Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Ford
Project Location: 2501 S Federal Hwy
Request: Class II Site Plan Modification
PCN: 12-43-46-28-07-022-0120
Board: Site Plan Review and Appearance Board
Meeting Date: November 19, 2020
Board Action: 6-0

Board Action:
Approved (6-0, Price Patton absent) with the condition that applicant provide the landscape that was provided in the presentation.

Project Description:
The subject property is zoned Automotive Commercial (AC) and is located on the eastside of Federal Highway with Florida Blvd at the rear of the property and Avenue F to the South. The proposed Class II Site Plan modification includes revisions to the building elevations including material change and changes with roll up doors and storefront windows, addition of 3,100 SF display area on the north east surface parking area and increase to the service bay area from 34 to 43 bays. There are minor landscape changes.

Modifications were made to the north elevations with the addition of one exterior overhead door, as well as enclosed the new car delivery area with four impact rate vison glass overhead doors; the south elevation new storefront windows with clear glass and one impact overhead door were added; and the west elevation replaced four foot high silver aluminum panels over the showroom windows with the FORD prototype. All elevations will be painted to match the approved color of Mineral Ice and Stormy Mondays. Lastly, on the northeast corner a 3,100 SF display/parking area for corvette and mustangs is proposed. The covered display area is 112' long and 16'3" high.

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

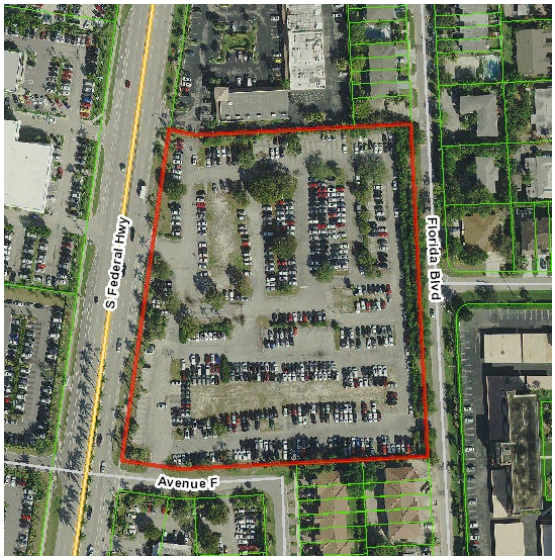
DEVELOPMENT SERVICES DEPARTMENT
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: November 19, 2020	**File No.: 2020-198-SPM-SPR-CL2**	**Application Type:** Class II Site Plan Modification

General Data:
Applicant/Owner: Grieco Motors, LLC
Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL
Location: 2501 South Federal Highway
PCN: 12-43-46-28-07-022-0120
Property Size: 6.28 Acres
LUM: GC (General Commercial)
Zoning: AC (Automotive Commercial)
Adjacent Zoning:
- PC (Planned Commercial) & RM (Multiple Family Residential)(North)
- AC & RM (South)
- RM (East)
- AC (West)

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



Item before the Board:
The action before the Board is for the approval of a Class II Site Plan Modification for Delray Ford which includes minor changes to the site plan, architectural elevations and the addition of a covered display area for specialty cars, pursuant to Land Development Regulations (LDR) Section 2.4.5(G).

Optional Board Motions for Action Items:

A. Move to continue with direction.

B. Move approval of the Class II (2020-198) Site Plan Modification for Delray Ford located at 2501 S. Federal Hwy, as amended, by finding that the request is consistent with the Comprehensive and meets criteria set forth in the Land Development Regulations.

C. Move denial of the Class II (2020-198) Site Plan Modification for Delray Ford located at 2501 S. Federal Hwy, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Project Summary:
The subject property is zoned Automotive Commercial (AC) and is located on the eastside of Federal Highway with Florida Blvd at the rear of the property and Avenue F to the South. The proposed Class II Site Plan modification includes revisions to the building elevations including material change and changes with roll up doors and storefront windows, addition of 3,100 SF display area on the north east surface parking area and increase to the service bay area from 34 to 43 bays. There are minor landscape changes.

