

#### Land Description

LOTS 30, 31, AND 32, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET THERETOFORE CONVEYED TO THE STATE OF FLORIDA. TOGETHER WITH THAT PORTION OF PARCEL 1 AND PARCEL 2 WHICH ARE FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 98 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.

# Primary Street **Property Development Regulations** N.E. 5th Avenue N.E. 2nd Street

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	4th STORY SETBACK	MAXIMUM BUILDING HEIGHT (FT)	CIVIC SPACE (SF)
REQUIRED	2,000 sf	20'	0	0	10' min/15' max	< 10'	0'	10'	20'	54'	1,957
PROVIDED	50,637 sf	284.84'	125.15'	284.84'	10'	10'	0'	52.12'	20'	44.5'	2,183 See calcs, belov

## Secondary Street Property Development Regulations N.E. 4th Avenue CBD RC Zoning District CBD RC Zoning District

IN.∟. 4017	-venue										
ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	4th STORY SETBACK	Maximum Building Height (FT)	CIVIC SPACE (SF)
REQUIRED	2,000 sf	20'	0	0	10'	10'	0'	10'	20'	54'	1,957
PROVIDED	50,637 sf	284.84'	125.15'	284.84'	10'	10'	16'	52.12'	20'	44.5'	2,183 See calcs. below

#### Site Tabulations

Total Gross Site Area	•						
Land Dedication	878.5 sf	0.02 ac					
Total NET Site Area	50,637 sf	1.162 ac	100%				
Total Impervious Area 45,955 sf 1.055 ac 90.8% Building area, underground garage vehicular use, sidewalks, planters, patios, etc.							
Total Pervious Area	4,682 sf	0.107 ac	9.2%				

#### Parking Tabulations

143 Guest rooms @ 0.7 spaces each	100.1 s				
Meeting Room @ 960 s.f.= 1 space/800 s.f.					
Alternative Fuel Spaces =3% of requred (3 required)					
TOTAL REQUIRED SPACES	102 :				
TOTAL SPACES PROVIDED	؛ 102 94				
	8				
Bicycle Spaces	(5 (3				
Required - 1 space per 10 rooms plus					
1 space for 960 sf meeting room					
143 rooms / 10 = 15 spaces					
960 sf meeting room = 1 space					
16 spaces required 18 spaces required					
4 spaces in Civic Plaza (see detail SP-2)					
2 spaces on 2nd St. frontage					
4 spaces on 5th Av. frontage					
8 spaces in garage					
Cita Nataa					

#### Site Notes

- 1. Existing Land Use CC (Commercial Core)
- 2. Proposed Land Use Same
- 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.

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. MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT 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 90 DEGREES 37 MINUTES 00 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. PARCEL 2

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,

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.

FLORIDA.

#### CBD Zoning District CBD RC Zoning District

Building A	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.

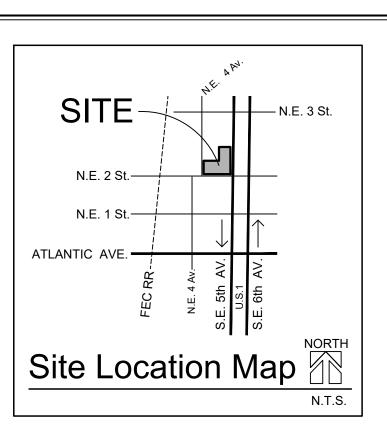
Civic Site Calculations

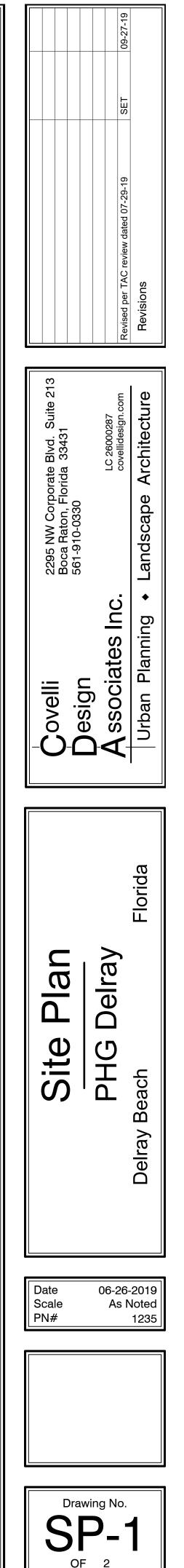
See Detail SP-2 for additional requirements

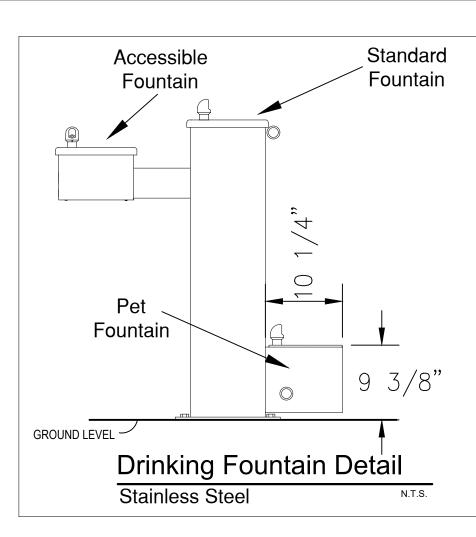
spaces required spaces required

spaces spaces 4 lower level garage surface spaces 5 accessible spaces) 3 alt. fuel spaces)

Net Site Area	50,634 sf	
0-20,000 sf (0%) 20,000 sf (5%) 10,634 sf (9%)	0 sf 1,000 sf 957 sf	
Total required	1,957 sf	
Area A Area B	1,820 sf 363 sf	
Total provided	2,183 sf	







### Civic Space Requirements Plaza Style Design

2,183 s.f. provided

Trees required - 1 tree per 20 lf of outside perimeter 196 lf / 20 = 10 trees required Tree provided = 6 trees Seating required - 2 persons per 350 s.f 2,192 sf / 350 (2) = 12 Seating provided - 12 spaces (4 benches @ 3 ea.) Drinking Fountain - 1 provided (HC accessible with pet waterer Bike Rack - 4 stations provided Trash Receptacle - 1 provided Water Feature - provided

