



95 SW 5TH AVE PROJECT UPDATE

95 SW 5th Avenue

- The vacant property is located in the Southwest Neighborhood.
- The CRA purchased the property and entered into a Work Assignment with Song and Associates Architects to design the property for office use.
- The design documents are being prepared for submittal to the Delray Beach Development Services Technical Advisory Committee Review.
- Once approved and construction is complete, the final product will consist of a 7,508 SF two-story building to be used for affordable rental rate office space on the first and second floor.
- This project will provide the neighborhood with affordable office space and activate the area and spur additional development.



95 SW 5th Avenue



Looking North on SW 5th Avenue



Looking West from Subject Property

95 SW 5th Avenue



Looking Southeast on SW 5th Avenue



Looking South on SW 5th Avenue

DELRAY BEACH

CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES

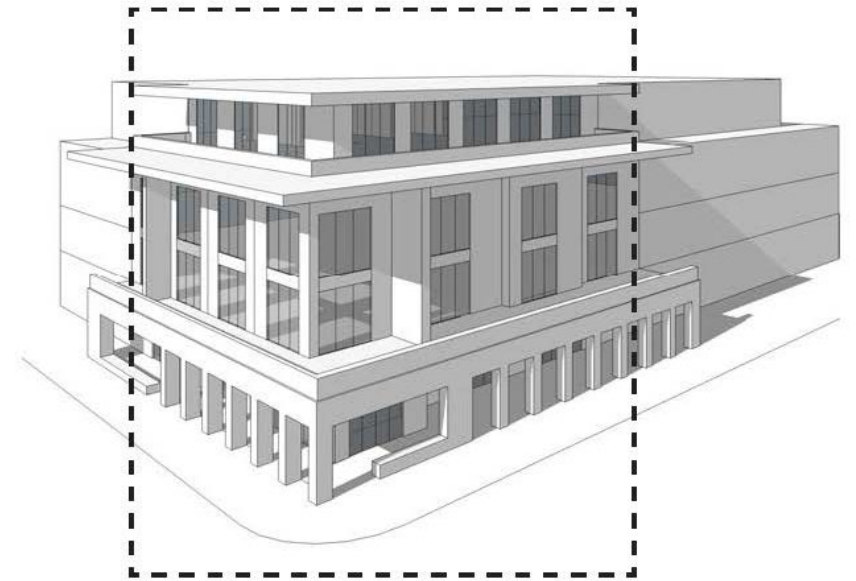
MASONRY MODERN



The Masonry Modern style of architecture is defined by its rational load-bearing construction technique, its system of punched openings, and its limited ornament.

Stucco is the prevalent building finish.

Stone and wood details are used to soften the stark modern forms of the building mass.



- The upper part of building is marked with special features such as rooftop terraces or sculptural stairwell roofs.
- Parapet wall extends to enclose accessible roof terrace.
- Window proportion is vertical, when aggregated, the masonry opening can be square or horizontal; divided lites can create square or vertical proportions.
- Composition of building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.
- Smooth stucco; precast and stone are also appropriate.
- Railings are metal, wood, or extensions of solid walls.
- Eyebrows, terraces, arcades, or deep roof overhangs provide shade.
- Entrance to building is clearly identifiable.
- Like more classically inspired buildings, the Modern Masonry building has an articulated base, middle, and top.

Architectural Precedents



Fairfield Inn & Suites, Atlantic Avenue, Delray Beach



198 NE 6th Ave, Delray Beach

Architectural Precedents



Rendering for proposed mixed-use building (iPic theater), Delray Beach



Rendering for 110 East Atlantic, Delray Beach



SOUTH WEST VIEW 01



SOUTH EAST VIEW 02



NORTH EAST VIEW 03



NORTH WEST VIEW 04

宋

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Consultants:

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DELRAY BEACH
CRA
DEVELOPMENT

95 SW 5TH AVE.,
DELRAY BEACH, FL
33483

Key Plan:

Date: 09/24/2018
S/A Project No.: 18063
Owner Project No.:
Drawn By: TP/PW
Checked By: MC

SITE PLAN APPROVAL

Sheet Title:

ARCHITECTURAL
RENDERINGS

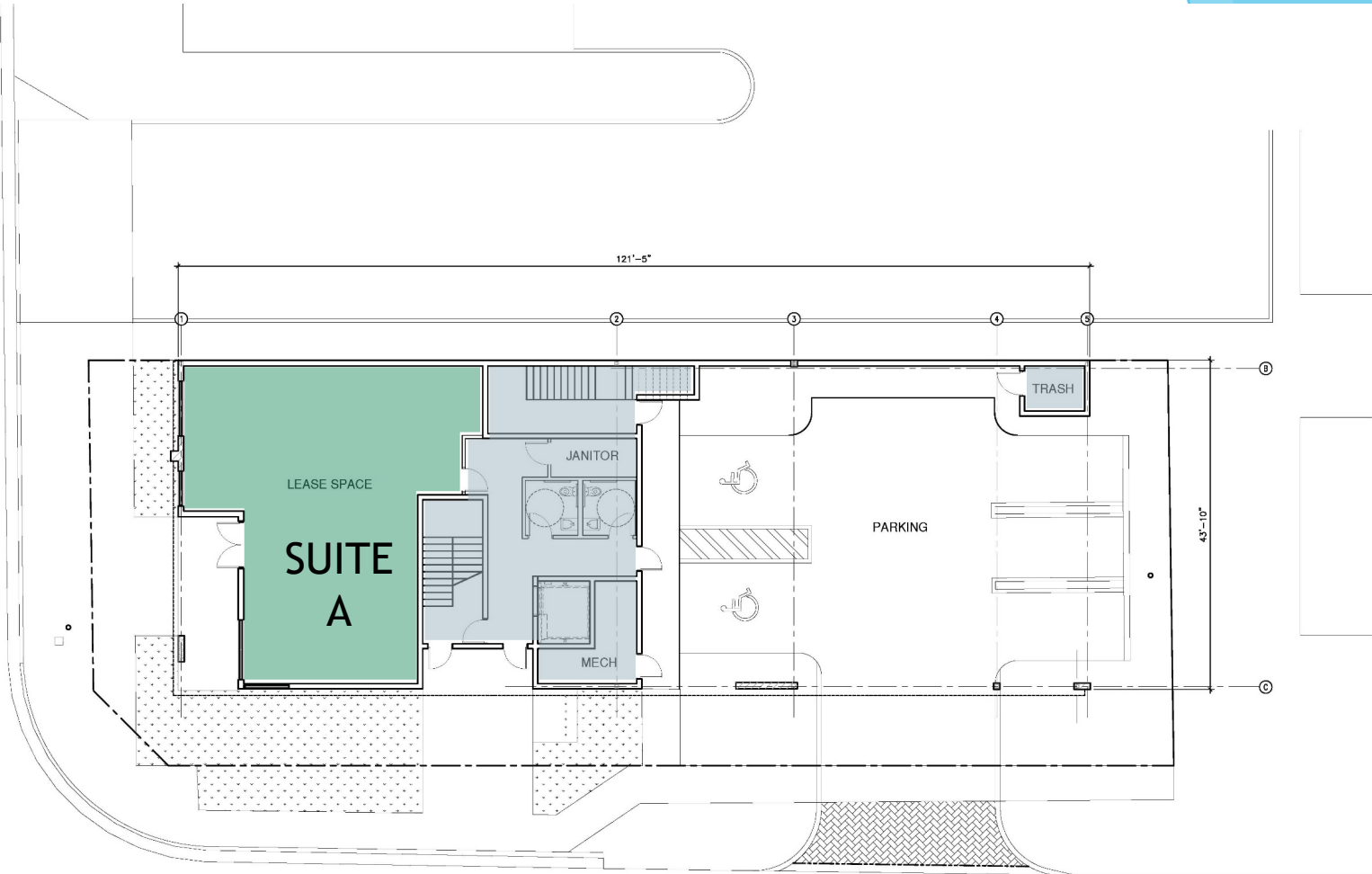
Sheet #: AR1.0







GROUND FLOOR PLAN



Suite A Lease Area: 1,364 sf

Gross Enclosed Area: 2,549 sf

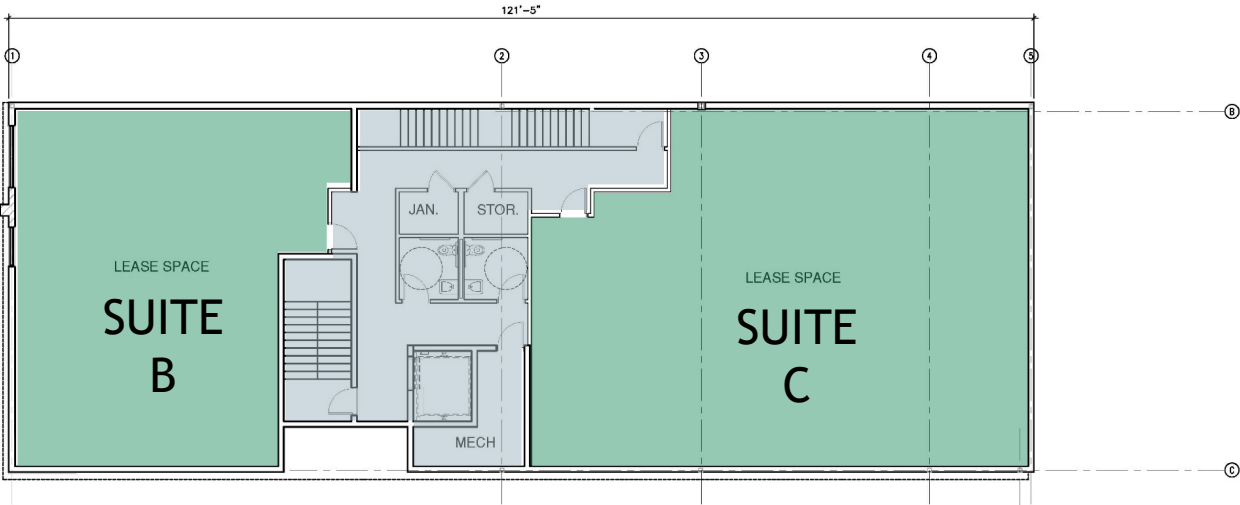
Covered Parking Area: 2,501 sf

Covered Porch Area: 183 sf

Gross Building Area: 7,782 sf



SECOND FLOOR PLAN



Suite B Lease Area: 1,548 sf
Suite C Lease Area: 2,417 sf

Gross Enclosed Area: 5,233 sf

Gross Building Area: 7,782 sf



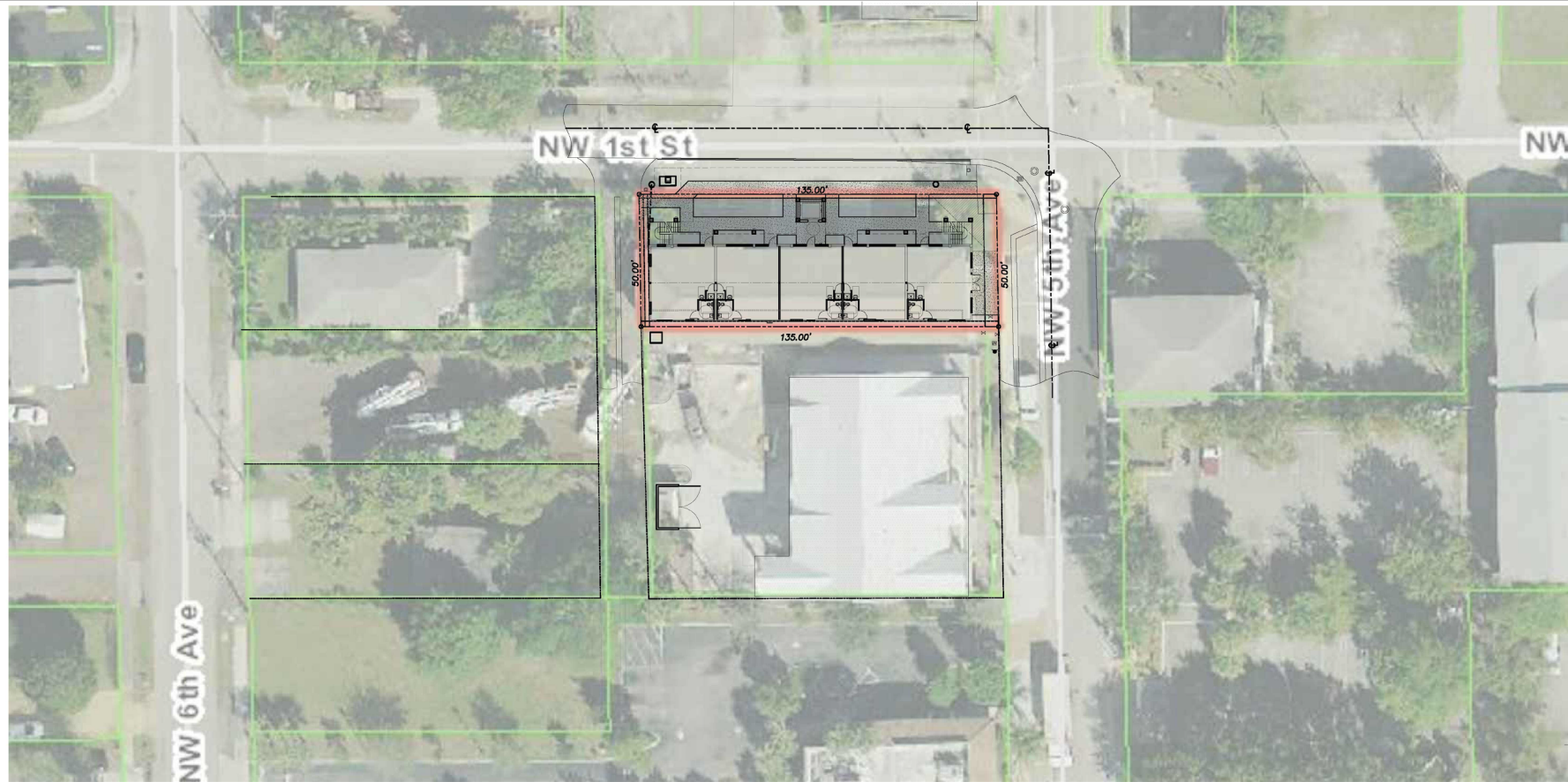


98 NW 5th AVE PROJECT UPDATE

98 NW 5th Avenue

- The existing two-story building is located in the Northwest Neighborhood. Originally, the building was designed as an apartment building with covered parking on the first floor and apartments on the second floor.
- The CRA purchased the property and entered into a Work Assignment with Synalovski Romanik Saye Architects to redesign the existing building for office and retail use.
- The design documents are going through the Delray Beach Development Services Technical Advisory Committee Review.
- Once approved and the interior/exterior renovation is complete, the final product will consist of a 7,903 SF two-story building to be used for affordable rental rate retail space on the first floor and a co-working office space on the second floor.
- This project will provide the neighborhood with affordable office and retail space and activate the area and spur additional development.





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**98 N.W. 5th AVENUE
RENOVATION PROJECT**

98 N.W. 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH COA



1 AERIAL PLAN
SCALE: 1" = 40'-0"

OWNER

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ARCHITECT

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

AGTLAND LANDSCAPE ARCHITECTURE
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INDEX OF DRAWINGS

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4 EXISTING NORTHEAST ELEVATION

2 PROJECT TEAM

3 INDEX OF DRAWINGS

REV.	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS

DESIGN DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: LS

CHECKED BY: MS

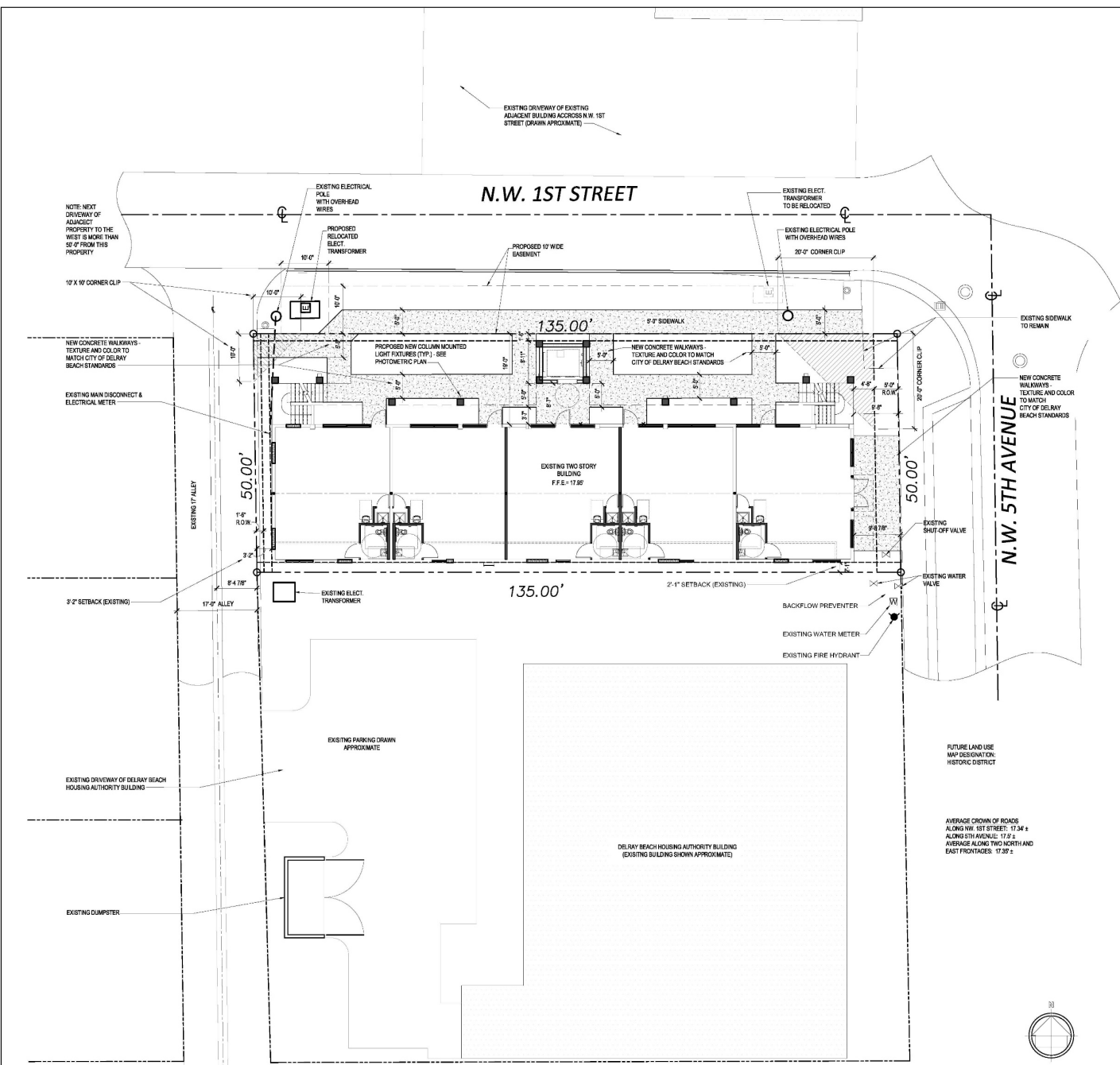
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SHEET TITLE:

**AERIAL
SITE PLAN**

REVISIONS:

AS-101



SITE INFORMATION:

LAND USE DESIGNATION: 1200 - STORE / OFFICE / RESIDENTIAL
 ZONING DESIGNATION: CBD - CENTRAL BUSINESS (12-DELRAY BEACH)
 HISTORIC DISTRICT
 FUTURE LAND USE MAP ZONING DESIGNATION: HISTORIC DISTRICT
 LAND USE DESIGNATION: 1200 - STORE / OFFICE / RESIDENTIAL
 BUILDING 1st FLOOR SF: 3,538 SF
 STAIRS: 168 SF
 ELEVATOR: 66 SF
 EXTERIOR CORRIDORS: 14,222 SF
 TOTAL 1st FLOOR: 3,806.22 SF
 BUILDING 2nd FLOOR SF: 3,538 SF
 STAIRS: 88 SF
 ELEVATOR: 473 SF
 EXTERIOR CORRIDOR: 4,095 SF
 TOTAL 2nd FLOOR: 7,903.22 SF
 TOTAL BUILDING SF: 7,903.22 SF

UTILITIES:

WATER & SEWER: CITY OF DELRAY BEACH
 STORM WATER: CITY OF DELRAY BEACH
 ELECTRIC: FLORIDA POWER & LIGHT CO.

