

RESOLUTION NO. 109-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST FOR A CONDITIONAL USE MODIFICATION PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, AND THE COMPREHENSIVE PLAN, TO AUTHORIZE A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT (KNOWN AS "VILLAGE SQUARE HOMES") TO INCREASE A PREVIOUSLY APPROVED DENSITY WITHIN THE CARVER ESTATES OVERLAY DISTRICT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Kimley Horn ("Agent") on behalf of Delray Beach Housing Authority ("Applicant/Property Owner") submitted a Conditional Use application (2019-126-USE-PZB) for a modification of an approved conditional use for a development known as Village Square Homes whose boundaries are fully described in Plat Book 118, Page 122 of the Public Records of Palm Beach County, Florida, and as more particularly described in Exhibit "A"; and

WHEREAS, a conditional use was approved on August 2, 2011, to allow a density of 13.9 dwelling units/acre (du/ac) on 18.18 acres within the Carver Estates Overlay District in accordance with the City's Land Development Regulations (LDRs) Section 4.7 Family/Workforce Housing; and

WHEREAS, a concurrent Class V Site Plan was approved by the Site Plan Review and Appearance Board on June 13, 2012, for a three phase development consisting of 253 residential units, with 228 units designated as workforce housing units within Phases I and II and 25 market rate residential units within Phase III; and

WHEREAS, Phase I and Phase II have been completed and a Class IV site plan modification has been submitted to develop 54 townhome units in accordance with the City's, LDRs Section 4.7 Family Workforce Housing within Phase III, thereby increasing the density of the development; and

WHEREAS, LDR Section 2.4.5(E)(5), *Establishment of a Conditional Use*, establishes the findings that in addition to provisions of Chapter 3 of the LDRs, the City Commission must make findings that establishing the conditional use will not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located; nor hinder development or redevelopment of nearby properties; and

WHEREAS, LDRs Section 4.4.6(H), *Special Regulations*, establishes that a density may exceed the base of six units per acre only after the approving body makes a finding that the project has substantially complied the performance standards at listed in Section 4.4.6(I) and in no event shall a developments density exceed 12 units per acres, except within the Carver Estates Overlay as allowed by LDRs Section 4.4.6(D)(10); and

WHEREAS, the Conditional Use modification (2019-126-USE-PZB) was presented to the Planning and Zoning Board (PZB) at a public hearing conducted April 15, 2019, and the PZB recommended for approval 5-0; and

WHEREAS, the Conditional Use modification (2019-126-USE-PZB) was presented to the City Commission at a quasi-judicial hearing conducted on May 21, 2019; and

WHEREAS, the City Commission has reviewed the Conditional Use modification for Village Square Homes and has considered the respective findings for each as set forth in the Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the forgoing recitals are hereby incorporated herein by this reference and are approved and adopted.

Section 2. The City Commission makes positive findings for granting approval of the Conditional Use to authorize the increase in density to 15.5 du/ac for Village Square Homes, incorporated herein as Exhibit "B", pursuant to Chapter 3 and LDR Sections 2.4.5(E)(5), 4.4.6(I), ), and Article 4.7, subject to the following conditions:

- a. Any restricted units are priced and/or rented at workforce housing levels and shall state that those units shall be sold to the eligible income group in accordance with LDR Article 4.7 Family/Workforce Housing in effect at the date of this resolution.
- b. Coordination with the City's Neighborhood & Community Services Department is required on buyer eligibility, housing prices, as well as any applicable requirement to record a covenant or to enforce resale restrictions.
- c. Prior to site plan approval, the site plans shall show traffic calming devices such as speed humps or raised paver cross-walks within the rear alley spaced to deter high speeds.
- d. Prior to site plan approval, a note will be added to the Phase III site plan modification noting that 34 workforce housing units must comply with the regulations of Section 4.7 and remain affordable for a period of no less than 40 years.
- e. Common areas must have a maintenance entity.
- f. One parking space in the two-car garage must be maintained for vehicular parking.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
M A Y O R

ATTEST:

\_\_\_\_\_  
Katerri Johnson, City Clerk

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

**Exhibit "A"**  
**Village Square Homes Legal Description**



This is Not a Certified copy

THIS INSTRUMENT WAS PREPARED BY  
DAVID & LINDSEY, P.A.  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7800 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
AUGUST - 2013

## VILLAGE SQUARE AT DELRAY BEACH

A REPLAT OF TRACT "B", A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD  
PLAT BOOK 83, PAGE 93  
AND  
A REPLAT OF A PORTION OF  
LOT 19 AND LOT 27,  
A SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PLAT BOOK 1, PAGE 4 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

123

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2014, AND ONLY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_  
SHARON R. BOOK  
CLERK AND CONTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 6

### MORTGAGEES CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2689, AT PAGE 1876 AS ASSIGNED OFFICIAL RECORD 2984, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS MANAGER THIS 31<sup>st</sup> DAY OF April, 2014.

