

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 21, 2016

ITEM: Preliminary plat and Certification of the Final Plat for Uptown Atlantic, a mixed use development consisting of 112 dwelling units, 17,267.3 square feet of office, 6,040 square feet of restaurant, and 43,162 square feet of commercial/retail. The residential portion of the development includes 15 efficiency units; 18 one-bedroom units; 75 two-bedroom units, and 4 three-bedroom units.

RECOMMENDATION: Approval

GENERAL DATA:

Applicant..... John Flynn Jr., Equity Enterprises
USA, Inc.

Agent..... Currie Sowards Aguila Architects

Location..... Between SW 6th Avenue and SW
9th Avenue, on the South side of West
Atlantic Avenue

Property Size..... 6.21 Acres

Future Land Use Map..... CC (Commercial Core)/MD (Medium Density Residential)

Current Zoning..... CBD (Central Business District)/RM
(Multiple Family Residential)

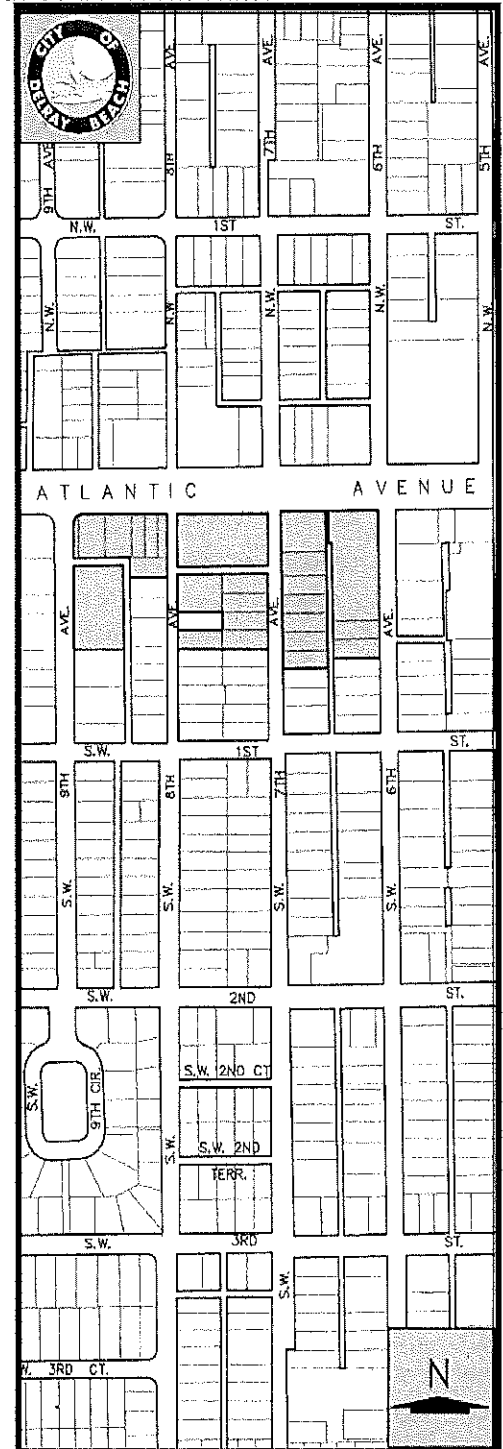
Adjacent Zoning....North: CBD
East: CBD
South: CBD/RM (Multiple Family Residential)
West: CBD

Existing Land Use..... Commercial, Retail, and Single Family Residential

Proposed Land Use..... Mixed use development with 112 dwelling units, 17,267.3 square feet of office area, 6,040 square feet of restaurant, and 43,162 square feet of commercial/retail

Water Service..... Existing on site

Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is to approve a preliminary plat and recommend approval to the City Commission certification of a final plat for a mixed use development being platted as **Uptown Atlantic**. The property is located on the south side of West Atlantic Avenue, between SW 6th Avenue and SW 9th Avenue.

This plat is being processed pursuant to LDR Section 2.4.5(J), Major Subdivisions.

BACKGROUND

The properties are located within the West Atlantic Overlay and are zoned Central Business District. They contain a 4,854 sq. ft. funeral home with a 957 sq. ft. apartment; a 6,320 sq. ft. retail building, and two single-family homes (1,068 sq. ft. and 864 sq. ft.). The site also contains parking areas and vacant land.

At its meeting of November 3, 2015, the City Commission considered an in-lieu parking fee request for 21 parking spaces. The City Commission denied the request for 21 parking in-lieu spaces.

At its meeting of June 16, 2015, the City Commission approved a conditional use to allow an increase in density above 12 dwelling units per acre to 18 du/ac.

At its meeting of December 1, 2015, the City Commission considered a new in-lieu parking fee request for 19 parking in-lieu spaces. The City Commission tabled the in-lieu request subject to the applicant entering into a Master Development Agreement that addresses the in-lieu parking fee, landscape maintenance agreement, workforce housing agreement, and the private Community Benefit Agreement between the community and the applicant. The intent of the City Commission is to allow the site plan application to be considered by the SPRAB and that these assorted items (including the associated waivers for the project and temporary relocation of a retail tenant) be brought back to the City Commission at the same time under Master Development Agreement. A condition of approval is attached that a Master Development Agreement which includes the in-lieu parking fee agreement, landscape maintenance agreement, workforce housing agreement, and the Community Benefit Agreement between the community and the applicant be approved by the City Commission. This action, along with alley abandonments and the Final Plat, will be scheduled as separate items but on the same City Commission agenda.

At its meeting of December 9, 2015, the Site Plan Review and Appearance Board approved the Class V site plan for the proposed mixed use project. The project consists of the demolition of the existing buildings and construction of 112 dwelling units, 17,267.3 square feet of office, 6,040 square feet of restaurant, and 43,162 square feet of commercial/retail. The residential portion of the development includes 15 efficiency units; 18 one-bedroom units; 75 two-bedroom units, and 4 three-bedroom units.

PLAT DESCRIPTION

The subdivision is a replat of portions of the Belair Heights subdivision, Myrick Subdivision, Delray Beach Subdivision Block 5 (Town of Delray), Town of Delray Block 13 of the public records of Palm Beach County, Florida.

The project consists of the demolition of the existing buildings and construction of 112 dwelling units, 17,267.3 square feet of office, 6,040 square feet of restaurant, and 43,162 square feet of commercial/retail. The residential portion of the development includes 15 efficiency units; 18 one-bedroom units; 75 two-bedroom units, and 4 three-bedroom units.

The plat includes numerous abandonments of existing easements and dedication of new easements together with the abandonments of the existing alleys and dedication of public rights-of-way. The abandonments of the alleys and easements will be considered by the Planning and Zoning Board with the Final Plat.

PLAT ANALYSIS

Pursuant to Section 3.1.1 of the Land Development Regulations, prior to 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 in the application, the staff report, or minutes. Findings shall be made by the Board to approve or deny the development application. These findings relate to Future Land Use Map, Concurrency and Consistency with the Comprehensive Plan, and Compliance with the Land Development Regulations.

Section 3.1.1(A) - Future 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.

Section 3.1.1(A) - Future Land Use Map:

The subject property has a Future Land Use Map designation of CC (Commercial Core) and is zoned CBD (Central Business District). The CBD zoning district is consistent with the CC Future Land Use Map designation. Based upon the above, positive findings can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1(B) – Concurrency: Pursuant to Section 3.1.1(B) Concurrency as defined pursuant to Objective B-2 of the Future 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:

During the conditional use process, the City Commission made a positive finding of concurrency with respect to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

Section 3.1.1(C) - Consistency: Pursuant to Section 3.2.1 (Basis for Determining Consistency), the performance standards set forth in Section 3.2.3 (Standards for Site Plan and/or Plat Actions) shall be the basis upon which a finding of overall consistency is to be made.

