



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** South Delray Shopping Center (2019-003)

**Project Location:** 3001 S. Federal Hwy.

**Request:** Class III Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** November 28, 2018

**Board Action:**

Approved (7-0) the site plan modification and landscape plan.

**Project Description:**

The subject property is in the Planned Commercial (PC) zoning district, consists of 8.89 acres and contains 102,366 sq. ft. of gross leasable floor area. The subject request includes a Class III Site Plan Modification to introduce a 575 sf. outdoor dining area and associated site improvements. The outdoor dining area is proposed to be in front of a restaurant bay, at the southeast corner of the center, where a standard and a handicap parking space are currently located. Two parking spaces will be removed to accommodate the outdoor dining area, and two other parking spaces will be converted to a handicap space; this modification equals a loss of three parking spaces. The parking requirement for the shopping center will increase to 374 spaces and 411 spaces will be provided on site upon construction of all improvements. In addition, a portion of the landscaping area will be eliminated and provided at a different location on site to maintain the existing open space percentage. The proposed modification does not include architectural elevation changes.

**Board Comments:**

The Board comments were supportive.

**Public Comments:**

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

**Associated Actions:**

No associated actions.

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: November 28, 2018

File No.: 2019-003-  
SPM-SPR-CL3

Application Type: Class III Site Plan Modification

#### General Data:

Agent/Applicant: Thomas Hultgren, Gator Delray LC

Owner: Gator Delray LC

Location: Northeast corner of Avenue L and S. Federal Hwy

Address: 3001 S. Federal Hwy

PCN: 12-43-46-28-52-003-0000

Property Size: 8.89 Acres

FLUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

#### Adjacent Zoning:

- North: PC and Multiple Family Residential (RM)
- South: Automotive Commercial (AC) and RM
- East: RM
- West: AC and PC

Existing Land Use: Shopping Center

Proposed Land Use: No change.

#### Item before the Board:

The action before the Board is for the approval of a Class III Site Plan Modification to introduce an outdoor dining area and associated site modifications for South Delray Shopping Center, pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(c), including:

- ☐ Site Plan; and,
- ☐ Landscape Plan



#### Staff Recommendations:

##### Site Plan:

Move approval of the Class III Site Plan Modification for **South Delray Shopping Center (2019-003)** by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(5) and Chapter 3 of the Land Development Regulations.

##### Landscape Plan:

Move approval of the Landscape Plan for **South Delray Shopping Center (2019-003)** 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 LDR Section 4.6.16.

#### NOTES:

If the site plan and associated plans are approved, receipt of a letter from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards (TPS) is required prior to site plan certification.

#### Project Planner:

Debora Slaski, Planner  
[SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com)  
561-243-7348

#### Review Dates:

SPRAB Board: November 28, 2018

#### Attachments:

1. Site Plan
2. Landscape Plan
3. Survey



**Background:**

The subject property is in the Planned Commercial (PC) zoning district, consists of 8.89 acres and contains 102,366 sq. ft. of gross leasable floor area.

An undeveloped vacant property, now known as "South Delray Shopping Center" was originally annexed into the City of Delray Beach on September 13, 1983 and zoned SAD (Special Activities District). The City Commission approved the final plat on December 6, 1983. The site was subsequently developed in 1984 with the existing shopping center. In 1990, the property was rezoned to PC (Planned Commercial).

At its meeting of April 25, 2012, the Site Plan Review and Appearance Board (SPRAB) approved a Class II Site Plan Modification that included architectural elevation changes to the entire shopping plaza, a new anchor tenant with additional parking and landscaping modifications.

At its meeting of June 20, 2018, the SPRAB approved a Class I Site Plan Modifications for architectural elevation changes associated with changes to accommodate new window and door openings.

**Project Description:**

The subject request includes a Class III Site Plan Modification to introduce a 575 sf. outdoor dining area and associated site improvements. The outdoor dining area is proposed to be in front of a restaurant bay, at the southeast corner of the center, where a standard and a handicap parking space are currently located. Two parking spaces will be removed to accommodate the outdoor dining area, and two other parking spaces will be converted to a handicap space; this modification equals a loss of three parking spaces. The parking requirement for the shopping center will increase to 374 spaces and 411 spaces will be provided on site upon construction of all improvements. In addition, a portion of the landscaping area will be eliminated and provided at a different location on site to maintain the existing open space percentage. The proposed modification does not include architectural elevation changes.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

**Bicycle:**

Pursuant to LDR Section 4.6.9(C)(1)(c), shopping centers are required 5 bicycle spaces per 100,000 sq. ft. of gross floor area. The subject shopping center will have a total of 93,382 sf. of leasable area (including the proposed 575 sf. outdoor dining area) which requires 5 bicycle spaces, and 6 spaces are proposed to be installed. Thus, this requirement is met.

