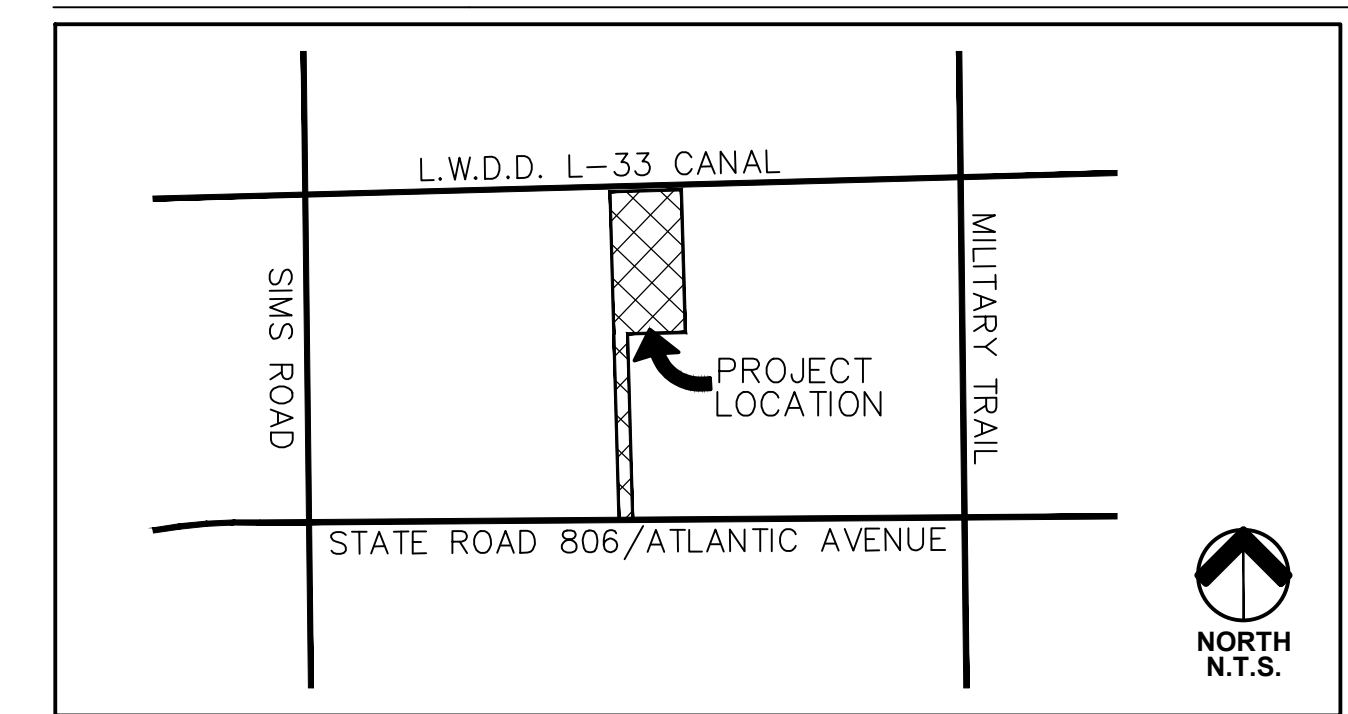


LOCATION MAP



SITE DATA

EXISTING FLUA DESIGNATION HR-8
PROPOSED FLUA DESIGNATION - DELRAY MEDIUM DENSITY
EXISTING ZONING DISTRICT - PBC AR
PROPOSED ZONING DISTRICT - DELRAY MED. DENSITY RESIDENTIAL
PCN 00-42-46-14-00-000-5190
PROPOSED USE MULTI-FAMILY APARTMENTS

