

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:

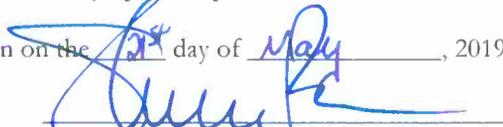
Section 1. That the forgoing recitals are hereby incorporated herein by this reference and are approved and adopted.

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 24th day of May, 2019.



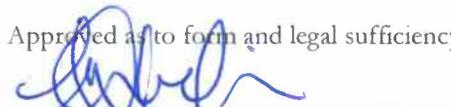
MAYOR

ATTEST:



Katerri Johnson, City Clerk

Approved as to form and legal sufficiency:



Lynn Gels, City Attorney

Exhibit "A"
Village Square Homes Legal Description

VILLAGE SQUARE AT DELRAY BEACH

A REPLAT OF TRACT 'B', A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELUX / KINNARD
PLAT BOOK 83, PAGE 93
AND

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

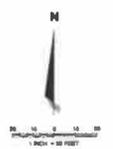
A SUBDIVISION OF SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
PLAT BOOK 1, PAGE 4 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING IN SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AREA TRANSLATION

TRACT 0-1	AREA 1	AREA 1
TRACT 0-2	AREA 2	AREA 2
TRACT 0-3	AREA 3	AREA 3
TRACT 0-4	AREA 4	AREA 4
TRACT 0-5	AREA 5	AREA 5
TRACT 0-6	AREA 6	AREA 6
TRACT 0-7	AREA 7	AREA 7
TRACT 0-8	AREA 8	AREA 8
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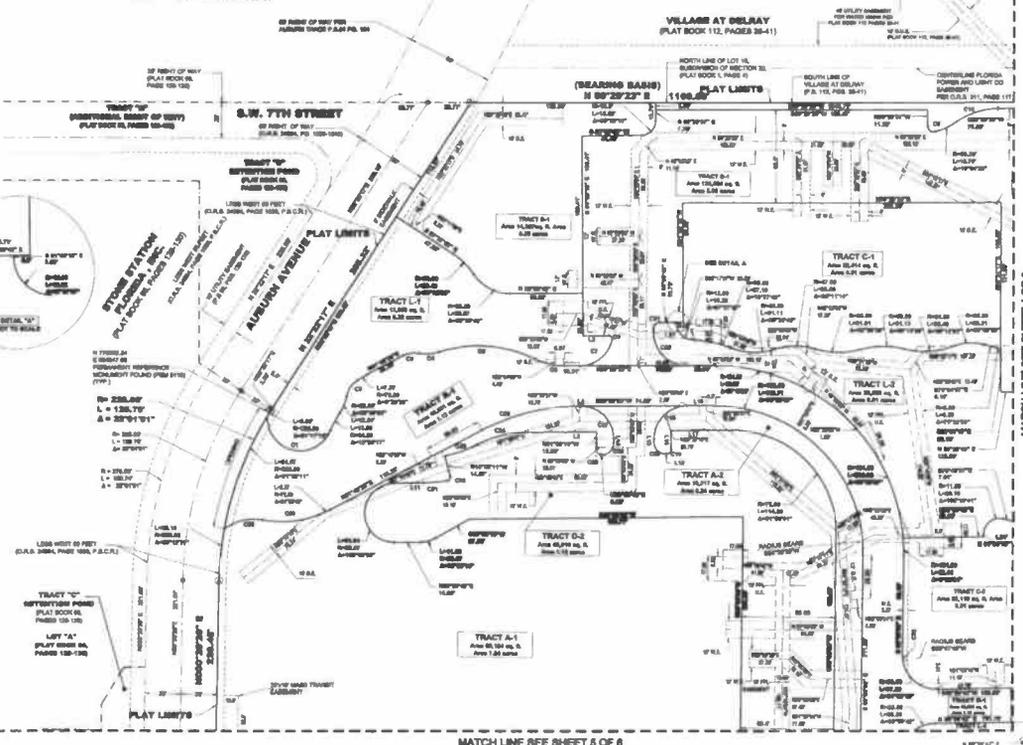
STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORDS & DEEDS DIVISION
PLAT BOOK 83, PAGE 93
PLAT BOOK 1, PAGE 4
MARTIN B. BOCK
CIVIL ENGINEER
BY: [Signature]