**Parking:**

According to LDR Section 4.6.9(C)(3)(e), shopping centers are required 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The subject shopping center will have a total of 93,382 sf. of leasable area (including the proposed 575 sf. outdoor dining area) which will require 374 parking spaces ( $93,382 \times 4 / 1,000 = 373.52$  rounded up to 374). Currently, there are 414 parking spaces available on site. With the proposed loss of three spaces to accommodate the outdoor dining area the relocation of a handicap space, 411 spaces will be available on site; thus, this requirement is met.

As analyzed above, the subject proposal complies with the applicable LDRs. In addition, the proposed modifications will not have a negative impact in the spatial relationship of the existing shopping center. The proposed 575 sf. outdoor dining area will represent a positive addition the property and the local community by offering an outdoors dinning option and enhancing the shopping experience. Therefore, positive findings can be made with respect to LDR Section 2.4.5(G)(1)(c) with the proposed conditions.

**Landscape Analysis:**

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).

This modification request includes the relocation of a portion of the existing landscaping area (adjacent to proposed outdoor dining location) to provide more space. A portion of the landscaping area will be eliminated and installed at a different location on site to maintain the existing nonconforming open space percentage (14.9%) [LDR Section 1.3.4(A)]. The proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance.



**Required Findings:**

Pursuant to LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to LDR Section 2.4.5(G)(5), a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The proposed outdoor dining area associated with a restaurant use is consistent with the PC Zoning district uses which allows all uses permitted with the General Commercial (GC) zoning district. The subject site contains an existing shopping center with different types of uses, such as retail stores, grocery store, personal service establishments and restaurants; thus, the proposed outdoor dining area will be an expansion of a current and permitted restaurant use in the shopping center and will not affect the approved plan.

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the 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 following areas:

**Section 3.1.1 (B) - FUTURE LAND USE MAP:** The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).

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. All uses allowed as such within the GC District [Section 4.4.9(B) (1) through (5)] are permitted in the PC District. Pursuant to LDR Section 4.4.9(B)(4)(a), "restaurants" are permitted in the PC zoning district. 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:** Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

**Section 3.1.1(C) - CONSISTENCY:** Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency. As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

**Section 3.1.1(D) - COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):** Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

**Comprehensive Plan Policies:** A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is 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 is proposed to be developed consistent with the surroundings. No incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.



**Review by Others:**

The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS), or West Atlantic Redevelopment Coalition (WARC).

**Courtesy Notices:**

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

- Tropic Bay
- Pelican Pointe Association

Any correspondence received prior to the meeting date will be presented to the Board.

**Alternative Actions:**

- A. Continue with direction.
- B. Move approval of the Class III Site Plan Modification and Landscape Plan for **South Delray Shopping Center**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3.
- C. Move denial of the Class III Site Plan Modification and Landscape Plan for **South Delray Shopping Center**, 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 LDR Section 2.4.5(G)(5), Chapter 3.





## 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:

Water and sewer services are existing on-site. 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 statement has been provided which indicates that the addition of a 575 sf. dining area associated with a restaurant use will increase the daily trips by 42 trips. The net AM peak hour trips will increase by 3 trips and 3 PM peak hour trips. To date, a letter from Palm Beach County Traffic Division has not been received regarding review of the proposed project and determination that the project meets the Traffic Performance Standards (TPS) of Palm Beach County. **The letter from Palm Beach County Traffic Division indicating that the project meets the TPS is required document prior to site plan certification.**

### 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 proposed addition of outside dining area will generate an increase of 7.15 tons of solid waste per year (575 sf. x 24.9 bs. = 14,317.5 lbs./2,000 = 7.15). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048.

### School Concurrency:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

### Drainage:

Drainage is existing on site. There should be no impact on drainage as it relates to this standard.



## APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- 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  
☐ 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  
☐ 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  
☐ 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  
☐ 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  
☐ 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  
☐ 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  
☐ 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



☐ 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

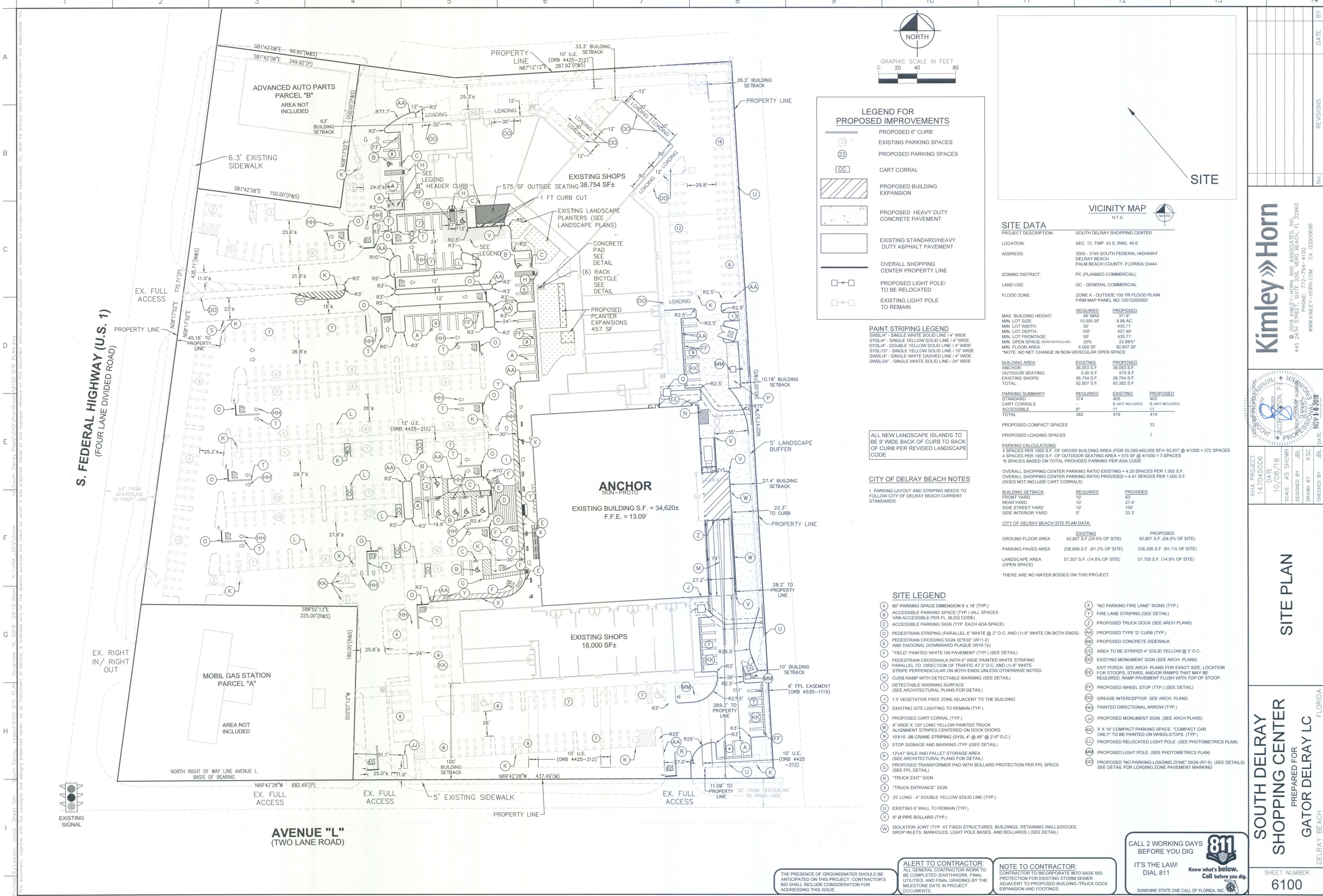
- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area,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

☒ Not applicable

☐ Meets intent of standard

☐ Does not meet intent





**LEGEND FOR PROPOSED IMPROVEMENTS**

- PROPOSED 6" CURB
- EXISTING PARKING SPACES
- PROPOSED PARKING SPACES
- CART CORRAL
- PROPOSED BUILDING EXPANSION
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- EXISTING STANDARD/HEAVY DUTY ASPHALT PAVEMENT
- OVERALL SHOPPING CENTER PROPERTY LINE
- PROPOSED LIGHT POLE/ TO BE RELOCATED
- EXISTING LIGHT POLE TO REMAIN

**PAINT STRIPING LEGEND**  
SWSL4" - SINGLE WHITE SOLID LINE / 4" WIDE  
SYSL4" - SINGLE YELLOW SOLID LINE / 4" WIDE  
DYSL4" - DOUBLE YELLOW SOLID LINE / 4" WIDE  
SYSL10" - SINGLE YELLOW SOLID LINE / 10" WIDE  
SWDL4" - SINGLE WHITE DASHED LINE / 4" WIDE  
WSL24" - SINGLE WHITE SOLID LINE / 24" WIDE

ALL NEW LANDSCAPE ISLANDS TO BE 9' WIDE BACK OF CURB TO BACK OF CURB PER REVISED LANDSCAPE CODE

**CITY OF DELRAY BEACH NOTES**  
1. PARKING LAYOUT AND STRIPING NEEDS TO FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS.