As described in Appendix "A", a positive finding for consistency can be made as it relates to Standards for Plat Actions.

Section 3.1.1(D) - Compliance with the Land Development Regulations:

• **LDR Section 4.3.4(K) (Development Standards Matrix):**

Open space, building setbacks and building height, pursuant to CBD zoning district regulations, were addressed with approval of the site plan for the project. A positive finding can be made once all site plan conditions of approval have been addressed.

• **LDR Section 5.1.3(A) (Plat Required):**

A positive finding can be made with respect to this LDR Section as a Replat has been submitted and is before the Board for consideration.

• **LDR Section 5.3.1(D) (Right-of-Way Dedication):**

Per LDR Section 5.3.1(A)(3) and Table T-1 of the Transportation Element, Atlantic Avenue's ultimate right-of-way is required to be 110 feet wide. It is currently 106 feet wide; therefore, a two-foot dedication will be required for the proposed development to meet this requirement. Table T-1 further indicates that "other" streets with curb and gutter are required to be 50 feet wide. The width of 6th, 8th, and 9th Avenues meets this requirement. However, 7th Avenue is 25 feet wide and will require a dedication of an additional 25 feet to meet this requirement. These dedications have been accommodated in the layout of the project.

Comprehensive Plan Policies:

A review of the objectives and policies of the Comprehensive Plan was conducted with Site Plan approval and all applicable objectives or policies along with a discussion on how they were addressed is attached as Appendix "C".

REVIEW BY OTHERS

Courtesy Notices:

Courtesy notices have been provided to the following groups and neighborhood associations:

- Delray Citizen's Coalition
- Lincoln Park
- West Settlers Historic
- Atlantic Park Gardens
- Gateway
- Paradise Heights

Letters of objection or support, if any, will be presented at the Planning and Zoning Board meeting.

ASSESSMENT AND CONCLUSION

The proposed plat is consistent with the Zoning and Future Land Use Map designation for the subject property. Positive findings can be made with respect to LDR Section 2.4.5(J) (Major Subdivisions), LDR Section 3.1.1 (Required Findings for Land Use and Land Development Applications), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and the Goals, Objectives and Policies of the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move a recommendation of approval to the City Commission of the Preliminary Plat and Certification of the Final Plat for **Uptown Atlantic**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations, subject to conditions.
- C. Deny the preliminary plat with basis stated.

STAFF RECOMMENDATION

Move a recommendation of approval to the City Commission of the Preliminary Plat and Certification of the Final Plat for **Uptown Atlantic**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations.

Attachments:

- Appendix A
- Appendix B
- Appendix C
- Location Map
- Aerial Map
- Plat
- Survey
- Site Plan

**APPENDIX - A
STANDARDS FOR PLAT ACTIONS**

- 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 X

Does not meet intent _____

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- F. Property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable _____
Meets intent of standard X
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 X
Does not meet intent _____

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable _____
Meets intent of standard X
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 X
Does not meet intent _____

- J. Tot lots and recreational areas, serving children from toddler to teens, 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 X
Does not meet intent _____

APPENDIX - C
COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed mixed-use development. The Future Land Use designation and Zoning district adjacent to the south of the property is Medium Density-Residential which allows 6-12 du/acre. However, the existing use to the south is primarily a single family neighborhood. The development is proposing to increase density from 12 (by right) to 18 du/acre (by conditional use).

In addition to the above analysis, the proposed development will act as a transition buffer between an arterial road with high intensity (Atlantic Avenue) and the less intense neighborhood to the south. From the redevelopment point of view, the surrounding area to the south could be potentially developed with townhomes similar to the proposed subject project.

Future Land Use Element Objective C-3: The Central Business District (CBD) represents the essence of what is Delray Beach i.e. a “village like, community by the sea”. The continued revitalization of the CBD is essential to achieving the overall theme of the City’s Comprehensive Plan of “A City Set Apart In South Florida”. The following policies and activities shall be pursued in the achievement of this objective:

Policy C-3.1: The CBD zoning district regulations shall facilitate and encourage rehabilitation and revitalization and shall, at a minimum, address the following:

- ☐ Deletion of inappropriate uses;
- ☐ Incentives for locating retail on the ground floor with office and residential use on upper floors;
- ☐ Accommodating parking needs through innovative actions;
- ☐ Incentives for dinner theaters, playhouses, and other family oriented activities;
- ☐ Allowing and facilitating outdoor cafes;
- ☐ Incentives for mixed use development and rehabilitation;
- ☐ Elimination of side yard setback requirements; and
- ☐ Allow structural overhang encroachments into required yard areas.

The proposed mixed use development consisting of office, restaurant, and commercial/retail uses, and, 112 multi-family dwelling units is consistent with Policy C 3.1 and the character of the district. The proposed development complies with the character and nature of the core downtown area which encourages the pedestrian oriented uses at the street level.

Transportation Element Policy A-1.5 New residential projects over 25 units and nonresidential projects over 10,000 square feet adjacent to existing or future Palm Tran bus stops shall provide an easement and install a city-approved bus shelter on site. If the project is not adjacent to a bus stop, or a bus shelter already exist, a contribution shall be made to the City in-lieu of providing the bus shelter on site.

Studies have shown that the provision of bus shelters to protect riders from the elements leads to increased utilization and mitigates negative impacts to adjacent properties. Given the

potential impacts the proposed mixed-use development will have on the surrounding road network and the location of a Palm Tran bus stop on West Atlantic at SW 8th Avenue, it is appropriate that the development contribute to the City in-lieu of providing the bus shelter on site (\$11,000). This is a condition of the site plan approval.

Transportation Element Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA Area.

The development proposal provides one bicycle rack per block located on the south side of the commercial or mixed use buildings and none along Atlantic Avenue. Additionally, the development provides bike rooms within these buildings. The one bike rack per block will likely not be sufficient “common” parking for visitors and employees coming to the property. At least one additional bike rack should be provided per block on the north side of these buildings (so they can be seen from the interior of the ground floor uses) and this is a condition of the site plan approval. Based on the above, the policy has been met within the proposed development subject to the conditions of the site plan approval.

Open Space and Recreation Element Policy A-3.1: Tot lots and recreation areas serving children from toddlers to teens, 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.

This policy may be waived for projects in the downtown area, because the City recognizes that households located downtown are likely to have fewer children than those located in suburban settings. Further, land in the downtown area is at a premium and it can be cost prohibitive to provide recreational features such as tennis courts, volleyball courts, etc. However, the proposed development does provide recreational facilities for its residents, such as a swimming pool, a tot lot, a public pocket park, and a dog walking area.

Given the intensity of the proposed development (112 units), it is reasonable that sufficient recreational opportunities be provided. The development includes a swimming pool, a public pocket park, and a dog walking area that can be used by residents any age. These facilities are sufficient to satisfy the requirements of the Open Space and Recreation Element.

Housing Element Objective B-2: Redevelopment and the development of new land shall result in the provision of a variety of housing types and other amenities (i.e. bike trails, parks, sidewalks) to accommodate the diverse economic makeup of the City’s demographic profile, and meet the housing needs of all residents. Policies which will implement this objective include:

Housing Element Policy B-2.2: The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide three (3) and four (4) bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area and for infill projects having fewer than 25 units.

The proposed development will accommodate residents of any age. The development will provide the following residential unit mix: 15 efficiency units, 18 one-bedroom units, 75 two-bedroom units, and 4 three-bedroom units.

Housing Objective A-11: To assist residents of the City in maintaining and enhancing their neighborhood, the City, through public input and notification, shall take steps to ensure that modifications in and around the neighborhood do not lead to its decline, such as those described in the following policies.