Background:
The property consists of Lots 12 through 33, Block 22; all of Block 23; Lots 1 through 10 and Lots 57 through 66, Block 35; Lots 12 through 33, Block 36; together with abandoned portions of Avenue "E" and Frederick Boulevard. The area of the property measures 6.28 acres and is zoned AC with a Land Use Designation of GC.

Project Planner:	**Review Dates:**	**Attachments:**
Jennifer Buce, Planner; buce@mydelraybeach.com, 561-243-7138	SPRAB Board: November 18, 2020	1. Site Plans 2. Architectural Elevations 3. Landscape Plans

At its meeting of March 22, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for a three-story 239,994 square foot full-service automobile dealership.

At its meeting of May 8, 2019, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan to modify the site which included, a net increase in the building area of 1,949 square feet; modification of the parking area; landscape changes; and minor façade changes.

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

Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

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

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

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

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

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Pursuant to LDR Section 4.6.9(C)(3)(f), vehicle sales and rental, shall provide 4 spaces per 1,000 sq. ft. of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. The parking data table on the site plan indicates that 216 parking spaces are required and 408 have been provided, thus this requirement is still being met.

Landscape Analysis

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The landscape plan remains in compliance from the previous certified set in 2019. New landscaping at the south end is introduced where parking and sod were removed to make a drive isle. New landscaping is also introduced at the north east end at the specialty car display area.

Lighting

Per LDR Section 4.4.10(G)(6), exterior lighting fixtures shall not exceed 25 feet in height and shall be directed away from adjacent properties. These fixtures shall be sharp cutoff luminaries, shall confine the light to the site only and shall not exceed the established

measurements when calculated ten feet within the property line. New lighting is proposed at both the southeast and northeast area. The light poles are 25 feet and meet illumination requirements; after 9:00 pm they will be reduced to less than 50 FC.

Architectural Elevations and Aesthetics

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action,** the following criteria shall be considered, by the SPRAB, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

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

Modifications were made to the north elevations with the addition of one exterior overhead door, as well as enclosed the new car delivery area with four impact rate vison glass overhead doors; the south elevation new storefront windows with clear glass and one impact overhead door were added; and the west elevation replaced four foot high silver aluminum panels over the showroom windows with the FORD prototype. All elevations will be painted to match the approved color of Mineral Ice and Stormy Mondays. Lastly, on the northeast corner a 3,100 SF display/parking area for corvette and mustangs is proposed. The covered display area is 112' long and 16'3" high.

Exterior Building Elevation : NORTH VIEW — Scale : 1/16" = 1'-0" — 05

Exterior Building Elevation : SOUTH VIEW — Scale : 1/16" = 1'-0" — 04

Exterior Building Elevation : WEST VIEW — Scale : 1/16" = 1'-0" — 02

Exterior Building Elevation : EAST VIEW — Scale : 1/16" = 1'-0" — 01

CONSULTANT

STATE OF FLORIDA
REGISTERED ARCHITECT

Gregory B. Molina

FL. REG. # AR 93354

DATE:

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AA26002322

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DELRAY FORD SALES AND SERVICE
AUTOMOTIVE DEALERSHIP

2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33444

DRAWING ISSUE DATES:

#1: 04-01-20 Client Rev.

EXTERIOR
COLOR ELEVATIONS

SHEET

A- 6.2

PROJECT 160111
DATE : 03 -04 -2019
PERMIT NO.