WITNESS: [Signature]  
NAME: DEBRA KROGHAN  
WITNESS: [Signature]  
NAME: CHRISTINA BOWMAN

IMPACT C.I.L. LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature]  
NAME: CHRIS P. SHERIFF  
TITLE: PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MUSC, C. SHERIFF WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IMPACT C.I.L. LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HE HEREBY ACKNOWLEDGES TO ME BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>st</sup> DAY OF April, 2014.

MY COMMISSION EXPIRES: August 1, 2017

COMMISSION NUMBER: 20131123

[Signature]  
NOTARY PUBLIC  
CHRISTOPHER E. BENJAMIN  
PRINT NAME



MORTGAGEE



MORTGAGEE  
NOTARY



This is not a certified copy

# VILLAGE SQUARE AT DELRAY BEACH

A REPLAT OF TRACT "B", A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD  
PLAT BOOK 93, PAGE 93

AND  
A REPLAT OF A PORTION OF  
LOT 19 AND LOT 27,

A SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PLAT BOOK 1, PAGE 4 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

## AREA TABULATION

TRACT A-1	AREA	81,184 S.F.
TRACT A-2	AREA	10,177 S.F.
TRACT A-3	AREA	14,207 S.F.
TRACT A-4	AREA	5,288 S.F.
TRACT A-5	AREA	22,116 S.F.
TRACT A-6	AREA	47,275 S.F.
TRACT A-7	AREA	16,473 S.F.
TRACT A-8	AREA	65,932 S.F.
TRACT A-9	AREA	13,680 S.F.
TRACT A-10	AREA	30,074 S.F.
TRACT A-11	AREA	13,680 S.F.
TRACT A-12	AREA	20,088 S.F.
TRACT A-13	AREA	42,648 S.F.
TRACT A-14	AREA	12,201 S.F.
TRACT A-15	AREA	48,881 S.F.

SYMBOL	DESCRIPTION
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.	POINT
O.R.B.	OFFICIAL RECORD BOOK
H.W.	HILLER-NEWMAN AND SHERMETERA
S.F.	SQUARE FEET
L	LENGTH OF CURVE
A	ANGLE OF CURVE
C	CHORD
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
G.U.E.	GENERAL UTILITY EASEMENT
S.F.	SQUARE FEET
M.L.	MATCH LINE
P.B.C.R.	PALM BEACH COUNTY RECORDS

