



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Beach Ford

Project Location: 2501 South Federal Highway

Request: Class III Site Plan Modification, Architectural Elevations, Landscape Plans

Board: Site Plan Review and Appearance Board

Meeting Date: May 8, 2019

Board Action:

Class III site plan modification, architectural elevations and landscape plan approved 4-0 (Patton, Adkins-Roof, Brewer absent).

Project Description:

The property consists of Lots 12 through 33, Block 22; all of Block 23; Lots 1 through 10 and Lots 57 through 66, Block 35; Lots 12 through 33, Block 36; together with abandoned portions of Avenue "E" and Frederick Boulevard. The area of the property measures 6.28 acres and is zoned AC with a Future Land Use Designation of GC. The property is currently vacant but was previously used as a vehicle sales and repair shop known as Ralph Buick of Delray Beach.

At its meeting of March 22, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for a three-story 239,994 square foot full service automobile dealership. The construction of this dealership has not commenced.

The proposal consists of a net increase in building area of 1,949 square feet which also results in minor façade changes primarily to the north and south sides of the building. The modification also includes minor modification to the parking area and landscaping.

Board Comments:

Board comments were not supportive of the modifications.

Public Comments:

None.

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: May 8, 2019

File No.: 2019-112-
SPM-SPR-CL3

Application Type: Class III Site Plan Modification

General Data:

Applicant/Owner: Grieco Motors, LLC

Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL

Location: 2501 South Federal Highway

PCN: 12-43-46-28-07-022-0120

Property Size: 6.28 Acres

FLUM: GC (General Commercial)

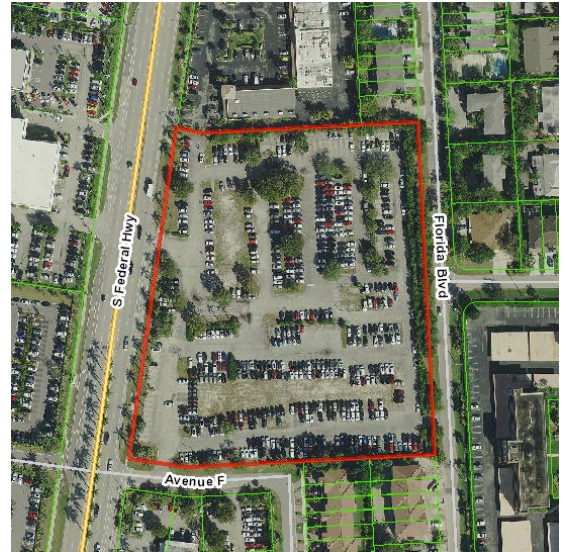
Zoning: AC (Automotive Commercial)

Adjacent Zoning:

- PC (Planned Commercial) & RM (Multiple Family Residential)(North)
- SAD (Special Activities District) & RM (South)
- RM (East)
- AC (West)

Existing Land Use: Vacant (former Ralph Buick Automotive Dealership)

Proposed Land Use: Full Service Automotive Dealership



Item before the Board:

The action before the Board is for the approval of a Class III Site Plan for Delray Ford, pursuant to Land Development Regulations (LDR) Section 2.4.5(G). This application includes:

- ☐ Site Plan Modification
- ☐ Landscape Plan
- ☐ Architectural Elevations

Recommendation:

Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, 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 the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.

Notes:

1. The parking data table be revised to reflect the correct number of parking spaces required prior to site plan certification.

Background:

The property consists of Lots 12 through 33, Block 22; all of Block 23; Lots 1 through 10 and Lots 57 through 66, Block 35; Lots 12 through 33, Block 36; together with abandoned portions of Avenue "E" and Frederick Boulevard. The area of the property measures 6.28 acres and is zoned AC with a Future Land Use Designation of GC. The property is currently vacant but was previously used as a vehicle sales and repair shop known as Ralph Buick of Delray Beach.

