January 14, 2026
Revised May 6, 2026
Revised July 20, 2026
Revised September 2, 2026

Elianne Klein
13th Floor Homes, LLC
699 North Federal Highway, Suite 450
Fort Lauderdale, Florida 33304

RE: ***Parks at Delray – Equivalency Statement***
Delray Beach, Florida
Kimley-Horn # 140288000

Dear Elianne:

Kimley-Horn and Associates, Inc. has prepared the following Traffic Performance Standards (TPS) statement for the Parks at Delray Project (PBC Project # 181113). The site is located at the southwest corner of the Congress Avenue & Old Germantown Road intersection in Delray Beach, Florida.

The PCN for the subject site is:

- 12-43-46-30-41-001-0020
- 12-43-46-30-41-002-0010
- 12-43-46-30-41-002-0030
- 12-43-46-30-41-003-0010
- 12-43-46-30-41-003-0020
- 12-43-46-30-41-001-0010
- 12-43-46-30-41-003-0030

Figure 1 illustrates the site location.

The existing site has a TPS approval dated August 14,2024. The site is also being developed with the approved Master Plan, included in the City of Delray Beach Ordinance 61-20 and consistent with the intensities, densities, and conditions of the TPS approval.

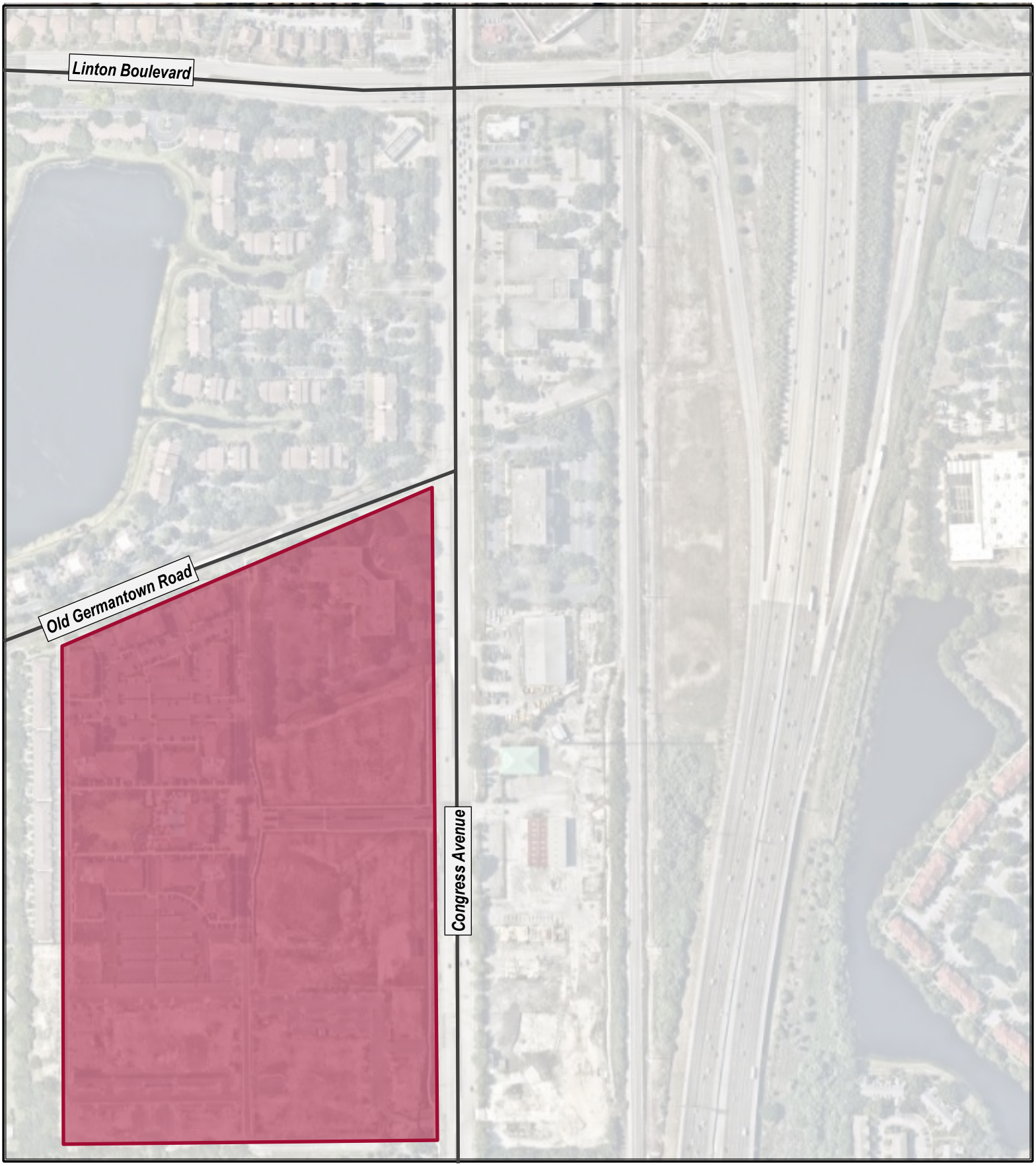
Exhibit D in that Ordinance provides the maximum allowable development and uses for each parcel. The site is approved to be redeveloped as a mixed-use site with 1,007 dwelling units of residential use (600 units in Parcel A, 157 units in Parcel B, and 250 units in Parcel C), 330,000 square feet of retail (in Parcel C), and 70,000 square feet of office use (in Parcel C). Of the 757 units approved in Parcels A and B, 747 have been built. It should be noted that the County's approval included 1,009 units, but the City's approval included 1,007 units. It is now proposed to redevelop Parcels C1 and C2 to include 108 multifamily residential units, and retain the remaining 142 units in this Parcel C. The proposed development is the construction of the following uses:

- Multifamily Mid-Rise: 865 Dwelling Units + 142 Dwelling Units Retained (1007 units total)
- General Office: 70,000 Square Feet
- Shopping Center: 330,000 Square Feet

The TPS Letter, which lists the same uses as the master plan with the exception of a nominal 2 additional residential units totaling 1,009 units, is included in the appendix. The County's Division approved 1,009 units, although the final plan approved by the City showed only 1,007; this explains the 2-unit nominal difference. The 1,007 units in the City's approved plan are considered the maximum allowable units for purposes of the traffic calculation.

Multifamily Housing (Midrise) rates were utilized to determine the trips for the residential component of the project. The *ITE Trip Generation Manual* does not differentiate between rental and ownership units, and the midrise classification applies to buildings with 4 to 10 stories.

The foregoing analysis demonstrates that the proposed residential development, when combined with the previously-permitted residential development, will not exceed the trips allocated to the approved development.



NORTH

LEGEND

Site Location

FIGURE 1:

Site Location
Parks at Delray
KH # 140288000

Kimley»Horn

TRIP GENERATION

A calculation was prepared to determine the change in trip generation potential compared to the most recent approval for the site. The current trip generation rates and equations published by Palm Beach County Traffic Division, which are based upon rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition,* were utilized to perform this calculation. As shown in Table 1, there is a decrease of 9 net new external daily trips, no change to net external AM peak hour trips, and a decrease of 1 net new external PM peak hour trips (-1 outbound) when compared to the approved plan.

Because the updated site calculations will result in a reduction in trips, no further Test 1 or Test 2 roadway link or intersection capacity analysis is required.