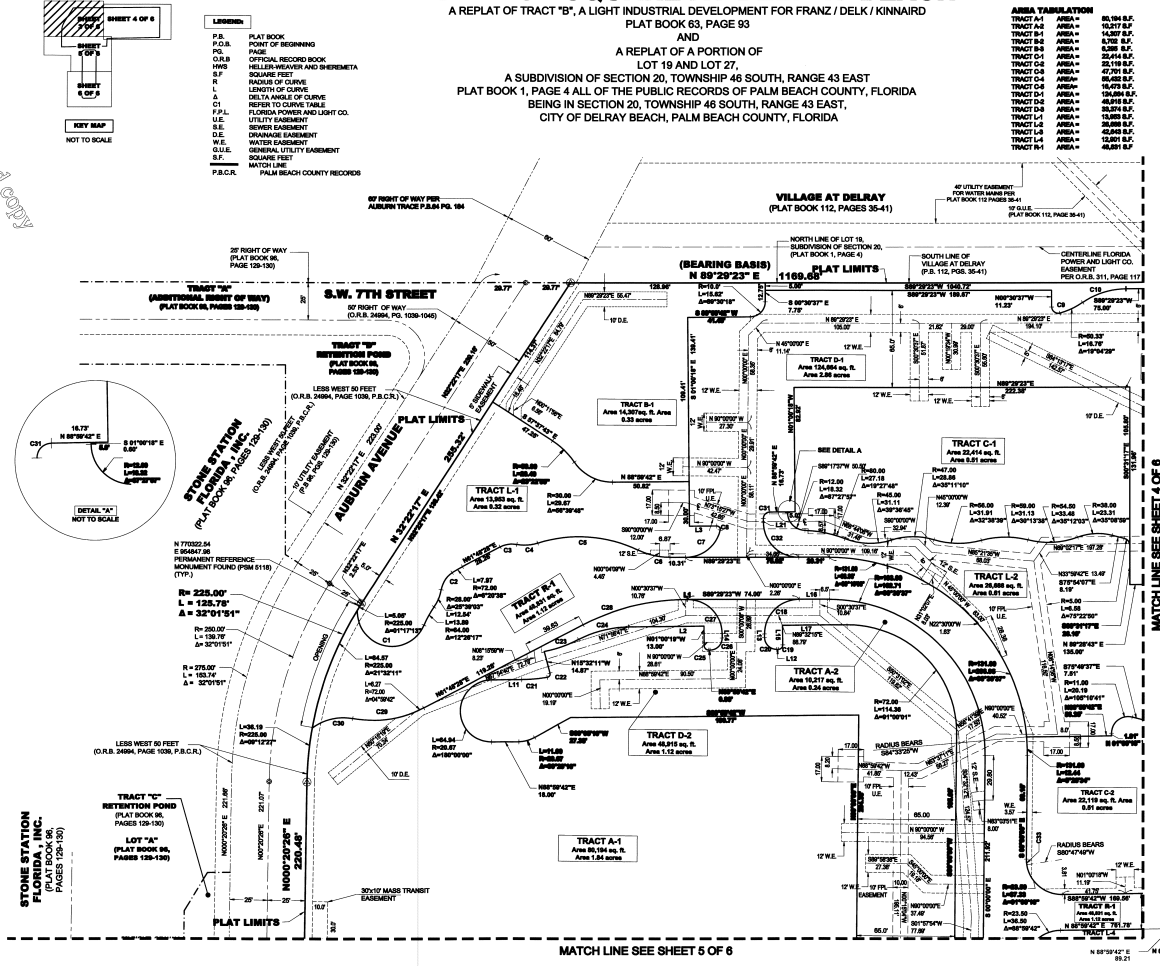
124

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2011 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE \_\_\_\_\_  
SHARON R. BOOK  
CLERK AND COMPTROLLER  
BY \_\_\_\_\_  
DEPUTY CLERK

CURVE	LENGTH	RADIUS	DELTA
C1	84.51	24.00	180°00'00"
C2	13.77	17.00	45°00'00"
C3	11.33	11.00	90°00'00"
C4	13.98	28.00	28°33'04"
C5	88.48	88.00	4°00'00"
C6	21.75	48.00	28°33'04"
C7	31.82	23.00	77°00'00"
C8	4.20	2.33	10°00'00"
C9	7.89	4.33	10°00'00"
C10	30.00	61.77	34°00'00"
C11	4.71	3.00	90°00'00"
C12	17.01	99.33	4°00'00"
C13	3.80	2.33	90°00'00"
C14	34.80	65.00	18°00'00"
C15	4.71	3.00	90°00'00"
C16	13.71	8.00	91°00'01"
C17	35.83	25.00	90°00'00"
C18	71.61	148.00	27°00'00"
C19	48.85	73.00	38°00'00"
C20	28.46	59.00	48°30'00"
C21	8.80	4.33	90°00'01"
C22	39.73	25.00	90°00'00"
C23	3.77	23.00	90°12'11"

LINE	LENGTH	BEARING
L1	0.34	N89°00'00"E
L2	49.46	N89°00'00"E
L3	18.04	N89°00'00"E
L4	11.23	N89°00'00"E
L5	12.03	S00°00'00"E
L6	11.20	N00°00'00"W
L7	10.75	N00°00'00"W
L8	13.42	S89°00'00"E
L9	15.08	S01°00'00"E
L10	26.05	N89°00'00"E
L11	20.24	N89°00'00"E
L12	1.00	N89°00'00"E
L13	2.38	N01°00'00"W
L14	3.02	N01°00'00"W
L15	13.00	N01°00'00"W
L16	25.16	S89°00'00"E
L17	42.71	N89°00'00"E
L18	14.43	N89°00'00"E
L19	5.83	N89°00'00"E
L20	13.42	S89°00'00"E
L21	2.74	N01°00'00"W

THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
CAULFIELD AND WHEELER, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
AUGUST - 2013



MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 4 OF 6



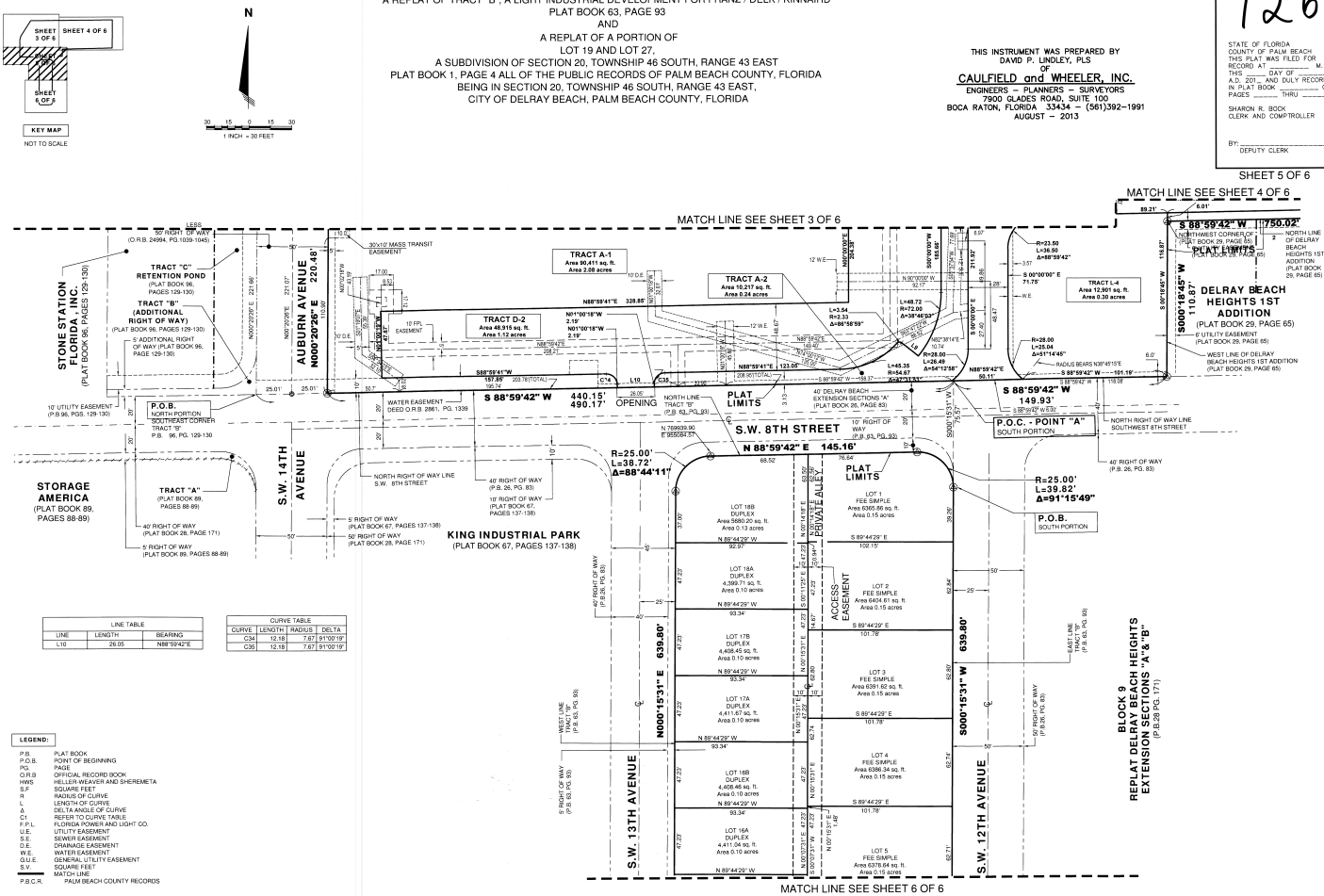
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126  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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RECORD AT DAY OF  
A.D. 2013 AND DULY RECORDED  
IN PLAT BOOK 25, PAGE 65  
THRU ON  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: DEPUTY CLERK



LINE TABLE		
LINE	LENGTH	BEARING
L-10	26.55	N88°59'42"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C-34	12.18	7.87
C-35	12.18	7.87

**LEGEND:**  
P.B. PLAT BOOK  
P.O.B. POINT OF BEGINNING  
P.S. PAGE  
C.R.B. OFFICIAL RECORD BOOK  
H.M.S. HELLER, MEYER AND SHEREMETA  
S.F. SQUARE FEET  
L. LENGTH OF CURVE  
D. DELTA ANGLE OF CURVE  
C. CHORD  
R. RADIUS OF CURVE  
P.L. PERPENDICULAR  
U.E. UTILITY EASEMENT  
S.E. SEWER EASEMENT  
D.E. DRAINAGE EASEMENT  
W.E. WATER EASEMENT  
G.U.E. GENERAL UTILITY EASEMENT  
S.V. SQUARE FEET  
P.B.C.R. PALM BEACH COUNTY RECORDS

BLOCK 9  
REPLAT DELRAY BEACH HEIGHTS  
EXTENSION SECTIONS "A" & "B"  
(P.B. 25, PG. 65)