Project Planner:

Scott Pape, Principal Planner;
pape@mydelraybeach.com,
561-243-7321

Review Dates:

SPRAB Board:
May 8, 2019

Attachments:

1. Site Plans
2. Architectural Elevations
3. Landscape Plans



At its meeting of March 22, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for a three-story 239,994 square foot full service automobile dealership. The construction of this dealership has not commenced.

Now before the Board for consideration is a Class III Site Plan application to modify the approved site plan.

Project Description:

The development proposal consists of the following:

- A net increase in the building area of 1,949 square feet;
- Modification of the parking area;
- Landscape changes; and
- Minor façade changes.

Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request

LDR Section 4.3.4(K) Development Standards Matrix – Nonresidential Zoning Districts:

Please note the Land Development Regulations (LDR) Section 4.3.4 - Development Standards Matrix for *Non-Residential Zoning Districts* and Section 4.4.10(F)(2) which apply to **AC (Automotive Commercial)** zoning districts:

		Standard	Provided
Open Space		25%	25%
Minimum Setback	North	0' (Side interior)	237'
	South	0' (Side interior)	55'
	West	15' (Front)	138'
	East	10' (Rear)	73'
Building Height		48'	48'
Minimum Lot Frontage		125'	575'
Minimum Lot Width		125'	575'
Minimum Lot Depth		200'	429'
Minimum Lot Area		1.5 acres	6.28 acres

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Pursuant to LDR Section 4.6.9(C)(3)(f), vehicle sales and rental, shall provide 4 spaces per 1,000 sq. ft. of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR Section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provide 4.5 spaces per 1,000 sq. ft. of gross floor area. The proposed automotive dealership consists of 53,470 square feet of floor area, which requires 214 parking spaces. The development complies with this requirement since 428 surface parking spaces are provided. The automobile dealership is required to reserve 158 of these parking spaces for customer/employee/service parking. The development complies with this requirement since 163 spaces are reserved for this purpose. The parking data table on the site plan indicates that 216 parking spaces are required. A note is attached that the parking data table be revised to reflect the correct number of parking spaces required.



Landscape Analysis

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The changes to the approved landscape plan occur on the north and south sides of the building due to the reconfiguration of the landscape islands. The modification is minor and does not significantly impact the aesthetics of the development and continues to comply with the landscape requirements.

Architectural Elevations and Aesthetics

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered, by the SPRAB, 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.

Due to the interior reconfiguration of the floor plan and locations of service, storage, and repair facilities, the locations of the overhead doors were modified on the north and south elevations. These two elevations are not visible from Federal Highway or does not impact adjacent residential or commercial uses. Thus, a positive findings with respect to LDR Section 4.6.18(E) is made.

Review by Others:

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

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations that have requested notice of developments in their areas:

- Captain's Walk
- Eastview Village
- Tropic Bay
- Tropic Harbor
- Tropic Isle Civic Association
- Tropic Palms
- Pelican Harbor
- Pelican Pointe

Public Notices:

No public notice is required for Class III Site Plan Modification applications. Letters of objection, if any, will be presented at the SPRAB meeting.

Assessment and Conclusion

The site plan modification is associated with the construction of a three-story structure to be used as a full-service automobile dealership. It will replace an underutilized property that has had a blighted appearance to the corridor. This use is consistent with the Future Land Use designation and uses permitted within the zoning district. The project is consistent with the policies of the Comprehensive Plan and Land Development Regulations.



Alternative Actions:

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by electing to continue with direction.
- B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, 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 the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.
- C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Delray Ford, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(G), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.



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 adequately provided to the site and will remain as the site is not proposed to be redeveloped with the subject request.

Streets and Traffic: The traffic analysis report for the proposed use indicates a net decrease of 170 trips per day. The proposal has been reviewed by Palm Beach County Traffic Engineering and determined that it meets the Traffic Performance Standards of Palm Beach County. Therefore, a positive finding can be made.