North

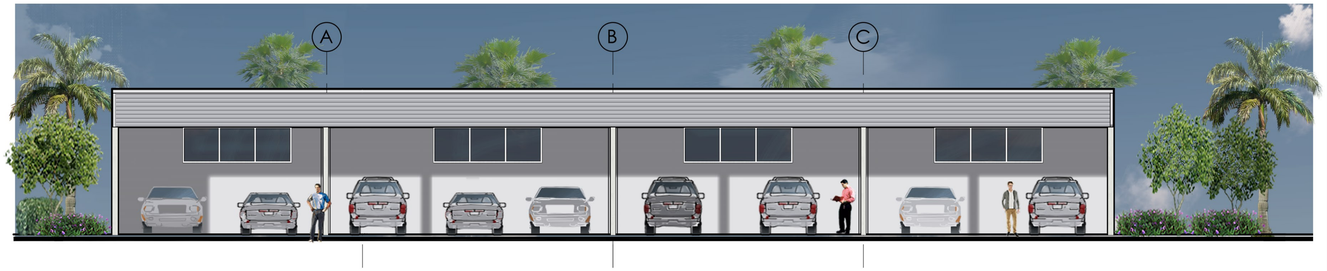
North

South

South

West Building Elevation 1/8" = 1' | 04

East Building Elevation 1/8" = 1' | 03



South Building Elevation Scale : 1/8" = 1'-0" | 02

North Building Elevation Scale : 1/8" = 1'-0" | 01

CONSULTANT

STATE OF FLORIDA
REGISTERED ARCHITECT

Gregory B. Molina

FL. REG. # AR 93354

DATE: 05-28-20

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

PALM BEACH COUNTY

CITY OF DELRAY BEACH

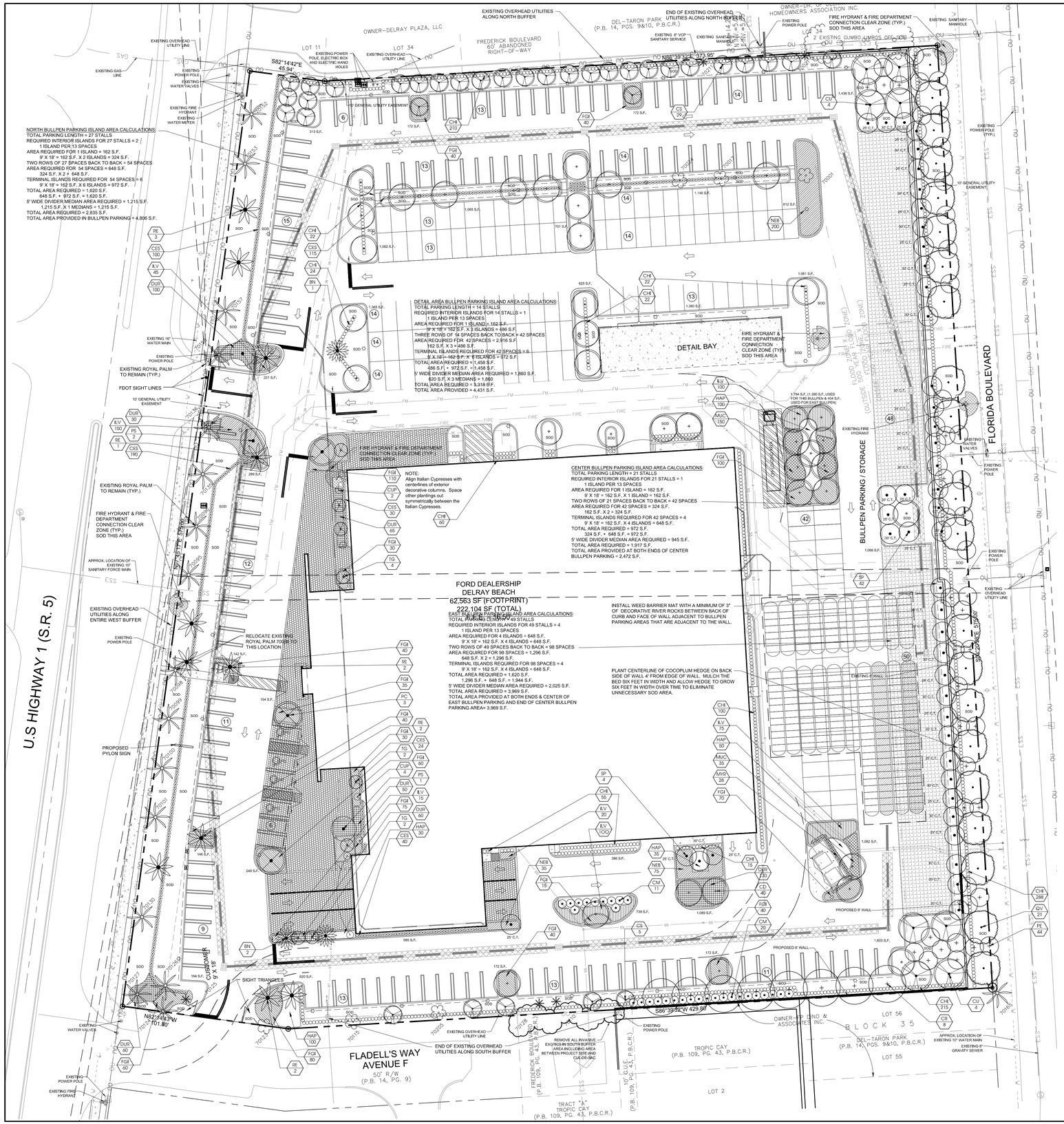
DRAWING ISSUE DATES:

Rev #1: 9-15-20 New Sheet

CORVETTE/ MUSTANG
SPECIALTY CAR DISPLAY
RECON BLDG.

SHEET
1
A-1.0D

PROJECT 161020
PERMIT SET 03-04-19
PERMIT NO. BP200103



General Notes

1. All utility boxes and structures, air conditioners, etc., not currently known or shown on the plan, shall be screened with Cocoplum plants on all sides. Size of plants shall be the same as specified in the Plant List.
2. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #8 of the landscape specifications is not appropriate for site conditions, the soil mixture shall be revised for this site's conditions. The Contractor shall notify the Owner and Landscape Architect of the poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
3. All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
4. All required landscape improvements must be inspected and approved by the City of Delray Beach prior to the issuance of a Certificate of Occupancy.
5. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' on new (proposed) plantings.
6. Planting adjacent to fire hydrants shall have a minimum clear radius of 7.5' front and sides and 4' in the rear as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants.
7. No plant substitutions can be made without Owner's and the City of Delray Beach's approval.
8. Trees and palms shall have limbs or foliage trimmed in such a manner that no limbs or foliage extend into the sight visibility triangle between three (3) feet and six (6) feet measured above the grade level.
9. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement. A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect (see specifications), shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. See detail below.
10. Refer to the specifications for planting soil requirements.
11. Any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details LD1.1 & LD 1.2. See details on detail sheet.

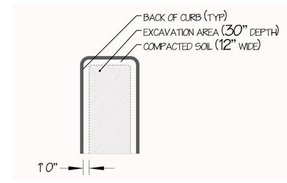
Irrigation Statement

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

PLANT LIST

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
TREES							
40	CD*	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	16' x 7', 3" CAL	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
8	CR*	CLUSIA ROSEA	PITCH APPLE	16' x 7', 3" CAL	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
34	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	10' x 6', 3" CAL	A.S.	FULL CANOPY, LIMB UP 4', MULTI-STEM	LOW
8	CU*	COCOLOBA UVIFERA	SEAGRAPE	16' x 7', 3" CAL	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
44	PE*	PINUS ELLIOTTI	SLASH PINE	16' x 7', 3" CAL	A.S.	FULL CANOPY, 4.5' C.T. MIN.	LOW
21	QV*	QUERCUS VIRGINIANA	LIVE OAK	16' x 7', 3" CAL	A.S.	FULL CANOPY, 8' C.T. MIN.	LOW
SMALL ACCENT TREES							
8	TG	TIBOUCHINA GRANULOS	TIBOUCHINA STANDARD	8' x 4', 1" CAL	A.S.	FULL CANOPY, LIMB UP 3'	LOW
PALMS							
3	PC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	12' C.T.	A.S.	CLEAN SYMMETRICAL FAT STRAIGHT TRUNKS, MATCHED	LOW
3	PS	PHOENIX SYLVESTRIS	WILD DATE PALM/SYLVESTER	12' C.T.	A.S.	CLEAN SYMMETRICAL FAT STRAIGHT TRUNKS, MATCHED	LOW
3	BN	BISMARCKIA NOBILIS	BISMARCK PALM	16' C.T.	A.S.	FAT STRAIGHT TRUNKS, MATCHED	LOW
10	RE*	ROYSTONEA ELATA	FLORIDA ROYAL PALM	16' C.T.	A.S.	FAT STRAIGHT TRUNKS	LOW
46	SP*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK TRUNKS	LOW
LARGE HEDGE							
31	CM	CARYOTA MITIS	FISHTAIL PALM	15' O.A.	5' O.C.	FULL TO BASE	MEDIUM
SHRUBS / GROUND COVERS				GALLONS/HEIGHT/SPREAD			
433	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
1,033	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
6	CUP	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	#35, 14' x 2'	A.S.	FULL & THICK, MATCHED, SPECIMENS	LOW
520	DUR	DURANTA ERECTA	GOLDEN DEWDROP	#3, 1' x 1.5'	2' O.C.	FULL & THICK	MEDIUM
875	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3, 1' x 1.5'	2' O.C.	FULL & THICK	MEDIUM
315	HAP*	HAMELIA PATENS	FIREBUSH	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
505	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 1' x 1.5'	2' O.C.	FULL & THICK	LOW
185	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
28	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	LOW
310	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 1' x 1'	2' O.C.	FULL & THICK	LOW
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS.	MEDIUM

