



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Townhomes at 214 4th

Project Location: 214 NE 4th Street

Request: Class V Site Plan, Architectural Elevations, Landscape Plans, and a Landscape Barrier Waiver Request (LDR 4.6.16(H)(3)(d))

Board: Site Plan Review and Appearance Board

Meeting Date: March 13, 2019

Board Action:

Approved with a 5-0 vote on each of the following requests: Class V Site Plan, Architectural Elevations and Landscape Barrier Waiver Request. The Landscape Plan was approved with a 4-1 vote.

Project Description:

The 0.33 acre property is located at 214 NE 4th Street. The proposal is for five fee simple townhouses. The parcels are located within the Central Business District (CBD) - Railroad Corridor (RC). The site has a Future Land Use Map (FLUM) designation of Commercial Core (CC).

The project consists of five fee simple three-story townhouses. Each unit has three-bedrooms, a two car garage, a 2nd floor balcony and a 3rd floor terrace for outside gathering space. Guest parking is provided onsite. The Masonry Modern Design Style with a stoop style frontage, per the CBD Architectural Design Guidelines, was utilized for the architectural design. Curb zones that contain street trees and utilities as well as pedestrian clear sidewalk zones for public use have been implemented in the site design. Right-of-way is required to be dedicated from NE 3rd Avenue and the public alley. Ingress to the development is from NE 3rd Avenue and egress is through the rear alley.

Board Comments:

Board requested a substitute material for the dry-laid stacked stone originally submitted with the architectural elevations with direction for Staff to approve the change of material prior to site plan certification.

Public Comments:

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

Associated Actions:

N/A

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 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: March 13, 2019

File No.: 2018-044-
SPF-SPR-CL5

Application Type: Class V Site Plan, Landscape Plan, Architectural Elevations and Landscape Barrier Waiver – Townhomes at 214 4th

General Data:

Agent/Applicant: 214 NE 4th St., LLC, Lennie Smith

Owner: WFL Land, LLC.

Location: 214 NE 4th Street

PCN: 12434616010810270

Property Size: 0.33 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Sub-district: RC (Railroad Corridor)

Adjacent Zoning:

- North: RO (Residential Office)
- South: CBD-RC
- East: CBD-RC
- West: CBD-CC (Central Business District-Central Core Subdistrict)

Existing Land Use: One-story vacant office building

Proposed Land Use: Five residential townhomes

Item before the Board:

The action before the Board is for the consideration of a Class V Site Plan application for **Townhomes at 214 4th** pursuant to LDR Section 2.4.5 (F), including:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations
- ☐ Landscape Barrier Waiver Request LDR 4.6.16(H)(3)(d)



Staff Recommendations

By separate motions:

Waiver:

Move approval of the waiver to LDR 4.6.16(H)(3)(d) which requires a 5-foot wide landscape barrier requirements where one-foot is proposed for **Townhomes at 214 4th** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent and meets criteria set forth in Section 2.4.7(B)(5).

Site Plan:

Move approval of the Class V Site Plan (2018-044) for **Townhomes at 214 4th** 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(F)(5) and Chapter 3 of the Land Development Regulations.

Project Planner:

Christine Stivers, Senior Planner;
stiversc@mydelraybeach.com,
561-330-6056

Review Dates:

DDA: May 14, 2018
PGMS: June 6, 2018
GIAB: June 21, 2018

Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



**Note: If the site plan is denied, no further action shall be taken on the landscape plan or architectural elevations due to potential inconsistencies.*

Landscape Plan:

Move approval of the Landscape Plan for **Townhomes at 214 4th** 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.

Architectural Elevations:

Move approval of the Architectural Elevations for **Townhomes at 214 4th**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in 2.4.5(l)(5), and Section 4.6.18(E) and Section 4.4.13(F)(3) of the Land Development Regulations.

NOTES:

If the site plan and associated plans are approved, the following must be addressed prior to site plan certification or building permit issuance, as noted:

1. Prior to site plan certification, a note must be added to the plans regarding the light transmission reduction of not more than 20% is permitted for transparent windows.
2. Prior to site plan certification, a note regarding the waiver request for the Corner Clip at the southwest corner of NE 4th Street and NE 3rd Avenue and subsequent approval shall be added to the site plans.
3. Prior to building permit issuance, the sidewalk maintenance agreement acceptable to the City Attorney, must be recorded.
4. Prior to building permit issuance, the property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section. The maintenance agreement shall be recorded.
5. Prior to building permit issuance, a bond for alley lighting shall be submitted.
6. Prior to Rock Inspection, the property must be platted and ROW dedicated.

Background:

The 0.33 acre property is located at 214 NE 4th Street also known as lots 27 and 28 of Subdivision of Block 81 according to the plat thereof as recorded in Plat Book 11, Page 32 of the Public Records of Palm Beach County Florida. The site is at the southwest corner of the intersection of NE 4th Street and NE 3rd Avenue. The site is zoned Central Business District (CBD-RC) in the Railroad Corridor Sub-district and has a Central Core (CC) Future Land Use Map (FLUM) Designation. The site has a one story vacant office building approximately 1,800 sf in size as well as associated parking. According to the property appraiser's information, the building was constructed in 1953.

Project Description:

The subject request includes a Class V Site Plan, Architectural Elevations, Landscape Plans and a Landscape Barrier waiver to construct five 3-story townhomes, a permitted use in the CBD-RC district. The townhomes are designed in the Modern Masonry architectural style, as permitted within the Central Business District Architectural Design Guidelines. Each unit has a stoop style frontage design. The project includes CBD streetscape requirements such as curb zone and pedestrian clear zones. The project will be subdivided into 5 fee simple lots by plat. For setback purposes, NE 4th Street and NE 3rd Avenue are subject to front setback regulations and CBD Streetscape Elements. The alley is considered the rear of the development and the southern property line is considered an interior side yard.

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.

Right-of-Way Dedications

Pursuant to LDR Section 5.3.1(A)(3), new development adjacent to an existing street is responsible for one-half of the ultimate right-of-way (ROW). NE 3rd Avenue will have a 5-foot wide ROW dedication as well as a 10-foot by 10-foot corner clip dedication at the southwest corner of the intersection of NE 3rd Avenue and NE 4th Street. A 2-foot alley ROW dedication as well as a 10-foot by 10-foot corner clip dedication at the southeast corner of the alley is also required for this development. **ROW must be dedicated prior to Rock Inspection.**

**LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub-district**

Pursuant to Figure 4.4.13-7 (Railroad Corridor Regulating Plan), NE 3rd Avenue and NE 4th Street are considered Secondary Streets. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable:

Standard	Required	Proposed
Lot Width	20 ft. min.	104 ft.
Lot Area	2,000 sf. min.	13,416 sf.
Front Setback NE 4 th Street	10 ft. min. /15 ft. max.	11'-4"min/12'-2" max.
Front Setback: NE 3 rd Avenue	10 ft. min. /15 ft. max.	10 ft.
Rear Setback	10 ft. min.	10 ft.
Interior Side Setback (South)	0 ft.	32'-7"
Maximum Height	4 Stories & 54 ft.	3 Stories & 36'-4"
Density	30 du/ac permitted(max 9 du for this site)	16 du/ac (5 du proposed)

The proposed building complies with the dimensional requirements in Table 4.4.13(C).

Streetscape Standards:

Pursuant to LDR Section 4.4.13(E)(2)(a), the combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 15 ft. in width, measured from the back of curb. The streetscape area is comprised of a curb zone, a pedestrian clear zone, and any remaining front setback area. The curb zone is at least four feet wide, measured from the back of curb, and accommodates street trees and public infrastructure needs such as utility poles, street lights, street signs, parking meters, etc. The pedestrian clear zone is at least six feet wide. The code requires that portion of the pedestrian clear zone located within the front setback area must be designed as an extension of the public sidewalk, providing a seamless physical transition. In the remaining setback area, buildings with residential uses in the ground story shall detail and design any remaining front setback area within the 15-foot wide minimum streetscape area using hardscape or foundation planting landscaping. The encroachment of porches or stoops in this area may be permitted. The applicant has a distance of approximately 18 ft. from the back of curb to the building face along NE 4th Street and approximately 22 ft. from NE 3rd Avenue. NE 3rd Avenue is undergoing City streetscape improvements. The approved streetscape plans within this area are in conflict with the "typical" order of the CBD streetscape layout. In this case, the pedestrian clear zone will be parallel to the curb line of NE 3rd Avenue with the curb zone located west of the pedestrian clear zone. This ensures a smooth transition between the City improvements and the new development streetscape requirements. Each streetscape area contains the required curb zone and pedestrian zone element within the respective setback areas, thus this requirement is met.

Per the LDRs, a sidewalk easement, in a form acceptable to the City Attorney, over any portion of the pedestrian clear zone located within the front setback shall be granted to the City. This will be required along NE 4th Street. The property owner shall also be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any improvements made or installed by the owner to meet the requirements of this section. **Prior to issuance of a building permit, the sidewalk maintenance agreement must be recorded.**

Pursuant to LDR Section 4.4.13(E)(2)(b), street trees are required to be planted in the public right-of-way directly in front of the property line uniformly spaced no greater than 30 feet on center. For new construction, the street trees may only exceed 30 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Consistency in street tree species shall be established on both sides of the street along each block. The first to develop shall establish the species with approval from the Development Services Director in consultation with the Environmental Services Director. In this



application, street tree species of Live Oaks are proposed along the street with Southern Magnolias at the corner of NE 4th Street and NE 3rd Avenue.

Frontage Standards and Finished Floor Height:

Pursuant to LDR Table 4.4.13(B), the first habitable floor for residential uses within the Railroad Corridor Sub-district must be a minimum of 18 inches above the adjacent sidewalk. The minimum required height provides a level of privacy to the residential uses located along the sidewalk. The minimum floor height of the first floor of residential dwellings is 10 feet and each subsequent story must be 9 feet. For the frontage type, a stoop is being proposed. A stoop must have a minimum height of 1 foot with a maximum height of 4 feet. Although the stoop may encroach into the setback a maximum of 5 feet, no encroachments of the stoop are permitted within the pedestrian clear zone or the curb zone. The proposed structures meet these standards.

Stoop Standards:

Pursuant to LDR Section 4.4.13(E)(4)(b), the stoop is a frontage type along sidewalk level of the ground story, typically associated with residential uses. The table below provides the dimensional requirements for the elements for a stoop:

Stoops	Required	Proposed
Building Setback	10 ft. min/ 15 ft. max.	11 ft. – 7".
Depth	5 ft. min/8 ft. max.	5 ft.
Width	4-ft min / N/A max.	6 ft.
Floor Elevation	1 ft. min/ 4 ft. max.	>1-ft.
Allowable Encroachment	5 ft. max	<5-ft.

The proposed building complies with the dimensional requirements for a stoop frontage type.

Parking:

Pursuant to LDR Section 4.4.13(I), Table 4.4.13(L), residential properties in the CBD with two or more bedrooms shall provide 1.75 spaces parking spaces per unit. There are 2 spaces located within each garage, therefore code requirements have been met and exceeded. Guest spaces shall be 0.5 spaces per unit, therefore 3 guest spaces are required and provided along the southern property line. 3% of all required parking spaces must provide an alternative fuel parking space. This requirement has been met since each unit will have an electric car charging station within the garage.

Bicycle Parking:

Pursuant to LDR Section 4.4.13(I)(4) bicycle parking is required. The requirement is 1 space per 4 units or 2 spaces per the newly adopted Ordinance 19-18. The site plan denotes a rack for 4 bikes along NE 3rd Avenue.

Solid Waste Disposal:

The trash and recycling must be screened from the public right of way. The applicant has indicated that the trash and recycling containers will be placed in the garage. A note has been added to the plan stating such.

Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plan meets the minimum and maximum foot candle allowances within the interior drive area and parking spaces. Section 4.4.13(J)(1)(c) states that development on property alongside an alley shall provide street lights as set forth in Section 6.1.5. **Prior building permit issuance, a bond for alley lighting shall be submitted.**

Green Building requirements:

LDR Section 4.4.13(F)(9), contains standards to reduce urban heat islands for both roofed and non-roofed areas of development within the CBD. The applicant has specified a Thermoplastic Polyolefin (TPO) white reflective roof to meet the high-reflectance and high emissivity roofing option. Although 0% of open space is required, 20% open space has been provided within the non-roofed areas. Living Walls are proposed on the east and west sides of the building. EV charging stations are within each garage and bike racks are part of the proposal.



