

**LEGAL DESCRIPTION**

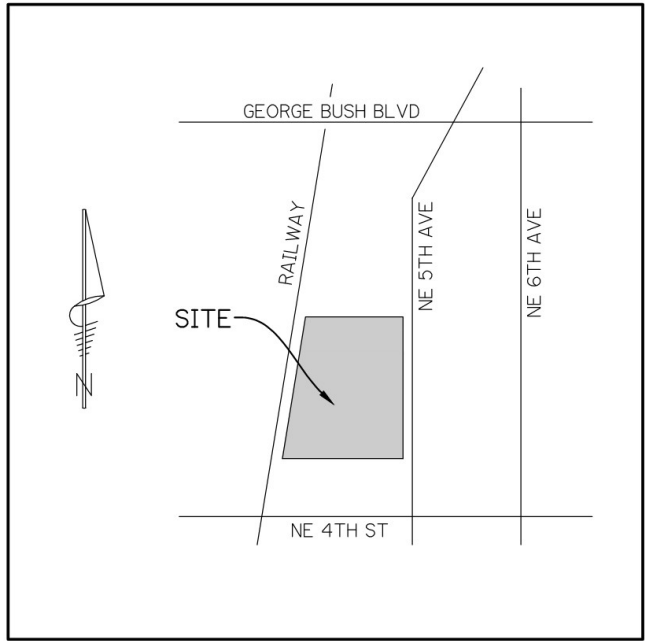
PARCEL 1:  
LOT 7 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 6, THE HOFMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 491, PAGE 212 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON.

PARCEL 2:  
THAT PORTION OF NORTHEAST FIFTH STREET EXTENDING WESTERLY FROM NORTHEAST FIFTH AVENUE TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY OTHERWISE DESCRIBED AS LYING BETWEEN LOT 7, THE HOFMAN ADDITION, PLAT BOOK 5 PAGE 3 AND LOT 1 OF DRINK WATER'S ADDITION TO HIGHLAND PARK P.B. 2 PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST TEN (10) THEREOF, THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE RIGHT-OF-WAY ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DELRAY BEACH, FLORIDA, PASSED AND ADOPTED IN REGULAR SESSION ON THE 10TH DAY OF OCTOBER, 1966, AND RECORDED ON OCTOBER 11, 1966, IN OFFICIAL RECORDS BOOK 1436, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:  
LOT 1, BLOCK A DRINK WATER'S ADDITION TO HIGHLAND PARK, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 80, LESS THE EAST 10 FEET OF LOT 1, ALSO LESS A PARCEL OF LAND IN LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.84 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.40 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES, 23 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1 DEGREE 08 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE FOR 14.84 FEET TO THE POINT OF THE BEGINNING, TOGETHER WITH IMPROVEMENTS THEREON.

PROPERTY DEVELOPMENT REGULATIONS:

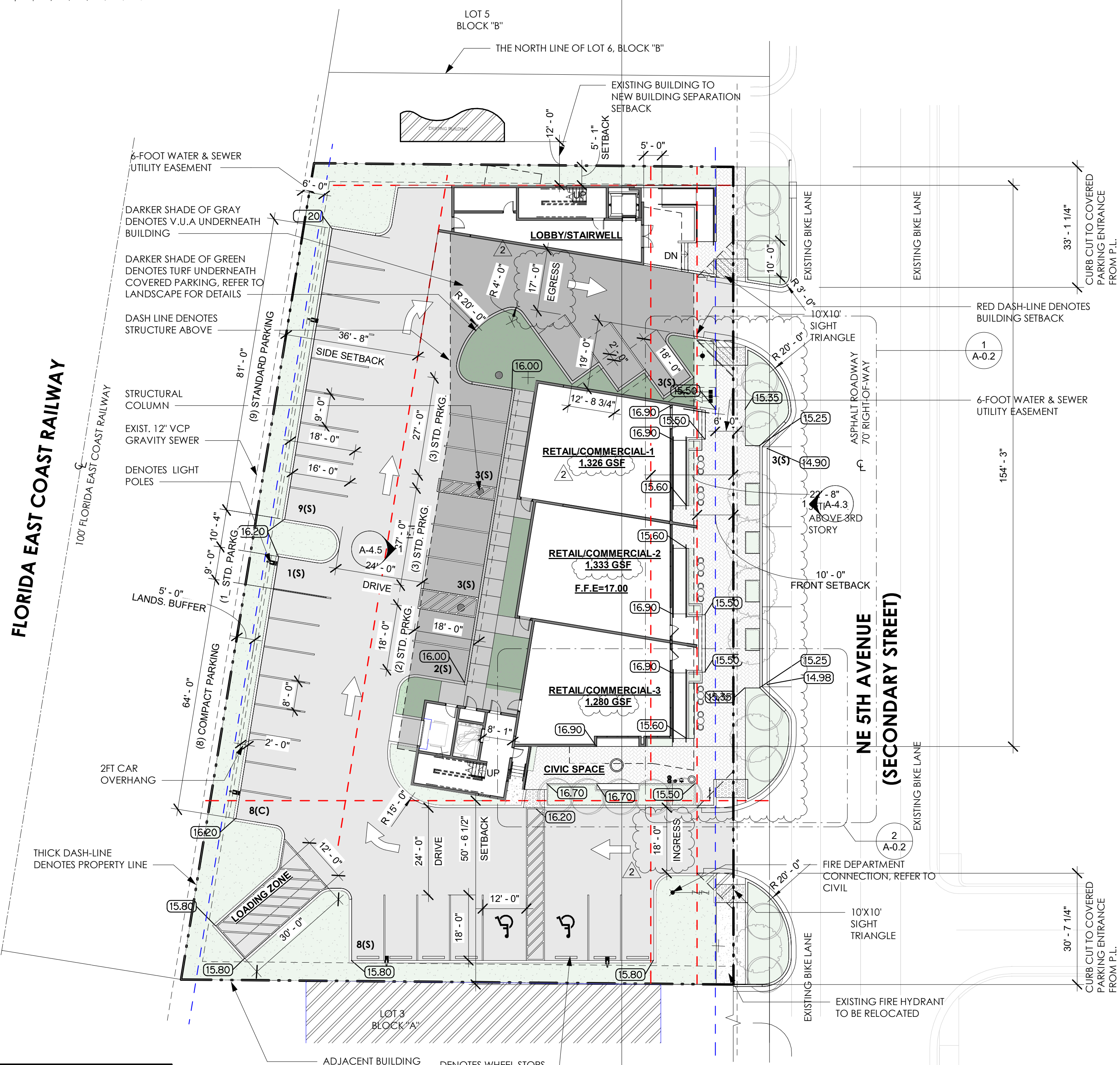
ZONING DISTRICT	MINIMUM LOT DIMENSION				MIN. FLOOR AREA	MAX. LOT COVERAGE	SETBACK			DENSITY
	SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	FRONT 4TH STORY SETBACK	SIDE INTERIOR	
REQUIRED	2,000 SF	20FT	0 FT	0 FT	N/A	N/A	10FT	20FT	0FT/5FT	30 DU/AC
PROPOSED	5,884 SF	169 FT	74.3 FT	154.2 FT			10FT	22 FT 8IN.	5 FT 1 IN. & 50FT 6 1/2 IN.	20.3 DU/AC