Table 1: Trip Generation Calculations Summary

Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Approved Scenario												
PBC	Multifamily (Mid-Rise)	221		1,009	DU	4,581	373	86	287	394	240	154
PBC	General Office (10-250ksf GFA)	710		70.000	ksf	759	106	94	12	101	17	84
PBC	Shop Center (>150ksf)	820		330.000	ksf	12,213	277	172	105	1,122	539	583
					Subtotal	*17,553*	*756*	*352*	*404*	*1,617*	*796*	*821*
Internal Capture			% Daily	% AM	% PM							
	Multifamily (Mid-Rise)		15.2%	2.1%	26.4%	696	8	2	6	104	68	36
	General Office (10-250ksf GFA)		22.9%	9.4%	17.8%	174	10	7	3	18	7	11
	Shop Center (>150ksf)		6.2%	4.3%	10.0%	760	12	6	6	112	42	70
					Subtotal	*1,630*	*30*	*15*	*15*	*234*	*117*	*117*
Pass-By Capture			Daily	AM	PM							
	Multifamily (Mid-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	General Office (10-250ksf GFA)		10.0%	10.0%	10.0%	59	10	9	1	8	1	7
	Shop Center (>150ksf)		24.0%	24.0%	24.0%	2,749	64	40	24	242	119	123
					Subtotal	2,808	74	49	25	250	120	130
Driveway Volumes						15,923	726	337	389	1,383	679	704
Net New External Trips						13,115	652	288	364	1,133	559	574
Proposed Scenario												
PBC	Multifamily (Mid-Rise)	221		1,007	DU	4,572	373	86	287	393	240	153
PBC	General Office (10-250ksf GFA)	710		70.000	ksf	759	106	94	12	101	17	84
PBC	Shop Center (>150ksf)	820		330.000	ksf	12,213	277	172	105	1,122	539	583
					Subtotal	*17,544*	*756*	*352*	*404*	*1,616*	*796*	*820*
Internal Capture			% Daily	% AM	% PM							
	Multifamily (Mid-Rise)		15.20%	2.1%	26.4%	696	8	2	6	104	68	36
	General Office (10-250ksf GFA)		22.9%	9.4%	17.8%	174	10	7	3	18	7	11
	Shop Center (>150ksf)		6.2%	4.3%	10.0%	760	12	6	6	112	42	70
					Subtotal	*1,630*	*30*	*15*	*15*	*234*	*117*	*117*
Pass-By Capture			Daily	AM	PM							
	Multifamily (Mid-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	General Office (10-250ksf GFA)		10.0%	10.0%	10.0%	59	10	9	1	8	1	7
	Shop Center (>150ksf)		24.0%	24.0%	24.0%	2,749	64	40	24	242	119	123
					Subtotal	2,808	74	49	25	250	120	130
Driveway Volumes						15,914	726	337	389	1,382	679	703
Net New External Trips						13,106	652	288	364	1,132	559	573
Proposed - Approved Net New Traffic						-9	0	0	0	-1	0	-1
Radius of Development Influence:						Directly Accessed Links						

Source	Land Use	Daily	AM Peak Hour	PM Peak Hour	Avg. Pass By
PBC	Multifamily (Mid-Rise)	4.54 trips/DU	0.37 trips/DU (23% in, 77% out)	0.39 trips/DU (61% in, 39% out)	0.0%
PBC	General Office (10-250ksf GFA)	10.84 trips/ksf	1.52 trips/ksf (88% in, 12% out)	1.44 trips/ksf (17% in, 83% out)	10.0%
PBC	Shop Center (>150ksf)	37.01 trips/ksf	0.84 trips/ksf (62% in, 38% out)	3.4 trips/ksf (48% in, 52% out)	24.0%

SITE ACCESS

Since the proposed development plan to develop 108 units in Parcels C1 and C2, while retaining 142 units for future development, will generate fewer trips than the approved scenario, modifications to the approved driveway locations and associated turn lanes are not required.

CONCLUSION

The analysis indicates that the proposed development, including the proposed residential units, the previously-approved commercial development, and the existing and approved office space, will generate fewer trips than the approved development included in the approved Master Plan. Modifications to the driveways are not expected compared to the approved configurations based on the reduced development trips.

Should you have any questions, please contact me via e-mail adam.kerr@kimley-horn.com or via phone at (561) 840-0874.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.

Transportation Engineer

Florida Registration

Number 64773

Attachments

APPENDIX

Bus

Bus

17' Buffer

relocated Arbors driveway

Gatehouse with automated gates

Bus Stop

	OPTION 7		
	BLOCK C1	BLOCK C2	TOTAL
CORNER HOMES	24	24	48
REGULAR HOMES	34	26	60
TOTAL	58	50	**108**
VISITOR PARKING	34	32	**66**

ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

PARKS AT DELRAY	1" = 60'-0"	
SITE PLAN OPTION 7A	10-10-2025	

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

August 14, 2024

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.,
477 S Rosemary Ave, Suite 215
West Palm Beach, FL 33401

RE: 1690-2350 South Congress Avenue
Project #: 181113
Clarification of proposed Driveways and Modification to Traffic Performance Standards (TPS) Associated Conditions

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project driveways modification memorandum, dated June 13, 2024, requesting revision to the TPS approval letter issued on September 20, 2021. The project is summarized as follows:

Municipality:	Delray Beach
Location:	SWC of Congress Avenue and Old Germantown Road, about 0.2 miles south of Linton Blvd
PCN:	12-43-46-30-15-001-0000 (additional PCNs in file)
Access:	Three full access driveway connections onto Old Germantown Road, and, two full and one right-in/right out access driveway connections onto Congress Avenue (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Gen. Office = 70,000 SF
Vested Uses	Gen. Office = 352,539 SF
Proposed Uses:	Gen. Office = 70,000 SF Gen. Commercial = 330,000 SF Condos = 407 DUs Apartments = 602 DUs
New Daily Trips:	13,582
New Peak Hour Trips:	189 (-197/386) AM; 975 (711/264) PM
Build-out:	December 31, 2023

Based on the review, the Traffic Division is making modification to condition number 3 of the previously issued TPS approval letter, dated September 20, 2021 (attached). The full set of conditions, with condition number 3 revised, is provided below.

The proposed development **meets** the TPS of Palm Beach County, subject to the following conditions:

1. No Building Permits for the site may be issued after December 31, 2023.

2. Building Permits for more than 535 dwelling units shall not be issued until the contract has been awarded for the construction of a right turn lane north approach and a right turn lane south approach on Military Trail at Linton Blvd plus the appropriate paved tapers. In the event the contract has not been let for this Assured Construction before building permits for more than 535 dwelling units have been issued, the Property Owner/Developer may elect to make a

proportionate share payment of 38.9 % of the overall construction cost for the construction of a right turn lane south approach on Military Trail at Linton Blvd plus the appropriate paved taper.

3. Prior to the issuance of the first Certificate of Occupancy, the Property Owner/Developer shall construct the below site related improvements in a., b., and c. Construction of d. below shall be completed prior to opening of a vehicular connection between the Arbors parcel and any portion of the remainder of the Parks at Delray site.

    a. Construct right turn lanes north approach at the two southern project driveways on Congress Avenue.
    b. Extend the left turn lane south approach storage length at southernmost project driveway on Congress Ave to the County minimum standards, or as approved by the County Engineer.
    c. Extend the left turn lane south approach storage length at the main driveway on Congress Ave to its maximum, or as approved by the County Engineer.
    d. Restrict the driveway at the first full opening on Congress Ave south of Old Germantown Road to a right-in/right-out only. Raised channelizing island is recommended.

4. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the County Engineer, at Congress Avenue and the Main Project Driveway. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

    a. Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.

    b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies.
    In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

5. All of the conditions, numbered 1 thru 4 above, shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event:

1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain conditions 1 thru 4 exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the TPS of Palm Beach County shall be deemed rescinded and rendered void.

A Proportionate Share Agreement must be fully executed, by the Property Owner/Developer seeking approval of the project and Palm Beach County, before the municipality considers approval of the proposed project. In the event the municipality approves the proposed development before this proportionate share agreement is fully executed, then the Traffic Division's conditional finding that this proposed development meets the TPS of Palm Beach County shall be deemed rescinded and rendered void.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the TPS Ordinance.

