



AND LESS A PARCEL OF LAND IN THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MAY BE MORE FULLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND ON THE SOUTH LINE OF SAID BLOCK 98, LOCATED 10 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 98, RUN WESTERLY ALONG SAID SOUTH LINE FOR 15.16 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET; THROUGH A CENTRAL ANGLE OF 100 DEGREES 00 MINUTES 30 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 98; THENCE RUN SOUTH 01 DEGREE 08 MINUTES 35 SECONDS EAST, ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 96 OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON), FLORIDA; THENCE RUN NORTH 100 FEET PARALLEL WITH BOYNTON STREET; THENCE WEST AND PARALLEL WITH THOMAS AVENUE 125 FEET; THENCE SOUTH 100 FEET; THENCE EAST AND PARALLEL WITH THOMAS AVENUE 125 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF LOT 33, BLOCK 98 OF L.R. BENJAMIN'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12,
PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS
THE LANDS CONVEYED TO THE STATE OF FLORIDA BY SPECIAL
WARRANTY DEED DATED MARCH 4, 1960 RECORDED IN O.R. BOOK
479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE EAST 10 FEET OF THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS THE EAST 10 FEET OF LOT 33, BLOCK 98, L.R. BENJAMIN'S
SUBDIVISION OF PART OF BLOCKS 98 AND 90, DELRAY BEACH,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12,
PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 22 AND 23, BLOCK 98, OF L.R. BENJAMIN'S SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT
BOOK 12, AND PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH,
FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 51,662 SQUARE FEET OR 1.186 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS,
COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



Site Location Map

**Covelli
Design
Associates Inc.**

2295 NW Corporate Blvd., Suite 213
Boca Raton, Florida 33431
561-910-0330

LC 26000287
covellidesign.com

Urban Planning ♦ Landscape Architecture

CBD Zoning District
CBD RC Zoning District

CBD Zoning District
CBD RC Zoning District

Site Tabulations

Building Areas / F.A.R.

1ST FLOOR	19,037 S.F.
2ND FLOOR	20,880 S.F.
3RD FLOOR	20,880 S.F.
4TH FLOOR	18,762 S.F.
TOTAL	79,559 S.F.

F.A.R. = 1.57

PARKING LEVEL 39,538 S.F.
4TH FLOOR BALCONIES: 2,837 S.F.

MIN. ROOM SIZE - 347 s.f.

Parking Tabulations

143 Guest rooms @ 0.7 spaces each	100.1 spaces required
Meeting Room @ 960 s.f.= 1 space/800 s.f.	1.2 spaces required

Alternative Fuel Spaces = 3% of required (3 required)		
TOTAL REQUIRED SPACES	102 spaces	
TOTAL SPACES PROVIDED	102 spaces	
	94 lower level garage	
	8 surface spaces	
	(5 accessible spaces)	
	(3 alt. fuel spaces)	
<u>Bicycle Spaces</u>		
Required	42	

Bicycle Spaces

Required - 1 space per 10 rooms plus

1 space for 960 sf meeting room

143 rooms / 10 = 15 spaces
 260 of meeting rooms = 1 space

960 sf meeting room = 1 space

16 spaces required

18 spaces required

4 spaces in Civic

2 spaces on 2nd
4 spaces on 5th

4 spaces on 5th A
8 spaces in garage

0 spaces in galaxy

Site Notes

1. Existing Land Use - CC (Commercial Core)
2. Proposed Land Use - Same
3. Existing Zoning - CBD (Central Business District)
CBD RC (Central Business District Railroad Corridor)
4. Proposed Zoning - Same
5. Existing Use - Office, commercial, vacant
6. Proposed Use - Hotel
7. All new utilities on site shall be placed underground
8. Water, sewer, electric, telephone, & cable television existing at site.

Site Plan
PHG Delray
each

Florida

Date	06-26-2019
Scale	As Noted
PN#	1235

Drawing No.
SP-1
OF 2

