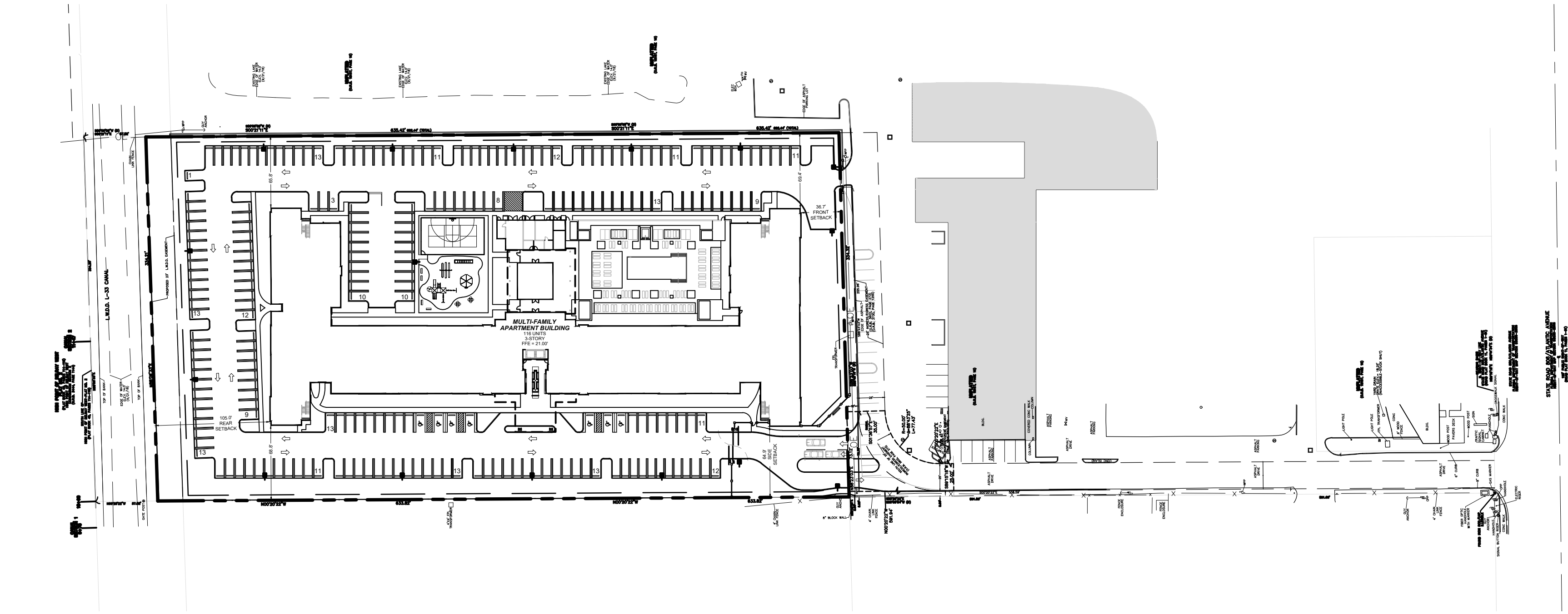
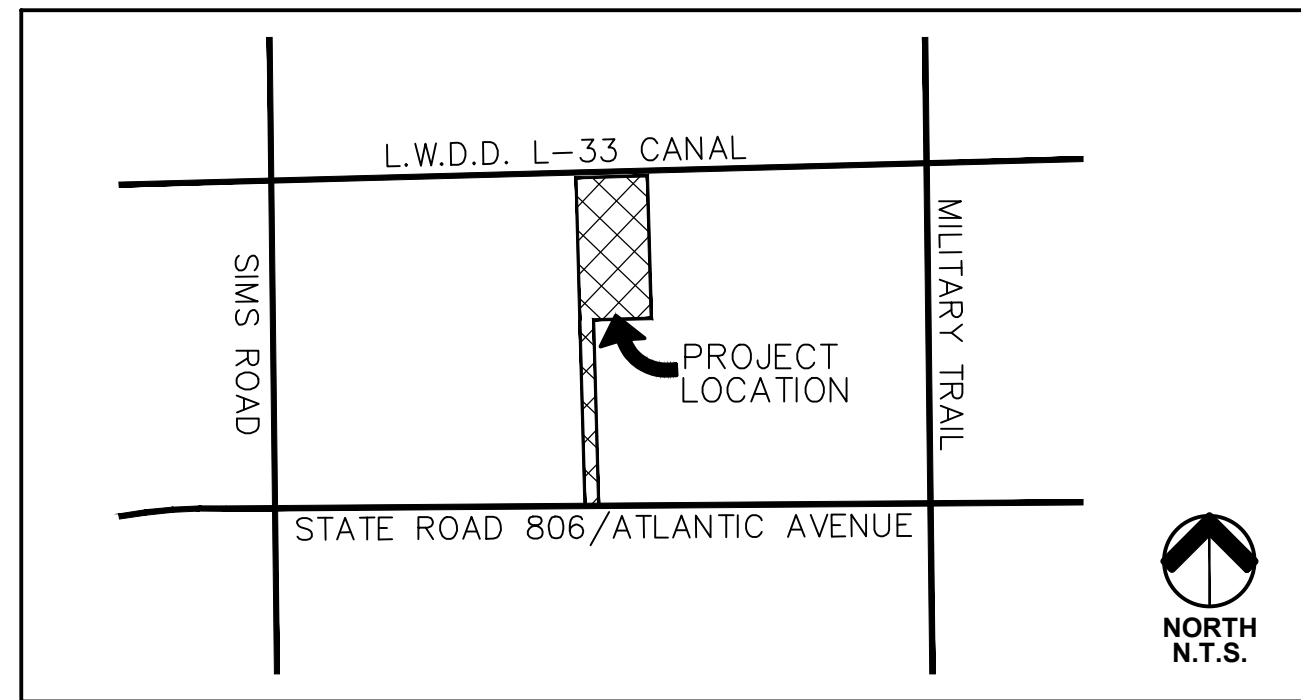




