



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Village Square Homes Phase III

Project Location: Between SW 12th Avenue and SW 13th Avenue and SW 8th Street and SW 10th Street

Request: Class IV Site Plan Modification, Architectural Elevations, Landscape Plans, and Internal Adjustments

Board: Site Plan Review and Appearance Board

Meeting Date: July 10, 2019

Board Action:

Approved with a 6-0 vote on the following request: Class IV Site Plan, Architectural Elevations, Landscape Plans and Internal Adjustments for LDR Section 4.6.6(F)(3)(a)(3): Side (interior) setback-one and two story and Section 4.4.6(F)(3)(b)-Setbacks for garages facing an alley. (Vlad Dumitrescu recused)

Project Description:

Village Square Homes is a three-phase project with Phase I and II completed and constructed. Phase III is 3.07 acres and is the subject of the site plan modification. The parcels that make up Phase III are located between SW 12th and 13th Avenue and SW 8th and SW 10th Streets, also known as Lots 1-10 and Lots 12A-18B of the previously mentioned plat. The project area is in the Multiple Family Residential (RM) zoning district within the Carver Estates Overlay District and has a Future Land Use Map (FLUM) designation of Transitional (TRN). On April 15, 2019, The Planning and Zoning Board recommended approval to allow a modification of the Conditional Use approval to allow an increase for a previously approved density of 13.91 du/ac to 15.51 du/ac within the Carver Estates Overlay District. The increase in dwelling units is located in Phase III of the previously approved Village Square Homes development. There are no changes proposed for the Phases I and II. On May 21, 2019, the City Commission approved the modification of the Conditional Use approval by Resolution No. 109-19 to permit a density of 15.51 du/ac.

The applicant proposes to construct 54 fee-simple workforce housing townhomes within the Carver Estates Overlay District. There are twelve 1,469 sf, 2-bedroom units that are 2-stories, six 1,366 sf, 3-bedroom units that are 2 stories and thirty-six 1,667 sf, 3-bedroom units that are 3-stories. Each townhouse has a two-car garage and two parking spaces provided in the driveway and, at a minimum, a front porch for outdoor gathering. The units face towards the adjoining streets and back onto a private alley. There is a centralized common area that has a pool and playground area and common open space areas provided between and within the front yards of each 6-unit townhouse row for passive recreation. In addition to the on-site parking, there are 48 on-street parallel parking space provided around the perimeter of the project area.

As shown in the attached staff report, the development consists of townhomes that exceed the minimum required square footage and meet parking requirements. The multiple family residential use is compatible with the surrounding properties. The architectural style of the townhomes will be aesthetically pleasing, a visual asset. The applicable performance

Appealable Item Report

standards of Section 4.4.6 have been met. Additionally, the development is consistent with the policies of the Comprehensive Plan and can be found consistent with Chapter 3 of the Land Development Regulations.

Board Comments:

Board comments supportive of the requests.

Public Comments:

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

Associated Actions:

The proposed development is required to be platted.

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: July 10, 2019

File No.: 2019-100-SPM-SPR-
CL IV

Application Type: Class IV Site Plan Modification,
Landscape Plan, Architectural Elevations and Internal
Adjustments– Village Square Homes Phase III

General Data

Agent: Mark Rickards, Kimley-Horn

Applicant/Owner: Delray Beach Housing Authority

Location: Phase III of Village Square Homes (Refer to
map at right).

PCN:12434620810180020 and associated parcels

Property Size: 3.07 Acres

FLUM: Medium Density (MD)

Zoning: Multiple Family Residential (RM)

Adjacent Zoning:

- North: RM
- South: Industrial (I)
- East: RM
- West: Light Industrial (LI)

Existing Land Use: Vacant land platted for single family
and duplex units.

Proposed Land Use: Multiple Family Residential- 54
Townhomes-Workforce Housing

Item before the Board:

The action before the Board is the consideration of a
Class IV Site Plan application for **Village Square Homes
Phase III** pursuant to LDR Section 2.4.5 (G), including the
following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations
- ☐ Internal Adjustments:
 - LDR Sec. 4.4.6(F)(3)(a)(3): Side(Interior)
Setback-One and Two Story
 - LDR Sec. 4.4.6(F)(3)(b): Setback for garages
facing an alley



Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of file number 2019-100, a Class IV Site Plan Modification, Landscape Plan, Architectural Elevations and Internal Adjustments for Village Square Homes Phase III 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(G)(5), 2.4.5(I)(5), 2.4.7(C)(5), 4.6.18(E), 4.6.16, and Chapter 3 of the Land Development Regulations.

Project Planner:

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

Review Dates:

SPRAB: July 10, 2019

Attachments:

- 1.Site Plans
- 2.Elevations
- 3.Landscape Plan



3. Move denial of file number 2019-100, a Class IV Site Plan Modification, Landscape Plan, Architectural Elevations and Internal Adjustments for Village Square Homes Phase III, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(5), 2.4.5(I)(5), 2.4.7(C)(5), 4.6.18(E), 4.6.16, and Chapter 3 of the Land Development Regulations.

Notes:

1. Prior to site plan certification, all references noting the units as “apartments” shall be revised to read “townhouse”.
2. Prior to site plan certification, the Base Building Elevations per Ordinance 02-19 shall be noted on the site plan and on the elevations.
3. Prior to site plan certification, a note shall be added to the plans that no end unit shall exceed 2 stories.
4. Prior to site plan certification, provide a sidewalk from the interior walk system to the entrance walk of the recreation area near the parallel parking area.
5. Prior to building permit issuance, the development must be platted.
6. Prior to building permit issuance, draft Homeowner Association documents shall be submitted for review by Planning and Zoning. The documents shall note that one garage space must be reserved for vehicle parking.
7. Prior to building permit issuance, speed deterrent locations and details along the rear alley shall be included in the engineering plan set.
8. Prior to building permit issuance, proposed street lighting shall be provided on the engineering plan set.

Assessment and Summary:

The property consists of 3.07 acres and is zoned RM (Multiple Family Residential). The development consists 54 workforce housing townhomes that exceed the minimum required square footage and meet parking requirements. The multiple family residential use is consistent with the surrounding properties. The proposed density was approved through a Conditional Use. The architectural style of the townhomes will be aesthetically pleasing, a visual asset and is compatible with existing developments on adjacent properties. The applicable performance standards of Section 4.4.6 have been met.

Background:

Village Square Homes is a three phase project with Phase I and II completed and constructed. Phase III is 3.07 acres and is the subject of the site plan modification. The original development consisted of 18.18 acres and was platted as Village Square at Delray Beach in PB 118, PG 122, all of the public records of Palm Beach County. The parcels that make up Phase III are located between SW 12th and 13th Avenue and SW 8th and SW 10th Streets, also known as Lots 1-10 and Lots 12A-18B of the previously mentioned plat. The project area is in the Multiple Family Residential (RM) zoning district within the Carver Estates Overlay District and has a Future Land Use Map (FLUM) designation of Transitional (TRN).

On July 18, 2011, the Planning and Zoning Board recommended approval to allow an increase in residential density above the allowable 12 dwelling units per acre (du/ac) to 13.91 du/ac pursuant to the City's Family/Workforce Housing Program for a 253-unit development known as Village Square. Multiple family residential developments may exceed 12 units per acre, up to a maximum of 24 units per acre within the Carver Estate Overlay District defined in Section 4.5.11, subject to the provisions of Section 4.4.6(I) and Article 4.7. On August 2, 2011, the City Commission approved the conditional use for a density of 13.91 du/ac.

On June 13, 2012, the Site Plan Review and Appearance Board approved the Village Square Development Class V Site Plan for 253 residential units that included Landscape Plans and Architectural Elevations. Phase I was the construction of a three-story rental building and amenities targeted for senior living; Phase II was the construction of a clubhouse and six three-story rental buildings with a mix of six one-bedroom units, 66 two-bedroom units, 48 three-bedroom units and 24 four-bedroom units for a total of 144 rental units at rent significantly below current market rates; Phase III proposed the construction of 11 three-bedroom single family homes and 14 three-bedroom duplex units that would be available for purchase.

On April 15, 2019, The Planning and Zoning Board recommended approval to allow a modification of the Conditional Use approval to allow an increase for a previously approved density of 13.91 du/ac to 15.51 du/ac within the Carver Estates Overlay District. The increase in dwelling units is located in Phase III of the previously approved Village Square Homes development. There are no changes proposed for the Phases I and II. On May 21, 2019, the City Commission approved the modification of the Conditional Use approval by Resolution No. 109-19 to permit a density of 15.51 du/ac.

Project Description:

The applicant has submitted a Class IV Site Development plan to construct 54-fee simple workforce housing townhomes within the Carver Estates Overlay District. There are twelve 1,469 sf, 2-bedroom units that are 2-stories, six 1,366 sf, 3-bedroom units that are 2 stories and thirty-six 1,667 sf, 3-bedroom units that are 3-stories. Each townhouse has a two-car garage and two parking spaces



provided in the driveway and, at a minimum, a front porch for outdoor gathering. The units face towards the adjoining streets and back onto a private alley. There is a centralized common area that has a pool and playground area and common open space areas provided between and within the front yards of each 6-unit townhouse row for passive recreation. In addition to the on-site parking, there are 48 on-street parallel parking space provided around the perimeter of the project area.

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.

Section 4.3.3(O)-Special Requirements for Specific Uses: Townhouses and Townhouse Type of Development.-

Per Section 4.3.3(O)(2), each townhouse, or townhouse type, development shall be platted with a minimum designation of the interior street system as a tract. The development proposes the rear alley to be a platted tract. **Prior to building permit issuance, the development must be platted.**

Per Section 4.3.3(O)(3), setbacks shall be measured as follows:

- (a) Setbacks from the perimeter of the overall project shall be as established by the base zone district requirements.
- (b) Setbacks interior to the project shall be measured from the platted street system. This development proposes a private alley tract to which the rear setback shall be measured.

TABLE 1

| Minimum Building Setbacks (Perimeter) | | |
|--|--|---|
| Setback Standard | Required per 4.4.6(F) Multi-Family development in Carver Estates Overlay District. | Provided |
| Front (SW 12 th /13 th Avenues) | 15-ft. | 15-ft. |
| Side Street (SW 8 th /10 th Streets) | 15-ft. | 21-ft. |
| Minimum Building Setbacks(Interior) per 4.4.6(F) *Internal Adjustment Request | | |
| Rear (Private alley with garages) | 20-ft. for garage | *19.1-ft |
| Side (Interior): Two-story | 10-ft. from interior lot lines between units | *Zero-ft. with 15-ft. open space between units(end units have a zero lot line status) |
| Porch Encroachment permitted | No greater than 5-ft into front setback and encroachment cannot occupy more than 50-ft of the building frontage | 40 linear feet of 5-ft porch encroachment (typical) |

The property is located in the RM Zoning District. Section 4.4.6(F)(3) has specific setbacks for multi-family developments in the Carver Estates Overlay. As shown in the table above, the proposed development meets the perimeter building setback requirements for multi-family buildings. The rear garage setback and the two-story side interior setback are subjects of internal adjustment requests.



The applicant has requested an internal adjustment for the interior side lot line setback between buildings and for the rear building setback distance between the alley and the garage.

Per LDR section 2.4.7(C)(1) **Internal Adjustments** involves the lessening, or a total waiver, of those development standards which affect the spatial relationship among improvements on the land. An adjustment shall only be considered during the site and development plan review process and shall be only for requirements which do not pertain to, or affect, standards that apply to the perimeter of an overall development proposal (plan). An adjustment may be granted by the body or board which is empowered to approve or deny the site and development plan.

Per LDR Section 2.4.7(C)(5) Findings. Concurrent with granting relief from a development standard or regulation, the granting body must find that such relief does not diminish the practical application of the affected regulation (requirement) and that by granting such relief a superior development product will result.