Parks and Recreation Facilities: It is noted that the park impact fee is not applicable to the subject request as it does not include a residential component.

Solid Waste: The change in use will not significantly change the solid waste generation. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047.

Drainage: Drainage will not be affected by the proposed modification.

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.

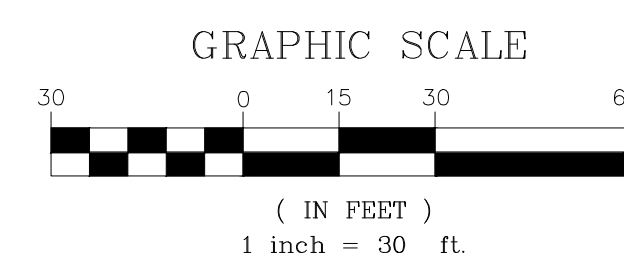
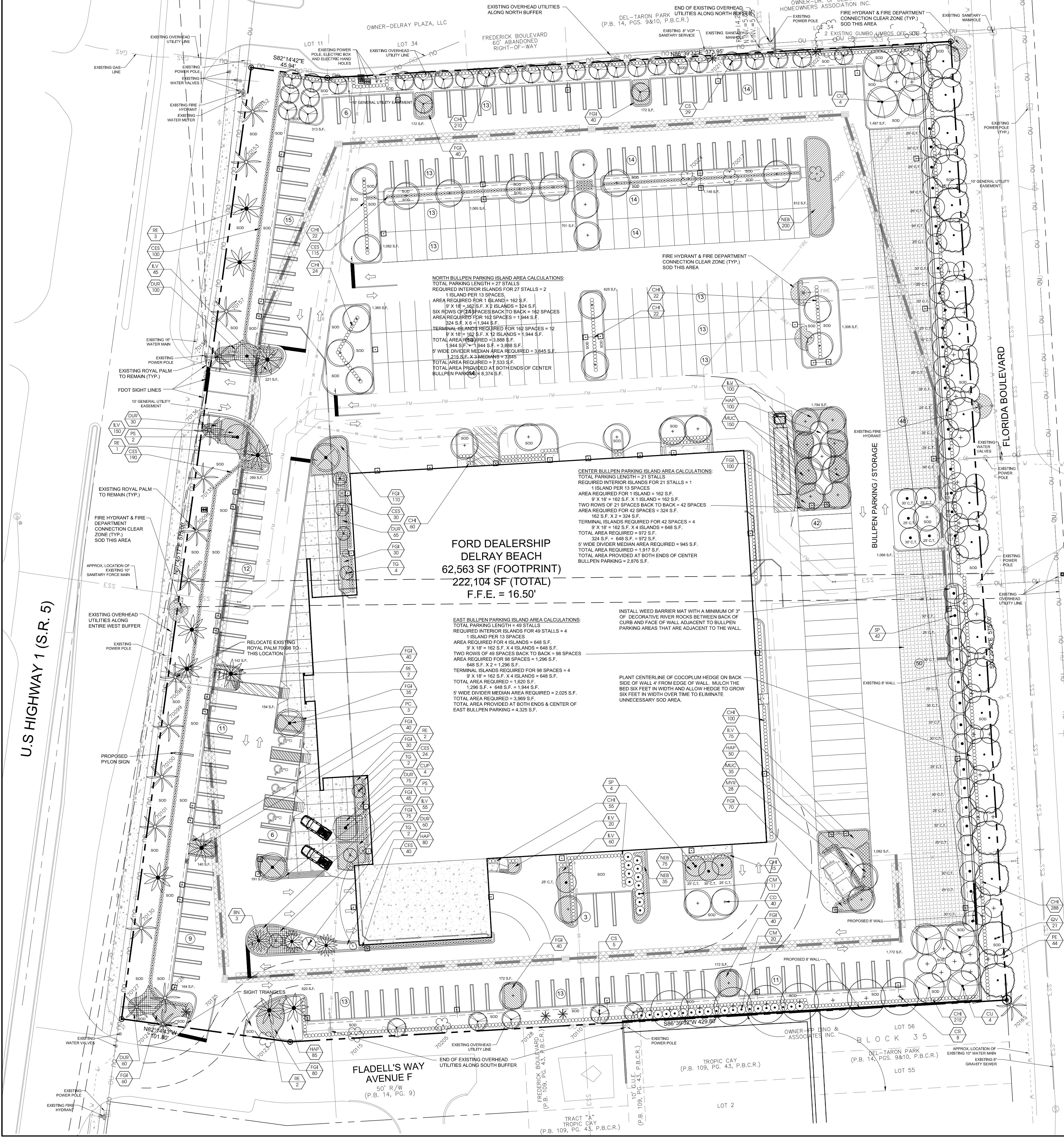
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- 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

