



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Park Plaza North  
**Project Location:** 1325 N. Federal Highway  
**Request:** Class V Site Plan (2021-045)  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** May 26, 2021

**Board Action:**

Approved (4 to 0), the site plan, landscape plan, and architectural plans.

**Project Description:**

The subject site is a 0.4195-acre property with Palm Beach County parcel number: 12-43-46-09-11-005-0010, with a physical address of 1325 N. Federal Highway. The subject site is located in the General Commercial (GC) zoning district. The request before the Site Plan Review and Appearance Board (SPRAB) was for a Class V Site Plan application associated with the demolition of an existing one story 1,823 square foot bar/lounge building (f.k.a. "Frog Lounge" built in 1969) and the construction of a new one story 4,995 square foot commercial retail building with four (4) bays and site and landscape improvements. The application also included a landscape waiver to LDR Section 4.6.16 (H)(3)(d), to allow for two feet of vehicular encroachment into the minimum five-foot landscape buffer required at the east side of the property.

**Board Comments:**

Board comments included concerns about visual and noise buffering between the subject site and the adjacent mixed-use property to the east. The board recommended that the existing opaque fence be replaced and relocated on the property line and 5-gallon Clusia hedges be provided on the inside of the fence to mitigate the concerns. Otherwise, the board's comments were generally supportive.

**Public Comments:**

Attached is a public comment e-mail.

**Associated Actions:**

- Applicant will provide for a replacement of the existing opaque fence along the East side of the property line, prior to site plan certification.
- Applicant will plant a row of 5-gallon Clusia plants instead of 3-gallon, on inside of fence.

**Next Action:**

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



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: 05/26/21 | File No: 2021-045-SPF-SPR-CL5 | Application Name: Delray Park Plaza North

### General Data:

**Applicant:** Delray Plaza II LLC.

**Agent:** Louis J. Carbone, P.A.

**Location:** 1325 N. Federal Hwy.

**PCN:** 12-43-46-09-11-005-0010

**Property Size:** 0.4195 acres

**FLUM:** General Commercial (GC)

**Zoning:** General Commercial (GC)

### Adjacent Zoning:

- North: GC
- East: GC
- South: GC
- West: GC

**Existing Land Use:** Vacant bar/lounge

**Proposed Land Use:** Commercial Retail Plaza

**Proposed Floor Area Ratio:** 0.27 (max. 3.0)

### Item before the Board:

The action before the Board is for the approval of a Class V Site Plan application for Delray Park Plaza pursuant to LDR Section 2.4.5 (F)(3), including the following:

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

Location Map



December 4, 2020

1:1,128  
0 0.0075 0.015 0.03 mi  
0 0.015 0.03 0.06 km

### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. **Move approval** of the Class V (2021-045) Site Plan, Landscape Plan, Architectural Elevations, and a waiver to LDR Section 4.6.16 (H)(3)(d) for Delray Park Plaza North located at 1325 N. Federal Highway as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. **Move denial** of the Class V (2021-045) Site Plan, Landscape Plan, Architectural Elevations, and a waiver to LDR Section 4.6.16 (H)(3)(d) for Delray Park Plaza North located at 1325 N. Federal Highway, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

### Project Planner:

Kent Walia, AICP, Senior Planner;  
[waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)  
561-243-7365

### Review Dates:

SPRAB Board:  
May 26, 2021

### Attachments

1. Site Plans
2. Landscape Plans
3. Architecture Plans

**Technical Notes:**

1. Provide an executed landscape maintenance agreement with the City for the landscaping located in the public right-of-way adjacent to the subject site prior to building permit issuance.
2. Provide proof of the N. Federal Hwy right-of-way dedication from FDOT prior to building permit issuance.
3. Provide an executed hold harmless agreement for the portion of the building canopy overhanging in the public right-of-way prior to building permit issuance.
4. Increase the height at time of planting for the Small Leaf Clusia shrubs to 24 inches within the 5-foot landscape buffer in accordance with LDR Section 4.6.16 (H)(6)(d), adjacent to the east property prior to site plan certification.
5. Comply with and address the outstanding utility provider comments prior to building permit issuance.
6. Provide the tree mitigation in-lieu fee in the amount of \$6,200.00 and an approved tree removal permit prior to demolition permit issuance.
7. Provide confirmation from the Palm Beach County property appraiser for the incorporation of the north portion of the abandoned alleyway into the project boundary prior site plan certification.
8. Provide an updated photometric plan showing the accent lighting increased to a minimum 0.5-foot candles and lining up the light poles in the landscape buffer on the east side of the property prior to site plan certification.
9. Provide revised landscape plans to include in the increased landscape island size located in the northwest corner of the parking lot prior to site plan certification.
10. Provide an updated landscape plan replacing the gravel area in the north landscape buffer with sod to match the engineering plans prior to site plan certification.

**Summary:**

The proposed Class V Site Plan application is associated with the demolition of an existing one story 1,823 square foot bar/lounge building (f.k.a. "Frog Lounge" built in 1969) and the construction of a new one story 4,995 square foot commercial retail building with four (4) bays and site and landscape improvements. The application includes a landscape waiver to LDR Section 4.6.16 (H)(3)(d).

**Background:**

The subject site is situated at the southeast corner of S. Lake Avenue and N. Federal Highway (US-1). The following is a list of events relating to the property:

- On December 13, 1965, the City Commission approved Ordinance No. 43-65 annexing the subject site into the City of Delray Beach City boundary.
- Palm Beach County Property Appraiser (Property Appraiser) records that a 1,786 square foot bar/tavern was built in 1969 (aka. Frog Lounge).
- On August 18, 2020, the Delray Beach City Commission approved Resolution No. 99-20, abandoning a portion of a platted alley right-of-way adjacent to lots 1, 2, and 3, Block E, La Hacienda as recorded in Palm Beach County Plat Book 15, Page 6. A note was added to the report requiring the north portion of the abandoned alleyway be incorporated into the boundary of the subject site prior to site plan certification.
- On October 28, 2020, SPRAB approved a Class III Site Plan modification (2020-123) for Delray Park Plaza South located at 1311-1319 N. Federal Highway.

**Site Plan Analysis:****Compliance with the Land Development Regulations:**

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

Pursuant to LDR Section 4.4.9 (A) **Purpose and Intent**, *The General Commercial (GC) District provides basic regulations for small parcels which are best suited for general retail and office uses. In addition, this district has provisions in the Four Corners Overlay District which encourages mixed use development that may include retail, office, and multi-family uses. The GC designation is applied to small parcels, most of which are developed, where adherence to standard regulations is most appropriate. The GC designation is to be applied primarily along arterial and collector streets. Uses may be conducted singularly or in combination within the same structure.*



- The proposed development furthers with the purpose and intent of LDR Section 4.4.9 (B)(5), in providing commercial retail strip plaza which is a principal permitted use in the GC zoning district.

#### **Base District Requirements:**

The following matrix compares the project design to the minimum and maximum development standards for the GC zoning district set forth in LDR Sections 4.3.4 (H)(6)(a), 4.3.4 (K), and 4.4.9 (F):

**Development Standards Matrix**

<u>Zoning</u> <b>General Commercial (GC) District</b>	<b>Required/ Allowed</b>	<b>Provided</b>
Lot Frontage (Min.)	0'	144 ft.
Lot Area (Min.)	0'	16,404 sq.ft.
Open Space (Min.)	25%	30% (4,732 sq.ft.)
Height (Max.)	48'	18 ft (top of roof), + 18-6" (Dome)
Setbacks (Min.):		
<b>Front (West)</b>	5 ft*	5 ft
<b>Side Street (North)</b>	10 ft	10'-2 <sup>3</sup> / <sub>4</sub> "
<b>Side Interior (South)</b>	0 ft**	9 ft
<b>Rear (East)</b>	10 ft	51 ft- 3in

\* Pursuant to LDR Section 4.4.9 (F)(2)(a), *Parcels fronting on N. Federal Hwy between NE 4<sup>th</sup> Avenue and the north city limits shall have a minimum front building setback of five feet to a maximum of fifteen feet as measured from the ultimate right-of-way line.*

\*\* Pursuant to LDR Section 4.4.9 (F)(1), *If there is no vehicular access available to the rear of any structure, a side setback of ten feet shall be provided. For a side interior lot, a ten-foot setback is required only on one side.* Since the subject site has a dedicated rear access parking lot, a minimum 10-foot side street setback and a minimum zero-foot side interior setback is required.

#### **Special Landscape Setbacks:**

Pursuant to LDR Section 4.4.9 (H)(1), *The first ten feet of the front yard setback which is adjacent to a right-of-way shall be a landscaped area, except within the North Federal Highway Area as defined in 4.4.9(F)(2), which is subject to the special landscape setbacks of Section 4.3.4(H)(6)(b).*

Pursuant to LDR Section 4.3.4 (H)(6)(b)2., *The special landscape area shall not be required between the front building edge and the ultimate right-of-way where storefronts face the roadway and no parking or vehicular circulation areas are provided between the building and the right-of-way. However, the body acting upon the development application may require that foundation plantings, street trees or other landscape features be installed in front of the building to add interest and provide relief from the building mass.*

- Proposed development provides storefront facades facing N. Federal Hwy without building circulation between the building and right-of-way, thus no special landscape buffer is required. However, the plans provide show street trees (Montgomery Palm Triples 20' o.a., Carandy Palms 18'-22 o.a.) with foundation plantings (podocarpus, green island ficus, queen emma, asiatic jasmine) adjacent to N. Federal Hwy., with pedestrian accessways between the property line and the sidewalk.

#### **Lighting:**

Pursuant to LDR Section 4.6.8 (A), the following demonstrates compliance with the applicable lighting regulations:

<b>Outdoor Lighting</b>	<b>Maximum/Minimum Illumination Foot Candles (fc) Required</b>	<b>Provided</b>
Canopies/Overhangs (bldg. entrance)	30.0 (fc) max / 3.0 (fc) min	10.5 (fc) max / 2.2 (fc) min
Surface Parking	12.0 (fc) max / 1.0 (fc) min	6.7 (fc) max / 1.0 (fc) min
Accent Lighting	5.0 (fc) max / 0.5 (fc) min	4.9 (fc) max / <b>0.2</b> (fc) min*
Perimeter Exterior Lighting	0.25 (fc) max at property line	<b>9.4</b> (fc) max at property line**

\* The plans provided show lower than the minimum allowable foot candles for accent lighting in a few areas. A note





## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

has been added to the staff report to increase the values in these areas to a minimum 0.5-foot candles.