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). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance should the waiver of Landscape Barrier width be granted. The Landscape Barrier waiver will be evaluated later within this report. Per Section 4.4.13(E)(2)(b), tree species have been planted in the public right-of-way uniformly spaced and planted within the curb zone. Several native species were utilized in the design. **Prior to building permit issuance, the property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section. The maintenance agreement shall be recorded.**

Waiver of Landscape Barrier Width:

Per LDR 4.4.16(H)(3)(d), the landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang. In addition, one tree shall be provided for every 30 linear feet of landscaped barrier.

The parallel parking provided for required guest spaces is located closer than 5-feet from the property line. The applicant is requesting to reduce the barrier width from 5'-0" to 1'-0" for the length of the proposed parallel parking spaces (72-feet). The relief from the 5-foot width would allow for a safer back-out and maneuvering distance from the garages while maintaining the width of the parallel parking guest spaces.

Prior to granting a waiver, the granting body shall make findings 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.

Staff Analysis Criteria a:

The lack of barrier width shall not adversely affect the neighboring area. Within the CBD-RC Zoning District, the side yard interior setback requirement is zero, therefore a building can be constructed up to the property line. Parallel parking is a less intensive impact than a three story building built to the property line. There is an existing hedge row along the adjoiners property and the applicant is proposing a fence between the parallel parking spaces and the property line to further mitigate any impact on the neighboring area. The five required trees have been provided.

Staff Analysis Criteria b:

The lack of barrier width does not diminish public facilities as none will be affected. The proposed site has on site drainage mitigation. Drainage from the proposed parallel parking spaces drains to a catch basin not onto landscaped area. Additionally, 20 percent open space is provided to aid in storm runoff absorption to further mitigate additional drainage into the City's drainage systems.

Staff Analysis Criteria c:

The lack of barrier width does not create an unsafe situation. The parking spaces have curbing to aid in containing the vehicles within the parking space and negating chances of vehicles crossing into the adjoiners property. It also provides a safe back out and maneuvering distance from exiting the garages.

Staff Analysis Criteria d:

The lack of barrier width 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. As stated in Criteria a, within the CBD-RC, a side yard interior setback requirement is zero, therefore a building can be built up to the property line. A parked vehicle has less impact than a building built to the property line.



Architectural Elevations Analysis:

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The building proposes to use the Masonry Modern style of architecture, which is identified as one of seven permitted architectural styles in LDR Section 4.4.13(F). The execution of the style exhibits many of the characteristics of the style:

- Pure geometric forms;
- Exterior spaces incorporated into the front façade by utilizing the stoop-style frontage;
- The ratio of glass to wall solidifies the structure, the windows are recessed back from the exterior face of the building; this also leads to façade articulation.
- Tripartite composition meets code requirements, composition includes spaces carved from the mass;
- Materials used are smooth stucco, metal railings, stone veneer and wood-like wall cladding;
- Walls have a smooth stucco finish as well as a wood and stone veneer; and,
- Building facades facing the streets have transparent windows. **Prior to site plan certification, a note must be added to the plans regarding the light transmission reduction of not more than 20% is permitted for transparent windows.**

Given the analysis above, staff recommends approval of the Architectural Elevations, based on findings that the proposed architecture meets the intent of the design guidelines and the three criteria listed above.

Visual Impact Analysis:

A Visual Impact Analysis was provided. This project proposes 17,985 sf. of building construction, therefore, must provide a model of the development site and all properties and structures within a 100-foot radius of the development site, as measured from the property lines of the development site. The massing of the development appears is consistent with newer construction in the area as most existing older buildings are one or two story. As the retail use to the east is set back from NE 4th Street, the 3 story building may feel out of context but the CBD encourages taller buildings and lining of street frontage therefore, the development meets the intent of the district. A Line of Sight Study is also required to determine the equipment screening in relation to the adjacent properties and/or public street. The elevations illustrate the outline of the mechanical equipment to be taller than the parapet, however, it is apparent from the Sight Line Study that all mechanical equipment is screened from the adjacent properties by its central location on the roof. This includes the upper floors of any future buildings as well as from the public right-of-way therefore no additional screening shall be required.

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, 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 four areas.

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 CC and a zoning designation of CBD. It is located in the Railroad Corridor Sub-district. The CBD zoning is consistent with the Commercial Core FLUM designation. Pursuant to Table 4.4.13(A),



Allowable Uses in the CBD Sub-Districts, in the Railroad Corridor Sub-district, principle uses "P" include multiple family dwellings. Based upon the above, a positive finding is made with respect to consistency with the Future Land Use Map (FLUM) designation.

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 applicable standards such as water, sewer, streets and traffic, drainage, and solid waste.

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.

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objective and policy was found:

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 proposed infill development will replace a vacant building with a structure that lines the street and provides residential uses that are within walkable distances of City businesses such as shopping, retail and restaurants, improving the downtown CBD. The proposed use is compatible and consistent with other existing establishments in the downtown area. Therefore, the proposed use and intensity of the development will be complementary to adjacent land uses.

Transportation Element Policy D-2.2: Bicycle parking facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA Area.

Bicycle Parking requirements are applied to new development, expansion of an existing use, and changes of use. The proposed project has provided racks to accommodate four bicycle parking spaces for the residences. Thus, this LDR requirement is met.

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.

LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings): 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 zoning designations and uses are abutting the subject property:

	<i>Zoning Designation:</i>	<i>Land Use:</i>
<i>North:</i>	RO – Residential Office	Office
<i>South:</i>	CBD – Railroad Corridor Sub-district	Office
<i>East:</i>	CBD – Railroad Corridor Sub-district	General Retail
<i>West:</i>	CBD – Central Core Sub-district	Gasoline Station

The surrounding uses are not residential in nature, however, the RO district north of the subject parcel permits a residential component. The Gasoline Station use to the west is permitted by conditional use. The uses to the south and east are permitted within the CDB-RC zoning districts. The project is compatible with the Central Business District purpose and intent to provide for the stimulation and enhancement of the vitality and economic growth of this area. The location is within walking distances to future



commercial development and current transit. Thus, a finding can be made that the use will not have a detrimental effect upon the stability of the downtown, nor will it hinder the development or redevelopment of nearby properties. Thus, positive findings can be made pursuant to LDR Section 2.4.5(F)(5).

Review by Others:

- At the meeting of May 14, 2018, the **DDA (Downtown Development Authority)** reviewed the development proposal and voted in support of the project.
- At the meeting of June 21, 2018, the **GIAB (Green Implementation Advancement Board)** reviewed the development proposal and made recommendations.
- At the meeting of June 6, 2018, **PGMS (Pineapple Grove Main Street)** reviewed the project and provided support for the project.

Courtesy Notice: Courtesy notices have been provided to the following neighborhood associations, which have requested notice of developments in their areas:

- Del Ida Park
- Pineapple Grove

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

Assessment and Conclusion:

The Class V Site Plan development proposal of five three-story fee simple townhomes is new development of an existing parcel with an unoccupied building. The proposed residential use is consistent with Central Business District uses. The development of the unoccupied parcel will provide additional residential units in a walkable area of the City. Staff has identified the proposed Masonry Modern architecture, which is one of seven styles defined for the CBD Zoning District, is consistent with the code and Architectural Design Guidelines. The development will be consistent with the current policies and objectives of the Comprehensive Plan and Chapter 3 of the Land Development Regulations, subject to the notes as indicated in the staff report. The proposal is consistent with the policies of the Comprehensive Plan and can be found consistent with the Land Development Regulations. Therefore, positive findings are made with respect to Section 2.4.5(F)(5), 4.6.16, and LDR Section 4.6.18(E).

Alternative Actions:

1. Continue with direction.
2. Move approval of the Class V Site Plan (2018-044) Landscape Plan, Architectural Elevations and Waiver for the **Townhomes at 214 4th**, as amended, 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 Sections 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class V Site Plan (2018-044) Landscape Plan, Architectural Elevations and Waiver for the **Townhomes at 214 4th**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3 of the Land Development Regulations.

Staff Report Prepared by: *Christine Stivers, Senior Planner*

Attachments: *Appendix "A", Appendix "B"*

**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 Service is available via an existing 8" water main within NE 4th Street.
- Sewer Service is available via an existing 8" sewer main within NE 3rd Avenue.

Pursuant to the City's 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:

It is noted that the site is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC and OSSHAD. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. Therefore, a traffic study is not required for concurrency purposes. However, a traffic statement was prepared which indicates that the project will have a decrease of 22 daily trips, decrease of 2 am trips and an increase of 2 pm trips. Based on Palm Beach County's Traffic Performance Standards, Residential Projects generating less than or equal to 20 Gross Peak Trips based on PBC's adopted trip generation rates shall not be required to submit a Traffic Impact Study. Therefore the project meets the Palm Beach County Performance Standards and no review is required.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit (\$2,500.00 total) will be collected prior to issuance of a building permit.

Solid Waste:

The existing office building is approximately 1,800 sf and generated approximately 4.86 tons of solid waste per year. Based on waste generation of 0.52 tons per year for apartment or townhomes, the 5 new units will generate 2.6 tons of solid waste a year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Drainage:

Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to 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.

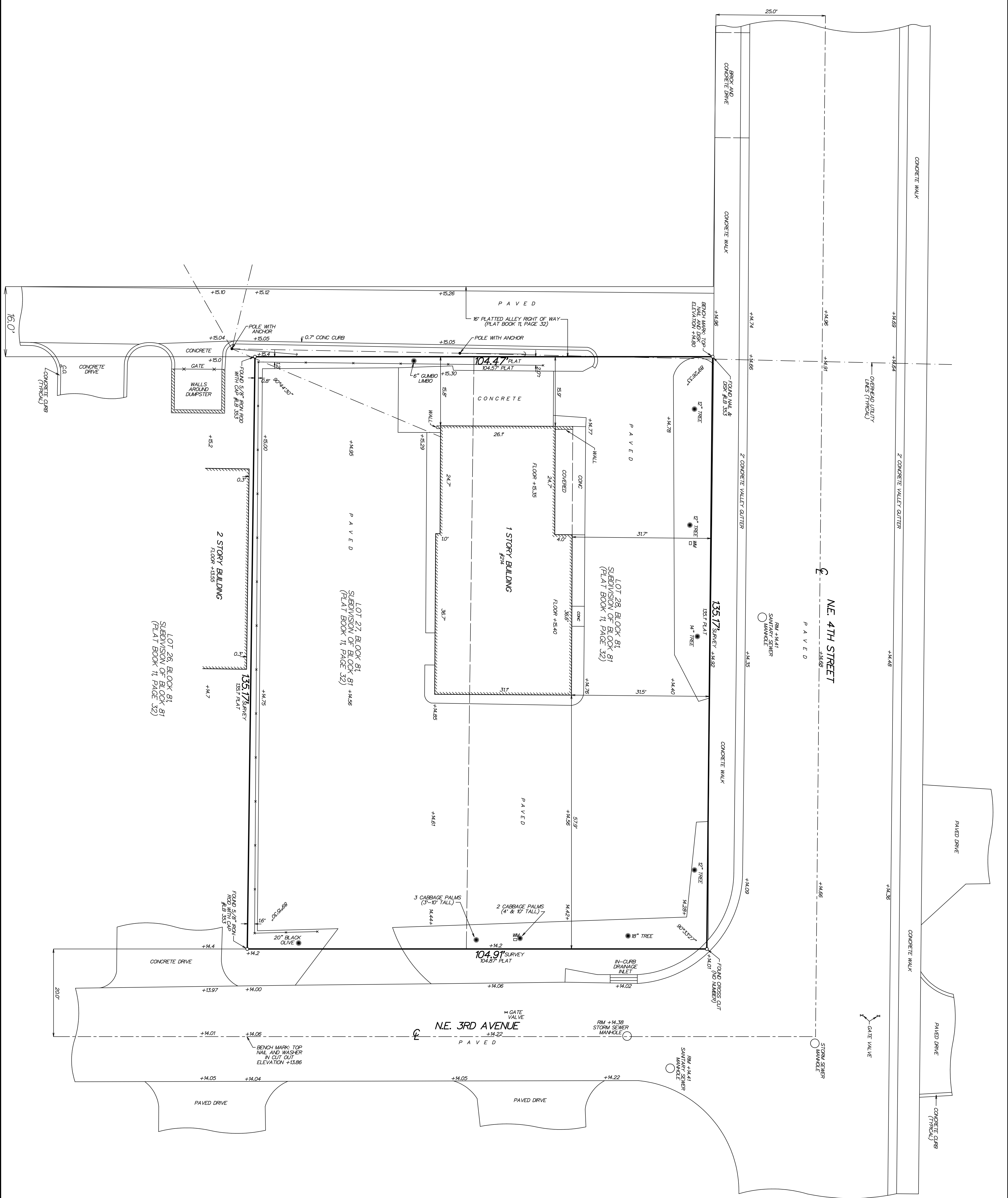
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- 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



SURVEYORS REPORT/LEGEND:

CL = CENTERLINE
WM = WATER METER
CO = SANITARY SEWER CLEAN OUT
+B45 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 8888 SOURCE: PALM BEACH COUNTY BENCH MARK T150M
FLOOD ZONE: X
COMMUNITY PANEL NO. 82002 0004
SPLIT D
MAP REVISION: JAN 5, 2009
NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.
ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD US FOOT.
THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR CLOSURE. THE SURVEY HAS BEEN RECHECKED FOR CORRECTIONS AND IS BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.
NO SURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTINGS.