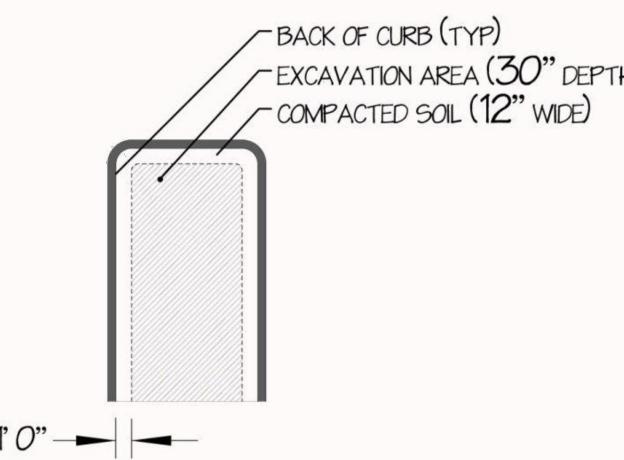


- ### General Notes
1. All utility boxes and structures, air conditioners, etc., not currently known or shown on the plan, shall be screened with Cocoplum plants on all sides. Size of plants shall be the same as specified in the Plant List.
 2. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #8 of the landscape specifications is not appropriate for site conditions, the soil mixture shall be revised for this site's conditions. The Contractor shall notify the Owner and Landscape Architect of the poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 3. All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
 4. All required landscape improvements must be inspected and approved by the City of Delray Beach prior to the issuance of a Certificate of Occupancy.
 5. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' on new (proposed) plantings.
 6. Planting adjacent to fire hydrants shall have a minimum clear radius of 7.5' front and sides and 4' in the rear as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants.
 7. No plant substitutions can be made without Owner's and the City of Delray Beach's approval.
 8. Trees and palms shall have limbs or foliage trimmed in such a manner that no limbs or foliage extend into the sight visibility triangle between three (3) feet and six (6) feet measured above the grade level.
 9. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12' buffer from the inside of curb or pavement. A suitable planting soil mixture of fifty/fifty (50/50), sixty/fifty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect (see specifications), shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. See detail below.
 10. Refer to the specifications for planting soil requirements.
 11. Any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details LD.1.1 & LD.1.2. See details on detail sheet.

Irrigation Statement

The irrigation source shall be reclaimed water if available; if not it will either be potable water or a well. All planting areas shall be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. The irrigation system shall be continuously maintained in working order. An automatic Rain sensor shall be placed on-site as part of the required irrigation system. Shop drawings shall be submitted by the irrigation contractor for approval prior to installation.

