



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 905 SW 14th Street (2020-266)

Project Location: 905 SW 14th Street

Request: Class I Site Plan Modification

PCN: 12-43-46-20-59-002-0000

Board: Site Plan Review and Appearance Board

Meeting Date: November 18, 2020

Board Vote: (7-0)

Board Action:

Approved the Class I Site Plan Modification (7-0 vote) for 905 SW 14th Street, by finding the request is consistent with the Comprehensive Plan and Land Development Regulations.

Project Description:

The Applicant is seeking minor modifications to the architectural elevations such as the introduction of new windows, doors, and stairs and the addition of office space by creating a second floor within the existing structure.

Board Comments:

N/A

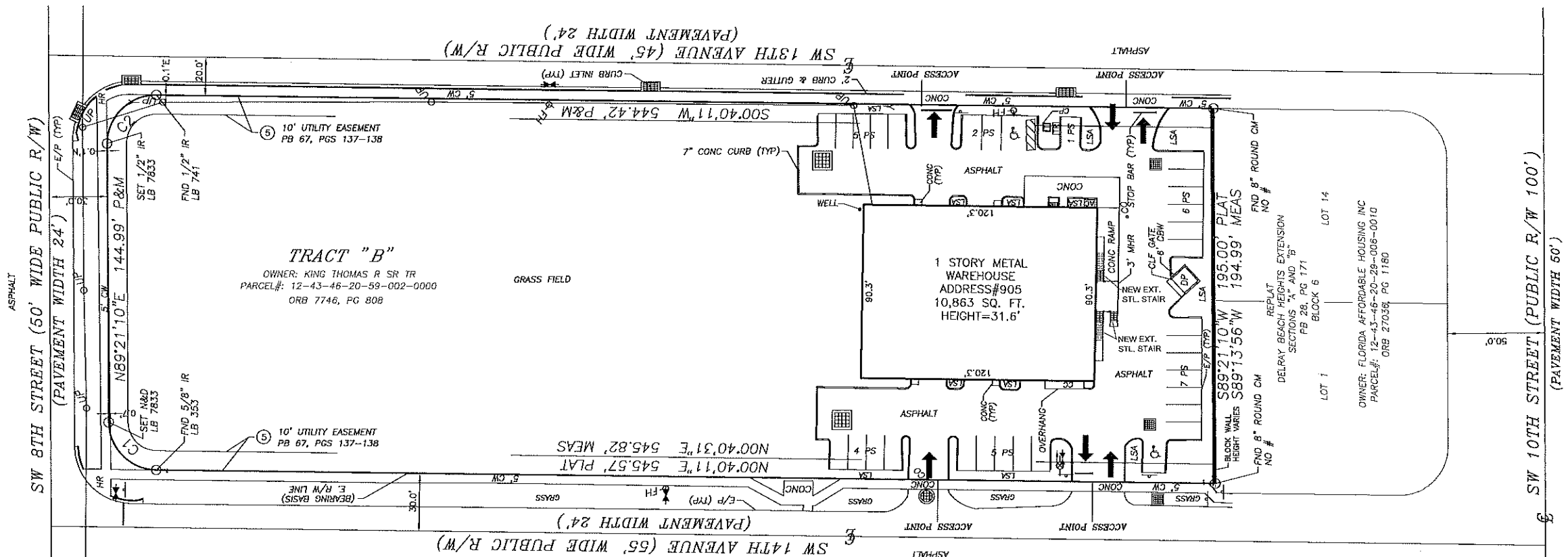
Public Comments:

N/A

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°40'59"	38.70'	N45°00'41"E	34.95' PLAT
C2	25.00'	91°19'01"	39.84'	N45°04'17"E	34.95' MEAS
				S44°59'20"E	35.76' PLAT
				S44°52'02"E	35.83' MEAS

CONSTRUCTION TYPE: III-B (SPRINKLERED)

TABLE 601 - FIRE RESISTANCE OF BUILDING ELEMENTS
PRIMARY STRUCTURAL FRAME: 0 HOUR RATED
BEARING WALLS:
EXTERIOR: 0 HOUR RATED (TABLE 602 - DISTANCE GREATER THAN 30')
INTERIOR: 0 HOUR RATED
NONBEARING WALLS/PARTITIONS:
EXTERIOR: 0 HOUR RATED
NONBEARING WALLS/PARTITIONS:
INTERIOR: 0 HOUR RATED
FLOOR CONSTRUCTION/SECONDARY MEMBERS: 0 HOUR RATED
ROOF CONSTRUCTION/SECONDARY MEMBERS: 0 HOUR RATED
SEPARATION WALL FIRE RATING: 1 HOUR RATED