SITE CALCULATIONS

TOTAL SITE AREA (212,066 S.F.) 4.87 AC.
PERVIOUS AREA 62,298 S.F. / 1.43 AC. = 29.4%
IMPERVIOUS AREA 149,768 S.F. / 3.44 AC. = 70.6%
REQUIRED COMMON AREA OPEN SPACE @ 15% 31,810 S.F. / 7.3 AC.
PROVIDED COMMON AREA OPEN SPACE 62,298 S.F. / 29.4%
REQUIRED NON-VEHICULAR O.S. @ 25% 53,017 S.F. / 1.22 AC. = 25.0%
PROVIDED NON-VEHICULAR O.S. 54,969 S.F. / 1.26 AC. = 25.9%
NUMBER OF DWELLING UNITS 116 UNITS
RM DISTRICT DENSITY UP TO 24 / AC.
THE FLO DELRAY OVERLAY DENSITY 6-12 DU/AC.

PROVIDED PARKING BY TYPE

TOTAL PROVIDED PARKING 231 SP.
STANDARD SPACES 204 SP.
COMPACT SPACES 27 SP.
REQUIRED ACCESSIBLE PARKING 7 SP.
PROVIDED ACCESSIBLE PARKING 7 SP.
REQUIRED LOADING 0 SP.
PROVIDED LOADING (18.0' x 17.5') 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 MAXIMUM 35'
BUILDING HEIGHT - PROVIDED 35'
BUILDING COVERAGE (47,111 S.F.) 22.2%
CANOPIES FOR WEATHER PROTECTION 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

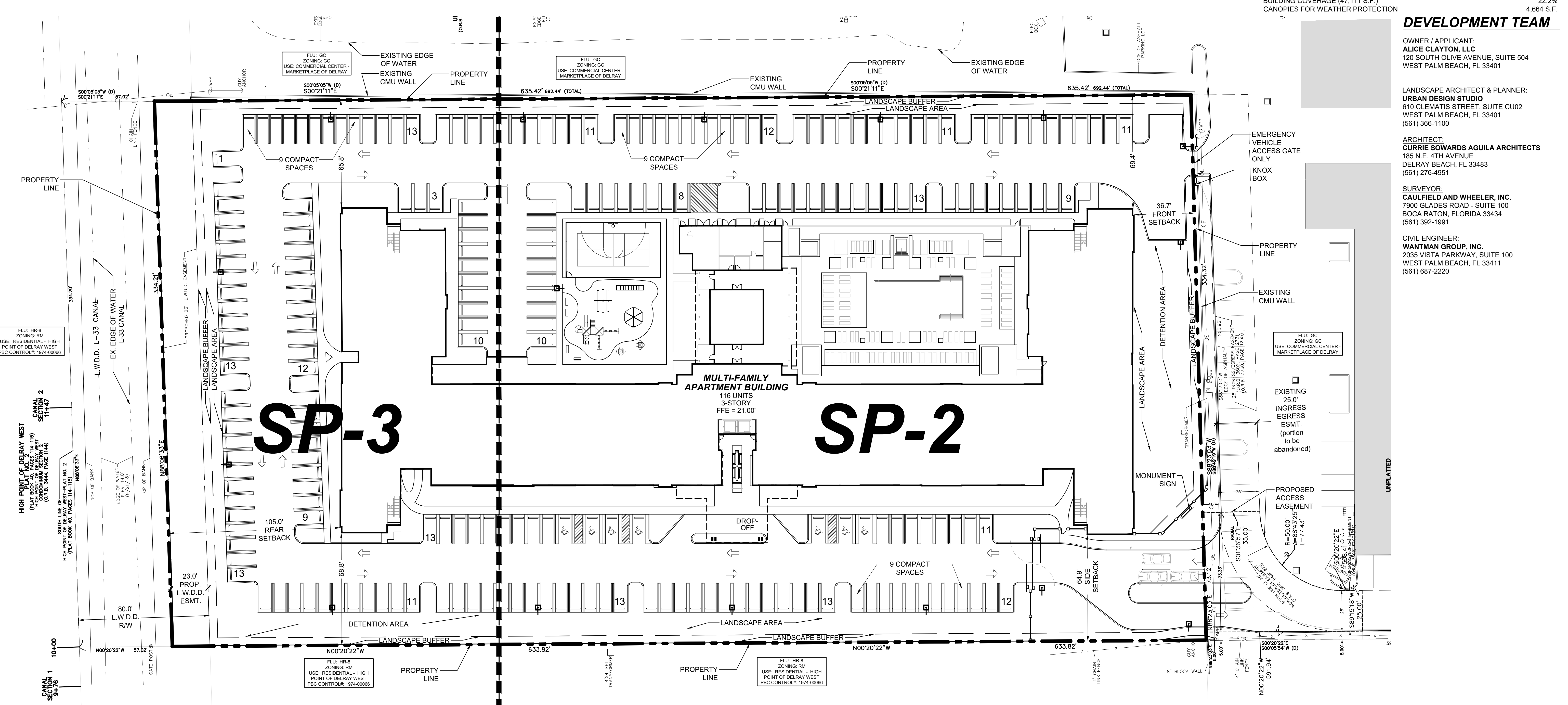
ARCHITECT:
CURRIE SOWARDS AGUILA ARCHITECTS
185 N.E. 4TH AVENUE
DELRAY BEACH, FL 33483
(561) 276-4951