PLANT LIST							
QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
TREES							
40	CD*	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	16' x 7', 3" CAL.	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
8	CR*	CLUSIA ROSEA	PITCH APPLE	16' x 7', 3" CAL.	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
34	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	10' x 6', 3" CAL.	A.S.	FULL CANOPY, LIMB UP 4', MULTI-STEM	LOW
8	CU*	COCCOLOBA UNIFERA	SEAGRAPE	16' x 7', 3" CAL.	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
44	PE*	PINUS ELLIOTTI	SLASH PINE	16' x 7', 3" CAL.	A.S.	FULL CANOPY, 4.5' C.T. MIN.	LOW
21	QV*	QUERCUS VIRGINIANA	LIVE OAK	16' x 7', 3" CAL.	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
8	TG	TIBOUCHINA GRANULOSA	TIBOUCHINA STANDARD	8' x 4', 1" CAL.	A.S.	FULL CANOPY, LIMB UP 3'	LOW
SMALL ACCENT TREES							
3	PC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	12' C.T.	A.S.	CLEAN SYMMETRICAL FAT STRAIGHT TRUNKS, MATCHED	LOW
3	PS	PHOENIX SYLVESTRIS	WILD DATE PALMS/SYLVESTER	12' C.T.	A.S.	CLEAN SYMMETRICAL FAT STRAIGHT TRUNKS, MATCHED	LOW
3	BN	BISMARCKIA NOBILIS	BISMARCK PALM	16' C.T.	A.S.	FAT STRAIGHT TRUNKS, MATCHED	LOW
10	RE*	ROYSTONIA ELATA	FLORIDA ROYAL PALM	16' C.T.	A.S.	FAT STRAIGHT TRUNKS	LOW
46	SP*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK TRUNKS	LOW
LARGE HEDGE							
31	CM	CARYOTA MITIS	FISHTAIL PALM	15' O.A.	5' O.C.	FULL TO BASE	MEDIUM
SHRUBS / GROUND COVERS							
433	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
1,033	CH*	CHRYSOBALANUS ICADO	COCCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
6	CLP	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	#3.5, 14' x 2'	A.S.	FULL & THICK, MATCHED, SPECIMENS	LOW
450	DUR	DURANTA ERECTA	GOLDEN DEWDROP	#3, 1' x 1.5'	2' O.C.	FULL & THICK	MEDIUM
875	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3, 1' x 1.5'	2' O.C.	FULL & THICK	MEDIUM
315	HAP*	HAMELIA PATENS	FIREBUSH	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
505	ILV*	ILEX VOMITORIA	DWARF YALPON HOLLY	#3, 1' x 1.5'	2' O.C.	FULL & THICK	LOW
185	MUC*	MULLENBERGIA CAPILLARIS	MULHY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
28	MYR*	MYRTANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	LOW
310	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 1' x 1'	2' O.C.	FULL & THICK	LOW
SOD	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS.	MEDIUM
* = FLORIDA NATIVE							



Tree Replacement Note

All trees which are to be preserved and do not survive shall be replaced by a tree of equal size or an equivalent number of trees based on trunk diameter (DBH).

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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Bowman CONSULTING

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LANDSCAPE PLAN

DELRAY BEACH FORD

2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33443

LANDSCAPE PLAN
DELRAY BEACH FORD
2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33443

PROJECTNO
CITY PROJECT NUMBER

Seal: [Professional Seal]

Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d,
Stuart, Florida 34994
(772) 344-2340 LC: 26000198

Name: Jeffrey W. Smith, R.L.A.
License #: LA0001635

PLAN STATUS		
12-23-2016	11-21-16 City Comments	
1-17-2017	12-29-16 City Comments	
8-11-2017	New Building & Layout	
9-27-2017	New Building & Layout	
1-19-2018	City Comments & New Base	
2-6-2018	New Base	
2-26-2019	New Base	
3-20-2019	City Comments & New Base	

DATE	DESCRIPTION	
JWS	JS	JWS
DESIGN	DRAWN	CHKD

SCALE: H:
V:

JOB No. CDG 16-1003
BOWMAN 010463-01-001

DATE: 11/8/2016

FILE No.

