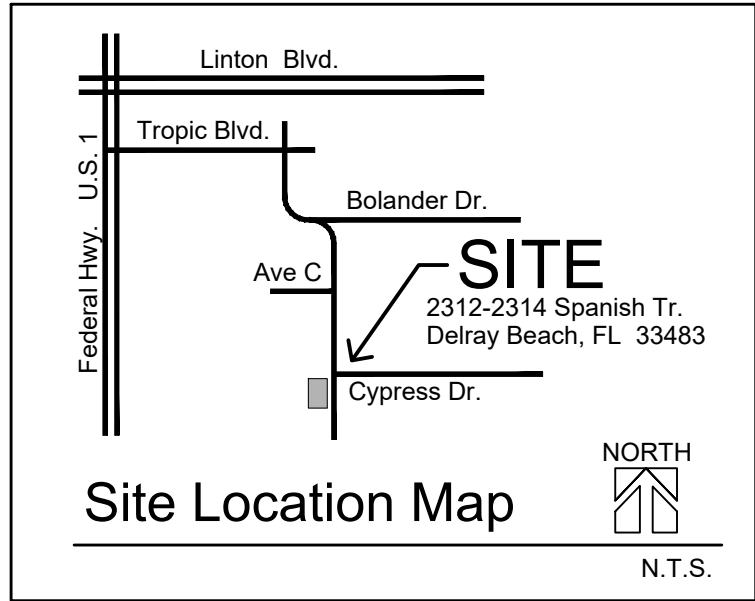
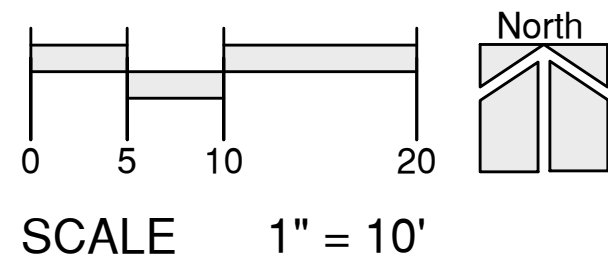




Site Area	12,288 sf	(0.28 ac)	100%
Total Impervious Area	8,988 sf		73.2%
Unit #1 Residence	1,339 sf		
Unit #2 Residence	1,484 sf		
Unit #3 Residence	413 sf		
Driveways & Parking	2,015 sf		
Pool, Patios, Walks, etc.	3,737 sf		
Total Open Space	3,300 sf		26.8%

2 - 2 bedroom & above units @ 2 spaces = 4 spaces
1- efficiency units @ 1 space = 1 space

Guest Spaces
1-20 units @ 0.5 spaces = 2 space

TOTAL REQUIRED SPACES	7 spaces
TOTAL SPACES PROVIDED	7 spaces

1. Existing Zoning - RM
2. Proposed Zoning - Same
3. Existing Land Use - MD (Medium Density Residential)
4. Proposed Land Use - Same
5. Existing Use - Multifamily Residential
6. Proposed Use - Multifamily Residential

LOT 132, "2ND SECTION TROPIC ISLE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 12,288 SQUARE FEET, MORE OR LESS.

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	FRONTAGE (FT.)	MIN. FLOOR AREA	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK NORTH	SIDE INTERIOR SETBACK SOUTH	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)	DENSITY (du/ac)
REQUIRED	8,000 sf	60'/100'	100'	60'	1,000 sf	25'	25'	15'	15'	25'	35'	5-12
PROVIDED	12,288 sf	105'	116.54'	105'	413 sf	28.8'	n.a.	14.7'	15.2'	14.5'	10'	10.71

Type	LDR SECTION	REQUIREMENT	EXISTING	PROPOSED
Variance	4.6.16(H)(3)(a)	5' width	0	2.1' width
Waiver	4.4.3(K)	25'	14.5'	14.5