DESCRIPTION:

LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

MAC REAL ESTATE INVESTMENTS, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CYNTHIA A. REED, P.A.

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 214 NE 4TH STREET
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND MAPPER.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708
LICENSED SURVEYOR AND MAPPER

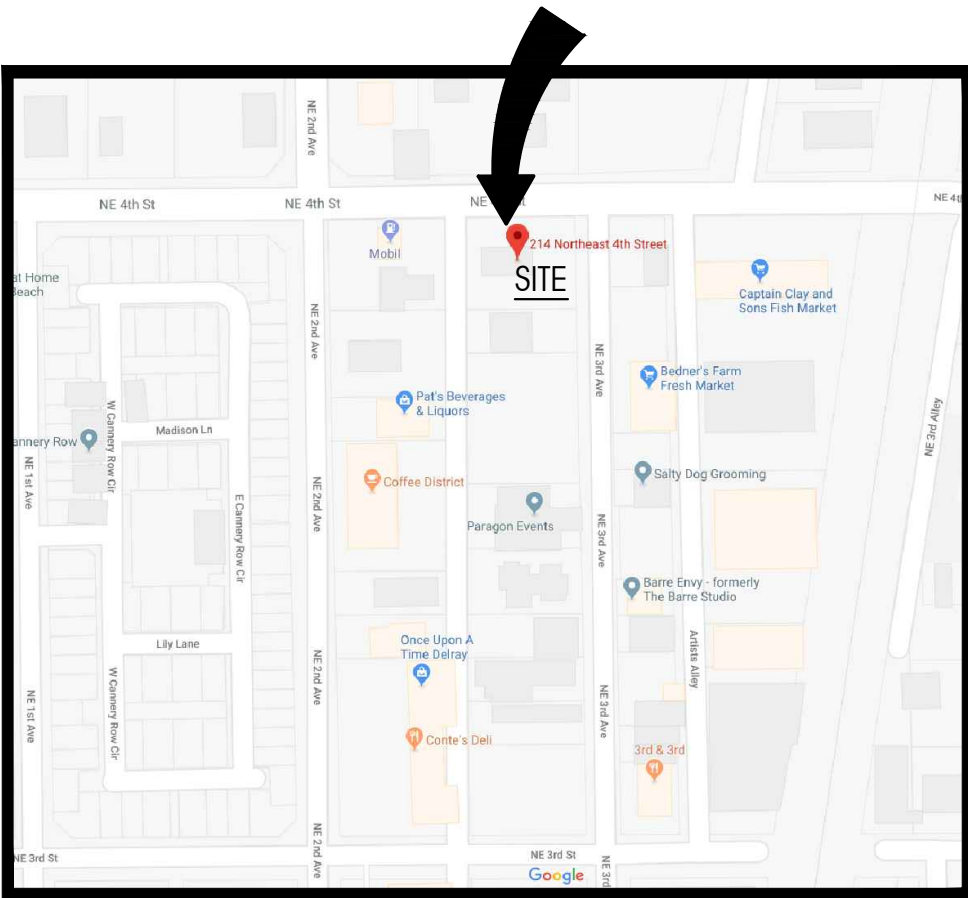
O'BRIEN, SUTER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #18353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
853 N.W. 17TH AVE., SUITE 100, DELRAY BEACH, FLORIDA 33483
(954) 276-4501 FAX 276-2390

DATE OF SURVEY	DATE OF REVISION	SCALE
JULY 6, 2017	NOVEMBER 15, 2022	1" = 10'
FIELD BOOK NO. D.286	PAGE NO. 11	SHEET NO. 06-576b

PROJECT:
This project consist of (5) (3) story townhomes. Existing one story building to be demolished. Use is permitted per Table 4.4.13(A)

PROPERTY ZONING:
CBD-RC CENTRAL BUSINESS DISTRICT RAILROAD CORRIDOR
PINEAPPLE GROVE NEIGHBORHOOD PLAN



LOCATION MAP:

PROJECT DATA:		
	SF	%
Site Area Total.....	13,416	100 %
Proposed Building Footprint.....	6,188	46.1 %
Total SF of Proposed Building.....	17,985	
Total Impervious Area.....	4,126	31 %
Open Space/PerVIOUS (landscaped).....	2,645	20 %
Proposed Pavement.....	3,496	26 %
Proposed Pavers.....	630	5 %

TABLE 4.4.13 (B) BUILDING HEIGHT See Drawing 3/A-3 for BLDG Ht.	REQ.	PROPOSED
Max BLDG Ht outside Atlantic Ave. Limiting Ht.....	4 Stories & 54'	36'-4"
Ground Fl. Finish Level.....	18' min	22'
Ground Story Ht.....	10' min	12'
Upper Story Ht.....	9' min	12' & 10'

TABLE 4.4.13 (C) SETBACKS	REQ.	PROPOSED
Front Setback (NE 4th St.).....	10ft Min 15ft Max	11ft 4" Min 12'-2" Max
Front Setback (NE 3rd Ave.).....	10ft Min 15ft Max	32 ft 7 in. min. 10ft
Side Setback Rear Setback (Alley).....	0 ft Min 10ft Min	

TABLE 4.4.13 (C) DENSITY	REQ.	PROPOSED
Density.....	30DU/AC	5DU
13,416 SF / 43,560 SF = .31 Acres 30 DU/AC X .31 = 9 DU		

SECTION 4.4.13(D)(1)(a)(2) Min. Floor Area	REQ.	PROPOSED
Minimum Floor Area for a 3-Bedroom Unit.....	1,250 SF	See Table below

5 UNIT TOWNHOUSE BUILDING (FEE SIMPLE)					
	UNIT A 3-Bedrooms	UNIT A-REV 3-Bedrooms	UNIT B 3-Bedrooms	UNIT B-REV 3-Bedrooms	UNIT C 3-Bedrooms
1ST FL	748 SF	748 SF	737 SF	737 SF	706 SF
2ND FL	1,200 SF	1,200 SF	1,154 SF	1,154 SF	1,112 SF
3RD FL	854 SF	854 SF	824 SF	824 SF	824 SF
Total A/C	2,802 SF	2,802 SF	2,715 SF	2,715 SF	2,642 SF
Garage	500 SF	500 SF	495 SF	495 SF	495 SF
Terrace	327 SF	327 SF	305 SF	305 SF	260 SF
Balcony	63 SF	63 SF	63 SF	63 SF	63 SF
Total SF	3,692 SF	3,692 SF	3,578 SF	3,578 SF	3,460 SF
TOTAL BLDG SF: 17,985 SF					
Total BLDG A/C	13,676 SF				
Total Garages	2,485 SF				
Total Terraces	1,524 SF				
Total Balconies	315 SF				

MINIMUM NUMBER OF OFF-STREET PARKING SPACES
REQUIRED IN THE CBD PER TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL > 2 UNITS	1.75 SPACE PER UNIT 5 UNITS X 1.75 = 8.75	10

GUEST PARKING SPACES REQUIRED IN THE CBD PER TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL < 20 UNITS	.50 SPACE PER UNIT 5 UNITS X .5 = 2.5	3

ALTERNATIVE FUEL PARKING SPACES REQUIRED IN THE CBD PER
TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL	3% OF REQUIRED PARKING SPACES	5 (ONE INSIDE EACH UNITS GARAGE)

LEGAL DESCRIPTION
Lots 27 and 28, block 81, subdivision of block 81,
according to the plat thereof as recorded in plat book 11,
page 32, public records of Palm Beach County, Florida.

SITE PLAN NOTES:

- SP-1 14' One-Way Entry Driveway
- SP-2 Proposed street trees and light pole fixture.
- SP-3 14' One Way Exit
- SP-4 Streetscape: Curb zone/ Ped. Clear. zone/ Fr. setback.
- SP-5 3 Bike Racks
- SP-6 10x10' Sight Triangle/Corner Clip ROW Dedication
- SP-7 Proposed 2.0' Alley Dedication
- SP-8 Proposed 5.0' R/O/W Dedication
- SP-9 Typical Unit Stoop Porch & Courtyard
- SP-10 Do Not Enter Sign
- SP-11 Proposed pavers to match city std. Install per city std. Remove and widen existing conc. walk
- SP-12 Landscape area (see Landscape Plans)
- SP-13 Painted Striping Per City Standards (see Civil Plans)
- SP-14 Stop Bar/ Stop Sign
- SP-15 One Way Sign Do not enter
- SP-16 10' x 10' Sight Triangle
- SP-17 Typ. 18' x 8' Garage Door
- SP-18 Exist. Curb cut to be removed and replaced and replaced with curb/gutter
- SP-19 ADA Detectable Strip
- SP-20 Existing Power Pole to remain
- SP-21 Decorative Metal Railing 30" H
- SP-22 New ADA Curb/Crosswalk
- SP-23 New 6' Conc. Curb Typ. (See Civil Plans)
- SP-24 Existing overhead electrical lines to remain
- SP-25 Existing 6' Conc. Curb Typ. (See Civil Plans)
- SP-26 Proposed tree location on paver sidewalk (See Landscape Plans)
- SP-27 10' x 10' Corner Clip ROW Dedication
- SP-28 10x20' Sight Triangle
- SP-29 8' wide x 15' high Living Green wall cable trellis system by Jakob or equal. See elevations & Landscape plans
- SP-30 New Light Poles. See Sheet for Photometrics Plan
- SP-31 Inlets, French drains & yard drains. See Civil plans

ALL UTILITIES SHALL BE UNDERGROUND

SITE PLAN NOTES REQUESTED WAIVERS:

- SPW-1 5'-0" Landscape Buffer 1'-5" Waiver Requested
- SPW-2 15' R/O/W dedication on N.E. 4th St. Waiver Requested, granted per City Engineers (email approval dated 10.31.18)

Fire Department Notes:

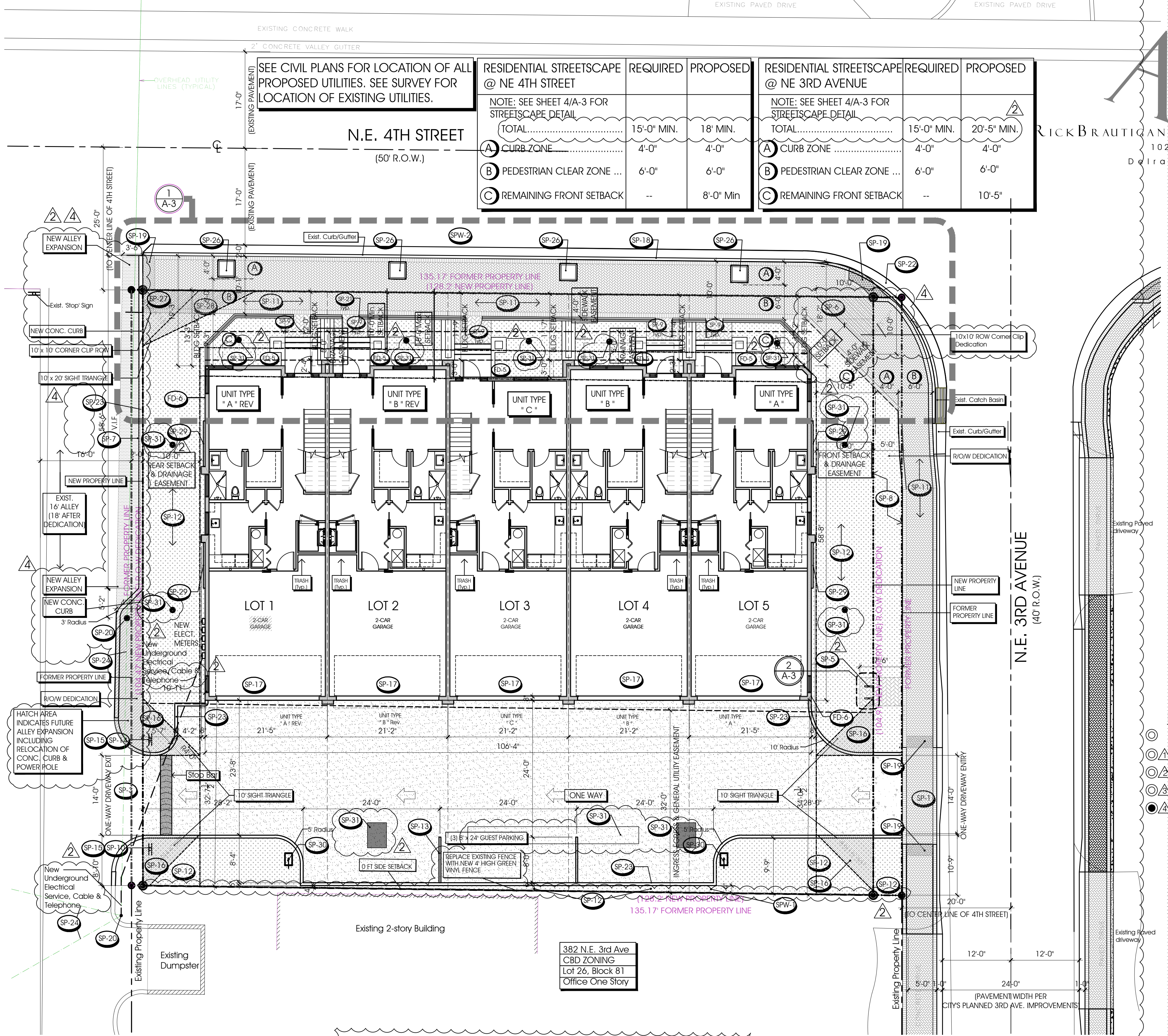
- FD-1 Florida Fire Prevention Code 5th Edition.
- FD-2 Access road is 14' wide for emergency vehicle access
- FD-3 Will provide Life Safety plan with Building Permit Plans.
- FD-4 Type of construction is type Vb. Building to be fully sprinklered.
- FD-5 Min. 6" H. Bldg. Numbers (see elevations) to comply with LDR 4.6(H)(8). Signage under separate permit)
- FD-6 9"X9" REFL. TRUSS SIGN



PER NFPA 101/IFC

REQUIRED BICYCLE PARKING PER TABLE 4.4.13(K)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL < 50 UNITS	1 SPACE PER 2 UNITS (5 UNITS X .5 = 2.5)	3



STREETSCAPE AT NE 4TH STREET:
SEE SHEET 3/A-3 FOR STREETSCAPE DETAIL

TRASH NOTE:
Trash to be individual unit owners. Containers to be placed curbside on pick up days

CIVIL ENGINEERING NOTE:
See Civil Engineering drawings for pavement striping, curb details and site drainage

LANDSCAPE NOTE:
See landscape plans for street trees and related landscape.

SEE CIVIL PLANS (SHEET C9) FOR A COMPLETE
DETAILED DEMOLITION PLAN

EXISTING SITE PLAN - DEMO

- Applicable Codes
1. Florida Building Code 2017 Edition
 2. Florida Fire Prevention Code 2017 6th Edition
 3. NFPA 1 - Fire Code, Florida Edition
 4. Florida Specific NFPA 101 - Life Safety Code, 2015 Edition
 5. Florida Accessibility Code for Building Construction in Florida Building Code 2017 Edition
 6. City of Delray Beach Zoning & Land Development Regulations

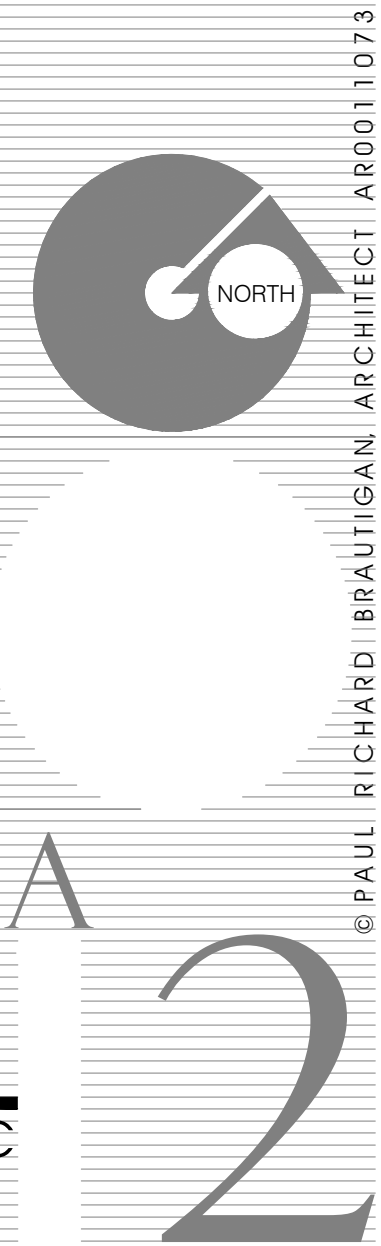
ARCHITECTURAL STYLE:
PER 4.4.13.(3)(A). THE PROPOSED BUILDING'S ARCHITECTURAL
STYLE IS MASONRY MODERN

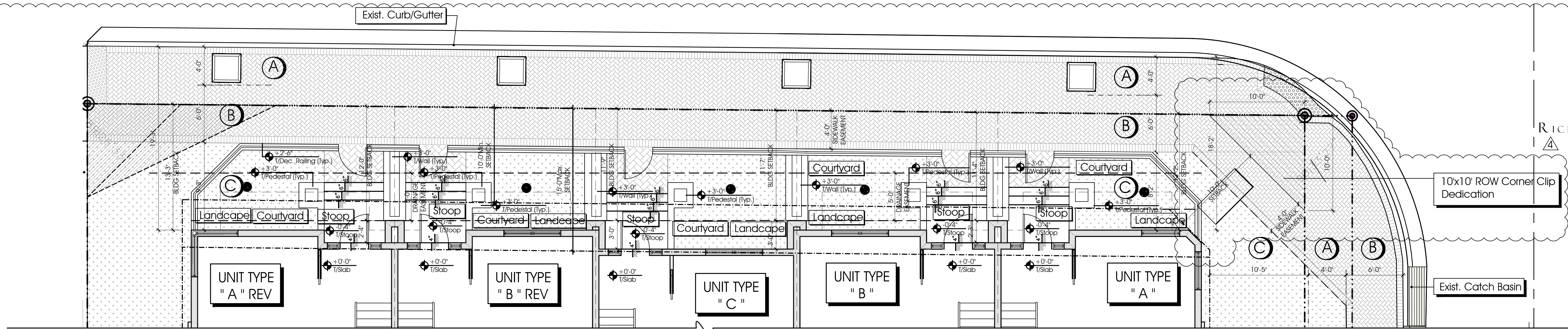
Proposed Site Plan & Data

1"=10'SC

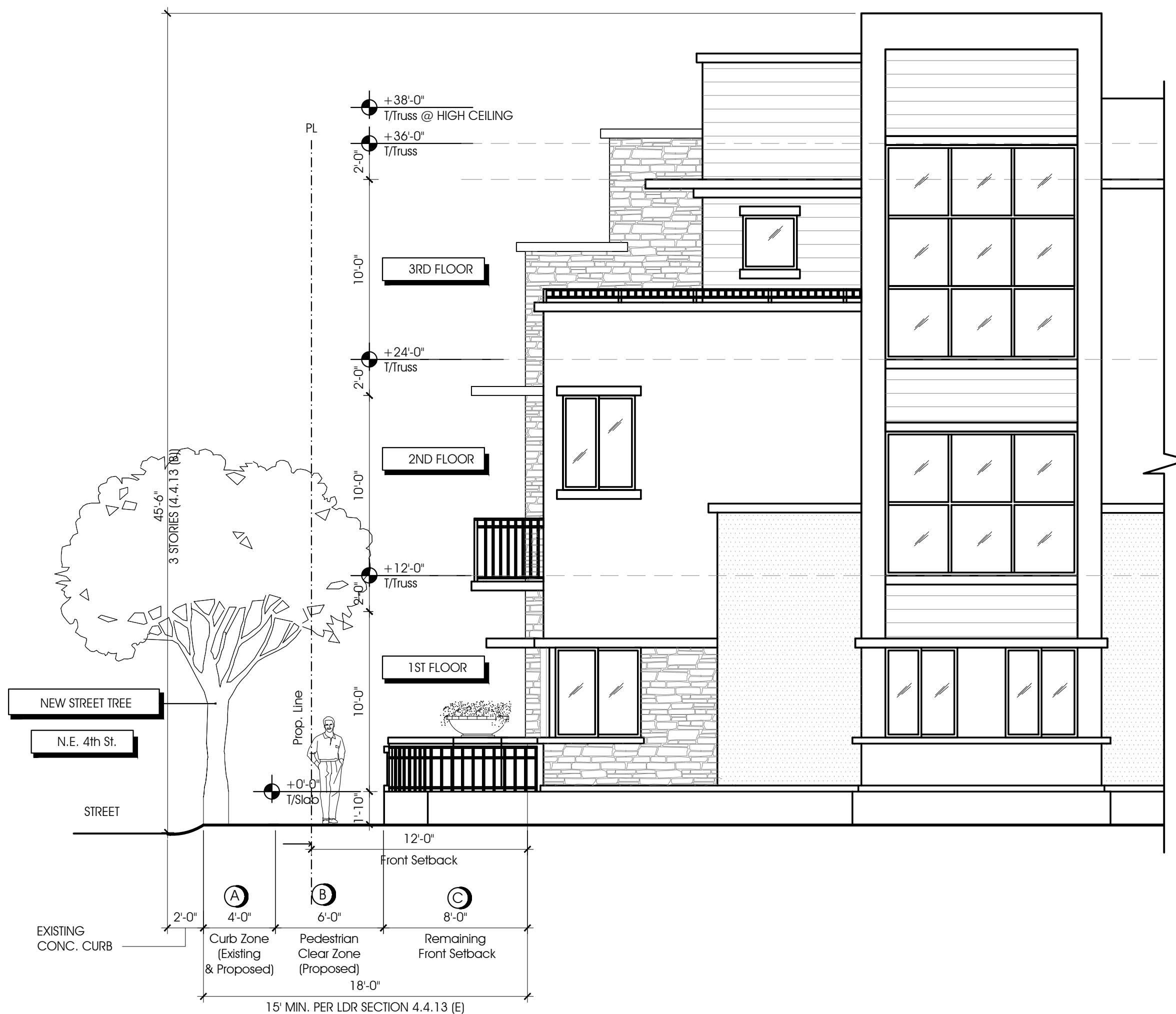
Townhomes
at 214 4th
214 NE 4th Street
Delray Beach,
Florida
RBA-PN.10316.01

- Issued
- 2/8/18:SPRAB Submittal
 - 9/24/18:SPRAB Comm.
 - 11/15/18:SPRAB Comm.
 - 2/18/19:SPRAB Comm.