\*\* The photometric plan includes increased foot-candle values on the west and north sides of the property in order to illuminate the public right-of-way along S. Lake Avenue and N. Federal Highway which is required in accordance with City's streetlight requirements per LDR Section 4.6.8 (C). Photometric requirements will be further reviewed by the city engineer during permitting.

- The photometric plan provided show light fixtures at 15 feet in height or below which comply with LDR Section 4.6.8 (A)(1). Sheet A7 mentions that all light fixtures that are specified are full cut off luminaries in accordance with the LDR.

### Off-Street Parking Requirements:

The following table demonstrates the site plan's compliance with the parking requirements listed in LDR Section 4.6.9:

Use	Formula	Required	Provided
General Commercial Uses	4.5 spaces per 1,000 square feet of gross retail area	4/1000 sf x 4,995 sf = 20 spaces	22 spaces
<b>Total</b>		<b>20 spaces</b>	<b>22 spaces</b>

- The plans provided show that the project is providing the 22 parking spaces. The spaces provided would be composed of 15 standard spaces (9 ft x 18ft), 6 compact spaces (8ft x 16ft), and 1 ADA handicap parking spaces (12 ft x 18ft w. 5ft ramp). The 6 compact spaces equate to 30% (20x0.3) of the parking spaces required in accordance with LDR Section 4.6.9 (C)(1)(g).

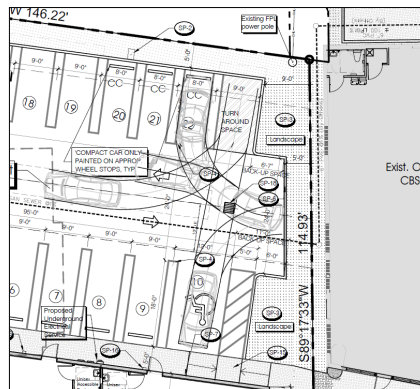
### Maneuvering Area, aisle width, and space width:

Pursuant to LDR Section 4.6.9 (D)(4)(d), **Standard Aisle Width**. The standard aisle width is 24 feet for normal traffic flow with perpendicular parking. Exceptions may be made at the time of site plan approval in order to accommodate pickup or drop-off areas. The width of aisles associated with diagonal parking is per Subsection (4)(e). Two-way traffic flow must be used when perpendicular parking spaces are used. The minimum aisle width for two-way traffic flow is twenty feet but this dimension can only be used for short distances where there are no parking spaces entering therein.

- Sheet A-2 shows a 24 ft wide two-way drive aisle entering the property adjacent to the 90° interior parking spaces in accordance with the LDR section.

Pursuant to LDR Section (D)(4)(c), **Dead-end Parking Bays** are discouraged, but when site conditions dictate that there be dead-end parking bays, they shall be designed so that there is 24 feet wide by six feet deep maneuvering area at the end of the bay. This maneuvering area shall not encroach upon required landscape areas.

- Sheet A-2 shows a 6ft x 24 ft dead end maneuvering area and a striped 9ft x 18ft turn-around space without encroaching into a landscape area at the south side of the parking lot in accordance with the LDR section.



Pursuant to LDR Section 4.6.9 (D)(3)(c), **Stacking Distance**, provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not back up into the public street system. The minimum distance between a right-of-way and the first parking space or aisleway in a parking lot with 50 or fewer spaces along Non-Local roads shall be at least 20'.



- The plans show a minimum 20 feet of stacking distance from S. Lake Avenue to the first parking space in accordance with the LDR requirement.

**Sight Line Visibility:**

Pursuant to LDR Section 4.6.14 (B)(1), **Driveway intersecting street or alley.** *The area on both sides of a driveway formed by the intersection of a driveway and a street or alley with a length of ten feet along the driveway, a length of ten feet along the street or alley right-of-way and the third side being a line connecting the ends of the other two lines.*

- The plans provided show two 10'x10' sight line visibility triangles on each side of the driveway entrance intersecting S. Lake Avenue in accordance with the LDR section.

**Bicycle Parking:**

Pursuant to LDR Section 4.6.9 (C)(c)2., Type I bicycle parking is required and is intended to be used for short term bicycle parking by visitors.

- Per Table 4.6.9 (C)-1, a minimum of 2 bicycle spaces are required for every 10,000 sq.ft. of retail space. The subject site is required to provide a minimum of 1 space. The plans show one bicycle rack located at the front of the property which can accommodate two parking spaces.

**Dedications and Improvement requirements:**

Pursuant to LDR Section 5.3.1 (A)(1), **Dedications.** *Streets, public or private, shall be shown on all subdivision plats as tracts dedicated for such purposes. When development occurs absent platting, such streets may be provided for through easements (private property) or dedication of right-of-way by deed (public property).*

- Table MBL-1 in the Mobility Element of the Comprehensive Plan requires a minimum 120-foot public right-of-way width for Federal Hwy (aka. US-1 / NE 6<sup>th</sup> Avenue) from Bond Way to the North City limits. The plans provided show an approximately 10-foot-wide right-of-way dedication along N. Federal Hwy which would contribute to a minimum 60-foot-wide right-of-way along on northbound NE 6<sup>th</sup> Avenue (Federal Hwy.) Setbacks are taken from the newly relocated property line post dedication. The plans show that the dedication would provide additional sidewalk width and landscape space along the corridor. A note has been added to the report requiring confirmation that the portion of the right-of-way area has been dedicated to the Florida Department of Transportation (FDOT) prior to building permit issuance.

**Landscape Analysis:**

**Waiver Analysis:**

Pursuant to LDR Section 2.2.3 (D)(1)(c), The Board (SPRAB) has the authority to take action on granting of relief to LDR Section 4.6.16 through the waiver process pursuant to Section 2.4.7(B).

Pursuant to LDR Section 2.4.7 (B)(5), prior to granting a waiver, the granting body shall make findings on subsections "a" through "d" prior to the granting of a waiver.

Pursuant to LDR Section 4.6.16 (H)(3)(d), A landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang.

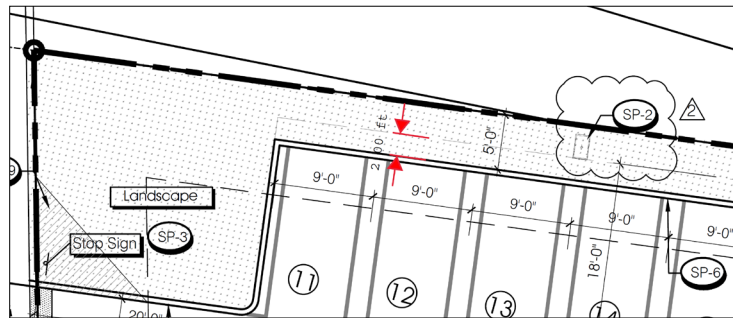
**Required Findings LDR Section 2.4.7 (B)(5):**

- a. Shall not adversely affect the neighboring area.
  - The waiver request seeks to allow a two-foot vehicular encroachment into the required five-foot landscape buffer located along the east side of the property. The landscaping provided within the buffer area consists of a continuous row of small leaf Clusia hedges and five Silver Buttonwood trees planed less than 30 feet on center. A note has been added to the report requiring the Clusia hedges to be increased from 18 inches at time of planting specified on the plans to a minimum 24 inches in accordance with the LDR section. The purpose of the landscape buffer is to mitigate light and sound impact on to adjacent properties. The property to the east of the buffer area (704 South Lake Avenue) is zoned GC and appears to be used as both a business and single-family home residence. The existing six-foot high wood fence that separates the



properties provided additional screening and buffering, but it is being proposed to be demolished and replaced with the landscape buffer. Consideration by the Board is needed to determine if the reduced amount of landscaping within the five-foot buffer area to allow the two-foot vehicular encroachment will have an adverse effect on the neighboring property.

- b. Shall not significantly diminish the provision of public facilities.
  - The proposed waiver request would not diminish any public utilities since there are not utilities lines shown in the area where the waiver would be applied.
- c. Shall not create an unsafe situation;
  - The proposed waiver request to allow a two-foot vehicular encroachment into the 5-foot landscape buffer provided on the east side of the property would not create an unsafe situation. Specifically, the landscape buffer where the waiver would be applied would be outside of the terminal landscape islands and sight visibility triangles.
- d. Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.
  - The proposed waiver to allow a two-foot vehicular encroachment would not result in the granting of a special privilege that would not be granted under similar circumstances for another property. The LDR allows for a maximum of two feet of a parking space to overhang into a landscape buffer as long as it is wide enough to have five-feet free of vehicular encroachment. If another property owner or applicant were to demonstrate adequate mitigation of sound and light with no adverse impact to an adjacent property within a comparable sized landscape buffer and vehicular encroachment, then a similar waiver can be requested.



#### **Tree Mitigation:**

Pursuant to LDR Section 4.6.19 (E)(5)(b), **Mitigation**. The total DBH of all trees with a condition rating of 50 percent or greater removed shall be replaced with the equivalent number of caliper inches of replacement trees, installed at a minimum size as required by Section 4.6.16. Trees and palms with a condition rating less than 50 percent are exempt from DBH/caliper inch-for-inch replacement, but are required to be mitigated on a tree-for-tree or palm-for-palm basis per Section 4.6.19.E.6.a.

- Tree disposition sheet L-1 provides a list of existing trees which are to remain, be relocated, or be removed. The plan shows the proposed removal of 6 existing triple Robelenii palm clusters (45% condition) in the public right-of-way swale along S. Lake Avenue, and 1 Ficus (40% condition), 2 Mahogany (40% condition), and 1 Black Olive tree (60% condition) to be removed on the property. Per LDR Section 4.6.19 (H), the removal of trees in the public right-of-way may not be removed without obtaining a permit. The mitigation narrative provided indicates that (4) Green Buttonwood trees and (6) Simpson Stopper trees would be planted on site as mitigation to replace the 9 existing trees with a condition rating less than 50% as a tree-for-tree replacement. For the Black Olive tree with a 12" dbh, the narrative mentions that a total of \$6,200 would be provided as in-lieu mitigation into the City's Tree Trust fund.
- The plans do not show any replacement trees proposed in the swale area. It appears that the existing Robelenii palm clusters were planted in the right-of-way to prevent parking in the swale. Pursuant to LDR Section 4.6.19 (I), *new development and building expansion shall take into consideration the existing vegetation and provide designs which will not result in the removal of street trees, or diminish existing*



streetscapes. Thus, it is recommended that the existing palm clusters remain or be replaced if they are in poor condition.