The required distance between two multi-family two-story end units is 10 feet from the interior lot line. The applicant has provided a distance of zero-feet between the interior lot line and the end units and a fifteen-foot wide open space area between each townhouse row. Notwithstanding the distance from the lot line, the total distance between two story units is 15-feet, lacking 5-feet of separation to meet the intended separation distance of 20-feet. The maximum relief requested is 10-feet in relation to the interior lot lines, but in essence, the maximum relief of distance between buildings is 5-feet. In areas of higher density it is not uncommon to have building closer together and the architect has designed the buildings so there are no first floor windows on the building sides where the green corridors are located. Staff supports the internal adjustment as the open space tracts resulting from the utilization of the internal adjustment create usable green corridors away from the perimeter streets and alley for all of the residents to utilize. Additionally, the applicant is proposing front porches on each unit to provide additional outside gathering area. Granting this relief from Section 4.4.6(F)(3)(a)(3); interior side setbacks, does not diminish the practical application of the affected regulation and by granting such relief a superior development product will result with additional common area green space and front porches for all units. **Prior to site plan certification a note shall be added to the plans that no end unit shall exceed 2 stories.**

The required distance between the garage and the alley is 20-feet and the applicant has provided a distance of 19.1-feet for the 18 interior units of each townhome row. In order to provide for the required building offsets and the common arched sidewalk, a common element of all the townhouse rows, the applicant is requesting a 0.9-feet relief of setback distance between the alley tract line and the garage. The intent of the setback distance is to provide for vehicle parking in the driveway without encroaching into the public right-of-way. Although the alley is not public, the intent is to keep parked vehicles out of the travel lanes. The 19.1' driveways are longer than the standard 18-foot city parking space. The maximum relief requested is 0.9-feet. Staff supports the internal adjustment as the driveway space provides ample area to pull off the alley and park without encroachment. Additionally, the applicant is constructing 48 offsite parallel parking spaces around the perimeter of the development. Granting this relief from Section 4.4.6(F)(3)(b); Setback for garages facing an alley, does not diminish the practical application of the affected regulation and by granting such relief a superior development product will result with additional parking around the perimeter of the development.

Sections 4.3.3(O)(4)(a)-(d): Design Standards

- a) No more than two townhouses may be constructed without providing a front setback of no less than 4' offset front to rear.

The purpose of this requirement is to prevent a long linear appearance. Each townhouse row consists 6 units. The two interior units within each townhouse row have like front setbacks. Each unit out from the two interior units have a minimum 4-foot offset from the adjoining unit.

- b) No townhouse row shall consist of more than 8 units or a length of 200'.

The townhouse row consists of 6 units and is approximately 115-feet in length.

- c) Service features, garages, parking areas, and entrances to dwelling units shall, whenever possible, be located on a side of the individual lot having access to the interior street. Walkways should be designed to connect dwelling units with each other and connect each dwelling unit with common open space.

The development has a perimeter of existing streets, therefore only the rear alley would be considered an interior street.



The garages are located on the side having access to the interior street. Each townhouse row has a common sidewalk to which all of the units connect. The common sidewalk then ties into the perimeter sidewalk, including the common areas.

- d) Not less than 25% of the total area, less water bodies, shall be usable open space, either for recreational or some other suitable purpose, public or private.

The Village Square Homes development provided recreational open fields in Phases I and II. Phase III is providing a pool and playground as well as open grass area. The open space area provided for Phase III is greater than 25%.

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

TABLE 2

| RM Zoning Standards | | |
|--|--------------------------------------|---------------------|
| Building Setbacks (min.): | Required | Proposed |
| Front (SW 12 th Ave/SW 13 th Ave) | See Table 1 | See Table 1 |
| Side Street (SW 8 th /10 th Streets) | See Table 1 | See Table 1 |
| Rear | See Table 1 | See Table 1 |
| Maximum Lot Coverage | 40% max. | 36% |
| Open Space (non-vehicular) | 25% min. | >25% |
| Building Height | 35' from BBE** | 33'-4" |
| Maximum Density (Carver Estates Overlay District) | Max 24 units/acre by conditional use | ***15.51 units/acre |
| Min. Lot Size (sf.) | 8,000 sf | 134,061 sf |
| Min. Lot Frontage (ft.) | 60-ft. | 1,570-ft. |
| Min. Lot Width (ft.) | 60-ft. | 194-ft. |
| Min. Lot Depth (ft.) | 100-ft. | 690-ft. |

** Base Building Elevation (Prior to site plan certification the BBE must be noted on the site plan and the architectural elevations.)

*** Per Conditional Use Approval 5-21-19

Per LDR Section 4.3.4(K), the minimum floor area for two and three-bedroom units are as follows:

TABLE 3

| Multi-Family Units | | |
|---------------------|----------|----------------|
| Number of Bedrooms | Required | Provided |
| Two Bedroom Unit | 900 sf | 1,469 sf |
| Three Bedroom Units | 1,250 sf | 1,366-1,667 sf |

The minimum floor area for multi-family exceeds the minimum required.

LDR Section 4.4.6 Medium Density Residential (RM):

Per LDR Section 4.4.6(A), purpose and intent, the Medium Density Residential (RM) District provides a residential zoning district with flexible densities having a base of six units per acre and a maximum of 12 units per acre, except within the Southwest Neighborhood Overlay District and the Carver Estates Overlay District where the maximum density is 24 units per acre. The actual density of a particular RM development is based upon its ability to achieve certain performance standards which are intended to mitigate the impacts of the increased density and ensure that the project is compatible with surrounding land uses. Within the Southwest Neighborhood Overlay District, the Southwest 10th Street Overlay District, and the Carver Estates Overlay District, the



actual density is also based upon the development's ability to comply with Article 4.7 (Family/Workforce Housing). Further, the Medium Density Residential District provides for implementation of those objectives and policies contained within the Housing Element of the Comprehensive Plan which call for accommodating a variety of housing types.

Per Section 4.4.6(H)(6)(a), density bonuses above 12 units per acre may be granted as a Conditional Use to eligible properties within the Carver Estates Overlay District, defined in Section 4.5.11, subject to the regulations set forth in Chapter 4, "Zoning Regulations", and Article 4.7, "Family/Workforce Housing". On May 21, 2019 the City Commission approved Resolution No. 109-19 to increase the allowable density for the subject parcel to 15.51 du/ac based on positive findings that it is consistent with respect to LDR Sections 2.4.5(E)(5) (Conditional Use Findings), 4.4.6(H)(Special Regulations), 4.4.6(I)(Performance Standards) and 4.7 (Family/Workforce Housing) of the Land Development Regulations, Chapter 3 (Performance Standards) and consistency with the policies of the Comprehensive Plan.

It should be noted that the previously approved conditional use for this site approved a density of 13.91 du/ac on the 18.18 acres that encompassed all three phases of the project. The modification of the approved conditional use also considered the 18.18 acres for the density calculation.

LDR Chapter 4.6 Supplementary District Regulations:

Parking:

Per LDR Section 4.6.9(C)(2)(c), multiple family two or more bedroom dwelling units shall provide two (2) spaces per unit; and guest parking shall be provided at a rate of one-half (0.5) a space per dwelling unit up to the first 20 units, 0.3 spaces per unit for units 21-50, and 0.2 spaces per unit for units 51 and above. For Phase III, each unit has a two-car garage to meet the 2 spaces per unit requirement. Additionally, there is space within the rear driveways of each unit to accommodate at least one guest parking space. There are three parallel spaces provided at the recreation area within Phase III, as well as 48 parallel parking spaces provided along the Phase III frontage of SW 12th Avenue and SW 13th Avenue.

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. The site was previously cleared therefore a tree disposition plan was not required. Street trees located within the right-of-way are proposed along SW 12th Avenue and SW 13th Avenue. **A Landscape Maintenance Agreement for the street trees shall be recorded prior to building permit issuance.**

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Site Plan Review and Appearance Board (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.

The development proposal consists of 54 townhomes with two-car garages. All garages are accessed off of the private alley. The front facades that face SW 12th and SW 13th Avenue along with the proposed landscaping and green open space areas will visually enhance the area. Per the applicant, the architectural styles of Dutch Caribbean and Anglo Caribbean are traditional for this region. The building structures are primarily masonry and stucco, both easily maintainable. The architectural detailing includes parapets, railings, traditional and Bermuda shutters along with a varied color palette reflecting the Dutch and Anglo Caribbean styles.

The proposed architectural elevations present design elements that will contribute to the image of the residential area by introducing a development that will maintain the architectural harmony, compatibility and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive



findings with respect to LDR Section 4.6.18(E) can be made.

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 TRN, and a zoning designation of RM. RM zoning is consistent with TRN FLUM designation. Pursuant to LDR Section 4.4.6(D)(10), multiple family residential development may exceed 12 units per acre, up to a maximum of 24 units per acre within the Carver Estates Overlay District as defined in Section 4.5.11 subject to the provisions of Section 4.4.6(I), and Article 4.7. Based on the above, positive findings can be made with respect to consistency with the Future Land Use Map.

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.

A positive finding of concurrency can be made as it relates to water, sewer, streets and traffic, parks and recreation, and solid waste was made as part of the Conditional Use approval.

CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(G)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix A, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

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 in under Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is 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 table indicates the zoning and land use of the properties surrounding the subject parcel:

| Adjacent Zoning | | Adjacent Land Use |
|-----------------|----------------------------------|---|
| North | Multiple Family Residential (RM) | Multiple Family Residential Workforce Housing |
| South | Industrial (I) | Industrial development |
| East | Multiple Family Residential (RM) | Single Family and Multiple Family Residential |
| West | Light Industrial (LI) | Rapid Response Team and Vacant Land |

The proposed multiple-family development for Phase III will be compatible and harmonious with the surrounding neighborhood as a



higher density use transitioning from Multiple Family residential to light industrial and industrial uses to the south and west, as well as continuing the multiple family development pattern that prevails in the neighborhood to the north and east. The additional fee simple homes will provide opportunity for more home owners that have an investment in the neighborhood so as not to cause substantial depreciation of property values.

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

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

The proposed fee simple townhome development is appropriate and consistent with the surrounding area. There are existing multi-family residences on the adjacent properties to the north and east. From a planning point of view, the higher density of the multi-family development provides an appropriate transition to the light industrial use to the west and industrial use to the south. Thus, the proposed development can be deemed a compatible and appropriate use for this site.

Housing Element Policy A-12.3: In evaluating proposals for new development or redevelopment, 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.

The proposed development will replace the severely deteriorated housing that was demolished in 2009. The provision of workforce housing within the development will assure that affordable housing will be maintained within the neighborhood. Safety, habitability and stability of the neighborhood should be significantly improved by introducing additional homeowners into the area.

Review by Others:

The development proposal is in the geographic area of the Community Redevelopment Agency (CRA).

Courtesy Notice:

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

Delray Beach Heights
Mrs. Betty Goodman
930 SW 11th Terrace
Delray Beach, FL 33444

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

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



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

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

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

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

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

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

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

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

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

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

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

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

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

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

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



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

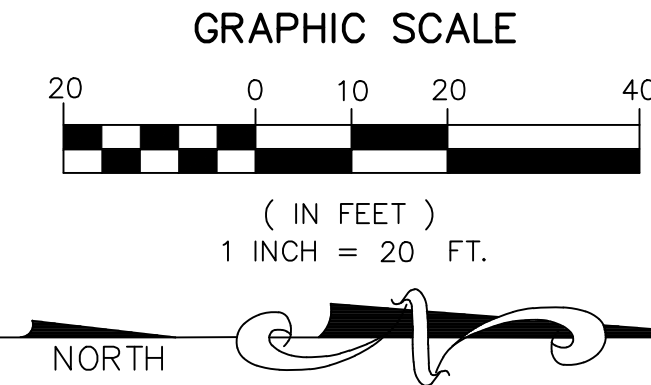
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