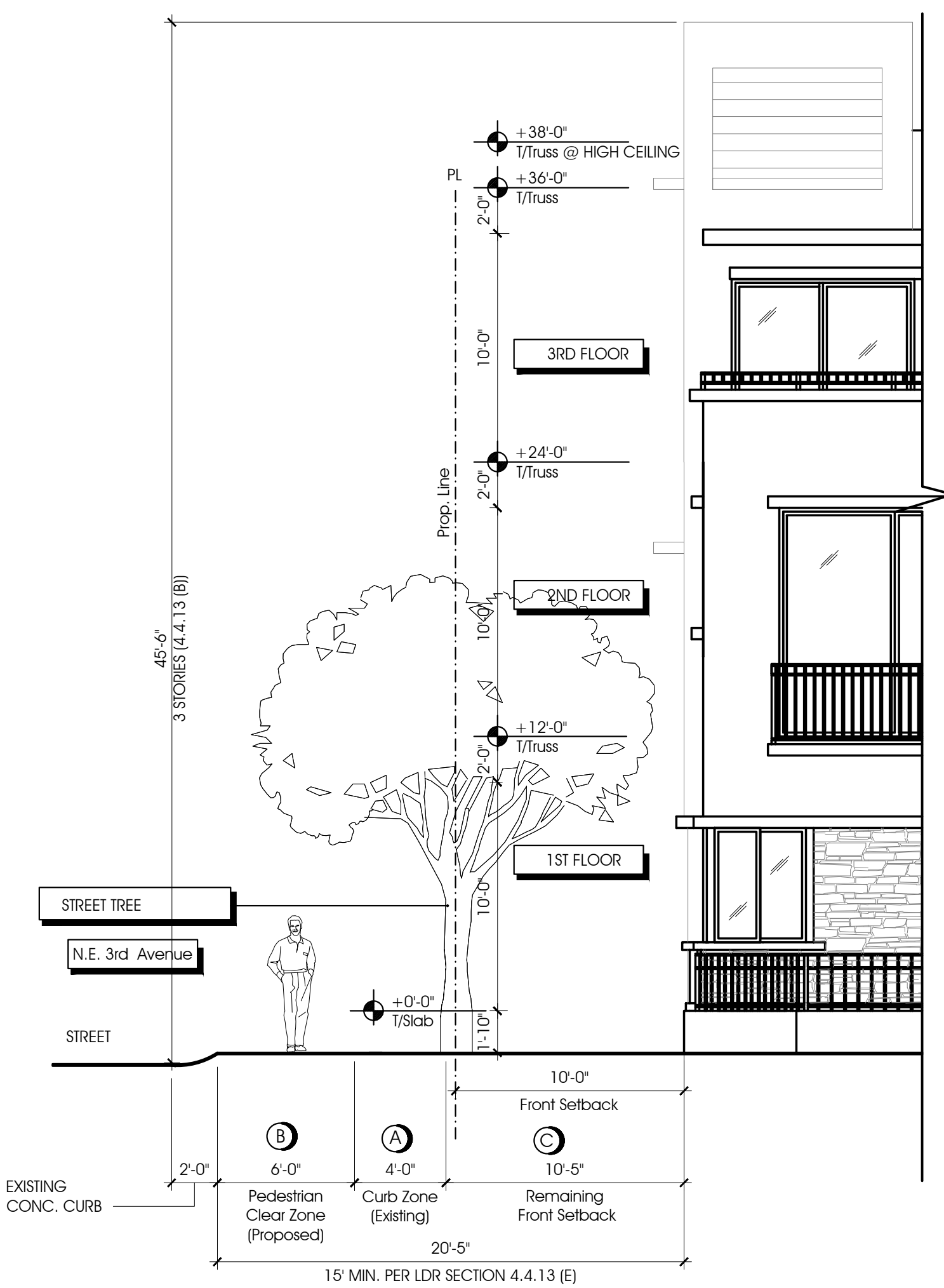


1 Entry Court Plan
A-3 3/16" SC



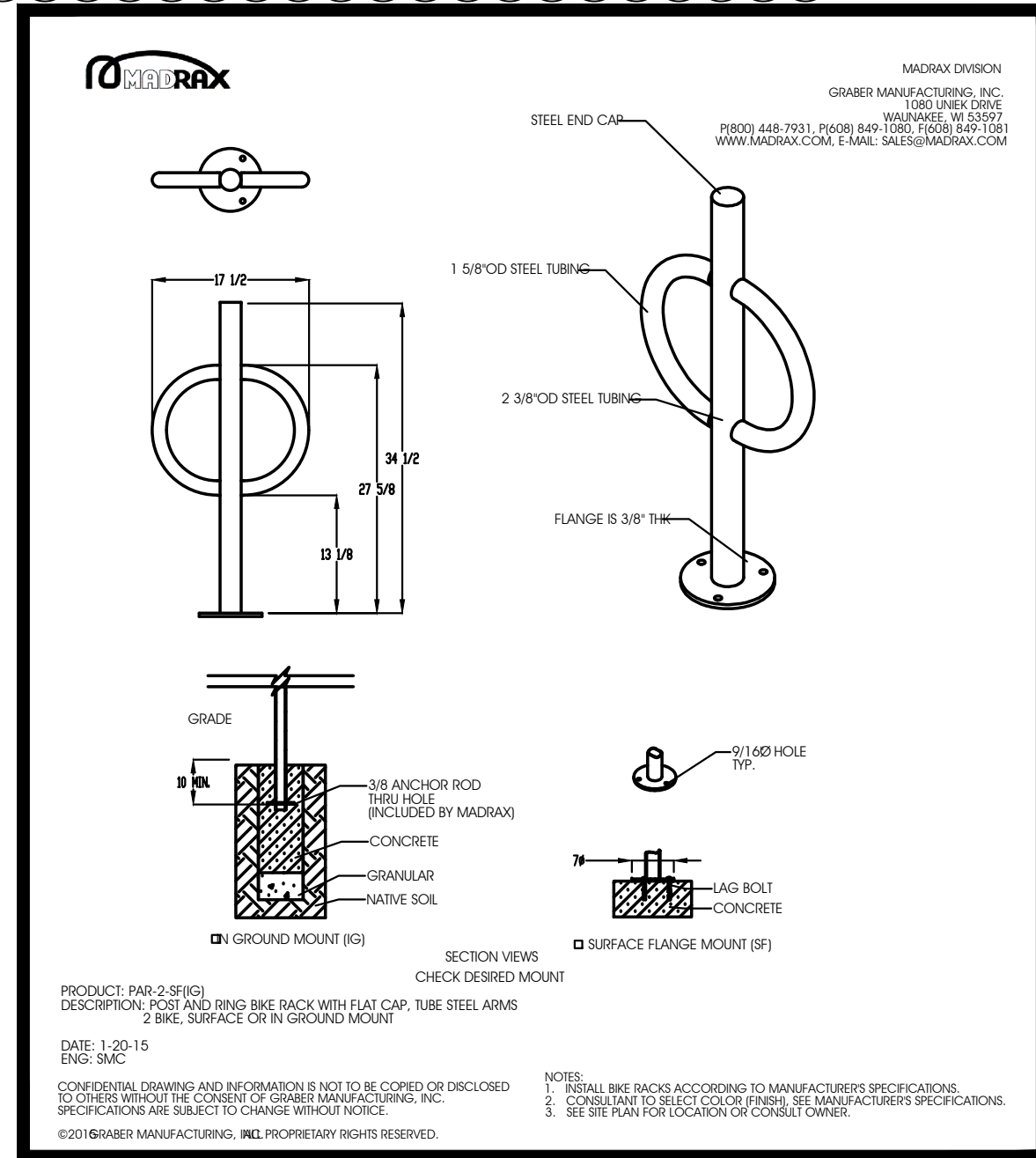
3 Side Elevation (West) - NE 4th Street Residential Streetscape
A-3 3/16" SC

RESIDENTIAL STREET SCAPE	REQUIRED	PROPOSED
A CURB ZONE	4'-0"	4'-0"
B PEDESTRIAN CLEAR ZONE ...	6'-0"	6'-0"
C REMAINING FRONT SETBACK ..	5'-0"	8'-0" Min



4 Partial Front Elevation (North) - NE 3rd Ave. Residential Streetscape
A-3 3/16" SC

RESIDENTIAL STREET SCAPE	REQUIRED	PROPOSED
A CURB ZONE	4'-0"	4'-0"
B PEDESTRIAN CLEAR ZONE ...	6'-0"	6'-0"
C REMAINING FRONT SETBACK ..	5'-0"	10'-5"



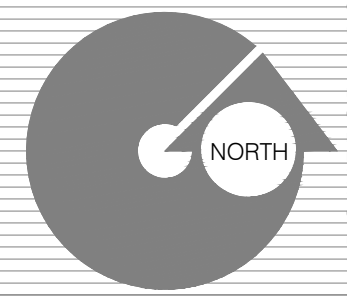
2 Bike Rack Detail
A-3 NTS

- List of Sustainable Design Features in Project:**
- Project location in downtown Delray Beach is ideal adding to the existing surrounding high density and diverse uses
 - Location of proposed building has access to quality transit with several bus stops within its vicinity
 - Bicycle facilities are included as part of the improvements
 - Minimum required parking is provided reducing the amount of vehicle area in the property (reduced parking footprint results in reduction of the heat island effect)
 - Civil engineer included in his scope of work a construction activity pollution prevention plan
 - Water efficient plumbing fixtures will be specified for restrooms for indoor water use reduction
 - Living Green walls are proposed on side elevations (East & West)
 - Storage and collection of recyclables will be located within each townhome to use the City's recycling collection program
 - Low emitting paint and finishes will be specified for better Interior air quality
 - Interior and exterior lighting include LED fixtures for energy savings purposes
 - Each Unit will have an EV Charging Station
 - All Units will have Energy Star appliances
 - Front facade includes 80% of storefront glass for daylight and views
 - White roof membrane proposed to reduce the 'heat island effect' present in a typical downtown area, decreasing summertime peak energy demand (energy savings due to less air-conditioning demand)

Proposed Entry court Plan & Streetscape Detail
3/16" SC

Townhomes
at 214 4th
214 NE 4th Street
Delray Beach,
Florida
RBA-PN.10316.01

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3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A) ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR B) SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT



Front Elevation (North)
NOT TO SCALE



Rear Elevation (South)
NOT TO SCALE



A RCHITECTURE
RICK BRAUTIGAN
10255 Dixie Highway
Delray Beach, FL 33483
Ph: 561.272.9086
Fax: 561.272.5636
AAC002029



C-1 Body Color
C-2 Trim Color
Benjamin Moore
OC-66 Snow White
Satin Finish



C-3 Railings
Benjamin Moore
2125-30 Shower Gray
Powder Coating



Stone
Boral
Pro-fit Icedgestone
Platinum



Wall Cladding
Nichia
Fiber Cement Architectural Panels
VintageWood Series AWP3030
Color: Cedar

Townhomes
at 214 4th
214 NE 4th Street
Delray Beach,
Florida

RBA-PN-10316.01

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- Ⓢ :Permit Set
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 - Ⓢ 11/15/18:SPRAB Comm
 - 2/18/19: SPRAB Comm.