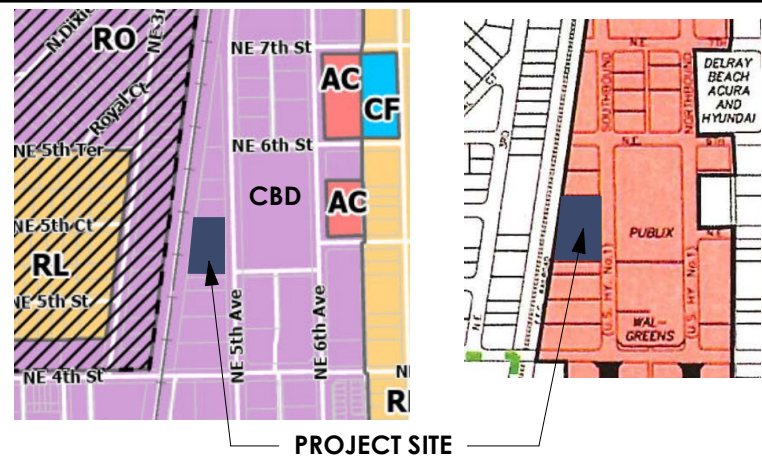
LOCATION MAP

FLORIDA EAST COAST RAILWAY

100' FLORIDA EAST COAST RAILWAY



ZONING



**LAND USE MAP DESIGNATION:** GENERAL COMMERCIAL

**ZONING DISTRICT:** CBD-CENTRAL BUSINESS DISTRICT (CENTRAL CORE SUB DISTRICT)

**PROPERTY CONTROL #**  
12-43-46-09-24-000-0062  
12-43-46-09-24-000-0061  
12-43-46-09-33-001-0010  
12-43-46-09-33-001-0020

**EXISTING USES:** COMMERCIAL

**PROPOSED LAND USE:** MIXED USE (RETAIL/MULTIFAMILY RESIDENTIAL) PER TABLE 4.4.13(A) ALLOWABLE USES AND STRUCTURES IN THE CBD SUB-DISTRICTS

**DENSITY ALLOWED:** 30 UNITS/ACRE  
30X0.688 ACRES= 20.64 OR 20 UNIT MAX

**FEMA FLOOD ZONE:** FLOOD ZONE X

SETBACKS LDR TABLE 4.4.13 (C)

PARCEL AREA	REQUIRED	PROVIDED
NE 5TH AVE (E) FRONT	10 FT MIN, 15 MAX (ABOVE 3RD STORY 20FT MIN.)	10 FT 22 FT 8IN. (ABOVE 3RD STORY)
(N) SIDE INTERIOR	0 FT OR 5FT	5 FT 1IN.
(S) SIDE INTERIOR	0 FT OR 5FT	50FT 6 1/2 IN.
FEC RAILWAY (W) REAR	10 FT MIN.	36 FT. 8 IN.

HEIGHT LDR TABLE 4.4.13 (C)

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT:	54 FT/4 STORIES	54 FT
GROUND FLOOR COMMERCIAL HEIGHT:	12 FT MIN.	12 FT
RESIDENTIAL FLOOR HEIGHT:	10 FT MIN.	10 FT

SITE STATS LDR TABLE 4.4.13 (C)

EXISTING GROSS SITE AREA	29,963 SF / (1.688 AC)	100%
EXISTING LOT COVERAGE: GROUND FLOOR AREA	9,704 SF	
LOT COVERAGE GROUND FLOOR AREA:	5,503 SF	18.4 %
(VUA) AREA NO UNDER ROOF:	11,376 SF	
(VUA) AREA UNDER ROOF:	3,289 SF	
TOTAL VUA:	14,665 SF	48.9 %

INTERIOR GREEN AREA (LANDSCAPE) (MIN. 10% OF VUA) REFER TO LANDSCAPE FOR CALCULATIONS	2,149 SF	14.65 % OF VUA AREA
MISC. AREA (SIDEWALK, CONC, CURBS, PAVERS, STAIRS, RAMP)	3,949 SF	13.2 %
WATER BODIES:	N/A	
TOTAL GROSS SITE AREA:	29,963 SF / (1.688 AC)	100 %
TOTAL NET SITE AREA: (LESS EASTMENT DEDICATION)	27,238 SF / (1.625 AC)	
TOTAL IMPERVIOUS AREA: (BUILDING AREA, VUA, SIDEWALKS, PLANTERS, CURBS, RAMP, STAIRS)	24,117 SF	80.5 % OF SITE AREA
TOTAL PERVIOUS AREA: (INCLUDING UNDER BUILDING PARKING GREEN/DIRT AREAS)	5,846 SF	19.5 % OF SITE AREA

CIVIC OPEN SPACE LDR TABLE 4.4.13 (G)(2)(G)

(5% OF SITE AREA THAT IS ABOVE 20,000 SF. THE FIRST 20,000 SF OF SITES LARGER THAN 20,000 SF ARE NOT USED IN THE COMPUTATION OF REQUIRED CIVIC OPEN SPACES.

CIVIC OPEN SPACE TYPE: PEDESTRIAN PASSAGEWAY

REQUIRED: (2,963 SF X .05)= 498.15 SF

PROVIDED: 788 SF

OPEN SPACE LDR TABLE 4.4.13 (C)

	REQUIRED	PROVIDED
OPEN SPACE:	7,490 SF/25 % OF TOTAL SITE AREA	7,589 SF OR 25.3 %
INCLUDES INTERIOR, PERIMETER LANDSCAPE, AND RECREATIONAL AREAS (SUCH AS CIVIC OPEN SPACE & STREETScape)		

BUILDING GROSS AREAS/F.A.R

GROUND FLOOR (INCLUDES RETAIL/COMMERCIAL)	5,503 SF
LEVEL 2 - RESIDENTIAL	11,170 SF
LEVEL 3 - RESIDENTIAL	10,190 SF
LEVEL 4 - RESIDENTIAL	10,146 SF
TOTAL BUILDING AREA:	37,009 SF
F.A.R.= 1.24	

DWELLING UNITS

NAME	# OF UNITS	TOTAL SF
1 BEDROOM (TYPE 'D')	4	981 SF
2 BEDROOM (TYPE 'A')	7	1,772 SF
2 BEDROOM (TYPE 'C')		
3 BEDROOM (TYPE 'B')	3	1,865 SF
TOTAL:	14 UNITS	

PARKING CALCULATIONS

TYPE	QUANTITY	PARKING CALCS	REQUIRED
1 BED	4 UNITS	1.25 SPACES/UNIT	5
2 BED	7 UNITS	1.75 SPACES/UNIT	13
3 BED	3 UNITS	1.75 SPACES/UNIT	6
GUEST PARKING	14 UNITS	0.5 SPACES/UNIT	7

RETAIL PARKING (1 SPACE PER 500 SF OF GROSS FR AREA)

4,187 SF/500 SF

9

TOTAL SPACES REQUIRED: 40

RESIDENTIAL PARKING PROVIDED

TYPE	QUANTITY
STANDARD (9' X 18')	27
COMPACT (8' X 18')-30% MAX	8
HANDICAP	2
OFF-STREET	3
TOTAL PARKING PROVIDED:	40

BIKE RACKS

BIKE RACKS REQUIRED:	14/6=2.33 OR 3
BIKE RACKS PROVIDED:	3

APPLICATION

APPLICATION NAME: 466-506 NE 5TH AVENUE-LEVEL 3 SITE PLAN

APPLICATION #: 2025-058

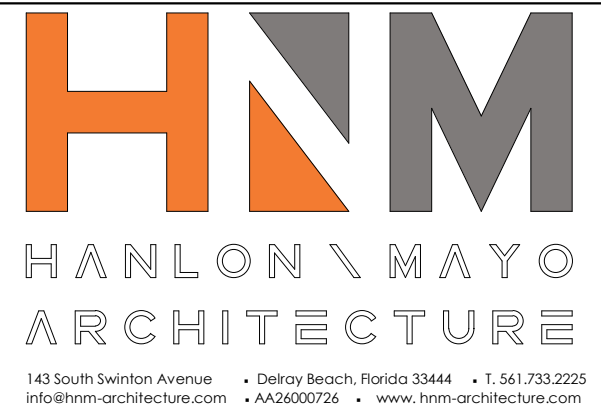
466-506 NE 5th Street

HNH

3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

No.	DESCRIPTION	DATE
1	TAC COMMENTS	06-10-25
2	TAC COMMENTS/COORDINATION	08-14-25

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MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001270

