



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray City Market
Project Location: 33 SE 3rd Avenue
Request: Class III Site Plan Modification
PCN: 12434616P30010000
Board: Site Plan Review and Appearance Board
Meeting Date: September 23, 2020
Board Vote: (4-2 carol Perez and Price Paton dissenting)

Board Action:

Approved (4-2)

Project Description:

The subject property consists of Parcel A of Metropolitan at Delray, according to the plat thereof as recorded in Plat Book 123, Page 52 of the records of Palm Beach County, Florida containing 0.86 acres. The parcel has a Future Land Use Map (FLUM) designation of Central Core (CC) and is zoned Central Business District (CBD).

The subject request includes a Class III Site Plan modification that includes changes to the Architectural Elevations and Landscape Plan. The four-story mixed-use building is currently under construction which consists of a basement level, mezzanine, and parking garage. The applicant has made minor changes which consists of: changes of use within the mezzanine and basement levels and significant changes to the architectural elevations to a more tropical Floridan feel in pastel colors and landscaping flowing from the rooftop to the second level. No changes were made to the streetscape or refuse enclosure.

The parking and bicycle requirements were maintained.

Board Comments:

N/A

Public Comments:

N/A

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: September 23, 2020

File No.: 2020-220 SPF-
SPR-CL3

Application Type: Class III Site Plan
Modification

General Data:

Agent/Applicant: Jose Gonzalez, Gonzalez Architects

Owner: Rosebud 3rd Avenue, LLC

Location: 33 SE 3rd Avenue

PCN: 12434616P30010000

Property Size: 0.86 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Construction site

Proposed Land Use: 156,818 SF mixed-use establishment consisting of restaurant, retail, and business with a parking garage above and basement below. (under construction)

Item before the Board:

The action before the Board is for the consideration of a Class III Site Plan application for the Delray City Market pursuant to LDR Section 2.4.5 (G), including:

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



Optional Board Motions:

Move to continue with direction.

Move approval of the Class III (2020-220) Site Plan Modification, Landscape Plan, Architectural Elevations for Delray City Market located at 33 SE 3rd Avenue, as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

Move denial of the Class III (2020-220) Site Plan Modification, Landscape Plan, Architectural Elevations for Delray City Market located at 33 SE 3rd Avenue, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Project Planner:

Jennifer Buce, Planner;
buce@mydelraybeach.com,
561-243-7138

Review Dates:

SPRAB Board: September 23, 2020

Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



Notes: A Landscape Maintenance is required prior to the issuance of a CO.

Background:

The subject property consists of Parcel A of Metropolitan at Delray, according to the plat thereof as recorded in Plat Book 123, Page 52 of the records of Palm Beach County, Florida containing 0.86 acres. The parcel has a Future Land Use Map (FLUM) designation of Central Core (CC) and is zoned Central Business District (CBD).

On October 24, 2018, a Class V Site Plan was approved to construct a 156,818 SF, four-story building with restaurant and retail spaces on the ground floor, offices on the mezzanine, basement storage and parking garage use on upper stories including the rooftop level. The Architectural Elevations were proposed with Masonry Modern architecture with a civic open space in the front and a Landscape Plan. The building is currently under construction.

Now before the board is a Class III Site Plan Modification associated with the site plan, landscape plan and architectural elevations to that enhances the exterior façade and offers more to the vendors to the interior of their building.

Project Description:

The subject request includes a Class III Site Plan modification that includes changes to the Architectural Elevations and Landscape Plan. The four-story mixed-use building is currently under construction which consists of a basement level, mezzanine, and parking garage. The applicant has made minor changes which consists of: changes of use within the mezzanine and basement levels and significant changes to the architectural elevations to a more tropical Floridan feel in pastel colors and landscaping flowing from the rooftop to the second level. No changes were made to the streetscape or refuse enclosure.

The change of uses include the following:

Area		Previously Approved by SPRAB on 0/24/18	Currently Proposed	Use	Square Footage
Basement	Market Storage	6,500 SF (Gross)	6,888 SF (Gross)	80% Restaurant/20% Retail	5,510 SF/ 1,378 SF
	Business Space/Office	904 SF (Net)	857 SF (Net)	Business Space	857 SF (Net)
	Restaurant	(6,228 SF(Gross)	3,127 SF (Gross)	Restaurant	3,127 SF (Gross)
Ground Floor	Food Hall Market	21,538 SF (Gross)	21,538 SF (Gross)	80% Restaurant/20% Retail	17,230 SF/4,308 SF
Mezzanine	Business Space/Office	6,411 SF (Gross)	6,411 SF (Gross)		
	Food Hall Market	0	5,355 SF (Gross)	80% Restaurant/20% Retail	4,284 SF/1,71 SF
Total Square footage		41,581 SF	37,765 SF		

Overall Uses	Total Square Footage
Restaurant	30,151 SF
Retail	6,757 SF
Business Space Office	857 SF.
Total	37,765 SF

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.

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

Pursuant to Figure 4.4.13-5 (Central Core Regulating Plan), SE 3rd Avenue and SE 1st Street are considered Secondary Streets. Pursuant to Table 4.4.13(B), the following dimensional requirements are applicable:



APPROVED BUILDING (CLV)	Required	Proposed
Lot Width	20 ft. min.	262 ft.
Lot Area	2,000 sf. min.	37,497 sf.
Front Setback SE 1 st Street & SE 3 rd Avenue	10 ft. min./15 ft. max.	10 ft.
Front Setback: Above 3rd Story SE 1 st Street & SE 3 rd Avenue	20 ft. min	10 ft.*
Rear Setback	10 ft. min.	10 ft.
Interior Side Setback (North)	0 ft.	0 ft.
Civic Open Space	875 sf	876.5 sf
Maximum Height	4 Stories & 54 ft.	4 Stories & 52 ft.

*Waiver was approved for setback

Frontage Types

The ground floor of Delray City Market has retail/restaurant uses, which are permitted uses on Secondary Streets. The Market uses the storefront frontage type along both streets, which is a permitted frontage type and appropriate for the proposed uses. The storefront doors are directly accessible from the sidewalks. Entrances to the building cannot exceed 75 feet in separation distance. The table below illustrates additional Storefront requirements.

Dimensional Requirements for Storefronts			
	Required	Approved	Proposed
Building Setback	10 ft. min./15 ft. max	10 ft.	10 ft.
Storefront Base	9" min.	10"	11"
Storefront Width	N/A	Between 3 ft to 18 ft	Between 3 ft to 18 ft
Required Openings of the width of the facade	80% min	>80%	>80%
Glazing Height	8 ft.	8ft t first floor level	11'5"
Awning Projection	3 ft. min	Retractable awnings provide min. 3 feet when extended	5 ft.

Civic Open Spaces:

Pursuant to LDR 4.4.13(G) Civic Open Spaces are created outdoor spaces which are accessible by the public to improve the pedestrian environment and are aesthetically pleasing and serve as an amenity for the city. The civic open area remains the same with 876.5 SF proposed. The changes to the civic open space include removalable outdoor seating and a suspended copper sculpture. The space still includes, a drinking fountain, a bicycle rack, trash receptacle and a pet clean up station.

Parking/Parking Garages

Required parking for the project is accommodated on the second, third, fourth and rooftop levels of the building within the parking garage. The parking garage ramps are visually screened from the streets. Roof top parking is visually screened with parapet walls. The openings of the garage have been designed in a manner that obscures parked vehicles. An Anodized Aluminum Mesh Screen has been introduced with Kynar, which is a type of life long coating used for aluminum, galvanized steel and aluminized steel, as well as hanging plants and sky vines for additional screening which will add to the overall look to the building by breaking up the massing of the structure.



The Shared Parking Study requires a peak parking space rate of 193 spaces to be provided during the hours of 6 pm to midnight. A total of 204 parking spaces are provided within the parking garage. The garage is available for the City Market or other uses within the City. Parking fees will be charged to patrons. A minimum of 3% of the required parking spaces must be alternative fuel spaces, 6 are required and 6 have been provided. Up to 30% of the required parking spaces may be compact spaces. 60 spaces (29%) of the provided spaces are compact spaces.