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

VICINITY MAP

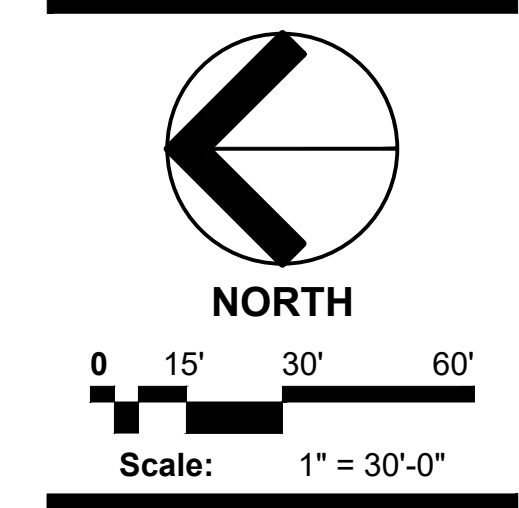
SCALE: 1" = 80'-0"



SITE PLAN

SCALE: 1" = 30'-0"

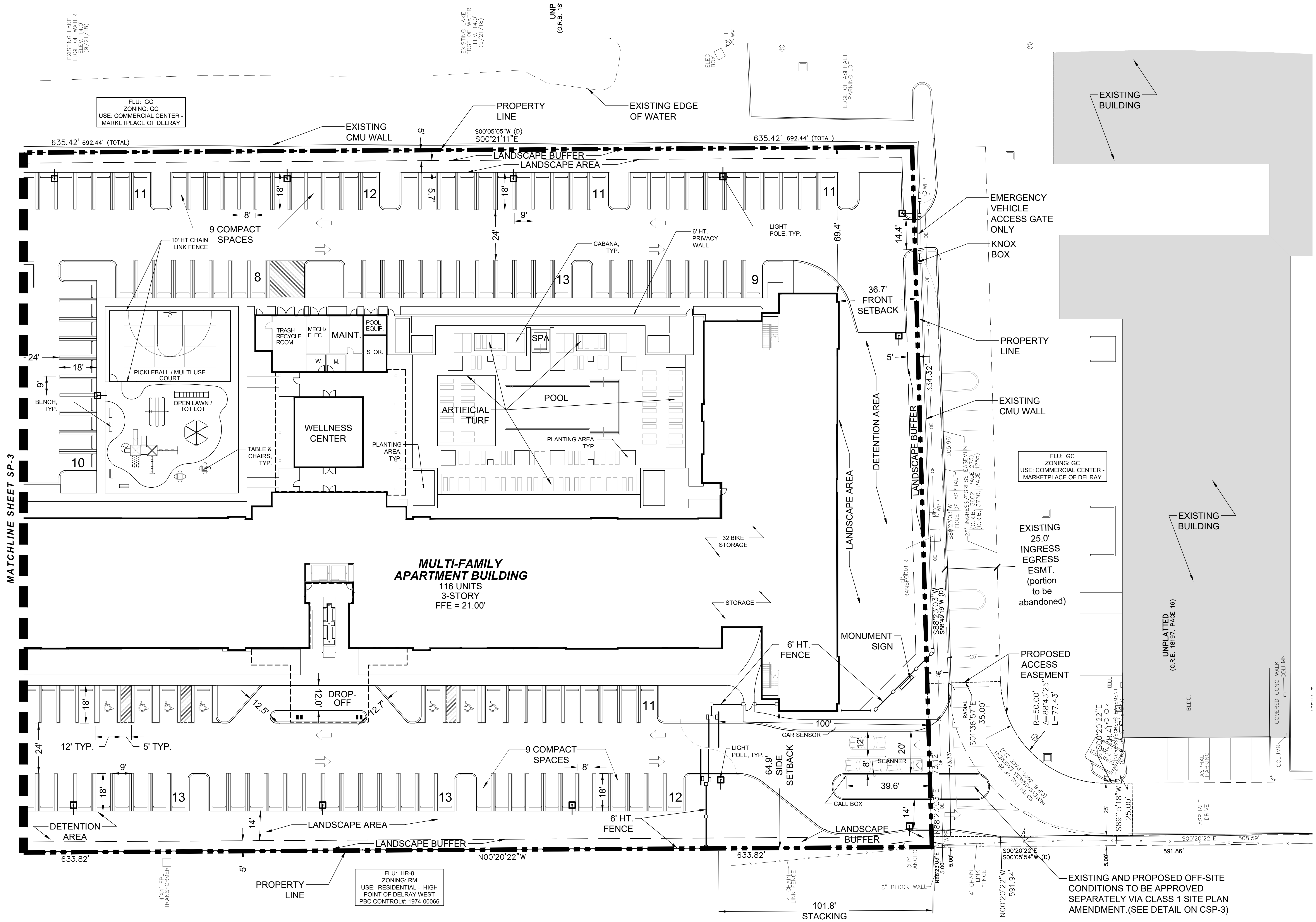
The FLO Delray
Delray Beach, Florida
Conceptual Site Plan