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

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

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

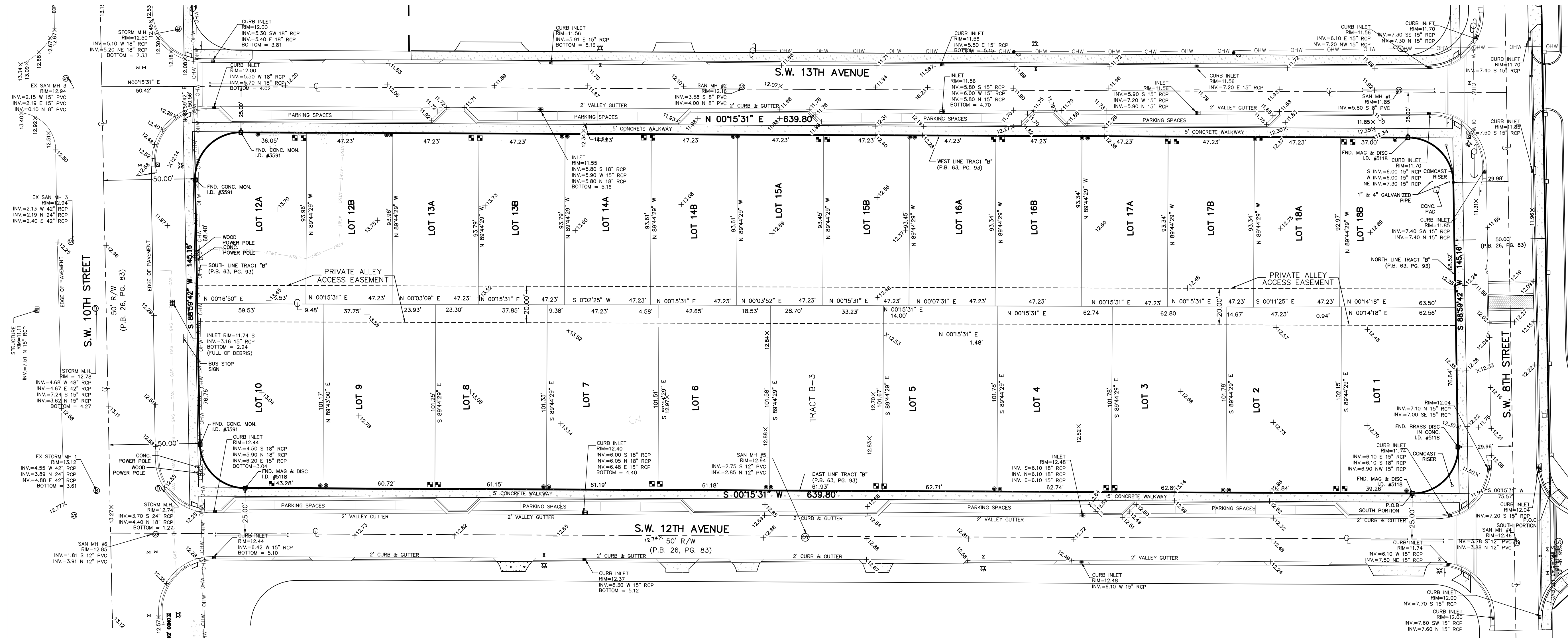
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent



LEGEND

A/C - AIR CONDITIONER
L - ARC LENGTH
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
COV. COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L. - FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - FLOOR
FND. - FOUND
I.R./CAP - IRON ROD & CAP
INV. - INVERT
IRR. - IRRIGATION
L.A.E. - LIMITED ACCESS EASEMENT
O/S - BUILDING OFFSET
O.R.B. - OFFICIAL RECORD BOOK
P.B.C.R. - PALM BEACH COUNTY RECORD
P.O.B. - POINT OF BEGINNING
P.C. - POINT OF COMMENCEMENT
PGS. - PAGE(S)
P.R.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R - RADIUS
R/W - RIGHT-OF-WAY
REL. - RAIN
SEC. - SECTION
Δ - DELTA (CENTRAL ANGLE)

SQ. FT. - SQUARE FEET
TWP. - TOWNSHIP
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
W.M. - WATER METER
W.E. - WATER EASEMENT
S.E. - SANITARY EASEMENT
L.P. - LIGHT POLE
F.H. - FIRE HYDRANT
INLET
WATER VALVE
SET 5/8" IR/CAP LB 3591
SANITARY MANHOLE
DRAINAGE MANHOLE
WOOD POWER POLE (UNLESS NOTED)
CENTER LINE
EXISTING ELEVATION
TRAFFIC SIGN
ELECTRICAL WIRES OVERHEAD
ANCHOR
WATER METER
RPZ
GROUND LIGHT
ELECTRIC HAND HOLE
IRRIGATION CONTROL VALVE
CLEAN OUT



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT "B-3" BEARING N88°59'42"E.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X", COMMUNITY PANEL NO. 125102 0979 F, DATE: OCTOBER 5, 2017.
10. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "LOW 5": ELEVATION = 18.133.
11. ADDRESS: 738 SW 12TH STREET, DELRAY BEACH, FL 33483.
12. VERTICAL CONVERSION: NGVD 1929 - 1.5026 = NAVD 1988.

DESCRIPTION

BEING A REPLAT LOTS 1 THROUGH 10, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B AND TRACT B-3, VILLAGE SQUARE AT DELRAY BEACH, AS RECORDED IN PLAT BOOK 63 AT PAGE 93 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 134,061.78 SQ. FT./3.0776 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 01, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

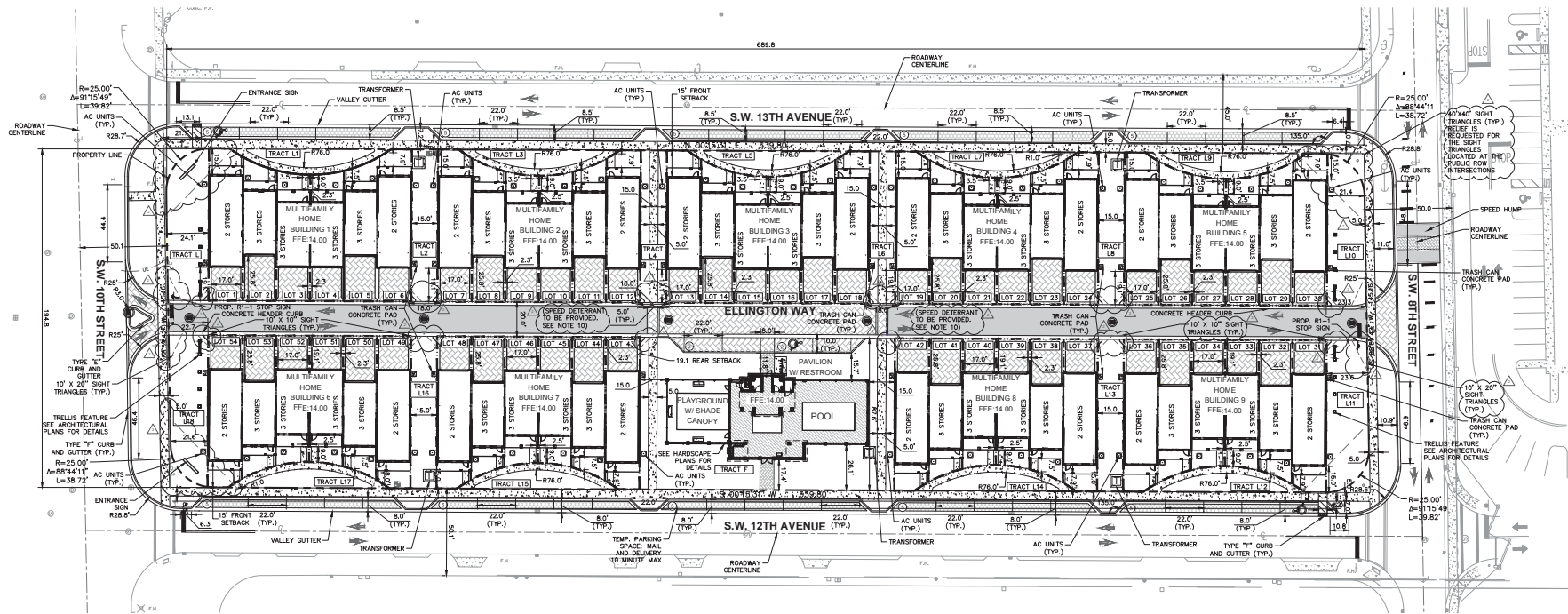
JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-1452

VILLAGE SQUARE
AT DELRAY BEACH
BOUNDARY SURVEY

DATE 12/01/18
DRAWN BY RFJ
F.B./ PG. ELEC
SCALE 1"=30'

JOB # 6416
SHT.NO. 1
OF 1 SHEETS



| PARKING REQUIREMENT | | | |
|-----------------------|---------------------------------|----------|------------------|
| USE | REQUIRED | # | REQUIRED PARKING |
| APARTMENT | 2 SPACES PER UNIT | 54 UNITS | 108 |
| GUEST | 1-20 UNITS 0.5 SPACES PER UNIT | 20 UNITS | 10 |
| | 21-50 UNITS 0.3 SPACES PER UNIT | 30 UNITS | 9 |
| | 51+ UNITS 0.2 SPACES PER UNIT | 4 UNITS | 1 |
| TOTAL REQUIRED | | | 128 |
| PARKING PROVIDED | | | |
| ONSITE APARTMENT | | | 108 |
| ONSITE PARALLEL | | | 3 |
| OFFSITE PARALLEL | | | 48 |
| ACCESSIBLE PARALLEL | | | 3 |
| TOTAL PROVIDED | | | 162 |
| UNIT INFORMATION | | | |
| UNIT | # OF UNITS | SF | HEIGHT (STORIES) |
| 2 BEDROOM | 12 | 1469 | 2 |
| 3 BEDROOM | 36 | 1667 | 3 |
| 3 BEDROOM | 6 | 1366 | 2 |

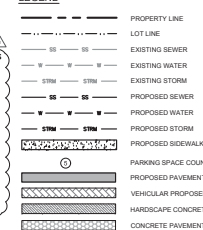
RESOLUTION 109-19 APPROVED CONDITIONAL USE TO INCREASE OVERALL DENSITY TO 15.5 UNITS PER ACRE ON 5/21/2019

| PARCEL INFORMATION | | | | | |
|---|----------------|-------------|---|----------------|-------------|
| PROJECT NAME PBC PROPERTY APPRAISER FOLIO # | | | VILLAGE SQUARE HOMES PHASE III MULTIPLE | | |
| ZONING DESIGNATION FUTURE LAND USE PROPOSED LAND USE | | | RM - MULTIPLE FAMILY RESIDENTIAL (MED DENSITY) TRM - TRANSITIONAL (INFL. WORKFORCE HOUSING) MULTIPLE FAMILY RESIDENTIAL WITH AMENITIES | | |
| DENSITY | | | PREVIOUSLY APPROVED DENSITY IS 13.91 UNITS PER ACRE PROPOSED DENSITY IS 15.51 UNITS PER ACRE BASED ON THE OVERALL VILLAGE SQUARE DEVELOPMENT | | |
| LAND USE | | | PROPOSED | | |
| | SF | EXISTING | | SF | AC |
| BUILDING | 0 | 0.00 | % | 48,691 | 1.12 |
| PAVEMENT | 0 | 0.00 | % | 35,098 | 0.81 |
| NON VEHICULAR OPEN SPACE | 134,061 | 3.07 | 100.00 | 50,272 | 1.14 |
| TOTAL | 134,061 | 3.07 | 100.00 | 134,061 | 3.07 |
| SITE DATA | | | PROPOSED | | |
| LOT SIZE | 8,000 SF MIN | | 134,061 SF | | |
| LOT WIDTH | 60' MIN | | 194.8' | | |
| LOT DEPTH | 100' MIN | | 689.8' | | |
| LOT COVERAGE | 40% MAX | | 36% | | |
| USABLE OPEN SPACE | 25% MIN | | 75.4% | | |
| SETBACK DATA | | | | | |
| STANDARD | | | PROPOSED | | |
| FRONT (SW 12TH AND SW 13TH AVE.) | | | 15' (5' ENCHROACHMENT PERMITTED FROM FRONT PORCH) | | |
| SIDE STREET (SW 8TH AND SW 10TH STREET) | | | 21' | | |
| SIDE INTERIOR (TWO STORY) | | | 10' BETWEEN UNITS | | |
| REAR (TO INTERIOR ACCESS TRACT FROM GARAGE) | | | 19.1' (END UNITS HAVE A ZERO LOT LINE STATUS) | | |
| | | | 20' (SEE NOTE 2) | | |
| NOTE: | | | | | |
| 1) INTERNAL ADJUSTMENT FROM 4.4.6 (F)(3)(A)(I)(3) REQUESTED FOR SIDE INTERIOR SETBACK, ONE AND TWO STORY, ADJACENT TO COMMON AREA TRACTS. THIS SECTION DOES NOT APPLY TO INTERIOR TOWNHOMES AT THREE STORY HEIGHT AS THEY ARE NOT END UNITS. END UNITS CONSIST OF LOT 1, 6, 7, 12, 13, 18, 19, 25, 30, 54, 40, 46, 42, 37, 36 AND 41. | | | | | |
| 2) INTERNAL ADJUSTMENT FROM 4.4.6 (F)(3)(B) REQUESTED FOR GARAGE SETBACKS. | | | | | |