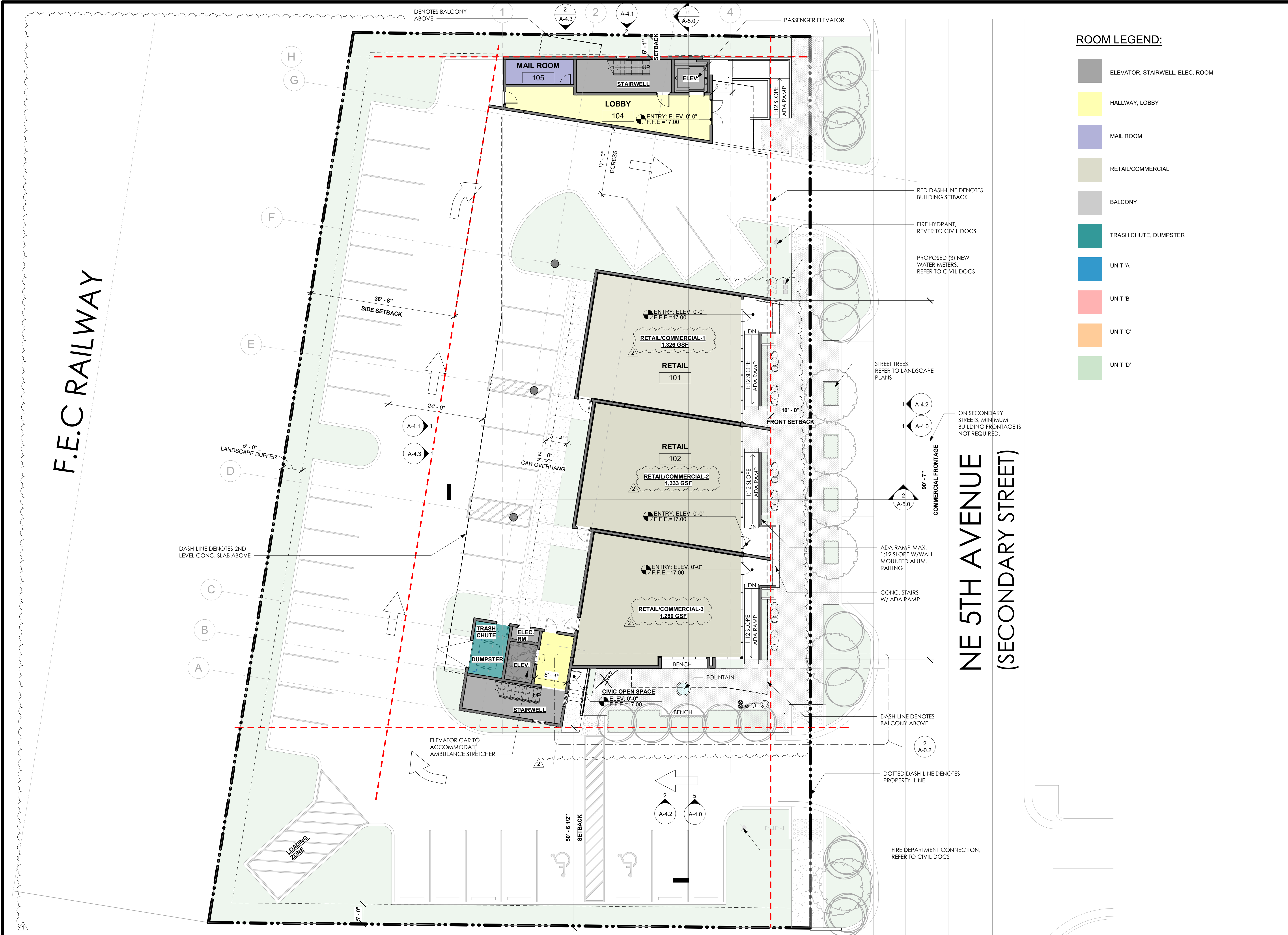
HNH PROJECT NUMBER: 21-063	As indicated
ISSUED DATE: 08/15/25	
SCALE:	

TITLE:  
SITE PLAN

DRAWING NUMBER:

A-0.1





- ROOM LEGEND:**
- ELEVATOR, STAIRWELL, ELEC. ROOM
  - HALLWAY, LOBBY
  - MAIL ROOM
  - RETAIL/COMMERCIAL
  - BALCONY
  - TRASH CHUTE, DUMPSTER
  - UNIT 'A'
  - UNIT 'B'
  - UNIT 'C'
  - UNIT 'D'

466-506 NE 5th Street  
HN  
3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

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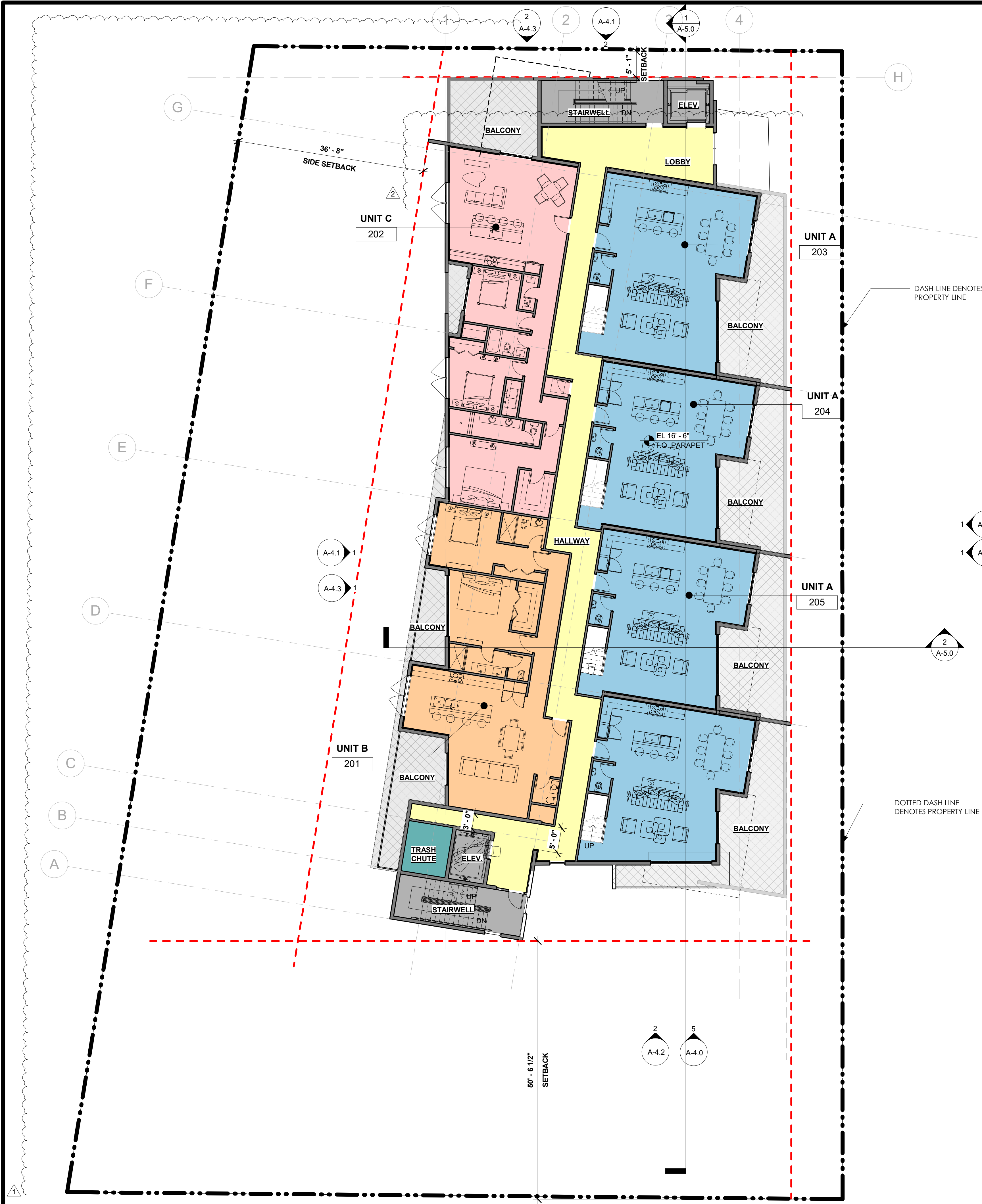
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**HN**  
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MICHAEL W. HANLON FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720	
HN PROJECT NUMBER: 21-063	ISSUED DATE: 08/14/25 SCALE: As indicated TITLE: GROUND FLOOR PLAN
DRAWING NUMBER: A-1.0	