**SITE LEGEND**

- (A) 90" PARKING SPACE DIMENSION 9' x 18' (TYP.)
- (B) ACCESSIBLE PARKING SPACE (TYP.) (ALL SPACES VAN ACCESSIBLE PER FL. BLDG CODE)
- (C) ACCESSIBLE PARKING SIGN (TYP. EACH ADA SPACE)
- (D) PEDESTRIAN STRIPING (PARALLEL 6" WHITE @ 2' O.C. AND (1)-8" WHITE ON BOTH ENDS)
- (E) PEDESTRIAN CROSSING SIGN 30"x30" (W11-2) AND DIAGONAL DOWNWARD PLAQUE (W16-7p)
- (F) "YIELD" PAINTED WHITE ON PAVEMENT (TYP.) (SEE DETAIL)
- (G) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2' O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS OTHERWISE NOTED.
- (H) CURB RAMP WITH DETECTABLE WARNING (SEE DETAIL)
- (I) DETECTABLE WARNING SURFACE (SEE ARCHITECTURAL PLANS FOR DETAIL)
- (J) 1'5" VEGETATIVE FREE ZONE ADJACENT TO THE BUILDING
- (K) EXISTING SITE LIGHTING TO REMAIN (TYP.)
- (L) PROPOSED CART CORRAL (TYP.)
- (M) 4" WIDE X 120" LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES CENTERED ON DOCK DOORS
- (N) 10X15' JIB CRANE STRIPING (SYSL 4" @ 45° @ 2'-0" O.C.)
- (O) STOP SIGNAGE AND MARKING (TYP.) (SEE DETAIL)
- (P) 12x47' BALE AND PALLET STORAGE AREA (SEE ARCHITECTURAL PLANS FOR DETAIL)
- (Q) PROPOSED TRANSFORMER PAD WITH BOLLARD PROTECTION PER FPL SPECS (SEE FPL DETAIL)
- (R) "TRUCK EXIT" SIGN
- (S) "TRUCK ENTRANCE" SIGN
- (T) 25' LONG - 4" DOUBLE YELLOW SOLID LINE (TYP.)
- (U) EXISTING 6" WALL TO REMAIN (TYP.)
- (V) 6" Ø PIPE BOLLARD (TYP.)
- (W) ISOLATION JOINT (TYP. AT FIXED STRUCTURES, BUILDINGS, RETAINING WALLS/DOCKS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS) (SEE DETAIL)
- (X) "NO PARKING FIRE LANE" SIGNS (TYP.)
- (Y) FIRE LANE STRIPING (SEE DETAIL)
- (Z) PROPOSED TRUCK DOCK (SEE ARCH PLANS)
- (AA) PROPOSED TYPE 'D' CURB (TYP.)
- (BB) PROPOSED CONCRETE SIDEWALK
- (CC) AREA TO BE STRIPED 4" SOLID YELLOW @ 2' O.C.
- (DD) EXISTING MONUMENT SIGN (SEE ARCH. PLANS)
- (EE) EXIT PORCH. SEE ARCH. PLANS FOR EXACT SIZE, LOCATION FOR STOODS, STAIRS, AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH TOP OF STOOP.
- (FF) PROPOSED WHEEL STOP (TYP.) (SEE DETAIL)
- (GG) GREASE INTERCEPTOR. SEE ARCH. PLANS
- (HH) PAINTED DIRECTIONAL ARROW (TYP.)
- (JJ) PROPOSED MONUMENT SIGN. (SEE ARCH PLANS)
- (KK) 8' X 16" COMPACT PARKING SPACE. "COMPACT CAR ONLY" TO BE PAINTED ON WHEELSTOPS. (TYP.)
- (LL) PROPOSED RELOCATED LIGHT POLE. (SEE PHOTOMETRICS PLAN)
- (MM) PROPOSED LIGHT POLE. (SEE PHOTOMETRICS PLAN)
- (NN) PROPOSED "NO PARKING-LOADING ZONE" SIGN (R7-6). (SEE DETAILS) SEE DETAIL FOR LOADING ZONE PAVEMENT MARKING