- LEGEND**
- P.B. PLAT BOOK
 - P.O.A. POINT OF BEGINNING
 - NO. NUMBER
 - O.R.B. OFFICIAL RECORD BOOK
 - H.S. HILLSBOROUGH AND SHERRILL
 - S.P. SQUARE FOOT
 - R.C. RADIUS OF CURVE
 - S. SURVEY
 - S.M. SURVEY METHOD
 - S.T. SURVEY TYPE
 - S.L. SURVEY LINE
 - S.C. SURVEY CORNER
 - S.E. SURVEY EASEMENT
 - S.D. SURVEY DISTANCE
 - S.A. SURVEY AREA
 - S.P.A. SURVEY PLAT AREA
 - S.P.C.R. SURVEY PLAT CORNER RECORD



STONE STATION
FLORIDA, INC.
PLAT BOOK 1, PAGE 4
PAGE 124-125



SURVEY TABLE

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LINE TABLE

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L74	10.00	N89°58'00\"
L75	10.00	N89

VILLAGE SQUARE AT DELRAY BEACH

A REPLAT OF TRACT 'W', A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELAY / KIMBARD
 PLAT BOOK 63, PAGE 66

AND
 A REPLAT OF A PORTION OF
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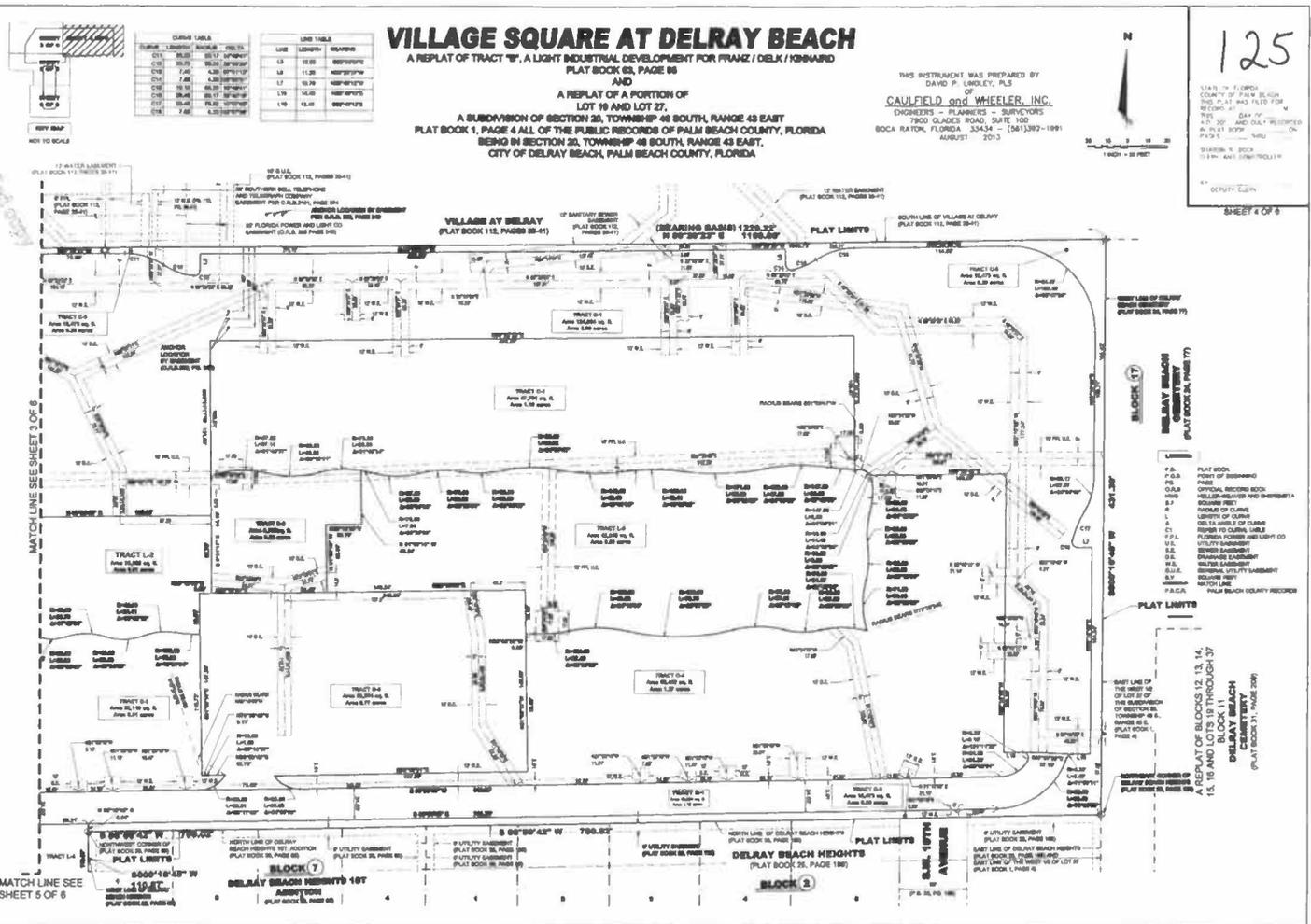
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 BEING IN SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY, P.L.S.
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7500 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 AUGUST 2, 2013