Housing Policy A-11.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

The proposed development will increase density from 12 to 18 dwelling per acres. The Future Land Use designation and Zoning district adjacent to the south of the subject property is Medium Density-Residential which allows 6-12 du/acre. The proposed development will act as a transition buffer between an arterial road with high intensity (Atlantic Avenue) and the less intense neighborhood to the south. From the redevelopment point of view, the surrounding area to the south could be potentially developed with townhomes similar to the proposed subject project. Based upon the above, the development proposal will be consistent with Housing Policy A-11.3.

Preliminary Plat of UPTOWN ATLANTIC

Being a re-plat of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida ;
a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records ;
a re-plat of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records ;
a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records ;
and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP OF THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records
Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS: THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS UPTOWN ATLANTIC, BEING A RE-PLAT OF A PORTION OF BLOCK 2, AND A PORTION OF THE ALLEY, BELAIR HEIGHTS AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A RE-PLAT OF A PORTION OF MYRICK SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 79 OF SAID PUBLIC RECORDS; A RE-PLAT OF A PORTION OF LOT 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 1, PAGE 4 OF SAID PUBLIC RECORDS; A RE-PLAT OF A PORTION OF BLOCK 5 AND THE ALLEY, SUBDIVISION OF BLOCK 5, DELRAY BEACH AS RECORDED IN PLAT BOOK 23, PAGE 72 OF SAID PUBLIC RECORDS; AND A RE-PLAT OF THE ALLEY, HIATUS AND A PORTION OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 3 OF SAID PUBLIC RECORDS; SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

WEST 80 FEET OF THE EAST 300 FEET OF THE SOUTH 130 FEET OF THE NORTH 145 FEET OF LOT 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 1046, PAGE 333, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 4 AND 5, SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1061, PAGE 338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOT 3, TOGETHER WITH THE WEST FIVE (5) FEET OF LOT 2, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1078, PAGE 309, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID TRACT BEING SUBJECT TO A RIGHT-OF-WAY TAKEN FOR ATLANTIC AVENUE (STATE ROAD NO. 5-806) BY STATE OF FLORIDA DEPARTMENT ACCORDING TO THE RIGHT-OF-WAY MAP APPROVED BY THE STATE HIGHWAY ENGINEER ON OCTOBER 22, 1962, SECTION 93550-2501, SHEET 6 OF 6.

TOGETHER WITH:

EAST FORTY-FIVE (45) FEET OF LOT 2, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1078, PAGE 309, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID TRACT BEING SUBJECT TO A RIGHT-OF-WAY TAKEN FOR ATLANTIC AVENUE (STATE ROAD NO. 5-806) BY STATE OF FLORIDA DEPARTMENT ACCORDING TO THE RIGHT-OF-WAY MAP APPROVED BY THE STATE HIGHWAY ENGINEER ON OCTOBER 22, 1962, SECTION 93550-2501, SHEET 6 OF 6.

TOGETHER WITH:

LOT 1, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF SAID LOT CONVEYED FOR ROAD RIGHTS-OF-WAY.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 185 FEET OF THE EAST 147 FEET OF THE EAST HALF OF LOT 9, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT OVER THE NORTH 10 FEET OF TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 262, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RIGHT-OF-WAY FOR S.W. 8TH AVENUE.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 12 AND 13, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 15, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 21, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 22, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 23, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 24, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 100 FEET OF THE NORTH 120 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO DESCRIBED AS LOT 1, IN BLOCK 13).

TOGETHER WITH:

SOUTH 68 FEET OF THE NORTH 185 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING 185 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING; THENCE EAST 135 FEET; THENCE SOUTH 50 FEET; THENCE WEST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 285 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 335 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING 335 FEET SOUTH FROM THE NORTHWEST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING; THENCE EAST 135 FEET; THENCE SOUTH 50 FEET; THENCE WEST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 56 FEET OF THE NORTH 435 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 30 FEET OF THE NORTH 150 FEET OF THE EAST 120 FEET OF BLOCK 13, AND THE SOUTH 80 FEET OF THE NORTH 100 FEET OF THE EAST 150 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND COMMENCE 150 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 13 FOR THE POINT OF BEGINNING; THENCE WEST 130 FEET; THENCE SOUTH 30 FEET; THENCE EAST 120 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, AND SOUTH 50 FEET OF NORTH 250 FEET OF THE EAST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, AND COMMENCING 250 FEET SOUTH FROM THE NORTHEAST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING; THENCE WEST 135 FEET; THENCE SOUTH 50 FEET; THENCE EAST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING TWO HUNDRED FIFTY (250) FEET NORTH FROM THE SOUTHEAST CORNER OF BLOCK THIRTEEN (13) FOR A POINT OF BEGINNING; THENCE WEST ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE NORTH FIFTY (50) FEET; THENCE EAST ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE SOUTH FIFTY (50) FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

NORTH 58 FEET OF THE SOUTH 250 FEET OF THE EAST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11, LESS THE NORTH TWENTY (20) FEET THEREOF, BLOCK 5, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED ALLEY NORTH OF AND ADJACENT TO LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST HALF OF THE VACATED 14 FOOT AND 16 FOOT ALLEYS EAST OF AND ADJACENT TO LOTS 1 THROUGH 4, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
WESTA M. CHEE-A-TOM, P.L.L.C.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2564
MARCH, 2016

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at this
day of _____, 2016,
and duly recorded in Plat Book
_____ Pages _____ through

SHARON R. BOCK
Clerk and Comptroller
By _____, D.C.

SHEET 1 OF 4

TOGETHER WITH:

THE VACATED 14 FOOT ALLEY WEST OF AND ADJACENT TO THE SOUTH 50 FEET OF THE NORTH 158 FEET OF THE EAST 147 FEET OF THE EAST ONE-HALF OF LOT 9, BLOCK 2, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE EAST HALF OF THE VACATED 14 FOOT ALLEY WEST OF AND ADJACENT TO THE SOUTH 50 FEET OF THE NORTH 155 FEET OF THE EAST 147 FEET OF THE EAST ONE-HALF OF LOT 9, BLOCK 2, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE VACATED 16 FOOT EAST-WEST ALLEY OF BLOCK 3, SUBDIVISION OF BLOCK 3, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED ALLEY IN THE 800 BLOCK:

ALL OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 20 FEET THEREOF AND THE SOUTH 120 FEET THEREOF, LESS THE WEST 135.0 FEET THEREOF, LESS THE EAST 135.0 FEET THEREOF AND LESS THE EAST 150 FEET OF THE NORTH 100 FEET THEREOF.

LESS THE EAST 16.33 FEET OF THE SOUTH 30.81 FEET OF THE ABOVE DESCRIBED DESCRIPTION OF THE ALLEY.