ROOM LEGEND:

- ELEVATOR, STAIRWELL, ELEC. ROOM
- HALLWAY, LOBBY
- MAIL ROOM
- RETAIL/COMMERCIAL
- BALCONY
- TRASH CHUTE, DUMPSTER
- UNIT 'A'
- UNIT 'B'
- UNIT 'C'
- UNIT 'D'

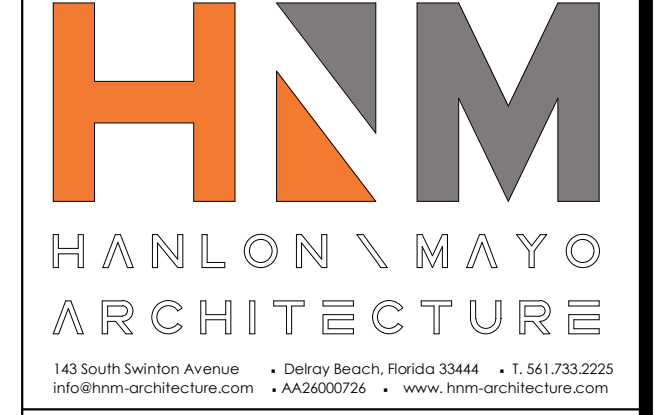
UNIT GROSS AREA	
<b>UNIT TYPE 'A' (2 BEDROOM, 2-1/2 BATH)</b>	
Total Square Foot Area :	2,218 GSF
Total (under A/C) Area:	1,842 GSF
<b>1st Floor</b>	
Balcony Area:	290 sf
Interior A / C Area:	942 sf
Total Area:	1,232 sf
<b>2nd Floor</b>	
Balcony Area:	86 sf
Interior A / C Area:	900 sf
Total Area:	986 sf
<b>UNIT TYPE 'B' (2 BEDROOM, 2-1/2 BATH)</b>	
Total Square Foot Area :	1,772 sf
Total (under A/C) Area:	1,475 sf
Balcony Area:	297 sf
Interior A / C Area:	1,475 sf
Total Area:	1,772 sf
<b>UNIT TYPE 'C' (3 BEDROOM, 2-1/2 BATH)</b>	
Total Square Foot Area :	1,865 sf
Total (under A/C) Area:	1,563 sf
Balcony Area:	302 sf
Interior A / C Area:	1,563 sf
Total Area:	1,865 sf
<b>UNIT TYPE 'D' (1 BEDROOM, 1 BATH)</b>	
Total Square Foot Area :	981 sf
Total Living A/C Area:	846 sf
Balcony Area:	141 sf
Interior A / C Area:	840 sf
Total Area:	981 sf

1 SECOND FLOOR PLAN

466-506 NE 5th Street  
HNH  
3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

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2	TAC COMMENTS/COORDINATION	08-14-25

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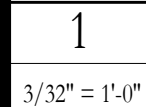
MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HNH PROJECT NUMBER: 21-063	
ISSUED DATE: 08/14/25	
SCALE: As indicated	

TITLE:  
SECOND FLOOR PLAN

DRAWING NUMBER:  
A-1.1





Balcony Area:	141 sf
Interior A / C Area:	840 sf
Total Area	981 sf

B1

## A-1.2





ROOM LEGEND:

- ELEVATOR, STAIRWELL, ELEC. ROOM
- HALLWAY, LOBBY
- MAIL ROOM
- RETAIL/COMMERCIAL
- BALCONY
- TRASH CHUTE, DUMPSTER
- UNIT 'A'
- UNIT 'B'
- UNIT 'C'
- UNIT 'D'

UNIT GROSS AREA

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466-506 NE 5th Street  
HN  
3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

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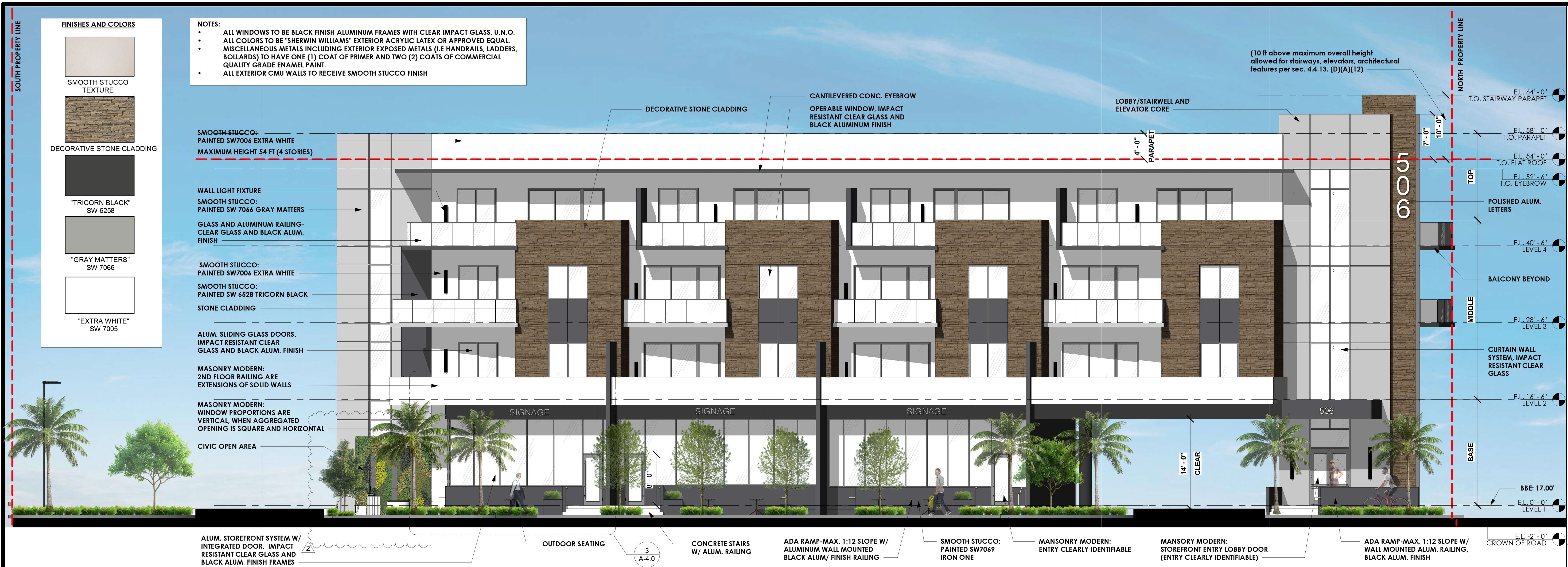
MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HN PROJECT NUMBER: 21-063	
ISSUED DATE: 08/15/25	
SCALE: As indicated	