VICINITY MAP

SCALE: 1" = 80'-0"

LOCATION MAP



PARKING CALCULATIONS

Proposed Units	116 Units	Parking Required	231
Efficiency Unit	18 Units	Efficiency Unit @ 1/Unit	18
1 Bedroom	30 Units	1 Bedroom @ 1.5/Unit	45
2 Bedroom	56 Units	2 Bedroom @ 2/Unit	112
3 Bedroom	12 Units	3 Bedroom @ 2/Unit	24
		Guest @	
		0.5/1st 20 Units = 10	32
		0.3/ 21-50 Units = 9	
		0.25/1+ Units = 13	
		Parking Provided	231
		Efficiency Unit	18
		1 Bedroom	45
		2 Bedroom	112
		3 Bedroom	24
		Guest	32

SITE DATA

EXISTING FLUA DESIGNATION
PROPOSED FLUA DESIGNATION - DELRAY
EXISTING ZONING DISTRICT - PBC
PROPOSED ZONING DISTRICT - DELRAY
PCN
PROPOSED USE

HR-8
MEDIUM DENSITY
AR
MED. DENSITY RESIDENTIAL
00-42-46-14-00-000-5190
MULTI-FAMILY APARTMENTS

SITE CALCULATIONS

TOTAL SITE AREA
PERVIOUS AREA
IMPERVIOUS AREA
REQUIRED COMMON AREA OPEN SPACE @ 15%
REQUIRED NON-VEHICULAR O.S. @ 25%
PROVIDED NON-VEHICULAR O.S.
NUMBER OF DWELLING UNITS
RM DISTRICT DENSITY
THE FLO DELRAY OVERLAY DENSITY

(212,066 S.F.) 4.87 AC.
62,298 S.F. / 1.43 AC. = 29.4%
149,768 S.F. / 3.44 AC. = 70.6%
31,810 S.F. / 7.3 AC.
62,298 S.F. / 29.4%
53,017 S.F. / 1.22 AC. = 25.0%
54,969 S.F. / 1.26 AC. = 25.9%
116 UNITS
UP TO 24 / AC.
6-12 DU/AC.