TOGETHER WITH:

A HIATUS AREA DESCRIBED AS:

THE EAST 135.0 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 30.0 FEET AND LESS THE SOUTH 30.0 FEET THEREOF.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, BELAIR HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 07°04'17" W ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, 250.03 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 22.00 FEET, AND A CENTRAL ANGLE OF 17°48'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 40.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 83020-2500, SHEET 4 OF 5, REVISED MARCH 27, 2011; THENCE S 89°02'07" E ALONG SAID RIGHT-OF-WAY LINE, 29.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE; THENCE S 01°29'33" E ALONG SAID RIGHT-OF-WAY LINE, 132.05 FEET; THENCE S 83°32'48" W, 129.07 FEET; THENCE S 07°28'51" E, 84.89 FEET; THENCE N 89°32'40" E, 1.00 FOOT; THENCE S 01°28'51" E, 84.26 FEET; THENCE S 83°03'13" W ALONG THE SOUTH LINE OF SAID LOT 4, AND ITS EASTERLY EXTENSION, 112.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 5, SUBDIVISION OF BLOCK 5, DELRAY BEACH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01°28'33" W ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE N 89°19'27" E ALONG THE NORTH LINE OF SAID LOT, 104.04 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N 07°04'17" W, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 5 OF SAID SUBDIVISION OF BLOCK 5, DELRAY BEACH; THENCE S 89°19'27" W, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 150.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE; THENCE N 07°28'33" W ALONG SAID EAST RIGHT-OF-WAY LINE, 324.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 83020-2500, SHEET 4 OF 5, REVISED MARCH 27, 2011; THENCE N 89°19'27" E ALONG SAID RIGHT-OF-WAY LINE, 127.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 7th AVENUE; THENCE S 01°29'33" E ALONG SAID RIGHT-OF-WAY LINE, 334.20 FEET; THENCE S 89°19'27" W ALONG THE SOUTH LINE OF LOTS 15 AND 24, OF SAID BLOCK 5, A DISTANCE OF 277.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 15, AND THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 13 (BEING CONCURRENT WITH THE EAST LINE OF BLOCK 5) AND THE NORTH LINE OF THE SOUTH 170 FEET OF SAID BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 07°28'15" W ALONG SAID WEST LINE OF BLOCK 13, A DISTANCE OF 415.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 83020-2500, SHEET 4 OF 5, REVISED MARCH 27, 2011; THENCE N 89°19'27" E ALONG SAID RIGHT-OF-WAY LINE, 302.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 6th AVENUE; THENCE S 07°28'15" E ALONG SAID RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID BLOCK 13, A DISTANCE OF 384.49 FEET; THENCE S 89°19'27" W ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF SAID BLOCK 13, A DISTANCE OF 151.30 FEET; THENCE S 01°27'00" E, 30.61 FEET TO THE NORTH LINE OF THE SOUTH 170 FEET OF SAID BLOCK 13; THENCE S 89°19'27" W ALONG SAID NORTH LINE, 151.36 FEET TO THE WEST LINE OF SAID BLOCK 13 AND THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 274,501.22 SQUARE FEET (6.362 ACRES), MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS UPTOWN ATLANTIC AND FURTHER DEDICATES AS FOLLOWS:

PANELS A, D and F.

PANELS A, D and F AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

(CONTINUED ON SHEET 2 OF 4)

Preliminary Plat of UPTOWN ATLANTIC

Being a re-plat of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida ;
a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records ;
a re-plat of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records ;
a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records ;
and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP OF THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records
Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida .

DEDICATION

(CONTINUED FROM SHEET 1 of 4)

PARCELS B, C and E
PARCELS B, C and E AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

GENERAL UTILITY (G.U.) EASEMENTS

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

PRIVATE DRAINAGE EASEMENTS

PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ACCESS EASEMENTS

ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA. ACCESS EASEMENTS ARE ALSO DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR BICYCLE AND PEDESTRIAN TRAFFIC AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND ITS SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS _____ DAY OF _____ 2016.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

WITNESS:
PRINT NAME: _____

BY: _____
JOE COSTELLO, EXECUTIVE DIRECTOR

WITNESS:
PRINT NAME: _____

ATTEST: _____
DAVID SHULT, ASSISTANT DIRECTOR

ACKNOWLEDGMENT

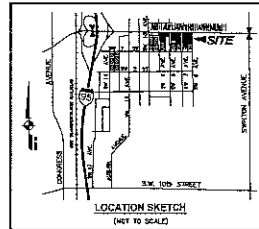
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOE COSTELLO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE OCCURRED SUCH INSTRUMENT AS SUCH OFFICER OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID AGENCY, WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2016.

MY COMMISSION EXPIRES:

NOTARY SEAL (PRINT NUMBER) NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
KEITH N. CHEE-A-TOW, P.L.S.
AIVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2594
MARCH, 2016



AREA TABULATION

PARCEL A	73,461.58 SQ. FT.	1.69 ACRES
PARCEL B	836.87 SQ. FT.	0.01 ACRES
PARCEL C	854.26 SQ. FT.	0.02 ACRES
PARCEL D	84,782.66 SQ. FT.	1.95 ACRES
PARCEL E	11,328.95 SQ. FT.	0.26 ACRES
PARCEL F	101,983.61 SQ. FT.	2.32 ACRES
TOTAL	280,954.73 SQ. FT.	6.45 ACRES

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UNDER DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST RIGHT-OF-WAY LINE OF S.W. 9th AVENUE HAVING A BEARING OF N 01°24'40" W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONJOIN, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: A= ARC LENGTH; AC= ACRES; C= CALCULATED; C= CENTRAL ANGLE; DE= DRAINAGE EASEMENT; CONT= CONTAINMENT; FLD= FLOOD PROOF; FL= FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.= GENERAL UTILITY EASEMENT; ID= IDENTIFICATION; LB= LICENSED BUSINESS; M= MILE; OR.B.= OFFICIAL RECORDS BOOK; P.B.S.= POINT OF BEGINNING; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.E.= PLAT BOOK; P.C.R.= PALM BEACH COUNTY RECORDS; P.D.= PAGE; P.R.M.= PERMANENT REFERENCE MONUMENT; P.L.S.= PROFESSIONAL LAND SURVEYOR; R= RADIUS; R/W= RIGHT-OF-WAY; SQ. FT.= SQUARE FEET; S.W.= STATE ROAD.

SYMBOL LEGEND

- ◆ DENOTES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.L.S."
- ⊞ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.L.S."

TITLE CERTIFICATION

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED IN DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: _____
PRINT NAME: ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH

THIS PLAT OF "UPTOWN ATLANTIC", WAS APPROVED ON THE _____ DAY OF _____, A.D. 2016, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: _____ ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____ DIRECTOR OF PLANNING AND ZONING
BY: _____ CHAIRPERSON, PLANNING AND ZONING BOARD
BY: _____ CITY ENGINEER
BY: _____ CITY OF DELRAY BEACH FIRE MARSHAL
BY: _____ DIRECTOR, ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "UPTOWN ATLANTIC", AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: _____
DAVID P. UNKLEY, P.L.S.
FLORIDA REGISTRATION NO. 5000
CHARTERED & REGISTERED INC.
L.B. NO. 3521

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.08(1)(f), FLA. STAT., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: _____
KEITH N. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AIVROM & ASSOCIATES, INC.
L.B. NO. 3300