- ## SITE PLAN NOTES
1. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "C" CURB AND GUTTER. FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
 2. TYPE "A" CURB AND GUTTER TYPE "B" CURB SHALL BE CONSTRUCTED PER FOOT LINE 300. ALL TYPE "C" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS.
 3. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 4. ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 5. DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
 6. PARKING LAYOUT AND DOUBLE STOPPING SHALL FOLLOW CITY OF DELRAY BEACH STANDARD DETAIL 4.20.
 7. TRASH CAN STORAGE FOR INTERNAL UNITS TO BE LOCATED WITHIN THE GARAGE.
 8. SEE SHEET 06.00 FOR ADDITIONAL PAVEMENT INFORMATION.
 9. ALL RESTRICTED UNITS ARE PRICED AND/OR RENTED AT WORKFORCE HOUSING LEVELS. SHALL BE IN ACCORDANCE WITH THE CITY OF DELRAY BEACH HOUSING INCOME GROUP IN ACCORDANCE WITH ARTICLE 4.7 FAMILY/FAMILY-HOUSING HOUSING.
 10. COORDINATION WITH THE CITY'S NEIGHBORHOOD & COMMUNITY SERVICE DEPARTMENT IS REQUIRED TO OBTAIN A PERMIT TO CONDUCT A COMMUNITY SERVICE DISTRICT. THE REQUIREMENT TO RECORD A COVENANT OR TO ENFORCE RESALE RESTRICTIONS.
 11. PRIOR TO FINAL ENGINEERING PLAN, THE REAR ALLEY WILL HAVE TRAFFIC CALMING MEASURES SUCH AS SPEED BUMP OR RAISED PAVEMENT CROSS-WALKS SPACING TO DETOUR HIGH SPEEDS ALONG THE ALLEY.
 12. 34 WORKFORCE HOUSING UNITS MUST COMPLY WITH THE REGULATIONS OF SECTION 4.7 AND BE AFFORDABLE FOR A PERIOD OF NO LESS THAN 40+ YEARS. UNITS ARE LOCATED WITHIN PHASE 1 AND PHASE 2.
 13. COMMON AREAS MUST HAVE A MAINTENANCE ENTRY.
 14. ONE SPACE IN THE TWO-CAR GARAGE MUST BE MAINTAINED FOR VEHICULAR PARKING.



LEGEND



CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC. 

Rick Gonzalez, AIA
President
FL License AR0014172
300 Clematis Street, 3rd Floor
West Palm Beach, FL 33401
(561) 659-2383 phone
(561) 659-5546 fax
www.regarchitects.com

Kimley»Horn



LICENSED PROFESSIONAL
JULIANA BEALE, P.E.
FLORIDA LICENSE NUMBER
82203

DATE: _____

VILLAGE
SQUARE
HOMES PHASE
III
DELRAY BEACH, FL

PROGRESS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 04/15/19 | TAC COMMENTS |
| 2 | 05/21/19 | TAC COMMENTS |

DATE MAY 2019

| | |
|----------|----|
| DESIGNER | IR |
|----------|----|

DESIGNER JB

DRAWN JPL

CHECKED JB

BSG # 19009

REG # 18008

© REG 2018

OWNERSHIP AND USE OF THESE
DOCUMENTS & SPECIFICATIONS AS
INSTRUMENTS OF SERVICE ARE AND

INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE USED ON IS COMPLETED OR NOT.

ARE MADE FOR IS EXECUTED OR NOT.
THEY SHALL NOT BE USED BY THE OWNER
OR OTHERS ON OTHER PROJECTS OR

OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN

WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

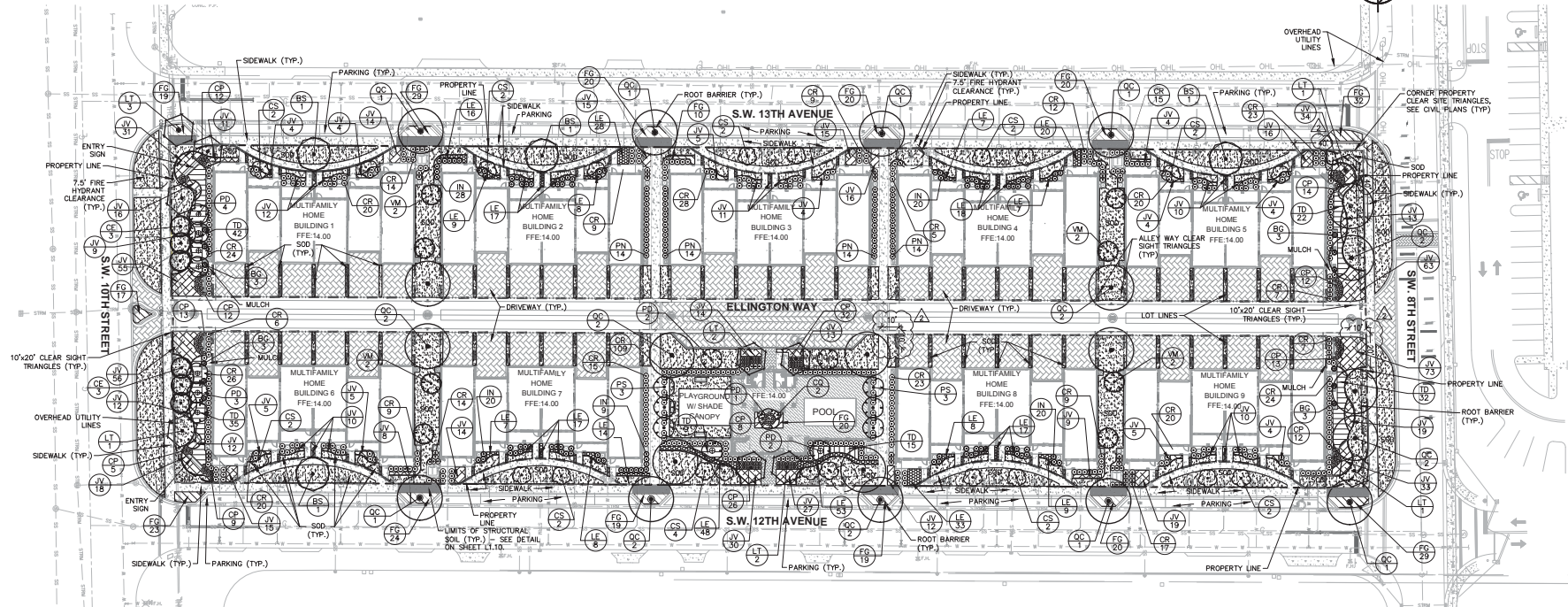
CITY PLAN

SITE PLAN

2422

C4 00

C4.00



PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | SIZE | QTY | NATIVE |
|-----------------------------|---|-------------------------------|---------------------|--------------------|--------------------|-------------------|----------------------|
| BS | Bursaria sinuata Standard Trunk. 8' CT | Gumbo Limbo | Cont. | 4" Cal. | 16' HT x 7" SPR | 4 | X |
| CE | Conocarpus erectus 'Sericeus' Standard Trunk. | Silver Buttonwood | Cont. | 2.5" Cal. | 10'HT x 5'SPR | 6 | X |
| CS | Cordia sebestena | Orange Geiger Tree | Cont. | 2" Cal. | 10'HT x 5'SPR | 22 | X |
| LT | Lagerstroemia indica 'Tuscarora' Standard Trunk. 8' CT | 'Tuscarora' Crape Myrtle | Cont. | 3.5" Cal. | 16' H x 7" SPR | 10 | |
| QC | Quercus virginiana 'Cathedral' Standard Trunk. 8' CT | Cathedral Live Oak | Cont. | 4" Cal. | 16' HT x 7" SPR | 21 | X |
| <u>PALM TREES</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONT.</u> | <u>CAL.</u> | <u>SIZE</u> | <u>QTY</u> | <u>NATIVE</u> |
| PD | Pythosperma elegans Double Trunk. | Solitaire Palm | F.G. | 12" GW | | 12 | |
| PS | Pythosperma elegans Single Trunk. | Solitaire Palm | F.G. | 8" GW | | 6 | |
| VM | Veitchia merrillii Single Trunk. | Christmas Palm | F.G. | 8" GW | | 8 | |
| <u>SHRUBS</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONT.</u> | <u>O.C.</u> | <u>SIZE</u> | <u>QTY</u> | <u>NATIVE</u> |
| BG | Bougainvillea glabra 'Barbara Karst' Train to Column. | 'Barbara Karst' Bougainvillea | Cont. | As Shown | 5' Trellis | 12 | |
| CQ | Codiaeum variegatum 'Mammy' | 'Mammy' Croton | Cont. | 24" O.C. | 18"x18" | 168 | |
| CP | Criminum augustum 'Queen Emma' | 'Queen Emma' Crinum | Cont. | As Shown | 48"x36" | 2 | |
| CR | Chrysobalanus icaco 'Red Tip' | 'Red Tip' Cocoplum | Cont. | 36" O.C. | 24"x24" | 485 | X |
| IN | Ixora coccinea 'Nora Grant' | 'Nora Grant' Red Ixora | Cont. | 36" O.C. | 24"x24" | 97 | |
| PN | Psychotria nervosa | Wild Coffee | Cont. | 36" O.C. | 24"x24" | 56 | X |
| <u>SHRUB ARBES</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONT.</u> | <u>O.C.</u> | <u>SIZE</u> | <u>QTY</u> | <u>NATIVE</u> |
| FG | Ficus microcarpa 'Green Island' | Green Island Ficus | Cont. | 24" O.C. | 15"x15" | 321 | |
| JV | Jasminum volubile | Wax Jasmine | Cont. | 24" O.C. | 15"x15" | 793 | |
| LE | Liriope muscaris 'Emerald Goddess' | 'Emerald Goddess' Liriope | Cont. | 18" O.C. | 12"x12" | 344 | |
| TD | Tripsacum floridanum 'Dwarf' | 'Dwarf' Florida Gamagrass | Cont. | 36" O.C. | 18" x 18" | 155 | X |
| <u>GROUND COVERS</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONT.</u> | <u>O.C.</u> | <u>SIZE</u> | <u>QTY</u> | <u>NATIVE</u> |
| SOD | Stenotaphrum secundatum 'Floratan' | Floratan St. Augustine Sod | Sod | | | ±24,860 sf | |

| CITY OF DELRAY BEACH CODE REQUIREMENTS: * ALL CALCULATIONS BASED ON PROPERTY LIMITS. | |
|---|------------|
| A. Total Lot Area: | 134,061 sf |
| B. Total Structures, Parking, Walkways, Drives, etc. | 83,789 sf |
| C. Total Previous Lot Area: C = 134,061 SF - 83,789 SF | 50,272 sf |
| D. Area of Shrubs and Ground Cover Required: D = 50,272 * .30 | 15,082 sf |
| E. Area of Shrubs and Ground Covers Provided: | 38,816 sf |
| F. Native Vegetation Required: F = 15,082 * .25 | 3,771 sf |
| G. Native Vegetation Provided: | 6,061 sf |
| H. Total Paved Vehicular Use Area: | 34,300 sf |
| I. Total Interior Landscape Area Required: I = 34,300 * .10 | 3,430 sf |
| J. Total Interior Landscape Area Provided: | 4,895 sf |
| K. Total Interior Shade Trees Required: K = 3,430 / 125 sf | 28 Trees |
| L. Total Interior Shade Trees Provided: | 14 Trees |
| M. Total Linear Feet Surrounding Parking or Vehicular Use Areas: | 1,522 lf |
| N. Total Number of Perimeter Trees Required: N = 1,522 / 30 (N = M / 25 - lf adjacent to property in residential use) | 51 Trees |
| O. Total Number of Perimeter Trees Provided: | 34 Trees |
| P. Total Number of Existing Trees to be Preserved: | 0 Trees |
| Q. Total Number of Native Trees: Q = [(28 + 51) * .50] | 40 Trees |
| R. Total Number of Native Trees Provided: (Palms @ 3:1) (Coconuts and Royals @ 1:1) | 53 Trees |
| Total Number of Trees on Plan Provided: | 72 Trees |

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE. CHANGES SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NOTE:
ANY TREES OR SHRUBS PLACED WITHIN
WATER, SEWER, OR DRAINAGE
EASEMENTS SHALL CONFORM TO THE
CITY OF DELRAY BEACH STANDARD
DETAILS; LD 1.1 AND LD 1.2. SEE SHEET
L1.10.