*** = FLORIDA NATIVE**



Tree Replacement Note

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

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

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

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Bowman CONSULTING

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LANDSCAPE PLAN
DELRAY BEACH FORD
2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

PROJECTNO
CITY PROJECT NUMBER

Seal : SIGNATURE AND SEAL Landscape Architect

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

Name : Jeffrey W. Smith, RLA
License # : LA0001635

PLAN STATUS

DATE	DESCRIPTION
12-23-2016	11-21-16 City Comments
1-17-2017	12-29-16 City Comments
8-11-2017	New Building & Layout
9-27-2017	New Building & Layout
1-19-2018	City Comments & New Base
2-6-2018	New Base
2-26-2019	New Base
3-20-2019	City Comments & New Base
8-27-2019	New Base
6-16-2020	New Base
9-17-2020	New Base

JWS	JS	JWS
DESIGN	DRAWN	CHKD

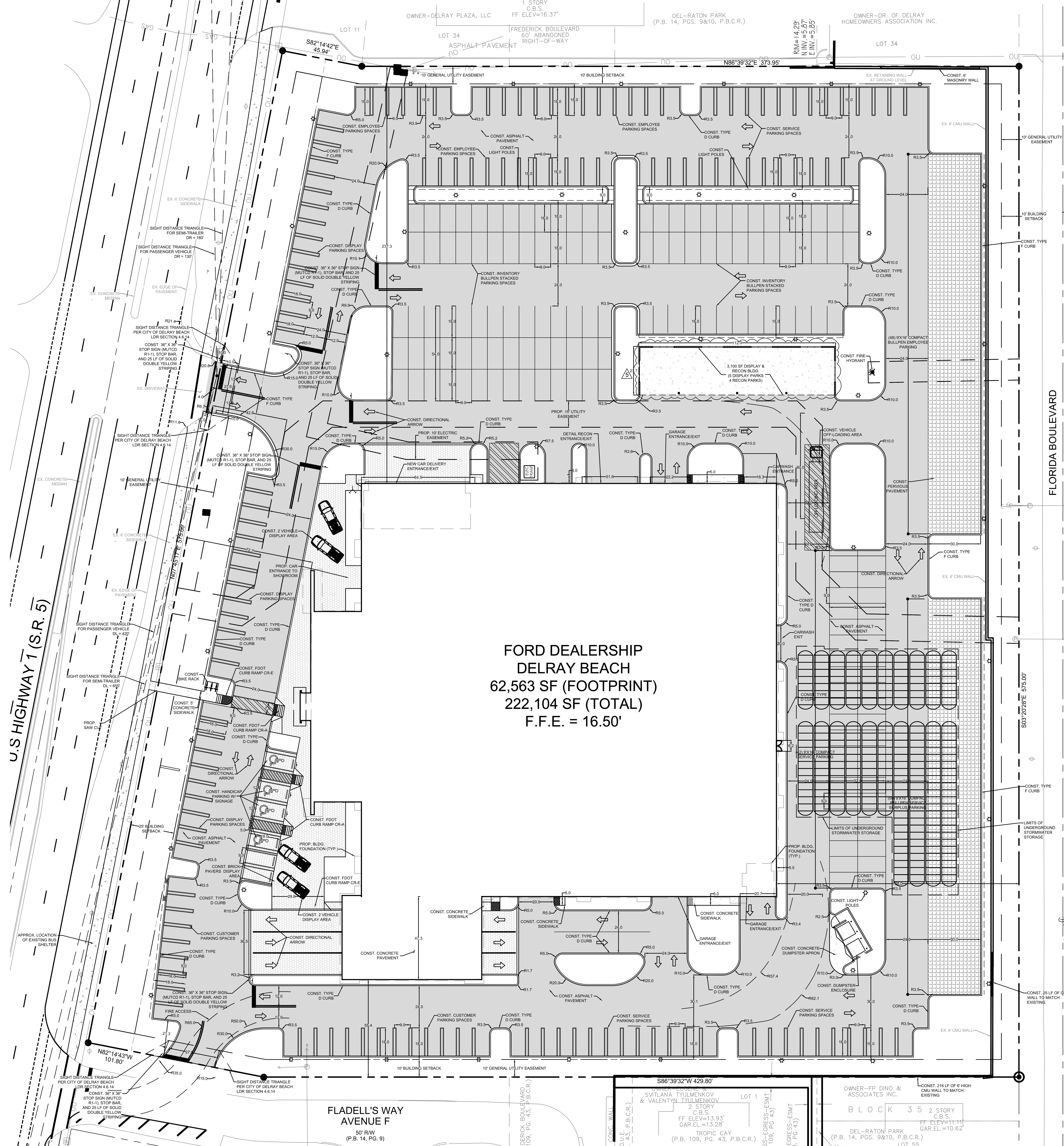
SCALE H: V:

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

DATE : 11/8/2016

FILE No.

SHEET L-1 OF 3



NOTE

1. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.

EXISTING LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- EDGE OF PAVEMENT
- EDGE OF SIDEWALK
- UTILITY EASEMENT
- SIGN / CROSSWALK SIGNAL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- OVERHEAD ELECTRIC SERVICE
- ELECTRIC HAND HOLE
- ELECTRIC BOX
- CHAIN LINK FENCE
- ADJACENT ROW

PROPOSED LEGEND

- TYPE "F" CURB & GUTTER
- TYPE "D" CURB
- TYPE "C" INLET
- TYPE "9" CURB INLET
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PERVIOUS PAVEMENT
- PARKING STRIPING
- LIGHT POLE
- BUILDING SETBACK
- FIRE HYDRANT
- PARKING COUNT
- BUILDING FOUNDATION

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

PARKING REQUIRED CALCULATIONS

GROUND FLOOR = 62,563 GSF
2nd Floor Parking Deck = 52, 972 GSF
3rd Floor Parking Deck = 53,660 GSF
4th Floor Parking Deck = 52,909 GSF
BUILDING TOTAL = 222,104 GSF

ALLOWABLE SF DEDUCTIONS:
SHOWROOM = 9,093 GSF

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
BUILDING GROSS AREA (LESS SHOWROOM	62,563 GSF -9,093 GSF 53,470 GSF	4 / 1000 SF	214	
TOTAL PARKING			214 sp	408 sp

PARKING DESIGNATION CALCULATIONS

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
EMPLOYEE/CUSTOMER	53,470 GSF	2 / 1000 SF	107	80 employee ~~28 customer~~
SERVICE BAY AREA	42 BAYS	1.5 / BAY	63	65 Regular
SURPLUS			44	226
CORVETTE/MUSTANG SPECIALTY CAR DISPLAY RECON BUILDING	(5) STALLS (11'-1" X 27') (6) (4) STALLS (14'-0" X 27')		0	9
TOTAL PARKING			214 sp	418 sp