125

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 RECORDED AND FILED FOR
 RECORD BY DAY OF
 2013 AND DELAYED
 AT PLAT BOOK
 125
 SHEET 4 OF 6

CURVE TABLE		LINE TABLE	
CHORD	ARC LENGTH	LINE	LENGTH
100.00	157.08	1.0	157.08
200.00	314.16	2.0	314.16
300.00	471.24	3.0	471.24
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500.00	785.40	5.0	785.40
600.00	942.48	6.0	942.48
700.00	1099.56	7.0	1099.56
800.00	1256.64	8.0	1256.64
900.00	1413.72	9.0	1413.72
1000.00	1570.80	10.0	1570.80



- LEGEND**
- P.B. PLAT BOOK
 - P.S. POINT OF BEGINNING
 - O.S.B. OFFICIAL RECORD BOOK
 - R.S.B. RECORDS SECTION AND INSTRUMENT
 - R.F. SQUARE FEET
 - C. CURVE
 - L. LINE
 - U. UTILITY EASEMENT
 - F.L. FLOODPLAIN
 - F.C. FLOOD CONTROL
 - S.E. SEWER EASEMENT
 - S.W. WATER EASEMENT
 - S.G. GAS EASEMENT
 - S.U. UTILITY EASEMENT
 - S.V. VEHICLE EASEMENT
 - S.P. PALM BEACH COUNTY RECORD
- PLAT LIMITS**
- WEST LINE OF DELRAY BEACH HEIGHTS (PLAT BOOK 25, PAGE 189)
 - EAST LINE OF DELRAY BEACH HEIGHTS (PLAT BOOK 25, PAGE 189)
 - WEST LINE OF DELRAY BEACH (PLAT BOOK 111, PAGE 189)
 - EAST LINE OF DELRAY BEACH (PLAT BOOK 111, PAGE 189)
 - WEST LINE OF DELRAY BEACH HEIGHTS (PLAT BOOK 25, PAGE 189)
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 - WEST LINE OF DELRAY BEACH (PLAT BOOK 111, PAGE 189)
 - EAST LINE OF DELRAY BEACH (PLAT BOOK 111, PAGE 189)