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 LDR Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).*

- Sheet L-2 includes a calculation table that demonstrates compliance with the landscape minimum requirements listed in the LDR Section 4.6.16. The plans provided show a variety of Florida Friendly and native trees and shrubs provided. Specifically, the plans show (6) Montgomery Palm Triples (20 ft o.a.) provided for street trees at a maximum of 33 feet on center, perimeter trees consisting of (6) Carandy Palms (18-22 ft o.a.), (3) existing black olive trees, (1) Simpson stopper (12 ft o.a), (7) Green Buttonwood trees (16 ft oa), and existing Sable Palms.

Pursuant to LDR Section 4.6.16 (H)(3)(a) list the minimum landscape requirements for New multiple family, commercial, and industrial development.

- The proposed landscape plans show a five foot landscape buffer between the rear parking lot and the east property line in compliance with the LDR Section. Furthermore, the project provides a continuous buffering hedge with trees planted 30 feet on center. The plans provided show multi-tiered landscape design provided throughout the development within foundation plantings. Furthermore, the plans show terminal parking islands 9ft wide and over 135 sq.ft. in area at the north and south ends of the parking lot in accordance with the LDR section.

#### **Architecture Elevations:**

- 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 or Historic Preservation Board, in the review of plans for building permits.*
  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.*
    - The proposed design demonstrates good taste and design and contributes to the overall image of the City as a place of beauty, spaciousness, harmony, taste, and quality. The architectural elevations provided show a “Streamline Modern Art Deco” inspired building design. The building features rounded corners, a decorative dome, ornate parapets, stucco cladded structural columns, and an extruded metal canopy. The building includes pastel colors consisting of a light blue base color and a variety of green accent colors. The proposed streamline design building is compatible with the surrounding architecture, specifically the Delray Beach Shopping Center to the west, and proposed Delray Park Plaza South building located to the south which was approved by SPRAB on December 28, 2020.





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.*
  - The proposed building design provides a dynamic design unique to the City. The design is compatible with the surrounding area in providing a Streamline Modern Art Deco inspired design frequented in the 1920s and 1930s which provides a retro-chic anchor along the corridor. The proposed development would improve the appearance and value in the area.
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 proposed project is compatible with the scale, density, and zoning of the properties adjacent to the site. Furthermore, the project complies with the goals, objectives, and policies (GOP) listed in the comprehensive plan. Specifically, the project furthers the GOP of the comprehensive plan by adding to a variety of uses along the corridor and contributing to the vitality and economic growth of the community.

Pursuant to LDR section 4.6.18(B)(2), *buildings or structures located along strips of land or on single sites, and not a part of a unified multi-building complex, shall strive to achieve visual harmony with the surroundings. If they are built in undeveloped areas, the three primary requirements shall be met: express honest design construction, show proper design concepts, and be appropriate to the City.*

- The proposed Streamline Modern Art Deco designed building expresses visual harmony with the surrounding developments and expresses honest design construction, shows proper design concepts, and is appropriate for the area.

The building demonstrates honest design construction in providing adequate open spaces for landscaping, covering a portion of surface parking spaces which would reduce the heat island index, LED lighting which would reduce energy consumption, and native and Florida Friendly landscaping.

The building is appropriate to the City in providing a unique design contrasts to the traditional commercial architecture in the area. The building provides additional retail space in the City which would increase shopping choices and provide additional employment opportunities in the area. To note, the Lisa Building located at 47 SE 5th Avenue is similar design building which was approved by SPRAB on April 26, 2017.

Below are a couple of images of the Streamline Modern Art Deco architecture in the City:

**Required Findings:**

Pursuant to 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, written materials submitted by the applicant, 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 areas:

**Section 3.1.1 (A) - Land Use Map:**

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

- As mentioned, the subject property has a LUM designation of General Commercial (GC) and a Zoning map designation of General Commercial (GC). The LUM designation is consistent with the zoning designation.

**Section 3.1.1 (B) – Concurrency:**

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

- The Concurrency items and analysis are located in Appendix “A.”

**Section 3.1.1 (C) – 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.

- The analysis regarding consistency is located in Appendix “B”.

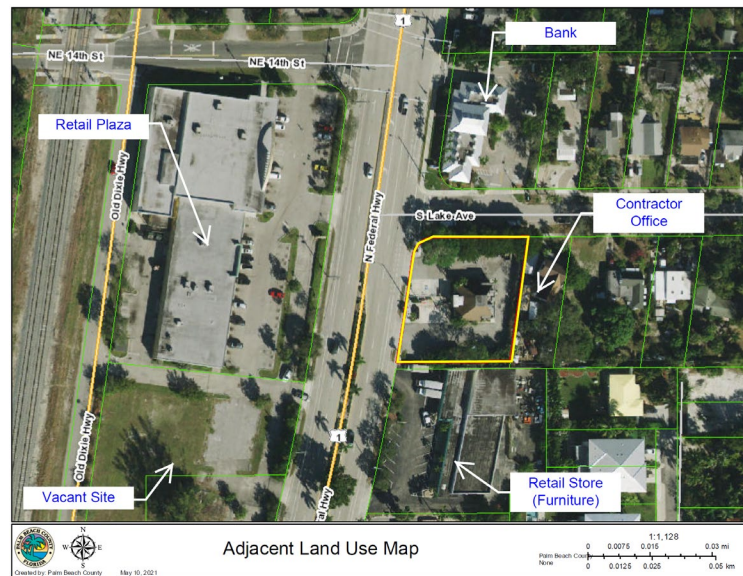
**Section 3.1.1 (D) – Compliance with the LDRs:**

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

- See the Site Plan Analysis section of this report.

**Adjacent Land Uses:**

Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, “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 diagram and table indicates the zoning and land use of the properties surrounding the subject property:



	Zoning	Future Land Use (FLUM)	Current Use
North	General Commercial (GC)	General Commercial (GC)	Service and Facilities (Bank)
East	General Commercial (GC)	General Commercial (GC)	Professional Office (Contractor Office)
South	General Commercial (GC)	General Commercial (GC)	General Retail (Furniture Store)
West	General Commercial (GC)	General Commercial (GC)	General Retail (Shopping Plaza)

The subject site is adjacent to GC zoned properties on all sides. The proposed shopping center use is compatible with the surrounding existing adjacent uses.

#### Comprehensive Plan Policies:

A review of the objectives and policies of the adopted “Always Delray” Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

#### Neighborhoods, Districts, and Corridors Element (NDC)

*Policy NDC 1.1.14. Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

- The proposed retail plaza furthers the intent of the comprehensive plan policy. The proposed building has a FAR of 0.27 which is less than the maximum 3.0 allowed for the GC zoning district per Table NDC-1. The development of the property will not negatively affect the environmental impacts to the area. The project does not propose any substantial topographic or soil changes to the property. If built the commercial development will increase the availability of retail space in the area. The project is compatible with the adjacent land uses.

*Policy NDC 3.4.2. Use the development review process to determine development, redevelopment, and adaptive reuse is consistent with and complementary to adjacent development, regardless of the implementing zoning designations for each land use designation (See Table NDC-1).*

- The proposed development is surrounded by compatible GC zoned commercial properties but is within 50 feet of Low Density Residential (RL) zoned properties. The subject site is separated by another GC zoned property (contractor office) from the residential properties. Since the subject site has remained zoned GC since it was annexed into the City in 1965 the use is compatible with the nearby residential district. The proposed development is providing a substantially lower intensity (0.27 FAR) that the maximum allowed (3.0 FAR) and is heavily landscaped which provides a modest transition to the neighborhood.



### **Economic Prosperity Element (ECP)**

*Policy ECP 5.5.2. Increase essential retail and consumer services and neighborhood based employment opportunities for residents.*

- The proposed development will further the comprehensive policy by providing increased retail and job opportunities for residents.

### **Review by Others:**

#### **Utility Providers:**

Pursuant LDR section to 2.4.2 (C)(2)(a), Utility providers for gas, electricity, telephone, cable television, etc. shall be notified of the submission of a site plan or plat.

- Notifications were sent to Florida Power & Light (FPL), American Telephone & Telegraph (AT&T), Florida Public Utilities Company (FPUC), and Comcast of the proposed project. FPL provided the comment that no 120/2083 phase service is available, and that the easement may need to be extended to provide service to the building. AT&T provided the comment that the cable running west to east in the easement on the south property line may be affected by construction. A note has been added to the report requiring the project to comply and address the outstanding utility provider comments prior to building permit issuance.

#### **Courtesy Notices:**

Pursuant to 2.4.2 (C)(3), courtesy notices have been provided to the following homeowner associations, which have requested notice of developments in their areas:

- La Hacienda
- Palm Trail

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

### **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:**

- Sheet 2 of 7 shows a proposed lateral connection to an existing 8" water line along N. Federal Highway.
- Sheet 2 of 7 shows a proposed lateral connection to an existing 8" sanitary sewer main S. Lake Avenue.

#### **Drainage:**

- The drainage calculations provided for the project were provided. The calculations demonstrate that the drainage system was designed to meet to City's engineering standards for rainstorms of maximum intensity based on the 25 Year and 100 Year 3-Day storm events.

#### **Streets and Traffic:**

A traffic study was provided that indicates that the proposed development will generate 124 new external daily trips, which would result in 20 trip decrease from the previous lounge use of the site. The Palm Beach County Traffic Division reviewed the study for concurrency and determined that the project complies the Traffic Performance Standards (TPS) of Palm Beach County.

#### **Solid Waste:**

Previous Demand:

Bar/Lounge:  $1,786 \text{ gsf} \times 15.1 \text{ lbs} = 26,968.60 / 2,000 = 13.48 \text{ tons per year}$



**Proposed Demand:**

Retail Store:  $4,995 \text{ gsf} \times 10.2 \text{ lbs} = 50,949 / 2,000 = 25.47 \text{ tons per year}$

The proposed development will add approximately 12 tons of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048.

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

- 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. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- D. Any proposed street widening or modification to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- E. Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill 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. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, 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, teens, and adults 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

K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.