NOTE:
ALL LANDSCAPE WITHIN THE
CLEAR SITE TRIANGLES SHALL BE
MAINTAINED AT 36" MAXIMUM
HEIGHT.

**CALL 2 WORKING DAYS
BEFORE YOU DIG**

IT'S THE LAW!
DIAL 811

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
 $(\text{NAVD } 1988) + 1.5026' = (\text{NGVD } 1929)$

REG
Architects
Interiors
Planners
CORP# AA0002447



Rick Gonzalez, AIA
President
FL License AR0014172
300 Clematis Street, 3rd Floor
West Palm Beach, FL 33401
(561) 659-2383 phone
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1815 S CONGRESS AVE, SUITE 301, DELRAY BEACH, FL 33433
PHONE: 561-330-3346 FAX: 561-363-8173
WWW.HINLEY-HORN.COM CA 00000886

 DELRAY BEACH
HOUSING

LICENSED PROFESSIONAL
TRICIA C. RICHTER, PLA
FLORIDA LICENSE NUMBER
LA#6667244

DATE: _____

VILLAGE
SQUARE
HOMES PHASE
III
DELRAY BEACH, FL

PROGRESS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 04/15/19 | TAC COMMENTS |
| 2 | 05/21/19 | TAC COMMENTS |

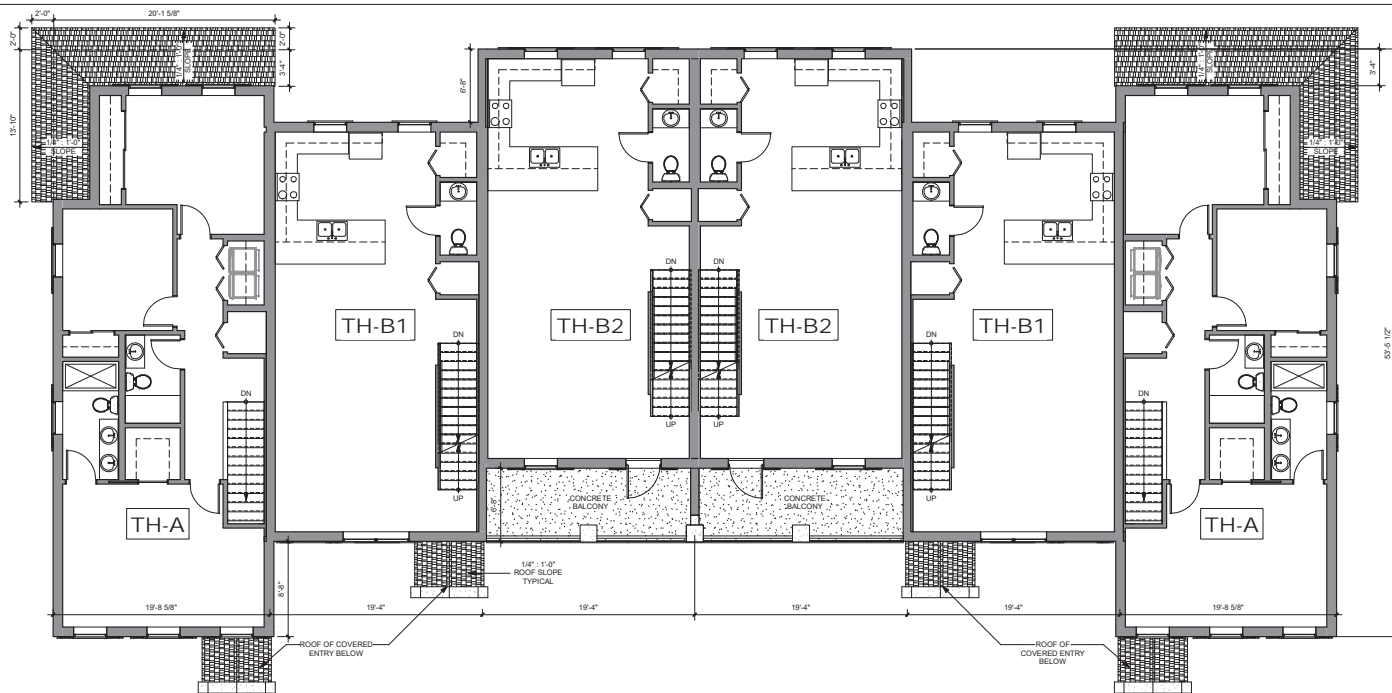
| | |
|----------|----------|
| DATE | MAY 2019 |
| DESIGNER | JB |
| DRAWN | JPL |
| CHECKED | JB |
| REG # | 18008 |

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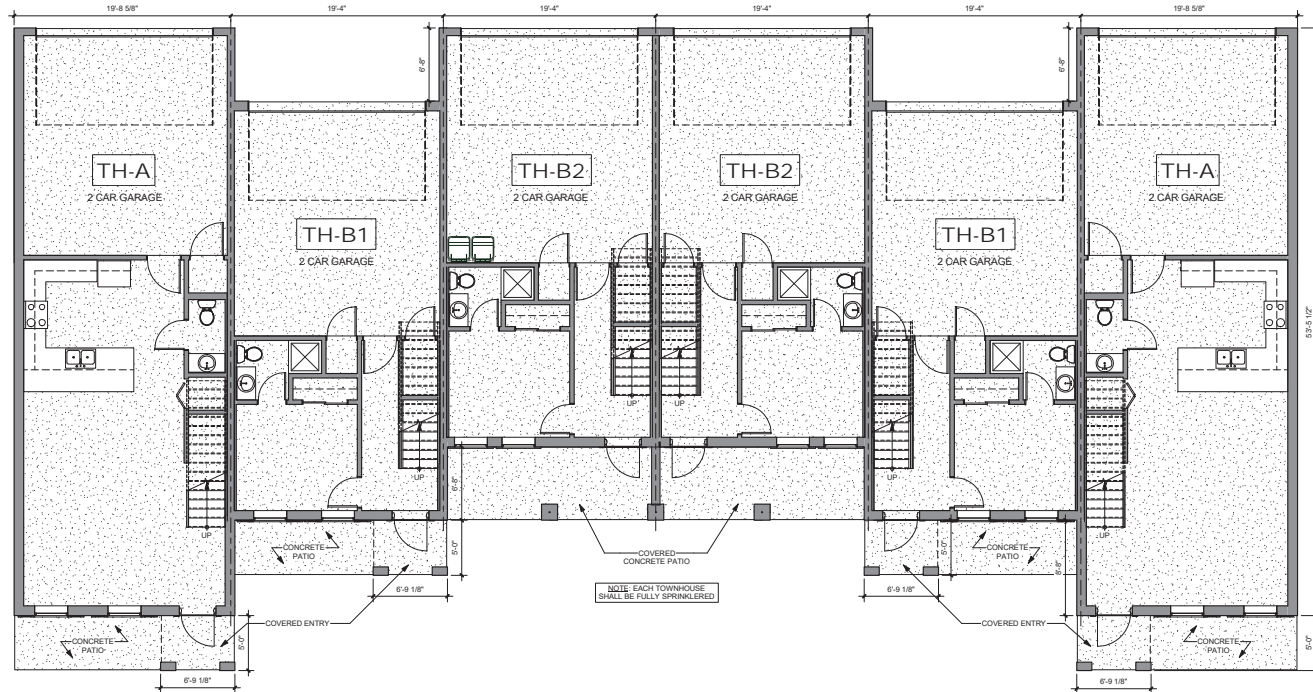
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LANDSCAPE
PLAN

L1.00



02-Second Floor Plan
-Building Type 1
② 3/16" = 1'-0"



01-First Floor Plan -Building
Type 1
① 3/16" = 1'-0"

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Interiors
Planners
CORP# AA0002447



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FL License AR0014172
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VILLAGE
SQUARE
HOMES PHASE
III
DELRAY BEACH, FL

NO. DATE DESCRIPTION

1 04/15/19 TAC Comments

DATE 01/18/19

DESIGNER VO

DRAWN VDC/M

CHECKED CM/REG

REG # 18008

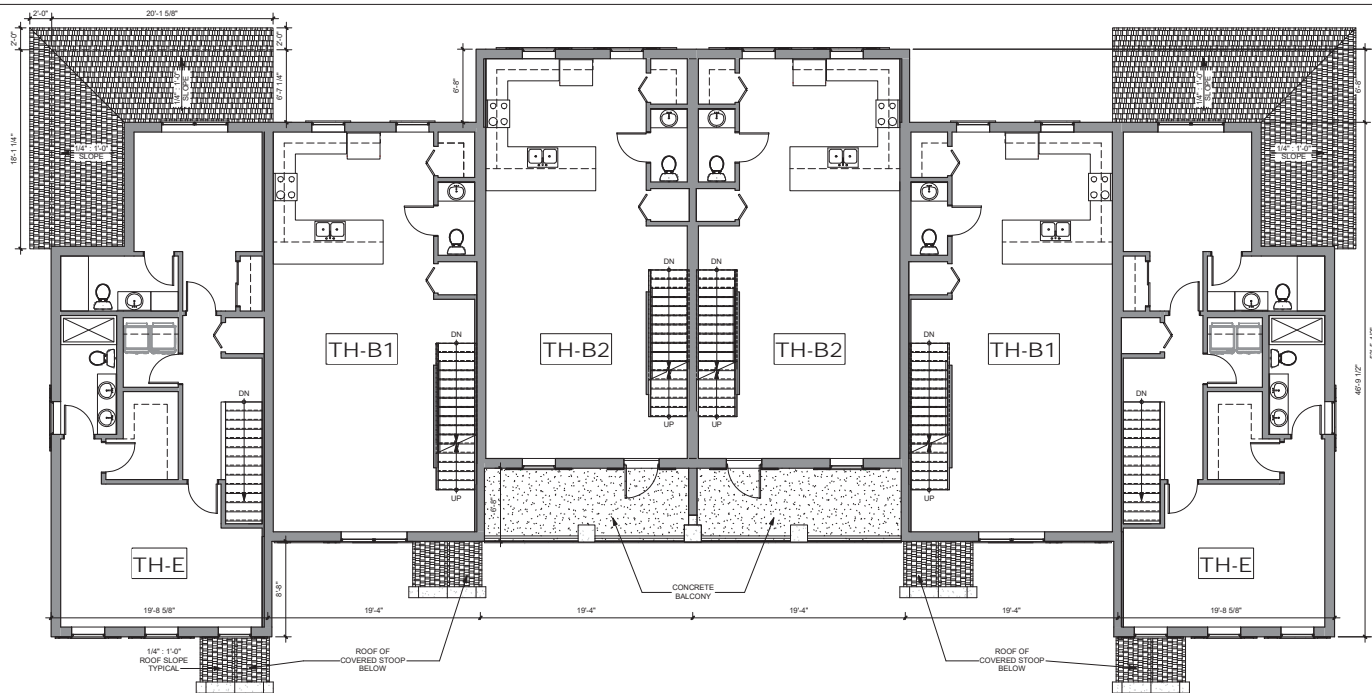
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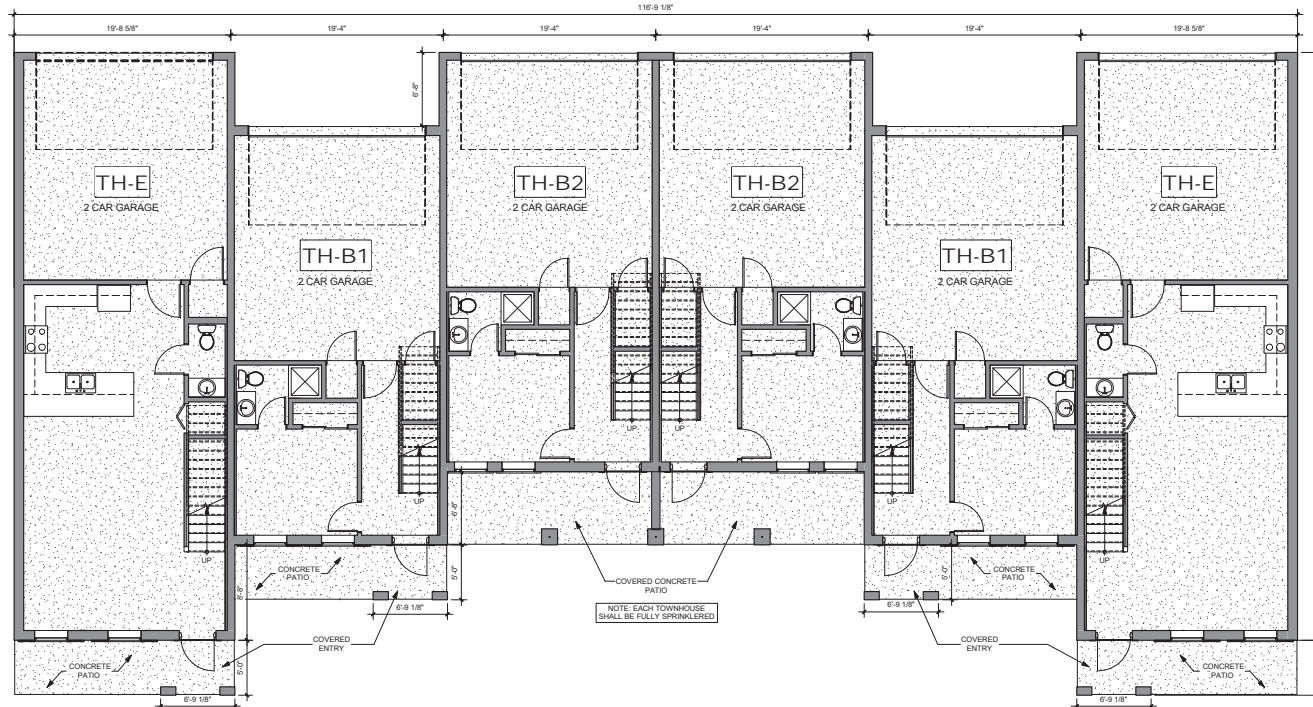
Building Type 1
First & Second
Floor Plan

