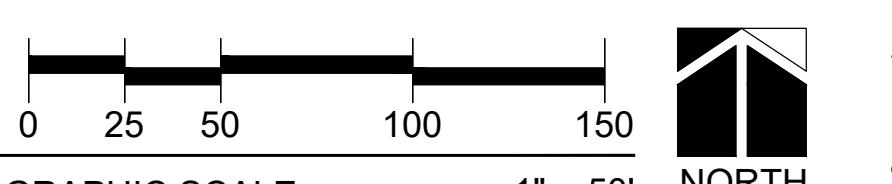


SITE PLAN

Site Notes

1. Existing Land Use - CC (Commercial Core)
2. Proposed Land Use - Same
3. Existing Zoning - CBD (Central Business District)
4. Proposed Zoning - Same
5. Existing Use - Retail, office, vacant
6. Proposed Use - Retail, office, multi-family residential
7. All new utilities shall be placed underground
8. See Parking Garage exhibit for parking layout and dimensioning.
9. See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.
10. Parallel parking spaces shall double as loading spaces.
11. Parking layout and striping to follow City of Delray Beach current standards. See Parking Lot Detail RT 4.1 and Typical Parking Space Detail RT 4.2 A thru C, as applicable on Civil Plans.



Utility Services

1. Sewer - Available on site
2. Water - Available on site
3. Gas - Available on site
4. Electric / Phone / Cable TV - Available on site

Site Tabulations

USE	s.f.	GROSS SITE AREA	9.22 ac	100%
Retail	36,667 s.f.	8.59 acres @ 40 d.u./acre	= 343 d.u.	
Restaurant	36,767 s.f.	0.63 acres @ 0 d.u./acre	= 0 d.u.	
Office	83,462 s.f.			
Residential	370,932 s.f.			
Total	527,828 s.f.			

RESIDENTIAL DENSITY Dwelling Units
 8.59 acres @ 40 d.u./acre = 343 d.u.
 0.63 acres @ 0 d.u./acre = 0 d.u.
 Total dwelling units permitted = 343 d.u.
 *Density increases per approval of conditional use.
 **Parcel zoned CF does not permit residential use.

RESIDENTIAL UNIT MIX

Efficiency	25
1 Bedroom	97
2 Bedrooms	201
3 Bedrooms	20*
Total	343

* Includes 6 Townhome units

WORKFORCE HOUSING DATA

- Density over 30 d.u./acre is subject to workforce housing provisions
- 8.59 acres x 30 d.u./acre = 257 d.u.
- Maximum units permitted is 343 d.u.
- 343 d.u. - 257 d.u. = 86 d.u. over 30 d.u./acre
- 20% of units over 30 d.u./acre must be workforce
- 86 d.u. X 20% = 18 workforce units required for density above 30 d.u./acre
- In addition 20% of units built above 48 feet must be workforce

Unit Distribution by Floor

First Floor	- 52
Second Floor	- 89
Third Floor	- 90
Fourth Floor	- 79
Fifth Floor	- 33

*Dwelling units above 48 feet

Workforce Distribution

One Bedroom	12
Two Bedroom	12
Three Bedroom	1
Total workforce	25

- * No efficiencies are utilized as workforce units.
- 33 dwelling units x 20% = 7 workforce units
- Total workforce units required = 18+7 = 25 d.u.

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTRAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	N/A	0	0	0	5'10"	0	0	0	48*
PROVIDED	377,004 sf	640'	595'	630'	12.93'	5'	N/A	5'	60**

* - Building heights per Conditional Use request

Property Development Regulations CF Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTRAGE (FT.)	MAX. LOT COVERAGE %	PERIMETER SETBACK	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	0	0	0	0	25% Open Space	10'	48'
PROVIDED	27,431 sf	175'	156'	175'	12,936/27,431sf = 47%	13'	0'