Bicycle Parking:

Pursuant to LDR Section 4.4.13(l)(4) bicycle parking is required. The project has provided over the required number of spaces as presented below.

Use	Requirement	Units/Sq. ft.	Number Required
Commercial/Restaurant	36,908 sf	1/1,000 sq. ft.	36.91
Business/Office	857 sf	1/2,000 sq. ft.	0.43
Total Bicycle Spaces Required			37
Total Bicycle Spaces Provided			38

Bicycle parking is located throughout the site, near the entrances to the building including either side of the civic area.

Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The project provided photometric plans for the parking garage and surrounding site that were approved with the Class V which and have not changed. The light levels on the ramps have maximum of 10.0 ft. candles and minimum of 2.0, which is within the required levels for both day and night. New wall sconces have been introduced at the ground level that are full cut off luminaire. The lighting levels provided meet the minimum and maximum foot candle allowances.

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). The Senior Landscape Planner has reviewed the Landscape Plan and has found that it meets the minimum standards. The changes are to the ground level and include the shrubs and ground cover to Ornamental Peanut and Walter's Viburnum. There are planters throughout the building façade with the corners of the building and all entrances with groupings of Bougainvillea. The Sky Vines and Bougainvillea will also be used along the mesh screens to add vibrant colors to add contrast against the building's soft white façade. Planters have also been introduced to the Civic Space and the Crape Myrtles have been changed to lemon trees. There are plantings in the right of way which will require a Landscape Maintenance Agreement before the final Certificate of Occupancy.

Architectural Elevations Analysis

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

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

The building proposes to use the Masonry Modern style of architecture, which is identified as one of seven permitted architectural styles in LDR Section 4.4.13(F). The proposed architectural elevation changes remain consistent with the original Class V approval with the pure geometric forms, exterior spaces incorporated into the front façade such as the civic open space, and façade



articulation of stories two - four, the ratio of glass to wall solidifies the structure, the windows are recessed back from the exterior face of the building, tripartite composition meets code requirements, composition includes spaces carved from the mass, the ground floor of the building is emphasized with glass while the middle and top are more solid, building facades facing the streets have transparent windows. The applicant is introducing a new color scheme that consists of the base in Lucia Teal, the ground floors in Waterbury Green. Smooth Stucco is the primary finish with the introduction of Cement tile on the Mezzanine and ground floor in the Lucia Teal and Waterbury Green. This new addition adds texture to the ground level. The garage doors have been removed at the Civic Open Space and two new openings have been introduced on either side of the Civic Open Space. The awnings have also been changed from retractable awnings to a more geometric fixed awning which will still provide shade to the pedestrians. A new mesh metal screen has been introduced in Lucia teal and High reflective white on the parking garage level which will allow for the proposed sky vine to grow through. Planters have also been placed throughout the second level and above to provide depth and dimension and help break up the mass of the building. Lastly, two new architectural features have been introduced; one at the north entrance and one at the civic open space. These are suspended copper sculptures. The addition is an asset to Delray as it offers Public Art.

Review by Others:

At the meeting of September 14, 2020, the DDA (Downtown Development Authority) reviewed the development proposal and voted in support of the project.

Courtesy Notice:

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

- Osceola Park
- Pineapple Grove
- Marina Historic District

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

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas.

FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).

The subject property has a Future Land Use Map designation of CC and a zoning designation of CBD. It is in the Central Core Sub-district. The CBD zoning is consistent with the Commercial Core FLUM designation. Pursuant to Table 4.4.13(A), Allowable Uses in the CBD Sub-Districts, in the Central Core, principle uses "P" include retail, restaurant uses and business. Based upon the above, a positive finding is made with respect to consistency with the Future Land Use Map (FLUM) designation.

CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix "A", a positive finding can be made regarding water, sewer, streets and traffic, drainage, and solid waste.

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

As described in Appendix "B", a positive finding of Consistency can be made as it relates to 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 under the 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 zoning designations and uses are abutting the subject property:

	<i>Zoning Designation:</i>	<i>Land Use:</i>
<i>North:</i>	CBD – Central Core Sub-district	Service (Banking)
<i>South:</i>	CBD – Central Core Sub-district	Residential
<i>East:</i>	CBD – Central Core Sub-district	Office and Retail
<i>West:</i>	CBD – Central Core Sub-district	Vacant Land

The surrounding uses are a wide mix, including office, retail, service and residential, typical of development in the Central Core Sub-district of the CBD. The project is compatible with the surrounding uses and consistent with the mixed-use district. Thus, a finding can be made that the use will not have a detrimental effect upon the stability of the downtown, nor will it hinder the development or redevelopment of nearby properties. Thus, positive findings are made pursuant to LDR Section 2.4.5(F)(5).

APPENDIX “A” – Concurrency Findings

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

Water and Sewer:

- Water Service is available via an existing 8” water main within the adjacent alley to the east.
- Sewer Service is available via an existing 8” sewer main within the adjacent alley to the east.

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

Streets and Traffic:

It is noted that the site is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD and OSSHAD zoning districts. A Trip Generation Analysis was prepared, which indicates that a development of shopping center, would result a reduction of 1,569 Average Daily Trips, 18 net new AM peak hour trips, and 134 net new PM peak hour trips from the Class V approval. To date, a letter from Palm Beach County Traffic Division has not been received regarding review of the proposed project and determined the project meets the Traffic Performance Standards of Palm Beach County. The letter from Palm Beach County determined that the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA), therefore, exempt from Palm Beach County's Traffic Performance Standards.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit is not applicable.

Solid Waste:

The proposed 30,151 sq. ft. restaurant generates approximately 375 tons of solid waste per year and the 6,757 sq. ft. retail generates approximately 34.5 tons of solid waste per year and the proposed 857 office space generates 2.3 tons of solid waste per year with a total of 413 tons per year, this is a reduction of solid waste since the Class V approval.. The Solid Waste Authority has



indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Drainage:

Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.

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

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



- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability, and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent

E

1	Overall Proposed Site/ Ground Floor Plan 1" = 20'-0"
---	---

Class III Application : Not For Construction

M E N I N

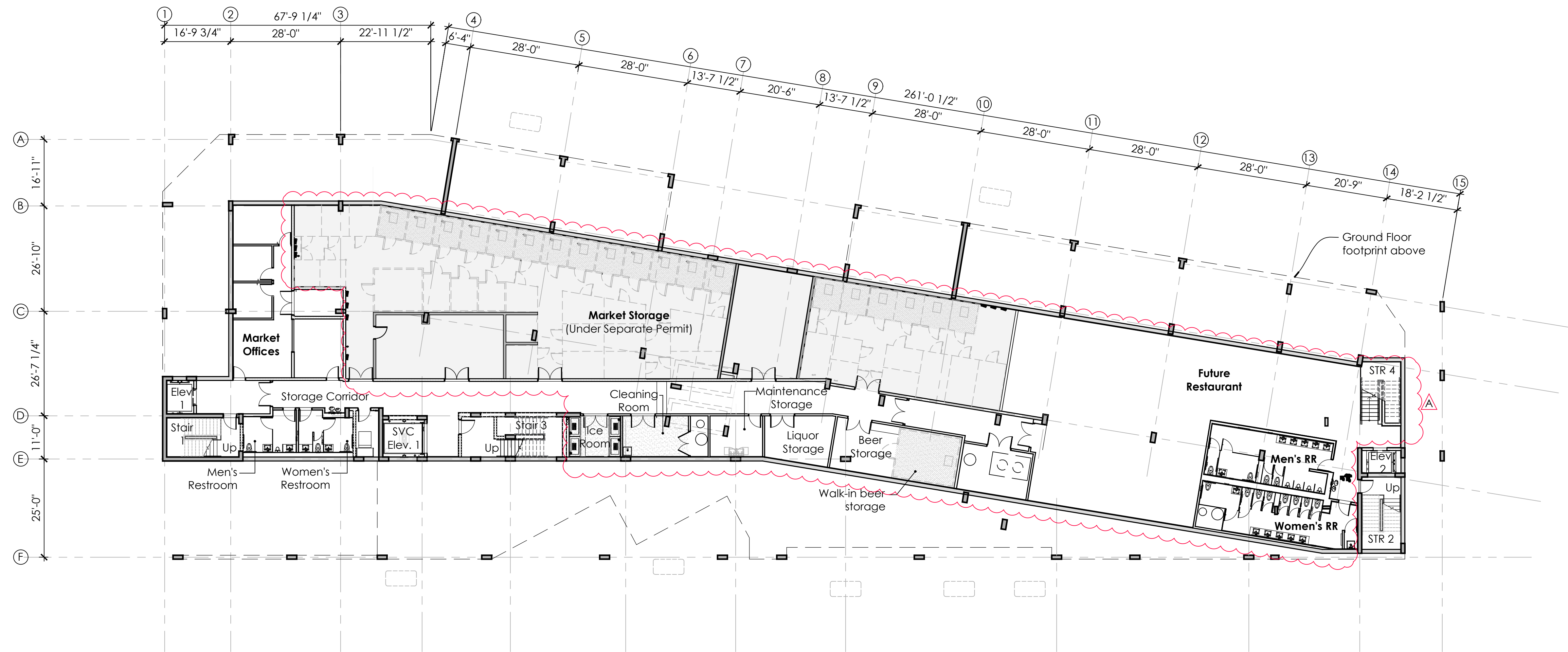
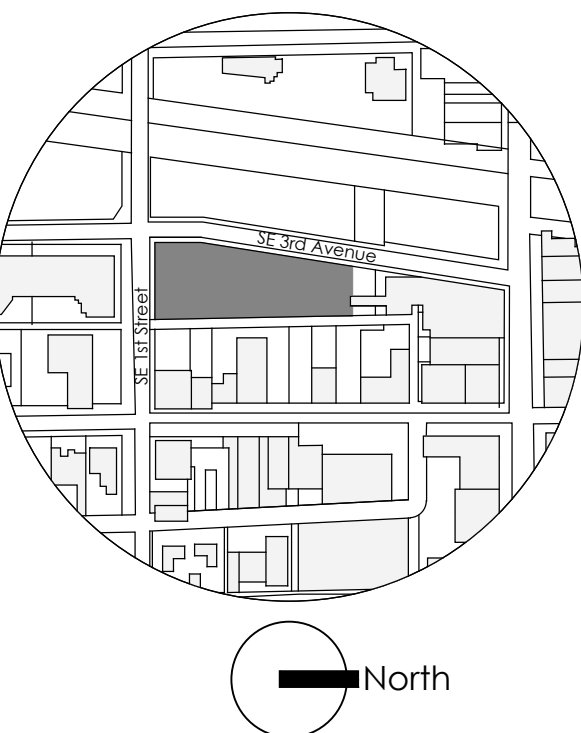
DELRAY BEACH
MARKET

33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)



A1.00

Overall Basement
Floor Plan
Scale
1/16" = 1'-0"

0 5' 10' 25' 50'

González Architects

1 Overall Basement Floor Plan
1/16" = 1'-0"

SEAL
(MARSH C. KRIPLEN LIC.FL LA6667007)

MASTER PLAN	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

LEGEND

- 1. PARKING
- 2. MARKET ENTRANCE
- 3. PLANTERS
- 4. CIVIC SPACE
- 5. PARKING ENTRANCE
- 6. PROPOSED BUILDING
- 7. BIKE RACK



0 10 20
SCALE 1"=20' - 0"

L003



MATERIALS NOTES

- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
- HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



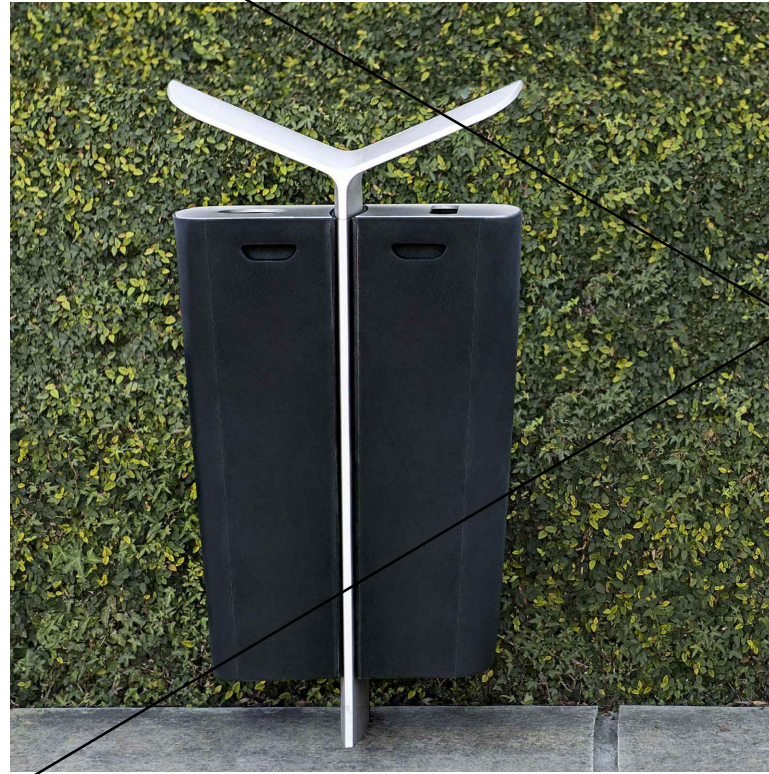
01 - BRICK PAVERS

COLOR: PER ARCHITECT'S SPECS
FINISH: NATURAL
DIMENSIONS: 3 ½" x 3 ¾" x 9 ½"
SPECIFICATION: PER PROVIDER
SOURCE: GAVIN HISTORICAL BRICKS
www.historicalbricks.com
888.814.9713