OCCUPANCY: BUSINESS - GROUP B
WAREHOUSE/STORAGE - GROUP S-2

ACTUAL OCCUPANT (EMPLOYEE) LOAD:
GROUP B - FIRST FLOOR = 6 PERSONS
GROUP B - SECOND FLOOR = 17 PERSONS
GROUP S-2 (WAREHOUSE) = 6 PERSONS
(1 - COORDINATOR, 7 FIELD PERSONNEL)

BUILDING CODE INFORMATION:

BUILDING CODE: 2017 FLORIDA BUILDING CODE - BUILDING, 6th EDITION
2017 FLORIDA BUILDING CODE - EXISTING BLDG., 6th EDITION
2017 FLORIDA BUILDING CODE - PLUMBING, 6th EDITION
2017 FLORIDA BUILDING CODE - MECHANICAL, 6th EDITION
2014 N.E.C.
2017 FLORIDA BUILDING CODE - FIRE PREVENTION, 6th EDITION
2015 NFPA, 101 LIFE SAFETY CODE
2015 NFPA1 UNIFORM FIRE CODE

BUILDING DEPARTMENT: CITY OF DELRAY BEACH, FLORIDA
CLASSIFICATION OF WORK: ALTERATION - LEVEL 2
AREA OF WORK (SF): SECOND FLOOR EXPANSION = 2,114 SF
ORIGINAL YEAR BUILT: 1991
TYPE OF CONSTRUCTION: TYPE III-B (SPRINKLERED)(NOTE: NEW SPRINKLER SYSTEM TO BE INSTALLED)

BUILDING DESIGN: ENCLOSED
BUILDING AREA: (EXISTG.) FIRST FLOOR = 10,843 SF
(8,729 SF - WAREHOUSE)
(2,114 SF - BUSINESS)
(PROPOSED) SECOND FLOOR = 2,114 SF - BUSINESS
ALLOWABLE BUILDING AREA PER STORY: 57,000 SF (BUSINESS OCCUPANCY)
78,000 SF (STORAGE S-2 OCCUPANCY)

BUILDING HEIGHT: 29'-4" (APPROX.)
ALLOWABLE BUILDING HEIGHT: (BUSINESS AND STORAGE S-2 OCCUPANCY) = 75'-0" ALLOWABLE
NUMBER OF STORIES: (EXISTG.) 1-STORY (WAREHOUSE), 2-STORY(OFFICES)(PROPOSED)
ALLOWABLE NUMBER OF STORIES: 4 (BUSINESS OCCUPANCY)
4 (STORAGE S-2 OCCUPANCY)

WIND SPEED (3 SECOND GUST): 170 MPH (V_{MI}), 132 MPH (V_{ASD})
EXPOSURE: C

MINIMUM SECOND FLOOR DESIGN LIVE LOAD: 80 PSF (UNIFORM)

INTERIOR WALL/CEILING FINISHES: CLASS C
FLAME SPREAD INDEX 75-200
SMOKE-DEVELOPED INDEX 0-450

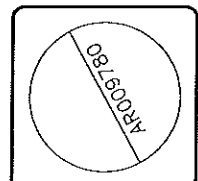
PARKING REQUIREMENTS FOR INDUSTRIAL USES

WAREHOUSE:
1 per 1,000 gross floor area Storage/Warehouse Use
BUSINESS:
4 per 1,000 net floor area up to 3,000 sf
then 3.5 per 1,000 net floor area over 3,000 sf
Warehouse Gross Area = 8,798 sf / 1,000 = 8.798 (Use 9 spaces)
Business Net Area = 1,973 sf (First Floor) + 1,973 sf (Second Floor)
= 3,946 sf / 1,000 = 3.946 x 4 = 15.784 (Use 16 spaces)
Total Number Required Parking Spaces = 25 spaces
EXISTING PARKING SPACES = 32 spaces
(30 standard spaces, 2 accessible spaces)

DRAWING INDEX

- SP1 - SITE PLAN, BUILDING CODE INFORMATION
A1 - EXISTING FIRST FLOOR PLAN
A2 - EXISTING MEZZANINE LEVEL PLAN
A3 - FIRST FLOOR PLAN - ALTERATIONS (EXTERIOR STAIRS)
A4 - SECOND FLOOR PLAN - NEW OFFICE LAYOUT
A5 - BUILDING ELEVATIONS, STAIR PROFILE, WINDOW/DOOR SCHEDULES
A6 - BUILDING SECTIONS, SECOND FLOOR FRAMING PLAN, FRAMING DETAILS
A7 - PART. SECOND FLOOR - RFLCTD. CEILING, PART. SECOND FLOOR - LIFE SAFETY PLAN
P1 - PART. SECOND FLOOR - PLUMBING PLAN, WASTE RISER, WATER RISER
M1 - PART. SECOND FLOOR - MECHANICAL PLAN, UNIT SPECIFICATIONS, DETAILS
ELECTRICAL - PE BUCHANAN CONSULTING INC.
FIRE SPRINKLER SYSTEM - BY OTHERS