SITE CALCULATIONS:

	EXISTING	PROPOSED
LOT SIZE (SF / ACREAGE):	6,812.784 SF (0.1564 ACRES)	6,812.784 SF (0.1564 ACRES)
LOT DENSITY:	N/A	N/A
BUILDING HEIGHT (FEET / LEVELS):	23'-4"	27'-1"
STRUCTURE LENGTH:	122'-0"	122'-0"
LOT COVERAGE:	3,706 SF (54.4%)	3,806.22 SF (55.9%)
LANDSCAPE AREA:	2,308.78 SF (33.9%)	1,859.8 SF (27.3%)
PARKING SPACES:	0	SEE NOTE BELOW IN THE "PROJECT DATA" AREA

LEGAL DESCRIPTION:

THE NORTH 50 FEET OF THE EAST 135 FEET OF BLOCK 20, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2 SITE DATA INFORMATION

*VARIANCES ARE REQUESTED AS FOLLOWS
 (EAST) FRONT SETBACK: 4'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED
 (SIDE) INTERIOR SETBACK: 2'-1" IN LIEU OF 10'-0" REQUIRED
 (NORTH) SIDE STREET SETBACK: 1'-6" PROVIDED IN LIEU OF 10'-0" REQUIRED
 (WEST) REAR SETBACK: 1'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED

PROJECT DATA			
Site data provided pursuant to LDR Section 4.1.4(K) - Development Standards Matrix	Required - Permitted	Existing	Proposed
Front Setback	10'-0"	9'-8"	4'-8"
Side Interior Setback	10'-0"	2'-1"	2'-1"
Side Street Setback	10'-0"	19'-0"	1'-6"
Rear Setback	10'-0"	3'-2"	1'-8"
Height/Floors	23'-4"	23'-4"	27'-1"
Width of Site	50'-0"	50'-0"	50'-0"
Depth of Site	135'-0"	135'-0"	135'-0"
Frontage	135'-0"	135'-0"	135'-0"
* Total Site Area	6,812.784 SF (0.1564 ACRES)	6,812.784 SF (0.1564 ACRES)	
* Previous/Impervious Area		2,308.78 SF (33.9%)	1,859.8 SF (27.3%)
Impervious		4,504 SF (66.1%)	4,953.2 SF (72.7%)
Open Space		788 SF (11.7%)	1,147 SF (16.8%)
* Floor Area		7,903 SF**	7,903.22 SF***
Floor Area Ratio		1.125	1.16
Number of Dwelling Units		N/A	N/A
Density (Units per Acre)		N/A	N/A

- * (Provide square foot calculations, acreage and percentage of site)
- ** include the area of the existing exterior corridor of 2nd floor and of each of the existing stairs
- *** include the area of the 2nd floor existing and extended exterior corridor, of each of the stairs, and of the new elevator

PARKING

NOTE OF EXISTING PARKING EASEMENT: DEED: THERE IS CURRENTLY A PARKING EASEMENT DEED THE CRA HAS WITH Mt. Olive Church across the street, WHICH IS A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR THE PURPOSES OF PUBLIC PARKING MONDAY THROUGH SATURDAY FROM 8:00 AM TO 5:00 PM. MOUNTAIN BAPTIST CHURCH FOR THE 35-SPACE PARKING LOT LOCATED ON THE EAST SIDE OF NW 5TH AVENUE. THE DEED WAS MADE THE 18TH DAY OF MARCH, 2009, AND RECORDED 03/19/2009. THE SITE HAS A PARKING LOT WITH 15 DESIGNATED PARKING SPACES (13 REGULAR SPACES AND 2 DISABLED SPACES). THIS AGREEMENT SATISFIES THE PROVISION OF LDR SECTION 4.5.3(15) AND THE CRA IS AUTHORIZED TO UTILIZE THIS PARKING LOT TO SATISFY OFF-SITE PARKING SPACES.

3 PROJECT DATA



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**98 N.W. 5th AVENUE
 RENOVATION PROJECT**
 98 NW 5th Avenue
 Delray Beach, FL 33444
 CLIENT: DELRAY BEACH, FLA

NO.	DATE	REVISION FOR
1	11/09/2019	TAC COMMENTS

DESIGN DELIVERABLE: SITE PLAN
 ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: LSO/DV

CHECKED BY: MS

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ARCHITECTURAL SITE PLAN

AS-102



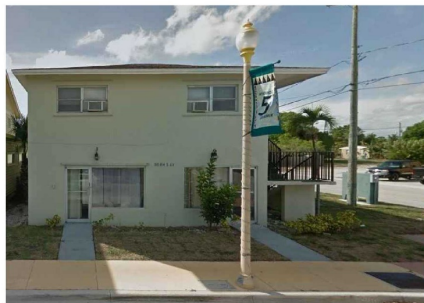
8 EXISTING PARTIAL NORTHEAST ELEVATION (STAIRS)



4 EXISTING PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"



1 EXISTING PARTIAL NORTHWEST CORNER



9 EXISTING EAST ELEVATION



5 EXISTING NORTH ELEVATION (LOOKING SOUTHWEST)
SCALE: 1" = 20'-0"



2 EXISTING WEST ELEVATION (LOOKING NORTHEAST)



10 EXISTING NORTHEAST CORNER



7 EXISTING PARTIAL NORTH ELEVATION (STAIRS)
SCALE: 1" = 20'-0"



6 EXISTING SOUTHWEST CORNER



3 EXISTING PARTIAL SOUTH ELEVATION



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98 N.W. 5th AVENUE
RENOVATION PROJECT
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH, COA

DATE: 11/09/2019

BY: [signature]

REVISION FOR: THE COMMENTS

NO. 1

DESCRIPTION

DESIGN DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: LS/DW

CHECKED BY: MS

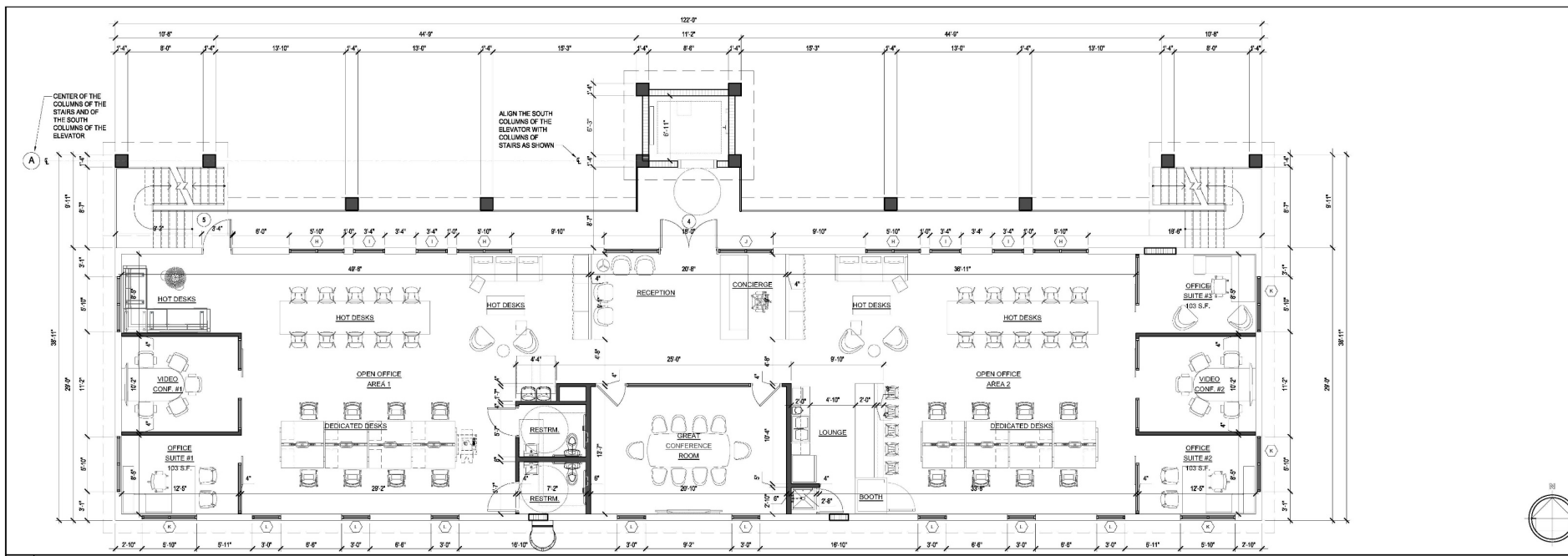
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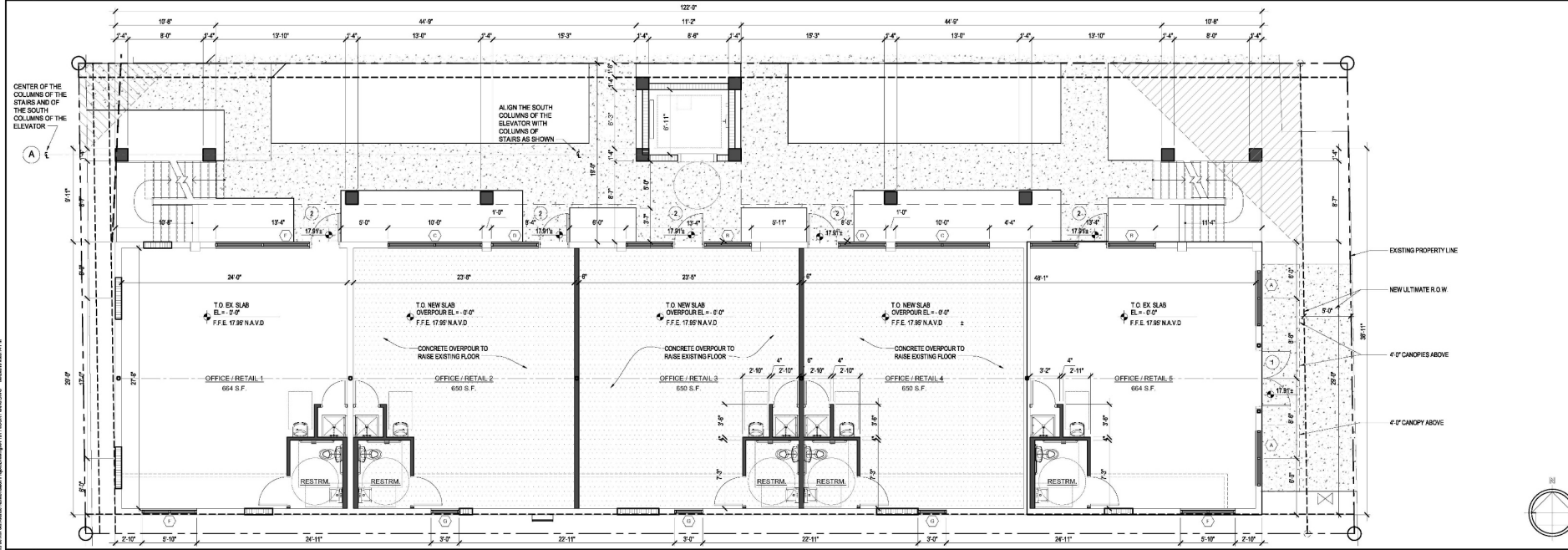
PHOTOS OF EXISTING BUILDING