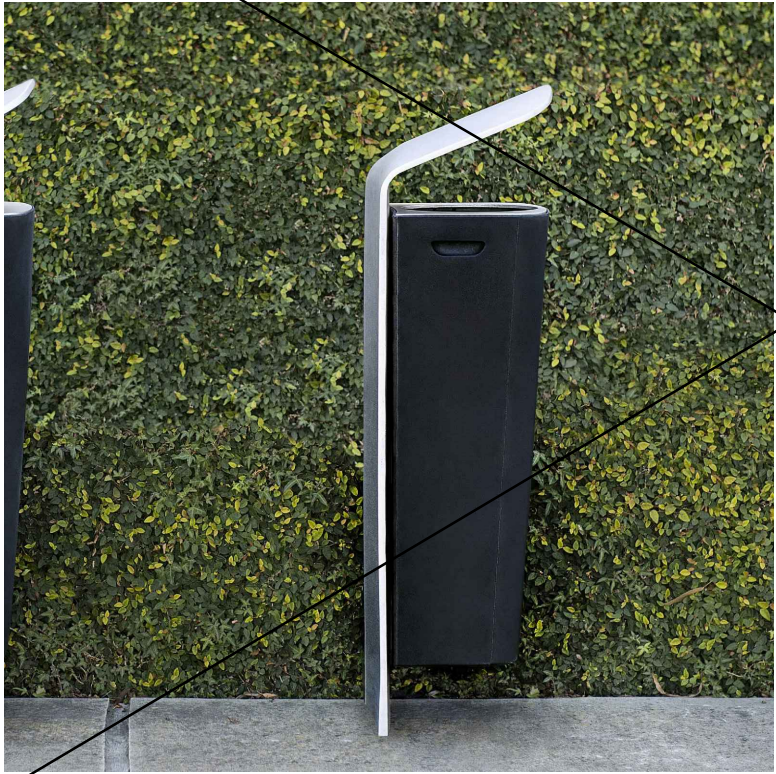
02 - OOLITE STONE BLOCK

COLOR: NATURAL
FINISH: NATURAL
DIMENSIONS: REFER TO DETAILS
SPECIFICATION: PER PROVIDER
SOURCE: TBD



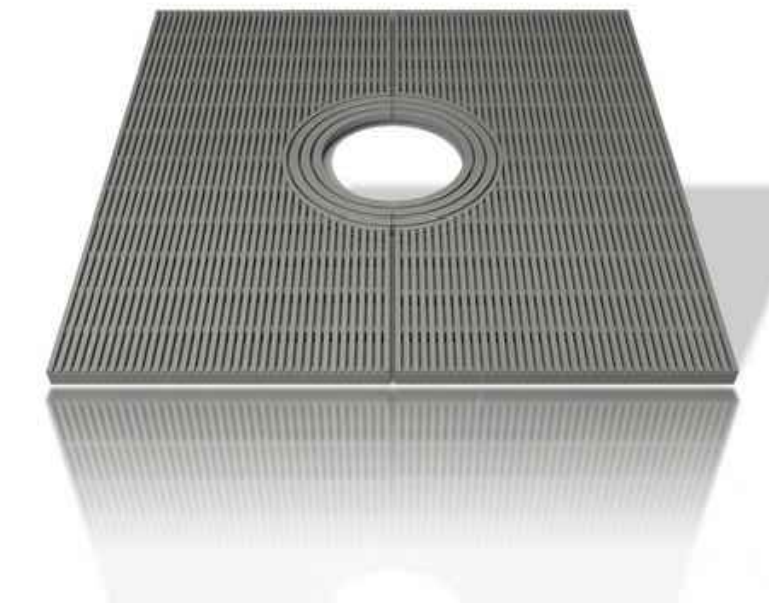
03 - TRASH CAN

MODEL: Multiplicity DOUBLE EMBEDDED - MULTIPLE OPENNING
COLOR: POWDER COATED MERCURY
FINISH: METAL
DIMENSIONS: 15" X 26" X 47"
SOURCE: LANDSCAPE FORMS
www.landscapeforms.com
800.430.6209



04 - RECYCLING STATION

MODEL: Multiplicity SINGLE EMBEDDED-MULTI USE OPENNING
COLOR: POWDERCOATED METAL MERCURY
FINISH: METAL
DIMENSIONS: 14" X 15" X 47"
SOURCE: LANDSCAPE FORMS
www.landscapeforms.com
800.430.6209



05 - TREE GRATE

MODEL: JAMISON 2000

MATERIAL/COLOR: PER ARCHITECT'S SPECS
FINISH: PER ARCHITECT'S SPECS
DIMENSIONS: 4' x 4'
SOURCE: URBAN ACCESORIES
www.urbanaccessories.com
877.487.0488



06 - VERTICAL BIKE RACK

MODEL: THE DOUBLE UP

MATERIAL/COLOR: PER MANUFACTURER SPECS
SPECIFICATION: PER MANUFACTURER SPECS
SOURCE: SUSTAINABLES SITES
www.sustainablesites.com
1.800.689.9078



07 - BIKE RACK

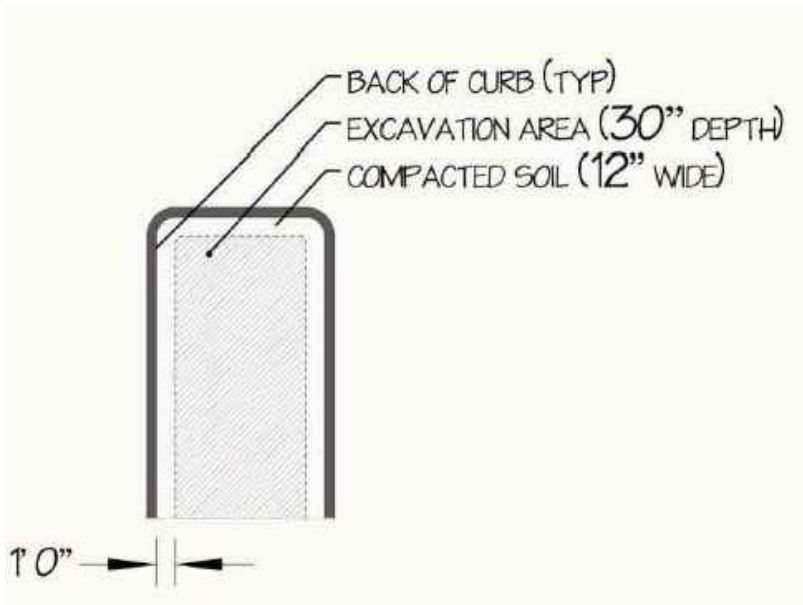
MODEL: CAPITOL BIKE RACK

MATERIAL/COLOR: PER MANUFACTURER SPECS
SPECIFICATION: 5" x 4" x 34" / 25 Lbs
SOURCE: SUSTAINABLES SITES
www.sustainablesites.com
1.800.689.9078

MATERIALS SCHEDULE	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL NEWLY INSTALLED LANDSCAPE MATERIAL INCLUDING TREES AND PALMS SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN ACCORDANCE WITH THE FDACS GRADES AND STANDARDS MANUAL FOR NURSERY PLANTS (2015 OR CURRENT PUBLICATION).
6. REFER TO PLANTING DETAILS FOR PLANTING, STAKING AND GUYING REQUIREMENTS. COORDINATE GUYING AND STAKING OF CHARACTER PLANTS WITH LANDSCAPE ARCHITECT. CONTRACTOR TO REMOVE AND DISPOSE OF ALL STAKING, GUYING, TREE WRAP, NURSERY TAPE ETC. AT THE END OF THE GUARANTEE PERIOD.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
19. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM DATE OF INITIAL ACCEPTANCE.
20. 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 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, 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 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 30-INCH DEPTH HAS BEEN MET.LDR 4.6.16 (H)(3)(N).



PLANTING SCHEDULE - GROUND LEVEL

TREES					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
QVI	11	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN, 20' HEIGHT, 20' WIDTH, 6" CAL.	FLORIDA
CLI	3	CITRON LIMON	LEMON TREE	100 GAL, MULTI TRUNK, 16' MIN. HEIGHT	ASIA
PALMS					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
BNO	4	BISMARCKIA NOBILIS	BISMARCK PALM	FILED GROWN, 20' CLEAR TRUNK	AFRICA
SHRUBS & GROUNDCOVERS					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
AG	364	ARACHIS GLABRATA	ORNAMENTAL PEANUT	3 GAL. 18" O.C.	SOUTH AMERICA
VO	5	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	7 GAL. 36" O.C.	FLORIDA
VINES					
BG	2	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	1 GAL. AS SHOWN	EAST ASIA

LANDSCAPE LEGEND

MUNICIPALITY: City of Delray Beach

ZONING CLASS: CBDLOT AREA: 27,212ACRES: 0.6247

OPEN SPACE

REQUIRED/
ALLOWED

PROVIDED

ORDINANCE/CODE SECTION: DELRAY BEACH LDR 4.6.16

A. Total Lot Area

Lot area: 37,497 S.F.

B. Structures, parking, walkways, drives, etc

36,571 S.F.

C. Total pervious lot area

926 S.F.

D. Area of shrubs

27867

Pervious area: 926

Multiplier: 30%

E. Area of shrubs and ground covers provided

926 S.F.

F. Native vegetation required

6967

Required green space: 278

Multiplier: 25%

G. Native vegetation provided

67 S.F.

H. Total paved vehicular use area

269 S.F.

I. Total interior landscape area required

2727

Total vehicular use area 269

Multiplier: 10%

J. Total interior

27 S.F.

K. Total interior shade trees

02

Interior landscape 27

Multiplier: 125 S.F.

L. Total interior shade trees provided

2 Tree

M. Total linear feet surrounding parking or vehicular use areas

514 L.F.

N. Total number of perimeter trees required

1717

Vehicular use areas 514

Multiplier: 30

O. Total number of perimeter trees provided

17 Trees

* Includes palms at 2 palms : 1 tree.