The approval letter shall be valid no longer than one year from date of issuance of the original TPS approval letter, dated February 13, 2019, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbc.gov

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:jb
Att: TPS Approval Letter, dated September 20, 2021
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Stephanie Guerra, P.E, Kimley-Horn and Associates, Inc.,
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\181113 - 1690-2350 SOUTH CONGRESS AVENUE - REVISED 3.DOCX

Property Detail

Location Address : 1690 S CONGRESS AVE
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-003-0030
Subdivision : PARKS AT DELRAY
Official Records Book/Page : /
Sale Date :
Legal Description : PARKS AT DELRAY PAR C3

Owner Information

Owner(s)

1690 SOUTH CONGRESS BUILDING LLC

Mailing Address

109 SE 5TH AVE FL 2
DELRAY BEACH FL 33483 5204

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 70093
Acres : 5.13
Property Use Code : 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

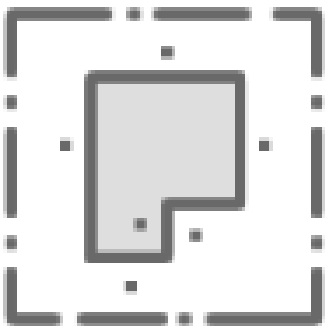
Structural Element for Building 1

Year Built	1982
OFFICE BLDG L/R 1-4S	70093

Subarea and Square Footage for Building 1

Code Description	square Footage
OFFICES	33926
SUPPORT	226
LOBBY	396
OFFICES	35545
Total Square Footage	70093

Sketch for Building 1



Sorry, no sketch available for this record

Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1982	77370
Walkway-Concrete	1982	4309
Wall	1982	2362
Patio	1982	770
Patio Roof	1991	2880
Paving- Asphalt	1982	1598

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	5.1306

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$8,000,000	$8,000,000	$7,465,000	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$8,000,000	$7,929,010	$7,208,191	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$8,000,000	$7,929,010	$7,208,191	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$147,600	$144,751	$137,892	$0	$0
NON AD VALOREM	$23,173	$19,185	$3,675	$0	$0
TOTAL TAX	$170,773	$163,937	$141,566	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address : 1874 HERON CLUB DR
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-001-0010
Subdivision : PARKS AT DELRAY
Official Records Book/Page : /
Sale Date :
Legal Description : PARKS AT DELRAY PAR A1

Owner Information

Owner(s)

CENTERPOINTE DELRAY HOLDINGS LLLP

Mailing Address

411 W PUTNAM AVE STE 125
GREENWICH CT 06830

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 230
***Total Square Feet :** 251039
Acres : 11.00
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

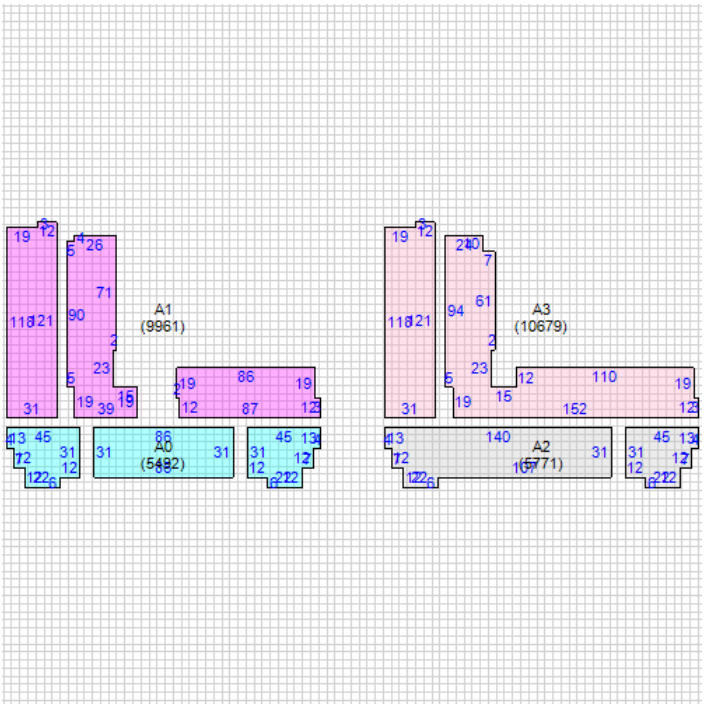
Structural Element for Building 1

Year Built	2024
APARTMENTS HIGH RISE	162506

Subarea and Square Footage for Building 1

Code Description	square Footage
APARTMENT	23084
APARTMENT	9961
APARTMENT	5492
APARTMENT	42716
Total Square Footage	81253

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Carport	2024	1616
Paving- Asphalt	2024	155599
Walkway-Concrete	2024	23810
Fence- Wrought Iron	2024	2092
Wall	2024	444
Swimming Pool Commercial	2024	3506
Spa	2024	1
Patio	2024	5962

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	11.0007

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$55,973,869	$0	$0	$0	$0
Land Value	$19,400,000	$15,520,000	$15,520,000	$0	$0
Total Market Value	$75,373,869	$15,520,000	$15,520,000	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$75,373,869	$2,967,989	$2,698,172	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$75,373,869	$2,967,989	$2,698,172	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$1,390,648	$133,269	$133,785	$0	$0
NON AD VALOREM	$51,380	$13,384	$13,395	$0	$0
TOTAL TAX	$1,442,028	$146,653	$147,181	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address :
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-003-0020
Subdivision : PARKS AT DELRAY
Official Records Book/Page : 33887 / 187
Sale Date : 10/05/2022
Legal Description : PARKS AT DELRAY PAR C2

Owner Information

Owner(s)	Mailing Address
107C2 LLC	CDS INTERNATIONAL HOLDINGS INC C/O 109 SE 5TH AVE FL 2 DELRAY BEACH FL 33483 5204

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/05/2022	$10	33887 / 00187	WARRANTY DEED	107C2 LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 4.67
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1982	24684

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	4.6658

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$21,010	$21,010	$21,010	$0	$0
Land Value	$4,268,082	$4,064,840	$4,064,840	$0	$0
Total Market Value	$4,289,092	$4,085,850	$4,085,850	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$4,289,092	$4,085,850	$4,085,850	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$4,289,092	$4,085,850	$4,085,850	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$79,134	$74,360	$77,222	$0	$0
NON AD VALOREM	$2,431	$1,512	$1,517	$0	$0
TOTAL TAX	$81,564	$75,872	$78,739	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address :
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-003-0010
Subdivision : PARKS AT DELRAY
Official Records Book/Page : /
Sale Date :
Legal Description : PARKS AT DELRAY PAR C1

Owner Information

Owner(s)	Mailing Address
107 S CONGRESS LLC	109 SE 5TH AVE FL 2 DELRAY BEACH FL 33483 5204

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 5.17
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	5.1726

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$0	$0	$0	$0	$0
Land Value	$4,731,678	$4,506,360	$4,506,360	$0	$0
Total Market Value	$4,731,678	$4,506,360	$4,506,360	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$3,264,788	$2,967,989	$2,698,172	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,264,788	$2,967,989	$2,698,172	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$69,508	$63,729	$62,670	$0	$0
NON AD VALOREM	$5,083	$3,071	$3,077	$0	$0
TOTAL TAX	$74,591	$66,800	$65,747	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address : 2009 COCOPLUM CIR
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-002-0010
Subdivision : PARKS AT DELRAY
Official Records Book/Page : /
Sale Date :
Legal Description : PARKS AT DELRAY PAR B1

Owner Information

Owner(s)

PARCEL B CONGRESS DELRAY LLLP

Mailing Address

848 BRICKELL AVE PH 1
MIAMI FL 33131 2943

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 4.57
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	4.5731

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$0	$0	$0	$0	$0
Land Value	$5,640,000	$5,640,000	$5,640,000	$0	$0
Total Market Value	$5,640,000	$5,640,000	$5,640,000	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$3,264,788	$2,967,989	$2,698,172	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,264,788	$2,967,989	$2,698,172	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$75,249	$70,887	$69,990	$0	$0
NON AD VALOREM	$9,442	$5,579	$5,584	$0	$0
TOTAL TAX	$84,691	$76,466	$75,574	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address : 2033 HAMMOCK WAY
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-002-0030
Subdivision : PARKS AT DELRAY
Official Records Book/Page : 34027 / 766
Sale Date : 10/28/2022
Legal Description : PARKS AT DELRAY PAR B3

Owner Information

Owner(s)	Mailing Address
PARCEL B CONGRESS DELRAY LLLP	CPD HOLDINGS GP LLC C/O 777 W PUTNAM AVE FL 1 GREENWICH CT 06830 5091

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/28/2022	$10	34027 / 00766	WARRANTY DEED	PARCEL B CONGRESS DELRAY LLLP
09/14/2022	$10	33862 / 01646	WARRANTY DEED	PARCEL B CONGRESS DELRAY LLLP