Preliminary Plat of UPTOWN ATLANTIC

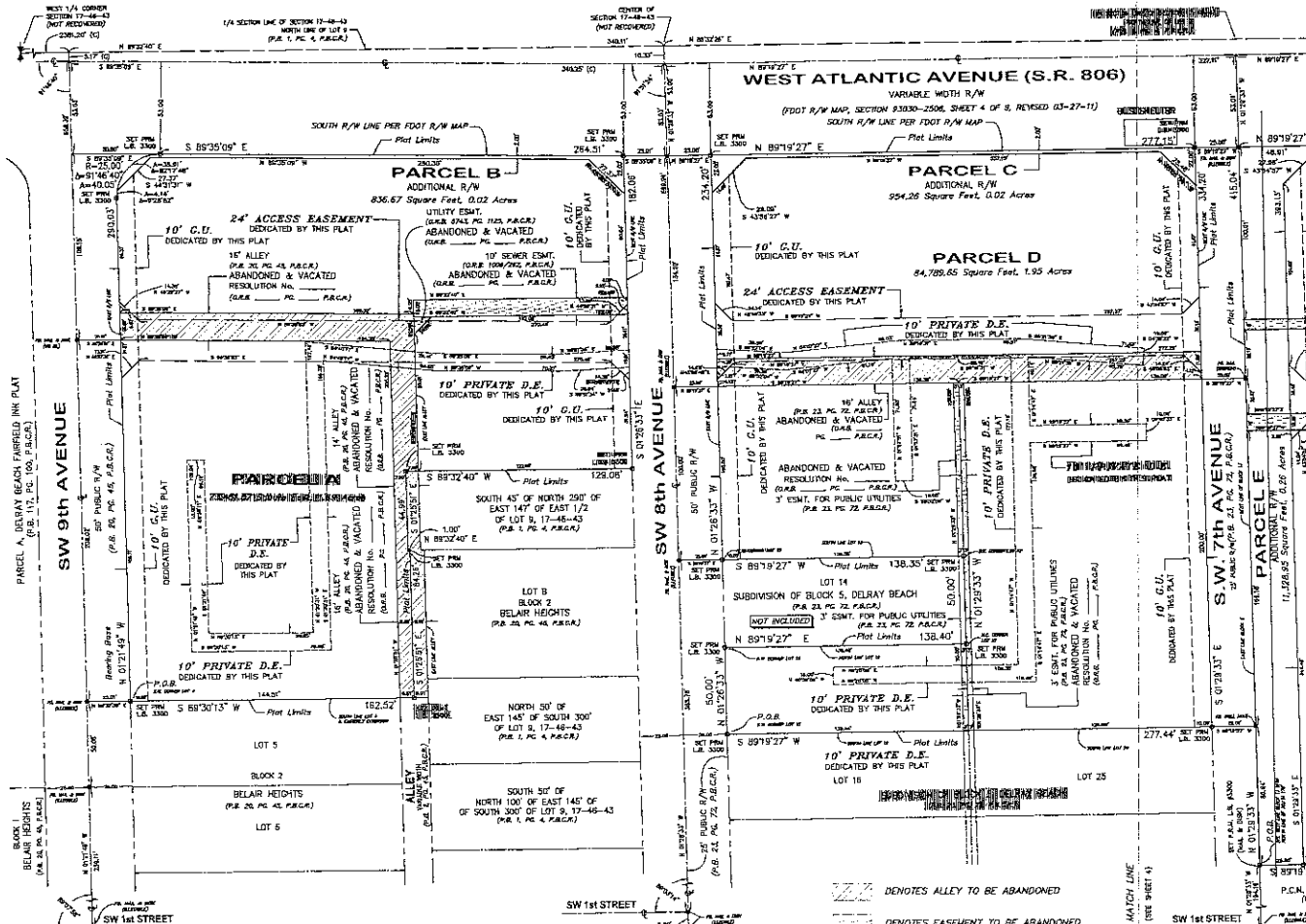
Being a re-plot of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida ;
a re-plot of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records ;
a re-plot of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records ;
a re-plot of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records ;
and a re-plot of the Alley, Hiatus and a portion of Block 13, MAP OF THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records
Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 2016,
and duly recorded in Plat Book
_____, Pages _____, through _____

SHARON R. BOOK
Clerk & Comptroller
Palm Beach County

By _____, D.C.

SHEET 3 OF 4



NOTES:

- [illegible]


SYMBOL LEGEND:


- Ⓢ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."


AREA TABULATION:

PARCEL A	73,461.58 SQ. FT.	1.69 ACRES
PARCEL B	8,36.67 SQ. FT.	0.01 ACRES
PARCEL C	954.26 SQ. FT.	0.02 ACRES
PARCEL D	84,799.66 SQ. FT.	1.95 ACRES
PARCEL E	11,328.95 SQ. FT.	0.26 ACRES
PARCEL F	109,583.61 SQ. FT.	2.52 ACRES
TOTAL	280,954.73 SQ.FT.	6.45 ACRES

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE—A—TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(361) 392-2594
MARCH, 2016

 DENOTES ALLEY TO BE ABANDONED

 DENOTES EASEMENT TO BE ABANDONED

 DENOTES HIATUS

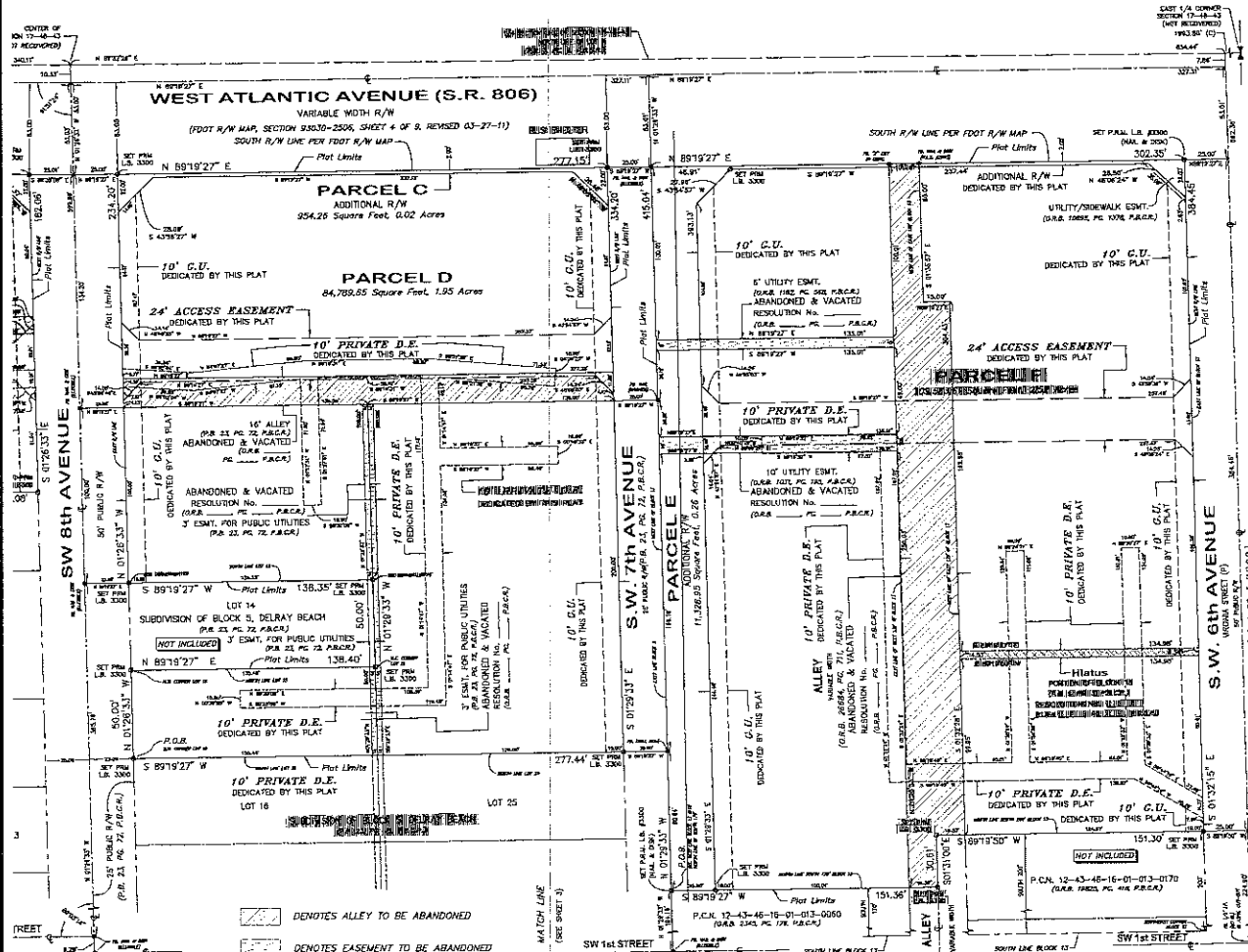
Preliminary Plat of UPTOWN ATLANTIC

Being a re-plat of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida;
 a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records;
 a re-plat of a portion of SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records;
 a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records;
 and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP OF THE TOWN OF UNION, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records
 Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record
 at _____ this _____
 day of _____, 2016,
 and duly recorded in Plat Book
 _____ Pages _____ through _____

SHARON R. BOCK
 Clerk & Comptroller
 Palm Beach County
 By _____ D.C.