P. Total number of exisiting trees to be saved on site

- Trees

Q. Total number of native trees required

1010

Total interior shade trees: 2

Total perimeter trees: 17

Multiplier: 50%

R. Total number of native trees provided

10 Trees

S. Total number of trees on plan provided

19 Trees

LAND

2610 NORTH MIAMI AVENUE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

DELRAY BEACH MARKET

SOUTH EAST 3RD AVENUE | DELRAY BEACH, FL 33483

SEAL
(MARSH C. KRIPLEN LIC.FL LA6667007)

PLANTING SCHEDULE & NOTES	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

L400

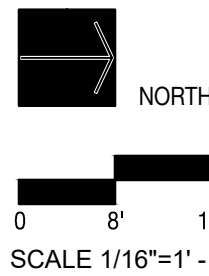
© COPYRIGHT LAND

SEAL
(MARSH C. KRIPLIN LIC.FL LA6667007)

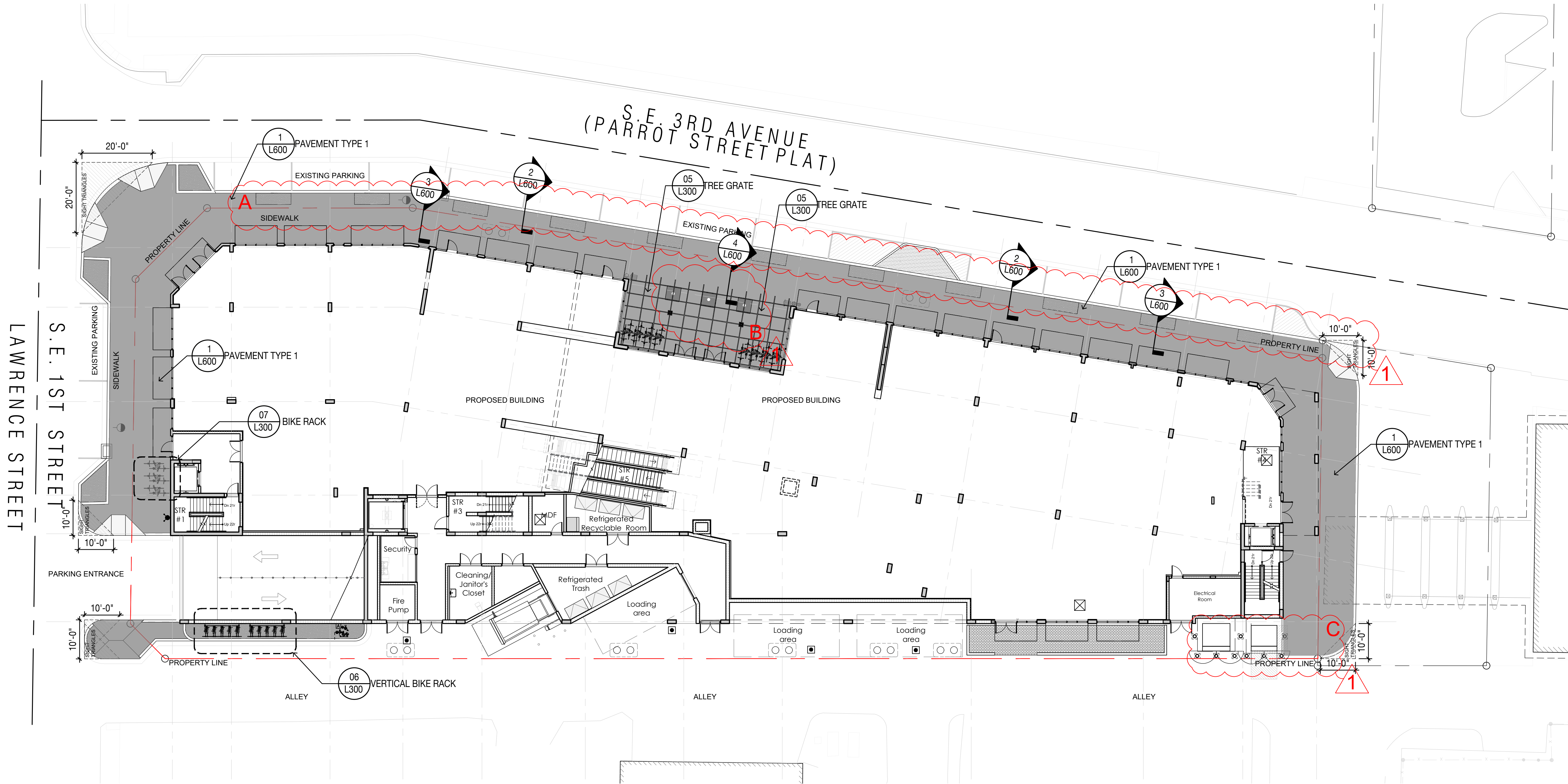
MATERIALS PLAN	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

MATERIALS LEGEND

- PLANTING AREA TYPICAL
- STAINED, ETCHED CONCRETE SIDEWALK



L301



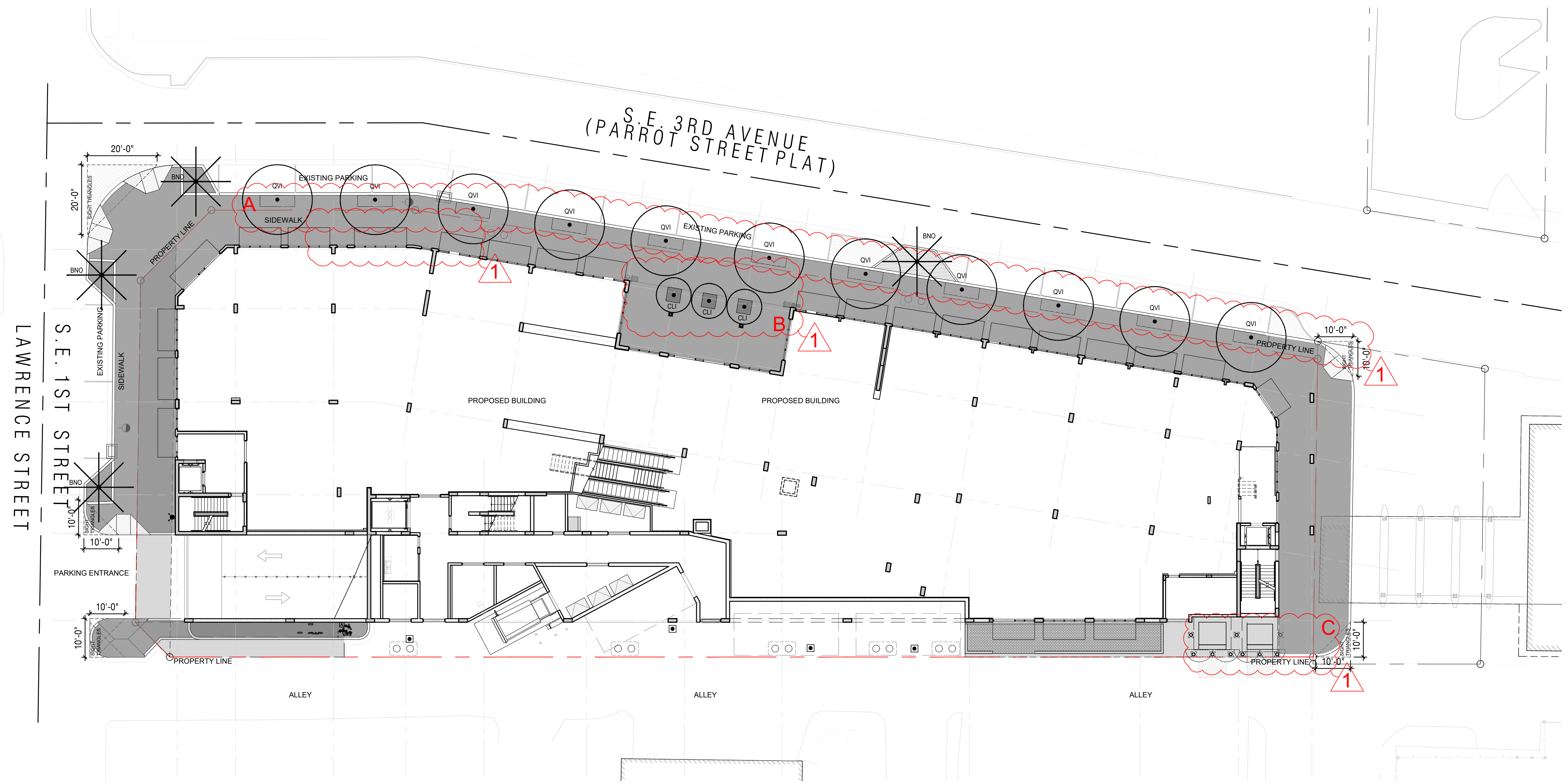
SEAL
(MARSH C. KRIPIEN LIC.FL LA6667007)