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 72
***Total Square Feet :** 0
Acres : 3.80
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	3.8043

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$0	$0	$0	$0	$0
Land Value	$2,880,000	$2,880,000	$2,880,000	$0	$0
Total Market Value	$2,880,000	$2,880,000	$2,880,000	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$2,880,000	$2,880,000	$2,880,000	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$2,880,000	$2,880,000	$2,880,000	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$53,136	$52,414	$54,431	$0	$0
NON AD VALOREM	$7,873	$4,648	$4,652	$0	$0
TOTAL TAX	$61,009	$57,062	$59,083	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Property Detail

Location Address : 1782 HAMMOCK WAY
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-30-41-001-0020
Subdivision : PARKS AT DELRAY
Official Records Book/Page : /
Sale Date :
Legal Description : PARKS AT DELRAY PAR A2

Owner Information

Owner(s)

CENTERPOINTE DELRAY HOLDINGS LLLP

Mailing Address

411 W PUTNAM AVE STE 125
GREENWICH CT 06830

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 32
***Total Square Feet :** 63712
Acres : 1.64
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : SAD—SAD-SPECIAL ACTIVITIES (12-DELRAY BEACH)

Building Details

Structural Details

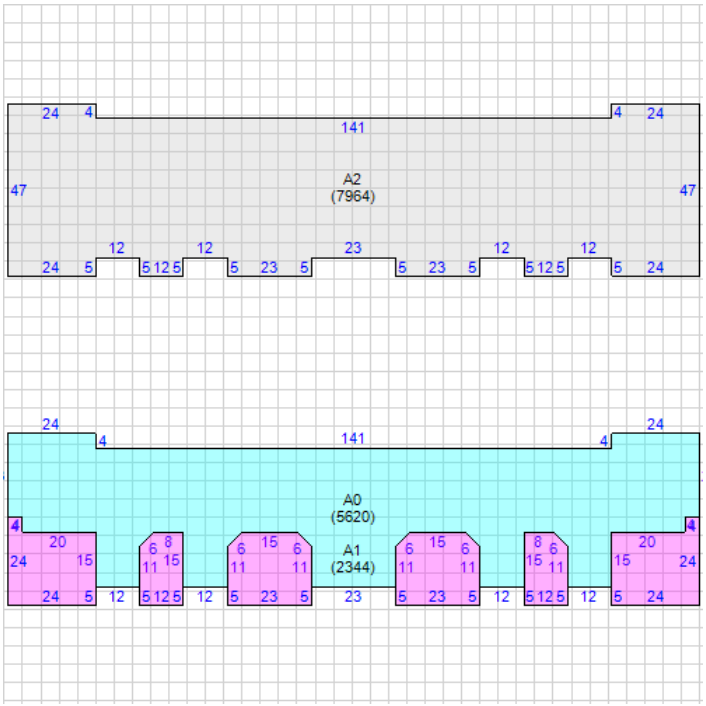
Structural Element for Building 1

Year Built	2024
APARTMENTS - TOWNHOUSE	63712

Subarea and Square Footage for Building 1

Code Description	square Footage
APARTMENT	5620
GARAGE	2344
APARTMENT	7964
Total Square Footage	15928

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	2024	10232
Walkway-Concrete	2024	2264

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	SAD	1.6402

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$11,624,232	$0	$0	$0	$0
Land Value	$1,600,000	$1,280,000	$1,280,000	$0	$0
Total Market Value	$13,224,232	$1,280,000	$1,280,000	$0	$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$13,224,232	$1,280,000	$1,280,000	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$13,224,232	$1,280,000	$1,280,000	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$243,987	$23,295	$24,192	$0	$0
NON AD VALOREM	$7,056	$2,017	$2,019	$0	$0
TOTAL TAX	$251,043	$25,313	$26,211	$0	$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Exhibit "A"

Legal Description

Overall Site

PARCEL 1:

ALL OF THE REPLAT OF LAKESIDE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 49 AND 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II:

ALL OF THE REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 51 AND 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:

PARCELS 1 AND 3, CATAFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 53, 54, AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL IV:

PARCEL 2, CATAFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 53, 54, AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THE PLAT OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 166, AS MODIFIED BY SURVEYOR'S AFFIDAVIT MODIFYING THE DESCRIPTION AND CALLS OF SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 384, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PORTION OF THE PLAT DEEDED TO PALM BEACH COUNTY PURSUANT TO RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5031, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY,

FLORIDA. CONTAINING 2,125,352 SQUARE FEET/48.7814 ACRES, MORE OR LESS.

Exhibit "B"

Development Standards

1690 – 2350 South Congress Avenue Special Activities District (SAD)

Master Development Plan (MDP) & Site Plan Approval

Review and approval process

a) All development parcels within the development plan to be completed in a phased manner and/or which require waivers shall be governed by regulations set in association with the approval of the MDP.

b) The MDP shall consist of a narrative and a land use map designating dwelling units and intensity of development and a supporting development standard document that will include data to be utilized in preparing site plans, landscaping, utility plans and tree mitigation.

c) Information related to the architectural character should also be included in the development standards to guide the preparation of building elevations and architectural renderings.

d) Within the SAD regulations, the MDP shall be reviewed by the Planning and Zoning Board to make a recommendation to the City Commission. The MDP shall be forwarded to the City Commission with the Planning and Zoning Board's recommendation. The City Commission will conduct two public hearings at which the final action will be taken at the second hearing.

e) Site Plan(s) will not be filed concurrently with the MDP. A waiver from Section 4.4.25(D) requiring review and approval of a Site Plan prior to second reading of the MDP was approved by the City Commission at its meeting of December 11, 2018.

f) In accordance with Section 2.4.5(F)(~~7~~6), upon final approval of the MDP and compliance with any outstanding technical issues, such plan shall be stamped and certified by the Development Services Department and shall serve as the baseline for any subsequent submittals. All subsequent submissions shall conform in every respect to the MDP as may be modified as provided below.

Future Modifications to MDP

a) Subsequent to approval of the MDP, any site and development plans shall be filed in accordance with Section 2.4.5(F)(1) through (5). An approved MDP may be modified either by administrative approval or by review by the Planning and Zoning Board through the public hearing process, depending on the degree of modification proposed to the MDP. If the modification relates to number of dwelling units, parking count, intensity, or the dimensional standards, including setbacks ("Standards") and is less than a 5% deviation from such standard, the modification shall be processed administratively or reviewed by the Planning and Zoning Board as a MDP modification, at the discretion of the Development Services Director. All other modifications to the MDP, development standards, timing obligations (i.e. the construction sequencing, phasing, etc.) or other requirements contained herein, and those modifications of Standards in excess of 5% shall be processed and approved by the Planning and Zoning Board in accordance with 2.4.4 E(6), except for changes that increase density or intensity, (including the additional of uses not previously

adopted as part of the SAD), which shall be processed and approved by the City Commission as an amendment to the SAD Ordinance.

b) All Site Plan applications for new development, including site plan modifications, must receive approval by Site Plan Review and Appearance Board (SPRAB) and be consistent with the approved MDP.

Construction Sequencing ~~Plan~~

a) The MDP establishes the location of the parcels which include each parcel's respective acreage, number of units and unit type, parking, and intensities for a ~~the~~ commercial parcel, location of the main streets including parallel parking, internal transit stop, buffers, multi-use paths, the central park and the oak hammock preserve serving the overall development.

b) The sequence for redevelopment of the parcels is as follows:

(1) the demolition of three existing office buildings, asphalt parking lots and associated underground utilities which were formerly a part of the Office Depot headquarters;

(2) the installation of the main infrastructure including the roads, the utilities, buffers, multi-use paths, and the central park;

(3) With the exception of the parcel within which the Arbors building (Folio # 12-43-46-30-15-001-0000) is located, all trees to be preserved or relocated shall be preserved or relocated in accordance with the tree preservation and removal plan; and

(4) The trees within the Arbors site located at the northeast corner of the MDP shall be relocated or preserved prior to commencing construction on the Arbors site.

c) Buffers along Germantown Road and Congress Avenue shall be installed within the first phase of development.

d) Items b)(1) through (3) shall be completed prior to the issuance of the first residential certificate of occupancy for a building.

e) Internal infrastructure (roads, utilities, etc.) for a given parcel or phase shall be completed prior to the first certificate of occupancy for a building in such parcel or phase.