**SITE DATA**

PROJECT DESCRIPTION: SOUTH DELRAY SHOPPING CENTER  
LOCATION: SEC. 12, TWP. 43 S, RNG. 46 E  
ADDRESS: 3000 - 3195 SOUTH FEDERAL HIGHWAY DELRAY BEACH PALM BEACH COUNTY, FLORIDA 33444  
ZONING DISTRICT: PC (PLANNED COMMERCIAL)  
LAND USE: GC - GENERAL COMMERCIAL  
FLOOD ZONE: ZONE X - OUTSIDE 100 YR FLOOD PLAIN FIRM MAP PANEL NO. 1251020006D

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT:	48' MAX	31'6"
MIN. LOT SIZE:	10,000 SF	8,88 AC.
MIN. LOT WIDTH:	50'	435.71'
MIN. LOT DEPTH:	100'	437.49'
MIN. LOT FRONTAGE:	50'	435.71'
MIN. OPEN SPACE (NON-VEHICULAR):	25%	23.99%*
MIN. FLOOR AREA:	6,000 SF	92,807 SF
*NOTE: NO NET CHANGE IN NON-VEHICULAR OPEN SPACE		
<b>BUILDING AREA:</b>		
ANCHOR:	36,053 S.F.	36,053 S.F.
OUTDOOR SEATING:	0.00 S.F.	575 S.F.
EXISTING SHOPS:	56,754 S.F.	56,754 S.F.
TOTAL:	92,807 S.F.	93,382 S.F.
<b>PARKING SUMMARY:</b>		
STANDARD:	374	405
CART CORRALS:	8*	6 (NOT INCLUDED)
ACCESSIBLE:	11	11
TOTAL:	382	414
PROPOSED COMPACT SPACES:		33
PROPOSED LOADING SPACES:		7

**PARKING CALCULATIONS:**  
4 SPACES PER 1000 S.F. OF GROSS BUILDING AREA (FOR 25,000-400,000 SF)= 92,807 @ 4/1000 = 372 SPACES  
4 SPACES PER 1000 S.F. OF OUTDOOR SEATING AREA = 575 SF @ 4/1000 = 3 SPACES  
\*8 SPACES BASED ON TOTAL PROVIDED PARKING PER ADA CODE

OVERALL SHOPPING CENTER PARKING RATIO EXISTING = 4.29 SPACES PER 1,000 S.F.  
OVERALL SHOPPING CENTER PARKING RATIO PROVIDED = 4.47 SPACES PER 1,000 S.F.  
(DOES NOT INCLUDE CART CORRALS)

	EXISTING	PROPOSED
GROUND FLOOR AREA	92,807 S.F. (24.0% OF SITE)	92,807 S.F. (24.0% OF SITE)
PARKING PAVED AREA	236,699 S.F. (61.2% OF SITE)	236,306 S.F. (61.1% OF SITE)
LANDSCAPE AREA (OPEN SPACE)	57,307 S.F. (14.8% OF SITE)	57,700 S.F. (14.9% OF SITE)

THERE ARE NO WATER BODIES ON THIS PROJECT.

**VICINITY MAP**  
N.T.S.



**SITE**

**Kimley»Horn**  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 0000696

**PROFESSIONAL ENGINEER**  
JACOB L. LAWSON  
147045006  
10/08/18  
SCALE AS SHOWN  
DESIGNED BY JBL  
DRAWN BY KSC  
CHECKED BY JBL  
DATE: NOV 16 2018

**SITE PLAN**  
**SOUTH DELRAY SHOPPING CENTER**  
PREPARED FOR  
**GATOR DELRAY LC**  
FLORIDA  
SHEET NUMBER  
**6100**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

**ALERT TO CONTRACTOR:**  
ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

**NOTE TO CONTRACTOR:**  
CONTRACTOR TO INCORPORATE INTO BASE BID, PROTECTION FOR EXISTING STORM SEWER ADJACENT TO PROPOSED BUILDING/TRUCK DOCK EXPANSION AND FOOTINGS