ENLARGED TREE & PALM PLANTING PLAN	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

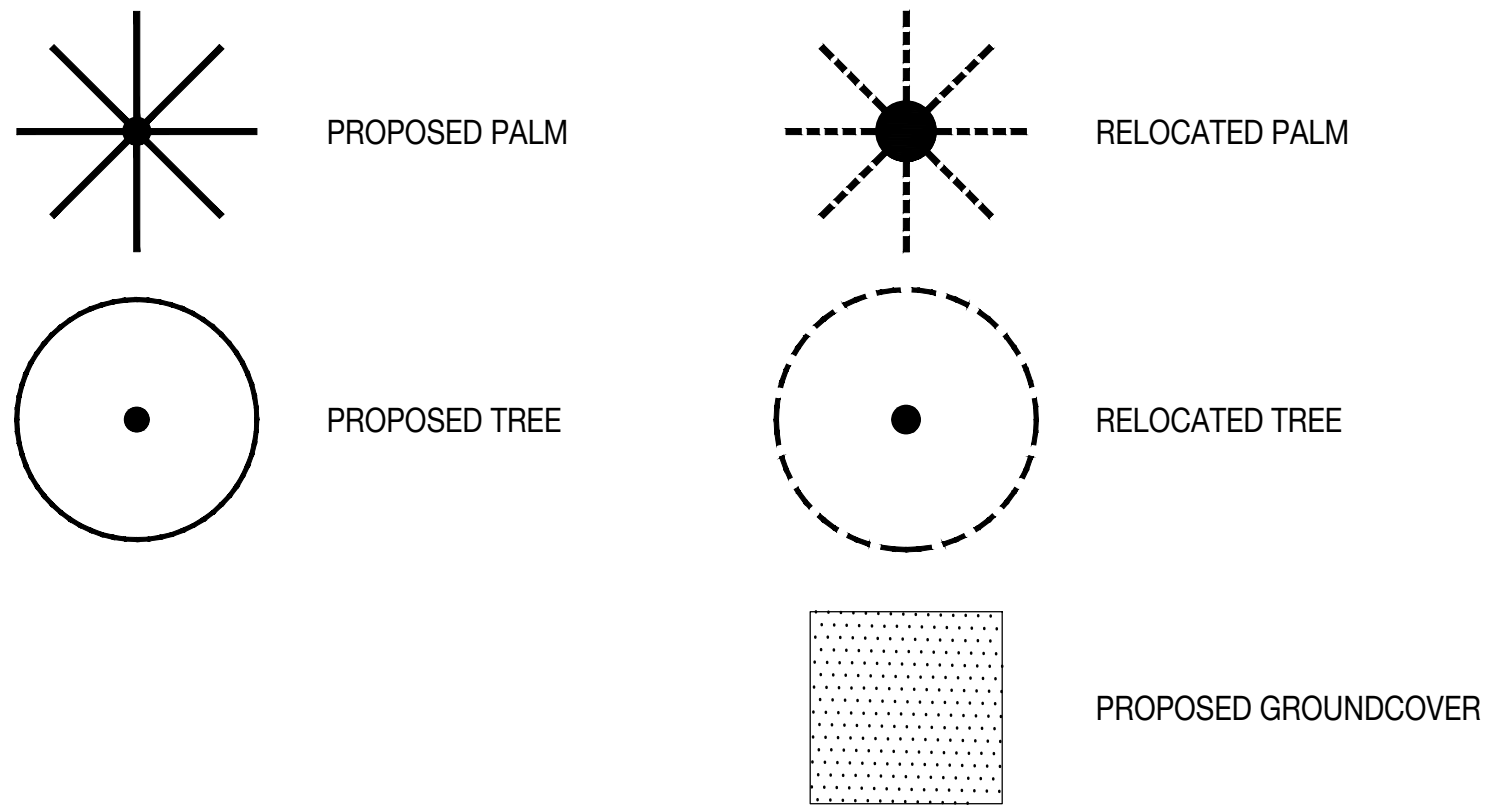


0 8' 16'
SCALE 1/16"=1' - 0"

L401



PLANTING LEGEND



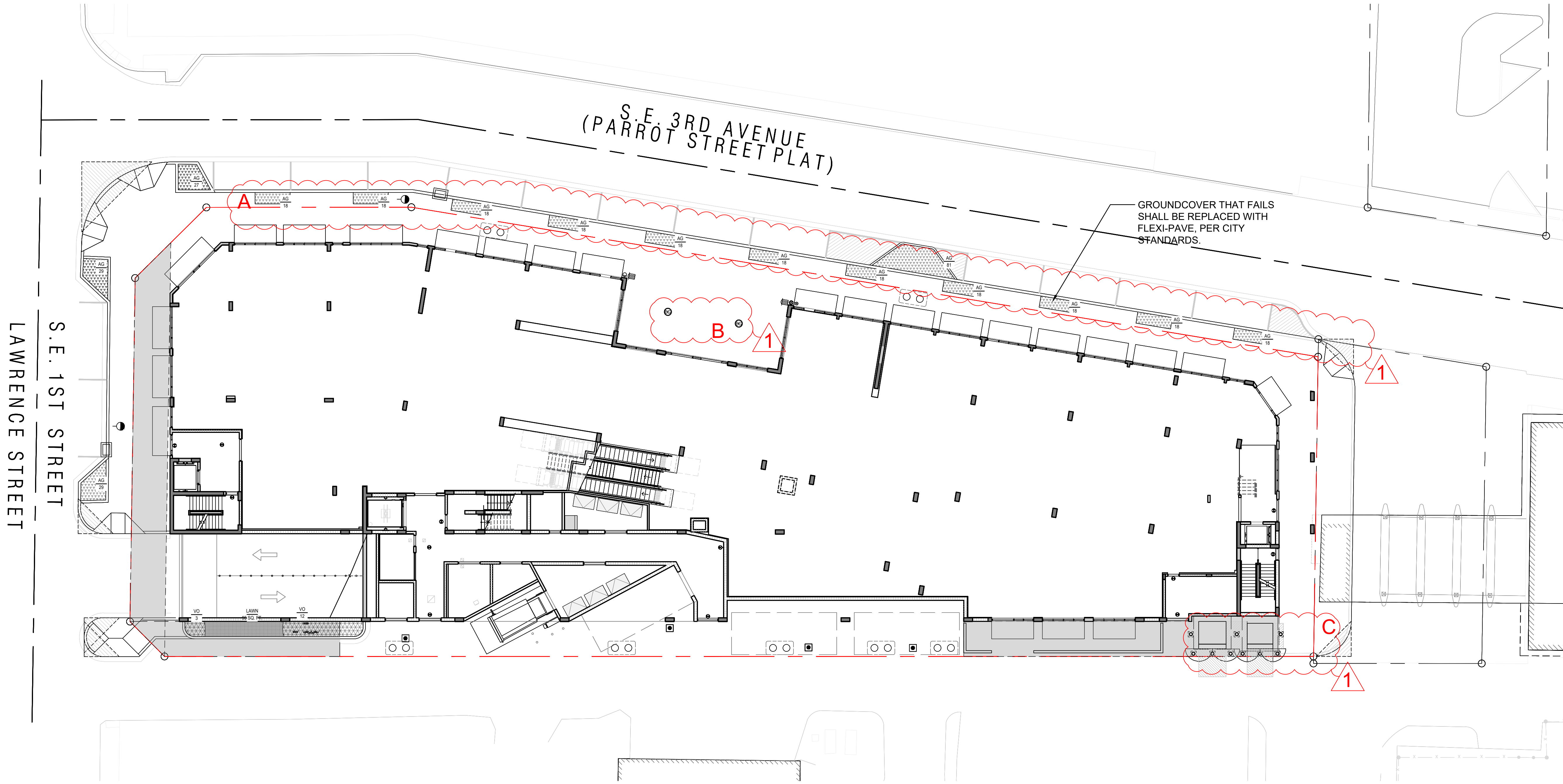
SEAL
(MARSH C. KRIPIEN LIC.FL LA6667007)