Parking

a) Guest parking spaces must be accessible to all visitors and guests and may be centralized or located near recreational features within a development project.

b) Parking adjacent to Congress Avenue shall be located to the rear or side of buildings having direct frontage along Congress Avenue. If parking is fronting on Congress Avenue between buildings, the parking must be screened with landscaping, fencing, and/ or a berm adequately landscaped to obscure the view of the parked cars from Congress Avenue.

c) Parking lots for the multifamily buildings are located to minimize pedestrian conflicts while providing locations within close proximity of destinations once cars are parked.

d) Access to parking lots shall be restricted to specific driveway locations to minimize curb cuts as well as minimize conflicts between vehicles and pedestrians.

e) Parking fields are to be placed internal to the site so as to not be visible from the major

surrounding roadways or are buffered with berms and/ or landscaping to obscure the view of the parked cars from the adjacent roadway.

f) The internal streets should provide parallel parking where possible on both sides of the street to provide ample convenient parking for guests and residents.

g) Parking shall be provided for the residential multifamily or mixed-use buildings of the site as follows:

Efficiency dwelling unit	1.0 space/unit
One bedroom dwelling unit	1.25 spaces/unit
Two or more bedroom dwelling unit	2.00 spaces/unit
Two or more bedroom dwelling units within 1,000 feet of a Tri-Rail station	1.5 spaces/unit
Guest parking shall be provided cumulatively as follows:	
for the first 20 units	0.50 spaces/unit
for units 21—50	0.30 spaces/unit
for units 51 and above	0.20 spaces/unit

h) The commercial non-residential portion of the site shall provide parking spaces at a rate of 4 spaces per 1,000 square feet of gross floor area, irrespective of the mix of uses.

i) For commercial mixed-use developments with a residential component, the shared parking formula under LDR Section 4.6.9(c)(8) can be utilized.

j) Tandem spaces are permissible for valet parking within the commercial site.

Minimum parking standards	
Parking space size	
Standard	9' x 18'
Compact	8'-16'
Parallel	8' x 22'
Handicap	12' x 18'
Parking driving aisle (two-way)	24'-0"
Parking landscape island	9'-0" wide
Parking landscape strip	5'-0"
Front of building façade to parking space	5'-0"

k) Wheel Stops shall be provided for all parking, other than parallel spaces, in the form of concrete wheel stops or a continuous concrete curb which is located so that there is two feet of clear distance from the front edge of the device to the front of the parking space.

l) Two-way parking lot driving aisles 24 feet wide must be used when perpendicular parking spaces are used.

m) The minimum drive aisle for two-way traffic flow is 20 feet but this dimension can only be used for short distances where there are no parking spaces on either side of the driving aisle.

n) The minimum width of sidewalks along Congress Avenue, Germantown Road, within the Central Park and the infrastructure roadways shall be six feet. All other sidewalks shall be a minimum of five feet. The multi-use path within the perimeter buffers shall be a minimum of eight feet.

Tree Mitigation

a) A tree survey and arborist evaluation and rating report has been prepared for the trees contained within the site. Large buffers are provided around the entire perimeter of the site to provide adequate area for the relocation and preservation of quality specimen trees. The inventory, mitigation, preservation, and landscaping will be performed in conformity with the Land Development Regulations related to landscaping and preservation.

Landscaping

Landscaping shall be in accordance with the Landscape Regulations as listed below:

1. **Perimeter requirements adjacent to public and private rights-of-way:**
   a) The landscaping shall consist of at least one tree for each 30 linear feet or fraction thereof. The trees shall be located between the right-of-way line and the off-street parking or vehicular use area. Where the depth of the perimeter landscape strip adjacent to the right-of-way exceeds 15 feet, shade trees may be planted in clusters, but the maximum spacing shall not exceed 50 feet. The remainder of the landscape area shall be landscaped with grass, ground cover, or other landscape treatment excluding pavement.

   b) Additionally, a hedge, wall or other durable landscape area shall be placed along the interior perimeter of the landscape strip. If a hedge is used, it must be a minimum of two feet in height at the time of planting and attain a minimum height of three feet above the finished grade of the adjacent vehicular use or off-street parking area within one year of planting.

   c) Multiple tier plantings are strongly encouraged for all properties, regardless of the depth of the landscape buffer. Those properties that have a landscape buffer depth of ten feet or more shall be required to provide an additional layer of groundcover. The groundcover shall be located directly in front of the required hedge, so as to be visible from the adjacent right-of-way. This groundcover shall be installed at one-half of the height of the required perimeter hedge.

   d) If a nonliving barrier is used, it shall be a minimum of three feet above the finished grade of the adjacent vehicular use. Nonliving barriers shall require additional landscaping to soften them and enhance their appearance. For each ten feet of nonliving barrier, a shrub or vine shall be planted along the street side of the barrier, in addition to tree requirements.

   e) Earth berms may be used only when installed in conjunction with sufficient plant materials to satisfy the screening requirements. The slope of the berm shall not exceed a 3:1 ratio.

   f) Hedges for multi-family projects which are used to separate a residential use from an adjacent arterial or collector road right-of-way may attain a height of eight feet to mitigate the impact of the adjacent roadway

g) The unpaved portion of the right-of-way adjacent to the property line shall be landscaped with sod and provided with irrigation and maintenance.

h) The width of access ways which provide access to a site or vehicular use areas may be subtracted from the linear dimensions used to determine the number of trees required.

2. Perimeter landscaping requirements relating to abutting properties:

a) A landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang. Duplexes may be permitted to reduce the perimeter planting strip to two and one-half feet in width in cases where lot frontage is less than 55 feet. In addition, one tree shall be provided for every 30 linear feet of such landscaped barrier or fraction thereof.

b) The provisions for perimeter landscape requirements relating to abutting properties shall not be applicable where a proposed parking area or other vehicular use area abuts an existing hedge or established tree line, the existing hedge and trees may be used to satisfy the landscape requirements provided the existing material meets all applicable standards. The landscape strip, a minimum of five feet in depth, however, is still required, and must be landscaped with sod or ground cover and be free of any vehicular encroachment, including car overhang. If the existing landscaping does not meet the standards of this article, additional landscaping shall be required as necessary to meet the standards. In the event the landscaping provided by the adjacent property which has been used to satisfy the landscaping requirements for the property making application is ever removed, the property heretofore using the existing vegetation to satisfy landscaping requirements, must then install landscaping as required to comply with the provisions of this code.

c) There shall be a group of palms or a shade tree for every 125 square feet of required interior landscaping. No more than 25 percent of these required trees shall be palms.

d) Landscape islands which contain a minimum of 135 square feet of planting area, with a minimum dimension of nine feet, exclusive of the required curb, shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. One shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers. Tree specifications shall adhere to those listed in_Section 4.6.16(E)(5) and 4.6.16(E)(6) of the Land Development Regulations. Where approval for the use of compact parking has be approved, islands may be placed at intervals of no less than one island for every 15 compact parking spaces:

e) The distance between parking islands can be increased up to 15 standard or 17 compact parking spaces but the width of the parking island must be increased by one foot for each additional space (i.e. if the distance between parking islands is 15 standard parking spaces the parking island would have to be 11 feet wide).