Issue Date:		
Revisions		
No.	Date	Description
01		
02		
03		
04		
05		
06		
07		
08		
09		
10		



JAMES DRAGO - ARCHITECT
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SECOND FLOOR OFFICES
for GS Deerfield LLC
905 SW 14th Avenue
DeLray Beach, Florida 33444
Contact: Mr. Steve Berman
Cell: 954-205-4811 Email: sberman@RRTFL.com

Date: 1.27.2020
Project Number:
Designed By:
Drawn By:
Checked By:
Sheet Title:
SITE PLAN
BUILDING CODE INFORMATION

Sheet Number:
SP1

NOTE: INFORMATION FOR THIS DRAWING TAKEN FROM A SURVEY PROVIDED BY THE OWNER.
JAMES P. DRAGO ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

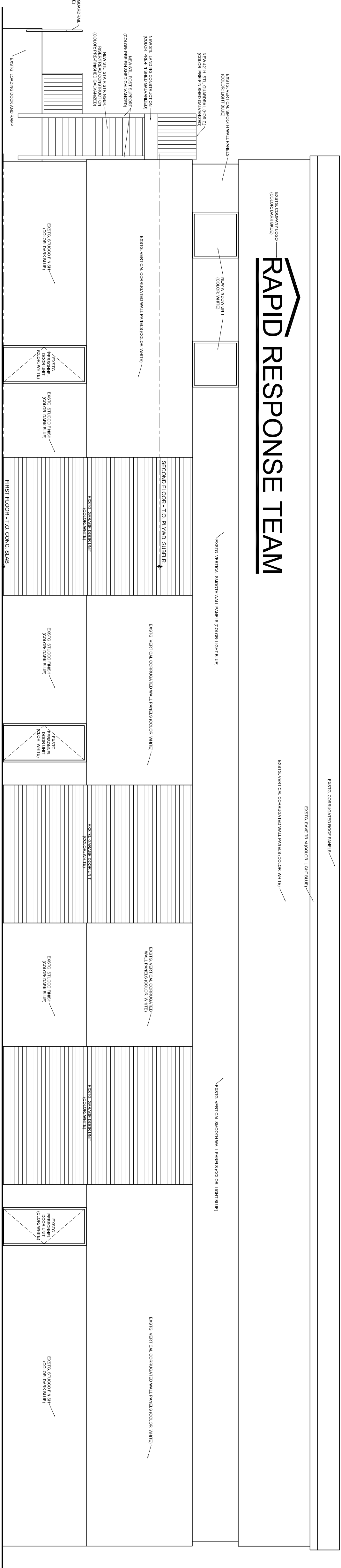
Issue Date:		
Reasons		
No.	Date	Description
01		
02		
03		
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AR009780

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SECOND FLOOR OFFICES
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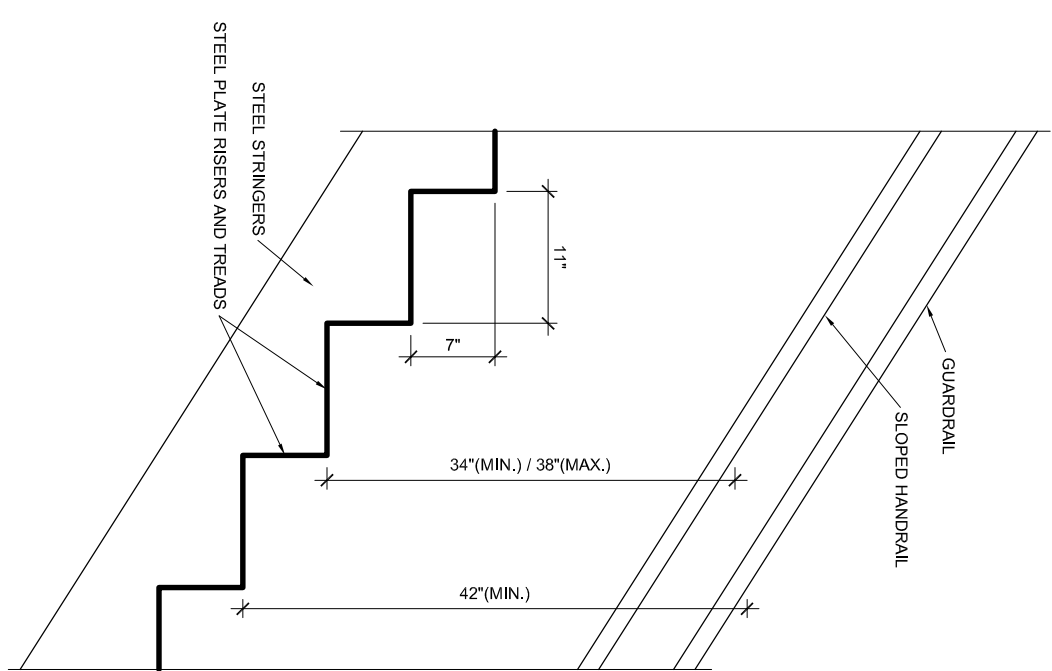
Date:	1.27.2020
Project Number:	
Designed By:	
Drawn By:	
Checked By:	
Sheet Title:	BUILDING ELEVATIONS, EXTERIOR STAIR PROFILE
Sheet Number:	A5