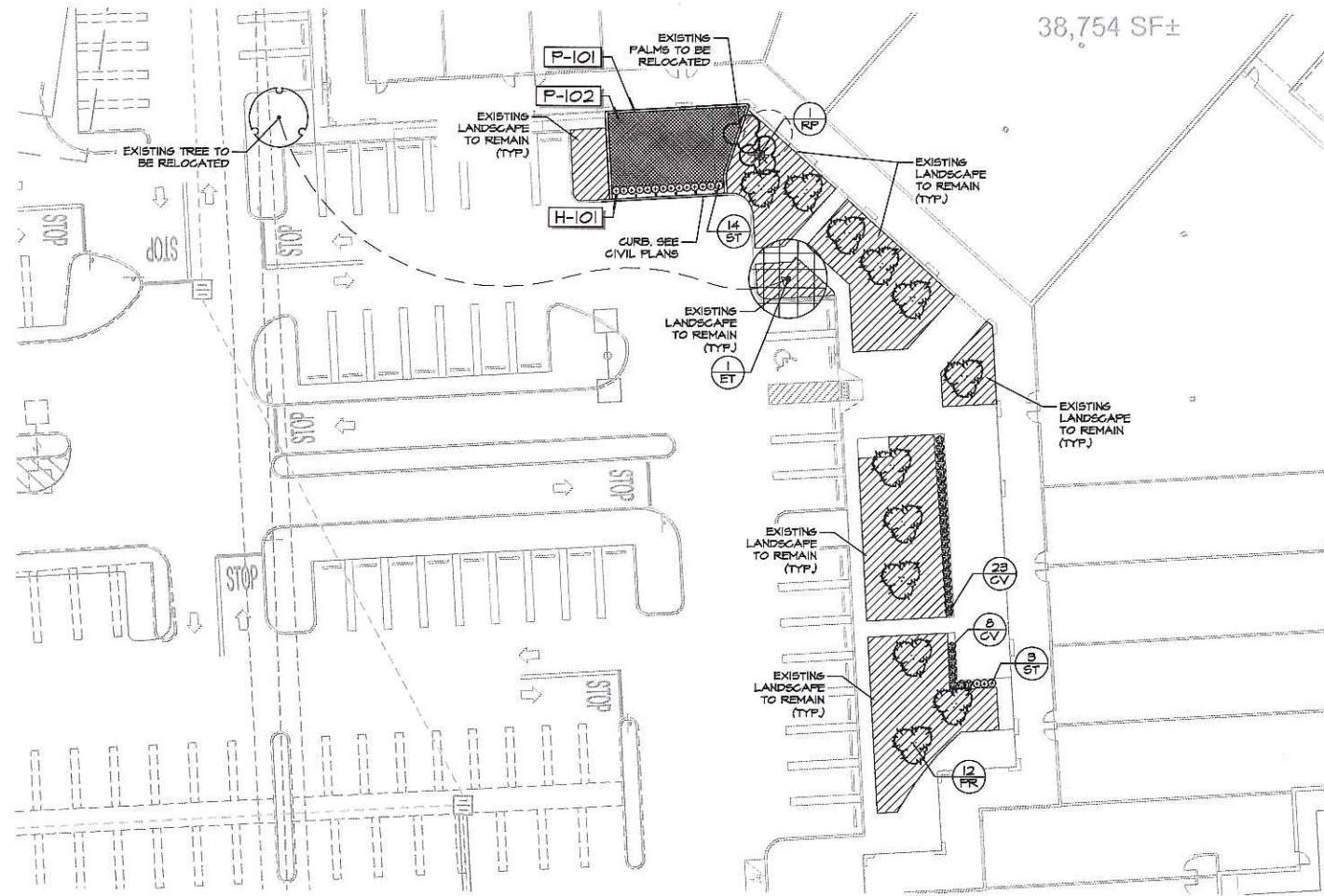
CALL 2 WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811  
Know what's below. Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



[illegible]



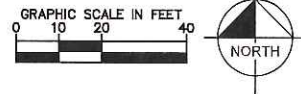
Plotted By: Zhang, Jim\_Shet Sat: 10:00 AM, 11/16/2018, 12:13:17 PM. K:\ORL\LA\VERO BEACH\147253592\_South Delray Plaza\Drawings\Landscapes\Hardscape-147253592.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and is not to be used for any other purpose without the written authorization and approval of Kinley-Horn and Associates, Inc. and be without liability to Kinley-Horn and Associates, Inc.