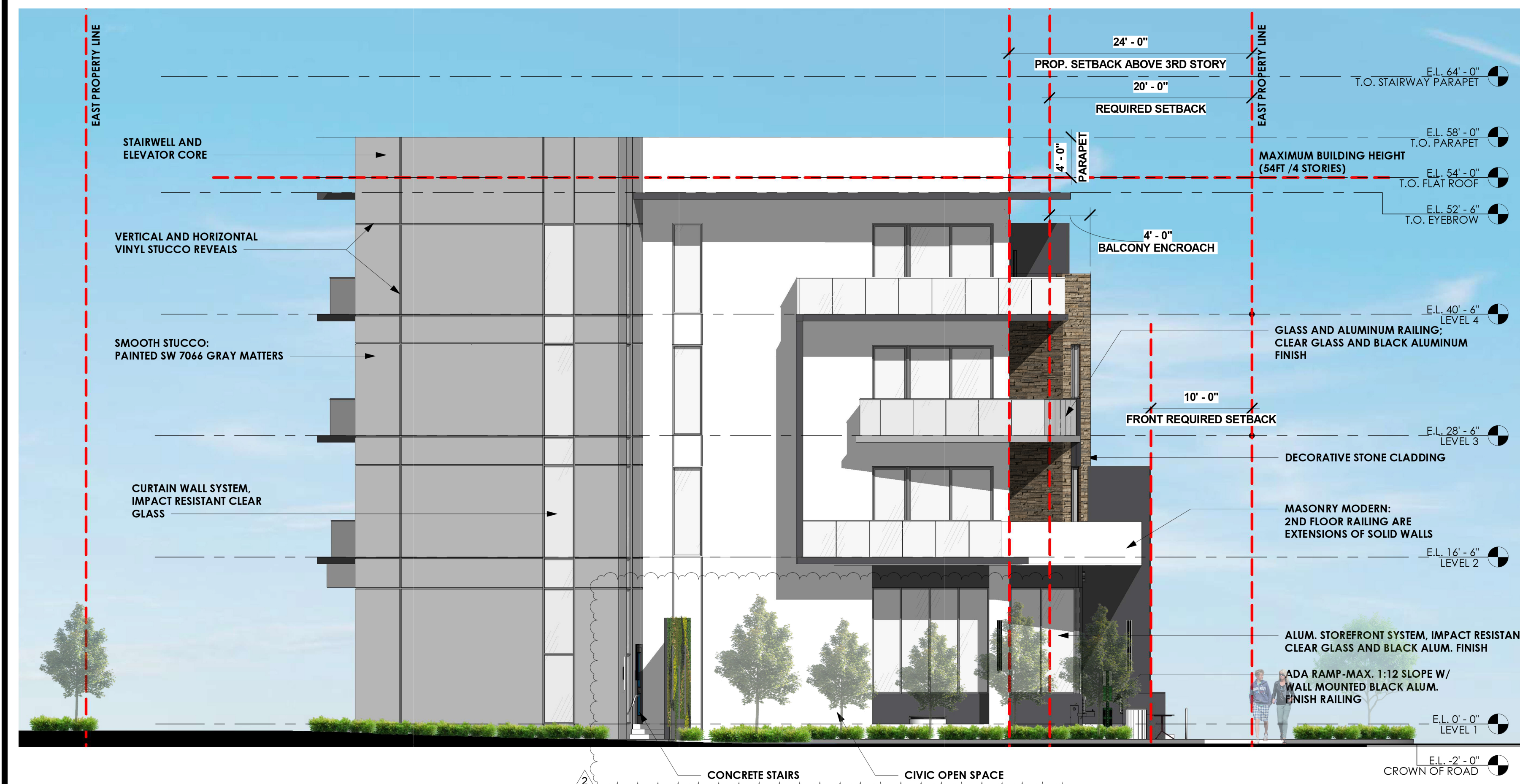
TITLE:  
FLOOR PLAN LEVEL 4

DRAWING NUMBER:  
A-1.3





## EAST ELEVATION - DIAGRAM



## SOUTH ELEVATION

### OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

#### Section 4.4.13(F)(5)(a)

##### (5) Openings. [Amd. Ord. 28-15 12/08/15]

(a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Amd. Ord. 28-15 12/08/15]

#### SEC. 4.4.13(D)(E)

##### (e) Storefront

The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

1. Storefront dimensions. Table 4.4.13(I) provides the dimensional requirements and the maximum allowable encroachment permitted. Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character example.

a. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet.

b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent.

c. Storefront windows shall have a base nine inches to three feet high. (Ord. No. 19-18, § 6, 10-16-18)

d. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade adjacent to the building. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent. (Ord. No. 19-18, § 6, 10-16-18)e. Metal storefront window and door frames shall have powder-coated finishes.



## 'STOREFRONT' FRONTAGE TYPE' DTL

466-506 NE 5th Street  
HNH  
3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

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FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB0017270

HNH PROJECT NUMBER:

21-063

ISSUED DATE:

08/14/25

SCALE:

As indicated

TITLE:

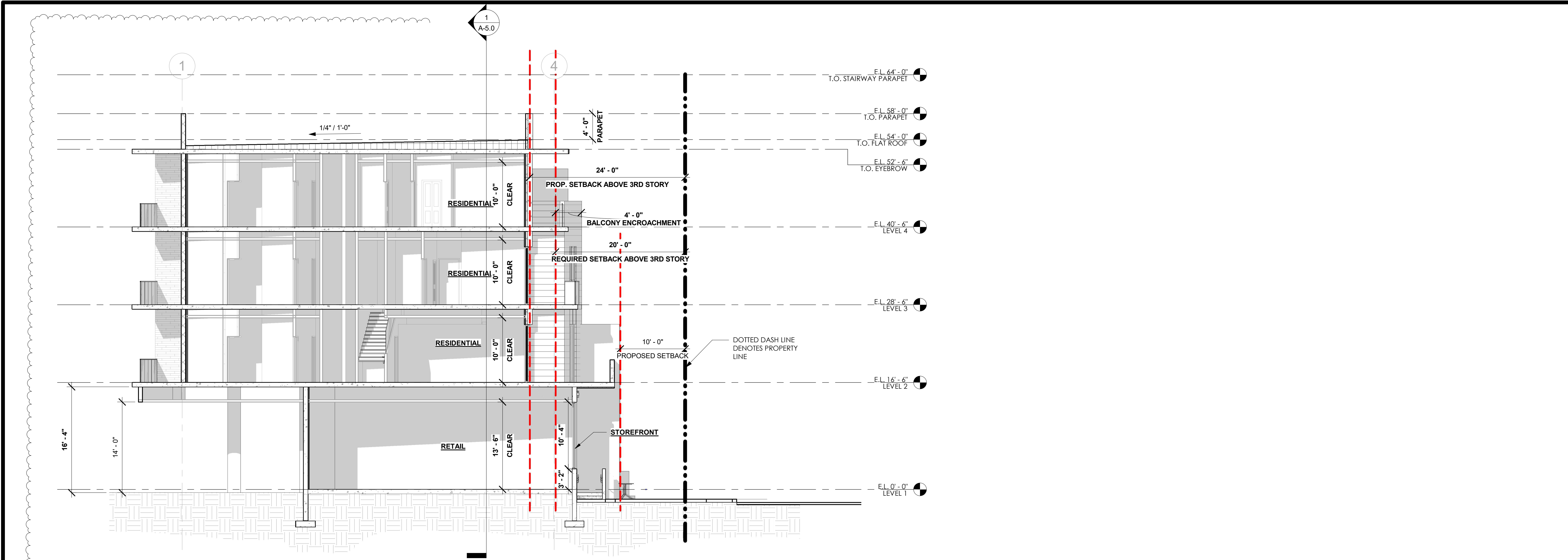
EAST & WEST

ELEVATION

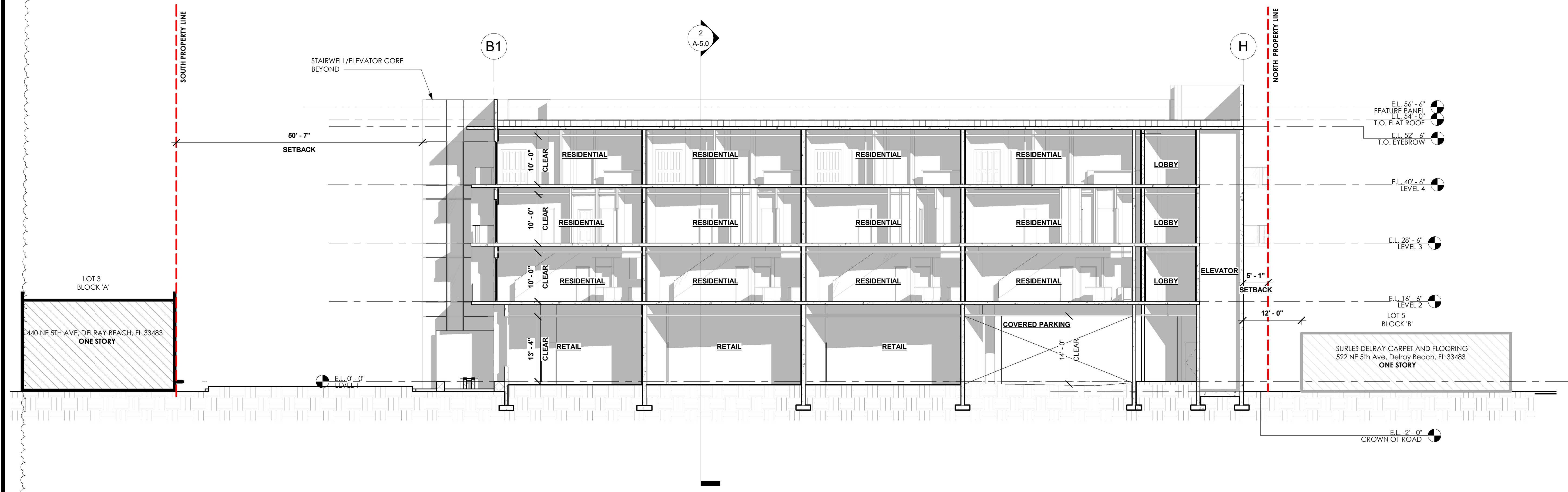
DRAWING NUMBER:

A-4.0





2 WEST TO EAST SECTION  
1/8" = 1'-0"



1 NORTH TO SOUTH BUILDING SECTION  
3/32" = 1'-0"

466-506 NE 5th Street

HNM

3705 N. FEDERAL HWY,  
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FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HNM PROJECT NUMBER:  
21-063

ISSUED DATE:  
06/10/25

SCALE:  
As indicated

TITLE:  
BUILDING SECTION

DRAWING NUMBER:  

A-5.0









**EAST ELEVATION**

GROSS AREA: 9,060 SF  
OPENING AREA: 3,798 SF= 41.9 %  
STOREFRONT LENGTH: 153.6 '

**SOUTH ELEVATION**

GROSS AREA: 4,023 SF  
OPENING AREA: 852 SF= 21.2 %  
STOREFRONT LENGTH: 74.0 '

**WEST ELEVATION**

GROSS AREA: 7,913 SF  
OPENING AREA: 1,677 SF= 21.2 %  
STOREFRONT LENGTH: 164.6 '

**NORTH ELEVATION**

GROSS AREA: 3,289 SF  
OPENING AREA: 483 SF= 14.7 %  
STOREFRONT LENGTH: 53.10 '

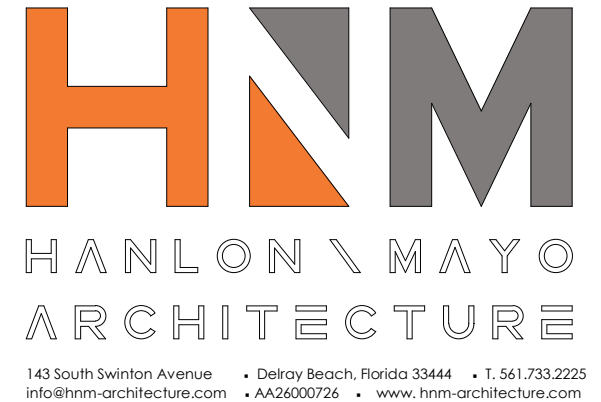
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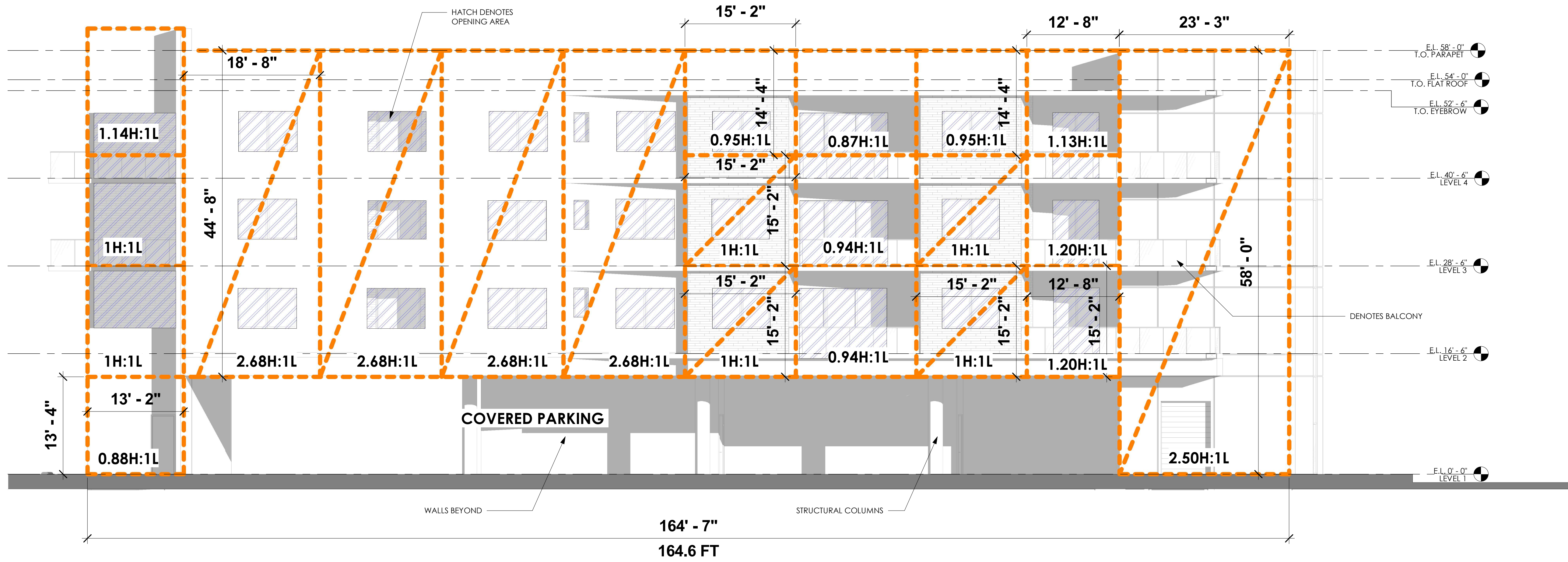
MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HNMA PROJECT NUMBER: 21-063	
ISSUED DATE: 07/07/24	
SCALE: 1/8" = 1'-0"	