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



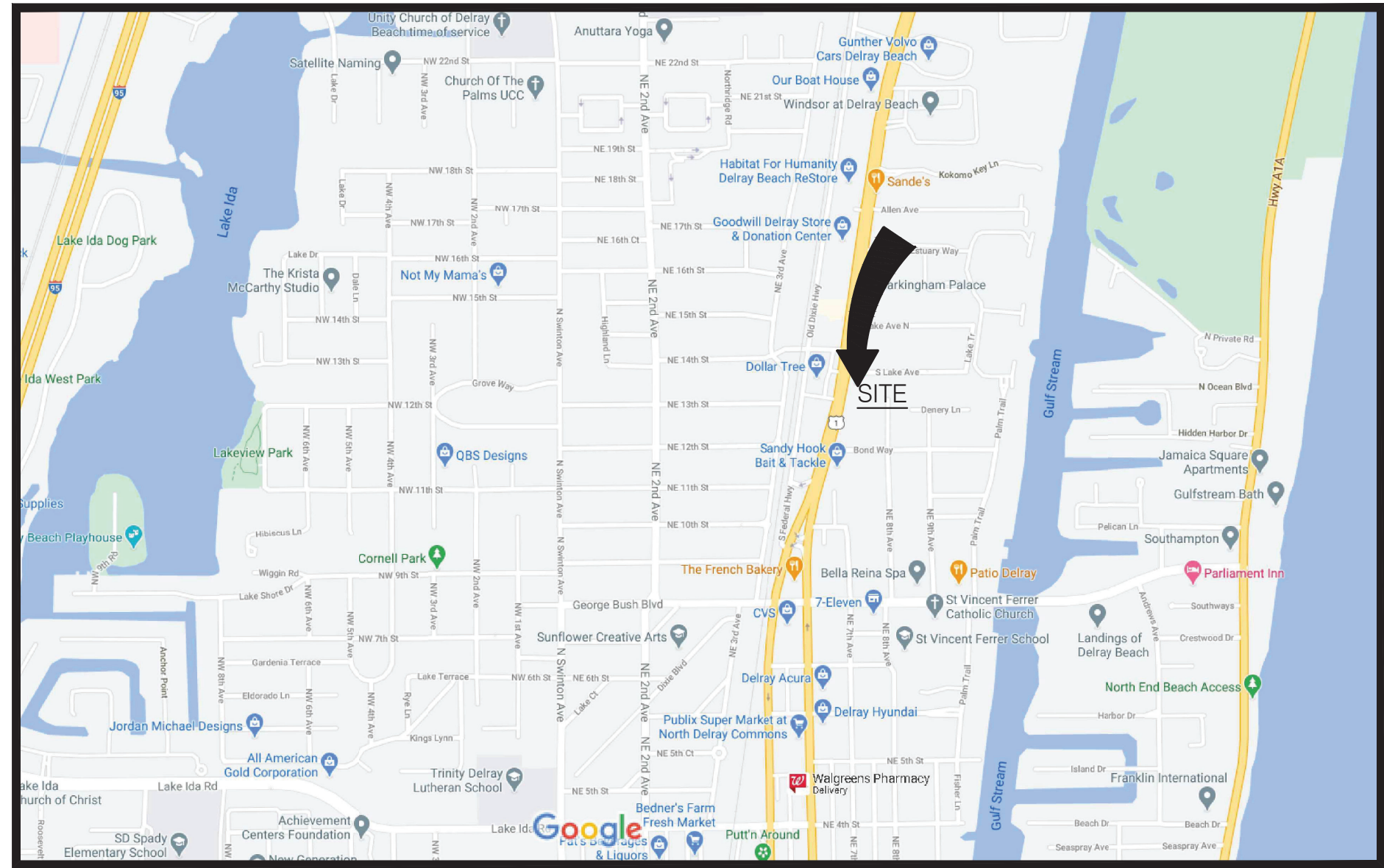
# Delray Park Plaza North

## 1325-1321 N Federal Hwy. · Delray Beach · FL

**A** RCHITECTURE  
RICK BRAUTIGAN  
Dumar Plaza  
2915 S Federal Highway  
Suite 3D  
Delray Beach, FL 33483  
Ph: 561.272.9086  
AAC002029

### Commercial General Notes:

1. The architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The architect will not be responsible for/or have control or charge over the acts or omissions of the contractor, subcontractors, or any of their agents or employees, or any other persons performing any of the work.
2. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, fire codes. Contractor shall verify all code requirements and the construction documents.
3. Errors and omissions which may occur in contract documents shall be brought to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors, discrepancies, or omissions which the contractor failed to notify the architect of before construction and /or fabrication of the work.
4. Contractor and subcontractors are to verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of work. Do not scale drawings. Architect shall be notified in writing, prior to commencing any work, of any errors or discrepancies in drawings or between prepared drawings and field conditions.
5. It is the purpose of these plans and specifications to describe a complete and finished project other than items marked "N.I.C." (not in contract).
6. The contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc. Shall be left clean and ready for occupancy upon completion of the project.
7. All work is to be done under the supervision of the general contractor, in accordance with the owner-contractor agreement.
8. All wood in contact with concrete or masonry or below finished floor is to be pressure treated.
9. All materials and products used for and in construction are required to have applicable products control code approval.
10. Contractor shall carry all necessary insurance as required by law and hold harmless the owner or architect from any loss, liability, claim or demand for damages arising out of or relating to the performance of the work as described by these drawings.
11. The owner shall effect and maintain fire, extended coverage and vandalism insurance for 100% of the insurable value of all construction on the site.
12. The general contractor shall guarantee all work specified and/or described by these drawings free from any defects or malfunctions for a period of one year commencing from the substantial completion date or from the time of occupancy, whichever occurs first. The general contractor is responsible for all work executed by subcontractors or other trades, plumbing equipment.
13. The contractor shall acquire all permits and licenses and pay all fees necessary for the execution of the work.



LOCATION MAP:



### Applicable Codes

1. Florida Building Code 2017 Edition
2. Florida Fire Prevention Code 2017 6th Edition
3. NFPA 1 - Fire Code, Florida Edition
4. Florida Specific NFPA 101 - Life Safety Code, 2015 Edition
5. Florida Accessibility Code for Building Construction in Florida Building Code 2017 Edition
6. City of Delray Beach Zoning & Land Development Regulations

### PROJECT:

This project consist of site improvements and construction of new 4,995 SF one story CBS building (Retail Use)

Delray Park Plaz  
North  
Class V Site Plan Modification  
for Delray Park Plaza LLC  
1325-1321 N. Federal Hwy  
Delray Beach  
Florida

RBA: PN: 12220.09

©11.18.20:SPRAB Set  
©12-16-20:Permit Set

REVISIONS  
△●3.22.21 :SPRAB Comm  
△●4.28.21 :SPRAB Comm

### PROPOSED NEW BUILDING

## INDEX OF DRAWINGS

### BUILDING ARCHITECTURE

RICK BRAUTIGAN ARCHITECTURE, INC.  
1025 South Dixie Highway  
Delray Beach, Florida, 33483

No.	Title	Issued	Revisions
A1.	Cover Sheet.....	11-18-20	4-28-21
	Survey .....	11-18-20	4-28-21
A2.	Architectural Site Plan /Site Data.....	11-18-20	4-28-21
A3.	Floor Plan/Project Data.....	11-18-20	4-28-21
A4.	Roof Plan .....	11-18-20	4-28-21
A5.	Proposed Elevations .....	11-18-20	4-28-21
A6.	Color Elevations.....	11-18-20	4-28-21
A7.	Photometrics Plan .....	11-18-20	4-28-21
A8.	Lighting Specifications.....	11-18-20	4-28-21
A9.	Lighting Specifications.....	11-18-20	4-28-21
A10.	Composite Plan.....	11-18-20	4-28-21
D1.	Site Demolition Plan.....	11-18-20	4-28-21

### CIVIL ENGINEERING

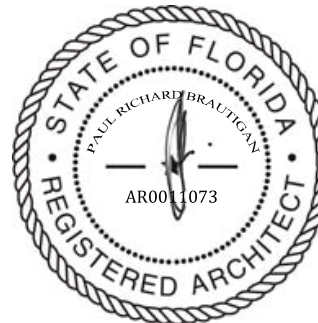
HALEY ENGINEERING, INC.  
1680 SE 4th Street  
Deerfield Beach, FL 33441

No.	Title	Issued	Revisions
C1	Cover Sheet .....	11-18-20	4-28-21
C1A	Existing Conditions .....	11-18-20	4-28-21
C2	Water, Sewer Paving & Drainage Plan.....	11-18-20	4-28-21
C3	Best Management Practices Plan.....	11-18-20	4-28-21
C4	Paving & Drainage Details.....	11-18-20	4-28-21
C5	Paving & Drainage Details.....	11-18-20	4-28-21
C6	Water & Sewer Details.....	11-18-20	4-28-21
C7	Notes, Specifications & Details.....	11-18-20	4-28-21

### LANDSCAPE ARCHITECTURE

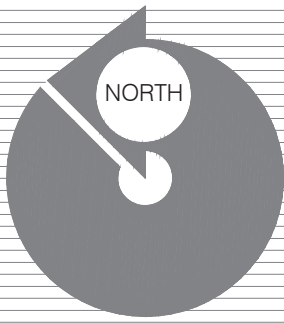
CARTER & ASSOCIATES LANDSCAPE ARCHITECTS, INC.  
74 NE 5th Avenue  
Delray Beach, FL 33483

No.	Title	Issued	Revisions
L1	Existing conditions Plan.....	11-18-20	
L2	Landscape Plan .....	11-18-20	
L3	Material Schedule & Planting Details.....	11-18-20	
L4	Irrigation Plan.....	11-18-20	
L5	Bubbler Plan.....	11-18-20	



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by Rick Brautigan  
Date: 2021.05.13  
17:45:28 -04'00'