ENLARGED UNDERSTORY PLANTING PLAN

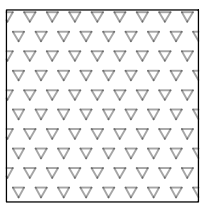
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.017.2020	CLASS III APPLICATION



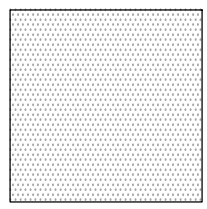
L402



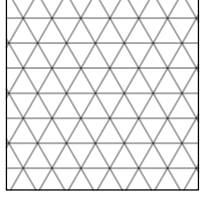
UNDERSTORY PLANTING LEGEND



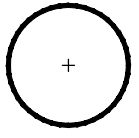
AG, ARACHIS GLABRATA



LAWN



VO, VIBURNUM OBOVATUM



PROPOSED SHRUB

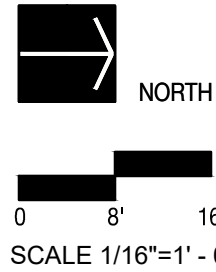
SEAL
(MARSH C. KRIPLEN LIC.FL LA6667007)

ENLARGED UNDERSTORY PLANTING PLAN - SECOND FLOOR	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

PLANTING SCHEDULE - SECOND FLOOR

VINES				
TG	180	THUNBERGIA GRANDIFLORA	SKY VINE	1 GAL. AS SHOWN
BG	45	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	1 GAL. AS SHOWN

UNDERSTORY PLANTING LEGEND



L403

SEAL
(MARSH C. KRIPLEN LIC.FL LA6667007)

ENLARGED UNDERSTORY PLANTING PLAN - FOURTH FLOOR	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION


PLANTING SCHEDULE - FOURTH FLOOR

VINES				
TG	151	THUNBERGIA GRANDIFLORA	SKY VINE	1 GAL. AS SHOWN
BG	11	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	1 GAL. AS SHOWN


UNDERSTORY PLANTING LEGEND



PROPOSED VINES




NORTH



0 8' 16'

SCALE 1/16"=1' - 0"

L405



1

© COPYRIGHT LAND

SEAL
(MARSH C. KRIPLEN LIC.FL LA6667007)

ENLARGED UNDERSTORY PLANTING PLAN - ROOF TOP	
DATE	ISSUE
02.15.2019	PERMIT SET
03.06.2020	REVISION 1
07.17.2020	CLASS III APPLICATION

PLANTING SCHEDULE - ROOF TOP

VINES				
TG	151	THUNBERGIA GRANDIFLORA	SKY VINE	1 GAL. AS SHOWN
BG	11	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	1 GAL. AS SHOWN

UNDERSTORY PLANTING LEGEND



PROPOSED VINES

NORTH

0816

SCALE 1/16"=1' - 0"

L406

1

© COPYRIGHT LAND



1 S.E. 3rd Avenue - NW Elevation
NTS



2 S.E. 3rd Avenue - NW Elevation at night
NTS



3 S.E. 3rd Avenue - West Elevation
NTS



4 Corner of S.E. 3rd Avenue and S.E. 1st Street - Market Entry
NTS

M E N I N

DELRAY BEACH MARKET

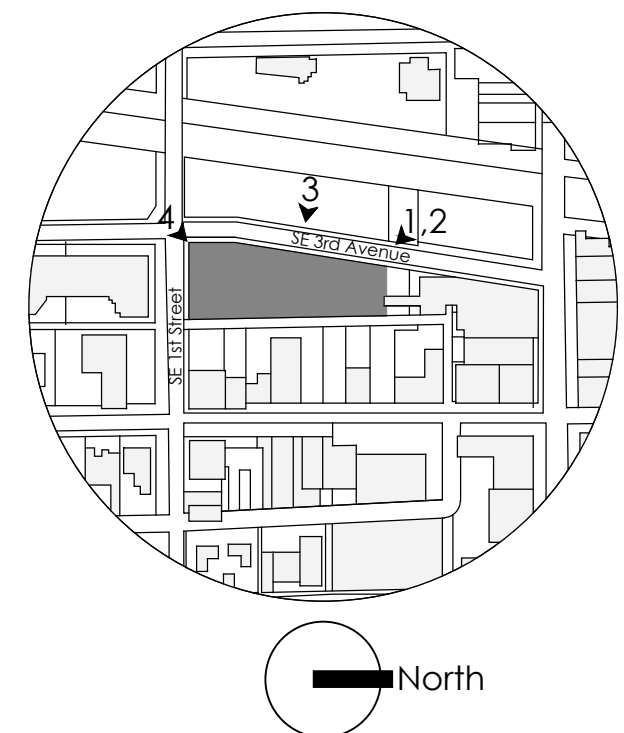
33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)

September 4th, 2020 (Resubmittal #1)



A5.01

Proposed Market
Renderings
Scale
NTS

González Architects

Class III Application : Not For Construction



1 S.E. 1st Street - South Elevation
NTS



2 Corner between S.E. 1st Street and Alley
NTS



3 Alley Elevation View
NTS



4 S.E. 3rd Avenue - Looking into the Civic Space
NTS

M E N I N

DELRAY BEACH MARKET

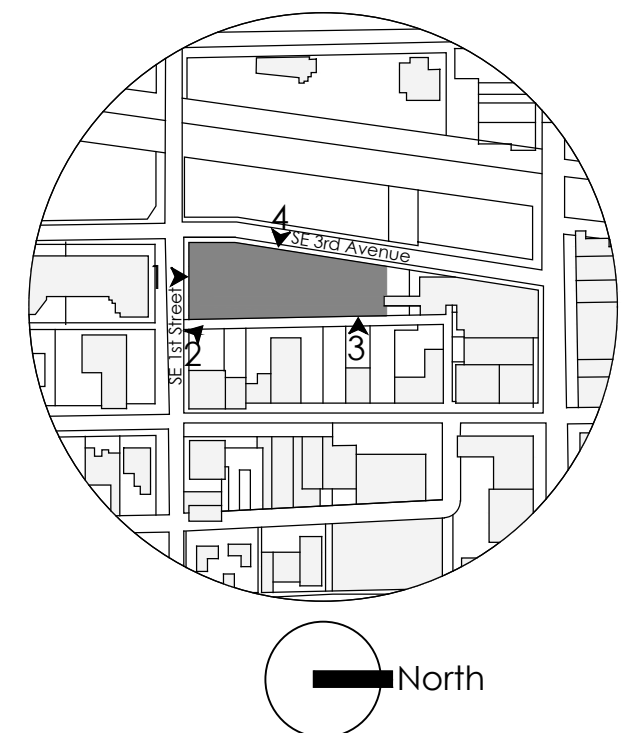
33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)

September 4th, 2020 (Resubmittal #1)



