSOR LOOP.
- E. PROPOSED ACCESSIBLE CURB RAMP. REFER TO SHEET CD-3 FOR DETAILS.
- F. PROPOSED STANDARD ACCESSIBLE PARKING SPACE SIGNAGE. REFER TO SHEET CD-1 FOR DETAILS.
- G. PROPOSED CONCRETE SIDEWALK. REFER TO SHEET CD-2 FOR DETAILS.
- H. PROPOSED 5' WIDE CROSSWALK WITH 24" WHITE STRIPING SPACED 3' ON CENTER. REFER TO SHEET CD-1 FOR DETAILS.
- I. PROPOSED TYPE D' CONCRETE CURB. REFER TO SHEET CD-2 FOR DETAILS.
- J. PROPOSED PAINTED TRAFFIC ARROWS. REFER TO SHEET CD-1 FOR DETAILS.
- K. PROPOSED DUMPSTER PAD AND ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL.
- L. PROPOSED CONCRETE DRIVE-THRU LANE. REFER TO SHEET CD-2 FOR DETAILS.
- M. PROPOSED PROTOTYPICAL LANDSCAPE FOCAL POINT PER TACO BELL STANDARDS. REFER TO LANDSCAPE PLANS FOR DETAILS.
- N. PROPOSED PROTOTYPICAL CLEARANCE BAR. REFER TO SHEET CD-1 FOR DETAILS.
- O. PROPOSED OUTDOOR PATIO AND SEATING. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- P. PROPOSED SIX (6) INCH WIDE WHITE PARKING SPACE STRIPING. REFER TO SHEET CD-1 FOR DETAILS.
- Q. PROPOSED PROTOTYPICAL TACO BELL FREESTANDING SIGN. SIGN TO BE DESIGNED AND PERMITTED BY OTHERS UNDER SEPARATE COVER. CONTRACTOR TO COORDINATE WITH APPROVED SIGNAGE VENDOR FOR INSTALLATION REQUIREMENTS.
- R. PROPOSED 3' LONG 0.5' VERTICAL CURB TRANSITION. REFER TO SHEET CD-2 FOR DETAIL.
- S. PROPOSED BIKE RACK. REFER TO SHEET CD-2 FOR DETAILS. (5 SPACES MIN.)
- T. PROPOSED TURNED DOWN CONCRETE CURB AND SIDEWALK. REFER TO SHEET CD-2 FOR DETAILS.
- U. PROPOSED PAINTED 'STOP' AND 'STOP BAR'. REFER TO SHEET CD-1 FOR DETAILS.
- V. PROPOSED 'STOP' SIGN. REFER TO SHEET CD-1 FOR DETAIL.
- W. PROPOSED 'STOP' AND 'DO NOT ENTER' SIGNS. REFER TO SHEET CD-1 FOR DETAIL.
- X. PROPOSED STORM SEWER MANHOLE. REFER TO SHEET CD-3 FOR DETAILS.
- Y. EXISTING SEWER MANHOLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- Z. PROPOSED SITE LIGHTING. REFER TO SHEET E1.0 AND E1.1 FOR DETAILS.
- AA. EXISTING SIDEWALK TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- AB. PROPOSED CONCRETE TRANSFORMER PAD TO BE INSTALLED BY FLORIDA POWER AND LIGHT. CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY.
- AC. PROPOSED OGC/CANOPY. REFER TO SHEET CD-1 FOR DETAILS.
- AD. PROPOSED MENU BOARD. REFER TO SHEET CD-1 FOR DETAILS.
- AE. PROPOSED TACO BELL 'ENTER' SIGN. REFER TO SHEET CD-2 FOR DETAILS.
- AF. PROPOSED TACO BELL 'EXIT' SIGN. REFER TO SHEET CD-2 FOR DETAILS.
- AG. PROPOSED CONCRETE SPLASH BLOCK. REFER TO SHEET CD-3 FOR DETAILS.
- AH. PROPOSED 0.5 FOOT WIDE CURB OPENING FOR ROOF DRAIN TO ADD DAYLIGHT TO GRADE.
- AI. PROPOSED CONCRETE WHEEL STOP, TYP. OF 9. REFER TO SHEET CD-3 FOR DETAILS.
- AJ. PROPOSED CONCRETE RAMP. REFER TO SHEET CD-3 FOR DETAILS.
- AK. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- AL. PROPOSED DEVELOPMENT TO BE DESIGNED, PERMITTED AND CONSTRUCTED BY OTHERS.
- AM. PROPOSED SANITARY SEWER GREASE TRAP. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- AN. PROPOSED STORM WATER GRATE INLET. REFER TO SHEET CD-3 FOR DETAILS.
- AO. EXISTING SPLICE BOX TO REMAIN.
- AP. 3' WIDE MILL AND OVERLAY. REFER TO SHEET CD-3 FOR DETAIL.