SHEET NUMBER:

AS-103



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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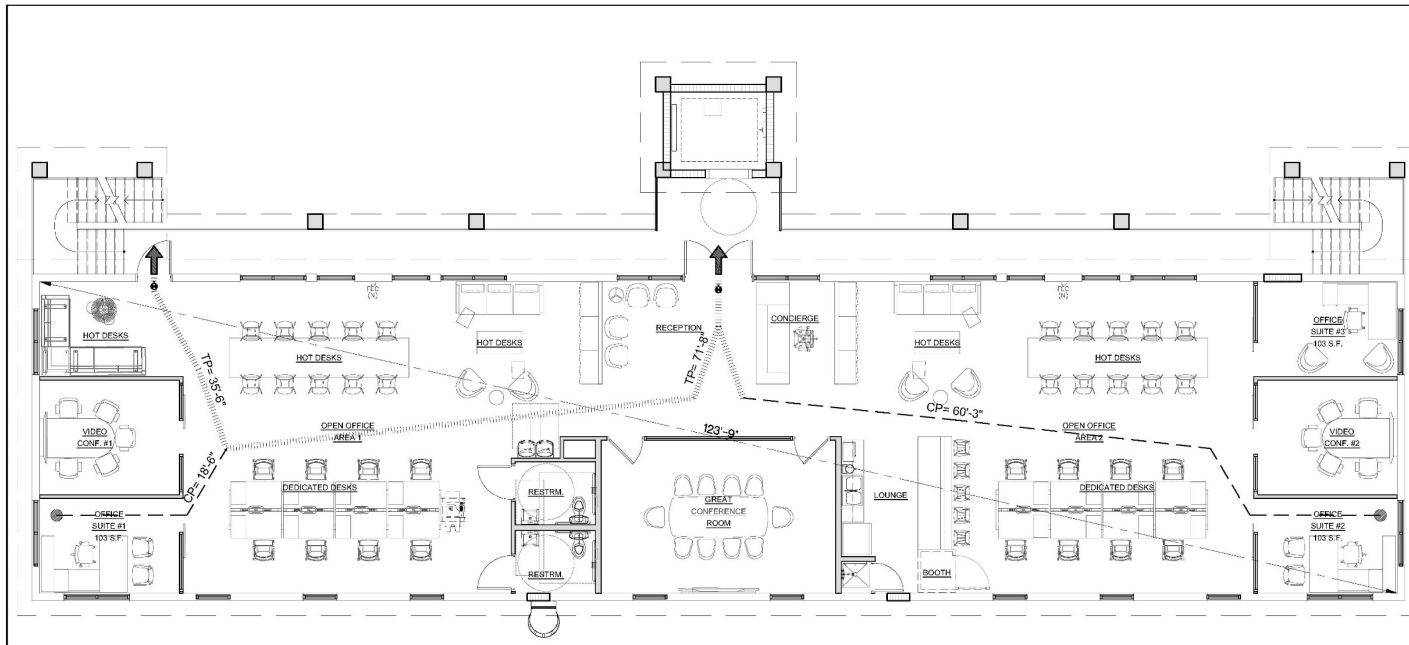


98 N.W. 5th AVENUE
RENOVATION PROJECT
98 NW 5th AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

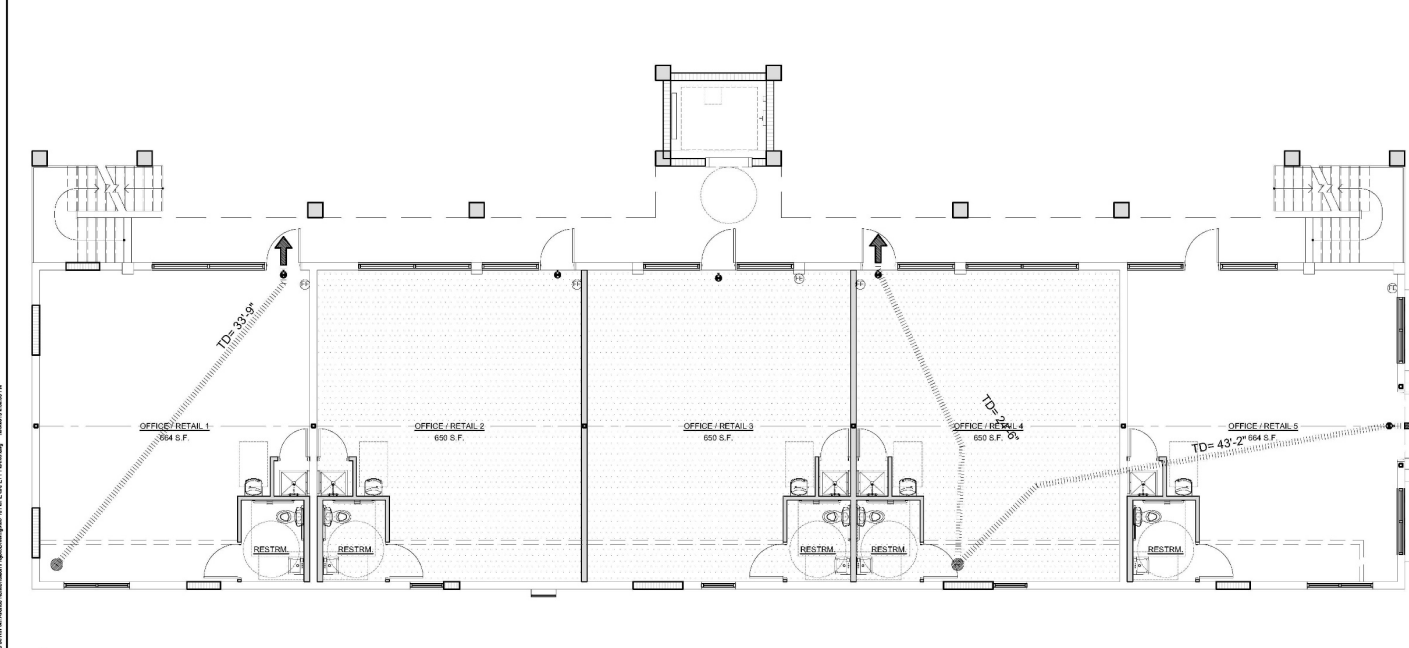
REV	DATE	DESCRIPTION
1	11/05/2019	INC COMMENTS

DESIGN DELIVERABLE: SITE PLAN
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FIRST & SECOND FLOOR PLANS
SHEET NUMBER: A-101



4 LIFE SAFETY PLAN SECOND FLOOR
SCALE: 3/16" = 1'-0"



3 LIFE SAFETY PLAN GROUND FLOOR
SCALE: 3/16" = 1'-0"

LEGEND

- PRIMARY EGRESS
- T.D. = INDICATES TRAVEL DISTANCE
- C.P. = INDICATES COMMON PATH OF TRAVEL
- PORTABLE FIRE EXTINGUISHER, TYPE 2A:10B.C. IN A SURFACE MOUNTED BRACKET @ 48" A.F.F. INSTALLED PER NFPA 10 2013 EDITION.
- NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MOUNTED AT 48" A.F.F. TO TOP OF DEVICE. COMPLY WITH NFPA 10.
- EXIT LIGHT FIXTURE - WALL MOUNTED (DARKENED AREA INDICATES FACE. ARROW INDICATES DIRECTION OF EGRESS)
- THERMOPLASTIC EMERGENCY BATTERY PACK
- EXISTING WALL (TYP.)
- NEW PARTITION (TYP.)

1 LEGEND

INTERIOR IMPROVEMENT UNDER F.B.C. 2017.