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

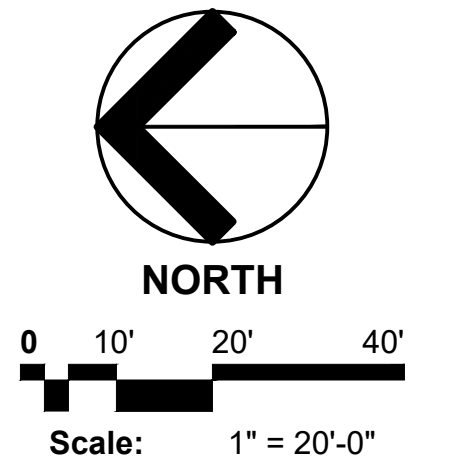
CSP-1
of 3



MATCHLINE SHEET SP-3

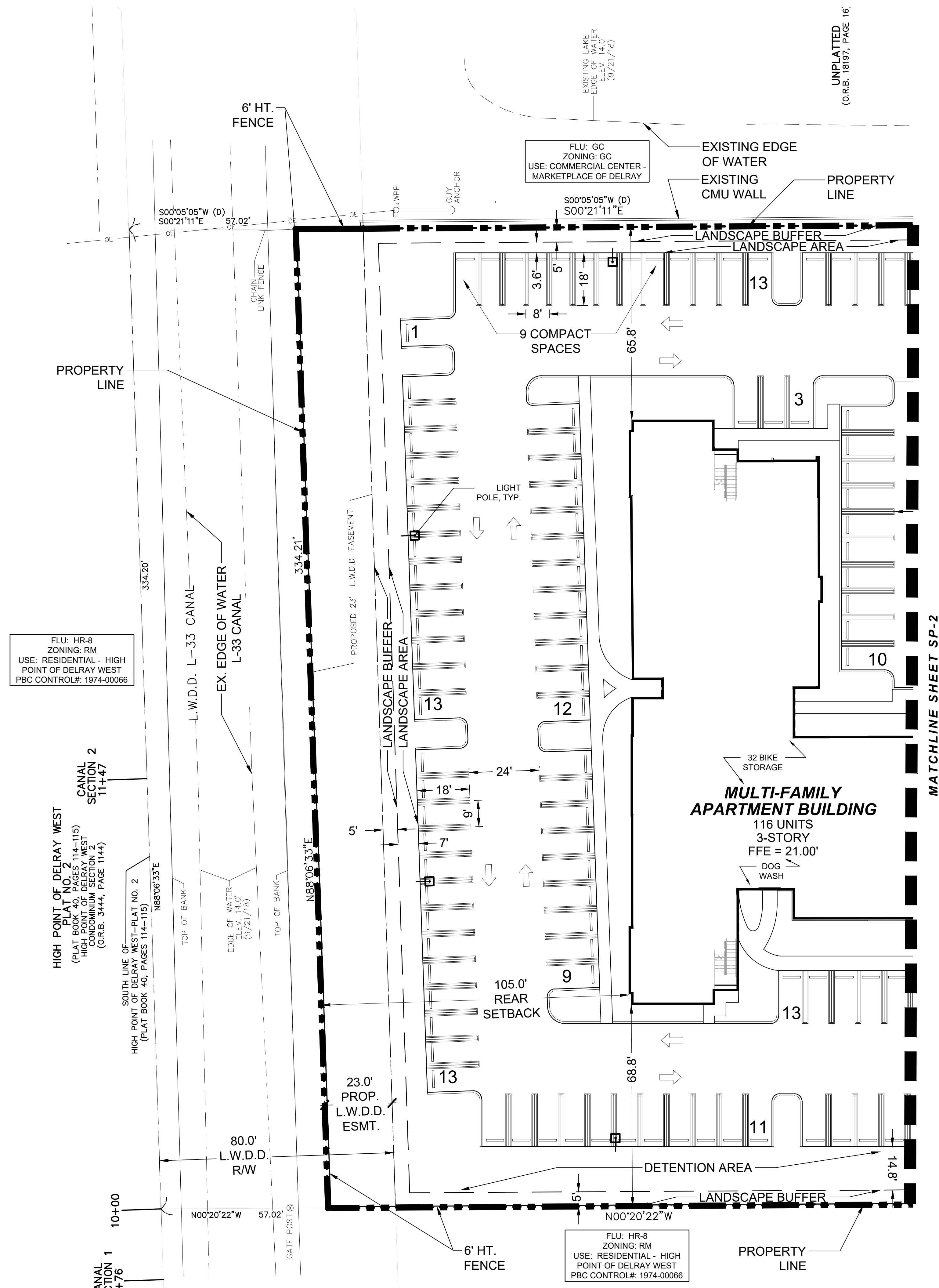
The FLO Delray

