

SITE DATA

APPLICATION NAME:	398 NE 6TH AVENUE DEVELOPMENT
APPLICATION NUMBER:	2025-082
EXISTING ZONING:	CENTRAL BUSINESS DISTRICT (CBD) / CENTRAL CORE SUB-DISTRICT COMMERCIAL CORE (CC)
EXISTING LAND USE:	COMMERCIAL CORE (CC)
PROPERTY CONTROL NUMBER:	12-43-46-16-05-105-0010
PROPOSED USE:	MIXED USE (RESIDENTIAL / RETAIL)
TOTAL GROSS SITE AREA:	0.3 AC (13,001 SF)
LAND DEDICATION:	0.01 AC (449.4 SF)
<i>(2' ALONG ALLEY AND CORNER CLIP DEDICATION)</i>	
TOTAL NET SITE AREA:	0.288 AC (12,551.6 SF) 100%
TOTAL IMPERVIOUS AREA:	0.26 AC (11,177.22 SF) 88.69%
BUILDING FOOTPRINT AREA:	2,960.32 SF
VEHICULAR USE AREA:	5,699.92 SF
SIDEWALKS, HARDSCAPE, ETC.:	2,516.98 SF
TOTAL PERVIOUS AREA:	0.032 AC (1,374.38 SF) 10.95%
MAX ALLOWED FAR:	3.0 (37,654.8 SF)
EXISTING FAR:	0.38
PROPOSED FAR:	1.63 (20,399 SF)
GROSS FLOOR AREA	20,399 SF
FIRST FLOOR AREA	2,881 SF
SECOND FLOOR AREA	6,432 SF
THIRD FLOOR AREA	4,654 SF
FOURTH FLOOR AREA	19,233 SF
RESIDENTIAL SF:	1,166 SF
NON RESIDENTIAL SF:	2,960.32 SF (23.58%)
BUILDING LOT COVERAGE:	7,870.51 SF
OVERHANG AREA:	62' 5" (4 STORY) (54' MAX W/ 10' ADDITIONAL HEIGHT PERMITTED FOR STAIRWAYS AND ELEVATOR OVERRUNS)
BUILDING HEIGHT:	8 UNITS
NUMBER OF DWELLING UNITS:	27 DU/AC (MAX 30 DU/AC)
MAX DENSITY ALLOWED:	NE 6TH AVENUE
PRIMARY STREET:	NE 4TH STREET
SECONDARY STREET:	
PARKING CALCULATIONS (SEE SHARED PARKING CHART)	REQUIRED PROVIDED
RETAIL = 1 SPACE PER 500 SF OF GROSS FLOOR AREA @ 1,166 SF	2 SPACES
RESIDENTIAL / TWO BEDROOM DWELLING 1.75 SPACES PER UNIT @ 8 UNITS	14 SPACES
GUEST PARKING 0.5 SPACES PER UNIT @ 8 UNITS	4 SPACES
TOTAL	20 SPACES
STANDARDS SPACES	13 SPACES (MIN)
COMPACT SPACES (MAX 30% OF TOTAL SPACES)	6 SPACES
ADA ACCESSIBLE SPACES	1 SPACE
BICYCLE SPACES RETAIL	1
BICYCLE SPACES RESIDENTIAL	2
LOADING	0 SPACES
CIVIC SITE REQUIREMENT	0 SF
0-20,000 SF (0%) @ 12,551.6 SF (NET SITE AREA):	0 SF

NOTES:

- 1) BASE INFORMATION FOR THIS SITE PLAN PROVIDED BY A SURVEY BY PERIMETER SURVEYING & MAPPING, DATED 05/07/2024
- 2) ALL SURROUNDING PROPERTIES HAVE LAND USE OF CC AND ZONING DESIGNATION OF CBD / CENTRAL CORE SUB DISTRICT
- 3) TANDEM PARKING SHALL BE FOR RESIDENTS ONLY. SPACES SHALL BE MARKED W/ SIGNAGE RESTRICTING PARKING USE