APPLICABLE BUILDING CODES:
 2017 FLORIDA BUILDING CODE (FBC) - BUILDING, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, SIXTH EDITION (CHAPTER 8 ALTERATIONS LEVEL 2)
 2017 FLORIDA BUILDING CODE (FBC) - PLUMBING, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - MECHANICAL, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, SIXTH EDITION
 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
 2017 FLORIDA FIRE PREVENTION CODE (F.F.P.C.) - SIXTH EDITION
 NFPA 101, LIFE SAFETY CODE, 2015 EDITION

OCCUPANCY GROUP AND NFPA 101:
 BUSINESS GROUP B (FBC 304.1 & NFPA 101 36.1)
 MERCANTILE GROUP M (FBC 309.1 & NFPA 101 36.1)

CLASSIFICATION OF WORK (FBC EXISTING BUILDING 801.1)
 ALTERATION - LEVEL 3 (EXISTING BUILDING)

TYPE OF CONSTRUCTION (FBC TABLE 603)
 TYPE V B

TRAVEL DISTANCE (NFPA 101 - TABLE A.7.6)
 UNSPRINKLERED ALLOWED (FEET): 200'-0"
 PROVIDED (FEET): 71'-8" WORST CASE

COMMON PATH (NFPA 101 - TABLE A.7.6)
 UNSPRINKLERED ALLOWED (FEET): 75'-0"
 PROVIDED (FEET): 80'-3"

DEAD END (NFPA 101 - TABLE A.7.6)
 SPRINKLERED ALLOWED (FEET): 20'-0"
 PROVIDED (FEET): 13'-6"

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS (FBC - TABLE 1004.1.2 AND NFPA 101 TABLE 7.3.1.2)

DESCRIPTION	SQUARE FOOTAGE	SQ. FT./PERSON GROSS OR NET	LOAD OCCUPANT
FIRST FLOOR			
OFFICE SPACES (3 BAYS X 828.67 S.F.)	1,919 S.F.	60 GROSS	32
JANITORS (1 PER BAY = 3 X 13 S.F.)	39 S.F.	300 GROSS	0.13
RESTROOMS (1 PER BAY = 3 X 53 S.F.)	159 S.F.	-	AUA
FUTURE RESTAURANT SEATING AREA	981 S.F.	15 NET	64
FUTURE RESTAURANT KITCHEN AREA	232 S.F.	200 GROSS	2
RESTROOMS / VESTIBULE	140 S.F.	-	AUA
		SUBTOTAL OCCUPANT LOAD	98.13
SECOND FLOOR			
OFFICE SPACES	3,431 S.F.	100 GROSS	35
JANITORS	12 S.F.	300 GROSS	.25
RESTROOMS	95 S.F.	-	AUA
		SUBTOTAL OCCUPANT LOAD	36
		TOTAL OCCUPANT LOAD	100

AUA = ACCESSORY USE AREA.

NUMBER OF EXITS (1005):
 2 EXIT

REQUIRED EXTINGUISHERS:
 GROSS FLOOR AREA (0.538 S.F.) / (3.00) = 2 REQUIRED, 2 PROVIDED
 75' MAX. DISTANCE
 F.E. SHALL COMPLY WITH NFPA 10
 F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)

NOTE: SEE FLOOR PLANS FOR LOCATIONS

GENERAL LIFE SAFETY NOTES:

- FLOOR SURFACE, WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMEDIATION OR ALTERATIONS AND ADDITIONS.
- WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS. IN ALL OTHER AREAS SHALL BE CLASS C.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
- FOR MAIN ENTRANCE DOOR ONLY - THE DOOR OR PAIR OF DOORS SHALL HAVE ONE INTERIOR THUMB-TURN OF INDICATING TYPE, STATING OPEN OR CLOSED AND WILL RELEASE ALL DOOR LEAFS.
- GC TO PROVIDE FIRE ALARM SHOP DRAWINGS WITHIN 30 DAYS OF PERMIT ISSUE.
- INTERIOR FLOOR FINISH AND FLOOR COVERING SHALL BE CLASS II PER F.B.C. SECTION 804.

2 BUILDING INFO. AND CODE RESEARCH

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LIC#DKR NO. AA26091863

98 N.W. 5th AVENUE RENOVATION PROJECT
 98 NW 5th AVENUE
 DEER BEACH, FL 33444
 CLIENT: DELRAY BEACH CRA

BY DATE DATE PLOD
 1 11/09/2019 100 COMMENTS

DESIGN DELIVERABLE: SITE PLAN
 ISSUE DATE: 08/01/2019

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 DRAWN BY: FC
 CHECKED BY: PL

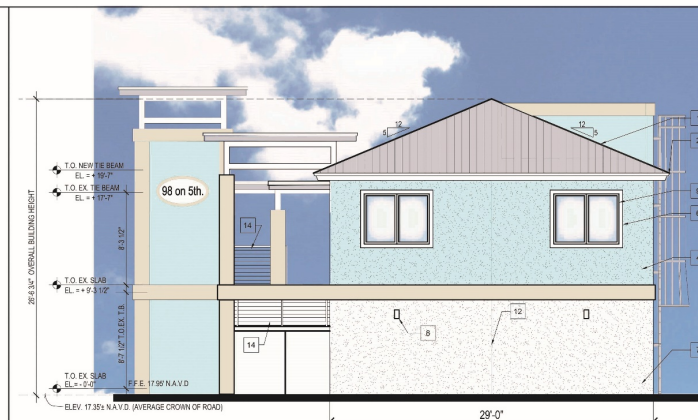
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SHEET TITLE:
LIFE SAFETY PLANS

LS-101



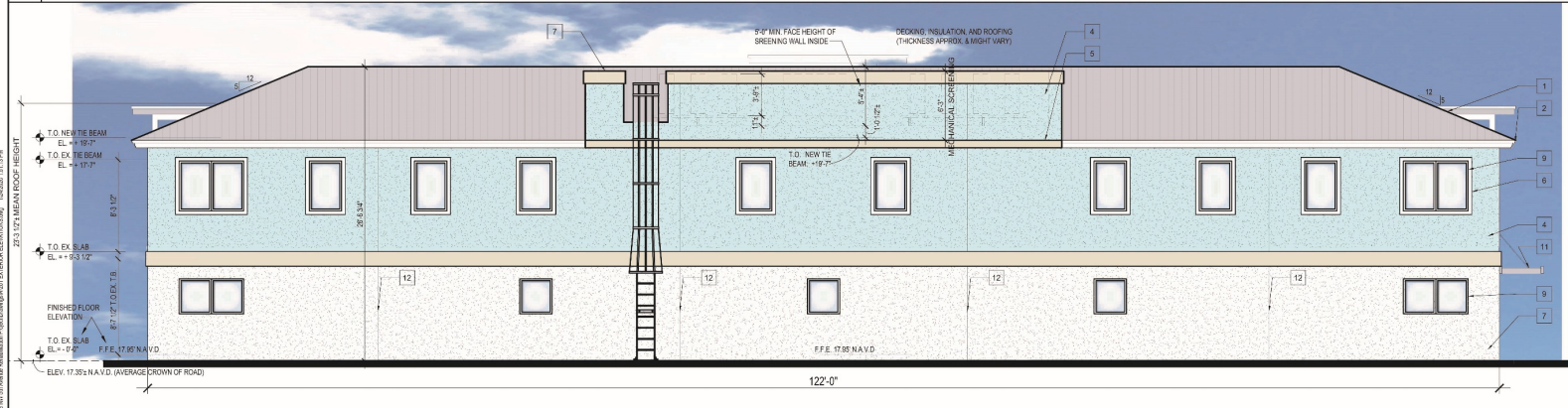
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

- KEYNOTES ELEVATIONS**
- 1 PRE-FINISH ALUMINUM STANDING SEAM ROOF SYSTEM (TYP.)
 - 2 2 X 8 CONTINUOUS WOOD FASCIA WITH 1 X 4 P.T. COAT WOOD NAILERS (U.S.W.) AND GALVANIZED METAL DRIP, PAINT FASCIA AND METAL DRIP
 - 3 ANTI-CORROSION PAINTED METAL TUBING STRUCTURE
 - 4 2-COAT TEXTURED STUCCO FINISH (MAY SIMULATE SIDING AS AN OPTION)
 - 5 8" SMOOTH STUCCO TRIM (TYP.)
 - 6 4" SMOOTH STUCCO BAND (TYP.)
 - 7 2-COAT SMOOTH STUCCO FINISH
 - 8 DECORATIVE WALL MOUNTED LIGHT FIXTURE (TYP.)
 - 9 FIXED ALUMINUM STOREFRONT IMPACT WINDOWS WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON-REFLECTIVE GLASS
 - 10 FIXED ALUMINUM STOREFRONT IMPACT DOOR WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON-REFLECTIVE GLASS
 - 11 PRE-FINISH ALUMINUM CANOPY TO PROJECT 4'-0" FROM THE BUILDING FACADE (TYP.)
 - 12 STUCCO EXPANSION JOINT (TYP.)
 - 13 SUITE IDENTIFICATION NUMBER (VINYL)
 - 14 POWDER-COAT FINISH ALUMINUM GUARDRAIL SYSTEM WITH CABLES (TYP.)
 - 15 DECORATIVE COLUMN MOUNTED LIGHT FIXTURE (TYP.)
 - 16 BRUSHED ALUMINUM BUSINESS SIGNAGE
 - 17 WALL MOUNTED ADDRESS SIGNAGE

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LICENSE NO. JA24001863



**98 N.W. 5th AVENUE
RENOVATION PROJECT**

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV.	DATE	DESCRIPTION
1	11/15/2019	TIA COMMENTS
2	11/20/2019	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019
DRAWN BY: LS
CHECKED BY: MS

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BUILDING ELEVATIONS

5 KEY NOTES

SHEET NUMBER
A-201











98 NW 5th Avenue Retail/Office Building

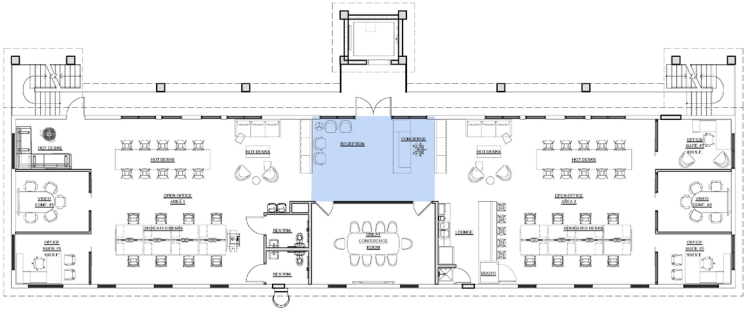


After



Before

RECEPTION – TAG 1



SOURCE - BEYOND LOUNGE CHAIR (OPTION #1)