SITE NOTES:

- 1. REFER TO SHEET CV-2 FOR LEGEND AND GENERAL NOTES.
- 2. REFER TO SHEET CV-2 FOR DEMOLITION NOTES.
- 3. REFER TO SHEET C-2 FOR GRADING AND DRAINAGE PLAN.
- 4. REFER TO SHEET C-3 FOR UTILITY PLAN.
- 5. REFER TO SHEET L-01, L-02 AND L-03 FOR LANDSCAPE PLANS AND DETAILS.
- 6. REFER TO SHEET IR-01 AND IR-02 FOR IRRIGATION PLANS AND DETAILS.
- 7. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR TO SOD ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
- 9. ANY ADJACENT EXISTING LANDSCAPE MATERIAL DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER AUTHORITIES HAVING JURISDICTION.
- 10. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SYSTEM SHALL INCLUDE RAIN SENSORS.

GROUP

CKE

GROUP

INCORPORATED

engineering • architecture • planning

15500 NEW BARN ROAD

SUITE 106

MIAMI LAKES, FLORIDA 33014

PHONE: (305) 558-4124

FAX: (305) 826-0619

EB#0004432

SEAL

EDUARDO L. CARCACHÉ

CIVIL ENGINEER-PE 31914

ANA A. GONZALEZ VALDEZ

ARCHITECT-AR 97769

NO.	DATE	DESCRIPTION
03-02-18		
07-26-18		

CONTRACT DATE:	-----
BUILDING TYPE:	CUSTOM
PLAN VERSION:	1
SITE NUMBER:	309797
STORE NUMBER:	420630

TACO BELL

5070 W. Atlantic. Blvd.  
Delray Bch., FL

TACO BELL

T-40

OPEN KITCHEN

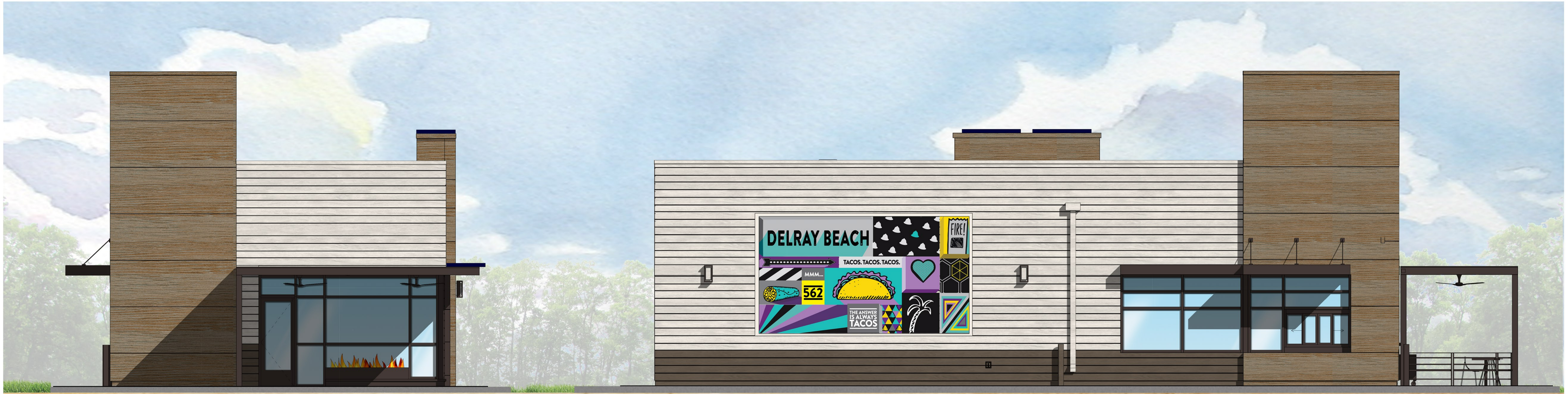
DELRAY BEACH SOL

SITE PLAN

C-1

PLOT DATE: 08-30-2018





NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION



**TACO BELL**  
Delray Beach, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.







## TACO BELL

Delray Beach, FL

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