SHEET 5 OF 6

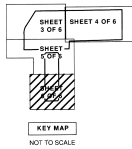
MATCH LINE SEE SHEET 4 OF 6

MATCH LINE SEE SHEET 3 OF 6

MATCH LINE SEE SHEET 6 OF 6



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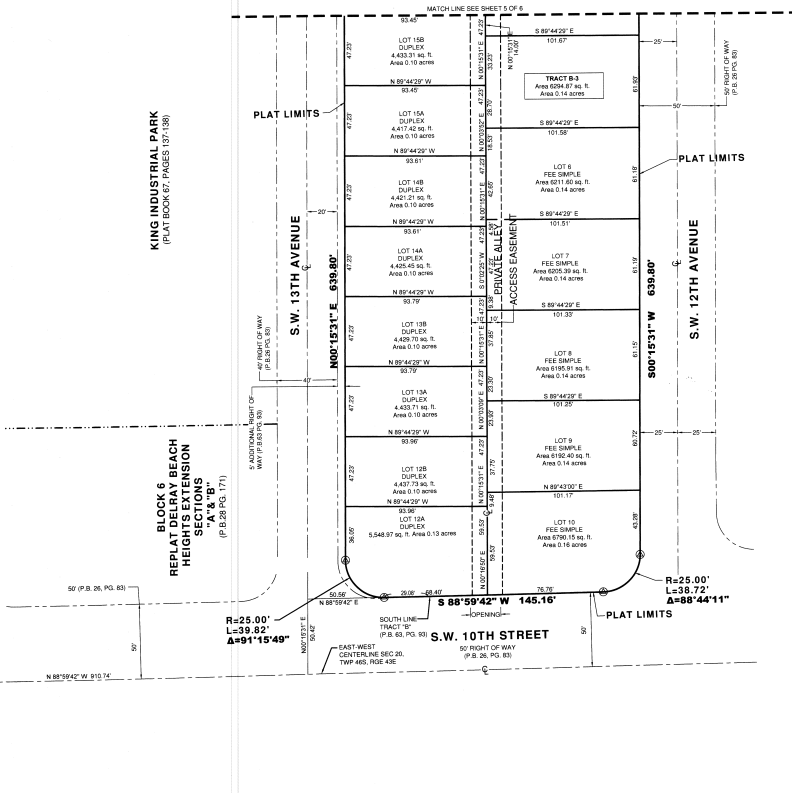


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127  
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COUNTY OF PALM BEACH  
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PAGES \_\_\_\_\_ THRU \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND CONTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK  
SHEET 6 OF 6