SHEET L-1 OF 3



Exterior Building Elevation : NORTH VIEW

Scale : 1/16" = 1'-0"

05



Exterior Building Elevation : SOUTH VIEW

Scale : 1/16" = 1'-0"

04



Exterior Building Elevation : WEST VIEW

Scale : 1/16" = 1'-0"

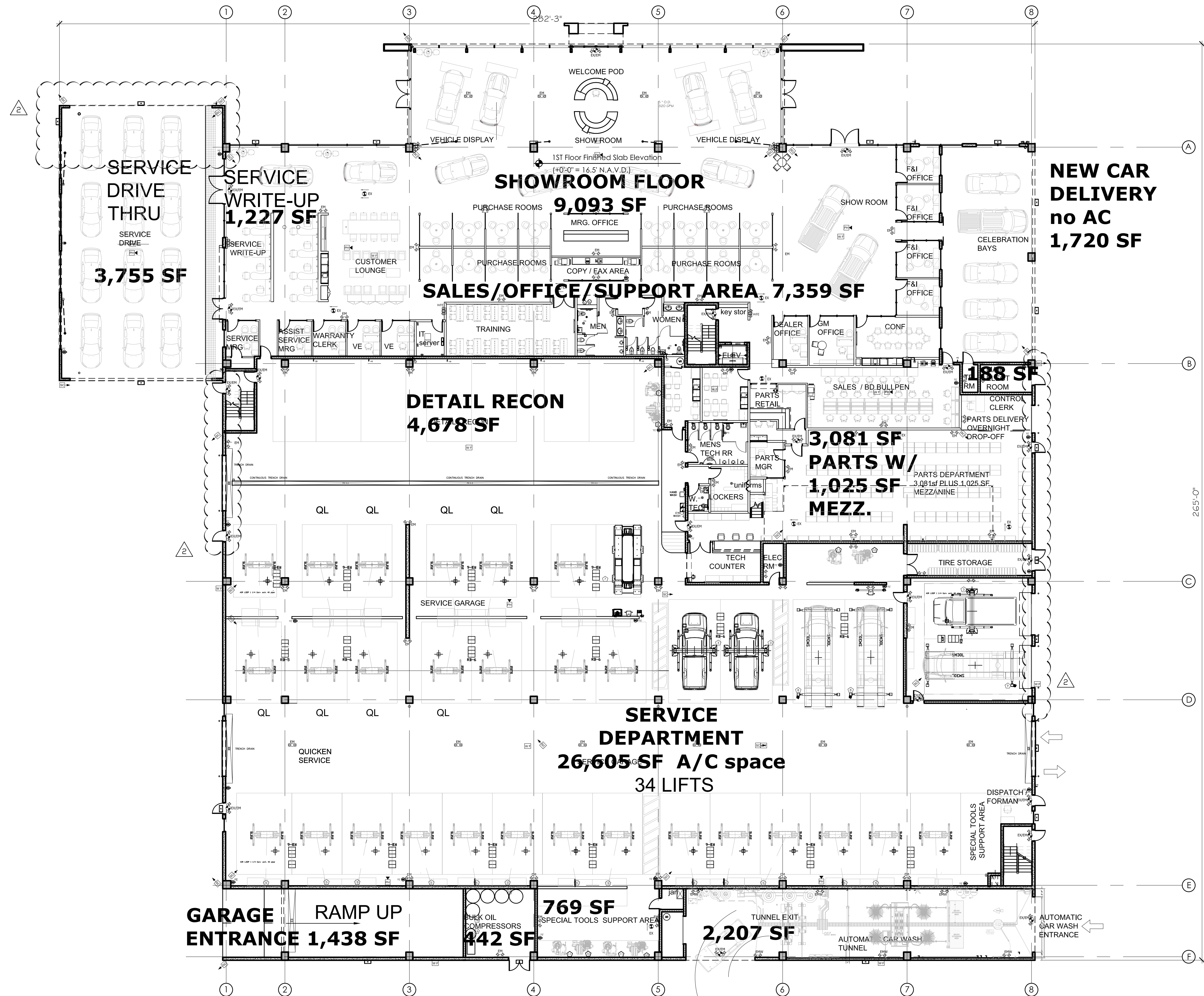
02



Exterior Building Elevation : EAST VIEW

Scale : 1/16" = 1'-0"