A5.02

Proposed Market
Renderings
Scale
NTS

González Architects

Class III Application : Not For Construction

Class III Application : Not For Construction



1 NW Elevation- Pedestrian Path
NTS



2 NW Elevation- Pedestrian Path at night
NTS



3 S.E. 3rd Avenue - Civic Space and Sidewalk
NTS

M E N I N

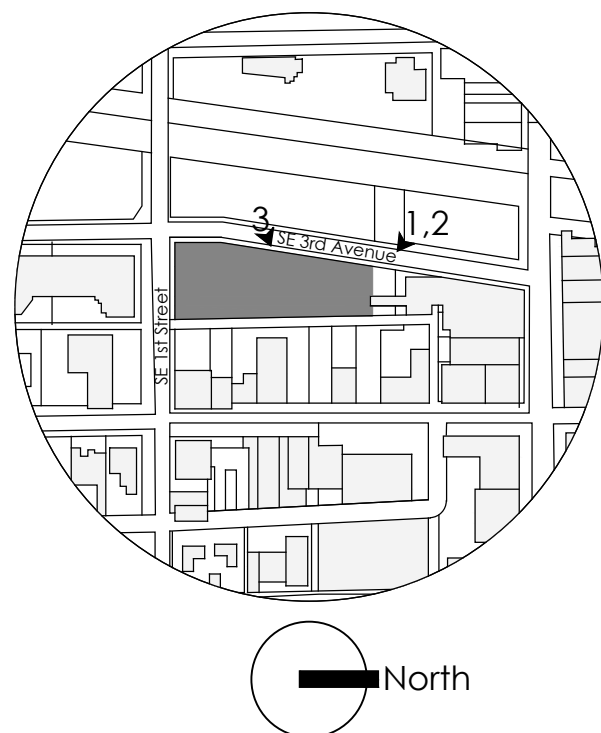
DELRAY BEACH MARKET

33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)



A5.03

Proposed Market
Renderings
Scale
NTS

González Architects



1 Previously Approved Rendering: NW Elevation - Pedestrian Path
NTS



2 Proposed Rendering: NW Elevation - Pedestrian Path
NTS



3 Previously Approved Rendering: S.E. 3rd Avenue - West Elevation
NTS



4 Proposed Rendering: S.E. 3rd Avenue - West Elevation
NTS

M E N I N

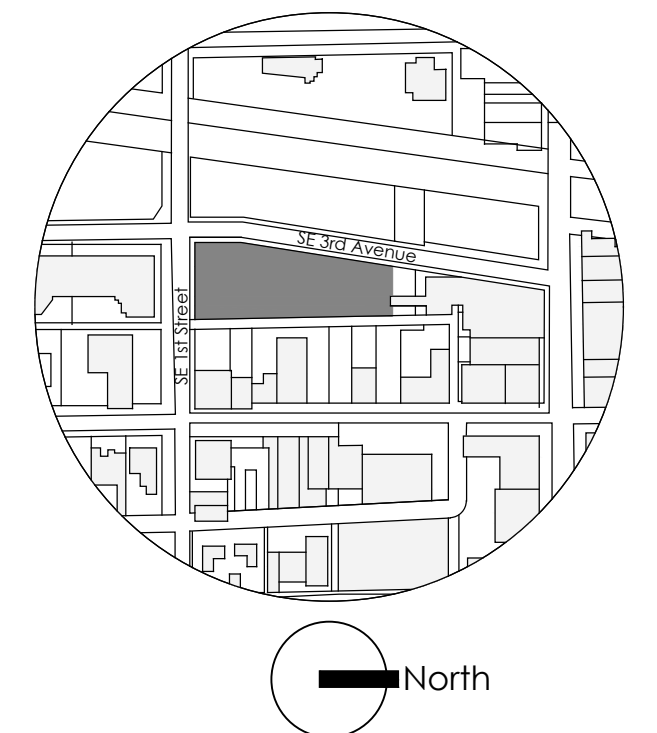
DELRAY BEACH MARKET

33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)



A5.04

Renderings Comparison

Scale
NTS

González Architects



3 Previously Approved Rendering: Corner of S.E. 3rd Avenue and S.E. 1st Street
NTS



4 Proposed Rendering: Corner of S.E. 3rd Avenue and S.E. 1st Street
NTS



3 Previously Approved Rendering: S.E. 1st Street - South Elevation
NTS



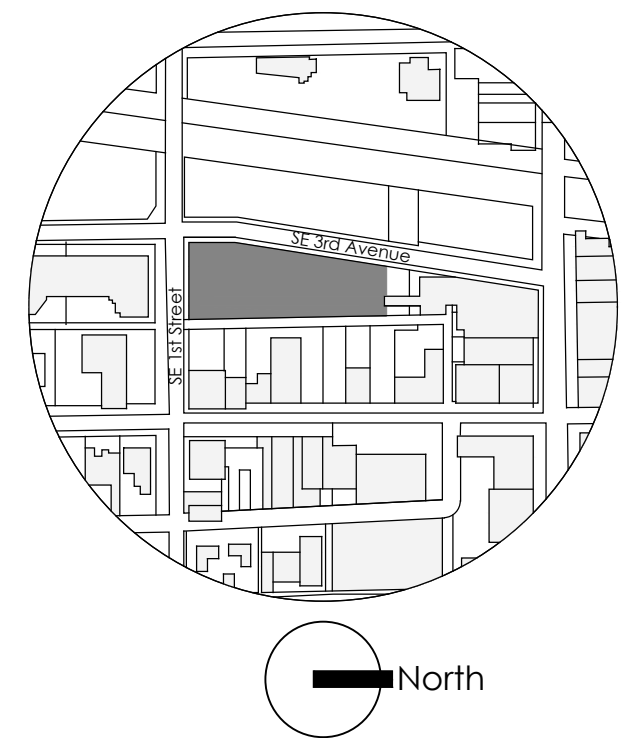
4 Proposed Rendering: S.E. 1st Street - South Elevation
NTS

M E N I N

DELRAY BEACH MARKET

33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)
April 23, 2019 (Final Site Plan
Certification)
July 17, 2020 (Class III Modification
Submittal Date)



A5.05

Renderings Comparison
Scale
NTS

González Architects

Class III Application : Not For Construction



1 Previously Approved Rendering: Corner of S.E. 1st Street and Alley
NTS



2 Proposed Rendering: Corner of S.E. 1st Street and Alley
NTS



3 Previously Approved Rendering: Alley - East Elevation
NTS



4 Proposed Rendering: Alley - East Elevation
NTS

M E N I N

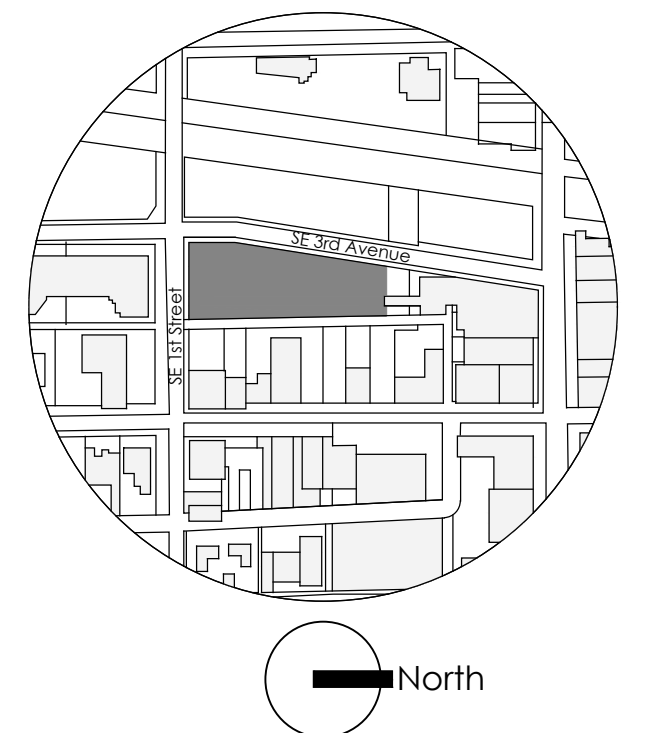
DELRAY BEACH MARKET

33 S.E. 3rd Avenue
Delray Beach, FL 33483

October 24, 2018 (SPRAB Approval)

April 23, 2019 (Final Site Plan
Certification)

July 17, 2020 (Class III Modification
Submittal Date)



A5.06

Renderings Comparison

Scale
NTS

González Architects

Class III Application : Not For Construction