MATCH LINE SEE SHEET 3 OF 6

MATCH LINE SEE SHEET 5 OF 6

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
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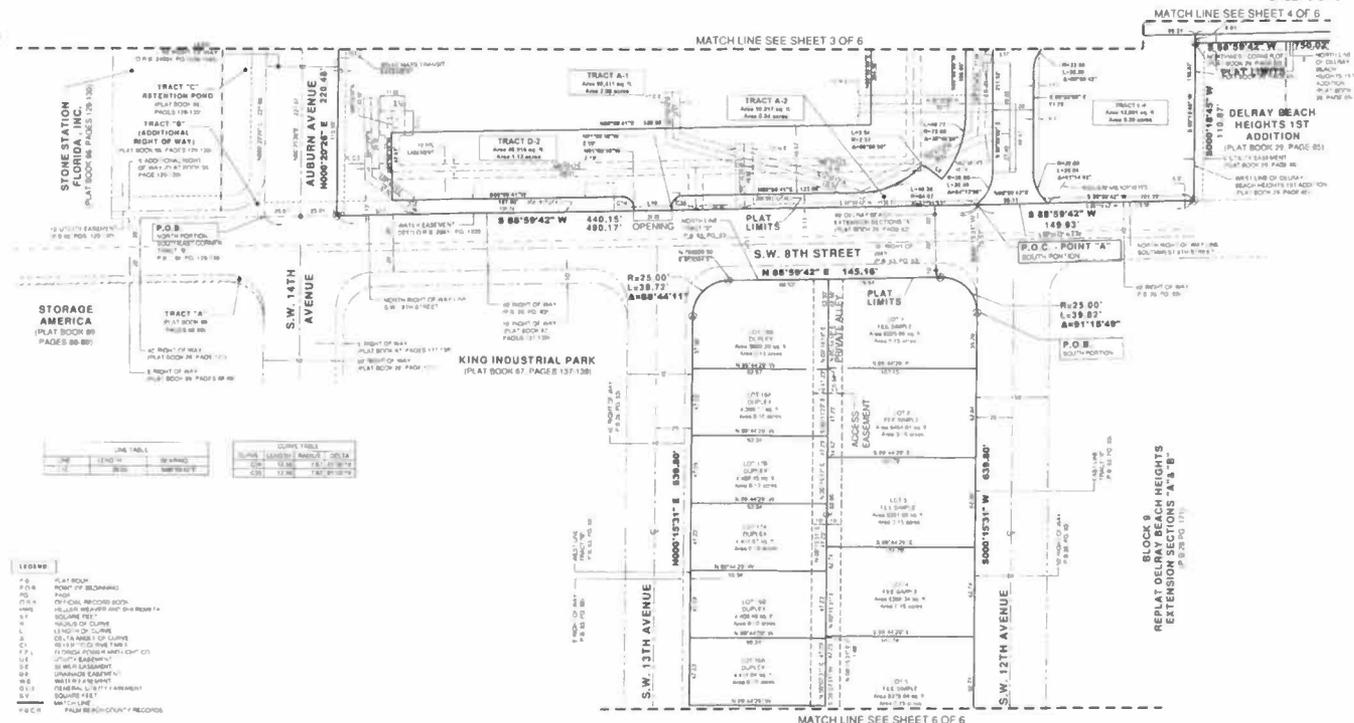
THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY, P.L.S.
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)362-1991
 AUGUST - 2013