PARKING DESIGNATION DISTRIBUTION

BREAKDOWN BY USE		PROVIDED
CUSTOMER	('9X18')	24
ACCESSIBLE SPACES	(12'X18')	4
EMPLOYEE SPACES	('9X18')	32
EMPLOYEE SPACES bullpen sec. 4.4.10 (g) (2) (c)	BULLPEN ALLOWED	48
SERVICE REG. SPACES	(9'X18')	65
SERVICE bullpen SPACES bullpen not counted as required	(9'X16') SURPLUS SERVICE	92
DISPLAY (Federal Hwy)	(9'X18')	38
SURPLUS BULLEN INVENTORY	(9'X18') SPACES NOT REQ.	96
CORVETTE/MUSTANG SPECIALTY CAR DISPLAY RECON BUILDING	FIVE STALLS (11'-1" X 27') FOUR STALLS (14'-0" X 27')	9
TOTAL SURFACE SPACES PROVIDED		408 sp

30% COMPACT ALLOWED (30% OF 216 = 65 SPACES ALLOWED AND 54 PROVIDED . ADDITIONAL COMPACT SPACES ARE SURPLUS PARKING AND NOT CODE REQ.

INDEX: R = REGULAR 9'X18'
B = BULLPEN -STACKED 9'x16'
C=COMPACT 9'X16'

c) A bullpen parking arrangement may also be used for an employee parking area provided that it complies with the provisions of Subsection (G)(2)(a) and is in conjunction with a full service new car automobile dealership. Employee parking provided in a bullpen arrangement may count toward meeting employee parking requirements.

SITE AREA CALCULATIONS:

BUILDING FOOT PRINT (LOT COVERAGE)		62,563 GSF	(23 %)
CORVETTE/MUSTANG SPECIALTY CAR DISPLAY / RECON FOOTPRINT (LOT COVERAGE)		3,100 GSF	(1%)
VEHICULAR USE AREA	ASPHALT PAVEMENT	123,853 GSF	(45 %)
VEHICULAR USE AREA	NON PERVIOUS: 50% OF 13,225 TURF BLOCK	6,612 GSF	(2 %)
OPEN SPACE: 61,841 sf + 6,612 sf (LANDSCAPE PLUS 50% OF 13,225 TURF BLOCK AREA)		68,488 GSF	(25 %)
NON PERVIOUS: SIDE WALK /DISPLAY/ TRANS PAD / CONC. CURBS / DUMPSTER AREA		8,937 GSF	(5 %)
TOTAL EXISTING SITE AREA		273,553 GSF	(100 %)

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT YARD (WEST)	25'	72.7'
SIDE YARD (NORTH)	10'	237.3
SIDE YARD (SOUTH)	10'	55.4'
REAR YARD (EAST)	10'	138.0'

LOT INFORMATION

	PROVIDED	REQUIRED
FRONTAGE	575 '	125'
DIMENSIONS	575' X 420'	125' X 200'
DEPTH	420' (NORTH ℄)/532' (SOUTH ℄)	200'