PROVIDED PARKING BY TYPE
TOTAL PROVIDED PARKING
STANDARD SPACES
COMPACT SPACES
REQUIRED ACCESSIBLE PARKING
PROVIDED ACCESSIBLE PARKING
REQUIRED LOADING
PROVIDED LOADING (18.0' x 17.5')

204 SP.
27 SP.
7 SP.
7 SP.
0 SP.
1 SP.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT: Med. Density Residential	MINIMUM LOT DIMENSIONS				SETBACKS		
	SIZE	WIDTH	DEPTH	COVERAGE	FRONT**	SIDE**	REAR**
REQUIRED	8,000 S.F.	60'	100'	40%	25'/30'	15'/30'	25'/30'
PROVIDED	212,066 S.F.	334.32'	692.44'	22.2%	36.7'/36.7'	64.9'/64.9'	105.0'/105.0'

** MEASURED TO 1ST & 2ND FLOOR / MEASURED TO 3RD FLOOR
BUILDING HEIGHT - REQUIRED
BUILDING HEIGHT - PROVIDED
BUILDING COVERAGE (47,111 S.F.)
CANOPIES FOR WEATHER PROTECTION

MAXIMUM 35'
35'
22.2%
4,664 S.F.

DEVELOPMENT TEAM

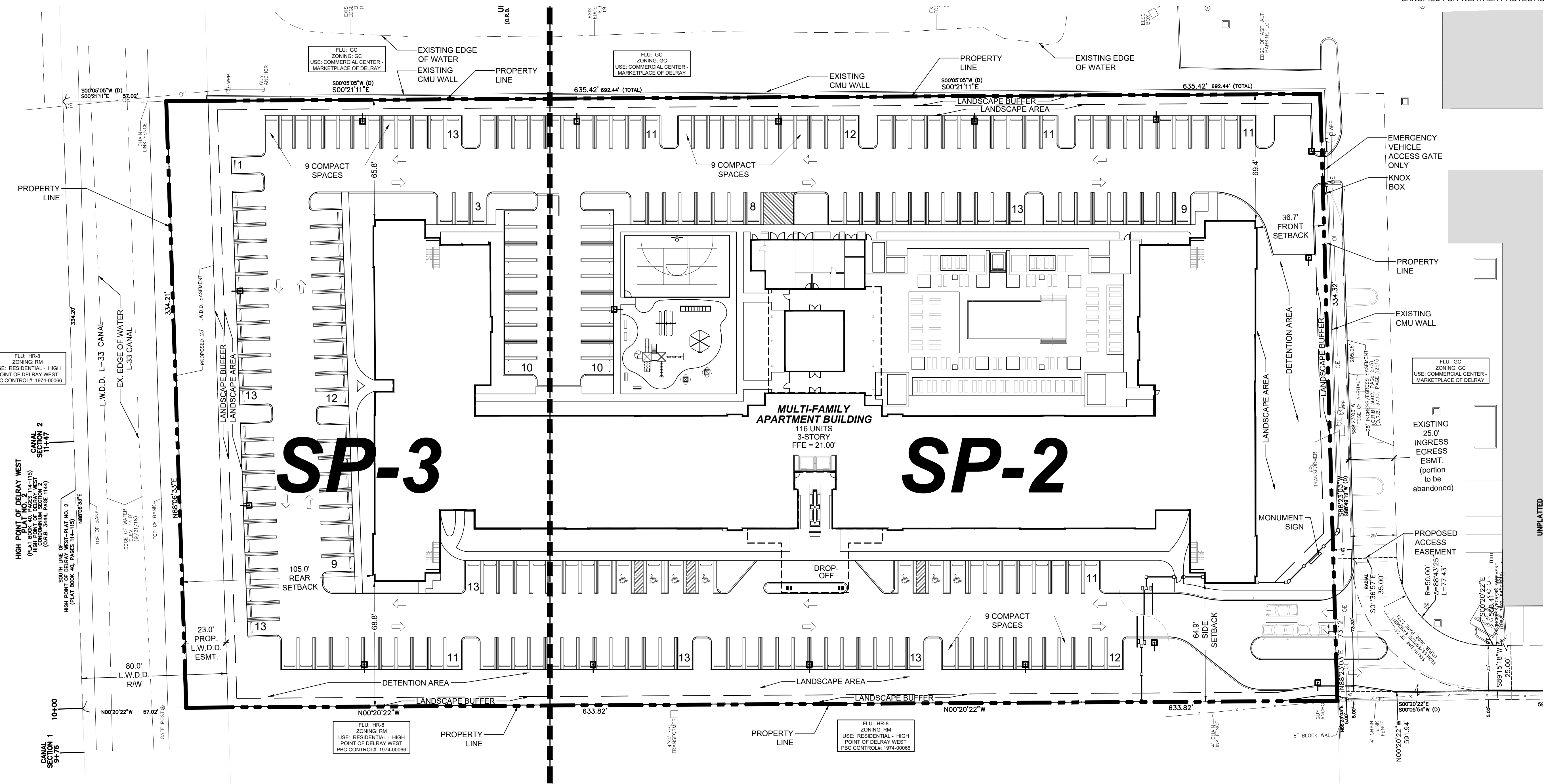
OWNER / APPLICANT:
ALICE CLAYTON, LLC
120 SOUTH OLIVE AVENUE, SUITE 504
WEST PALM BEACH, FL 33401