126

SHEET 5 OF 6



NOT TO SCALE



LINE	THICK	THIN	WIDENING
1	1/8"	1/16"	1/32"
2	1/4"	1/8"	1/16"
3	3/8"	1/4"	1/8"
4	1/2"	3/8"	1/4"
5	5/8"	1/2"	3/8"
6	3/4"	5/8"	1/2"
7	7/8"	3/4"	5/8"
8	1"	7/8"	3/4"
9	1 1/8"	1"	7/8"
10	1 1/4"	1 1/8"	1"
11	1 1/2"	1 1/4"	1 1/8"
12	1 3/4"	1 1/2"	1 1/4"
13	1 7/8"	1 3/4"	1 1/2"
14	2"	1 7/8"	1 3/4"
15	2 1/8"	2"	1 7/8"
16	2 1/4"	2 1/8"	2"
17	2 1/2"	2 1/4"	2 1/8"
18	2 3/4"	2 1/2"	2 1/4"
19	2 7/8"	2 3/4"	2 1/2"
20	3"	2 7/8"	2 3/4"
21	3 1/8"	3"	2 7/8"
22	3 1/4"	3 1/8"	3"
23	3 1/2"	3 1/4"	3 1/8"
24	3 3/4"	3 1/2"	3 1/4"
25	3 7/8"	3 3/4"	3 1/2"
26	4"	3 7/8"	3 3/4"
27	4 1/8"	4"	3 7/8"
28	4 1/4"	4 1/8"	4"
29	4 1/2"	4 1/4"	4 1/8"
30	4 3/4"	4 1/2"	4 1/4"
31	4 7/8"	4 3/4"	4 1/2"
32	5"	4 7/8"	4 3/4"
33	5 1/8"	5"	4 7/8"
34	5 1/4"	5 1/8"	5"
35	5 1/2"	5 1/4"	5 1/8"
36	5 3/4"	5 1/2"	5 1/4"
37	5 7/8"	5 3/4"	5 1/2"
38	6"	5 7/8"	5 3/4"
39	6 1/8"	6"	5 7/8"
40	6 1/4"	6 1/8"	6"
41	6 1/2"	6 1/4"	6 1/8"
42	6 3/4"	6 1/2"	6 1/4"
43	6 7/8"	6 3/4"	6 1/2"
44	7"	6 7/8"	6 3/4"
45	7 1/8"	7"	6 7/8"
46	7 1/4"	7 1/8"	7"
47	7 1/2"	7 1/4"	7 1/8"
48	7 3/4"	7 1/2"	7 1/4"
49	7 7/8"	7 3/4"	7 1/2"
50	8"	7 7/8"	7 3/4"
51	8 1/8"	8"	7 7/8"
52	8 1/4"	8 1/8"	8"
53	8 1/2"	8 1/4"	8 1/8"
54	8 3/4"	8 1/2"	8 1/4"
55	8 7/8"	8 3/4"	8 1/2"
56	9"	8 7/8"	8 3/4"
57	9 1/8"	9"	8 7/8"
58	9 1/4"	9 1/8"	9"
59	9 1/2"	9 1/4"	9 1/8"
60	9 3/4"	9 1/2"	9 1/4"
61	9 7/8"	9 3/4"	9 1/2"
62	10"	9 7/8"	9 3/4"
63	10 1/8"	10"	9 7/8"
64	10 1/4"	10 1/8"	10"
65	10 1/2"	10 1/4"	10 1/8"
66	10 3/4"	10 1/2"	10 1/4"
67	10 7/8"	10 3/4"	10 1/2"
68	11"	10 7/8"	10 3/4"
69	11 1/8"	11"	10 7/8"
70	11 1/4"	11 1/8"	11"
71	11 1/2"	11 1/4"	11 1/8"
72	11 3/4"	11 1/2"	11 1/4"
73	11 7/8"	11 3/4"	11 1/2"
74	12"	11 7/8"	11 3/4"
75	12 1/8"	12"	11 7/8"
76	12 1/4"	12 1/8"	12"
77	12 1/2"	12 1/4"	12 1/8"
78	12 3/4"	12 1/2"	12 1/4"
79	12 7/8"	12 3/4"	12 1/2"
80	13"	12 7/8"	12 3/4"
81	13 1/8"	13"	12 7/8"
82	13 1/4"	13 1/8"	13"
83	13 1/2"	13 1/4"	13 1/8"
84	13 3/4"	13 1/2"	13 1/4"
85	13 7/8"	13 3/4"	13 1/2"
86	14"	13 7/8"	13 3/4"
87	14 1/8"	14"	13 7/8"
88	14 1/4"	14 1/8"	14"
89	14 1/2"	14 1/4"	14 1/8"
90	14 3/4"	14 1/2"	14 1/4"
91	14 7/8"	14 3/4"	14 1/2"
92	15"	14 7/8"	14 3/4"
93	15 1/8"	15"	14 7/8"
94	15 1/4"	15 1/8"	15"
95	15 1/2"	15 1/4"	15 1/8"
96	15 3/4"	15 1/2"	15 1/4"
97	15 7/8"	15 3/4"	15 1/2"
98	16"	15 7/8"	15 3/4"
99	16 1/8"	16"	15 7/8"
100	16 1/4"	16 1/8"	16"
101	16 1/2"	16 1/4"	16 1/8"
102	16 3/4"	16 1/2"	16 1/4"
103	16 7/8"	16 3/4"	16 1/2"
104	17"	16 7/8"	16 3/4"
105	17 1/8"	17"	16 7/8"
106	17 1/4"	17 1/8"	17"
107	17 1/2"	17 1/4"	17 1/8"
108	17 3/4"	17 1/2"	17 1/4"
109	17 7/8"	17 3/4"	17 1/2"
110	18"	17 7/8"	17 3/4"
111	18 1/8"	18"	17 7/8"
112	18 1/4"	18 1/8"	18"
113	18 1/2"	18 1/4"	18 1/8"
114	18 3/4"	18 1/2"	18 1/4"
115	18 7/8"	18 3/4"	18 1/2"
116	19"	18 7/8"	18 3/4"
117	19 1/8"	19"	18 7/8"
118	19 1/4"	19 1/8"	19"
119	19 1/2"	19 1/4"	19 1/8"
120	19 3/4"	19 1/2"	19 1/4"
121	19 7/8"	19 3/4"	19 1/2"
122	20"	19 7/8"	19 3/4"
123	20 1/8"	20"	19 7/8"
