

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

PROJECT DATA				
The following information must be provided in the spaces below and must be shown on the Site Plan.				
	REQUIRED/PERMITTED	EXISTING	PROPOSED	
FRONT SETBACK	10'	10'; 5' on W. Atlantic	10'; 5' on W. Atlantic; 11' for new townhomes	
SIDE INTERIOR SETBACK	0'	0'	0'	
SIDE STREET SETBACK	10'	10'	10'	
REAR SETBACK	10'	N/A	N/A	
HEIGHT/FLOORS	54'; 4 Floors	46'-10" mixed-use buildings; 34'-3" for townhomes; 3 Floors	35'-3"; 3 Floors for new townhomes	
WIDTH OF SITE	20' min	287.2' per block	287.2' per block	
DEPTH OF SITE	N/A			
FRONTAGE	75% min/100% max on primary streets	100% on Atlantic	100% on Atlantic	
TOTAL SITE AREA	2000 sf min	208,254 SF/ 4.78 Acres	229,801 SF/ 5.28 Acres	
IMPERVIOUS AREA		164,488 SF/ 3.78 Acres/79%	181,629 SF/ 4.17 Acres/ 79%	
OPEN SPACE (LANDSCAPED)		43,766 SF/ 1.00 Acres/ 21%	48,172 SF/ 1.11 Acres/ 21%	
WATER BODIES	N/A	N/A	N/A	
GROUND FLOOR AREA		61,996 SF	72,609 SF	
TOTAL FLOOR AREA		175,482 SF	205,321 SF	
LOT COVERAGE		29.8%	31.6%	
FLOOR AREA RATIO		0.84	0.89	
NUMBER OF DWELLING UNITS	63; 105 with bonus density	75	89 (14 new units)	
DENSITY (UNITS PER ACRE)	12; 20 with bonus density	15.7	16.9	
DWELLING UNITS				
	NUMBER OF UNITS	A/C SQ. FT.	TOTAL SQ. FT.	
EFFICIENCY				
1 BEDROOM				
2 BEDROOM	65	1064 - 1749	1064 - 2165	
3 BEDROOM	24	1704 - 1761	2165 - 2222	
4 BEDROOM				
PARKING SPACES REQUIRED				
USE	CALCULATED AT #SPACES PER	REQUIRED	EXISTING	PROPOSED
Residential	2/unit x 60% shared + 138 garage	178.08	194 shared + 110 Garage + 68 street	165 shared + 138 Garage + 73 street
Retail/Office	1/300 sf x 70% shared; 1/300 sf	25.64 + 88.21	194 shared + 68 street	165 shared + 73 street
Restaurant	6/1000 sf x 50% shared	30.00	194 shared + 68 street	165 shared + 73 street
REGULAR SPACES		220 to 316 depending on compact	137 + 110 Garage + 68 street	107 + 138 Garage + 73 street
COMPACT SPACES (30% max. of required may be compact)		up to 96	51	52
HANDICAPPED SPACES		6	6	6
TOTALS		322	372	376
Number of bike racks required: 0; only adding townhomes		Number of bike racks proposed: 0; only adding townhomes		
Projects within the Central Business District (CBD) - LDR Section 4.4.13 ☐ Site not located in the CBD				
Subdistrict: ☐ Central Core ☒ West Atlantic Neighborhood ☐ Railroad Corridor ☐ Beach				
Street Designation: ☐ Primary Street ☐ Secondary Street ☒ Both				
Limited Height Area: ☐ Atlantic Avenue ☐ West Atlantic Neighborhood ☒ N/A				
Required Retail Frontage: ☒ Yes ☐ No		Proposed Architectural Style: Masonry Vernacular with Anglo Caribbean Influence		
Building Frontage %: Primary: 100%; Secondary: 45.9%		Proposed Frontage Type: Retail on Primary; Res. on Secondary		
Proposed Building Composition:		Green Building Practices Required: ☐ Yes ☒ No		
Civic Open Space Type: Public Art (or Fountain) <250sf		Civic Open Space Size: 80 SF		
Provide a separate narrative addressing the appropriateness of the proposed design. See Attached Project Description with Historic Preservation Justifications				