Site Plan Submittal

A-1



02-Second Floor Plan
-Building Type 2
② 3/16" = 1'-0"



01-First Floor Plan - Building
Type 2
① 3/16" = 1'-0"

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VILLAGE
SQUARE
HOMES PHASE
III
DELRAY BEACH, FL

NO. DATE DESCRIPTION

1 04/15/19 TAC Comments

DATE 01/18/19

DESIGNER VO

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Building Type 2
First & Second
Floor Plan

Site Plan Submittal

A-3

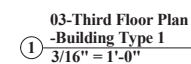


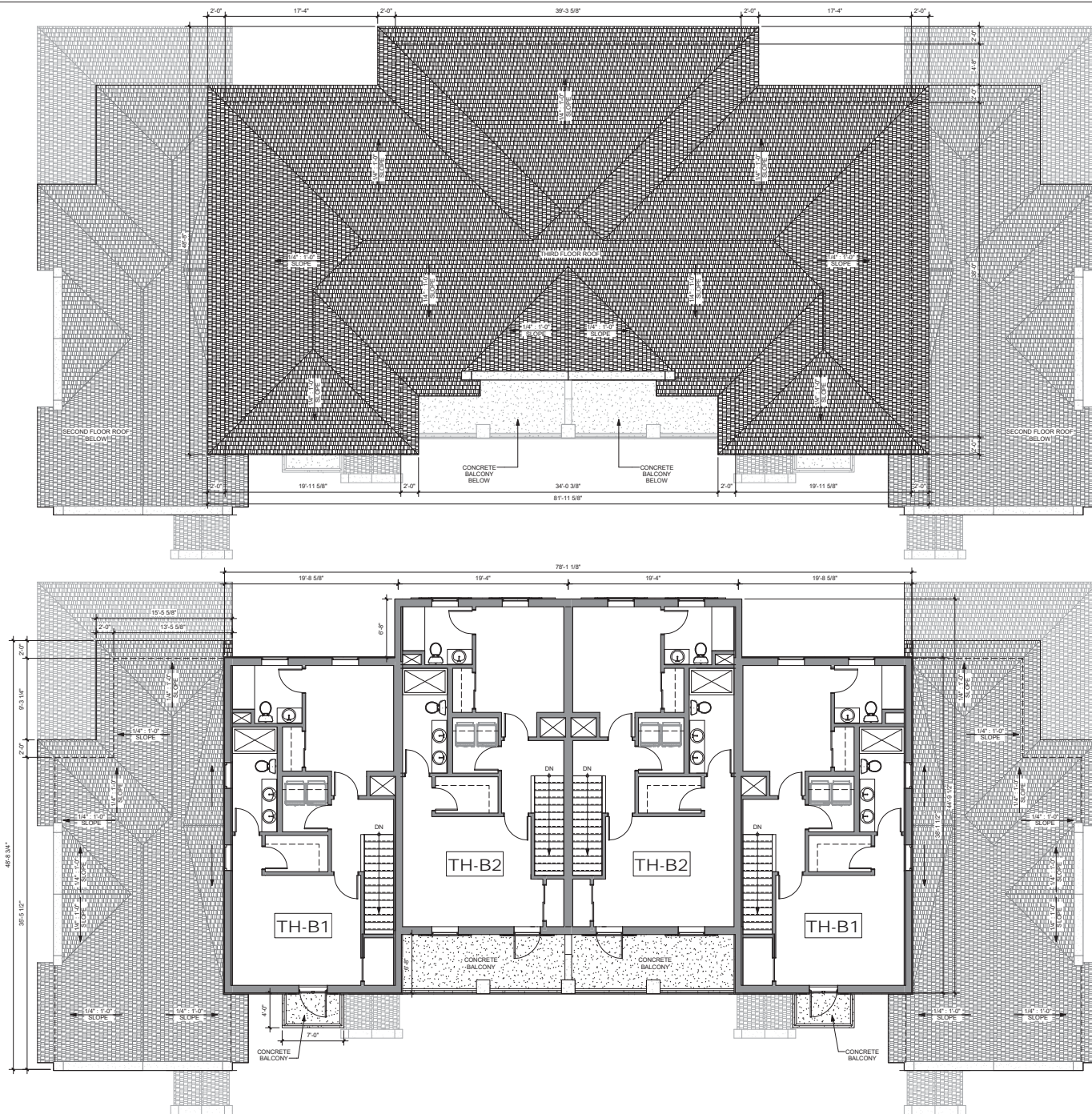
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Site Plan Submittal

A-2





04-Roof Plan -Building Type
 2
 3/16" = 1'-0"

03-Third Floor Plan
 -Building Type 2
 1
 3/16" = 1'-0"

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NO. DATE DESCRIPTION

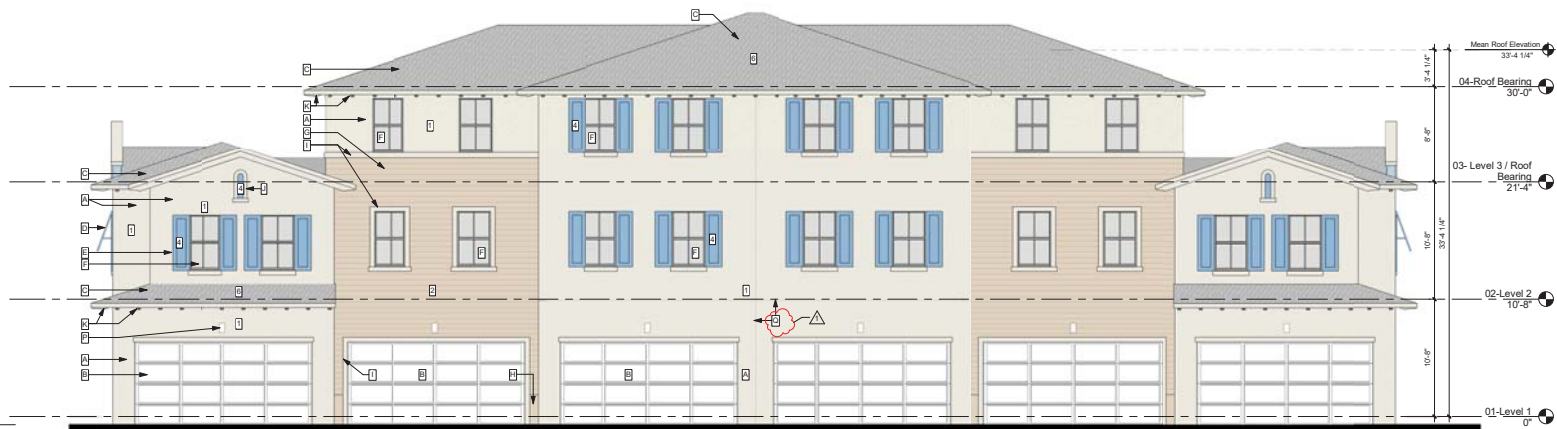
DATE 01/18/19
 DESIGNER VD
 DRAWN VD/CM
 CHECKED CM/REG
 REG # 18008

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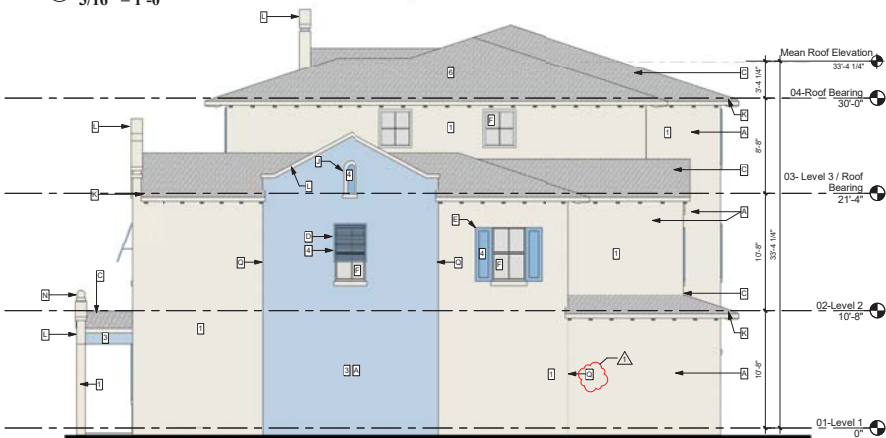
Building Type 2
 Third Floor &
 Roof Plan

Site Plan Submittal
A-4

③ Rear Elevation - Building
Type 1 - Style 1A
3/16" = 1'-0"



② Side Elevation - Building
Type 1 - Style 1A
3/16" = 1'-0"



① Front Elevation - Building
Type 1 - Style 1A
3/16" = 1'-0"



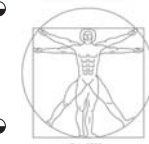
EXTERIOR PAINT COLORS

| STYLE 1A: DUTCH CARIBBEAN | |
|---------------------------|--|
| 1 | FIELD COLOR #1: ALABASTER SW 7008 |
| 2 | FIELD COLOR #2: PATIENCE SW 7555 |
| 3 | FIELD COLOR #3: BEWITCHING BLUE SW 6960 |
| 4 | SHUTTERS DETAIL COLOR: BLUE BEYOND SW 6961 |
| 5 | EXTERIOR WINDOW FRAMES & RAILINGS: WHITE |
| 6 | ROOF COLOR: WHITE-GREY |