124	20 1/4"	20 1/8"	20"
125	20 1/2"	20 1/4"	20 1/8"
126	20 3/4"	20 1/2"	20 1/4"
127	20 7/8"	20 3/4"	20 1/2"
128	21"	20 7/8"	20 3/4"
129	21 1/8"	21"	20 7/8"
130	21 1/4"	21 1/8"	21"
131	21 1/2"	21 1/4"	21 1/8"
132	21 3/4"	21 1/2"	21 1/4"
133	21 7/8"	21 3/4"	21 1/2"
134	22"	21 7/8"	21 3/4"
135	22 1/8"	22"	21 7/8"
136	22 1/4"	22 1/8"	22"
137	22 1/2"	22 1/4"	22 1/8"
138	22 3/4"	22 1/2"	22 1/4"
139	22 7/8"	22 3/4"	22 1/2"
140	23"	22 7/8"	22 3/4"
141	23 1/8"	23"	22 7/8"
142	23 1/4"	23 1/8"	23"
143	23 1/2"	23 1/4"	23 1/8"
144	23 3/4"	23 1/2"	23 1/4"
145	23 7/8"	23 3/4"	23 1/2"
146	24"	23 7/8"	23 3/4"
147	24 1/8"	24"	23 7/8"
148	24 1/4"	24 1/8"	24"
149	24 1/2"	24 1/4"	24 1/8"
150	24 3/4"	24 1/2"	24 1/4"
151	24 7/8"	24 3/4"	24 1/2"
152	25"	24 7/8"	24 3/4"
153	25 1/8"	25"	24 7/8"
154	25 1/4"	25 1/8"	25"
155	25 1/2"	25 1/4"	25 1/8"
156	25 3/4"	25 1/2"	25 1/4"
157	25 7/8"	25 3/4"	25 1/2"
158	26"	25 7/8"	25 3/4"
159	26 1/8"	26"	25 7/8"
160	26 1/4"	26 1/8"	26"
161	26 1/2"	26 1/4"	26 1/8"
162	26 3/4"	26 1/2"	26 1/4"
163	26 7/8"	26 3/4"	26 1/2"
164	27"	26 7/8"	26 3/4"
165	27 1/8"	27"	26 7/8"
166	27 1/4"	27 1/8"	27"
167	27 1/2"	27 1/4"	27 1/8"
168	27 3/4"	27 1/2"	27 1/4"
169	27 7/8"	27 3/4"	27 1/2"
170	28"	27 7/8"	27 3/4"
171	28 1/8"	28"	27 7/8"
172	28 1/4"	28 1/8"	28"
173	28 1/2"	28 1/4"	28 1/8"
174	28 3/4"	28 1/2"	28 1/4"
175	28 7/8"	28 3/4"	28 1/2"
176	29"	28 7/8"	28 3/4"
177	29 1/8"	29"	28 7/8"
178	29 1/4"	29 1/8"	29"
179	29 1/2"	29 1/4"	29 1/8"
180	29 3/4"	29 1/2"	29 1/4"
181	29 7/8"	29 3/4"	29 1/2"
182	30"	29 7/8"	29 3/4"
183	30 1/8"	30"	29 7/8"
184	30 1/4"	30 1/8"	30"
185	30 1/2"	30 1/4"	30 1/8"
186	30 3/4"	30 1/2"	30 1/4"
187	30 7/8"	30 3/4"	30 1/2"
188	31"	30 7/8"	30 3/4"
189	31 1/8"	31"	30 7/8"
190	31 1/4"	31 1/8"	31"
191	31 1/2"	31 1/4"	31 1/8"
192	31 3/4"	31 1/2"	31 1/4"
193	31 7/8"	31 3/4"	31 1/2"
194	32"	31 7/8"	31 3/4"
195	32 1/8"	32"	31 7/8"
196	32 1/4"	32 1/8"	32"
197	32 1/2"	32 1/4"	32 1/8"
198	32 3/4"	32 1/2"	32 1/4"
199	32 7/8"	32 3/4"	32 1/2"
200	33"	32 7/8"	32 3/4"
201	33 1/8"	33"	32 7/8"
202	33 1/4"	33 1/8"	33"
203	33 1/2"	33 1/4"	33 1/8"
204	33 3/4"	33 1/2"	33 1/4"
205	33 7/8"	33 3/4"	33 1/2"
206	34"	33 7/8"	33 3/4"
207	34 1/8"	34"	33 7/8"
208	34 1/4"	34 1/8"	34"
209	34 1/2"	34 1/4"	34 1/8"
210	34 3/4"	34 1/2"	34 1/4"
211	34 7/8"	34 3/4"	34 1/2"
212	35"	34 7/8"	34 3/4"
213	35 1/8"	35"	34 7/8"
214	35 1/4"	35 1/8"	35"
215	35 1/2"	35 1/4"	35 1/8"
216	35 3/4"	35 1/2"	35 1/4"
217	35 7/8"	35 3/4"	35 1/2"
218	36"	35 7/8"	35 3/4"
219	36 1/8"	36"	35 7/8"
220	36 1/4"	36 1/8"	36"
221	36 1/2"	36 1/4"	36 1/8"
222	36 3/4"	36 1/2"	36 1/4"
223	36 7/8"	36 3/4"	36 1/2"
224	37"	36 7/8"	36 3/4"
225	37 1/8"	37"	36 7/8"
226	37 1/4"	37 1/8"	37"
227	37 1/2"	37 1/4"	37 1/8"
228	37 3/4"	37 1/2"	37 1/4"
229	37 7/8"	37 3/4"	37 1/2"
230	38"	37 7/8"	37 3/4"
231	38 1/8"	38"	37 7/8"
232	38 1/4"	38 1/8"	38"
233	38 1/2"	38 1/4"	38 1/8"
234	38 3/4"	38 1/2"	38 1/4"
235	38 7/8"	38 3/4"	38 1/2"
236	39"	38 7/8"	38 3/4"
237			

