

DEVELOPMENT TEAM

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P: N/A

TRAFFIC CONSULTANT: Kimley Horn
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APPLICANT: Wellery Delray, LLC
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P: N/A

ARCHITECT: Saint Louis Design
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P: 314.863.1313

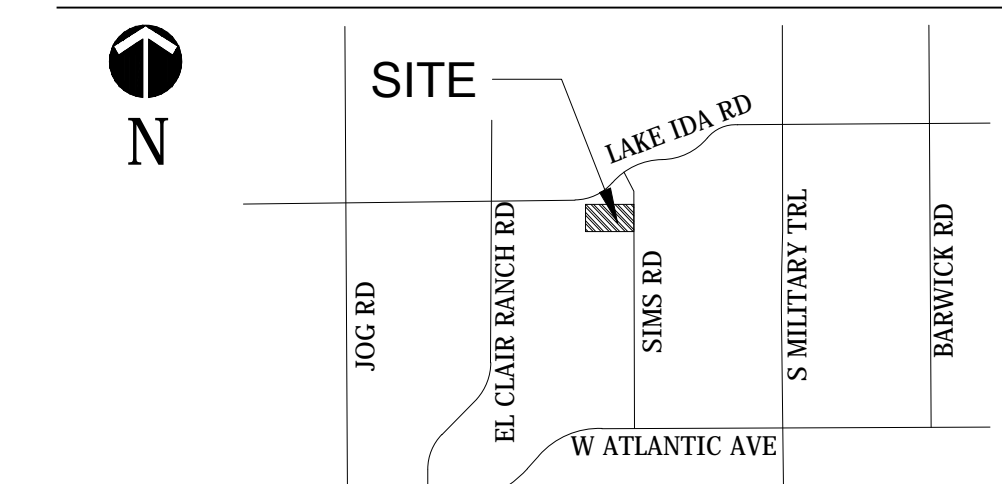
SURVEYOR: Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton FL 33433
P: 561-392-1991

PLANNER: iPlan & Design, LLC
901 N. Olive Avenue, Suite D
West Palm Beach, FL 33401
P: 561-797-4217

ENGINEER: McLeod McCarthy & Associates, P.A.
1655 Palm Beach Lakes Blvd., Suite 712
West Palm Beach, FL 33401
P: 561.689.9500

LANDSCAPE ARCHITECT: Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
P: 561-719-3876