- LEGEND:
- P.B. PLAT BOOK
  - P.C.B. POINT OF BEGINNING
  - P.G. PAGE
  - C.R.B. OFFICIAL RECORD BOOK
  - H.W.S. HELLER, WEAVER AND SHEREMETA
  - S.F. SQUARE FEET
  - R. RADIUS OF CURVE
  - L. LENGTH OF CURVE
  - Δ. DELTA ANGLE OF CURVE
  - F.P.L. REFER TO CURVE TABLE
  - U.E. UTILITY EASEMENT
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  - W.E. WATER EASEMENT
  - G.U.E. GENERAL UTILITY EASEMENT
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  - W.C.H. WATCH LINE
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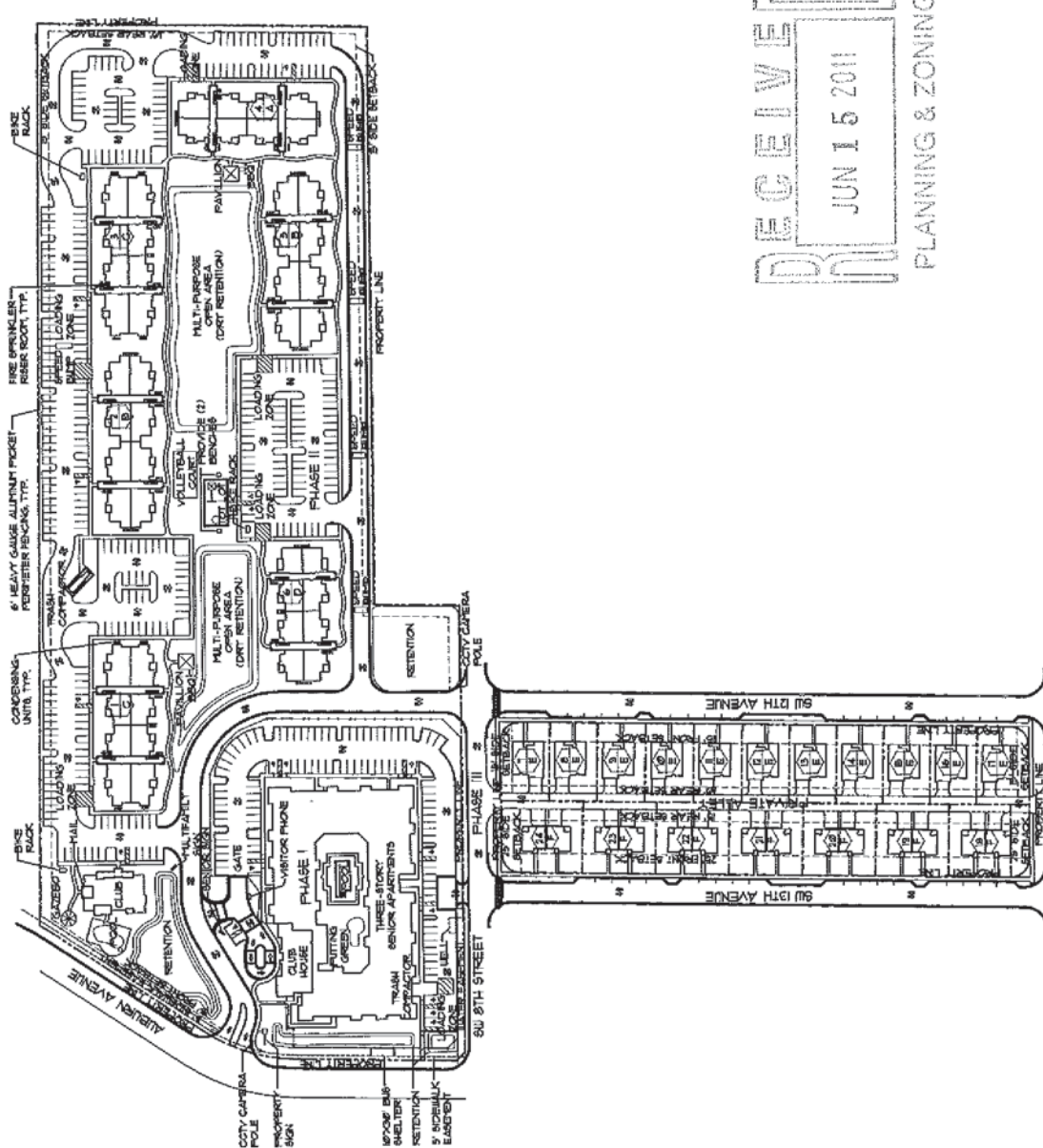
ARCHITECT:  
CROSS ARCHITECTS  
1266 W. 15TH STREET, SUITE 125  
PLANO, TEXAS 75075  
972.398.6644



# VILLAGE SQUARE DELRAY BEACH, FLORIDA

OVERALL  
SITE PLAN  
06/15/2011

RECEIVED  
JUN 15 2011  
PLANNING & ZONING



**PHASE I SENIOR'**

**UNIT TABULATION**

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
A - ONE BEDROOM ONE BATH	2	710 SF.	1,420 SF.
B - TWO BEDROOM TWO BATH	24	2,040 SF.	48,960 SF.
C - THREE BEDROOM TWO BATH	16	3,168 SF.	50,688 SF.
<b>TOTAL</b>	<b>42</b>	<b>6,918 SF.</b>	<b>101,068 SF.</b>

\* 10% OF THE UNITS WILL BE RESTRICTED TO RESIDENTS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME

**PARKING TABULATION**

RESIDENTIAL	COMMERCIAL	TOTAL SPACES
10	10	20

**PHASE II MULTIFAMILY - WORKFORCE HOUSING'**

**UNIT TABULATION**

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
A - ONE BEDROOM ONE BATH	6	710 SF.	4,260 SF.
B - TWO BEDROOM TWO BATH	66	2,040 SF.	134,640 SF.
C - THREE BEDROOM TWO BATH	24	3,168 SF.	76,032 SF.
D - FOUR BEDROOM TWO BATH	24	3,564 SF.	85,536 SF.
<b>TOTAL</b>	<b>120</b>	<b>9,582 SF.</b>	<b>200,468 SF.</b>

\* 10% OF THE UNITS WILL BE RESTRICTED TO RESIDENTS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME

**BUILDING TABULATION**

TYPE	# BLDGS	UNITS/BLDG	UNIT TYPES	BLDG SF.	TOTAL SF.
RESIDENTIAL	275			22,520 SF.	22,520 SF.
GUEST	34			20,400 SF.	20,400 SF.
MANICURE	1			8,544 SF.	8,544 SF.
CARPOUSE	9			21,564 SF.	21,564 SF.
<b>TOTAL</b>	<b>6</b>			<b>153,772 SF.</b>	<b>153,772 SF.</b>

