

9. See Architectural Plans, Elevations, and Stacking Plans for

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.

10. Parallel parking spaces shall double as loading spaces.

building heights and dimensions.

2. Proposed Land Use - Same

5. Existing Use - Retail, office, vacant

4. Proposed Zoning - Same

3. Existing Zoning - CBD (Central Business District)

6. Proposed Use - Retail, office, multi-family residential

7. All new utilites shall be placed underground

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

Site Tabulations

ROSS SITE AREA	401,750 sf	9.22 ac	100%	
SE	s.f.	RESIDEN'	TIAL DENSITY	Dwelling Un
etail estaurant iffice	37,642 s.f. 37,991 s.f. 83,462 s.f.		a @ *40 d.u./acre a @ **0 d.u./acre ling units permitted	= 343 d = 0 d = 343 d
esidential otal	371,587 s.f. 530,682 s.f.	*Density in	of conditonal u	
ECIDENTIAL LINIT	MIY	NOTES:		

RESIDENTIAL UNIT MIX NOTES: Efficiency 1 Bedroom 2 Bedrooms 3 Bedrooms

· Efficiencies are calculated as 1 bedroom units to establish the required workforce units. No efficiencies are utilized in satisfying the workforce requirement.

S.E. 1st Street

SITE LOCATION MAP

WORKFORCE HOUSING DATA

* Includes 6 Townhome units

- 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

Unit Distribution by Floor

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

*Fifth Floor - 33

- 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

Workforce Distribution

*One Bedroom * No efficiencies are utilized as workforce units Two Bedroom - 33 dwelling units x 20% = 7 workforce units Three Bedroom

- Total workforce units required = 18+7 = 25 d.u. Total workforce

* - Building heights per Conditional Use request

*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'*

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 E COVERAGE %	PERIMETER SETBACK	MAXIMUM BUILDING HEIGHT (FT)	
REQUIRED	0	0	0	0	25% Open Space	10'	48'	
PROVIDED	27 431 sf	175'	156'	175' 1	12 936/27 431sf = 47%	13'	0'	

Shared Parking Calculations Table

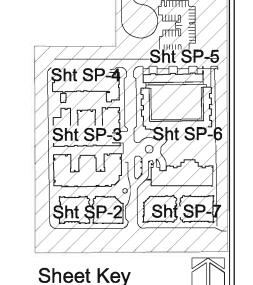
		Weekday							Weekend			
		N	light	Day		Evening		Day		Evening		
Use	Required	Midnigl	nt to 6AM	9 AM	to 4 PM	6 PM to	Midnight	9 AM	to 4 PM	6 PM to	Midnight	
Residential	267.60	100%	267.60	60%	160.56	90%	240.84	80%	214.08	90%	240.84	
Office	278.207	5%	13.91035	100%	278.207	10%	27.8207	10%	27.8207	5%	13.91035	
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	
	0	100%	0	100%	0	100%	0	100%	0	100%	0	
TOTALS	1252		654		990		963		834		920	

Total parking REQUIRED Total parking PROVIDED

Total Parking Provided on 7th Ave. - 11 Spaces Total Parking Provided in Garages and NE 1st Lot - 1078 Spaces Total Handicap Accessible Spaces Provided -22 spaces

Conditions of Approval

- 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. 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
- 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.
- 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.
- 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.



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Plan Site ntic

06-25-13 Scale As Noted PN# c12103

PREPARED BY Steven E. Tate, RLA Landscape Architect #967 State of Florida - for the firm -DATE 10-29-13

Drawing No. 1 OF 7