PHASE I SENIOR

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
A1 - ONE BEDROOM, ONE BATH	42	780 SF.	32,820 SF.
B1 - TWO BEDROOM, TWO BATH	24	940 SF.	22,560 SF.
B2 - TWO BEDROOM, TWO BATH	18	910 SF.	16,380 SF.
TOTAL	84		71,760 SF.

*100% OF THE UNITS WILL BE RESTRICTED TO RESIDENTS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME

PARKING TABULATION

RESIDENTIAL	84
HANDICAP	10
TOTAL SPACES	94

PHASE II MULTIFAMILY - WORKFORCE HOUSING

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
A1 - ONE BEDROOM, ONE BATH	6	750 SF.	4,500 SF.
B1 - TWO BEDROOM, TWO BATH	60	830 SF.	50,100 SF.
C1 - THREE BEDROOM, TWO BATH	48	1,070 SF.	51,360 SF.
D1 - FOUR BEDROOM, TWO BATH	24	1,500 SF.	36,000 SF.
TOTAL	144		182,020 SF.

*100% 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.
A	1	24	B1-24	22,840 SF.	22,840 SF.
B	1	24	C1-24	20,400 SF.	20,400 SF.
C	1	24	B1-2, C1-2	25,200 SF.	25,200 SF.
D	1	24	A1-6, B1-18	21,600 SF.	21,600 SF.
TOTAL	4			90,040 SF.	90,040 SF.

PARKING TABULATION

RESIDENTIAL	72
GUEST	28
HANDICAP	1
CLUBHOUSE	9
TOTAL SPACES	130

PHASE III SINGLE FAMILY

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT SF.	TOTAL SF.
C1 - THREE BEDROOM, TWO BATH HOUSE	11	1,343 SF.	14,773 SF.
C2 - THREE BEDROOM, TWO BATH UNIT	4	1,481 SF.	26,364 SF.
TOTAL	15		41,137 SF.

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

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. SF.	TOTAL SF.
E	1	1	C1-1	14,773 SF.	14,773 SF.
F	1	1	C1-2	26,364 SF.	26,364 SF.
TOTAL	2			41,137 SF.	41,137 SF.