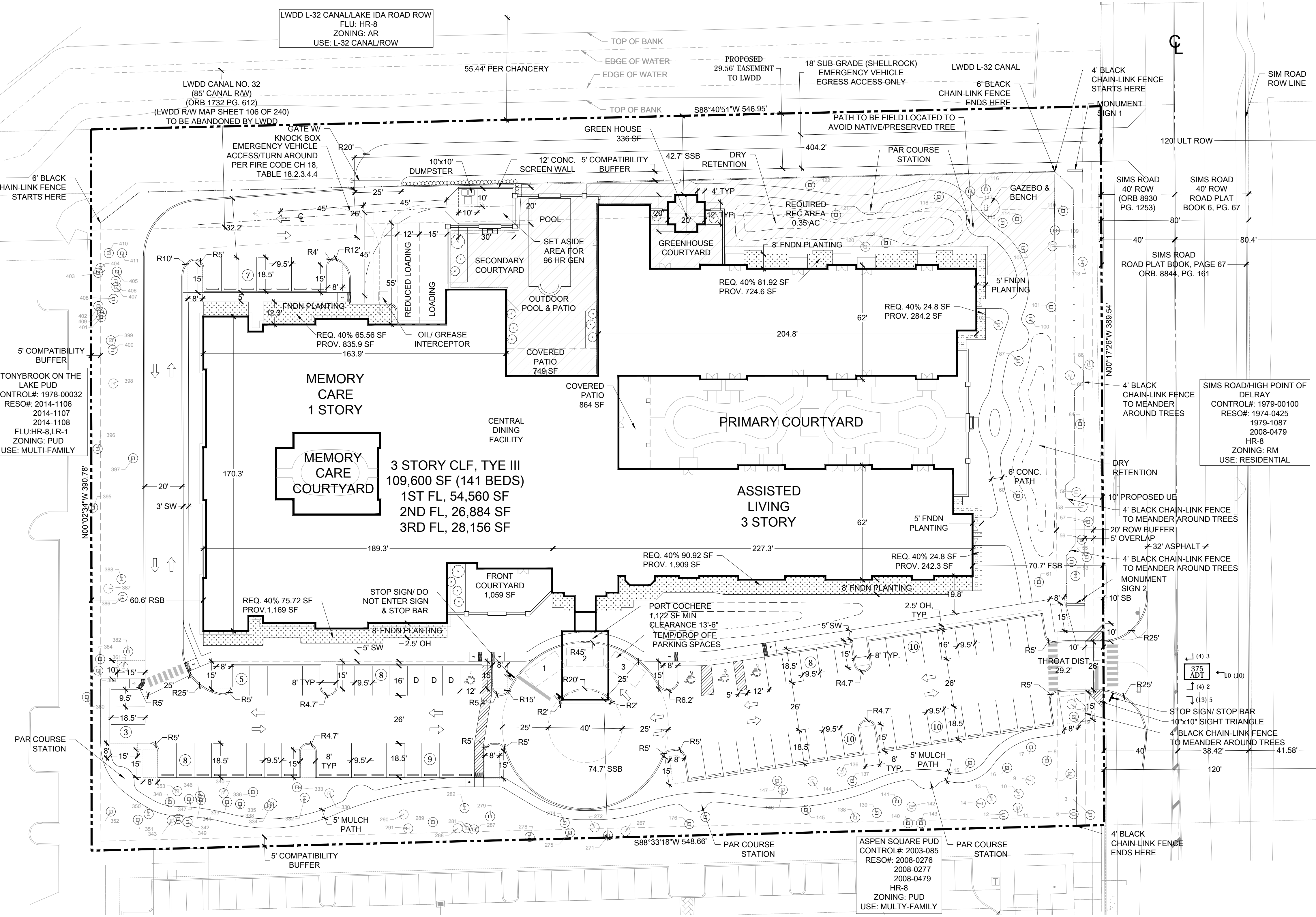
LOCATION MAP



iPLAN & DESIGN

PLANNER
SITE DESIGN
DEVELOPMENT CONSULTANT

901 N. Olive Avenue,
Suite D
West Palm Beach, FL
33401
561.797.4217
bcheguis@gmail.com



SITE DATA

Application Name	York Assisted Living Facility
Control Number	2017-00128
Project Number	Z/CA 2017-01817
Last ZC/BCC Approval Date/Resolution	N/A
Tier	Urban/Suburban
Existing Land Use Designation	HR-8
Proposed Land Use Designation	CLR
Existing Zoning District	AR
Proposed Zoning District	RM
Overlay(s)	N/A
Property Control Number (s)	00-42-46-14-00-000-3072
Existing Use	Single Family Homes
Proposed Use	Congregate Living Facility - Type 3
Required Gross Site Area	AC 3 SF 130,680 % 100%
Proposed Gross Site Area	4,9055 213,684 100%
Proposed Net Site Area	N/A N/A N/A
Existing Density	1 DU 2,724
Proposed Density	12 DU
(Housing Type and Number of Units)	CLF - 141 Beds
Proposed Intensity (GFA)	SF 109,600 % 100%
Congregate Living Facility, Type III (1st Floor)	54,560 49%
Office (1st Floor)	1,404 1%
MC (1st Floor)	18,811 17%
AL (1st Floor)	34,345 31%
Congregate Living Facility, Type III (2nd Floor) (AL)	26,884 25%
Congregate Living Facility, Type III (3rd Floor) (AL)	28,156 26%
Proposed Accessory Structures (Green House)	336
AL One-bed	1st Floor 19 2nd Floor 29 3rd Floor 30 Total 78
AL Two-bed	10 10 12 32
MC One-bed	31 31
Total Beds	141
Parking	REQ PROPOSED
CLF Type 3 (1 PS / 2 Beds) (Based on 141 Beds)	71 PS 71 PS
Accessory Office (1 PS / 200 SF) (Based on 1,404)	7 PS 7 PS
Temporary Parking Drop-Off (Not Included in Total)	3 PS 3 PS
Permanent Parking Drop-Off (Included in Total)	3 PS 3 PS
Required Parking	78 PS 78 PS
Proposed Parking	4 PS 4 PS
Required Accessible Parking (Included in Total)	4 PS 4 PS
Proposed Accessible Parking (Included in Total)	2 @ 15'x55' 1 @ 15'x55' & 1 12'x55'
Required Loading	35' 30' - 54' / 3-Stories (See Increase Setback Table)
Proposed Loading (See Type I Waiver)	0.35 0.35
Required Building Height	0.35 0.35
Number of Stories (in feet)	435 435
Proposed Building Height	
Number of Stories (in feet)	
Required Recreation	
Proposed Recreation	
Traffic Analysis Zone (TAZ)	