A5.3 EAST ELEVATION

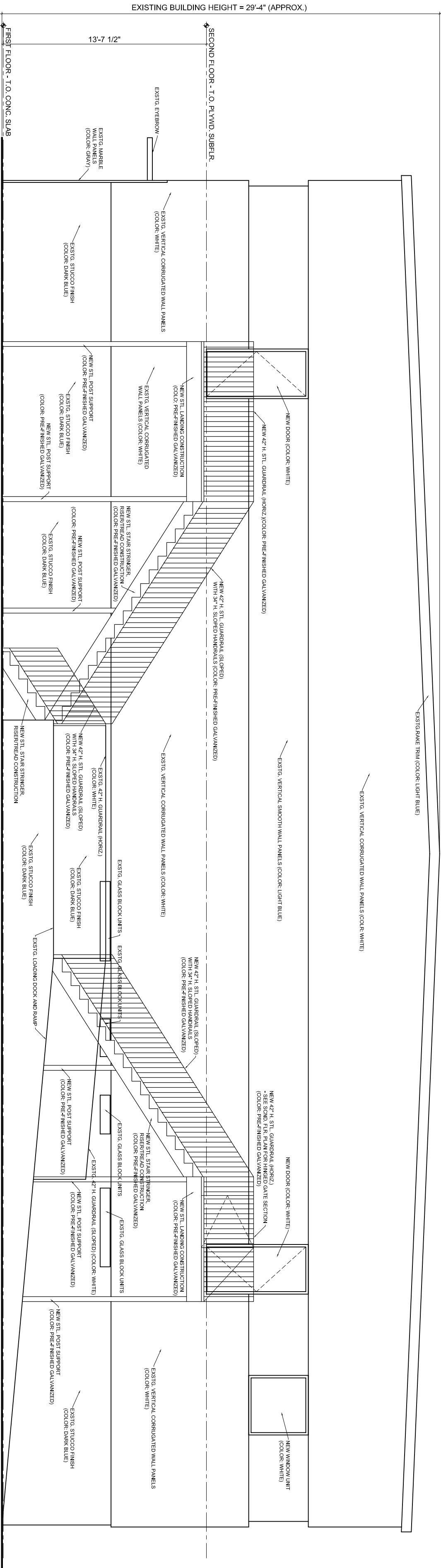
SCALE : 3/16" = 1'-0"

SCALE : 3/16" = 1'-0"

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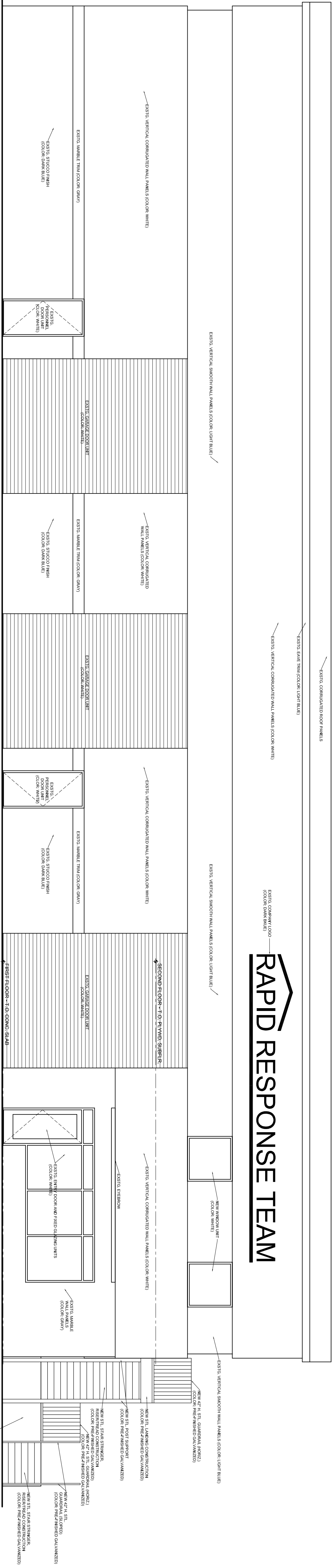
A5.4 EXTERIOR STAIR PROFILE

SCALE : 3/4" = 1'-0"



A5.2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



A5.1 WEST ELEVATION

SCALE : 3/16" = 1'-0"