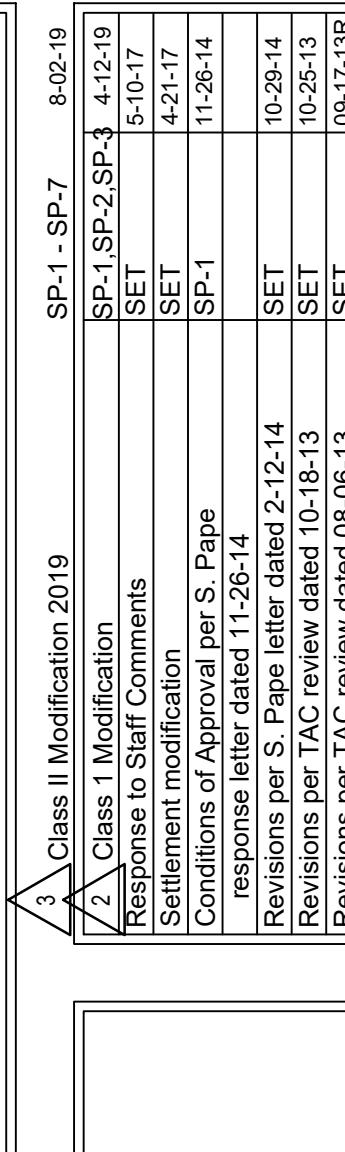
Shared Parking Calculations Table

Use	Required	Weekday			Weekend		
		Night	Day	Evening	Day	Evening	
Residential	267.60	100%	267.60	60%	160.56	90%	240.84
Office	191.207	5%	9,560.35	100%	191.207	10%	19,120.7
Commercial / Retail	135.37	5%	6,768.5	70%	94,759	90%	121,833
Hotel	0	80%	0	80%	0	100%	0
Restaurant	227.946	10%	22,794.6	50%	113,973	100%	227,946
"Entertainment / Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0
Reserved Parking	343	100%	343	100%	343	100%	343
	87	100%	87	100%	87	100%	87
TOTALS	1252		737		990	1040	913
Total parking REQUIRED	1040						
Total parking PROVIDED	1097						

Total Parking Provided on 7th Ave. - 9 Spaces
 Total Parking Provided in Garages and NE 1st Lot - 1088 Spaces
 Total Handicap Accessible Spaces Provided -

Conditions of Approval

1. That modification to NE 7th Ave. and NE 1st St. (including potentially restricting NE 7th Avenue to southbound only at NE 18 St.) and or funding of a traffic signal at NE 6th Ave. and NE 18 St. is considered during site plan approval to reduce concerns over encroachment into the neighborhoods from this site.
2. Applicant shall pay for the closure of NE 7th Ave. at NE 1st St. as per the design on the overhead slide presented at the meeting of December 4, 2012 and with direction from the City Engineer and in accordance with the City's LDRs. Applicant shall pay all costs incurred by the City associated with the closure.
3. Applicant shall pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
4. Engineering does not support closure of NE 7th Ave. at NE 1st St. If direction is given by City Commission to keep NE 7th Ave. open then additional comments will be generated.
5. Developer will be required to contribute funds for the future signalization at all applicable intersections, this will be required prior to Building permit issuance.
6. That the applicant design and fund turn lane improvements (NE 1st Ave./Northbound right turn lane on to NE 6th Ave.) and provide the cost for the traffic signal at NE 6th Ave. and NE 1st St.
7. Applicant shall provide design plans and pay for the closure of NE 7th Avenue at NE 1st St. A temporary closure is to be provided at this time and if warranted after project impacts are analyzed the permanent closure would be constructed.
8. Applicant shall provide design plans and pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
9. Provide the following information at each calendar year to SAFE and the City for the first 5 years following occupancy:
 - The number of residents who are paying a lower rent, because they don't own a car, or need a parking space,
 - The number of owner stored bicycles at calendar year end,
 - The number of times the residents used a community vehicle for grocery shopping.
 - The number of times the shared bicycles are used in a calendar year.
10. Install a device that counts and records the number of motor vehicles that enter and exit the garages by hour/day, and report this activity annually to the SAFE and the City.
11. That if the traffic study and the City deem that retractable electric or pneumatic bollards are a viable option to assist in the closure of NE 7th Ave. the developer will fund this system including on-site and remote operation.
12. At least one building must achieve LEED certification.



MKSK
 LANDSCAPE ARCHITECTURE / URBAN PLANNING
 462 SOUTH LUDLOW ALLEY
 COLUMBUS, OH 43215
 614.821.2796 MKSKSTUDIOS.COM

06-25-13
 Scale As Noted
 PN# c12103

PREPARED BY
 Timothy S. Schmalenberger, TLA
 Landscape Architect #130
 Studio Florida - for the firm -
 DATE 08-02-2019

Sheet Key
 Drawing No. SP-1
 1 OF 7