Delray Beach, Florida
Conceptual Site Plan - South Portion



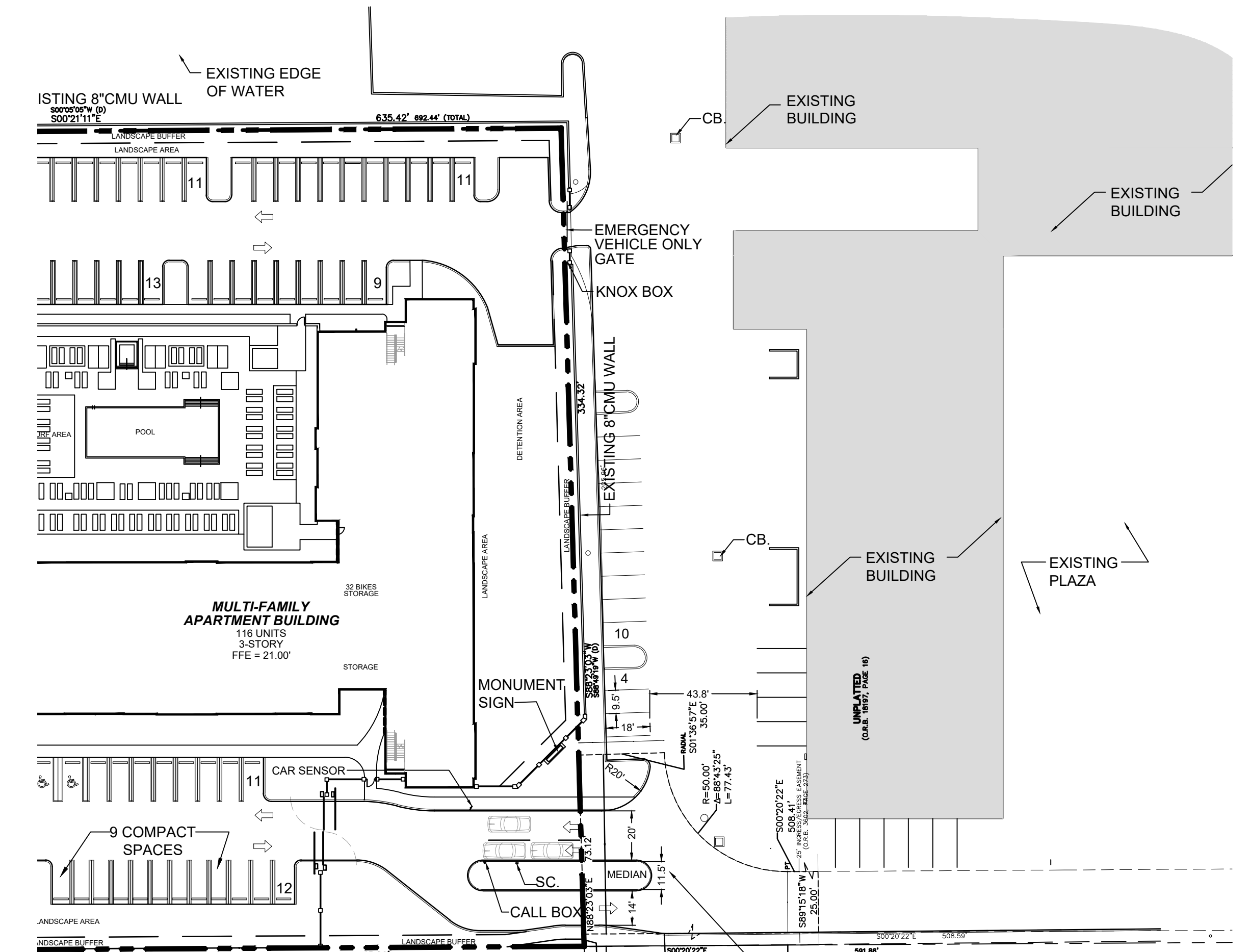
Date: Feb. 24, 2023
Project No.: 21-015.001
Designed By: HLC
Drawn By: HLC
Checked By: SM