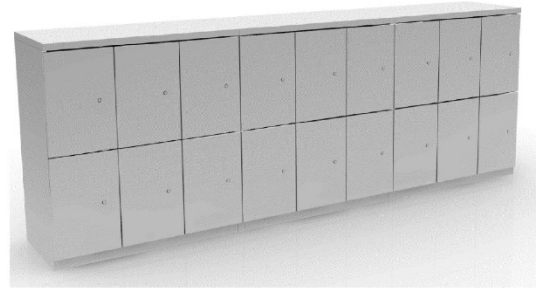
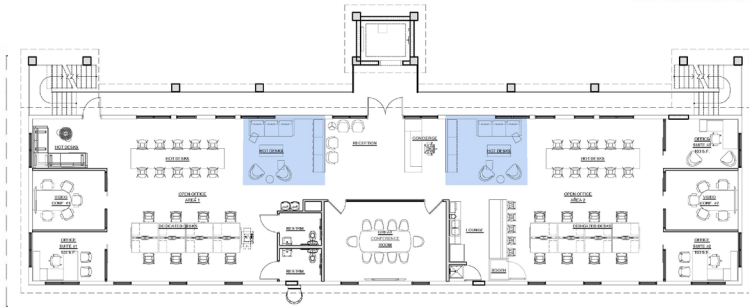


LACASSE – RECEPTION DESK



SOURCE - CRISSCROSS LOUNGE CHAIR (OPTION #2)

HOT DESK – TAG 11 & 2 (OPTION#1)



HAWORTH - LOCKERS 36"W X 39"H



**OFS – BENDZ
PULL UP TABLE**



**SOURCE INT –LT
PULL UP TABLE**



OFS - ROWEN SOFA



OFS - KINTRA COFFEE TABLE

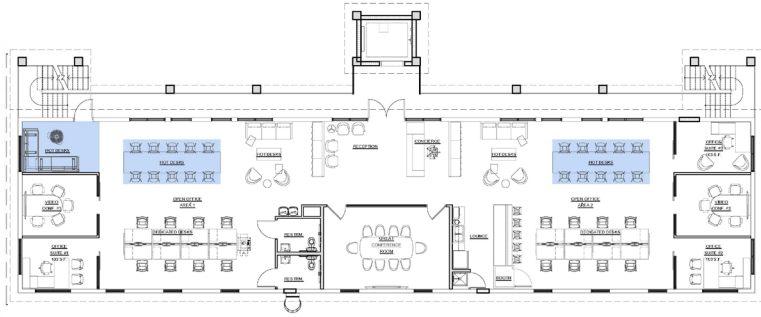


OFS - LONA LOUNGE CHAIR



OFS - WYRE SIDE TABLE

HOT DESK – TAG 11 & 5 (OPTION #1)



KEY PLAN



SOURCE INT – CACHE BAR STOOL
OPTION#1



OFS - ROWEN SOFA WITH ROO COFFEE TABLE



OFS – BISTRO BAR STOOL
OPTION#2

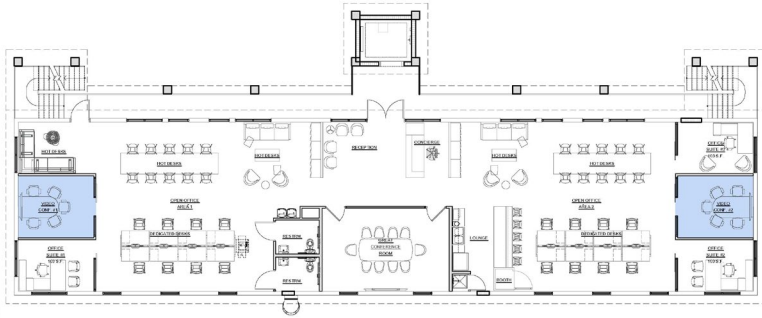


SPEC- ENDZONE HIGH TOP TABLE



ID-3

VIDEO CONFERENCE #1 & 2 – TAG 7



**OFS – FLEXXY STOOL
OPTION#1**

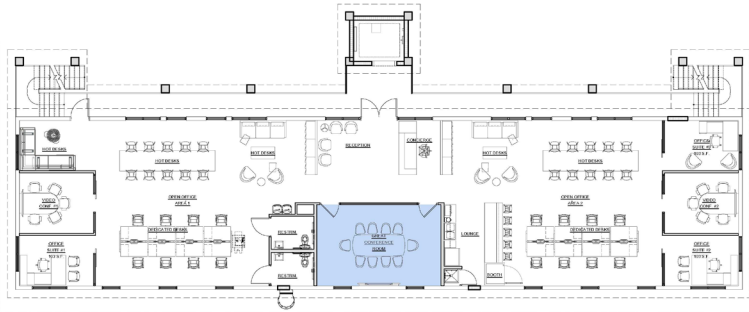


**HAWORTH – FLEXXY STOOL
OPTION#2**



HAWORTH – MARKER BOARD TOP D-SHAPE TOP

GREAT CONFERENCE ROOM – TAG 3



**OFS – FLEXY CONFERENCE CHAIR
OPTION#1**



**HAWORTH – VERY CONFERENCE CHAIR
OPTION#2**

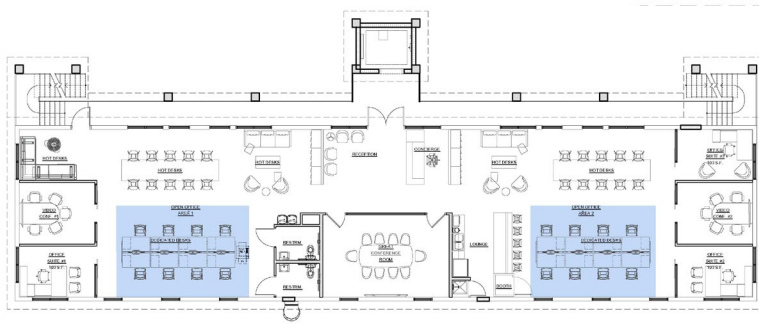


**KEILHAUER – ORIGIN CONFERENCE CHAIR
OPTION#3**



LACASSE – QUORUM CONFERENCE TABLE

DEDICATED DESK – TAG 6



HAWORTH – VERY TASK CHAIR

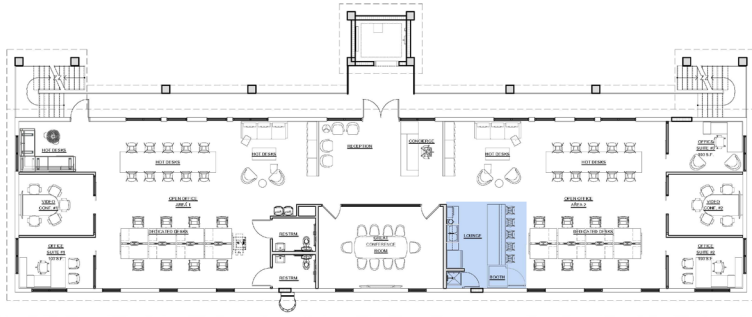


HAWORTH – INTUITY BENCHING



HAWORTH – X SERIES MOBILE PEDESTAL

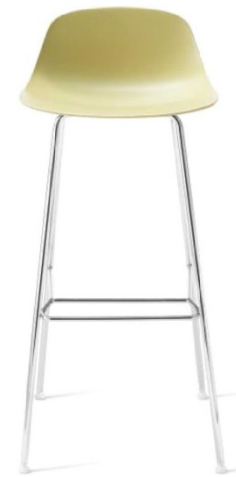
LOUNGE



**OFS – TIFFANY BAR STOOL
OPTION#1**



**SOURCE – SAY O BAR STOOL
OPTION#2**

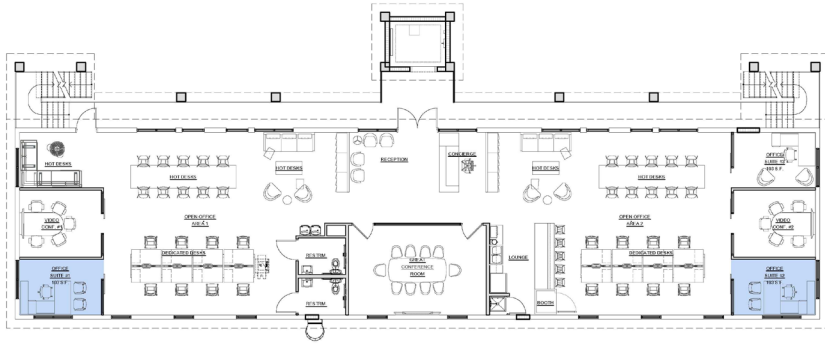


**SOURCE – JUMP BAR STOOL
OPTION#3**



ID-7

OFFICE SUITE# 1 & 2



HAWORTH – VERY TASK CHAIR

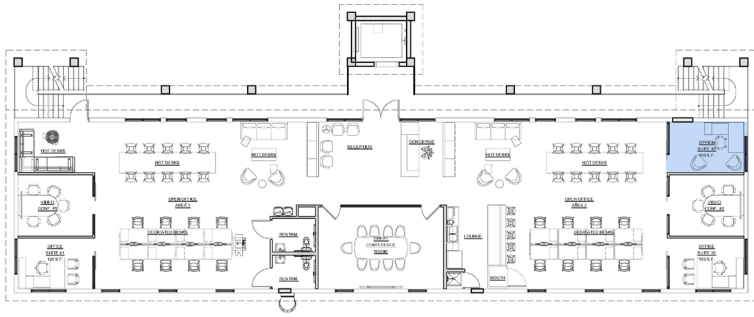


SOURCE – MARTINI CHAIR



LACASSE – NEX U SHAPE DESK

OFFICE SUITE #3



HAWORTH – VERY TASK CHAIR



SOURCE – MARTINI CHAIR



LACASSE – NEX L SHAPE DESK

Osceola Park Neighborhood 2019 Redevelopment Plan Update

CRA Board Workshop
Tuesday, January 28, 2020

Heidi Siegel, AICP

KCI Technologies



Osceola Park

Community Redevelopment Area (CRA)

- Osceola Park Neighborhood is a sub-area within the CRA
- Development & Redevelopment is guided by Redevelopment Plan



What Has Been Done So Far?