Cover Sheet

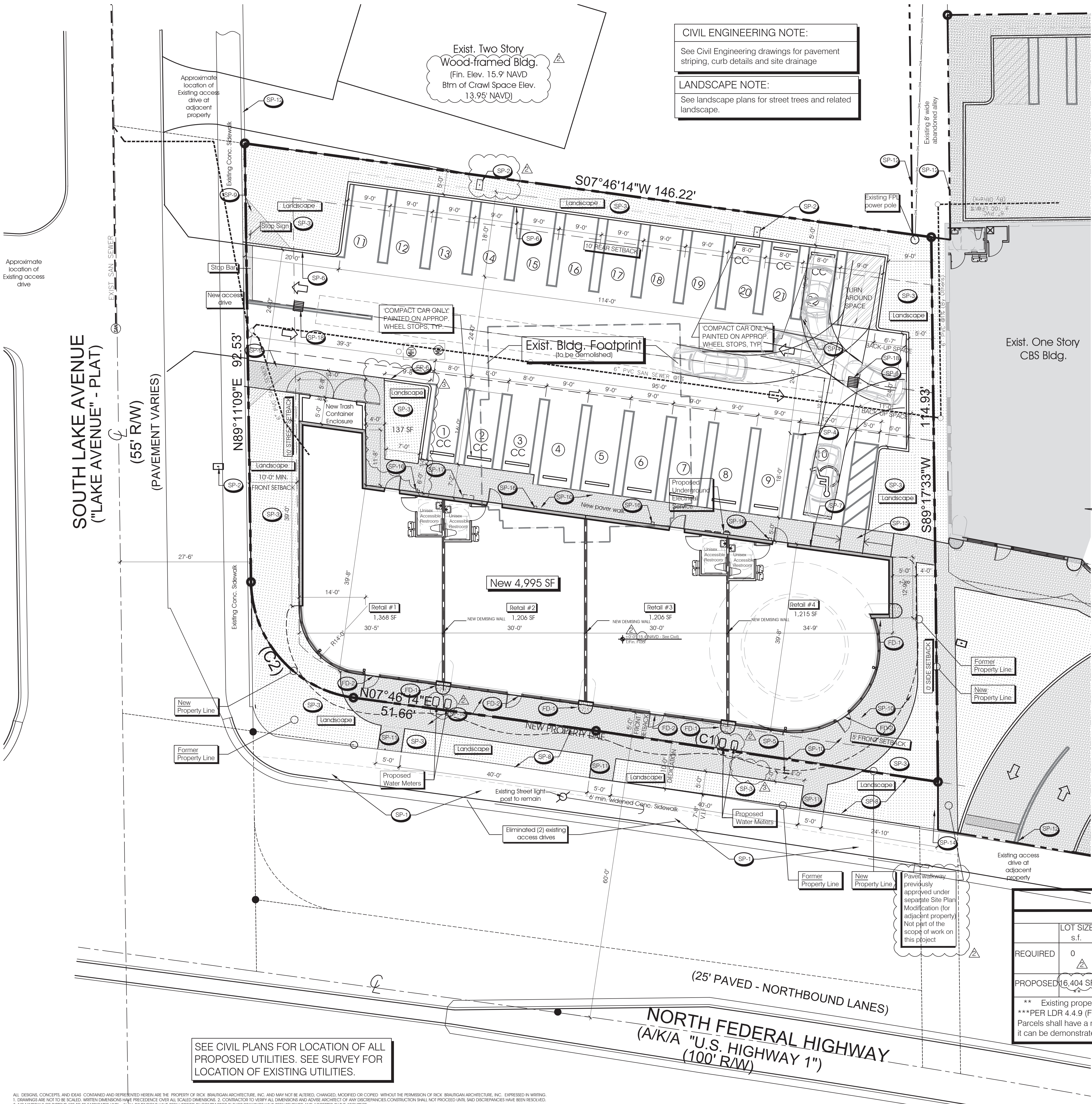


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© PAUL RICHARD BRAUTIGAN, ARCHITECT ARO011073





**CIVIL ENGINEERING NOTE:**  
See Civil Engineering drawings for pavement striping, curb details and site drainage.

**LANDSCAPE NOTE:**  
See landscape plans for street trees and related landscape.

**ZONING:**  
GC GENERAL COMMERCIAL & NORTH FEDERAL HWY OVERLAY DISTRICT

**SITE DATA:**  
TOTAL SITE AREA: 17,365 S.F. (0.398 Acres)  
Site Area after dedication: 16,404 S.F. (0.377 Acres)  
Total Impervious Area: 13,936 S.F. 85%  
-Proposed Building Footprint: 4,995 S.F. 30%  
-Proposed Pavement: 7,027 S.F. 43%  
-Proposed Pavers: 1,834 S.F. 11%  
-Proposed Concrete: 80 S.F. 0.5%  
Open Space (Landscape): 2,551 S.F. 15.5%  
Floor Area Ratio: 4,995 SF / 17,365 SF = 0.287 (Max. FAR allowed: 3)

**PARKING:**

Use	Required
Required Parking (Retail)	4.5 spaces/1,000 SF: 4,995 SF / 222.22 = 22
Compact Spaces	30% max. allowed: 22 x .3 = 6
Accessible Spaces:	Per FBC Accessibility: 1-25 spaces..... 1
Standard Spaces:	..... 15

**TOTAL PARKING REQUIRED & PROPOSED: 22 SPACES**

**BUILDING DATA:**  
PROPOSED SF: 4,995 SF (A/C - ONE STORY)  
PRINCIPAL USE: RETAIL (4 Bays). See Sheet A3

**REQUIRED BICYCLE PARKING PER LDR Table 4.6.9(C)(1)**

USE	REQUIREMENTS	PROVIDED
Retail	Type 1: 2 Spaces per 10,000 SF (Type 2 not required) ② REQUIRED	② PROVIDED

- SITE PLAN NOTES:**
- SP-1 (2) Existing Driveways to be eliminated. See Civil drawings
  - SP-2 Proposed light pole. See photometrics plan
  - SP-3 Proposed Landscape area (see Landscape Plans)
  - SP-4 Proposed parking/stripping/paving. See Civil plans for details
  - SP-5 New Bike Racks (2 bikes total). See detail A/A2
  - SP-6 New 6" Conc. Curb Typ. (See Civil Plans)
  - SP-7 ADA parking sign
  - SP-8 10' ROW Dedication at N. Federal Hwy (Per LDR 5.3.1.D)
  - SP-9 10x10' Sight Triangles (Per LDR 4.6.14.B)
  - SP-10 Proposed pavers to match city std (See Civil Plans)
  - SP-11 Accessible route provided from public ROW to connect with exist. ROW conc. sidewalk - Path of ingress for pedestrians
  - SP-12 Approximate location of adjacent Property's Lot line
  - SP-13 Stop Bar/ Stop Sign
  - SP-14 Abandoned alley
  - SP-15 Double ramp at HC parking space access aisle location See Civil Drawings
  - SP-16 Rain water leader. See Roof plan and Civil drawings
  - SP-17 Roof access ladder. See Roof plan for details
  - SP-18 Stormwater drains. See Civil plans
- ALL UTILITIES SHALL BE UNDERGROUND**

- Fire Department Notes:**
- FD-1 Knox Box @ +6' Ab. Fin. Walk. adjacent to each tenant space's main front entry door
  - FD-2 Min. 6'H. Bldg. Numbers (see elevations)
- Notes:**
- Type of construction is type VB. Existing building is NOT sprinklered (highest top of new existing roof deck is 19'-0" A.F.F.)
  - See Sheet A3 for Life Safety plan

**Wall Legend**

	New Exterior Concrete block walls
	New Interior Partition/Demising wall: metal stud with 5/8" gypsum board each side
	New 4" Interior Partition: metal stud with 5/8" gypsum board each side

SITE DATA TABLE PER LDR DEVELOPMENT STANDARDS MATRIX (NON-RESIDENTIAL):  
ZONING: GC GENERAL COMMERCIAL (GC) & NORTH FEDERAL HWY OVERLAY DISTRICT

MINIMUM LOT DEPTH	LOT DEPTH ft.	LOT FRONTAGE ft.	MAXIMUM LOT COVERAGE	MINIMUM FLOOR AREA	PERIMETER	SETBACKS (ft.)				HEIGHT ft. (Max.)	MIN. DEV. AREA
						FRONT	SIDE STREET	SIDE INTERIOR	REAR		
	0	0	Minimum 25% non-vehicular open space	N/A	N/A	10 ft. ***	10 ft.	0 ft.	10 ft.	48	N/A
ft.	114.98 ft.	144 ft.	4,732 SF (30%)	N/A	N/A	5'	10'	9' (south)	51'-3"	36'-6"	N/A

17,365 SF Minus 10' Front Dedication (1,367SF) = 16,404 SF

NORTH FEDERAL HIGHWAY AREA:

front building setback of five feet measured from the ultimate right-of-way line. The maximum setback shall be 15 feet, unless

Site Plan Review and Appearance Board that it is not feasible to comply with this standard. [Amd. Ord. 17-99 6/15/99]

**ARCHITECTURE**  
Rick Brautigan  
Dumar Plaza  
2915 S Federal Highway  
Suite 3D  
Delray Beach, FL 33483  
Ph: 561.272.9086  
AAC 002029

Anticipated Employees for this Project is less than 20 employees. Since the new building on the premises will not have more than 50 employees, thus, a Transportation Demand Management Program is not required

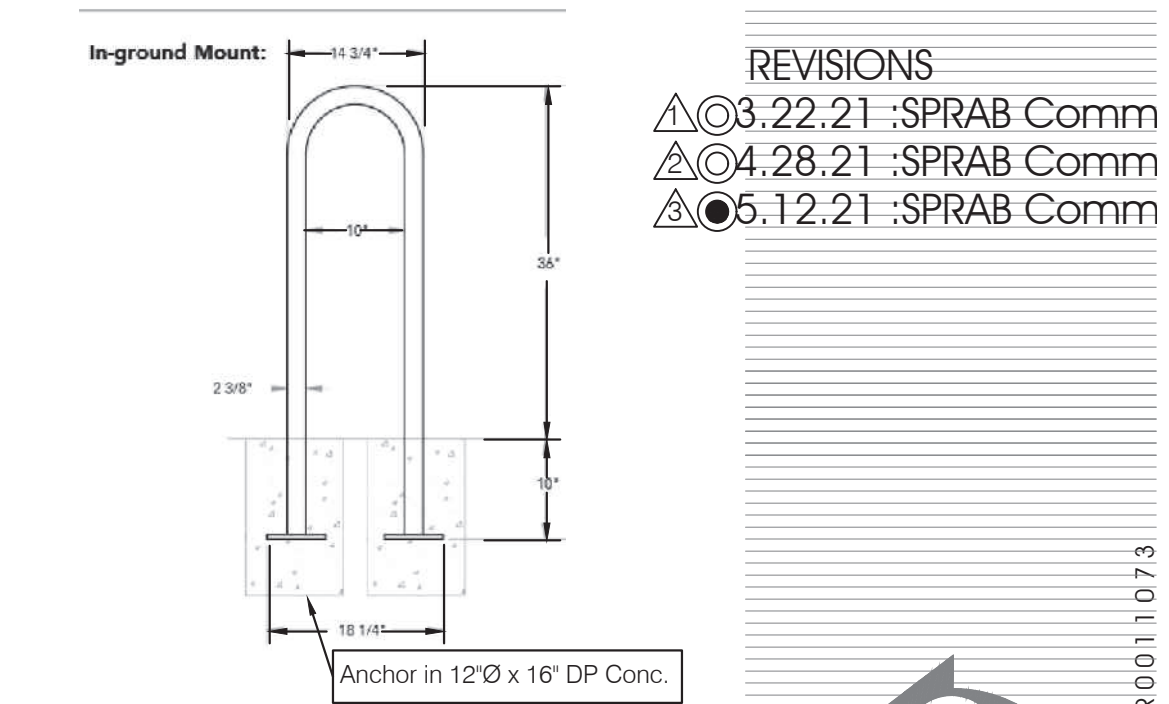
**LOADING NOTE:**  
LOADING WILL ONLY BE ALLOWED DURING NON-BUSINESS HOURS TO AVOID BLOCKING OF CUSTOMER PARKING (AT REAR OF BLDG)

**Delray Park Plaza North**  
Class V Site Plan Modification  
for Delray Park Plaza LLC  
1325-1321 N. Federal Hwy  
Delray Beach  
Florida

RBA: PN. 12220.09

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Date: 2021.05.13 17:46:39 -04'00'

©11.18.20:SPRAB Set  
©12-16-20:Permit Set



SEE CIVIL PLANS FOR LOCATION OF ALL PROPOSED UTILITIES. SEE SURVEY FOR LOCATION OF EXISTING UTILITIES.