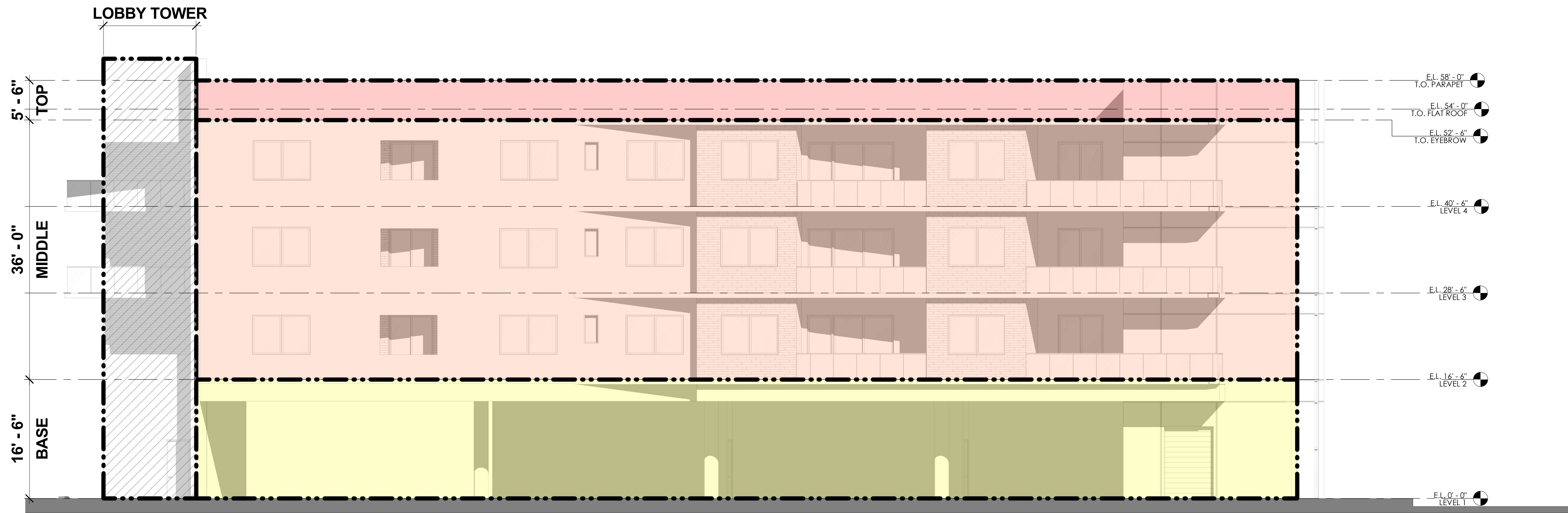
TITLE:  
BUILDING  
ELEVATIONS  
PROPORTIONS

DRAWING NUMBER:  
A-4.3





1  
1/8" = 1'-0" WEST ELEVATION-PROPORTIONS



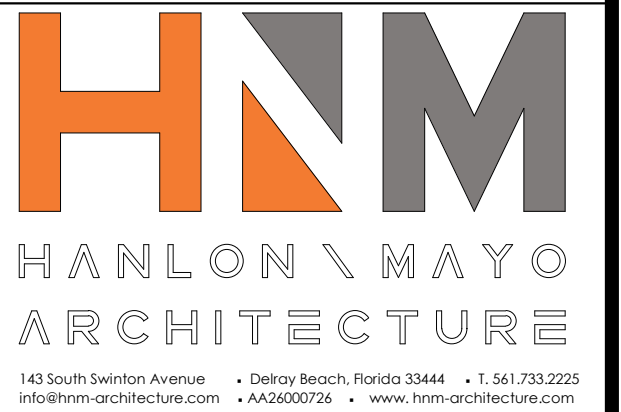
3  
1/8" = 1'-0" WEST ELEVATION-BASE MIDDLE TOP

466-506 NE 5th Street

HN  
3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

No.	DESCRIPTION	DATE

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MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HN PROJECT NUMBER: 21-063	
ISSUED DATE: 07/07/24	
SCALE: 1/8" = 1'-0"	

TITLE:  
BUILDING  
ELEVATIONS  
PROPORTIONS

DRAWING NUMBER:

A-4.4





**EAST ELEVATION**  
GROSS AREA: 9,060 SF  
OPENING AREA: 3,798 SF= 41.9 %  
STOREFRONT LENGTH: 153.6 '

**SOUTH ELEVATION**  
GROSS AREA: 4,023 SF  
OPENING AREA: 852 SF= 21.2 %  
STOREFRONT LENGTH: 74.0 '

**WEST ELEVATION**  
GROSS AREA: 7,913 SF  
OPENING AREA: 1,677 SF= 21.2 %  
STOREFRONT LENGTH: 164.6 '

**NORTH ELEVATION**  
GROSS AREA: 3,289 SF  
OPENING AREA: 483 SF= 14.7 %  
STOREFRONT LENGTH: 53.10 '

466-506 NE 5th Street

HN M

3705 N. FEDERAL HWY,  
DELRAY BEACH FL, 33483

No.	DESCRIPTION	DATE

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HN M

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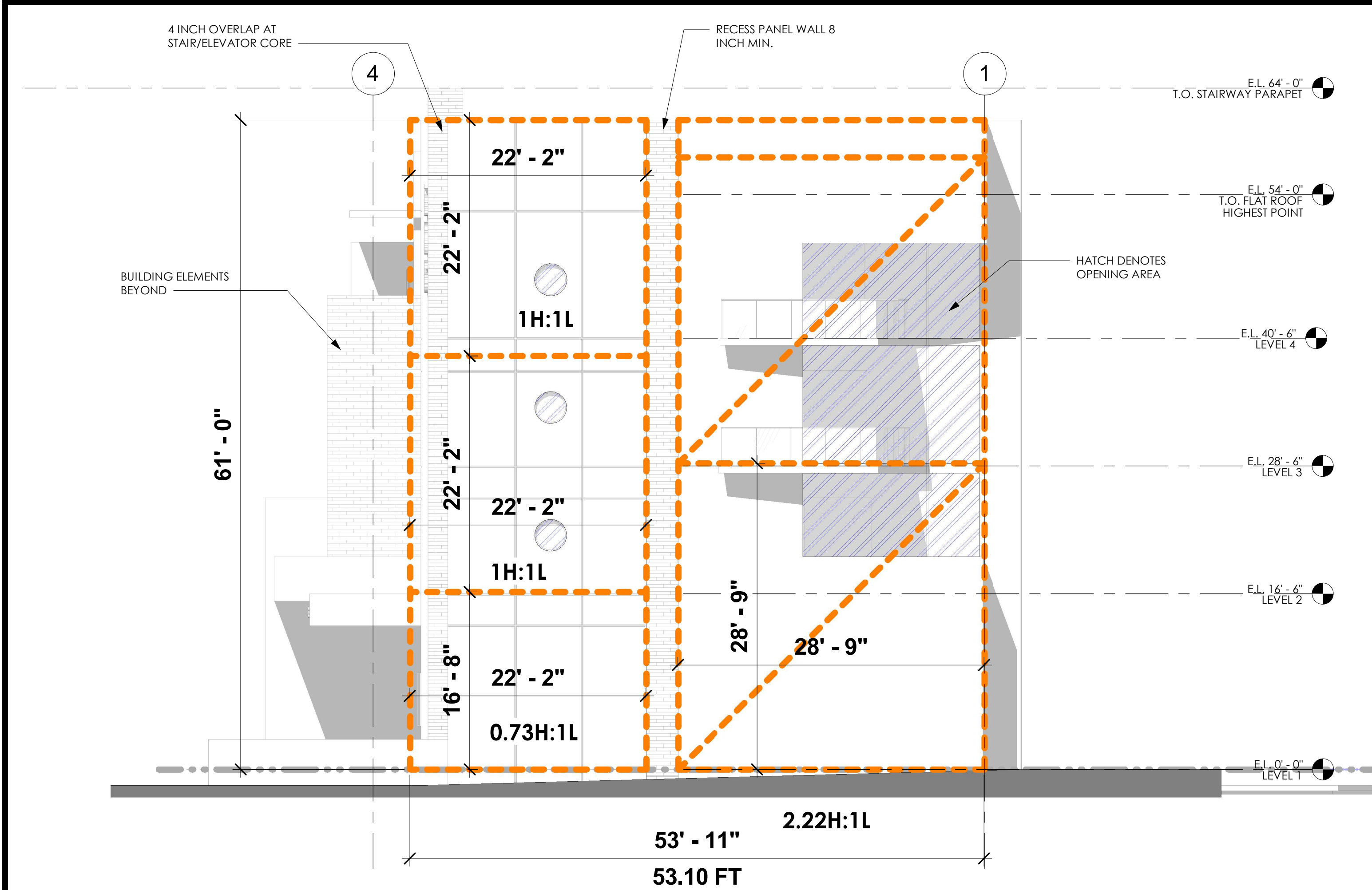
MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720

HN M PROJECT NUMBER: 21-063	
ISSUED DATE: 07/07/24	
SCALE: 1/8" = 1'-0"	

TITLE:  
BUILDING  
ELEVATIONS  
PROPORTIONS

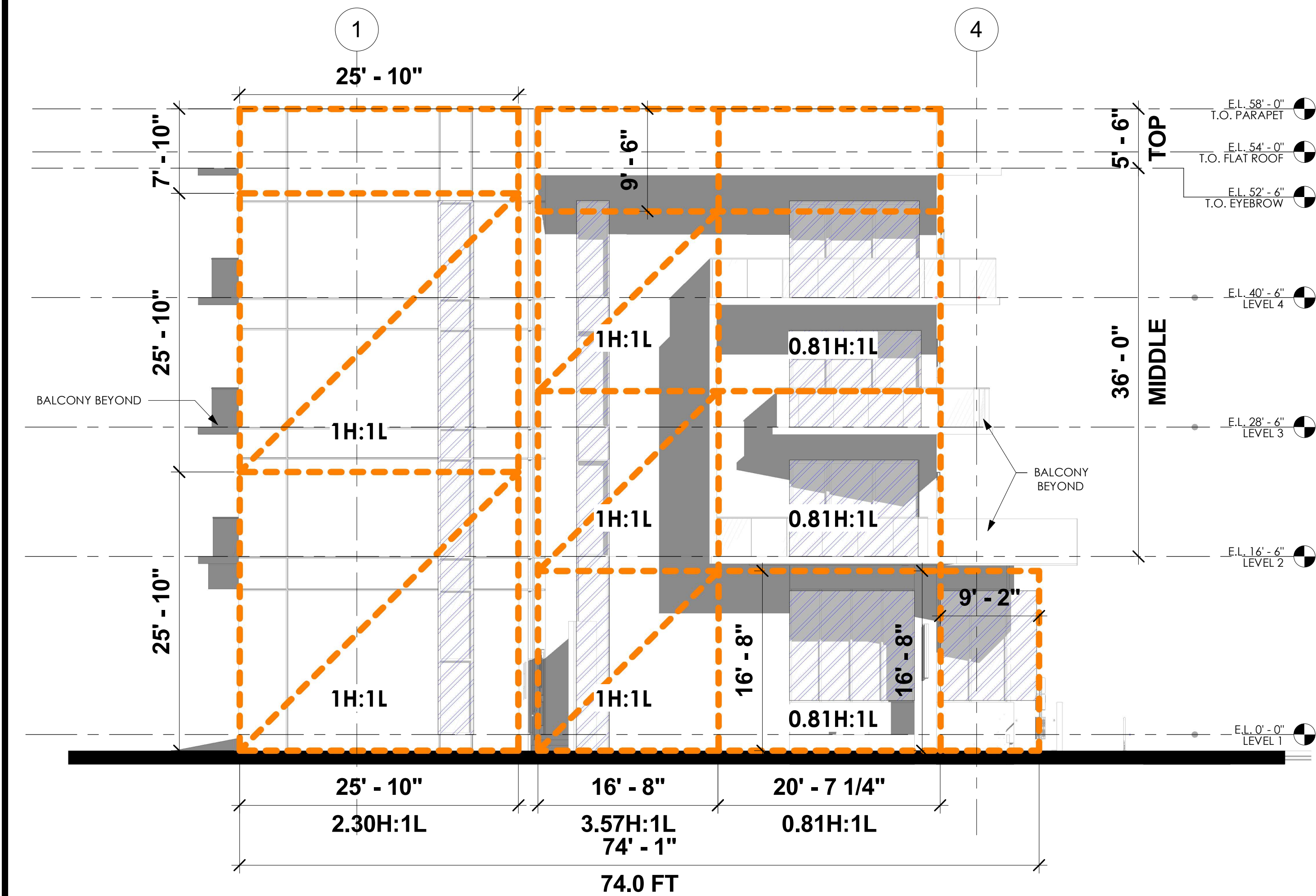
DRAWING NUMBER:  
A-4.5





1  
1/8" = 1'-0"

NORTH ELEVATION-PROPORTIONS



2  
1/8" = 1'-0"

SOUTH ELEVATION-PROPORTIONS

**EAST ELEVATION**

GROSS AREA: 9,060 SF

OPENING AREA: 3,798 SF= 41.9 %

STOREFRONT LENGTH: 153.6 '

**SOUTH ELEVATION**

GROSS AREA: 4,023 SF

OPENING AREA: 852 SF= 21.2 %

STOREFRONT LENGTH: 74.0 '

**WEST ELEVATION**

GROSS AREA: 7,913 SF

OPENING AREA: 1,677 SF= 21.2 %

STOREFRONT LENGTH: 164.6 '

**NORTH ELEVATION**

GROSS AREA: 3,289 SF

OPENING AREA: 483 SF= 14.7 %

STOREFRONT LENGTH: 53.10 '

466-506 NE 5th Street

HNH

3705 N. FEDERAL HWY,  
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No.	DESCRIPTION	DATE

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MICHAEL W. HANLON  
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HNH PROJECT NUMBER:  
21-063

ISSUED DATE:  
07/07/24

SCALE:  
1/8" = 1'-0"

TITLE:  
BUILDING  
ELEVATIONS  
PROPORTIONS

DRAWING NUMBER:  
A-4.6