ELEVATION NOTES

| | |
|---|---|
| A | MASONRY WALL WITH SMOOTH STUCCO FINISH |
| B | IMPACT RESISTANT METAL OVERHEAD 2-CAR GARAGE DOOR |
| C | ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM |
| D | ALUMINUM LOUVER SYSTEM "BERMUDA SHUTTER" WITH KYNAR FINISH |
| E | HIGH DENSITY FOAM SHUTTER WITH SMOOTH STUCCO FINISH |
| F | IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS |
| G | MASONRY WALL WITH SMOOTH STUCCO 6" SIDING FINISH |
| H | STUCCO WATER TABLE W/SMOOTH FINISH, 2'-0" HIGH ABOVE 1ST FLOOR FINISH ELEVATION |
| I | STUCCO TRIM BAND WITH SMOOTH FINISH |
| J | STUCCO DETAIL, WITH SMOOTH FINISH |
| K | HIGH DENSITY FOAM OUTCORDER WITH SMOOTH STUCCO FINISH |
| L | STUCCO PARAPET CAP WITH SMOOTH FINISH |
| M | DECORATIVE ALUMINUM RAILING SYSTEM (TOP 42" A.F.F.) WITH KYNAR FINISH |
| N | HIGH DENSITY FOAM FINISH WITH SMOOTH STUCCO FINISH |
| O | IMPACT RESISTANT METAL ENTRANCE DOOR |
| P | DECORATIVE LIGHT FIXTURE (TO BE SELECTED) |
| Q | STUCCO REVEAL CONTROL JOINT |

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Building Type 1
Style 1A Exterior
Elevations

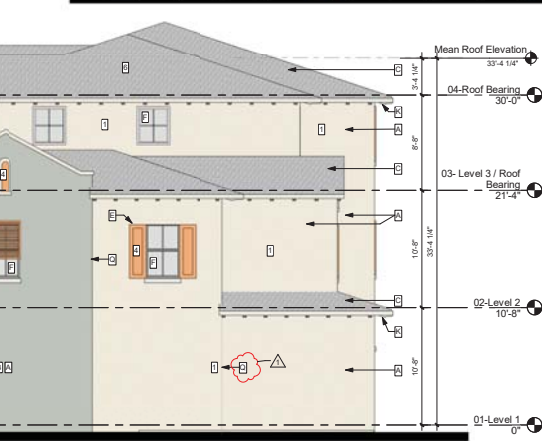
Site Plan Submittal

A-5

③ Rear Elevation - Building
Type 1 - Style 1B
3/16" = 1'-0"



② Side Elevation - Building
Type 1 - Style 1B
3/16" = 1'-0" (Mirror Image Occurs)



① Front Elevation - Building
Type 1 - Style 1B
3/16" = 1'-0"



EXTERIOR PAINT COLORS

| STYLE 1B: DUTCH CARIBBEAN | |
|---------------------------|--|
| [1] | FIELD COLOR #1: DOVER WHITE SW 6385 |
| [2] | FIELD COLOR #2: RENWICK BEIGE SW 2805 |
| [3] | FIELD COLOR #3: COMFORT GREY SW 6205 |
| [4] | SHUTTERS DETAIL COLOR: TANGERINE SW 6640 |
| [5] | EXTERIOR WINDOW FRAMES & RAILINGS: WHITE |
| [6] | ROOF COLOR: WHITE-GRAY |

ELEVATION NOTES

| | |
|-----|---|
| [A] | MASONRY WALL WITH SMOOTH STUCCO FINISH |
| [B] | IMPACT RESISTANT METAL OVERHEAD 2-CAR GARAGE DOOR |
| [C] | ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM |
| [D] | ALUMINUM LOUVER SYSTEM "BERMUJA SHUTTER" WITH KYMAR FINISH |
| [E] | HIGH DENSITY FOAM SHUTTER WITH SMOOTH STUCCO FINISH |
| [F] | IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS |
| [G] | MASONRY WALL WITH SMOOTH STUCCO "F" SIDING FINISH |
| [H] | STUCCO WATER TABLE W/SMOOTH FINISH, 2'-0" HIGH ABOVE 1ST FLOOR FINISH ELEVATION |
| [I] | STUCCO TRIM BAND WITH SMOOTH FINISH |
| [J] | STUCCO DETAIL WITH SMOOTH FINISH |
| [K] | HIGH DENSITY FOAM OUTLOOKER WITH SMOOTH STUCCO FINISH |
| [L] | STUCCO PARAPET CAP WITH SMOOTH FINISH |
| [M] | DECORATIVE ALUMINUM RAILING SYSTEM (TOP 42" A.F.F.) WITH KYMAR FINISH |
| [N] | HIGH DENSITY FOAM FINIAL WITH SMOOTH STUCCO FINISH |
| [O] | IMPACT RESISTANT METAL ENTRANCE DOOR |
| [P] | DECORATIVE LIGHT FIXTURE (TO BE SELECTED) |
| [Q] | STUCCO REVEAL CONTROL JOINT |

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Building Type 1
Style 1B Exterior
Elevations

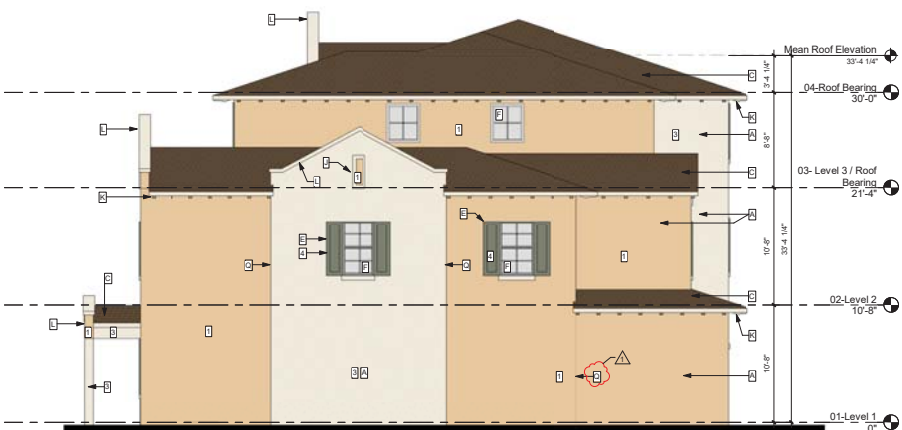
Site Plan Submittal

A-6

③ Rear Elevation - Building
Type 1 - Style 2A
3/16" = 1'-0"



② Side Elevation - Building
Type 1 - Style 2A
3/16" = 1'-0"



① Front Elevation - Building
Type 1 - Style 2A
3/16" = 1'-0"



EXTERIOR PAINT COLORS

| STYLE 2A: ANGLO CARIBBEAN | |
|---------------------------|---|
| 1 | FIELD COLOR #1: COMPATIBLE CREAM SW 6587 |
| 2 | FIELD COLOR #2: ROCKWOOD CLAY SW 2538 |
| 3 | FIELD COLOR #3: DOVER WHITE SW 6382 |
| 4 | SHUTTERS/ DETAIL COLOR: DRIED THYME SW 6186 |
| 5 | EXTERIOR WINDOW FRAMES & RAILINGS: WHITE |
| 6 | ROOF COLOR: BROWN |

ELEVATION NOTES

| | |
|----|--|
| 1 | MASONRY WALL WITH SMOOTH STUCCO FINISH |
| 2 | IMPACT RESISTANT METAL OVERHEAD 2-CAR GARAGE DOOR |
| 3 | ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM |
| 4 | ALUMINUM LOUVER SYSTEM "BERMUDA SHUTTER" WITH KYMAR FINISH |
| 5 | HIGH DENSITY FOAM SHUTTER WITH SMOOTH STUCCO FINISH |
| 6 | IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS |
| 7 | MASONRY WALL WITH SMOOTH STUCCO 1" SANDING FINISH |
| 8 | STUCCO WATER TABLE WITH SMOOTH FINISH, 2'-0" HIGH ABOVE 1ST FLOOR FINISH ELEVATION |
| 9 | STUCCO TRIM BAND WITH SMOOTH FINISH |
| 10 | STUCCO DETAIL, WITH SMOOTH FINISH |
| 11 | HIGH DENSITY FOAM OUTLOOKER WITH SMOOTH STUCCO FINISH |
| 12 | STUCCO PARAPET CAP WITH SMOOTH FINISH |
| 13 | DECORATIVE ALUMINUM RAILING SYSTEM (TOP 42" A.F.F.) WITH KYMAR FINISH |
| 14 | HIGH DENSITY FOAM FINIAL WITH SMOOTH STUCCO FINISH |
| 15 | IMPACT RESISTANT METAL ENTRANCE DOOR |
| 16 | DECORATIVE LIGHT FIXTURE, (TO BE SELECTED) |
| 17 | STUCCO REVEAL, (CONTROL JOINT) |

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Building Type 1
Style 2A Exterior
Elevations

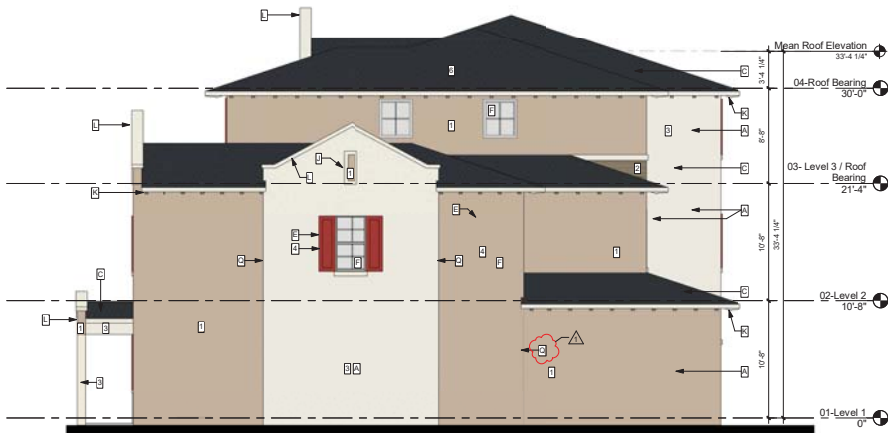
Site Plan Submittal

A-7

③ Rear Elevation - Building
Type 2 - Style 2B
3/16" = 1'-0"



② Side Elevation - Building
Type 2 - Style 2B
3/16" = 1'-0"



① Front Elevation - Building
Type 2 - Style 2B
3/16" = 1'-0"



EXTERIOR PAINT COLORS

| STYLE 2B: ANGLO CARIBBEAN | |
|---------------------------|---|
| A | FIELD COLOR #1: RENWICK BEIGE SW 2805 |
| B | FIELD COLOR #2: DOWNING EARTH SW 2820 |
| C | FIELD COLOR #3: ALABASTER SW 7008 |
| D | SHUTTERS/ DETAIL COLOR: TANGERINE SW 6601 |
| E | EXTERIOR WINDOW FRAMES & RAILINGS: WHITE |
| F | ROOF COLOR: CHARCOAL |

ELEVATION NOTES

| | |
|---|---|
| A | MASONRY WALL WITH SMOOTH STUCCO FINISH |
| B | IMPACT RESISTANT METAL OVERHEAD 2-CAR GARAGE DOOR |
| C | ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM |
| D | ALUMINUM LOUVER SYSTEM "BERMUDA SHUTTER" WITH KYNAR FINISH |
| E | HIGH DENSITY FOAM SHUTTER WITH SMOOTH STUCCO FINISH |
| F | IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS |
| G | MASONRY WALL WITH SMOOTH STUCCO 6" SIDING FINISH |
| H | STUCCO WATER TABLE W/SMOOTH FINISH, 2'-0" HIGH ABOVE 1ST FLOOR FINISH ELEVATION |
| I | STUCCO TRIM BAND WITH SMOOTH FINISH |
| J | STUCCO DETAIL, WITH SMOOTH FINISH |
| K | HIGH DENSITY FOAM OUTLOOKER WITH SMOOTH STUCCO FINISH |
| L | STUCCO PARAPET CAP WITH SMOOTH FINISH |
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| O | IMPACT RESISTANT METAL ENTRANCE DOOR |
| P | DECORATIVE LIGHT FIXTURE (TO BE SELECTED) |
| Q | STUCCO REVEAL (CONTROL JOINT) |

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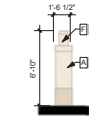
Building Type 2

Style 2B Exterior

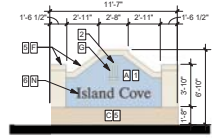
Elevations

Site Plan Submittal

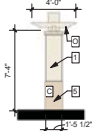
A-8



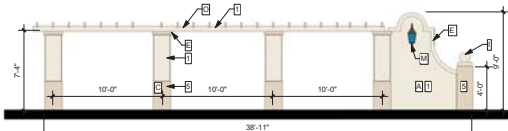
**Side Elevation - Site
Monument Sign**
3/16" = 1'-0"