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

ARCHITECT:
CURRIE SOWARDS AGUILA ARCHITECTS
185 N.E. 4TH AVENUE
DELRAY BEACH, FL 33483
(561) 276-4951

SURVEYOR:
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991

CIVIL ENGINEER:
WANTMAN GROUP, INC.
2035 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 687-2220



SITE PLAN

SCALE: 1" = 30'-0"

Urban
design
studio

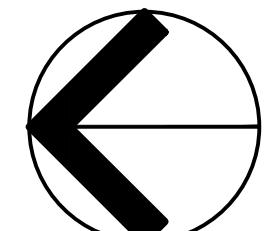
Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfloor.com
#LA0001739

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The FLO Delray

Delray Beach, Florida
Conceptual Site Plan



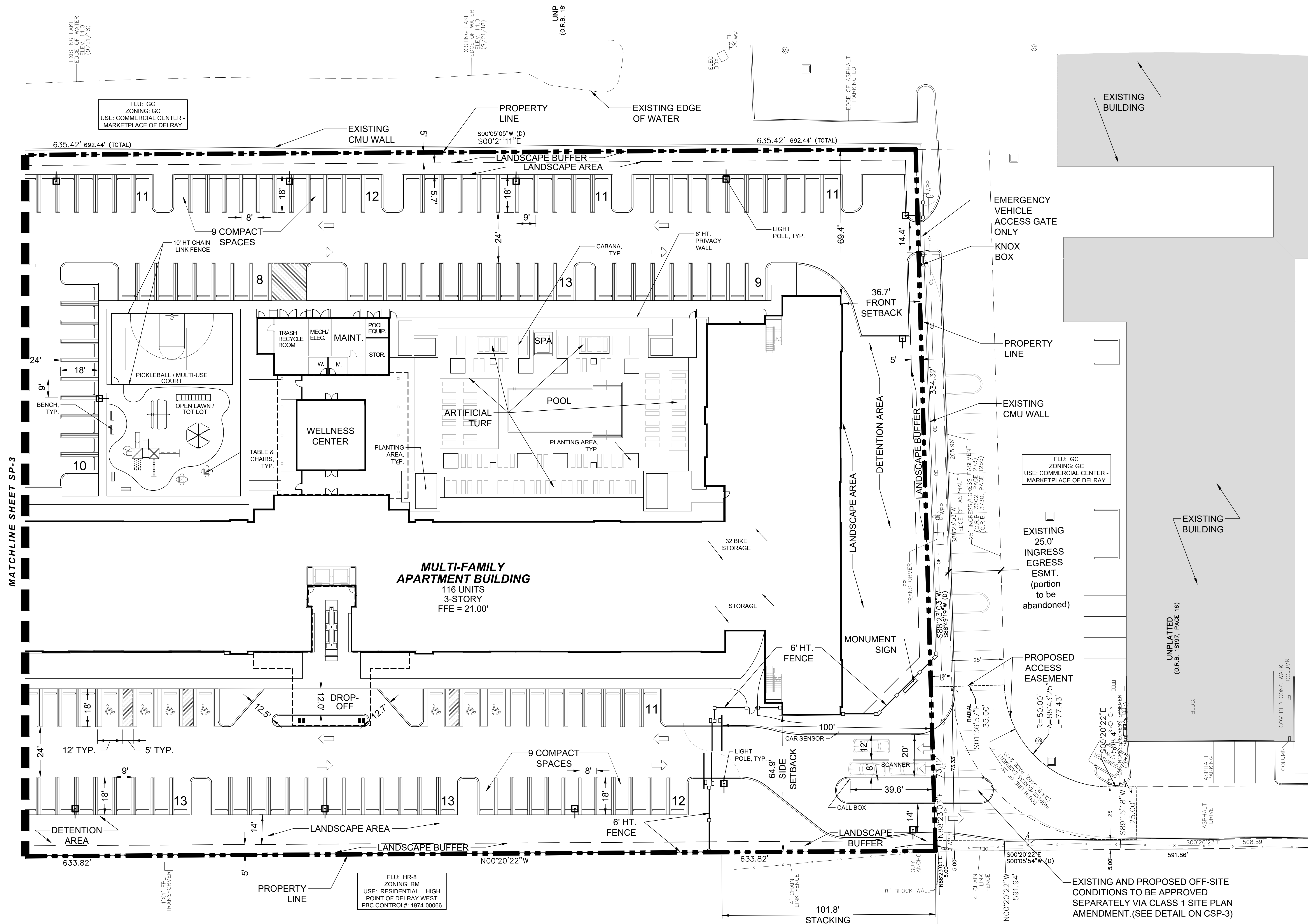
NORTH

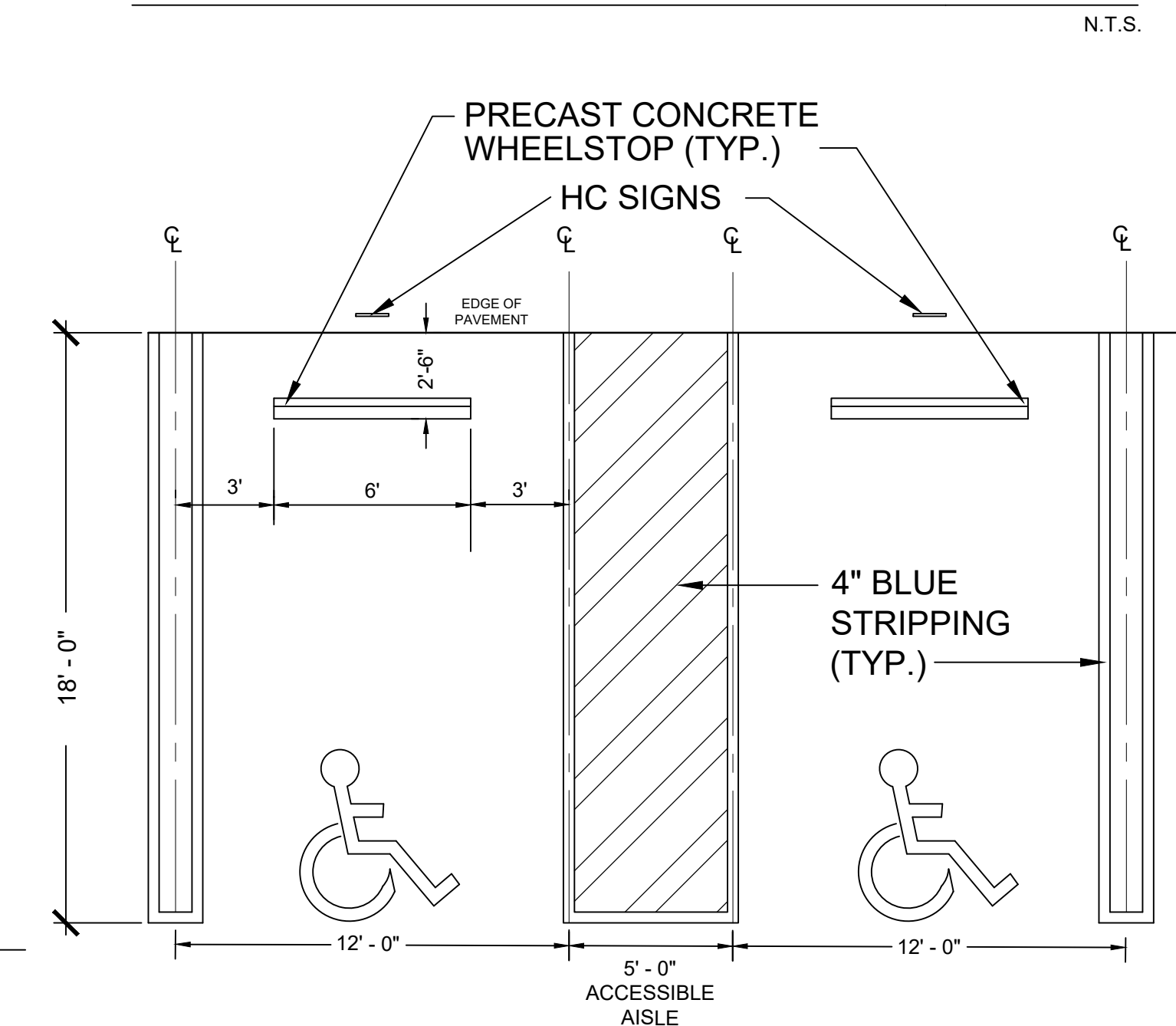