SHEET 4 OF 4



NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR DRAINAGE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF S.W. 8th AVENUE HAVING A BEARING OF S 00°00'00" E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: A= ARC LENGTH; AC= ADJACENT; C= CALCULATED; C= CENTRAL ANGLE; D.E.= DRAINAGE EASEMENT; E= EASEMENT; F.D.= FOUND; F.D.T.= FLORIDA DEPARTMENT OF TRANSPORTATION; G.L.= GENERAL UTILITY EASEMENT; I.D.= IDENTIFICATION; L.B.= USED BUSINESS; N= NUMBER; O.R.= OFFICIAL RECORDS BOOK; P.O.B.= POINT OF BEGINNING; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.L.B.= PLAT BOOK; P.B.C.= PALM BEACH COUNTY RECORDS; P.C.= PLAT; P.M.= PERMANENT REFERENCE MONUMENT; P.L.S.= PROFESSIONAL LAND SURVEYOR; R= RADIUS; R/W= RIGHT-OF-WAY; S.F.= SQUARE FEET; S.R.= STATE ROAD.

SYMBOL LEGEND:

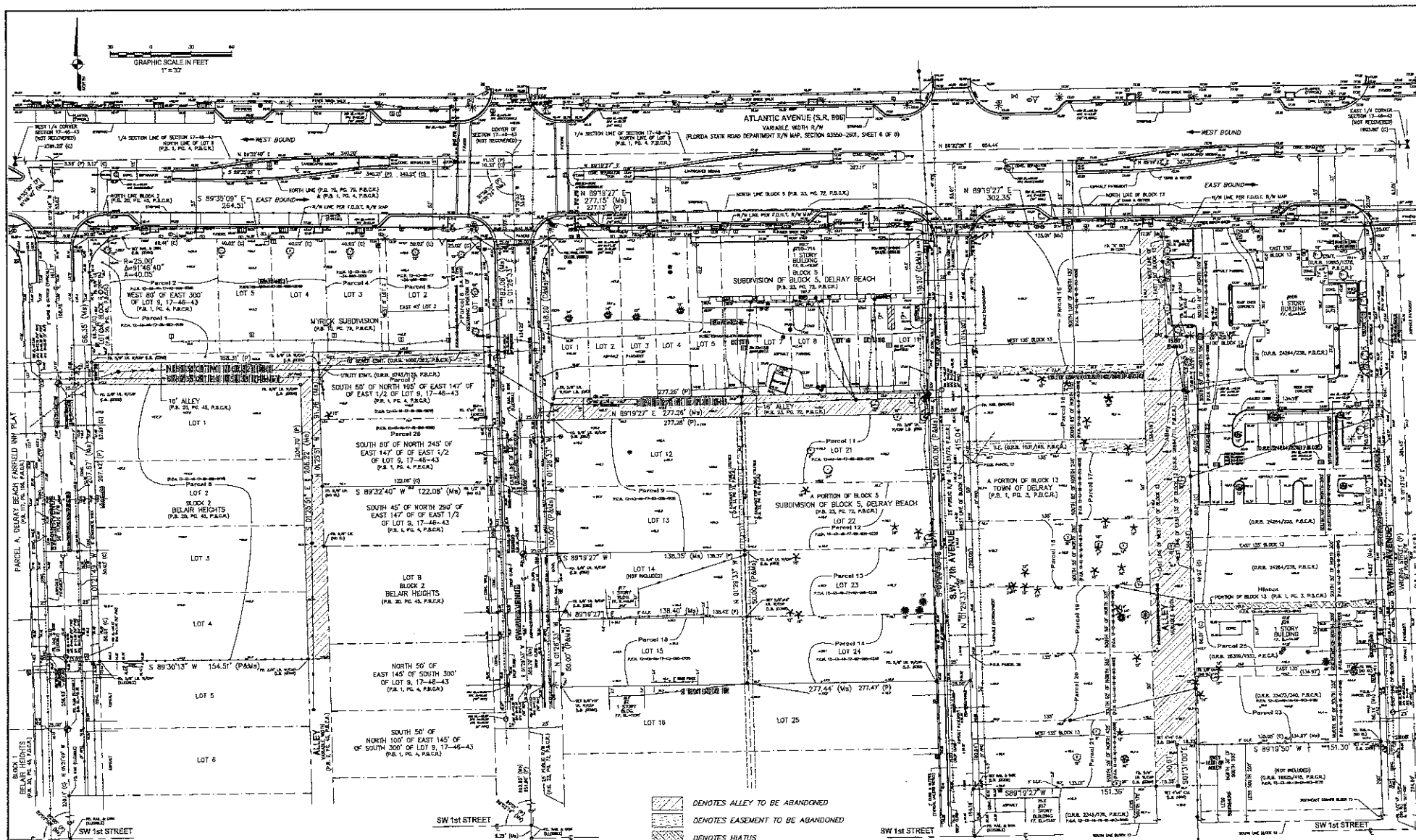
- Q DENOTES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. 8300, P.M."
- D DENOTES SET PERMANENT REFERENCE MONUMENT, A "4x4" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. 8300, P.M."

AREA TABULATION:

PARCEL A	73,491.59 SQ. FT.	1.69 ACRES
PARCEL B	830,671.50 SQ. FT.	19.00 ACRES
PARCEL C	954.28 SQ. FT.	0.02 ACRES
PARCEL D	84,789.55 SQ. FT.	1.95 ACRES
PARCEL E	11,328.95 SQ. FT.	0.26 ACRES
PARCEL F	109,583.61 SQ. FT.	2.52 ACRES
TOTAL	280,254.73 SQ. FT.	6.45 ACRES

THIS INSTRUMENT WAS PREPARED BY:
 KEITH M. CHIEF-A-TOW, P.L.S.
 AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 383-2894
 MARCH, 2016

KEITH M. CHEE—A—YOW, P.L.S.
Florida Registration No. 5328
AVIRON & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: keith@avironsurvey.com



