

SPRAB NOTE: SITE FEATURES HAVE BEEN REFINED TO MEET TENANT NEEDS AND DESIGN/CONSTRUCTION BEST PRACTICES.

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.

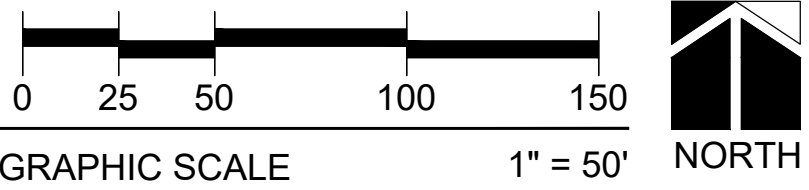
9. See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.

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

GROSS SITE AREA	401,750 sf	9.22 ac	100%
USE	s.f.	RESIDENTIAL DENSITY	Dwelling Units
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.	Total dwelling units permitted	= 343 d.u.
Residential	370,932 s.f.	*Density increases per approval of conditional use.	
Total	527,828 s.f.	**Parcel zoned CF does not permit residential use.	
RESIDENTIAL UNIT MIX		NOTES:	
Efficiency	25	- Efficiencies are calculated as 1 bedroom units to establish the required workforce units.	
1 Bedroom	97	No efficiencies are utilized in satisfying the workforce requirement.	
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	- 20% of units over 30 d.u./acre must be workforce	
- 8.59 acres x 30 d.u./acre = 257 d.u.	- 86 d.u. X 20%% = 18 workforce units required for density above 30 d.u./acre	
- Maximum units permitted is 343 d.u.	- In addition 20%% of units built above 48 feet must be workforce	
- 343 d.u. - 257 d.u. = 86 d.u. over 30 d.u./acre		
Unit Distribution by Floor	Workforce Distribution	
First Floor - 52	*One Bedroom 12	* No efficiencies are utilized as workforce units.
Second Floor - 89	Two Bedroom 12	- 33 dwelling units x 20% = 7 workforce units
Third Floor - 90	Three Bedroom 1	- Total workforce units required = 18+7 = 25 d.u.
Fourth Floor - 79	Total workforce 25	
*Fifth Floor - 33		
*Dwelling units above 48 feet		

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (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 FRONTAGE (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
		Midnight to 6AM	9 AM to 4 PM	6 PM to Midnight	9 AM to 4 PM	6 PM to Midnight	
Residential	267.60	100% 267.60	60% 160.56	90% 240.84	80% 214.08	90% 240.84	
Office	191.207	5% 9.56035	100% 191.207	10% 19.1207	10% 19.1207	5% 9.56035	
Commercial / Retail	135.37	5% 6.7685	70% 94.759	90% 121.833	100% 135.37	70% 94.759	
Hotel	0	80% 0	80% 0	100% 0	80% 0	100% 0	
Restaurant	227.946	10% 22.7946	50% 113.973	100% 227.946	50% 113.973	100% 227.946	
"Entertainment / Recreational (theatres, bowling alleys, etc)	0	10% 0	40% 0	100% 0	80% 0	100% 0	
Reserved Parking	343	100% 343	100% 343	100% 343	100% 343	100% 343	
	87	100% 87	100% 87	100% 87	100% 87	100% 87	
TOTALS	1252	737	990	1040	913	1003	
Total parking REQUIRED	1040	Total Parking Provided on 7th Ave. - 9 Spaces Total Parking Provided in Garages and NE 1st Lot - 1088 Spaces Total Handicap Accessible Spaces Provided -					
Total parking PROVIDED	1097						

Conditions of Approval

- * Standard Spaces 816 (74.4%)

Compact Spaces 256 (23.3%)

Handicap Accessible Spaces 25 (2.3%)
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,

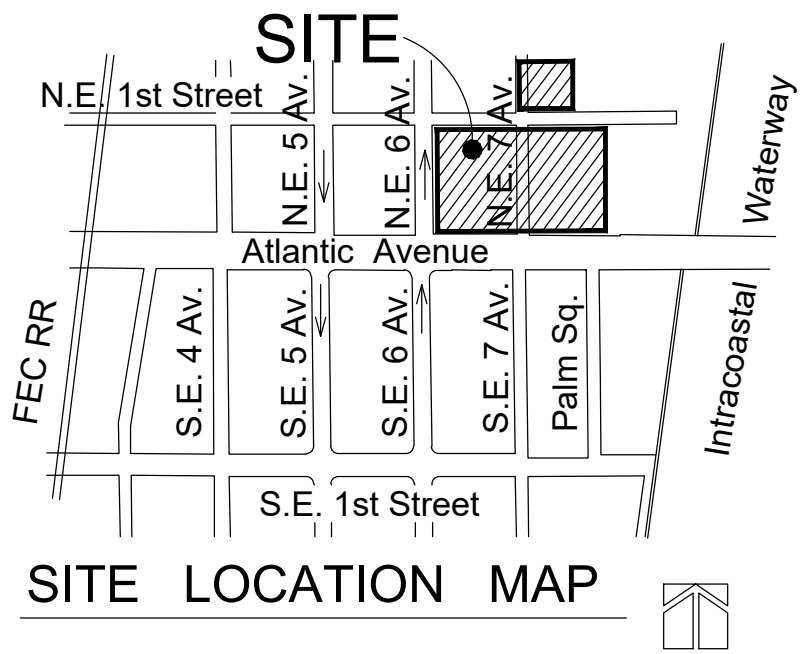
The number of times the residents used a community vehicle for grocery shopping.

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.



SP-1 - SP-7	8-02-19	SP-1 - Class II Modification	2019
SP-1 - SP-2, SP-3	4-12-19	2. Class I Modification	
Response to Staff Comments	5-10-17	Settlement modification	
SET	4-21-17	Conditions of Approval per S. Pape	
SP-1	11-26-14	response letter dated 11-26-14	
SET	10-26-14	Revisions per S. Pape letter dated 2-12-14	
SET	10-25-13	Revisions per TAC review dated 10-16-13	
SET	09-17-09	Revisions per TAC review dated 08-06-13	
Revisions			

MKSK

LANDSCAPE ARCHITECTURE + URBAN PLANNING

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614 6212796 MKSKSTUDIOS.COM

Atlantic Crossing

Delray Beach

Florida

Date 06-25-13

Scale As Noted

PN# c12103

PREPARED BY

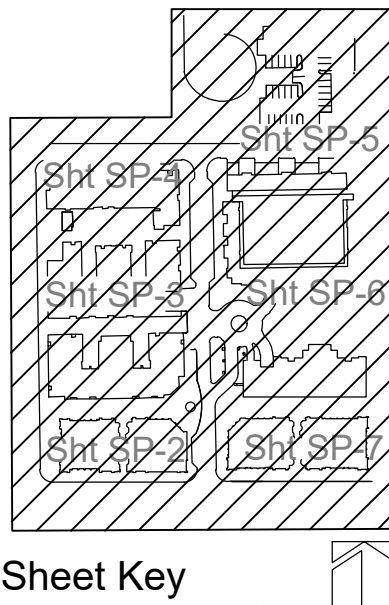
Timothy S. Schmalenberger, TLA
Landscape Architect #130
State of Florida
for the firm

DATE 08-02-2019

Drawing No.

SP-1

1 OF 7



Sheet Key