Side Elevation (East)
NOT TO SCALE



Side Elevation (West)
NOT TO SCALE



ARCHITECTURE
RICK BRAUTIGAN
10255 Dixie Highway
Delray Beach, FL 33483
Ph: 561.272.9086
Fax: 561.272.5636
AAC002029



C-1 Body Color
C-2 Trim Color
Benjamin Moore
OC-66 Snow White
Satin Finish



C-3 Railings
Benjamin Moore
2125-30 Shower Gray
Powder Coating



Stone
Boral
Pro-fit Iadgestone
Platinum



Wall Cladding
Nichha
Fiber Cement Architectural Panels
VintageWood Series AWP3030
Color: Cedar

Color Elevations
NTS

Townhomes
at 214 4th
214 NE 4th Street
Delray Beach,
Florida

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A
12



LOOKING SOUTH EAST

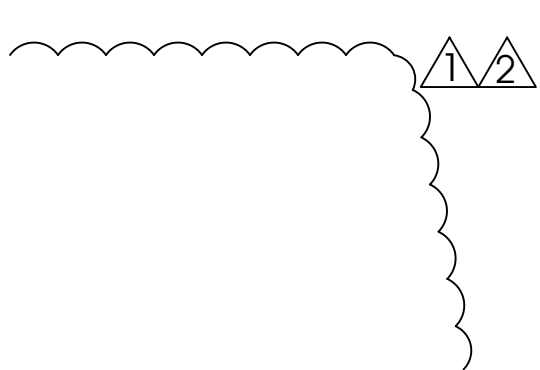


LOOKING NORTH WEST



LOOKING SOUTH

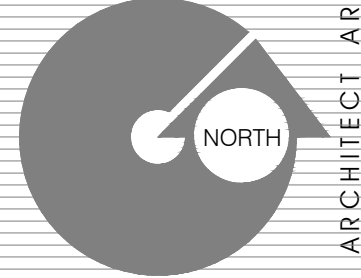
3D Visual Impact Analysis



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 AAC002029

**Townhomes
 at 214 4th**
 214 NE 4th Street
 Delray Beach,
 Florida
 RBA-PN-10316.01

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RELOCATION NOTES:
1. All canopy tree's designated as relocated on the plans, are to be root-pruned for a minimum of 3 months prior to the relocation process.
2. The root ball size for each tree will depend on the caliper of the individual tree to be relocated. The size of the root ball shall be adequate to support & sustain the viability of the individual tree.
3. All root cuts shall be "clean cuts", and the back fill material shall be well drained planting soils, or pre-approved equal. All road rock, and undesirable fill materials shall be removed from root-prune trench.
4. Temporary irrigation shall be provided to all root-pruned trees during the root-pruning process, and after the tree's have been relocated to their location for a minimum of 4 months, or as necessary to insure their survivability.
5. The canopies of all tree's shall be reduced by a minimum of 20% at time of root pruning.
6. All tree's shall be relocated with machinery (i.e., crane, front-end loader, tree spade, or equal) capable of handling the material without damaging any portion of the tree. The Landscape Architect will pre-approve all methods utilized for the relocation process.
7. All relocation work shall comply with the National Arborists Standards.

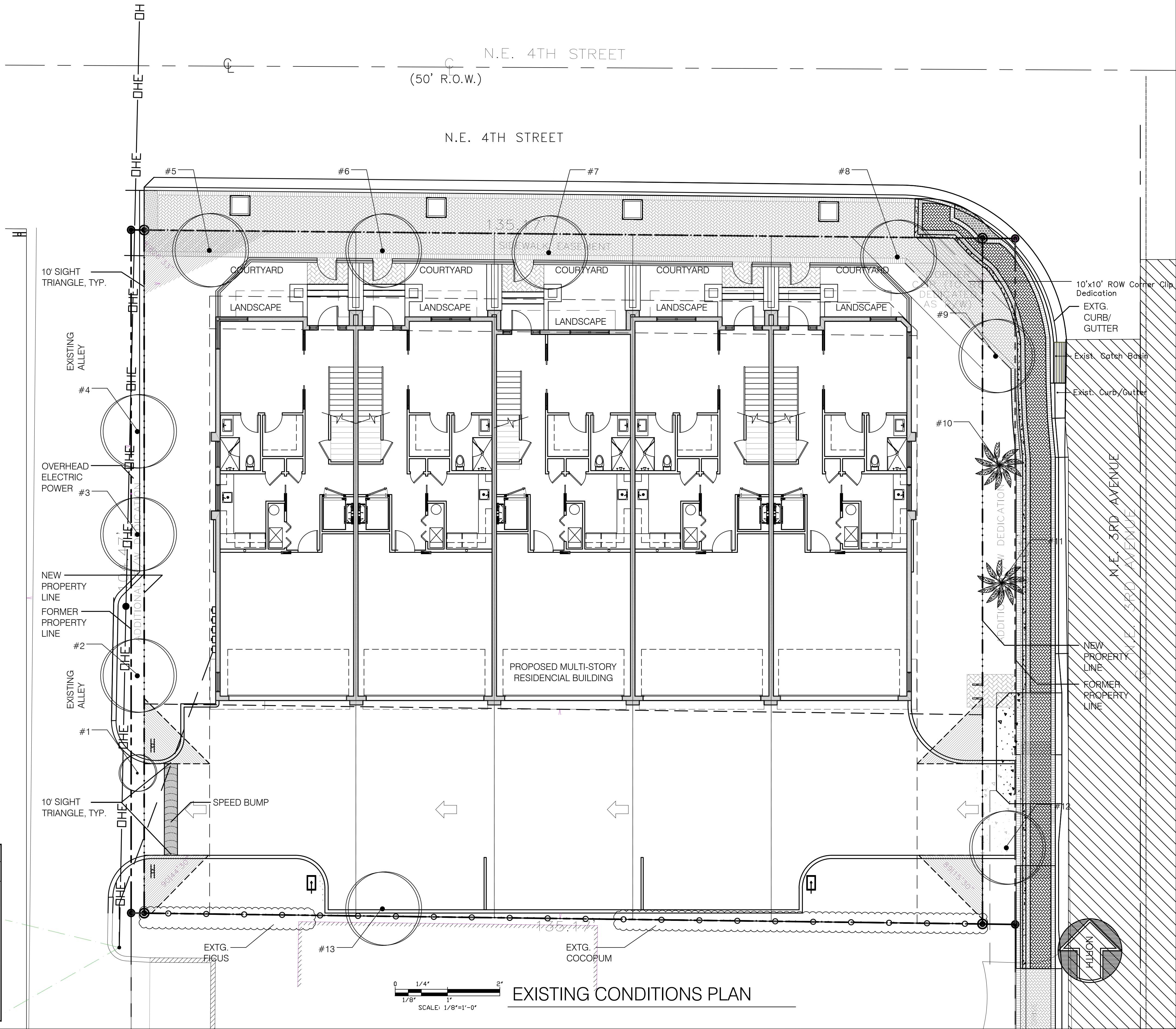
REMOVAL NOTES:
1. All tree's to be removed shall be completely removed from the site.
2. The root systems, of the removals, shall be removed in such a manner to facilitate the installation of new tree's, or palms. Root system removal shall be a minimum of 24" depth, and a 6 foot diameter around the trunk.
3. TREE REMOVAL PERMITS WILL BE REQUIRED BY THE GOVERNING MUNICIPALITY, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO COMMENCING ANY WORK ON THE SITE, PER FLORIDA LAW.

New Materials To conform To City Of Delray Beach Requirements. All Tree Replacements Shall Also Replace Said Tree's Caliper Inches So As To Maintain Caliper Sizes. All Tree Replacements Shall Be Florida #1 Grade.

NOTE:
Remove All Exotic Nuisance Species, Including But Not Limited To (Fl. Holly, Australian Pine, Melaleuca, etc.) Per State and Local Zoning & Landscape Code(s).

TREE LIST			
TREE#	SPECIES	SIZE	DISPOSITION
1	Yucca elephantipes/ Spineless Yucca	16'	To Be Removed
2	Bursera Simaruba/ Gumbo Limbo Tree	16x16 Multi-Stem	To Be Removed
3	Conocarpus/ E. Serotinus/ Silver Buttonwood	12x12	To Be Removed
4	Bursera Simaruba/ Gumbo Limbo Tree	12x10	To Be Removed
5	Swietenia mahogany/ Mahogany Tree	30x30	To Be Removed
6	Delonix reggea/ Royal Poinciana Tree	25x30	To Be Removed
7	Swietenia mahogany/ Mahogany Tree	30x30	To Be Removed
8	Bucida buceras/ Shady Lady Black Olive	30x20	To Be Removed
9	Bucida buceras/ Shady Lady Black Olive	30x30	To Be Removed
10	Thrinax/ Thatch Palm	14, 16, 18	To Be Removed
11	Thrinax/ Thatch Palm	14, 16, 18	To Be Removed
12	Bucida buceras/ Shady Lady Black Olive	40x40	To Be Removed
13	Bucida buceras/ Shady Lady Black Olive	16' Multi-Stem	To Be Removed



0 1/8" 1/4" 1/2" 1" 2" SCALE: 1/8"=1'-0"

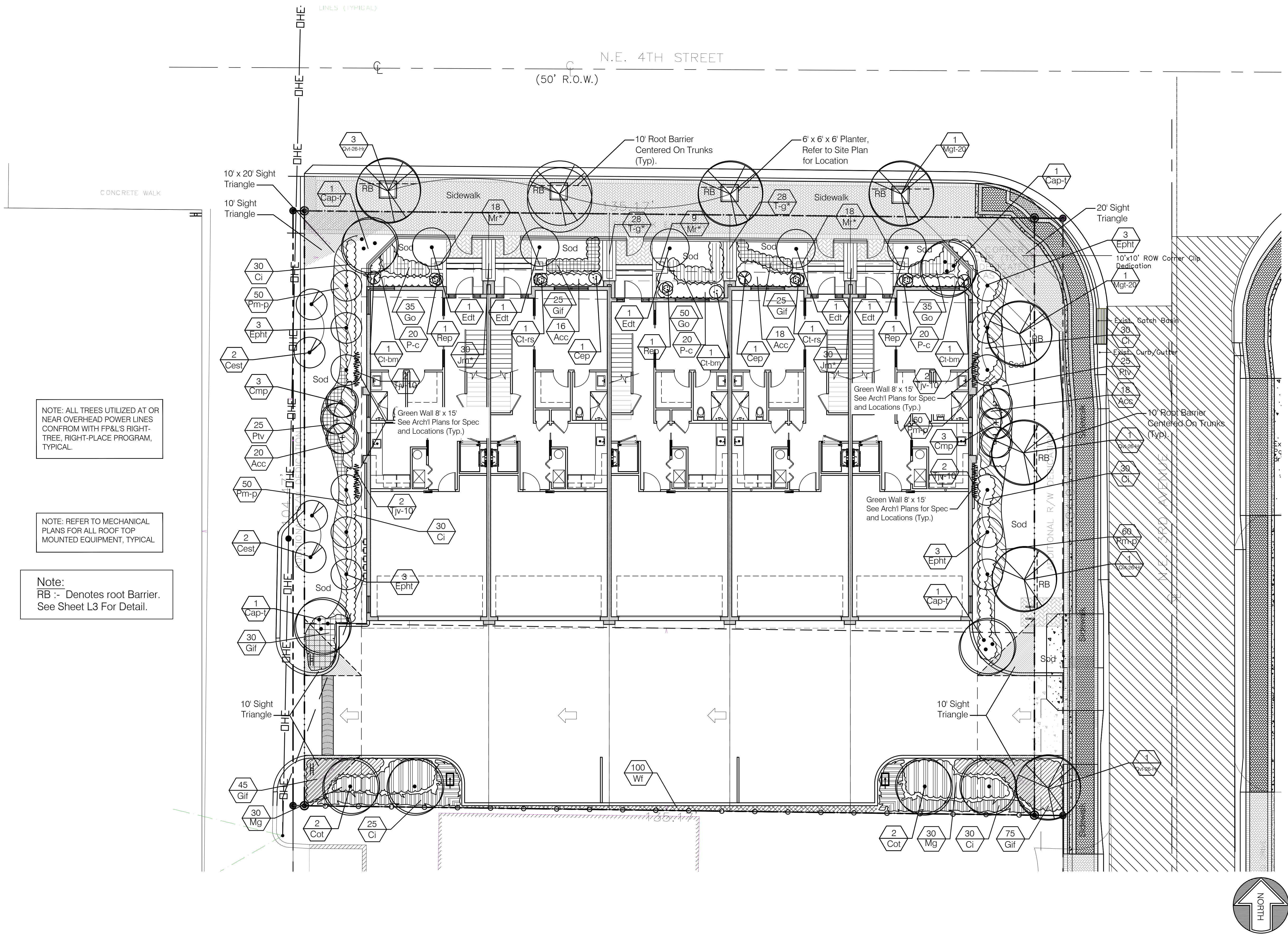
EXISTING CONDITIONS PLAN

REVISIONS	BY
Revised 12/3/18 Per City Comments, Tree Mitigation	
Revised 2/14/19 Per Revised Site Plan	

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
LA. 831
561-272-9621

Landscape & Irrigation Plans for:
TOWNHOMES
AT 214 4TH
214 NE 4TH STREET
Delray Beach, Florida 33444

DRAWN SKP
CHECKED D.H.C.
DATE 2/7/18
SCALE 1/8"=1'-0"
JOB NO. 121517
SHEET L-1
OF 3 SHEETS



NOTE: ALL TREES UTILIZED AT OR NEAR OVERHEAD POWER LINES CONFORM WITH FP&L'S RIGHT-TREE, RIGHT-PLACE PROGRAM, TYPICAL.