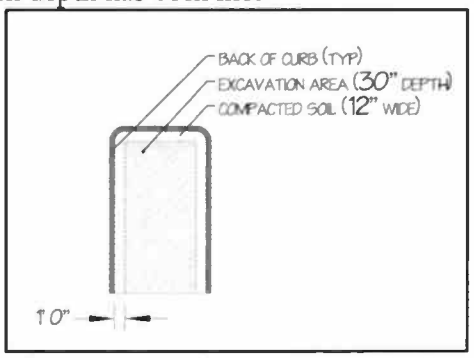
f) Unobstructed cross-visibility shall be maintained at all terminal landscape islands where it intersects a right-of-way. Clear visibility shall be maintained between three feet to six feet above ground. Proper plant selection shall be utilized that fully accounts for the mature height and spread of that plant. The proper design shall have low groundcovers within the nose of the island with small shrubs located at the back end of the island.

g) Each row of parking spaces shall be terminated by landscape islands with dimensions as indicated above. An exception to this requirement is when a landscaped area, with the dimensions above, exists at the end of the parking row.

h) Perimeter landscape strips which are required to be created by this code or requirements of the zoning code shall not be credited to satisfy any interior landscaping requirements, however, the gross area of perimeter landscape strips which exceed minimum requirements may be credited to satisfy the interior landscape requirements of this section.

i) Interior landscaping in both parking areas and other vehicular use areas shall, insofar as possible, be used to delineate and guide major traffic movement within the parking area so as to prevent cross-space driving wherever possible. A portion of the landscaping for interior parking spaces, not to exceed 25 percent of the total requirement, may be relocated so as to emphasize corridors or special landscape areas within the general parking area or adjacent to buildings located on the site, if helpful in achieving greater overall aesthetic effect. Such relocated landscaping shall be in addition to the perimeter landscaping requirements.

j) Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of 30 inches below existing grade, except for a 12-inch buffer from the inside of curb or pavement (see diagram below). A suitable planting soil mixture of 50/50, 60/40 (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the 30-inch depth has been met.



k) All air-conditioning units and other mechanical equipment and refuse areas whose height is five feet or less shall be screened with shrubbery that is tall enough to fully screen the units from view. Equipment five feet to 16 feet above grade shall be screened with hedges that

are half of the height of the item to be screened. In such instances, the required hedge shall not be any less than five feet in height. Anything higher than 16 shall be screened with shrubbery that is a minimum of eight in height.

l) Landscaping may be permitted in easements only with the written permission of the easement holder. Written permission shall be submitted as part of the site plan or landscape plan review.

3. Foundation landscaping requirements

a) Foundation landscaping shall be required. This shall incorporate trees, shrubs and groundcovers. Multiple tiers of plant material should be utilized and thoughtfully designed to accomplish the goal of softening the building mass while adding vibrant color and textures.

b) New multi-story structures shall adhere to the landscape requirements set forth in this section. The purpose of these requirements is to aesthetically and visually buffer larger structures and to maintain an appropriately scaled relationship between the height of the structure and its surrounding landscape.

c) Foundation trees with specifications listed in Table 1 below shall be planted along the building façade that faces a dedicated Right-of-Way. The spacing of these trees shall be determined based on the average canopy width of the proposed tree.

Table 1. Foundation Tree Specifications

Mean Structure Height (feet)	Min. Tree Height (feet)	Min. Tree Spread (feet)	Min. Overall Palm Height (feet)
To 15	12 to 14 (code)	5	12 (code)
15 to 25	14 to 16	6	16
26 to 35	16 to 18	7	20
36 and greater	16 to 18	7	25

4. Street trees for new residential developments

Street trees are an integral component of creating a themed landscape and shall be required as per this section. Street trees shall be located along the edge of the sidewalk to provide shade for pedestrians.

Perimeter Buffers

A landscape buffer shall be provided around the outer perimeter of the overall MDP property ("SAD Perimeter Buffer"). Parking, structures, perimeter roadways, and other paving is not permitted within this buffer except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the buffer. The width of the buffer shall be as per the chart below. In no case shall the landscape area be a width of less than fifteen feet.

When adjacent to Congress Avenue and any preserve area	15 feet
When abutting residentially zoned property	40 feet

When adjacent to but separated from residentially zoned property by a street, waterway, alley, or park	25 feet
All other perimeters	15 feet

Site Setbacks

a) The SAD Perimeter Buffer noted above shall also be the minimum setback so that a building can be placed adjacent to the SAD Perimeter Buffer.

b) Except as otherwise provided in paragraph a) above, setbacks for front, side, and rear yards shall be the minimum as identified in the chart above for Perimeter Buffers.

c) Buildings not adjacent to the SAD Perimeter Buffer shall provide a minimum of five feet to the back/outside edge of sidewalk along internal streets or, when there is no sidewalk, from the edge of any contiguous driveway, roadway, park, or open space. In no event shall buildings encroach into buffers, or roadways. Distances are measured to the shortest distance between building elements, excluding porches, balconies, covered parking, and building entries or building entry features.

Lot coverage and open space.

a) Lot coverage by building, pavement and hardscape site improvements excluding sidewalks or multipurpose paths shall not exceed 75 percent of the gross area of the MDP.

b) Land area, equal to at least 25 percent of the total district including the perimeter landscaped boundary, shall be in open space including sidewalks and multi-purpose paths. Landscape areas required to meet internal parking lot design requirements, water bodies and paved areas shall not be included in the meeting of this 25 percent open space requirement.

Height

The maximum height of all buildings shall be 85 feet. Floor heights for all buildings shall comply with the following:

a) Office, Research, and Commercial Floor Heights shall be a minimum of 12 feet floor to floor on the first floor and ten feet floor to floor on all floors above.

b) Hotel, motel, residential, and all suite lodging, shall have a minimum floor height of nine feet floor to floor on all floors, with the exception of ceiling drops for mechanical distribution and, in that case, no less than seven feet and six inches.

c) Auxiliary and service rooms, such as, garages, restrooms, closets, laundry rooms, dressing rooms, storage rooms, mechanical, electrical, and plumbing equipment rooms are exempted from the floor height regulations.

Building separations (minimum requirements)

Building Separations (Minimum Requirements)							
	5-Story Building	4-Story Building	3-Story Building	2-Story Building	1-Story Building	Garage Building	Covered Parking
5-Story Building	50.0 ft	40.0 ft	35.0 ft	32.5 ft	40.0 ft		
4-Story Building		30.0 ft	25.0 ft	22.5 ft	20.0 ft		
3-Story Building			20.0 ft	17.5 ft	15.0 ft		
2-Story Building				15.0 ft	12.5 ft		
1-Story Building					10.0 ft		
Club House	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.
Garage Building	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.
Covered Parking	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.

Other Separations:	
Sidewalk to Building	5.0'
Property Line to Building	Minimum SAD Perimeter Buffer requirements

Minimum floor area

a) Residential units are subject to the minimum square footage per the chart below.

Efficiency	400 sq. ft.
One Bedroom	600 sq. ft.
Two Bedroom	900 sq. ft.
Three Bedroom	1,250 sq. ft.
Four Bedroom	1,500 sq. ft.

b) There are no minimum floor area requirements for office, retail, hotels, motels, and residential all suite lodging uses.

c) For purposes of bedroom count, a room used as a den, library or study without a closet shall not be counted as a bedroom.

Infrastructure/ Streetscape/ Bus Shelter

An interconnected network of streets with sidewalks and paths designed to encourage walking and bicycle use with additional improvements such as on-street parking, brick paver crosswalks and material changes to support traffic calming and better facilitation of traffic flow have been incorporated into the MDP and shall be constructed as detailed above. Protecting pedestrians from vehicular conflicts and segregating vehicular from pedestrian traffic is an important element in the design of the street and walkway network. Streets will be lined with street trees to provide shade for pedestrians and parked cars while creating a pleasing streetscape that is inviting to residents and guests.

A bus bay is proposed on Congress Avenue to accommodate full size city transit buses. The construction of this improvement shall be commenced and completed with the initial infrastructure work for the overall development. Multimodal nodes will be provided within the commercial area and can be centrally accommodated to provide convenient drop off/ pick up for a variety of private

or public transportation modes that will include the Tri-rail shuttle, the Downtowner shuttle (if route can be modified), Uber and the like, and private carrier pick up and drop off. Multimodal facilities will be centrally located within the commercial site and will be within easy walking distance between residential and non-residential uses. The Tri-rail Station is to the north of the site and the Park and Ride Lot is to the south, providing residents alternative modes of transportation within a short distance from the site.