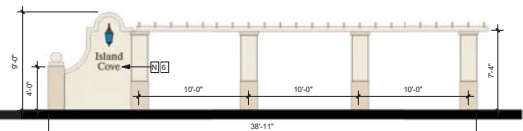
**Front Elevation - Site
Monument Sign**
3/16" = 1'-0"



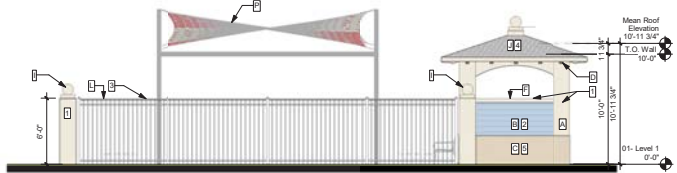
**Side Elevation - Site
Entrance Feature**
3/16" = 1'-0"



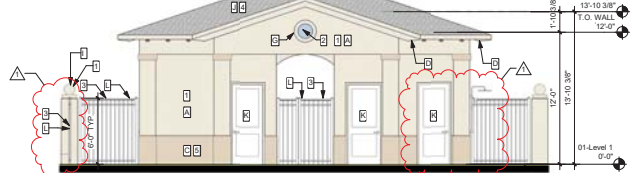
**Front Elevation - Site
Entrance Feature**
3/16" = 1'-0"



Note: Signage Under Separate Permit
Note: Signage Occurs at SW 8th Street Entrance Only



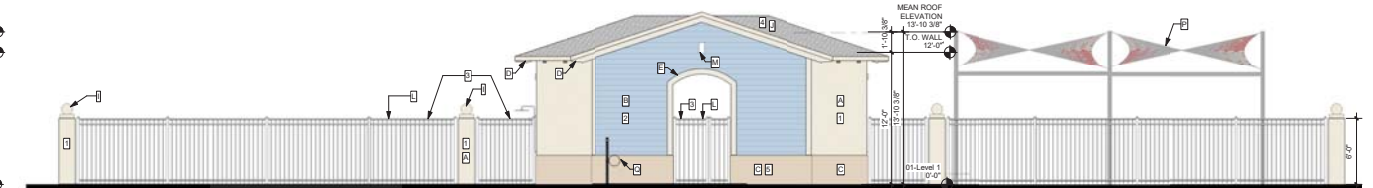
**Side Elevation - Amenities
Site Wall**
3/16" = 1'-0"



**Front Elevation - Amenities
Open Air Pavilion**
3/16" = 1'-0"



**Side Elevation - Amenities
Open Air Pavilion**
3/16" = 1'-0"



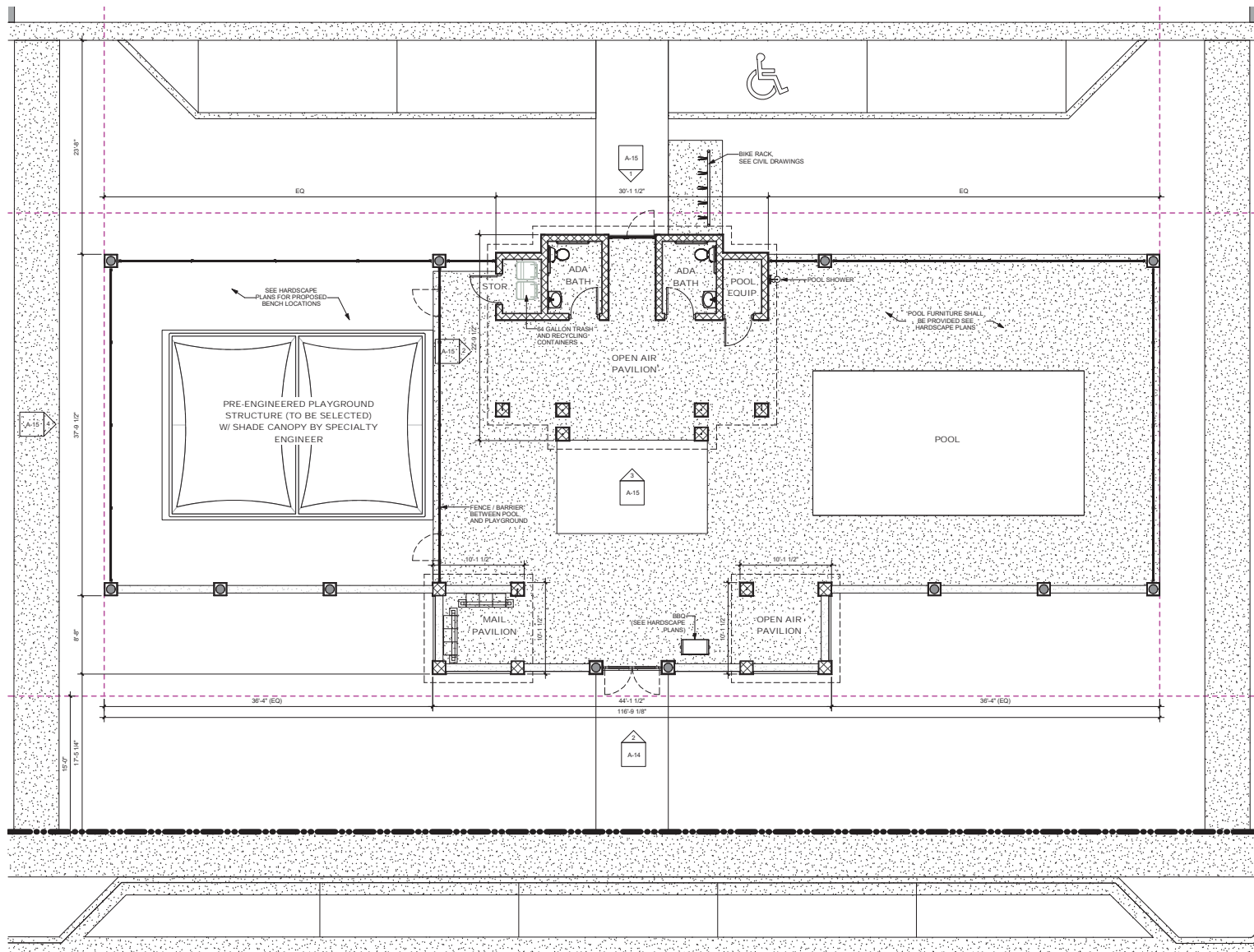
**Rear Elevation - Amenities
Open Air Pavilion, Site Wall**
3/16" = 1'-0"

EXTERIOR PAINT COLORS

| | |
|---|---|
| 1 | FIELD COLOR #1: ALABASTER SW 7038 |
| 2 | FIELD COLOR #2: BEWITCHING BLUE SW 6960 |
| 3 | EXTERIOR FENCES & RAILINGS: WHITE |
| 4 | ROOF COLOR: WHITE-GRAY |
| 5 | ACCENT COLOR #1: PATIENCE SW 7555 |
| 6 | SIGNAGE LETTER COLOR: BRONZE |

ELEVATION NOTES

| | |
|---|--|
| A | MASONRY WALL WITH SMOOTH STUCCO FINISH |
| B | MASONRY WALL WITH SMOOTH STUCCO 6\"/> |



01-First Floor Plan - Amenities Area
3/16" = 1'-0"

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Amenities Area
First Floor Plan

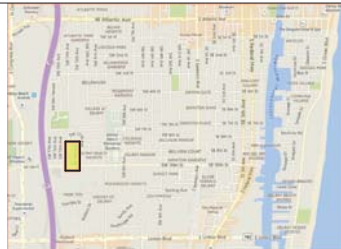
Site Plan Submittal
A-13

VILLAGE SQUARE HOMES PHASE III

Property Bounded by SW 8th St. on the North side, SW 10th St. on the South side,
SW 13th Ave on the West side, and SW 12th Ave on the East side, Delray Beach, FL 33064



LOCATION MAP



Site Plan Submittal

01/18/19

VICINITY MAP



OWNER

The Delray Beach Housing Authority / Delray Housing Group
Dorothy Ellington, President/CEO
82 NW 5th Avenue
Delray Beach, FL 33444
Phone: 561-272-4766 / Fax: 561-278-4937

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Christine Merrell, RA, Project Manager
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dave@cwiasoc.com

STRUCTURAL, MEP, & FIRE PROTECTION

TLC Engineering for Architecture
Guy Krueger, PE, CM, LEED AP, BD+C, Principal
874 Dreon Boulevard, Cocoa, FL 32922
Phone: 321-636-0274 / Fax: 321-639-8986

Sheet List - Site Plan Review

| Sheet Number | Sheet Name | Sheet Issue Date | Current Revision | Current Revision Date |
|-----------------------|--|------------------|------------------|-----------------------|
| A-0 | Cover Sheet | 01/18/19 | 1 | 04/15/19 |
| A-General Information | | | | |
| B-Civil | | | | |
| C0.00 | Cover Sheet | 01/18/19 | 1 | 04/15/19 |
| C0.02 | General Notes | 01/18/19 | 1 | 04/15/19 |
| C1.00 | Composite Plan | 01/18/19 | 1 | 04/15/19 |
| C2.00 | Demolition Plan | 01/18/19 | 1 | 04/15/19 |
| C3.00 | Erosion Control Plan | 01/18/19 | 1 | 04/15/19 |
| C4.00 | Site Plan | 01/18/19 | 1 | 04/15/19 |
| C5.00 | Preliminary Paving Grading Drainage Plan | 01/18/19 | 1 | 04/15/19 |
| C6.02 | Paving Grading & Drainage Details | 04/15/19 | 1 | 04/15/19 |
| C6.03 | Paving Grading & Drainage Details | 04/15/19 | 1 | 04/15/19 |
| C7.00 | Preliminary Utility Plan | 01/18/19 | 1 | 04/15/19 |
| C-Landscape | | | | |
| L1.00 | Survey | 01/18/19 | 1 | 04/15/19 |
| L1.00 | Landscape Plan | 01/18/19 | 1 | 04/15/19 |
| L1.10 | Landscape Details | 01/18/19 | 1 | 04/15/19 |
| L1.11 | Landscape Notes | 01/18/19 | 1 | 04/15/19 |
| L3.00 | Heritage Plan | 01/18/19 | 1 | 04/15/19 |
| E-Architectural | | | | |
| A0.1 | Architectural Site Diagram | 01/18/19 | 1 | 04/15/19 |
| A-1 | Building Type 1 First & Second Floor Plan | 01/18/19 | 1 | 04/15/19 |
| A-2 | Building Type 1 Third Floor & Roof Plan | 01/18/19 | 1 | 04/15/19 |
| A-3 | Building Type 2 First & Second Floor Plan | 01/18/19 | 1 | 04/15/19 |
| A-4 | Building Type 2 Third Floor & Roof Plan | 01/18/19 | 1 | 04/15/19 |
| A-5 | Building Type 1 Style 1A Exterior Elevations | 01/18/19 | 1 | 04/15/19 |
| A-6 | Building Type 1 Style 1B Exterior Elevations | 01/18/19 | 1 | 04/15/19 |
| A-7 | Building Type 1 Style 2A Exterior Elevations | 01/18/19 | 1 | 04/15/19 |
| A-8 | Building Type 2 Style 2B Exterior Elevations | 01/18/19 | 1 | 04/15/19 |
| A-9 | THA Unit Plan | 01/18/19 | 1 | 04/15/19 |
| A-10 | THB Unit Plan | 01/18/19 | 1 | 04/15/19 |
| A-11 | THC Unit Plan | 01/18/19 | 1 | 04/15/19 |
| A-12 | THD Unit Plan | 01/18/19 | 1 | 04/15/19 |
| A-13 | TH Unit Garage Diagram | 04/15/19 | 1 | 04/15/19 |
| A-14 | Amenities Area First Floor Plan | 01/18/19 | 1 | 04/15/19 |
| A-15 | Amenities Area Elevations & Site Details | 01/18/19 | 1 | 04/15/19 |
| A-16 | Amenities Area Elevations & Site Details | 01/18/19 | 1 | 04/15/19 |
| A-17 | Site Rendering | 01/18/19 | 1 | 04/15/19 |
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| PH-1 | Photometrics | 01/18/19 | 1 | 04/15/19 |

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Cover Sheet

Site Plan Submittal

A-0



PROPOSED SOUTH EAST ELEVATION PERSPECTIVE

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Site Rendering

Site Plan Submittal

A-18



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Site Rendering

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