**Proposed Site Plan**  
1"=10' SC

ALL DESIGNS, CONCEPTS AND IDEAS CONTAINED AND REPRESENTED HEREIN ARE THE PROPERTY OF RICK BRAUTIGAN ARCHITECTURE, INC. AND MAY NOT BE ALTERED, CHANGED, MODIFIED OR COPIED WITHOUT THE PERMISSION OF RICK BRAUTIGAN ARCHITECTURE, INC. EXPRESSED IN WRITING.  
1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS. 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED.  
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A) ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR B) SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT



Max. Proposed Bldg. Height  
±36'-0" (Top of Decorative Dome)

Top of Proposed Pilasters  
+27'-0"

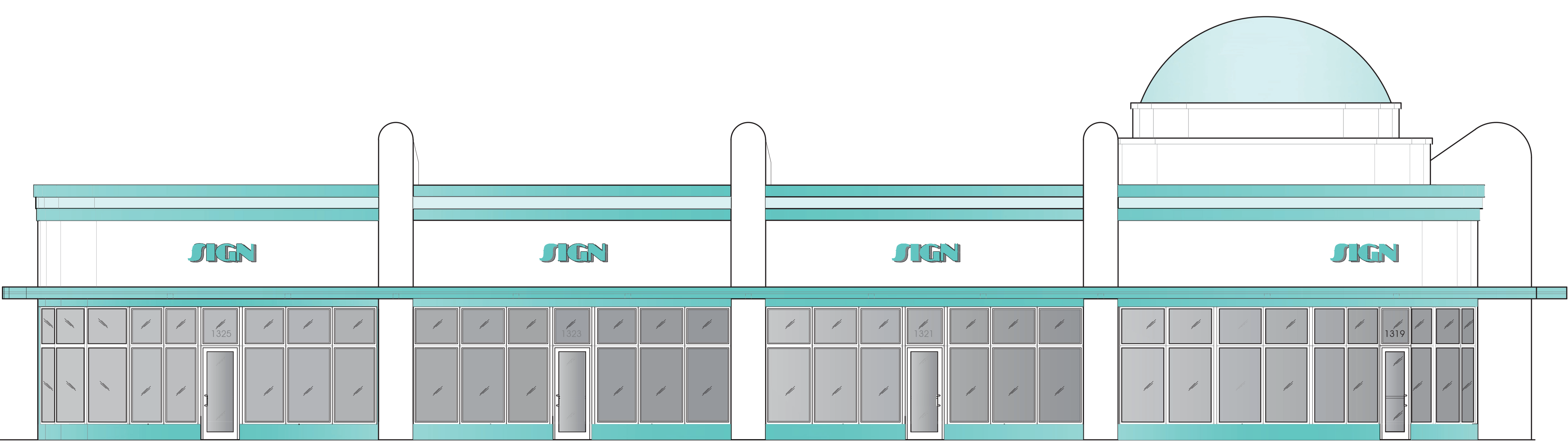
Top of Proposed Parapet Wall  
+21'-8"

Bot. of Proposed Eyebrow  
+12'-0"

Top of Fin. Fl.  
±0'-0" (14.96)

Top of Crown of Road  
±0'-6" (14.49)

Max. Proposed Bldg. Height  
±36'-0" (Top of Decorative Dome)



Proposed Front Elevation (West)  
3/16" SC

SIGN NOTE:  
All signs are illustrative  
and will require a separate  
submittal and approval

Top of Proposed Pilasters  
+27'-0"

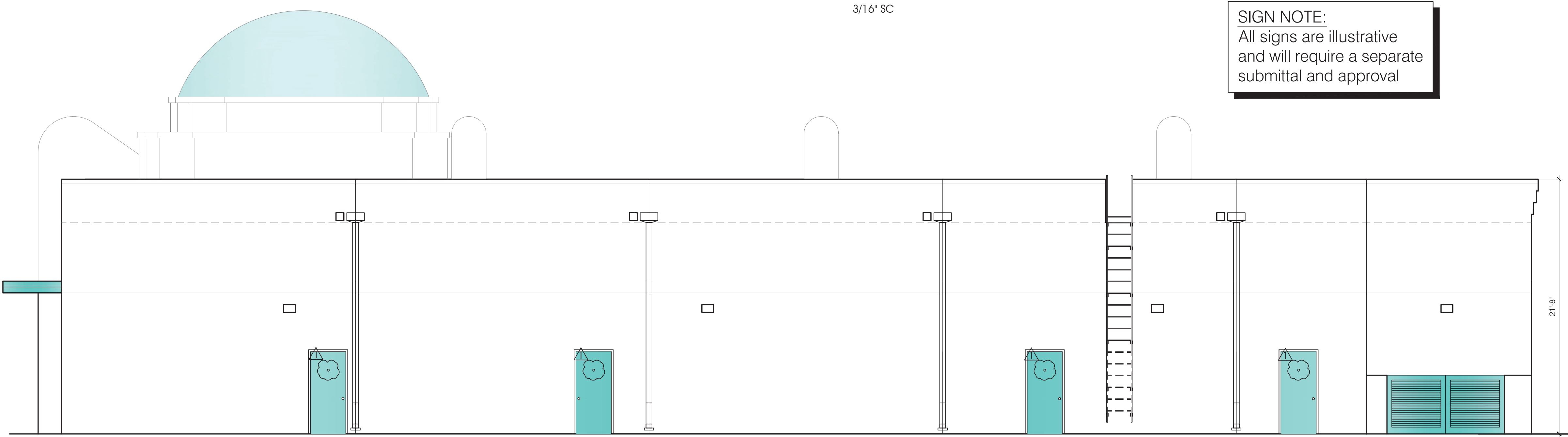
Top of Proposed Parapet Wall  
+21'-8"

Bot. of Proposed Eyebrow  
+12'-0"

Top of Fin. Fl.  
±0'-0" (14.96)

Top of Crown of Road  
±0'-6" (14.49)

Max. Proposed Bldg. Height  
±36'-0" (Top of Decorative Dome)



Proposed Rear Elevation (East)  
3/16" SC

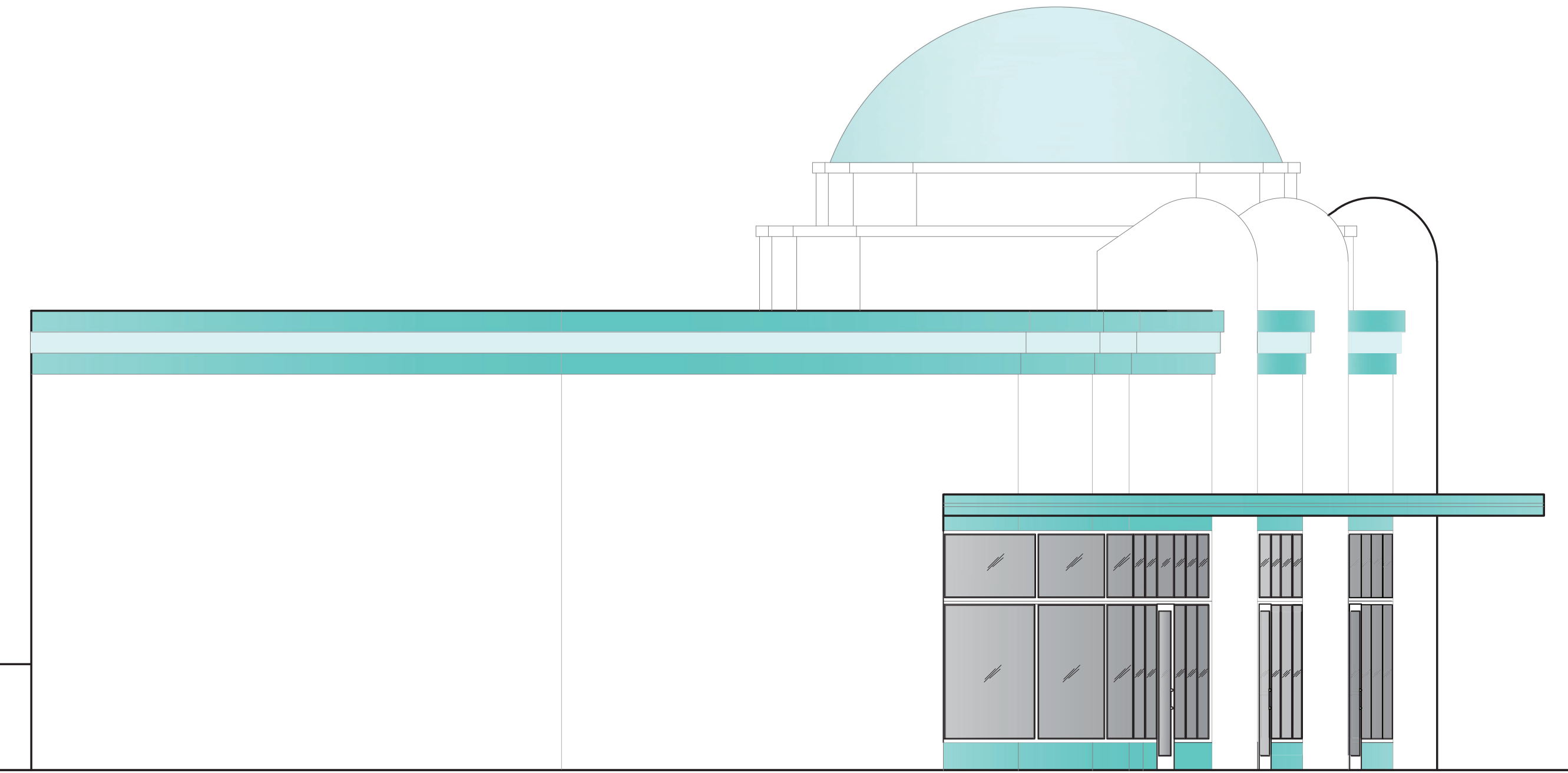
Top of Proposed Pilasters  
+27'-0"

Top of Proposed Parapet Wall  
+21'-8"

