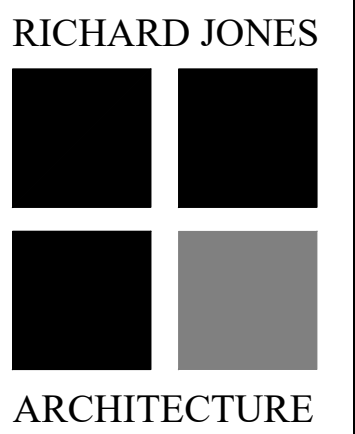


Exhibit "D"
Master Development Plan



S.E. FIRST AVENUE | SUITE 102
MELRAY BEACH, FLORIDA 33444
T 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

ELEVEN //
 7 GEORGE BUSH BLVD
 DELRAY BEACH, FLORIDA
 SEASIDE BUILDERS
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

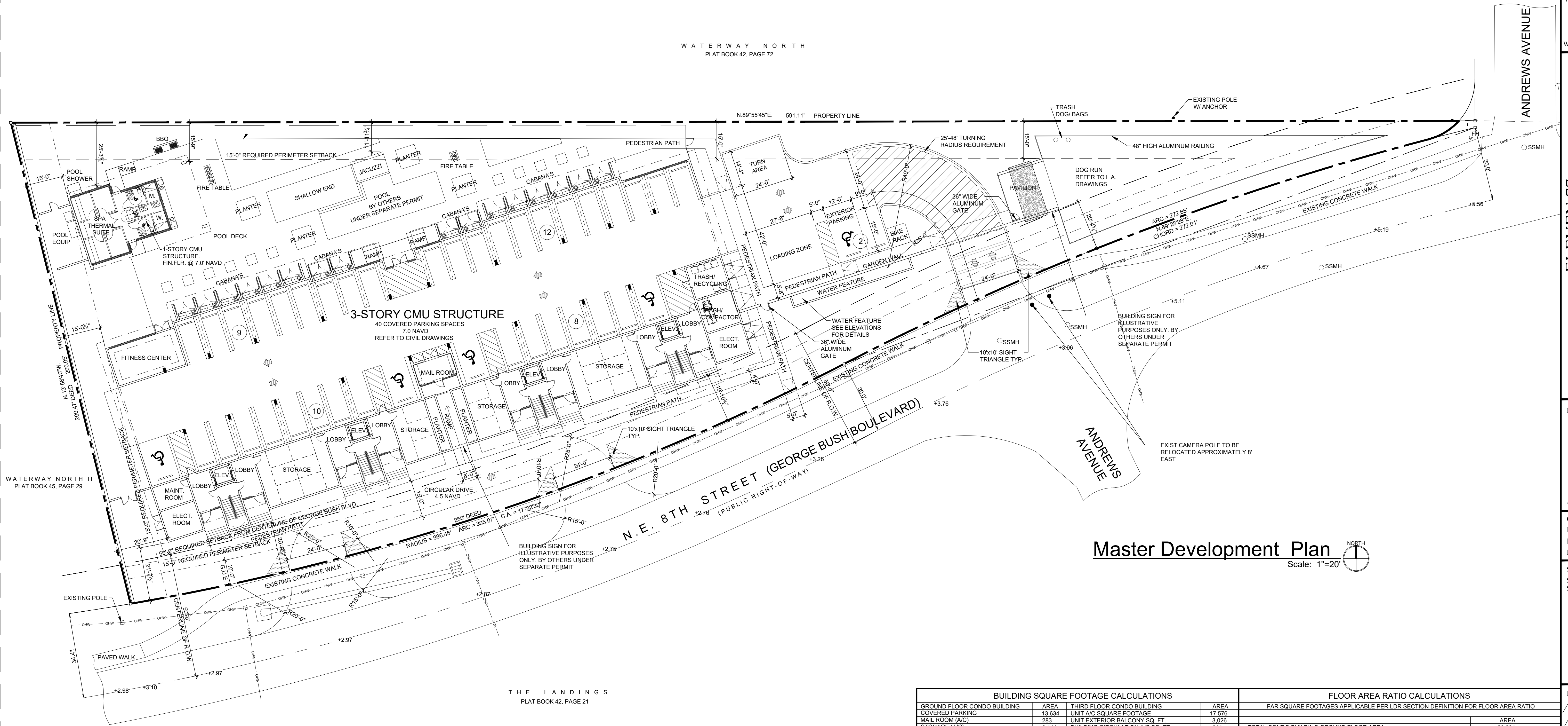
COMMISSION # 19-064
DESIGNER: RJ
DRAWN BY: JH/RB/RJ
PLAN REVIEW: RJ