01



GROUND LEVEL FOOTPRINT = 62,563 SF
BREAKDOWN BY AREA:

SHOWROOM	9,093 SF
OFFICE/SALES	7,360 SF
SERVICE WRITE UP	1,227 SF
SERVICE DRIVE THRU	3,755 SF
NEW CAR DELIVERY	1,720 SF
DETAIL / RECON	4,678 SF
PARTS DEPT.	3,081 SF
SERVICE GARAGE	26,605 SF
SPECIAL TOOLS	769 SF
ELEC/TEL. ROOM	188 SF
GARAGE RAMP	1,438 SF
OIL COMPRESSORS	442 SF
CAR WASH	2,207 SF

GROUND FLOOR TOTAL AREA = 62,563 SF
PARTS MEZZANINE = 1,025 SF

SECOND LEVEL
PARKING GARAGE
PARKING SPACES 199 SP

THIRD LEVEL
PARKING GARAGE
PARKING SPACES 199 SP

FORTH LEVEL
PARKING GARAGE
PARKING SPACES 202 SP

TOTAL FLOORS BUILDING AREA 222,104 SF
TOTAL MEZZANINE AREA 1,025 SF
TOTAL GARAGE PARKING 600 SP

ON SITE GROUND PARKING 428 SP
TOTAL GARAGE PARKING 600 SP
TOTAL PROJECT PARKING SPACES 1028 SP

JURISDICTION: CITY OF DELRAY BEACH, FL

WATER /WASTEWATER SERVICE PROVIDER: CITY OF DELRAY BEACH, FL

REFER TO CIVIL SHEET C-2 FOR SITE AND ZONING INFORMATION

CURRENT APPLICABLE CODE(S): 6TH EDITION
2017 FLORIDA BUILDING CODE
PALM BEACH COUNTY WITH ALL
STATE & LOCAL AMENDMENTS
FLORIDA ACCESSIBILITY CODE 2017
FLORIDA ENERGY CONSERVATION 2017
FLORIDA FUEL GAS CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA TEST PROTOCOLS CODE 2017
NATIONAL ELECTRICAL CODE 12th ed 2014
FLORIDA FIRE PREVENTION CODE 6TH ED

NFPA CHAPTER 38 NEW BUSINESS & 42 STORAGE OCCUPANCIES

BLDG OCCUPANCY: GROUP B: OFFICE / STORAGE
GROUP S-1: AUTO SERVICE / PARTS DEPT
GROUP S-2: OPEN AIR PARKING GARAGE

PARKING GARAGE IS NOT OPEN TO THE PUBLIC AND SHALL COMPLY WITH
FBC SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

TYPE OF CONSTRUCTION: TYPE II A. WITH ALLOWABLE AREA INCREASES
(100% FULLY FIRE SPRINKLER)

FIRE SPRINKLERS WILL BE PROVIDED
FIRE ALARM WILL BE PROVIDED
FIRE SEPARATIONS WILL BE PROVIDED TO MEET CODE
NUMBER OF STORIES: TOTAL = 4 STORIES

ALL CODE ISSUES AND REQUIREMENTS WILL BE ADDRESSED DURING
CONSTRUCTION DOCUMENT PERMIT WORKING DRAWINGS

CONSULTANT

STATE OF FLORIDA
REGISTERED ARCHITECT

Gregory B. Molina
FL REG. # AR 93354
DATE: 01-18-19

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AA26002322

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DELRAY BEACH FORD
2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33483

PALM BEACH COUNTY

CITY OF DELRAY BEACH

DRAWING ISSUE DATES:

1	12-22-16: CITY COMMENTS
2	01-18-19: CORD. REV

FLOOR PLAN
GROUND LEVEL

SHEET

A- 2.1

PROJECT 161020
DATE 01-18-19
PERMIT NO.