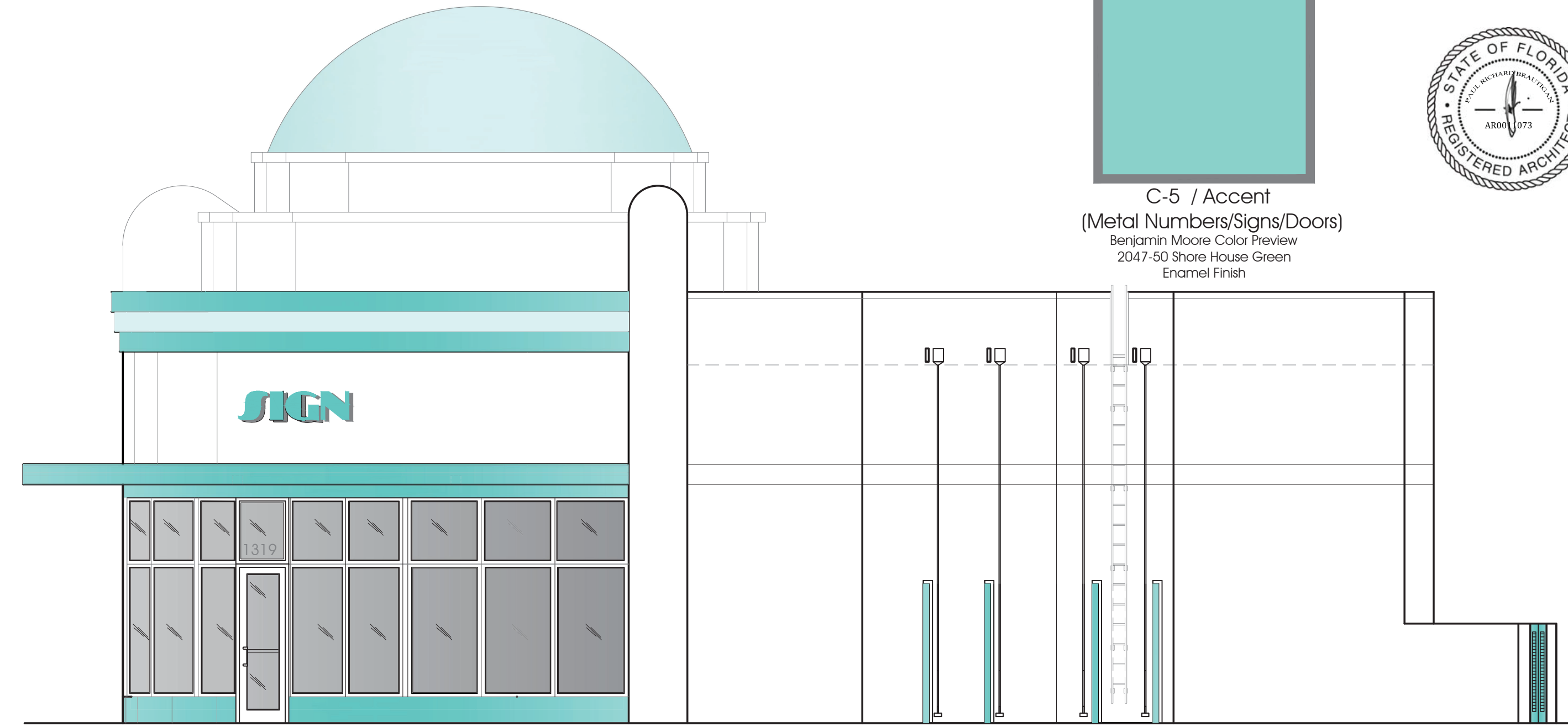
Bot. of Proposed Eyebrow  
+12'-0"

Top of Fin. Fl.  
±0'-0" (14.96)

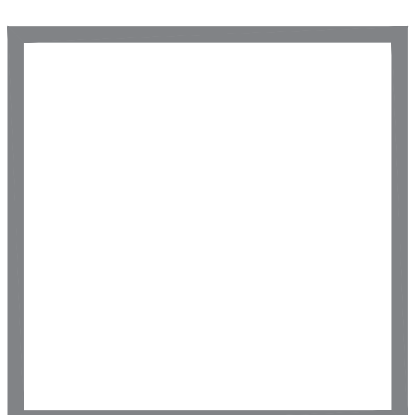
Top of Crown of Road  
±0'-6" (14.49)



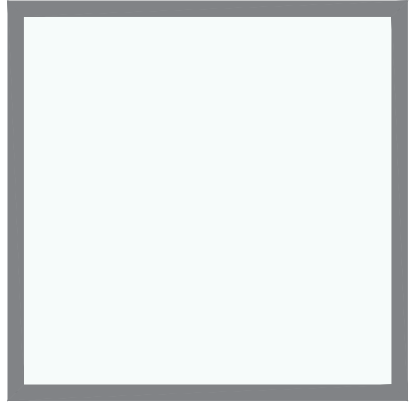
Proposed Side Elevation (North)  
3/16" SC



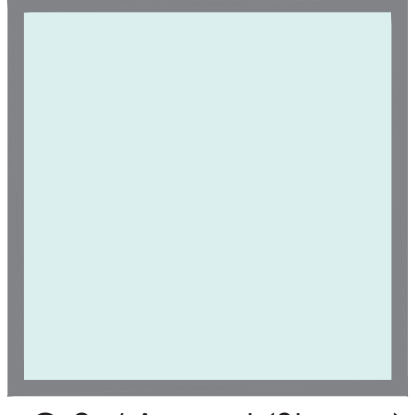
Proposed Side Elevation (South)  
3/16" SC



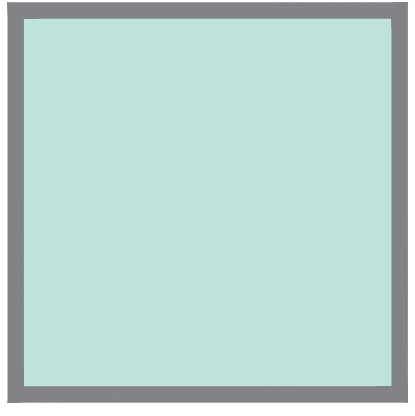
SF-1 Storefront  
White Anodized and Clear Glass



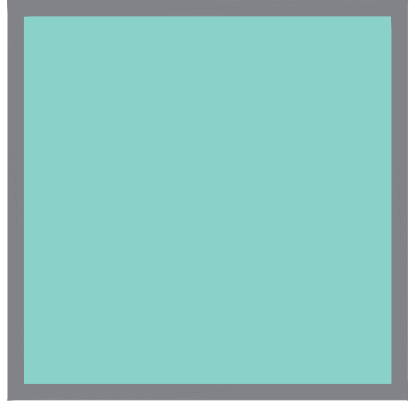
C-1 / Body (Stucco)  
Benjamin Moore Color Preview  
OC-67 Ice Mist  
Satin Finish



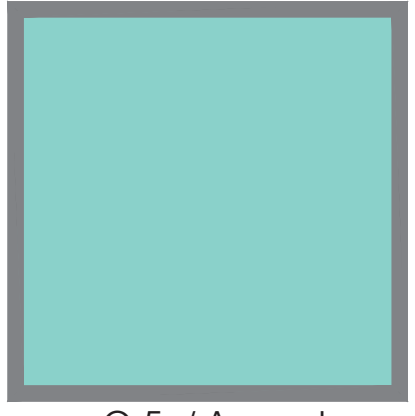
C-2 / Accent (Stucco)  
Benjamin Moore Color Preview  
2047-70 Baby Green  
Satin Finish



C-3 / Accent (Stucco)  
Benjamin Moore Color Preview  
2047-60 Ocean Spray  
Satin Finish



C4 / Accent (Stucco)  
Benjamin Moore Color Preview  
2047-50 Shore House Green  
Satin Finish



C-5 / Accent  
(Metal Numbers/Signs/Doors)  
Benjamin Moore Color Preview  
2047-50 Shore House Green  
Enamel Finish

Proposed Color Elevations  
3/16" SC

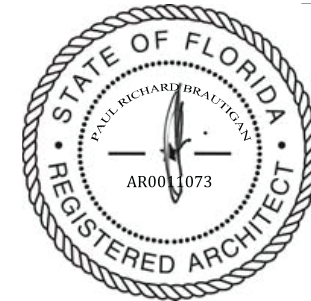
ARCHITECTURE  
RICK BRAUTIGAN

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2915 S Federal Highway  
Suite 3-D  
Delray Beach, FL 33483  
Ph: 561.272.9086  
AAC002029

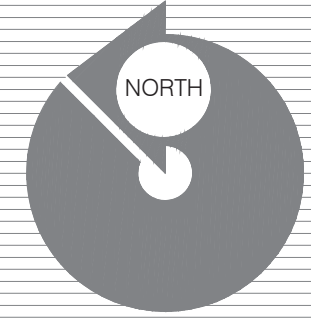
Delray Park Plaza  
North  
Class V Site Plan Modification  
for Delray Park Plaza LLC  
1325-1321 N. Federal Hwy  
Delray Beach  
Florida  
RBA: PN: 12220.09

©11.18.20:SPRAB Set  
©12-16-20:Permit Set

REVISIONS  
03.22.21:SPRAB Comm  
04.28.21:SPRAB Comm



Digitally signed  
by Rick  
Brautigan  
Date: 2021.05.13  
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ALL DESIGNS, CONCEPTS, AND IDEAS CONTAINED AND REPRESENTED HEREIN ARE THE PROPERTY OF RICK BRAUTIGAN ARCHITECTURE, INC. AND MAY NOT BE ALTERED, CHANGED, MODIFIED OR COPIED WITHOUT THE PERMISSION OF RICK BRAUTIGAN ARCHITECTURE, INC. EXPRESSED IN WRITING.  
1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS. 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED.  
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A) ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR B) SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT



- GENERAL LANDSCAPE NOTES:**
1. All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
  2. All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
  3. Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
  4. No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
  5. Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 50% Fl. muck % 50% clean sand. Tree's shall be installed with a minimum of 12" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 8" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix specie shall be installed with a clean well drained sand.
  6. Milarganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition , "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal.,and above, per manufactures recommendations.
  7. All tree's & palms shall be mulched with arsenic free mulch with a 3ft. diameter circle. 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall "Eucalyptus", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
  8. All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
  9. All materials are to be watered-in immediately after planting, so as to remove all air pockets. BIB materials areato be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
  10. All tree's 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all tree's & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
  11. All sod shall be "Floritam", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft.. Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
  12. All tree's, palms, plants & ground-covers shall be guaranteed for a period of 360 days, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
  13. The removal of "base rock" is not included in the landscape contract.
  14. All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.