DEVELOPMENT TEAM

OWNER / APPLICANT: OHLA USA SE 9657 NW 117 AVENUE MIAMI, FL 33178	ARCHITECT: REG ARCHITECTS 120 SOUTH OLIVE AVE. STE. 210 WEST PALM BEACH, FL 33401 561.659.2383	CIVIL ENGINEER: SIMMONS & WHITE 2581 METROCENTRE BLVD WEST, STE 3 WEST PALM BEACH, FL 33407 561.478.7848
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	SURVEYOR: PERIMETER SURVEYING & MAPPING 947 CLINT MOORE ROAD BOCA RATON FLORIDA, 33487 561.241.9988	

PROPERTY DEVELOPMENT REGULATIONS CHART:

PROPERTY DEVELOPMENT REGULATIONS														
CENTRAL BUSINESS DISTRICT CBD	Minimum Lot Dimensions			Min. Floor Area	Max. Lot Coverage	Minimum Setbacks				MAX FAR	HEIGHT	BLDG. FRONTAGE	Min. Develop. Area	
	SIZE	WIDTH	DEPTH			FRONTAGE	FRONT	SIDE STREET	SIDE					REAR
REQUIRED	2,000 SF	20'	N/A	N/A	N/A	10' Min-15' Max (20' Above 3rd Floor)	10' (20' Above 3rd Floor)	5' (Adjacent bldg. w/ openings)	10' (20' Above 3rd Floor)	30 DU/AC (9 UNITS)	3.0	54'	75% Min on primary St.	N/A
PROPOSED	13,001 SF	130.01'	100.01'	100.01'	N/A	10.0'	10.1'	5'	10.4'	8 UNITS	1.63	54' / 62'-5"	90%	N/A

MAX BLDG. HEIGHT 54' PLUS 10' FOR STAIRWAYS AND ELEVATOR OVERRUNS

STREETSCAPE REQUIREMENTS:

STREETSCAPE REQUIREMENTS			
DESCRIPTION	REQUIRED	PROVIDED	INTENT
CURB ZONE	4' MINIMUM (FROM BACK OF CURB)	4'	STREET TREES, PUBLIC INFRASTRUCTURE, ETC.
PEDESTRIAN CLEAR ZONE	8' MINIMUM	8'	PUBLIC SIDEWALK
REMAINING AREA	3' + HARDSCAPE/LANDSCAPE	3'	HARDSCAPE/LANDSCAPE

ROOFTOP USE CHART:

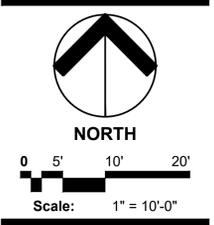
ROOFTOP ZONING ANALYSIS		
DESCRIPTION	DIMENSIONAL REQUIREMENT	PROPOSED
ROOFTOP TERRACE AREA		2,935 SF
MAX COVERED AREA	MAXIMUM (25%) / 734 SF	705 SF
MIN. VEGETATED AREA	MINIMUM (10%) / 294 SF	350 SF
MAX HEIGHT COVERED STRUCTURES	MAXIMUM 60 FT	60 FT
SWIMMING POOL	MAX 8 FT ABOVE TOP OF ROOF	4 FT
	MIN 5 FT WALKWAY AROUND	5 FT
RAILING/PARAPET	MIN 4 FT HEIGHT	4 FT
ELEVATOR	MAX HEIGHT-10' ABOVE MAX BLDG HEIGHT (64FT)	62'-5"

SHARED PARKING CHART:

USE	SHARED PARKING CALCULATIONS				
	WEEKDAY		WEEKEND		
	Night	Day	Evening	Day	Evening
Residential	100%	100%	100%	100%	100%
Tandem	12 spaces	12 spaces	12 spaces	12 spaces	12 spaces
6 DU					
Residential Unreserved	100%	100%	100%	100%	100%
2 DU	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
Residential Guest Parking	100%	60%	90%	80%	90%
4	2.4	3.6	3.2	3.6	
Retail	5%	70%	90%	100%	70%
0.1	1.4	1.8	2	1.4	
TOTAL SPACES	18.1	17.8	19.4	19.2	19

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398 NE 6th Avenue Development
Delray Beach, FL
Composite Overlay Plan



Date: 18-02-2025
Project No.: 23-023-001
Designed By: RD
Drawn By: MR
Checked By: RD-BM-SM

Revision Dates:

03/31/2025	RESUBMITTAL
06/30/2025	RESUBMITTAL
09/22/2025	RESUBMITTAL
10/29/2025	RESUBMITTAL