CONCURRENCY*

Type III - Congregate Living Facility	141 Beds
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*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.
NOTE: CONCURRENCY WAS APPROVED FOR 141 BEDS OF ASSISTED LIVING FACILITY

LEGEND

- BLDG BUILDING
- SB SETBACK
- O.C. ON CENTER
- PROP. PROPOSED
- R RADIUS
- ROW RIGHT OF WAY
- SW SIDEWALK
- TYP TYPICAL
- U.E. UTILITY EASEMENT
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- XX AM INBOUND TRIPS
- (XX) PM INBOUND TRIPS
- XX AM OUTBOUND TRIPS
- (XX) PM OUTBOUND TRIPS
- 8' SIDE FOUNDATION PLANTING MIN 40% OF THE FACADE TYP
- 5' MIN FRONT FOUNDATION PLANTING MIN 40% OF THE FACADE TYP
- HANDICAP SPACE 12'x18.5' TYPICAL WITH 5' ACCESSIBLE AISLE
- TREE TO REMAIN
- MC MEMORY CARE
- GEN GENERATOR
- D DROP OFF PARKING SPACE
- RECREATION AREA

INCREASED SETBACK TABLE PROPERTY DEVELOPMENT REGULATIONS

SETBACK	REQ'D SB	PROP. BLDG. HT	REQ'D INCREASED SB	PROPOSED SB
FRONT	25'	53'-0"	43.25'	70.7'
SIDE	15'	53'-0"	33.25'	42.7'
SIDE	15'	53'-0"	33.25'	74.7'
REAR	15'	30'-4"	N/A	60.5'

TYPE I WAIVER TABLE

ULDC Code Section	Required	Provided	Waiver
1 Section 6.B.1.H.1 Reduction of loading space width	15'	12'	- 3'

USE	ZONING DISTRICT	MINIMUM LOT DIMENSIONS			DENSITY		MAX FAR (7)	MAX BLDG. COVERAGE	MIN. SETBACKS (12)			
		SIZE	WIDTH AND FRONTAGE	DEPTH	MIN	MAX			FRONT	SIDE	SIDE	REAR
CLF - TYPE III REQUIRED	RM	N/A (5)	65'	75'	-	-	N/A	40%	25	15	15	15(13)
CLF - TYPE III PROVIDED	RM	4.9055 AC.	389.54'	548.66'	-	-	0.5129	25.53%	70.7	74.7'	42.7'	60.6

5. Density is determined by the FLU designation on each parcel of land in the Plan. The number of units permitted on a parcel of land which complies with the applicable property development regulations and design standards, therefore, is an acceptable minimum lot size. [Ord. 2005-002] [Ord. 2005-041]

7. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. The .15 FAR for the AR district is applicable where the primary use of a lot is residential. [Ord. 2005-041]

12. Buildings over 35 feet in height may be permitted in accordance with Art. 3.D.1.E-2, Multifamily, Non-residential Districts and PDD's. [Ord. 2005-002] [Ord. 2005-041]

13. Property previously developed with a RM or RH rear setback of 12' shall be considered conforming and subject to Art. 1.E. Prior Approvals. [Ord. 2005-002] [Ord. 2005-041]

DRO AMENDMENTS

ZONING STAMP

GENERAL NOTES

- NOT FOR CONSTRUCTION PURPOSES
- ALL EXISTING SABAL PALMS SHALL REMAIN IN-PLACE OR BE RELOCATED ON SITE
- TYPE D CURBING TYPICAL UNLESS OTHERWISE NOTED

THE WELLEY SENIOR LIVING COMMUNITY
(F.K.A YORK ASSISTED LIVING FACILITY)

Preliminary Site Plan
Palm Beach County, Florida

DESIGNED
DRAWN
APPROVED
JOB NUMBER
DATE 09.20.2017
REVISIONS 12.01.2017
01.22.2018 02.26.2018
04.09.2018 05.14.2018
06.11.2018