**LANDSCAPE CALCULATION TABLE:**

**SITE DATA**

A. TOTAL LOT AREA	16,000 SQ.FT.
B. TOTAL PAVED IMPERVIOUS AREA	13,800 SQ.FT.
C. REQ'D INTERIOR GREENSPACE (10% TOTAL PAVED AREA)	1,380 SQ.FT.
D. INTERIOR GREENSPACE PROVIDED	1,704 SQ.FT.
E. TOTAL # OF TREES REQ'D (1 PER 125 SQ.FT. OF REQ'D GREENSPACE)	11 TREES
F. NUMBER OF INTERIOR TREES PROVIDED	11 NEW TREES + 2 EXISTING
G. PERIMETER GREEN SPACE REQ'D (DEPTH OF BUFFER X LENGTH)	1,724 SQ.FT.
H. NUMBER OF PERIMETER TREES REQ'D (1 PER 30 LIN. FT.)	8 TREES
I. NUMBER OF PERIMETER TREES PROVIDED	12 TREES + 3 EXISTING

**XERISCAPE CALCULATIONS**

A. REQ'D SHRUBS & GROUND COVERS	931.2 SQ.FT.
(30% OF REQ'D INTERIOR & PERIMETER GREENSPACE)	
B. SHRUBS & GROUND COVER PROVIDED	2,752.2 SQ.FT.
C. REQ'D NATIVE PLANT MATERIALS	232.8 SQ.FT.
(25% OF REQ'D SHRUBS & GROUND COVERS)	
D. NATIVE PLANT MATERIALS PROVIDED	355.1 SQ.FT.
E. NUMBER OF NATIVE TREES REQ'D	6 TREES
(50% OF REQ'D TREES)	
F. NUMBER OF NATIVE TREES PROVIDED	15 TREES

**MATERIAL SCHEDULE-TREES & PALMS**

Qty.	Key	Botanical / common name	Size
6	Vmp-T	Veitchia Montgomeriana / Montgomery Palm, triple	20" oa., Triple
2	Vmp-T	Veitchia Montgomeriana / Montgomery Palm, double	20" oa., Double
1	Mft*	Myrcianthes fragrans / Simpson stopper tree	12' x 5', 6' c.f., (3 Stem max)
7	Cel*	Conocarpus erectus / Green Buttonwood Tree	16' x 7', 7' c.f., 4" calip. matching
6	Cap*	Copernicia alba / Carandy Palm	18", 20", 22" o.a., heavy calip. specimens
1	Bst*	Bursera Simaruba / Gumbo limbo tree	16' x 7', 7' c.f., 5" calip.

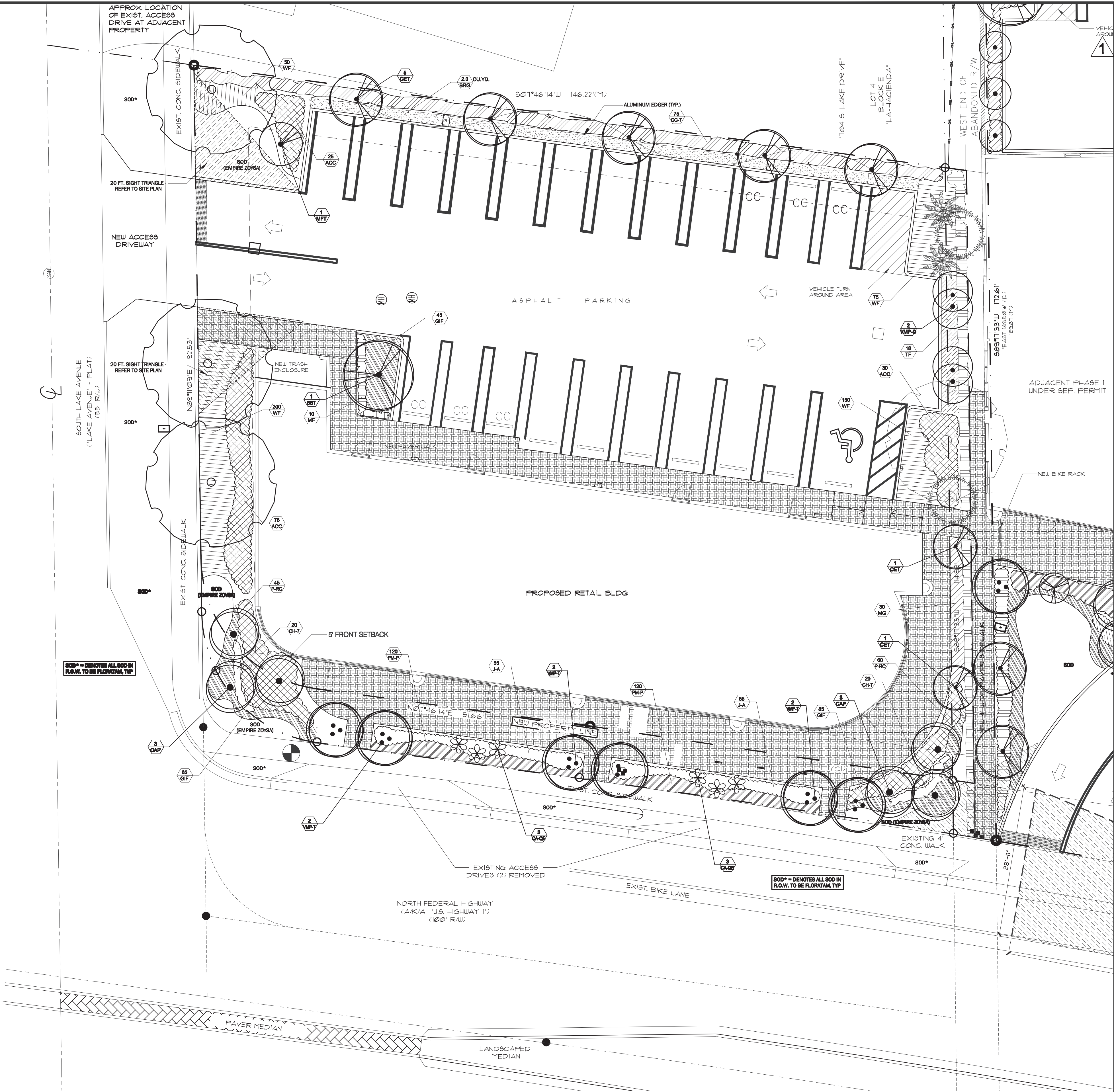
**MATERIAL SCHEDULE-SHRUBS**

Qty.	Key	Botanical / common name	Size
105	P-rc	Philodendron rojo congo / Red congo	18" 3g. @ 24" o.c.
195	Glf*	Ficus microcarpa / Green island ficus	18" 3g. @ 15" o.c.
30	Mg*	Muhly Grass	15" 3g. @ 15" o.c.
240	Pm-P	Podocarpus pringles / Podocarpus	15" 3g. @ 18" o.c.
10	Mf*	Myrcianthes fragrans / Simpson stopper	24" 3g. @ 24" o.c.
40	Ch-7	Codiaeum variegatum / Croton bravo	15" 3g. @ 18" o.c.
110	J-A	Trachelospermum asiaticum / Asiatic jasmine	20"-24" 3g.
75	Cg-7*	Clusia guttifera / Small leaf clusia	18" 3g. @ 24" o.c.
475	Wf*	Polypodium scop. / Wart fern	10" 1g. @ 12" o.c.
130	Acc	Alocassia calif. compacta / Dwf. Alocasia	24" 3g. @ 30" o.c.
18	Tf*	Tripsacum floridana / Dwf. Fakahatchee grass	15" 3g. @ 15" o.c.
6	Ca-Qe*	Crinum Augustum / Queen emma	30" x 30"

2.0 Cu.Yd. - BRG - Brown River Gravel min. 1" thick on Typer Filter Fabric  
4" Aluminum Edger, Black

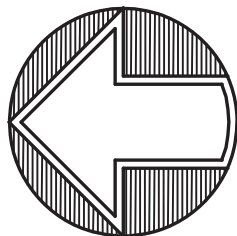
\* - Denotes native, or highly drought tolerant plant materials, per SFWMD. "Xeriscape Manual".

Planting soils & mulch, see specs. & details  
Sod, Empire Zoysia (typ., u.n.o.)  
Sod, Solid Floritam in R.O.W. areas only



Daniel  
Carter

Digitally signed  
by Daniel  
Carter  
Date:  
2021.03.12  
11:43:43 -05'00'



Landscape Plan

REVISIONS	BY
221.21 Per revised Site Plan (TAC Comments 12.4.20)	TE

DESIGNED BY:  
**CARTER & ASSOCIATES**  
**LANDSCAPE ARCHITECTS INC.**  
74 N.E. 5th AVE. Delray Beach, FL 33483  
LA. 831  
561-272-9621

Landscape for:  
**Delray Park Plaza**  
1321-1325 N. Federal Hwy.  
Delray Beach, Florida

DRAWN TE
CHECKED D.H.C.
DATE 11.07.20
SCALE 1" = 10'-0"
JOB NO. 111820
SHEET L-2
OF 5 SHEETS



**From:** [Fay Young](#)  
**To:** [Walia, Kent](#)  
**Subject:** Property at 1325 Fed. Hwy.  
**Date:** Wednesday, May 26, 2021 2:53:31 PM

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**\*\*Please be cautious\*\***

This email originated from outside of The City of Delray Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kent, Senior Planner,  
Well, our house at 704 S. Lake Ave. was started building in 1908 in downtown Delray Beach. It was moved to this lot in 1958. We have lived here since July 1983. That's 28 years.

Now a strip mall is going to be jammed on the old Frog Lounge property. The new owners are planning to tear out the fence between the two properties, which has a concrete base with a wooden slate top that is 7' tall and replace it with some 12" high bushes. They will have a line of parked cars looking directly into our property and kitchen window and porch.

Looking at the property line, the set back for a fence would be on the old fence line.

I purpose that the old fence be left intact and I will keep it clean and in repair.

The fence helps keep the dirt and noise down from Federal Hwy. and the train tracks.

The plans call to remove 2 of the 5 trees along South Lake Ave. These trees are at least 50 years old. We object to taking out any of these trees. These trees protect us from the noise of Federal Hwy. and the train noise, which is getting louder and louder, especially after adding the Bright Line.

Instead of having one lane for entrance and egress, there could be one lane in between 2 trees and one lane out between 2 trees. The trees are 30' apart. We believe tree #1 is an endangered species. Tree #2 has a sparrow nest. There is a mocking bird and a dove nesting in the trees, also.

Don't really see why the parking lot has to be built behind the building instead of in front of the building. It's going to bring all the traffic right in front of me.

Thank you,  
Phillip Young  
704 S. Lake Ave.  
Delray Beach, FL 33483  
561-278-7675