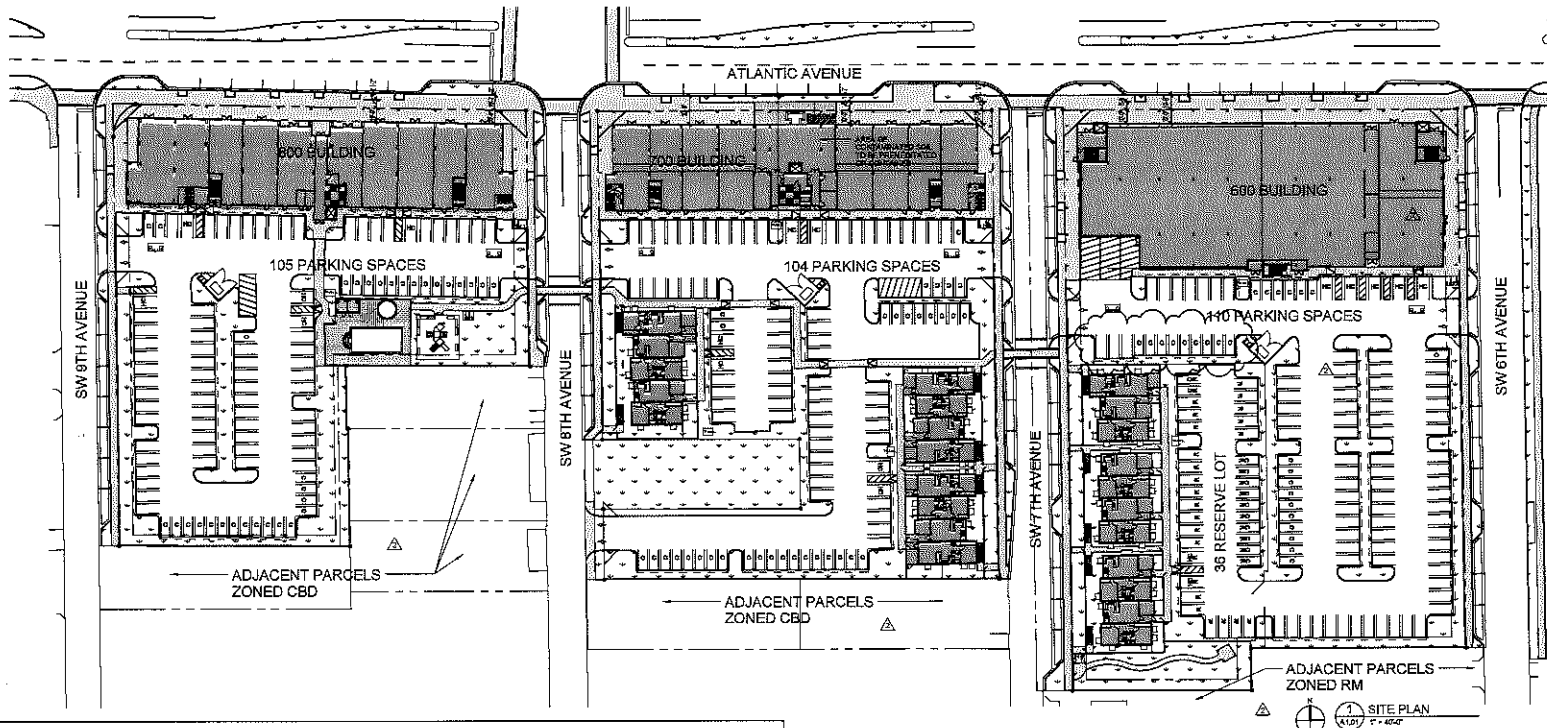
AVIOM & ASSOCIATES, INC.
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REVISIONS	DATE	P.B./P.C.	BY	CHKD	REVISIONS	DATE	P.B./P.C.	BY	CHKD
1. PRELIMINARY SURVEY	01-15-2019	10/15/19	K.M.C.	J.M.C.	2. FIELD NOTES	01-15-2019	10/15/19	K.M.C.	J.M.C.
2. FINAL SURVEY	01-15-2019	10/15/19	K.M.C.	J.M.C.	3. FINAL SURVEY	01-15-2019	10/15/19	K.M.C.	J.M.C.

BOUNDARY & TOPOGRAPHIC SURVEY
Delray Beach Community Redevelopment Agency
 Belair Heights, Myrick Subdivision, Town of Delray
 Town of Union, Subdivision of Block 5 Delray Beach
 (Plats of Palm Beach County Records)
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

JOB # 8071-1-B
 SCALE: 1" = 32'
 DATE: 07/25/2014
 BY: S.A.M.
 CHECKED: J.M.C.
 P.B. 1888 P.D. 5-21
 SHEET 2 OF 2

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SITE DATA			
ZONING CLASSIFICATIONS: CBD - CENTRAL BUSINESS DISTRICT			
FIRM CLASSIFICATIONS: CC - CENTRAL CORE			
SITE AREA INFORMATION			
SITE AREA TOTAL	268,828 SQ FT	6.17 ACRES	
GROUND FLOOR AREA	58,846 SQ FT	25.6 %	
TOTAL FLOOR AREA	185,766 SQ FT	69.1 %	
PARKING/PAVED AREA	182,421 SQ FT	58.7 %	
OPEN (LANDSCAPED) AREA	47,558 SQ FT	17.7 %	
WATER BODIES	0	0 %	
RESIDENTIAL INFORMATION			
RESIDENTIAL TOTAL	112		
EFFICIENCY	15	1/UNIT = 15	
1 BEDROOM	18	1.5/UNIT = 27	
2 BEDROOM	75	2/UNIT = 155	
3 BEDROOM	4	2/UNIT = 8	
GUEST 1-20 UNITS	20	0.5 SPACE PER UNIT 1ST 20 UNITS = 10	
GUEST 21-50 UNITS	30	0.3 SPACES PER UNIT 21-50 UNITS = 9	
GUEST 51+ UNITS	62	0.2 SPACES PER UNIT 51+ UNITS = 12.4	
OFFICE	17,387.3 SF	1 PER 300 SF NET	57.56
RESTAURANTS	6,040 SF	6 PER 1000 SF GROSS	38.24
COMMERCIAL/RETAIL	43,162 SF	1 PER 320 SF GROSS	143.87
TOTAL REQUIRED PARKING			489.27
SETBACKS - CBD			
FRONT	0'-0" AT ARCADE, 5'-0" COMMERCIAL, 10'-0" RESIDENTIAL	0' COMMERCIAL, 10' TOWNHOUSES	
REAR	10'-0"	10'-0" AT 305 BLDG, 1/2" AT OTHER BUILDINGS	
SIDE (CORNER)	CAN EXTEND FRONT SETBACKS FOR 305 BLDG	VARIABLE SET PLAN	
INTERIOR SIDE	0'-0", 12'-0" IF NO REAR ACCESS	10'-0" TYPICAL, 35'-0" AT TOWNHOUSE ON EAST SIDE OF 7TH AVE, EAST SIDE, 3' TALL CMU WALL WITH 3' TALL FENCE ABOVE AND 1/2" TALL HEDGE PROVIDED	
INTERIOR SIDE ADJACENT TO RESIDENTIAL ZONING	10'-0" WITH 6'-0" WALL OR 1/2" HEDGE		
HEIGHT	45'-0"	45'-0" @ 800 BLDG, 38'-0" @ 700 BLDG, 45'-0" @ 600 BLDG, 21'-0" @ TOWNHOUSE	
FLOORS	---	3 STORIES @ 600 AND 700 BLDGS, 4 STORIES @ 800 BLDG, 2 STORIES @ TOWNHOUSES	

PARKING CALCULATIONS			
	UNITS/50 FT	PARKING RATIO	REQUIRED
RESIDENTIAL TOTAL	112		231.4
EFFICIENCY	15	1/UNIT = 15	
1 BEDROOM	18	1.5/UNIT = 27	
2 BEDROOM	75	2/UNIT = 155	
3 BEDROOM	4	2/UNIT = 8	
GUEST 1-20 UNITS	20	0.5 SPACE PER UNIT 1ST 20 UNITS = 10	
GUEST 21-50 UNITS	30	0.3 SPACES PER UNIT 21-50 UNITS = 9	
GUEST 51+ UNITS	62	0.2 SPACES PER UNIT 51+ UNITS = 12.4	
OFFICE	17,387.3 SF	1 PER 300 SF NET	57.56
RESTAURANTS	6,040 SF	6 PER 1000 SF GROSS	38.24
COMMERCIAL/RETAIL	43,162 SF	1 PER 320 SF GROSS	143.87
TOTAL REQUIRED PARKING			489.27
SHARED PARKING CALCULATIONS			
	Required	Max. Days	Max. Days
Residential	100.4	12-60	40
Office	57.56	5	100%
Comm/Retail	143.87	7	100%
Hotel	2.00	30	100%
Rest	36.2	10	100%
Garage	2.50	0	100%
Other (Residential assumed)	3.31	100%	131
Total Required	245	306	379
TOTAL ON-SITE SPACES	355		
REGULAR SPACES	232		
COMPACT SPACES	105 (28.5%)		
HANDICAPPED SPACES	18		
TOTAL PARALLEL SPACES OFF-SITE	70		
EXISTING PARALLEL SPACES	30		
NEW PARALLEL SPACES	40		
IN-LINE PARKING REQ.	36		