A shaded walking/ biking path is being provided within large green belts around the perimeter of the property. These pathways will provide opportunities for biking, jogging, walking minimizing conflicts with motorized vehicles while moving around the site. A connection to the Delray Oaks Natural Area adjacent to the south property line and the proposed perimeter bike/walkway is proposed provided the county will approve such a connection. This would permit users to expand their walking / biking experience beyond the limits of the site and enjoy the flora and fauna within the natural area.

All of the infrastructure provided in this paragraph shall be commenced and completed as discussed above prior to the first certificate of occupancy being issued for any residential parcel within the MDP.

Enclosure Screening

Utility enclosures shall be enclosed on three sides and have vision obscuring gates on the fourth side. Landscaping in the form of a hedge must be provided in front of the enclosures to screen the enclosure from view. The enclosure may not be located within a required setback or easement area.

Screening for all ground level and roof top level air-conditioning units and mechanical equipment shall be provided.

Generators

Generators shall be installed for multi-family buildings and the clubhouse with adequate fuel supply to run the generator for 12 hours.

Traffic Calming

The traffic circulation system shall be designed to control speed and reduce volumes on the interior street network, not to include driveways within parking access. This can be accomplished through the use of traffic calming devices which include the installation of speed tables, different pavement patterns, parallel parking, landscape nodes, and striping. Signage will also remind motorist of speed limit and locations of traffic calming devices.

Recreation Facilities

Tot lots and recreational areas, serving children from toddler to teens, shall be a feature as part of the design to accommodate households having a range of ages. Recreation facilities shall include the following:

There shall be a minimum of one (1) club house with a minimum square footage of twelve thousand (12,000) square feet equipped with typical club house amenities to service as a private recreational facility.

Note: The leasing/ management office will be located within the clubhouse in a space separate from the recreation activities. The leasing / management office square footage will be provided in addition to the clubhouse.

The outdoor component, distributed within the residential areas of the MDP, will have the following elements:

a) The Central Park, including seating areas, open "green" areas and tree-shaded areas.
b) Main private outdoor pool adjacent to the Club House, with cabanas and outdoor barbeque area. For avoidance of doubt, the Club House and pool area shall be private
c) Tot lots
d) Dog park
e) Multi-use paths contained within the perimeter buffers, adjacent to both the residential and nonresidential parcels of the MDP.

Note: The Central Park and the Multi-use paths shall be commenced prior to the issuance of the first certificate of occupancy for a residential building. The remaining items shall be constructed prior to the issuance of the first certificate of occupancy for residential development.

Architectural Style

Architectural styles are graphically shown within a pattern book created to highlight a select choice of architectural styles to provide architectural guidelines and character details for architectural themes utilized within the development. The pattern book is proposed to ensure a cohesive complimentary design for the community. Within the pattern book, the architectural standards address the architectural character of the development. It specifies design principles and concepts to be used with the project. Examples of building materials, finishes, details and signs are depicted to ensure high quality and consistent design standards. The character of the community will be largely set though regulating the architectural character within the community. A pattern book depicting architectural styles, themes, design elements, materials, colors, and standards is being utilized to ensure conformance with a particular style while providing alternative choices to ensure the architecture of the overall development is diverse and interesting.

Workforce Housing shall be as follows:

a) Residential developments must include a minimum of 10 percent Workforce Housing Units consisting of moderate income workforce units as defined by Article 4.7 Family/Workforce Housing as modified by the terms of this approval.

b) If the development contains a mix of different types of units, (e.g. condominium, townhouse, detached, etc.), the proportion of workforce units by bedroom count must be approximately the same (within 10%) as the proportion of market rate units by bedroom count to total market rate units regardless of type of unit.

c) Moderate income household. A household with a gross, combined income between 81 percent and 120 percent of the Palm Beach County Adjusted Median Income (as defined

by the Florida Housing Finance Authority) for a 2-person household for 1 BR units, for a 3-person household for 2 BR units and for 4-person+ household for 3 BR+ units.

d) For moderate income households, the maximum price shall be established by the Community Improvement Department based on a formula that considers the prevailing mortgage interest rates.

Performance Standards for Site Plan

The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The performance standards are as follows:

a) The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and exits into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h.

b) Buildings are placed throughout the development in a manner that reduces the overall massing and provides a feeling of open space.

c) Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas.

d) The development offers a varied streetscape and building design. For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc.

e) A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Multi-family housing will at a minimum have a mix of efficiency, one, two and three bedroom units with varying floor plans. The development is designed to preserve and enhance existing natural areas and/or water bodies. Where no such areas exist, new areas which provide open space and native habitat are created and incorporated into the project.

f) The project provides a convenient and extensive multi-use bicycle/pedestrian network, and access to available transit.

g) In the event, residential dwellings units are proposed within the commercial parcel(s), any residential development shall be integrated within the commercial utilizing shared parking, pathways, open spaces and architecture in such a way as to create a one viable mixed use development.

Exhibit "C"
Allowed Uses

Residential Component Uses

The residential site may be any combination of or all the following uses:

Multi-family dwelling units, Live-work units, Townhouse units, Workforce Housing units, Clubhouse and recreational amenities for residential units

Commercial Component Uses

The commercial site may be any combination of or all the following uses:

Retail shops or kiosks.

Financial Institutions, banks, savings and loan establishments, brokerage firms, and similar institutions including drive-through facilities.

Medical Offices, physicians, dentists, chiropractors, podiatrists, optometrists, medical and dental clinics, medical and dental laboratories etc.

Business and Professional Offices, including Co-Working facilities.

Governmental offices, e.g., including federal, state, county, and local offices, along with their related fleet and communications operations (which will be considered accessory uses to governmental offices and services), civic centers, courthouses, fire stations, public health facility, law enforcement offices and facilities, post office, public utility facilities, communication towers and community facilities such as civic centers, cultural facilities, libraries, auditoriums, museums, and public recreation facilities.

Business Support Services, primarily engaged in rendering services to other building establishments, e.g., such as mailing, building maintenance, personnel and employment services, management, and consulting services, protective services, copy and printing, travel, office supply, and similar services.

Research and development. Research and Development (R&D) uses involve either some degree of product creation, testing, evaluation, and development or the provision of testing and evaluation services for use by others.

Product creation, testing, evaluation, and development. Computer hardware. Computer software. Pharmaceuticals. Research and development services.

Restaurants including drive-in and drive-through, outdoor cafes, baked goods, caterer, cheeses, beer, wine, liquor, confectioneries, meats, fruits and vegetables, ice cream, butcher shop, Lunch counters, cafeterias, snack bars, and vending machine areas, food preparation and processing as single tenant space or incorporated into a shared space "Food Hall" building.

Pharmacies, flowers and plants, gifts, glassware, leather goods, luggage, medical and surgical equipment, music and musical instruments, nautical supplies, office furniture equipment and

supplies, photographic equipment and supplies, sewing supplies, sporting goods, toys, wearing apparel and accessories, appliances, bicycles, business machines, jewelry

Cosmetics, barber, beauty shops, and salons.

Tobacconist, Cocktail lounges, Standalone bars (no minimum spacing restriction), Brewery, Distillery, sundry shops. Brewery or Distilleries can be standalone bars or incorporated with food service.

Dry cleaning limited to on-site processing for customer pickup only, dry cleaning and laundry pickup stations, tailoring.

Galleries, exercise facilities, museums, libraries, newsstands. Pet grooming, pets, and pet supplies.

Vocational schools limited to arts and crafts, beauty, dancing, gymnastics, modeling, karate-judo studio, interior decorating, photographic studio, printing and publishing.

Classroom and training facilities, meeting and conference facilities. Child Care facilities.

Multi-family dwelling units, Live work units. Hotel / Motel and residential type Inns.

Theaters.

Ice Skating Rink.