- CRA originally designated in **1985**
- Osceola Park Redevelopment Plan – **2004**
 - Prepared by Treasure Coast Regional Planning Council
- Community Redevelopment Plan Update – **2014**
 - Includes Osceola Park as a sub-area
- Community Based Master Plan – **2016**
 - Prepared by community members
- Osceola Park Improvement Project – **2018/19**
- Osceola Park Sub-Area Plan Update

Plan Review Process



- Two public consensus meetings
 - November 8, 2018
 - March 14, 2019
- Five priorities outlined in the Plan
 - Neighborhood Identity and Character;
 - Property Investment and Business Development;
 - Creating a Sustainable Neighborhood;
 - Creation of a Conservation District, and
 - Streetscape and Beautification
- Public Meeting August 26, 2019
 - Review of Final Draft Plan
- Planning & Zoning Board October 21, 2019



What Do You Want to See?

(November 8, 2018 Meeting)

Projects

Programs

Experiences



Priority 1 Neighborhood Identity and Character

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

- Strategy 1.1: Preserve the single-family neighborhood and encourage owner-occupied homes
- Strategy 1.2: Neighborhood identification, entryway features, and beautification
- Strategy 1.3: Community gathering spaces
- Strategy 1.4: Emphasize art

Priority 2 Property Investment and Business Development

Encourage adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community.

- Strategy 2.1: Create opportunities for new commercial redevelopment and adaptive reuse in the neighborhood (SE 2nd Avenue & SE 5th Avenue)
- Strategy 2.2: Branding and marketing the SE 2nd Avenue commercial area
- Strategy 2.3: Create a transition between the single-family area from the more intense commercial and industrial uses
- Strategy 2.4: Diversify the types of commercial uses in the neighborhood to appeal to a wider demographic

Priority 3 Creating a Sustainable Neighborhood

Invest in sustainable infrastructure improvements and education that address stormwater, native plant materials, and reduce the carbon footprint of the neighborhood.

Strategy 3.1: Create a sustainable neighborhood

Strategy 3.2: Reduce carbon footprint in residences and businesses

Strategy 3.3: Installation of natural gas lines for energy-efficient appliances

Strategy 3.4: Improving resident safety

Priority 4 Creation of a Conservation District

Improvements to private and public properties will improve the aesthetic and property values in the neighborhood.

Strategy 4.1: Explore a conservation district or heritage district

Strategy 4.2: Acquire historic markers or signage for individual properties

Priority 5 Streetscape and Beautification

Evaluate the creation of a Local Conservation District to assist in preserving the neighborhood's sense of place.

- Strategy 5.1: Allow for bioswales in the swales and medians
- Strategy 5.2: Revise fencing regulations for Osceola Park in the front yards of residential properties
- Strategy 5.3: Improve the appearance along the F.E.C. Railroad right-of-way
- Strategy 5.4: Re-evaluate street lighting throughout the neighborhood
- Strategy 5.5: Improve residential and commercial building appearance as an indicator of beautification
- Strategy 5.6: Address repetitive code violations
- Strategy 5.7: Allow for more parking off-street
- Strategy 5.8: Address litter in the streets

PRIORITY 1: NEIGHBORHOOD IDENTITY & CHARACTER

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

Osceola Park is a walkable, early 20th Century neighborhood that has a strong arts and cultural identity. While the single-family neighborhood is located near downtown Delray Beach's lively Atlantic Avenue, the neighborhood has retained a more relaxed old Florida character filled with charming homes representing the continuum of Florida residential development. The neighborhood association has initiated grassroots efforts to create community and identity through the arts, e.g. the Art in the Alley program. Expanding on the grassroots initiatives and neighborhood charm is key to further convey the character of the neighborhood and to continue to develop its strong sense of community. Cohesive signage, enhanced neighborhood entryways, and improved landscaping are examples of strategies that can be expanded upon to enhance neighborhood identity. Continued investments of time and financial support from the CRA for arts initiatives and cultural and art events will support the resident group's grassroots efforts.



STRATEGY SPOTLIGHT

EXPERIENCING LOCAL ART AND CULTURE

FATVillage Art Walk, Fort Lauderdale, FL

ArtWalk Last Saturdays is an event in the FATVillage Arts District in Fort Lauderdale where local artists, artisans, and food vendors enrich visitors with their culture. Different vendors apply and are selected each month, bringing various options to visitors. The FatVillage Art Walk occurs on the final Saturday of every month, bringing a consistent and vibrant community event with economic activity.

GETTING STARTED IN OSCEOLA PARK...

The first step in implementing an ArtWalk in the neighborhood would be to map the existing *Art in the Alley* locations with the neighborhood group providing the program locations. The CRA could create the map, marketing materials, and host information about the program on their website. This program could be further highlighted with an arts and/or food festival at Currie Commons Park. The neighborhood in conjunction with the CRA could plan and advertise the event with the neighborhood group providing art walking tours from the park.

STRATEGY 1.1: PRESERVE THE SINGLE-FAMILY NEIGHBORHOOD AND ENCOURAGE OWNER-OCCUPIED HOMES

ACTION ITEMS:

1. Maintain the single-family land use designation
 - ▶ Alternatives such as townhomes were considered, but the majority of the neighborhood favored single-family
2. Homeownership workshops
3. Façade or renovation grants
4. Support neighborhood group events and meetings
 - ▶ Provide meeting facilities
 - ▶ Advertise for neighborhood meetings, including posting on CRA or City webpage
 - ▶ Provide staff facilitation of meetings upon request
5. Improve neighborhood appearance with investments in landscaping and public art

STRATEGY 1.2: NEIGHBORHOOD IDENTIFICATION, ENTRYWAY FEATURES, AND BEAUTIFICATION

ACTION ITEMS:

1. Add signage at the main neighborhood entry points, particularly SE 5th Street that identifies the neighborhood and its historic past
2. Identify key locations throughout the neighborhood for public landscaping improvements and provide landscaping:
 - ▶ SE 5th Street median
 - ▶ Along the F.E.C. railroad corridor at the end of residential streets
3. Add public art in the neighborhood entry areas, along the F.E.C. railroad corridor, and in Currie Commons Park



STRATEGY SPOTLIGHT

DOWNTOWN BOCA RATON PAVEMENT SIGNAGE

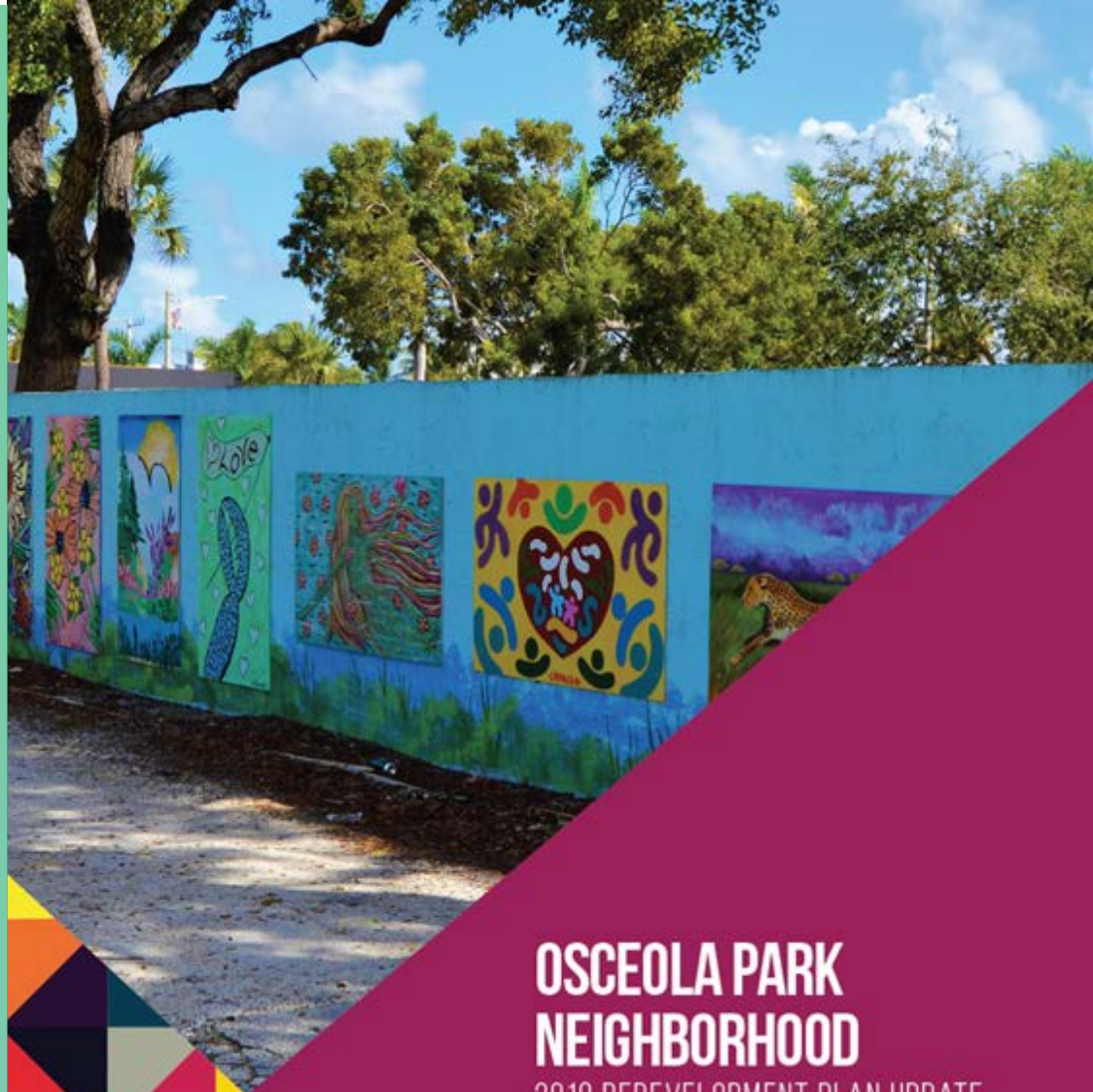
Boca Raton, FL

Boca Raton has installed directional signage on the sidewalks of its downtown to guide visitors. The signs are vinyl decals affixed to the pavement to promote Boca Raton attractions. The location to these locales are indicated by an arrow and distance in feet. The decals will be a part of a broader wayfinding system for Downtown Boca Raton.