**PHASE III SINGLE FAMILY'**

**UNIT TABULATION**

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
C - THREE BEDROOM TWO BATH HOUSE	12	1,363 SF.	16,356 SF.
CL - THREE BEDROOM TWO BATH UNIT	14	1,483 SF.	20,762 SF.
<b>TOTAL</b>	<b>26</b>	<b>2,846 SF.</b>	<b>37,118 SF.</b>

\* ALL OF PHASE III TO BE MARKET RATE - FOR SALE ONLY

**BUILDING TABULATION**

TYPE	# BLDGS	UNITS/BLDG	UNIT TYPES	BLDG SF.	TOTAL SF.
F	1	1	C-1	14,033 SF.	14,033 SF.
	1	1	C-2	1,084 SF.	1,084 SF.
<b>TOTAL</b>	<b>2</b>	<b>2</b>		<b>15,117 SF.</b>	<b>15,117 SF.</b>

**PARKING TABULATION**

RESIDENTIAL	COMMERCIAL	TOTAL SPACES
30	30	60

**BUILDING KEY**

RESIDENTIAL  
GUEST  
MANICURE  
CARPOUSE  
TOTAL SPACES

**SITE CALCULATIONS**

TYPE	BLDG SF.	UNIT SF.	TOTAL SF.
PHASE I SENIOR'	101,068 SF.	6,918 SF.	107,986 SF.
PHASE II MULTIFAMILY - WORKFORCE HOUSING'	200,468 SF.	9,582 SF.	210,050 SF.
PHASE III SINGLE FAMILY'	37,118 SF.	2,846 SF.	40,064 SF.
<b>TOTAL SITE</b>	<b>338,654 SF.</b>	<b>29,346 SF.</b>	<b>368,000 SF.</b>

**Exhibit “B”**  
**Village Square Homes**  
**Site Plan**

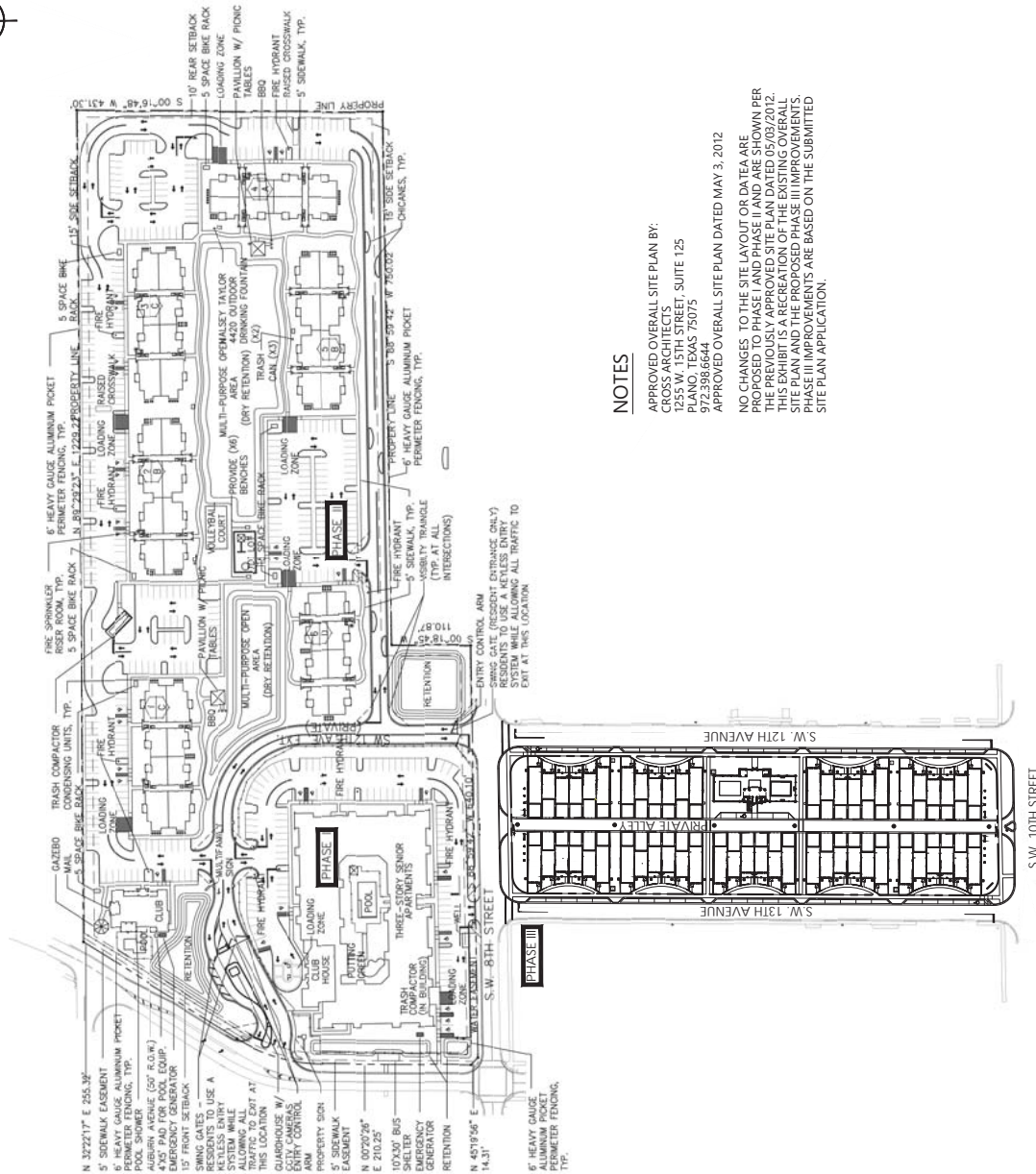
**Kimley»Horn**  
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
1615 S CONGRESS AVE, SUITE 200, DELRAY BEACH, FL 33446  
PHONE: 561-320-1286 FAX: 561-363-8175  
WWW.KH-USA.COM CA 00000006