38,754 SF±

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE
EP	1	1	EXISTING PALM TO BE RELOCATED CONTRACTOR LIABLE FOR DAMAGE.	EXISTING PALM TO BE RELOCATED	-	EXISTING	-
ER	1	1	EXISTING TREE TO BE RELOCATED CONTRACTOR LIABLE FOR DAMAGE.	EXISTING TREE TO BE RELOCATED	-	EXISTING	-
ET	1	1	RELOCATED TREE CONTRACTOR LIABLE FOR DAMAGE.	RELOCATED TREE	-	EXISTING	-
FR	12	12	'TRIPLE' PALM TO REMAIN TRIPLE PALM TO REMAIN	PALM TO REMAIN	-	EXISTING	-
RP	1	1	RELOCATED PALM CONTRACTOR LIABLE FOR DAMAGE.	RELOCATED PALM, FINAL LOCATION	-	EXISTING	-
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
CV	91	91	CODIABUM VARIEGATUM 'PETRA' FULL	PETRA CROTON	10 GAL	24" OC	80" FULL
ST	17	17	SCHEFFLERA ARBORESCENS 'TRINETTE' FULL	VARIEGATED SCHEFFLERA	1 GAL	24" OC	80" FULL
MISC.	CODE	QTY	BOTANICAL/COMMON NAME	COMMON NAME	CONT.	SPACING	SIZE
MULCH	TBD		MATCH EXISTING				SHREDDED, GRADE 'B', 8" DEPTH MINIMUM

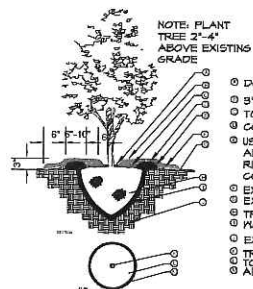


## REFERENCE NOTES SCHEDULE

SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
H-101	BOLLARD, HEIGHT AND TYPE TO BE DETERMINED BY OWNER	6	-
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-101	FLUSH 8" CONCRETE HEADER CURB	54 SF	B.1.0
P-102	SEM PAVERS, SIZE, COLOR, AND PATTERN TO BE DETERMINED BY OWNER	514 SF	B.1.0

### LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY.
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VISOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIAL FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II' STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS 'ESTABLISHED' (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PRODUCE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- NOT ALL EXISTING LANDSCAPE ARE SHOWN ON PLAN.



1 PLANTING DETAIL FOR 90" MACHINE DUG TREES (14")  
PLAN AND SECTION NTS

NOTE:  
CONTRACTOR TO HAND D/S IF NECESSARY.

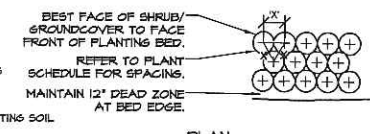
NOTE:  
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE EFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

### RELOCATION SEQUENCE

- ALL TREES TO BE RELOCATED WILL BE SURVEYED AND FLAGGED.
- CONTRACTOR TO MEET AND REVIEW RELOCATED TREES AND PROPOSED LOCATIONS WITH THE MUNICIPALITY AND LANDSCAPE ARCHITECT.
- ROOT PRUNE TREES TO BE RELOCATED.
- PROVIDE FENCING FOR ALL TREES BEING RELOCATED PRIOR TO CLEARING/ DEMOLITION.
- IRRIGATE PRIOR TO RELOCATION.
- GRADING TO BE FINISHED IN PROPOSED LOCATION PRIOR TO MOVE.
- IRRIGATION TO BE AVAILABLE PRIOR TO MOVE-IRRIGATE AFTER RELOCATED.

### NOTES:

- TREES PROPOSED FOR RELOCATION ARE TO BE PROPERLY WATERED PRIOR TO RELOCATION AND THE PROPER ROOT BALL DIAMETER BASED ON THE TREES TRUNK DIAMETER(SPECIFIED BELOW) TO BE ROOT PRUNED. PROPER STAKING, WATERING AND PROTECTION IS REQUIRED AND ANSI A300 AND 2601 SPECIFICATIONS REFERENCED FOR COMPLIANCE.
- TREES TO BE RELOCATED ARE REQUIRED TO HAVE THEIR ROOTS PRUNED 6 WEEKS PRIOR TO BEING RELOCATED.
- TREES TO BE RELOCATED MAY BE MOVED ONLY ONCE FROM THEIR EXISTING SPOT TO A FINAL LOCATION. NO NURSERY OR HOLDING AREAS ARE ALLOWED.
- ALL TREE WORK TO BE PERFORMED BY ACCREDITED ARBORIST.
- PROPER GRADING TO TAKE PLACE AT FINAL RELOCATION AREAS TO BE DONE PRIOR TO RELOCATION.
- TEMPORARY IRRIGATION TO BE PREPARED PER SPECIFICATIONS FOR RELOCATED TREES PRIOR TO MOVE.
- NO DEMOLITION TO OCCUR IN CLOSE PROXIMITY OF RELOCATED TREES PRIOR TO ROOT PRUNING/ FENCING.
- THE FOLLOWING PRUNING TECHNIQUES ARE TO BE PERFORMED BY A CERTIFIED ARBORIST: DEAD-WOOD PRUNING; DAMAGED LATERAL PRUNING; GROSS BRANCH PRUNING; RAISING OF CANOPY (AS SPECIFIED) FOR SITE LINE/LIGHT IMPROVEMENT FOR INDUSTRY (AS SPECIFIED).
- ADAPTABLE WATER THROUGH CONSTRUCTION WITH TEMPORARY/ PERMANENT WATERING SYSTEM.
- MAINTENANCE OF TREE PROTECTION FENCING UNTIL GRAND OPENING OR APPROVAL IN WRITING TO REMOVE FENCING BY LANDSCAPE ARCHITECT.