PARKING TABULATION

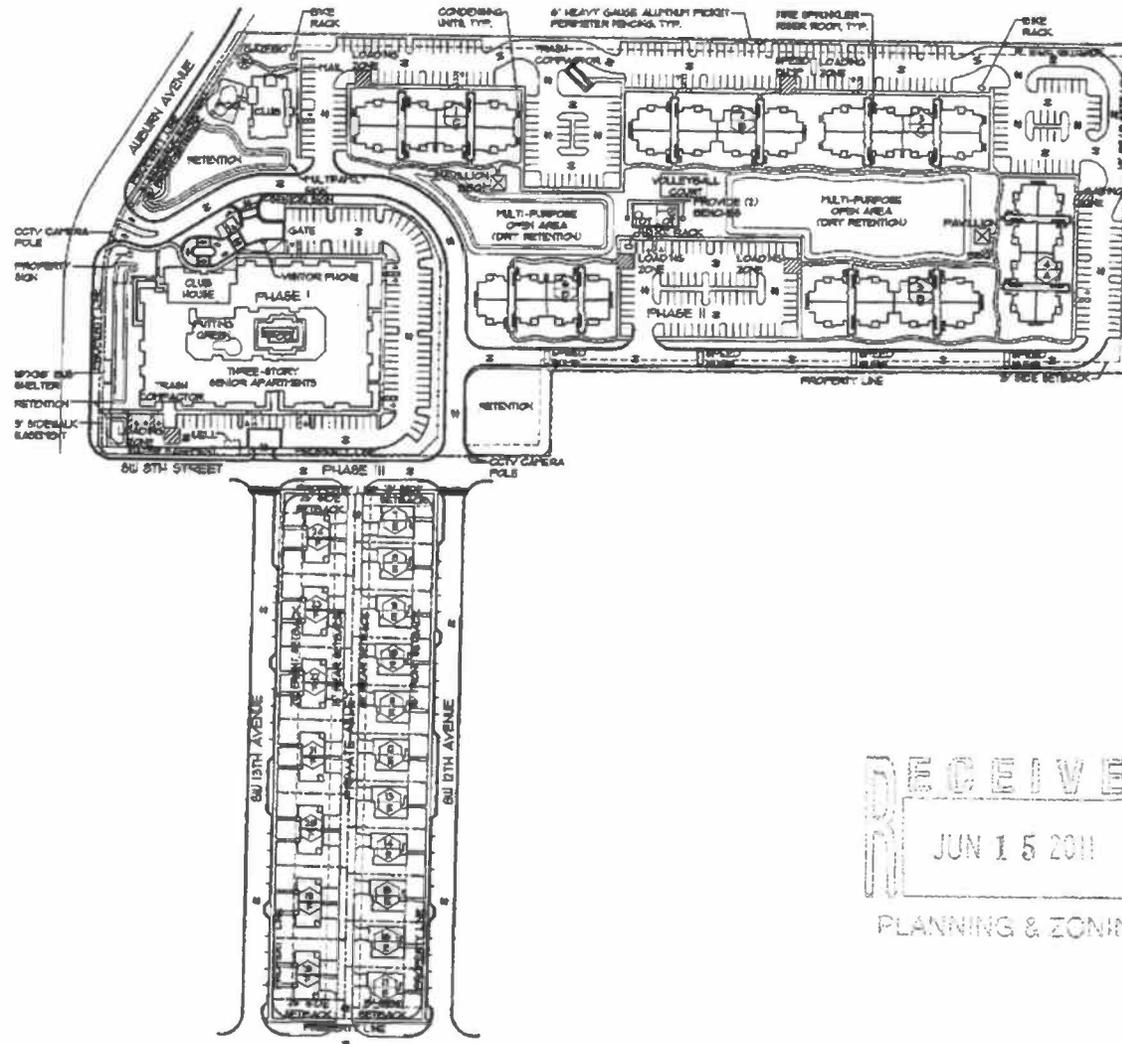
GARAGE SPACES	30
DRIVEWAY SPACES	30
TOTAL SPACES	60

BUILDING KEY

- ① - BUILDING NUMBER
- Ⓐ - BUILDING TYPE

SITE CALCULATIONS

PHASE I UNITS	84	71,760 SF.
PHASE II UNITS	144	182,020 SF.
PHASE III UNITS	15	41,137 SF.
TOTAL UNITS	243	294,917 SF.



RECEIVED
JUN 15 2011
PLANNING & ZONING



SITE PLAN

GRAPHIC SCALE
1" = 40' (1" = 100')

ARCHITECT:
CROSS ARCHITECTS
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
972-388-6644



**VILLAGE SQUARE
DELRAY BEACH, FLORIDA**

**OVERALL
SITE PLAN**

06/15/2011

Exhibit "B"
Village Square Homes
Site Plan