SUBMITTALS:	
SAD / CLASS-5	5.01.20
SUBMITTAL	

REVISIONS:	
1 TAC	08.21.20
COMMENTS:	
2 TAC	10.09.20
COMMENTS:	

MASTER SITE PLAN

MP-1



Master Development Plan

Scale: 1"=20'



LEGAL DESCRIPTION

PARCEL 1:

A CERTAIN PARCEL OF LAND IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF TRACTS 30 AND 31, AS SHOWN ON A PLAT ENTITLED MODEL LAND COMPANY SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 8, PAGE 40 OR ON THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE, SO CALLED, SAID BEING MORE ALSO THE NORTHEAST CORNER OF SAID TRACT 30, THENCE NORTHEAST ALONG THE SAID NORTH LINE OF TRACT 30, A DISTANCE OF 534.59 FEET TO A POINT IN A CONCRETE MONUMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PREMISES, THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED EAST TO SOUTH OF 76°03'15", AND ALONG THE EASTERLY LINE OF THE LAND HEREIN DESCRIBED, A DISTANCE OF 109.30 FEET MORE OR LESS, TO A POINT IN THE NORTH-OF-WAY LINE, THENCE CURVE TO GO TO THE NORTHEAST CORNER OF SAID TRACT 30, A DISTANCE OF 114.96 FEET, ALONG SAID CURVE WITH SAID RADIUS OF 114.96 FEET, ALONG SAID CURVE TO THE NORTHEAST CORNER OF SAID TRACT 30 AND 31, MEASURED FROM EAST TO SOUTH OF 77°03'41", A DISTANCE OF 55.06 FEET, THENCE NORTHERLY ON A LINE PARALLEL WITH THE "55.00 FEET FROM (MEASURED AT RIGHT ANGLES) TO THE EASTERLY LINE OF THE HEREIN DESCRIBED PREMISES, A DISTANCE OF 200.47 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTH LINE OF TRACTS 30 AND 31, A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A CERTAIN PARCEL OF LAND IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF LOT 30 OF A MODEL LAND COMPANY'S SUBDIVISION OF SAID SECTION 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 30 AND 31 OF SAID MODEL LAND COMPANY'S SUBDIVISION, A DISTANCE OF 534.59 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAND CONVEYED BY WILLIAM L. HRISTENSTON AND WIFE TO DO ROBERT E. RABORN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 655, PAGE 418; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO SOUTH, OF 73 DEGREES, 16 MINUTES AND ALONG THE WEST LINE OF LAND 22 OF SAID RABORN, A DISTANCE OF 189.20 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHEAST EIGHTH STREET, BEING THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 996.45 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 290.00 FEET, MORE OR LESS, TO A POINT OF REVERSE CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1145.96 FEET AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.65 FEET TO A POINT IN THE EAST LINE OF SAID LOT 30; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 2.57 FEET TO THE POINT OF BEGINNING.

SITE CALCULATIONS			
ZONING:	SAD-SPECIAL ACTIVITIES DISTRICT		
PROJECT LOCATION:	1177 GREGG BUSH BLVD DELRAY BEACH FLORIDA		
	SQ. FEET	% OF SITE	NOTES:
TOTAL SITE AREA	60,430 SQ.FT.	100%	1.39 ACRES
TOTAL BUILDING FOOTPRINT (LOT COVERAGE)	22,760 SQ.FT.	37.6%	ALL STRUCTURES
PARKING AREA	646 SQ.FT.	1.1%	OUTDOOR PARKING ONLY
SIDEWALK, DRIVEWAY, POOL AREA & MISC.	16,064 SQ.FT.	26.5%	
OPEN SPACE	20,718 SQ.FT.	34.3%	
TOTAL SQUARE FOOTAGE RELATED TO FAR	58,230 SQ.FT.		
FAR - FLOOR AREA RATIO	58,230 / 60,430	0.96	
TOTAL IMPERVIOUS AREA	39,712 SQ.FT.	65.7%	
TOTAL PERVIOUS AREA	20,718 SQ.FT.	34.3%	
GROSS BUILDING AREA	65,194 SQ.FT.	—	ALL STRUCTURES
DENSITY	12 UNITS PER ACRE (16 UNITS TOTAL)		
TO INSURE TO LDR SECTION 6.1.8 UTILITY FACILITIES SERVING THE DEVELOPMENT SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT			