NOTE: REFER TO MECHANICAL PLANS FOR ALL ROOF TOP MOUNTED EQUIPMENT, TYPICAL.

Note:
RB :- Denotes root Barrier.
See Sheet L3 For Detail.

Landscape Plan

REVISIONS	BY
Revised 12/3/18 Per City Comments, Tree Mitigation	
Revised 2/14/19 Per Revised Site Plan	

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
LA. 831
561-272-9621

Landscape & Irrigation Plans for:
TOWNHOMES
AT 214 4TH
214 NE 4TH STREET
Delray Beach, Florida 33444

DRAWN	SKP
CHECKED	D.H.C.
DATE	2/7/18
SCALE	1/8" = 1'-0"
JOB NO.	121517
SHEET	

TREE & PALM PRESERVATION MITIGATION SUMMARY (per LDR 4.6.19 (D))						
QTY & MATERIAL	SIZE	CONDITION	MITIGATION REQUIREMENTS			
1 Gumbo limbo tree	8" DBH (18x18ft.)	70	8	\$450.00	\$3,600.00	\$975.00
1 Silver buttonwood tree	7"dbh (21x21ft.)	50	7	\$450.00	\$3,150.00	
1 Gumbo limbo tree	4"		4	\$450.00	\$1,800.00	
1 Silver buttonwood tree	7"dbh (21x21ft.)	50	7	\$450.00	\$3,150.00	
1 Mahogany tree	13"DBH	60	8	\$450.00	\$3,600.00	
			5	\$650.00	\$3,250.00	
1 Royal poinciana tree	12.5"DBH	70	8	\$450.00	\$3,600.00	
			4.5	\$650.00	\$2,600.00	
1 Mahogany tree	16	70	8	\$450.00	\$3,600.00	
			8	\$650.00	\$5,200.00	
1 Black olive tree	12"DBH	50	8	\$450.00	\$3,600.00	
			4	\$650.00	\$2,600.00	
1 Black olive tree	18"DBH	70	8	\$450.00	\$3,600.00	
			10	\$650.00	\$6,500.00	
3 Thatch palms	9-11ft.oa.	80				
1 Black olive tree	18"DBH	70	8	\$450.00	\$3,600.00	
			10	\$650.00	\$6,500.00	
			-		Total	\$60,925.00
Total Caliper Inches			97" DBH			
<u>Code Tree Requirements</u>	<u>Reqd.</u>	<u>Provided</u>	<u>Above Code Remarks</u>			
Interior shade	3	4	1			
Perimeter shade	15.4	35	20 (CODE TABULATION DOESN'T ACCOUNT for building facade requirements)			
MITIGATION REQUIREMENTS			EXCESS CALIP			
ADDITIONAL CALIPER PROVIDED ON PLAN			6 @ 4" CALIPER = 24"			

LANDSCAPE CALCULATIONS
(MULTI-FAMILY, COMMERCIAL, INDUSTRIAL)

A.	TOTAL LOT AREA	13,416	Sq.ft.
B.	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC...	9,684	Sq.ft.
C.	TOTAL PERVIOUS LOT AREA	3,732	Sq.ft.
D.	AREA OF SHRUBS & GROUND COVERS REQUIRED (C X .30)	1,120	Sq.ft.
E.	AREA OF SHRUBS & GROUND COVERS PROVIDED (D X .25)	3,732	Sq.ft.
F.	NATIVE VEGETAION REQUIRED	933	Sq.ft.
G.	NATIVE VEGETAION PROVIDED	1,775	Sq.ft.
H.	TOTAL PAVED VEHICULAR USE AREA	3,496	Sq.ft.
I.	TOTAL INTERIOR LANDSCAPE AREA REQUIRED (H X .10)	350	Sq.ft.
J.	TOTAL INTERIOR LANDSCAPE AREA PROVIDED (I / 125 SQ.FT.)	400	Sq.ft.
K.	TOTAL INTERIOR SHADE TREES REQUIRED	3	Trees
L.	TOTAL INTERIOR SHADE TREES PROVIDED	4	Trees
M.	TOTAL LINEAR FEET SURROUNDING PARKING, OR VEHICULAR USE AREAS	104	Lin.Ft.
N.	TOTAL NUMBER OF PERIMETER TREES REQUIRED (M / 30)	15.4	Trees
O.	TOTAL NUMBER OF PERIMETER TREES PROVIDED	35	Trees
P.	TOTAL NUMBER OF EXTG. TREES TO BE PRESERVED ON SITE	0	Trees
Q.	TOTAL NUMBER OF NATIVE TREES REQUIRED ((K + N) X .50)	8	Trees
R.	TOTAL NUMBER OF NATIVE TREES PROVIDED	20	Trees
S.	TOTAL NUMBER OF TREES ON PLAN PROVIDED	43	Trees

XERISCAPE CALCULATIONS

Required shrubs & ground covers (30% of required interior & perimeter greenspace)	1,469.20	Sq.ft.
Shrubs & ground cover provided	1,775	Sq.ft.
Required native plant materials (25% of required shrubs & ground covers)	367	Sq.ft.
Native plant materials provided	787	Sq.ft.
Number of native trees required (50% of required trees)	8	Trees
Native trees provided	20	Trees

Qty.	Key	Botanical / common name	Size
6	Ovt-26-Hr*	Quercus virginiana/ High Rise Live oak tree	26x12", 12'ct. 8" calip mtchg. specimens
2	Mgt-20*	Magnolia grandiflora / S. Magnolia tree	20x10", 10'ct. mtchg. specimens
12	Epht*	Ilex spp / east palatka holly tree	16x7" full to base, mtchg.
5	Edt*	Elaeocarpus decipens/Japanese blueberry tree	14x6", 7'ct. conical-shaped, mtchg.
4	Cot*	Chrysophyllum oliviforme/ Satin leaf	16x7", 8'ct mtchg.
4	Cap-t	Carpentaria acuminenesis/Carpenters Palm	18-20"oa. trple. hvy. calip. mtchg.
2	Cep	Chamaedorea erumpens/Bamboo palm	5x3" multi stem mtchg.
3	Rap	Raphis excoless/ Lady palm	6'x4" hvy. mili. mtchg.
6	Cmp	Caryota mitis/ Fishtail Palm	22-24"oa. 3-5 stems max. hvy. calip.
4	Cest*	Conocarpus E. Serecius / Silver buttonwood tree	10-12' x 5"
8	Tjv-10	Trachelospermum jasminoides/ Confederate jasmine vine	8x4' trellis
220	Pm-p	Podocarpus macrophyllus pringles/ Dwarf	12" -15"3g @15"oc.
175	Cr*	Chrysobalanus icaco/ Cocoplum	24"x24" @2"oc.
60	Mgt*	Muhly Grass	18"x18" @2"oc.
72	Acc	Alcassia calif. compacta/ Dwf. Alocasia	24"3g @30"oc.
3	Ct-bm	Cordylne terminalis/ Black magic ti plant	4.5-5' hvy. multi. mtchg.
2	Ct-rs	Cordylne fruticosa/ red sister	4.5-5' hvy. multi. mtchg.
60	P-c	Philodendron congo/ Congo	18"3g @2"oc.
120	Go	Spathoglottis plicata/ Ground orchid	15"2g @18"oc.
200	Glf*	Ficus microcarpa/ Green island ficus	18"3g @15" oc.
50	Ptv	Pittosporum tobira Variegata/ Varigated pitt	15"3g @18"oc.
100	Wf*	Polypodium scop/ Wart fern	10"x1g @1' oc.
112	T-g	Tibouchina / Purple Glory groundcover	6' 1g. (28 per planter)
120	Jm*	Jasmine minima / Jasmine	10' 1g. (30 per planter)
90	Mr	Moss Rose	6" 1g. (9 per planter um)

Planting soils & mulch, see specs. & details
Sod, Empire Zoysia

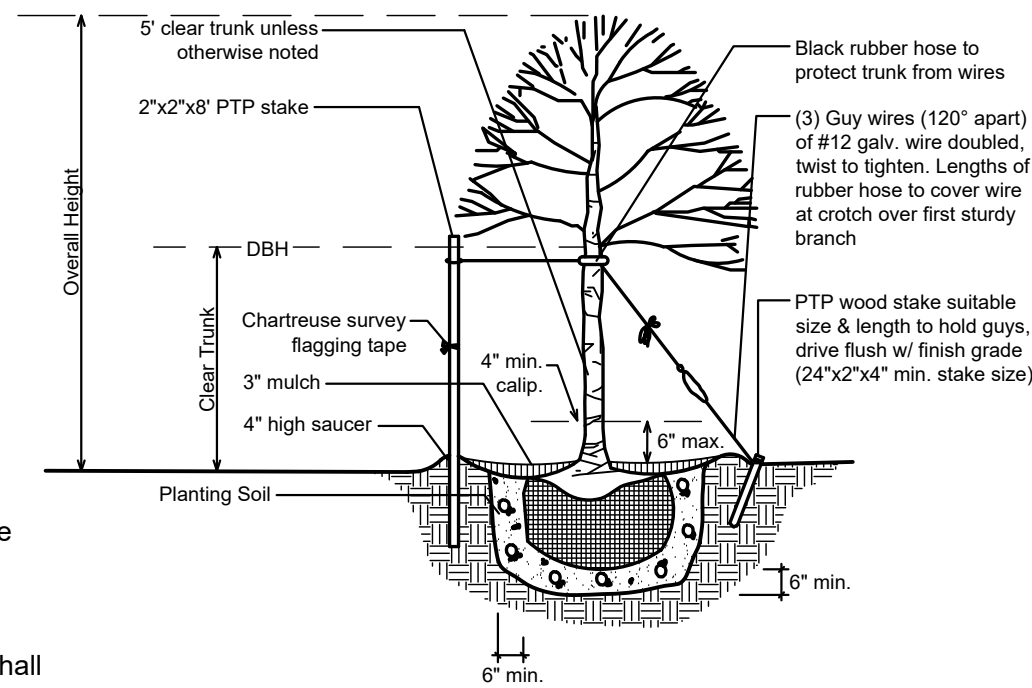
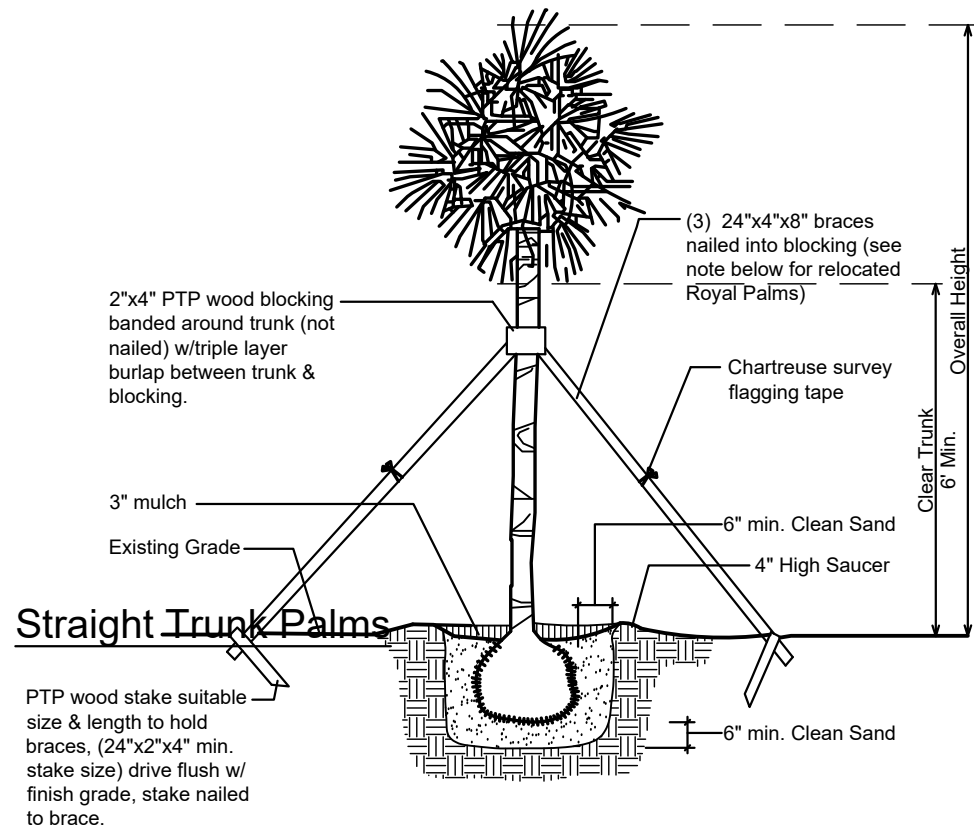
GENERAL LANDSCAPE NOTES:

- All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
- All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
- Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
- No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
- Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 40% Fl. muck % 60% existing native soils, mixed thoroughly together, clean sand. Tree's shall be installed with a minimum of 6" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 6" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix specie shall be installed with a clean well drained sand.
- Milorganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition, "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal.,and above, per manufactures recommendations.
- All tree's & palms shall be mulched with a 3ft. diameter circle. 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall be "Pine Needle", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
- All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
- All materials are to be watered-in immediately after planting, so as to remove all air pockets. BIB materials are to be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
- All tree's 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all tree's & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
- All sod shall be "Floritam", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft.. Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
- All tree's, plants & ground-covers shall be guaranteed for a period of 120 days, and all palms are for a period of one year, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner.
- The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
- The removal of "base rock" is not included in the landscape contract.
- All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.