**DELRAY BEACH  
HOUSING**

NO.	DATE	DESCRIPTION
1	10/1/2010	...
2	10/2/2010	...
3	10/3/2010	...
4	10/4/2010	...
5	10/5/2010	...
6	10/6/2010	...
7	10/7/2010	...
8	10/8/2010	...
9	10/9/2010	...
10	10/10/2010	...
11	10/11/2010	...
12	10/12/2010	...
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14	10/14/2010	...
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22	10/22/2010	...
23	10/23/2010	...
24	10/24/2010	...
25	10/25/2010	...
26	10/26/2010	...
27	10/27/2010	...
28	10/28/2010	...
29	10/29/2010	...
30	10/30/2010	...
31	10/31/2010	...

DATE	JAN. 2019
DESIGNER	JB
DRAWN	JPL
CHECKED	JB
REG #	18008

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

OVERALL  
SITE PLAN  
EXHIBIT

APPROVED OVERALL SITE PLAN BY:  
CROSS ARCHITECTS  
1255 W. 15TH STREET, SUITE 125  
PLANO, TEXAS 75075  
972.398.6644  
APPROVED OVERALL SITE PLAN DATED MAY 3, 2012

NO CHANGES TO THE SITE LAYOUT OR DATA ARE PROPOSED TO PHASE II AND PHASE II ARE SHOWN ON THE PREVIOUSLY APPROVED SITE PLAN DATED 05/03/2012. THIS EXHIBIT IS A RECREATION OF THE EXISTING OVERALL SITE PLAN AND THE PROPOSED PHASE II IMPROVEMENTS. PHASE II IMPROVEMENTS ARE BASED ON THE SUBMITTAL PHASE I APPLICATION.

UNIT TABULATION			
UNIT TYPE	#	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	6	750 S.F.	4,500 S.F.
B1 - ONE BEDROOM, TWO BATH	66	828 S.F.	54,948 S.F.
C1 - TWO BEDROOM, TWO BATH	48	1,267 S.F.	60,816 S.F.
D1 - THREE BEDROOM, TWO BATH	48	1,867 S.F.	89,616 S.F.
E1 - FOUR BEDROOM, TWO BATH	24	1,502 S.F.	36,048 S.F.
TOTAL	144		163,972 S.F.

\* 100% OF THE UNITS WILL BE RESTRICTED TO RESIDENTS EARNING 60%

PARKING TABULATION	279
RESIDENTIAL	38
GUEST	7
HANDICAP	3
CLUBHOUSE	
TOTAL SPACES	329

UNIT TYPE	#UNITS	UNITS S.F.	TOTAL S.F.
TWO STORY, TWO BEDROOM	12	1,469 S.F.	17,628 S.F.
THREE STORY, THREE BEDROOM	36	1,667 S.F.	60,012 S.F.
THREE STORY, THREE BEDROOM	6	1,366 S.F.	8,196 S.F.

ONSITE APARTMENT	108
ONSITE PARALLEL	3
OFFSITE PARALLEL	48
ACCESSIBLE PARALLEL	3
TOTAL	162

BUILDING KEY