BUILDING SQUARE FOOTAGE CALCULATIONS				
GROUND FLOOR CONDO BUILDING	AREA	THIRD FLOOR CONDO BUILDING		AREA
COVERED PARKING	13,634	UNIT A/C SQUARE FOOTAGE		17,576
MAIL ROOM (A/C)	283	UNIT EXTERIOR BALCONY SQ. FT.		3,026
STORAGE (A/C)	2,144	BUILDING CIRCULATION A/C SQ. FT.		644
TRASH ROOM	556			
UTILITY ROOMS	556	TOTAL THIRD FLOOR AREA		21,246
CABANAS	974			
LOBBY'S COMMON AREA'S (A/C)	2,245	CONDO BUILDING TOTAL A/C AREA		41,112
FITNESS (A/C)	492	GROSS CONDO BUILDING AREA		63,376
TOTAL GROUND FLOOR AREA	20,884			
		AMENITY BUILDING		
SECOND FLOOR CONDO BUILDING		AMENITY BUILDING A/C SQUARE FOOTAGE		906
UNIT A/C SQUARE FOOTAGE	17,576	AMENITY BUILDING EXTERIOR AREA		555
UNIT EXTERIOR BALCONY SQ. FT.	3,026			
BUILDING CIRCULATION A/C SQ. FT.	644	GROSS AMENITY BUILDING AREA		1,461
TOTAL SECOND FLOOR AREA	21,246	PAVILLION SQUARE FOOTAGE		415
UNIT CALCULATIONS				
	QUANTITY	SIZE (A/C)	BALCONY	TOTAL SQ. FT.
UNIT A: THREE BEDROOM UNIT	4	2,173	306	2,479
UNIT B: THREE BEDROOM UNIT	3	2,221	217	2,438
UNIT C: THREE BEDROOM UNIT	4	2,173	773	2,946
TOTAL RESIDENTIAL UNITS	16	35,152	6,052	41,204
BUILDING SETBACKS				
BUILDING SETBACK PURSUANT TO LDR SECTION 4.4.25-SPECIAL ACTIVITIES DISTRICT (SAD)				
PERIMETER SETBACK		REQUIRED		PROVIDED
FROM CENTERLINE OF GEORGE BUSH BLVD. - SEC. 4.3.4(H)(6)(a)		15'-0"		15' MINIMUM
		50'-0"		50' MINIMUM
HEIGHT MEASURED FROM BASE BUILDING ELEVATION		48'-0"		37'-0"

FLOOR AREA RATIO CALCULATIONS	
FAR SQUARE FOOTAGES APPLICABLE PER LDR SECTION DEFINITION FOR FLOOR AREA RATIO	
	AREA
TOTAL CONDO BUILDING GROUND FLOOR AREA	20,884
TOTAL CONDO BUILDING SECOND FLOOR A/C SQUARE FOOTAGE	18,220
TOTAL CONDO BUILDING THIRD FLOOR A/C SQUARE FOOTAGE	18,220
TOTAL AMENITY BUILDING A/C SQUARE FOOTAGE	906
TOTAL FLOOR AREA PER LDR'S DEFINITION	58,230
FLOOR AREA RATIO = 0.96	
PARKING REQUIREMENTS	
PARKING REQUIRED	
2 SPACES PER 2 OR MORE BEDROOM UNIT (16 UNITS x 2)	32 SPACES
GUEST PARKING	
0.5 x FIRST 20 UNITS	8 SPACES
TOTAL PARKING REQUIRED	40 SPACES
PARKING PROVIDED	
REGULAR SPACES IN GARAGE	26 SPACES
COMPACT SPACES IN GARAGE	9 SPACES
SURFACE SPACES	5 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PARKING PROVIDED	41 SPACES
FLOOD ELEVATION CALCULATIONS	
FLOOD ZONE	AE 6.0' NAVD
BASE BUILDING ELEVATION (FEMA FLOOD ELEVATION + 12")	7.0' NAVD