GETTING STARTED IN OSCEOLA PARK...

Pavement signage is a creative nontraditional form of signage that would work well with the artistic character of Osceola Park. This signage could be used for general wayfinding and to highlight the historic significance of the residential and commercial areas. To get started, the CRA could install pavement signage that provides wayfinding and emphasizes the artistic and historic character of the neighborhood. Signage could also be effective at providing wayfinding and highlighting the Caribbean heritage of the business district along the F.E.C. railroad corridor within the neighborhood.

Thank You



OSCEOLA PARK NEIGHBORHOOD

2019 REDEVELOPMENT PLAN UPDATE
JULY 2019



Community Redevelopment Agency

Delray Beach, Florida



CRA Plan Update – Status Report
January 28, 2020

TREASURE COAST REGIONAL PLANNING COUNCIL

CRA Plan Update

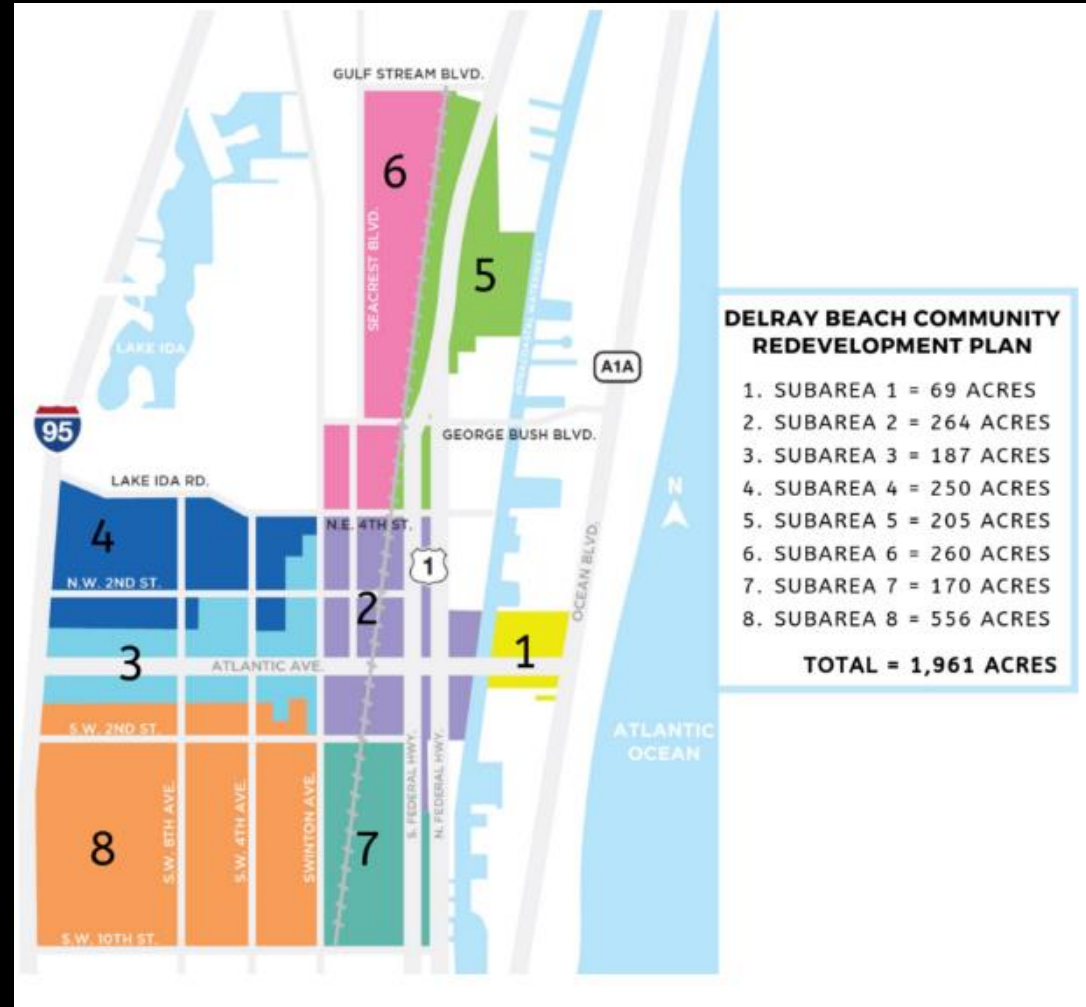
- CRA entered into agreement with TCRPC August 2019
- Project Scope includes:
 - Commissioner/staff interview process (ongoing)
 - Document/date review
 - Public Workshops
 - Re-write/update to the CRA Plan



Collaborating with our
community to foster
redevelopment.

Initial Observations

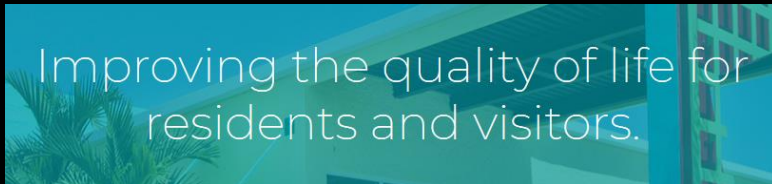
- Consider re-organizing document to place emphasis on Sub-Areas



Creating a sustainable downtown, encouraging economic growth.

Initial Observations

- Consider re-organizing document to place emphasis on Sub-Areas



Sub-Area 2: Central Core

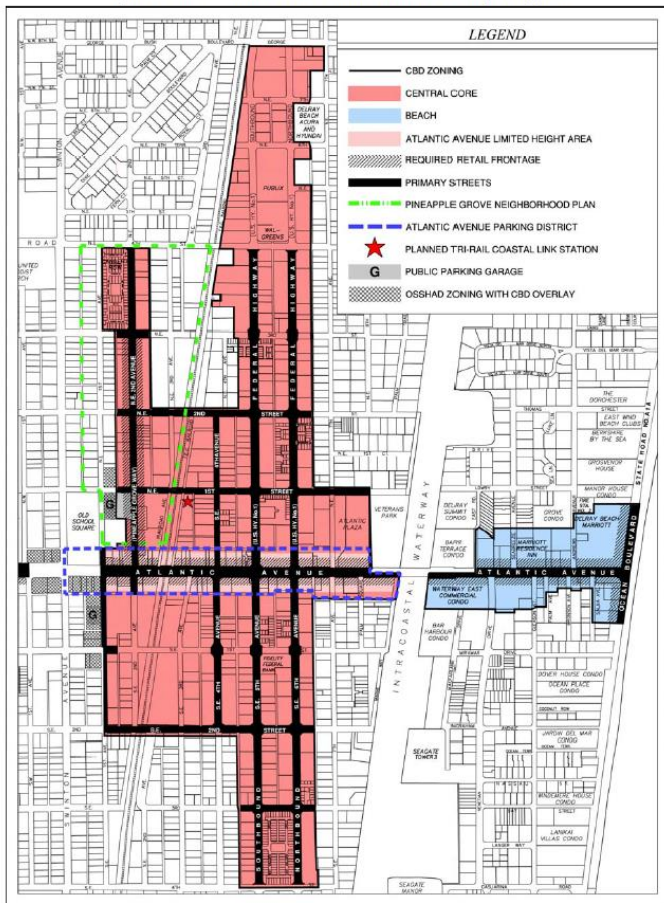
III. CRA Sub-Areas

- | | |
|---|---|
| <p>A. CRA-wide Programs and Projects</p> <ol style="list-style-type: none"> 1. Program of Regulatory Action 2. CRA-wide Programs 3. CRA-wide Projects <p>B. Sub-Area 1: The Beach District</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>C. Sub-Area 2: The Central Core</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>D. Sub-Area 3: West Atlantic Avenue Corridor</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>E. Sub-Area 4: Northwest Neighborhood</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) | <p>F. Sub-Area 5: North Federal Highway</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>G. Sub-Area 6: Northeast Neighborhood</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>H. Sub-Area 7: Osceola Park</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Projects and Programs 3. Opportunities and Challenges (Future / Potential Projects and Programs) <p>G. Sub-Area 8: Southwest Neighborhood</p> <ol style="list-style-type: none"> 1. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 2. Existing Conditions <ol style="list-style-type: none"> a) Location/Boundaries b) Land Use Pattern c) Unique Attributes d) Neighborhood character and identity 3. Existing Projects and Programs 4. Opportunities and Challenges (Future / Potential Projects and Programs) |
|---|---|

Initial Observations

- Ensure recent City/CRA efforts are reflected in the CRA Plan Update (i.e. code revisions)

Figure 4.4.13-5 – Central Core & Beach Sub-districts Regulating Plan



Anticipated Schedule

	2020								
	January	February	March	April	May	June	July	August	September
Progress up-to-date									
Interviews	■								
Framework for the proposed changes Draft/Addressing changes in housing, transportation, ED, new programs, etc.	■								
NEXT STEPS									
Public Outreach meeting for (2/26 and 3/4) @ Arts Warehouse and Pompey Park		■							
Workshop to the Board (TBD) Addressing changes in housing, transportation, ED, new programs, etc. in a detailed level		■							
Develop Draft Amendments			■	■					
Public Outreach meeting follow-up (TBD)					■				
Presentation of Draft CRA Plan Update to CRA Board						■			
Develop Final Plan Update							■		
Presentations of Final CRA Plan Update to CRA Board & City Commission								■	■

Growing our own local
businesses.

Community Redevelopment Agency

Delray Beach, Florida



CRA Plan Update – Status Report
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