Revision Dates:
05.10.23 DELRAY BEACH SUBMITTAL

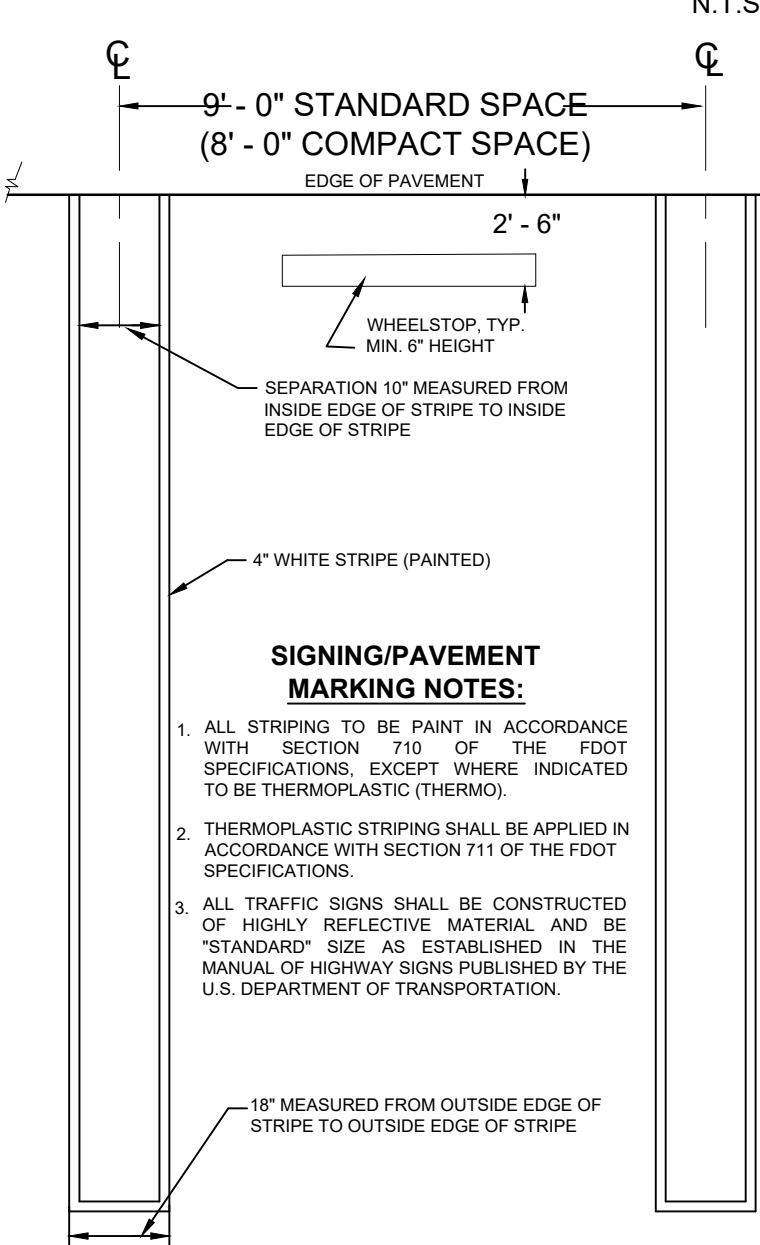


CONFIGURATION OF OFF-SITE IMPROVEMENTS

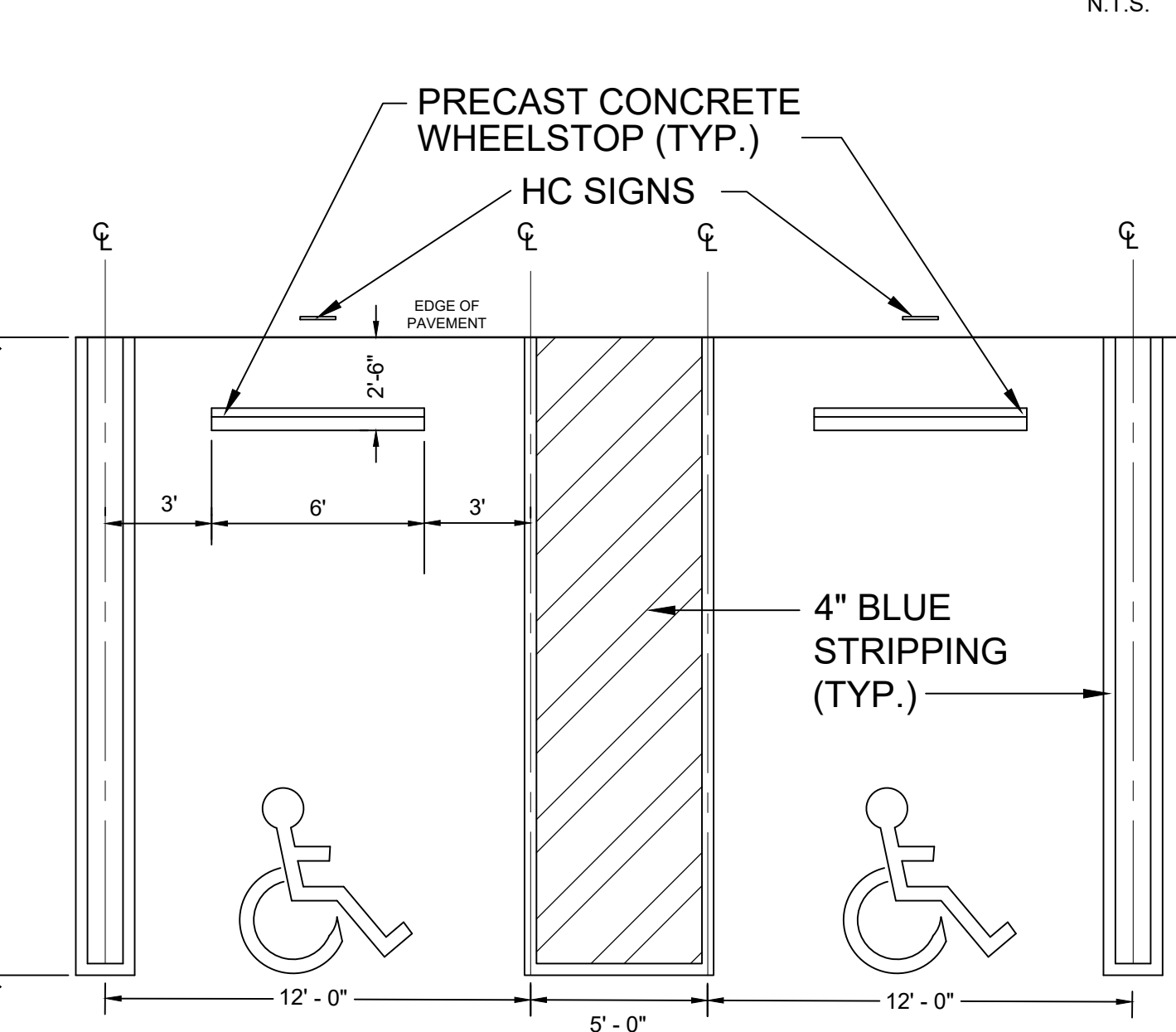
SCALE: 1" = 40' - 0"



TYPICAL PARKING DETAIL



TYPICAL ACCESSIBLE PARKING DETAIL



**Urban Design
Land Planning
Landscape Architecture**

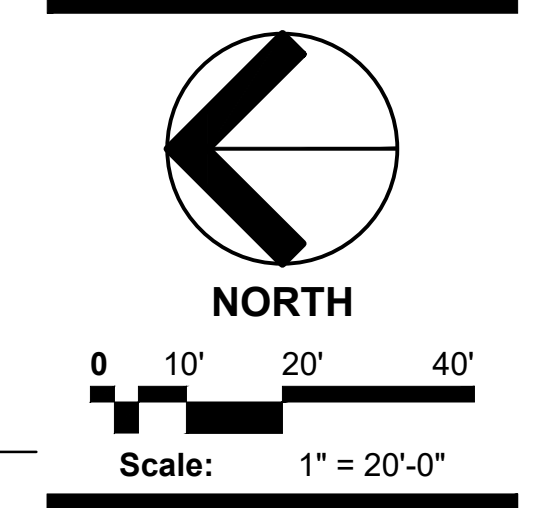
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfirma.com
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The FLO Delray

Delray Beach, Florida
Conceptual Site Plan - North Portion

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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