FDOT GENERAL NOTES

1. PERMITEE WILL COORDINATE (I.E. PRE-CONSTRUCTION MEETINGS, INSPECTIONS, FINAL ACCEPTANCE OF WORK, ETC.) WITH DAVID MOORE OF FERROVIAL SERVICES @ 954-317-8044 OR EMAIL: DAVID.MOORE@FERROVIALSERVICES.COM. COORDINATION WILL INCLUDE A PRE-CONSTRUCTION MEETING. CERTIFICATION ACCEPTANCE AND FINAL APPROVAL IS CONTINGENT UPON CONFORMITY OF ALL WORK COMPLETED ACCORDING TO THIS PERMIT AND THE RESTORATION OF THE RIGHT OF WAY.
2. THIS PERMIT IS VALID ONLY FOR WORK PROPOSED WITHIN THE D.O.T. RIGHT-OF-WAY. CERTIFICATION ACCEPTANCE AND FINAL APPROVAL IS CONTINGENT UPON CONFORMITY OF ALL WORK COMPLETED ACCORDING TO THIS PERMIT AND RESTORATION OF THE RIGHT-OF-WAY.
3. ALL MATERIALS AND CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN (F.D.O.T.) RIGHT-OF-WAY SHALL CONFORM TO THE "LATEST VERSION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND LATEST VERSION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION".
4. ALL MAINTENANCE OF TRAFFIC M.O.T. FOR THIS PROJECT WILL BE IN COMPLIANCE WITH THE DEPARTMENTS CURRENT EDITION OF THE FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDICES, (102-600 SERIES) AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE OPERATIONS ENGINEER OR HIS DESIGNEE RESERVES THE RIGHT TO DIRECT THE REMOVAL/RELOCATION/MODIFICATION OF ANY TRAFFIC DEVICE(S) AT THE PERMITTEE'S SOLE EXPENSE. SPECIAL ATTENTION WILL BE GIVEN TO INDICES 102-611,102-612, 102-613, AND 102-660.
5. ALL THERMOPLASTIC TRAFFIC STRIPES, MARKINGS AND SIGNAGE WILL BE INSTALLED PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS
6. FOR ANY UNDERGROUND WORK, THE CONTRACTOR MUST CONTACT SIGNAL TRAFFIC CONTROL MAINTAINING AGENCY PRIOR TO CONSTRUCTION.
7. IT IS THE PERMITTEE'S RESPONSIBILITY TO OBTAIN FINAL ACCEPTANCE OF PERMITTED WORK (COMPLETED) AND THE RESTORATION OF THE RIGHT-OF-WAY FROM THE F.D.O.T. PRIOR TO USAGE.
8. PERMITTEE WILL PROVIDE THE NECESSARY DENSITIES IN ACCORDANCE WITH SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) PRIOR TO FINAL ACCEPTANCE BY THE F.D.O.T.
9. DURING THE REMOVAL.INSTALLATION OF ANY CURB AND GUTTER SECTION, THE PERMITTEE WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE ABUTTING ASPHALT. THE DAMAGED ASPHALT REPAIR WILL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATION AND/OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.
10. ALL PUBLIC SIDEWALK CURB RAMPS WILL MEET THE STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) INDEX NO. 522-002 CURB/RAMP INSPECTIONS REQUIRED PRIOR TO INSTALLATION OF CONCRETE.
11. PERMITTE SHALL PROVIDE THE PRODUCE'S CERTIFICATION (DELIVERY TICKET) FOR THE NS CONCRETE-2500 PSI (USED FOR SIDEWALK, CURB & GUTTER, DITCH PAVEMENT AND TRAFFIC SEPARATOR) PRIOR TO FINAL ACCEPTANCE BY THE DEPARTMENT. THE DELIVERY TICKET SHALL CERTIFY THE CONCRETE WAS BATCHED , DELIVERED AND PLACED IN ACCORDANCE WITH SECTION 347 OF THE F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
12. REMOVAL/INSTALLATION OF SIDEWALK WILL BE IN ACCORDANCE WITH STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX 522-001
13. SODDED AREAS WILL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX 570-010 AND SECTIONS 162,981, 982, 987 OF THE F.D.O.T.'S STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL DISTURBED AREAS WILL BE SODDED WITHIN (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
14. RESTRICTED HOURS OF OPERATION FOR LANE CLOSURES WILL BE FROM 9:00AM TO 4:00PM, (MONDAY-FRIDAY), UNLESS OTHERWISE APPROVED BY THE OPERATIONS ENGINEER, OR DESIGNEE. MOT SHALL BE PICKED UP BY 4:00PM AND NOT START BEFORE 9:00AM

ELEVATIONS SHOWN HEREON ARE IN DATUM NGVD 29. THE NAVD CONVERSION FACTOR IS -1.535 FEET FOR THIS LOCATION. (NAVD = NGVD - 1.535)

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SITE PLAN
DELRAY BEACH FORD
2501 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

PROJECTNO
2017-034-SPF-SPR-CL5

PLAN STATUS

	DATE	DESCRIPTION
1	05/13/19	BUILDING COMMENTS
2	02/06/20	FIELD COMMENTS
3	02/26/20	FIELD REVISION
4	05/21/20	SITE PLAN REVISION
5	09/09/20	TAC REVISIONS

JB	RM	BP
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30' V:
JOB No. 010463-01-001
DATE : 09/09/2020
FILE No. 010463-01-001