NOTES:

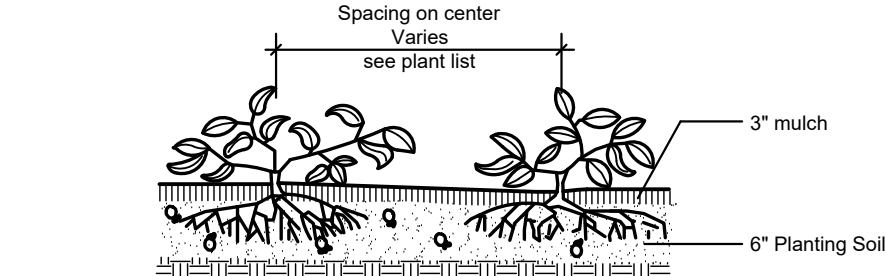
- All Trees, Shrubs & Plants used on this site shall conform to the requirements of "Low watering needs" materials as specified in the South Florida Water Management District's "Waterwise" publication.
- All proposed utility structures shall be planted on three sides with "Waterwise" Cocoplum hedges
- All landscape areas containing trees and vegetation shall be first filled with city inspected clean fill soil.
- Clean fill. All planted areas on the site shall first be filled with clean fill to a depth of one foot from the surface along the entire length of the green space, island, or landscape buffer.
- Inspection. The city shall inspect all clean fill, irrigation systems and landscape improvements prior to installation.

NOTE: All Landscape With-in Sight Triangles
Shall Provide Unobstructed Cross-visibility At A
Horizontal Level Between 30 Inches And 8 Feet,
Including Trunks From Pavement.

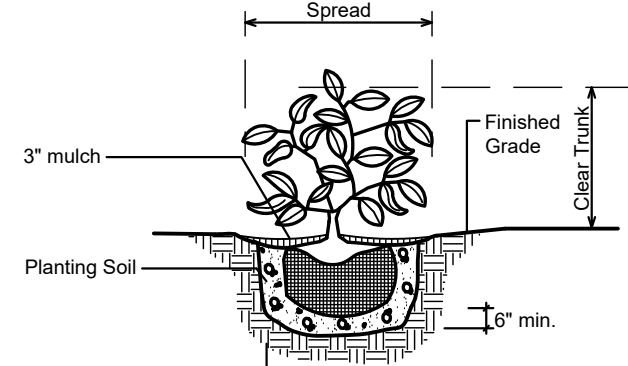


NOTE: Stake all trees up to 2' cal. @ 2 per tree. Guy all trees larger than 2' cal. Pull burlap from top of root ball. Remove all non-biodegradable materials such as wire, twine, etc. on rootball

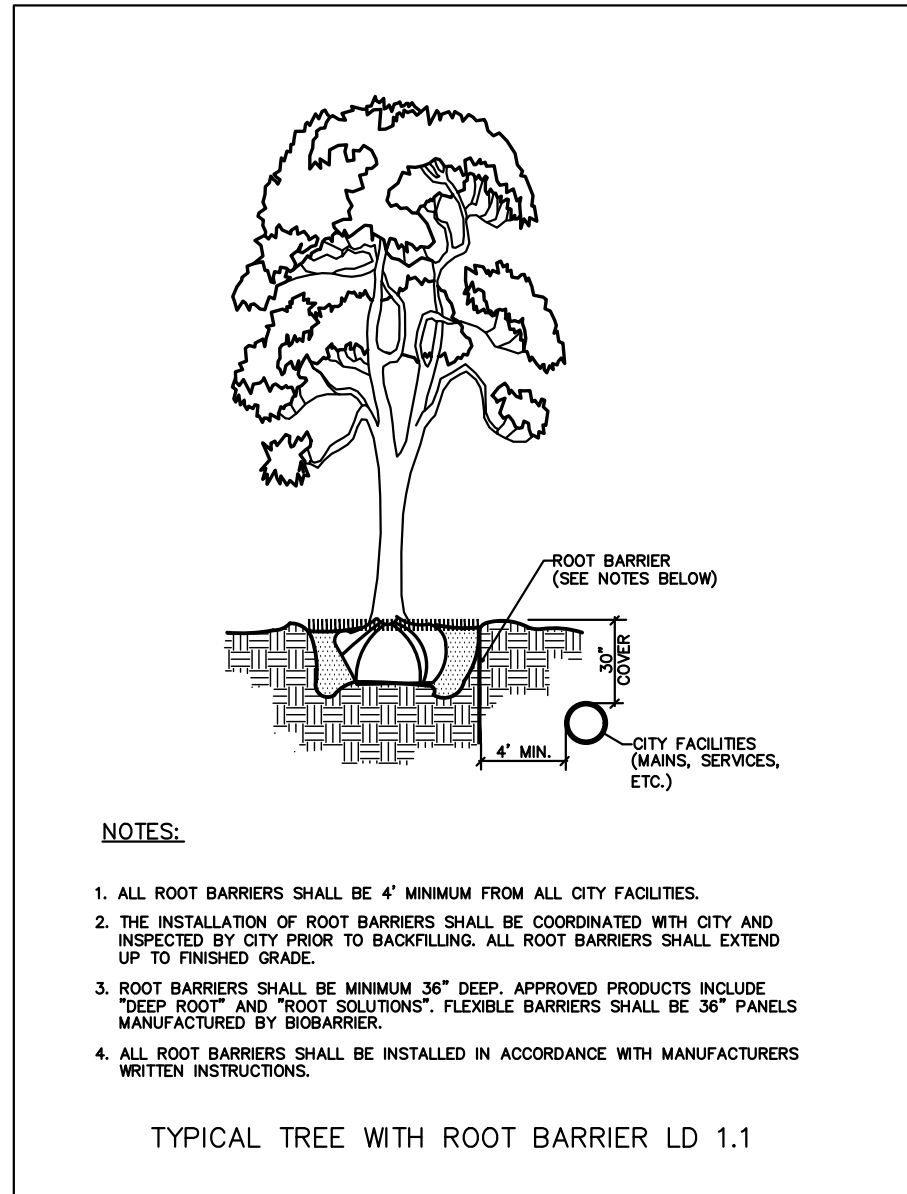
Trees



Groundcovers

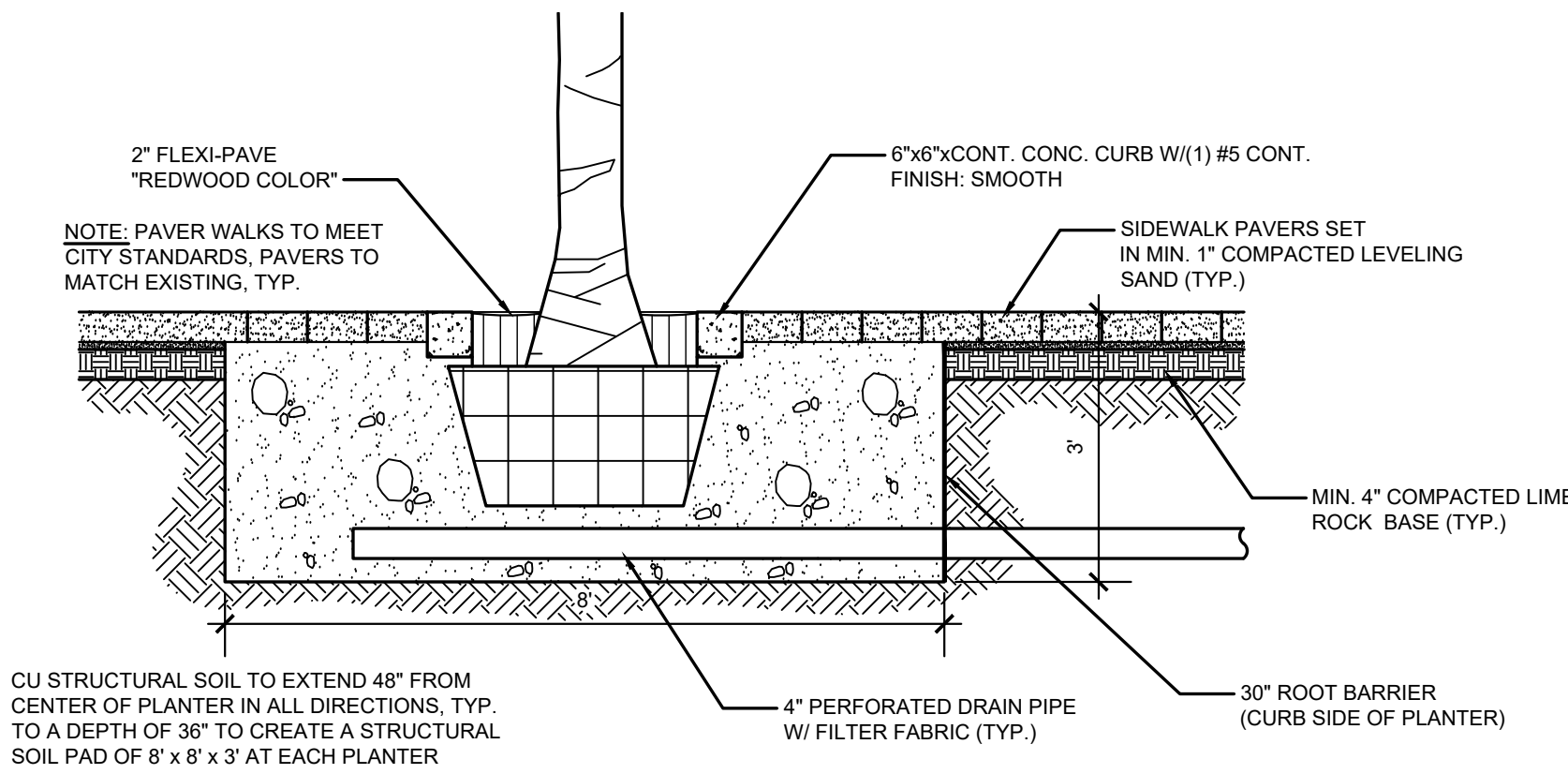


Shrubs



Any Trees or shrubs placed within water, sewer or drainage easements shall conform to Details L.D. 1.1 requirements.

Automatic Irrigation system to provide 100% irrigation coverage, with 100% overlap minimum, with a programmable controller and rain sensor. Shrub & Turf zones are to be separated. THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS



Structural Soil Detail at Planter

Material Schedule & Planting Details

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621
LA. 831

Landscape & Irrigation Plans for:
TOWNHOMES
AT 214 4TH
214 NE 4TH STREET
Delray Beach, Florida 33444

DRAWN	SKP
CHECKED	D.H.C.
DATE	2/7/18
SCALE	1/8" = 1'-0"
JOB NO.	121517
SHEET	
L-3	
OF	3 SHEETS