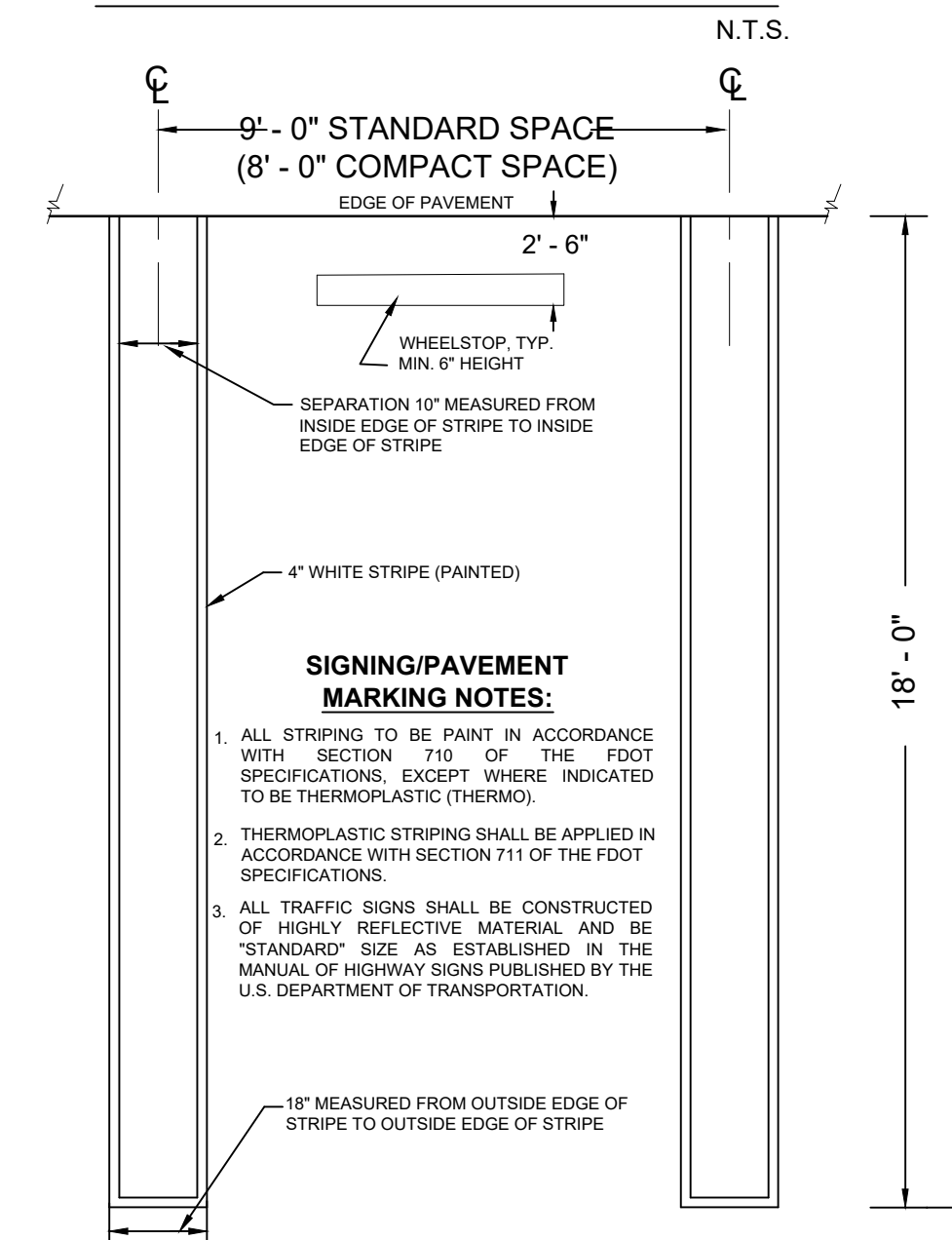
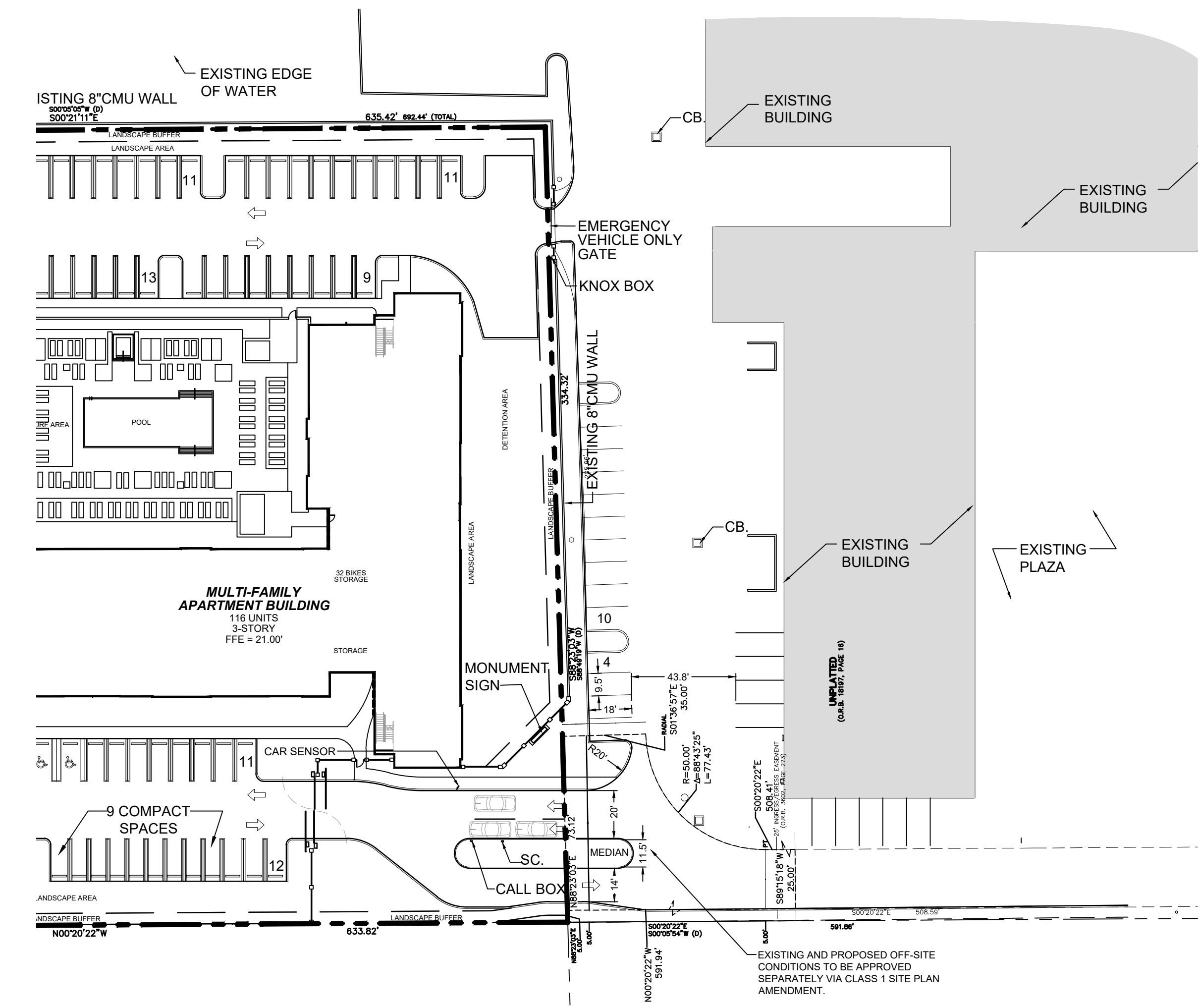
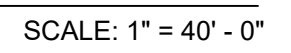
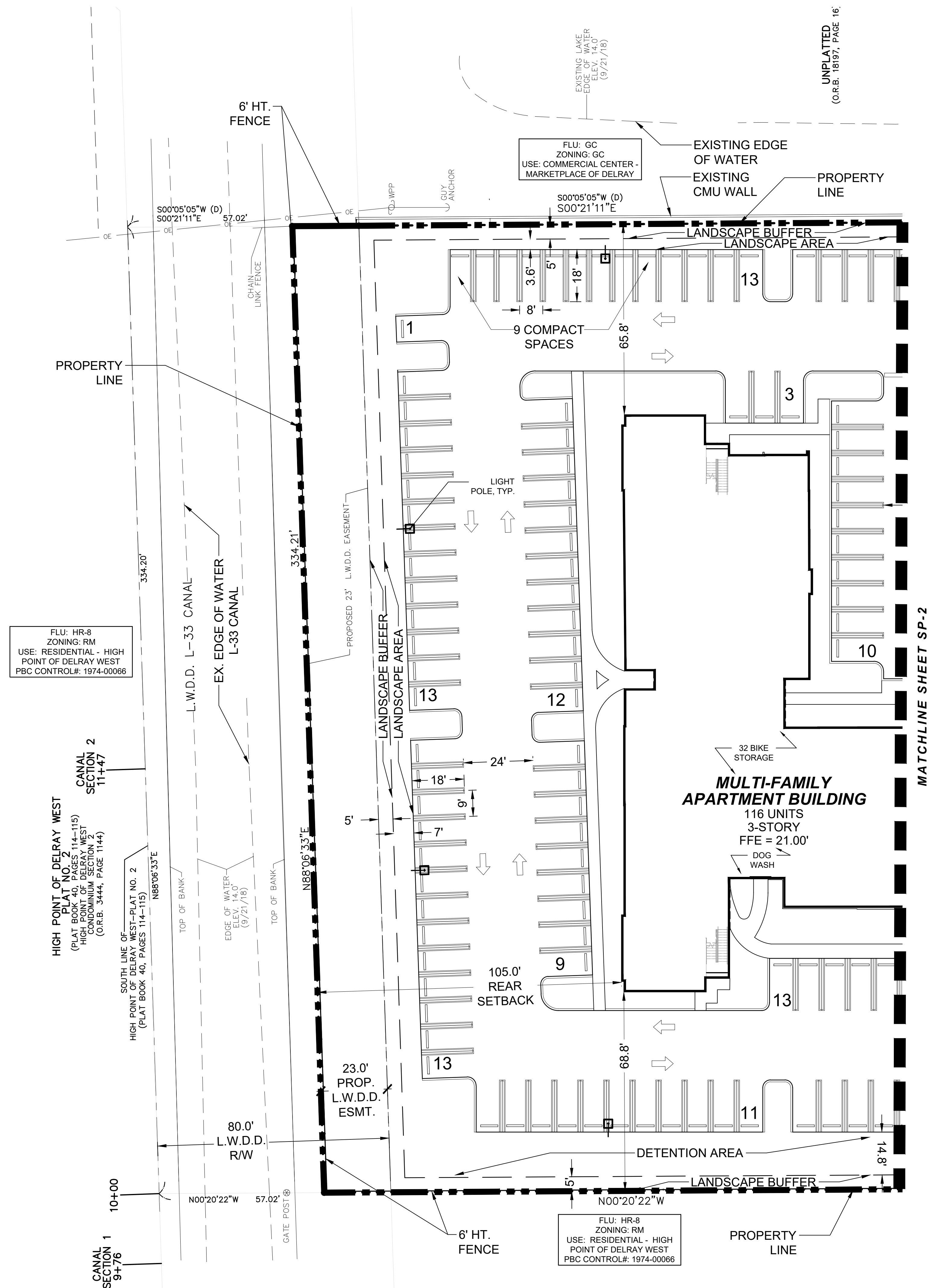
0 15' 30' 60'
Scale: 1" = 30'-0"

Date: Feb. 24, 2023
Project No.: 21-015.001
Designed By: HLC
Drawn By: HLC
Checked By: SM

Revision Dates:
05.10.23 DELRAY BEACH SUBMITTAL

CSP-1
of 3





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design
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Land Planning
Landscape Architecture**

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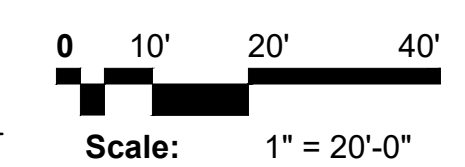
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The FLO Delay

Delray Beach, Florida

Conceptual Site Plan - North Portion

A circular compass rose with a horizontal line. A thick black arrow points from the center towards the top-left, indicating North. Below the circle, the word "NORTH" is written in bold, black, uppercase letters.



Date:	Feb. 24, 2023
Project No.:	21-015.001
Designed By:	HLC
Drawn By:	HLC
Checked By:	SM

Revision Dates:
05.10.23 DELRAY BEACH SUBMITTAL

CSP-3
of 3