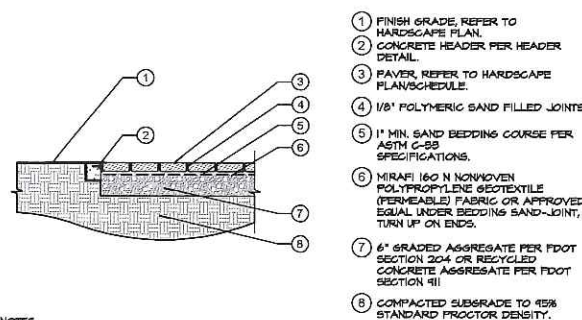


2 SHRUB/GROUNDCOVER PLANTING  
SECTION / PLAN NTS

### NOTES:

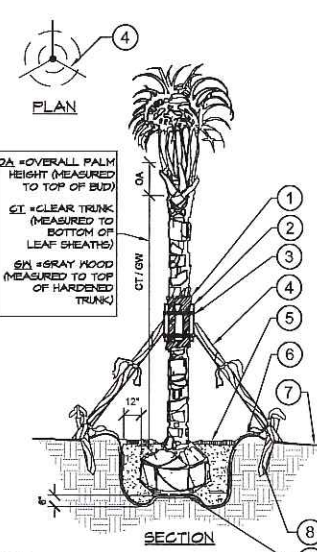
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING FITS PRIOR TO INSTALLATION.
- WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 TYPICAL PAVER WITH CONCRETE SLUMP  
NTS



### NOTES:

- CONTRACTOR TO INSTALL ALL PAVERS PER MANUFACTURER'S SPECIFICATIONS.
- ALL INTERLOCKING CONCRETE PAVERS SHALL MEET THE REQUIREMENTS IN ASTM C896 'STANDARD SPECIFICATIONS FOR SOLID INTERLOCKING CONCRETE PAVING UNITS', AND SHALL COMPLY WITH APPLICABLE ICP (INTERLOCKING CONCRETE PAVEMENT INSTITUTE) TECHNICAL SPECIFICATIONS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS, AS SHOWN ON THE PLANS SHALL BE SET WITH FLUSH TOP SURFACE AND SHALL MAINTAIN A MINIMUM SLOPE OF 0.5%, UNLESS OTHERWISE NOTED ON THE PLANS, ICP TECHNICAL SPECIFICATIONS, OR DETAILS.
- BEDDING SAND SHALL CONFORM TO THE GRADING REQUIREMENTS OF ASTM C883. MASON SAND IS NOT ACCEPTABLE. ALL BEDDING SAND SHALL BE SCREENED TO AN EVEN THICKNESS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS SHALL COMPLY WITH CURRENT ADA (AMERICANS WITH DISABILITIES ASSOCIATION) REQUIREMENTS FOR ACCESSIBLE ROUTES.
- ALL INTERLOCKING CONCRETE PAVES 'JOINTS' SHALL BE MADE WITH A SPLITTER OR MASCON SAW.



4 PALM PLANTING  
SECTION / PLAN NTS

- 5 LAYERS OF BURLAP TO PROTECT TRUNK.
- FIVE 2" X 4" X 16" WOOD BATTERS.
- SECURE BATTERS WITH 2- 8/4" CARBON STEEL BANDS TO HOLD BATTERS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTERS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
- (B) 2"x4"x6' SUPPORTS, NAIL (DRILL AN HOLE IF NECESSARY) TO BATTERS AND 2" 4" STAKES, STAIN DARK BROWN.
- 8" SPECIFIED MULCH.
- BERM SOIL TO HOLD WATER.
- FINISH GRADE.
- 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
- PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

### NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE FIT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING FITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.



LANDSCAPE AND  
HARDSCAPE PLAN

SOUTH DELRAY  
SHOPPING CENTER

SHEET NUMBER  
L1.00

DATE BY REVISIONS No.