BUILDING CODE ANALYSIS			
BUILDING	800 BUILDING	700 BUILDING	600 BUILDING
DEVELOPMENT	MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE	MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE	MIXED USE NONSEPARATED OCCUPANCIES: M - MERCANTILE MOST RESTRICTIVE
TYPE OF CONSTRUCTION	TYPE I-B SPRINKLERED	TYPE I-B SPRINKLERED	TYPE I-A SPRINKLERED
BUILDING HEIGHT	CODE MAX 65' WITH SPRINKLER MODIFICATION	CODE MAX 65' WITH SPRINKLER MODIFICATION	CODE MAX 65' WITH SPRINKLER MODIFICATION
BUILDING AREA	CODE MAX 14,470 SF	CODE MAX 14,470 SF	CODE MAX 14,470 SF
NUMBER OF STORIES	3 - WITH SPRINKLER MODIFICATION	3 - WITH SPRINKLER MODIFICATION	3 - WITH SPRINKLER MODIFICATION
WORKFORCE HOUSING ANALYSIS			
UNIT TYPE	NO. OF UNITS	MARKET RATE	WORKFORCE UNITS
1 BEDROOM	18	15.67	0
2 BEDROOM	75	16.67	15
3 BEDROOM	4	16.67	2
TOTAL	112		17
LOCATION OF WORKFORCE HOUSING: 4 IN EACH OF 4 TOWNHOUSE BUILDINGS. 16 SPLIT BETWEEN THE 700 AND 800 BUILDING SO THAT NO TWO ARE ADJACENT TO EACH OTHER AND NO MORE THAN 4 UNITS WILL BE ON ANY FLOOR.			

CURRIE SOWARDS AGUILA
architects
Architecture, Planning,
Interiors, &
Sustainable Design
AA26001594
185 4TH AVENUE, SUITE 101
BOCA RATON, FL 33433
TEL: (561) 374-8931 FAX: (561) 343-8284
E: info@curriesowardsaguila.com

PROJECT TITLE
UPTOWN ATLANTIC

DESIGNED FOR:
BOS
PLANNED
CONSTRUCTION
SCL

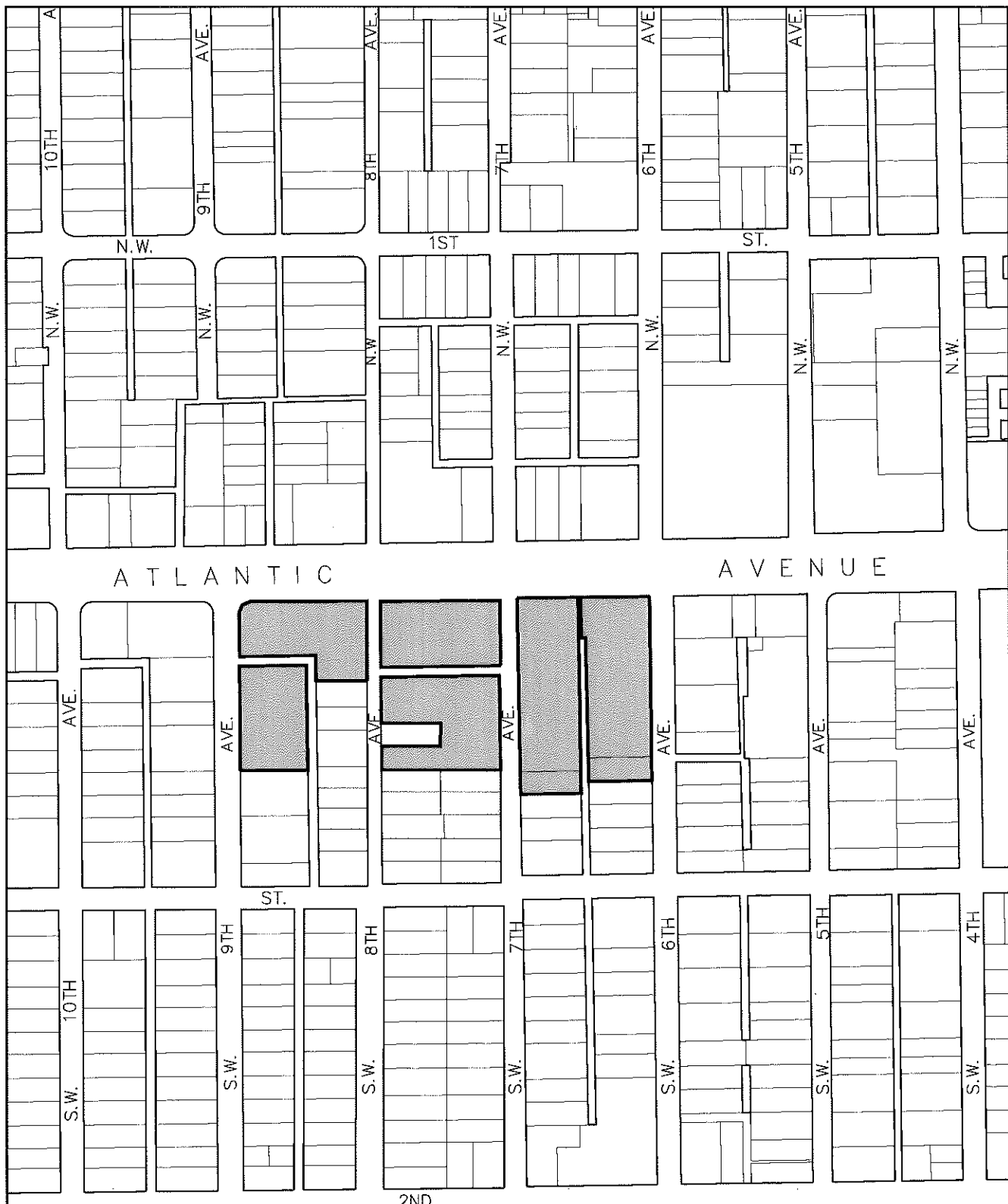
600, 700, 800 BLOCK W.
ATLANTIC AVENUE DELRAY
BEACH, FL

REVISIONS
NO. DESCRIPTION DATE
1. INITIAL CONCEPT 8/20/15
2. PARKING CHG 11/05/15

THESE DRAWINGS ARE PREPARED
PER ESTABLISHED INDUSTRY
STANDARDS AND REPRESENT THE
ARCHITECT AND ENGINEERING DESIGN
CONCEPT. THEY ARE NOT INTENDED
TO PROVIDE EVERY DETAIL OR
CONDITION REQUIRED TO
CONSTRUCT THE BUILDING. THE
CONTRACTOR THROUGH SUBMITTALS
AND OTHER COORDINATION EFFORTS
IS FULLY RESPONSIBLE FOR
PROVIDING A COMPLETE AND
OPERATIONAL BUILDING. WHETHER
INDICATED ON THE PLANS OR NOT.
THEY REMAIN.

DESIGN TITLE
OVERALL SITE PLAN

DATE 10/5/2014 DRAWN BY
11/2/2015 12:10:05
12:10:05
DRAWING NUMBER
A1.01



N

 PLANNING AND ZONING
 DEPARTMENT

SUBJECT PROPERTY



UPTOWN ATLANTIC

LOCATION MAP

Uptown Atlantic