Exhibit "D"
Master Development Plan;

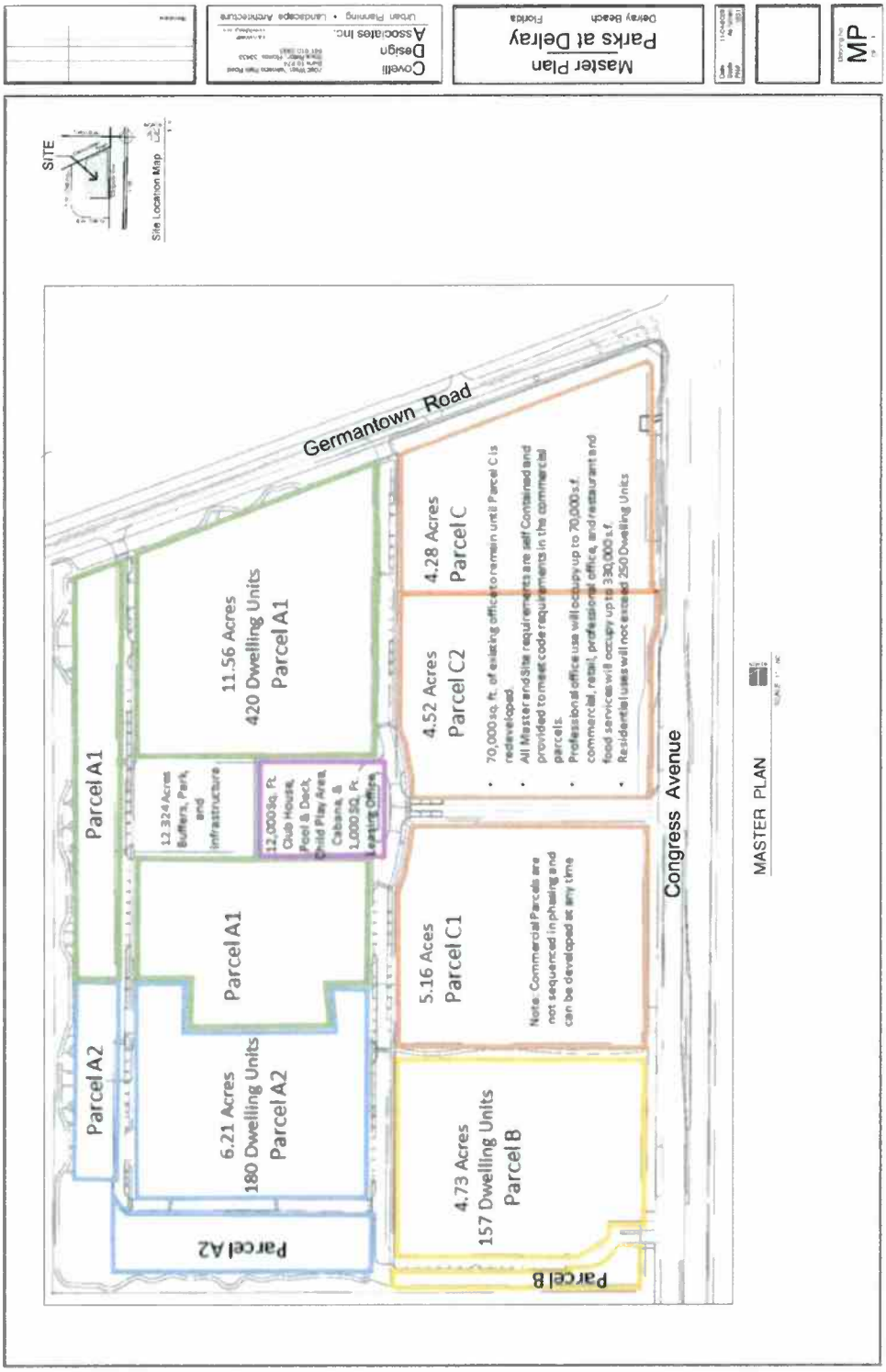
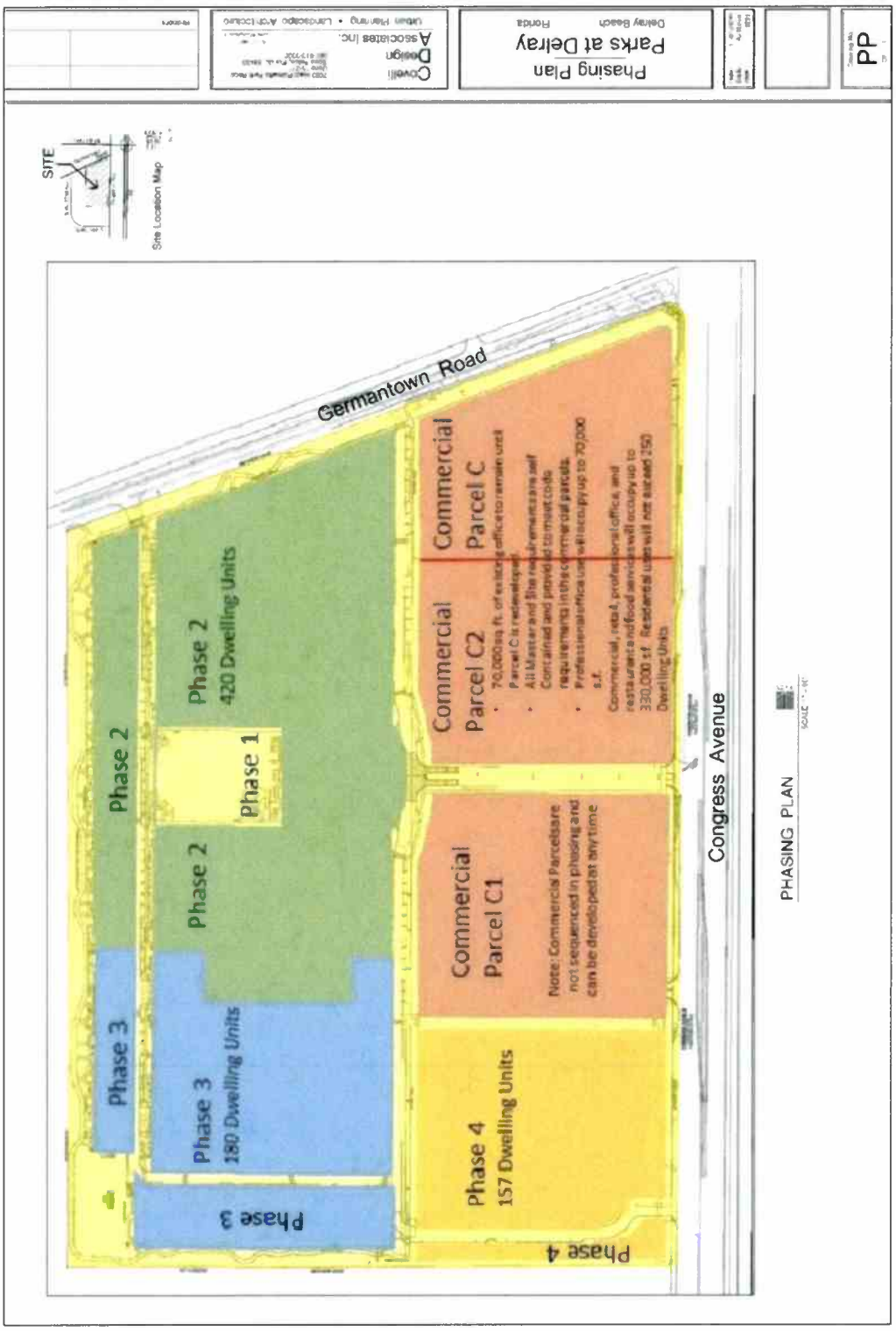


Exhibit "E"
Phasing Plan



PARCELS C1, C2 & C — DEVELOPMENT PROGRAM	
	Parcels C1, C2, and C
Residential*	A maximum of 250 Townhome or Dwelling Units
Commercial*	A maximum of 330,000 SF of commercial, retail, professional office, restaurant or food services. Parcel C currently is improved with 70,000 SF of professional office which counts towards the 330,000 SF maximum, reflecting a current remaining density of 260,000 unless demolished and redeveloped.
Note: Parcels C, C1, and C2 are not sequenced in phasing and can be developed at any time. All Master and Site requirements are self-contained and provided to meet code requirements within their respective parcels. *Density is transferable across parcels in the commercial zone. Any approved and developed site plan for certain parcels will reduce the remaining developable density available for the remaining parcels. By way of example, if a site plan for C1 and C2 containing 108 homes is approved and developed, a maximum remaining density of 142 residential units will be available for the C parcel and the same shall apply for the commercial square footage.	