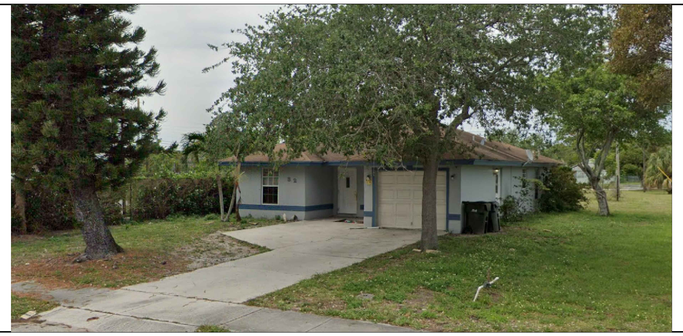


4 EXISTING EAST ELEVATION



5 EXISTING PERSPECTIVE FROM SOUTH-EAST AND ADJACENT PROPERTY



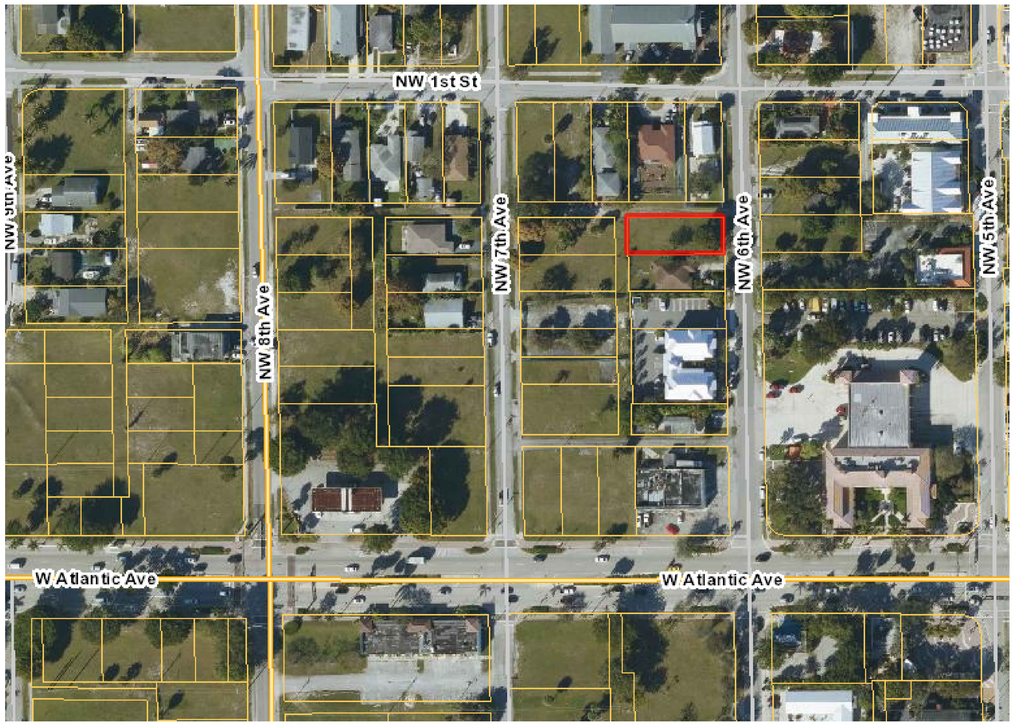
6 EXISTING PERSEPCTIVE FROM NORTH-EAST AND ADJACENT PROPERTY



7 PROPOSED RENDERED PERSPECTIVE

NW 600 BLOCK
NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444



1 AERIAL PLAN
NTS

OWNER

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 SWINTON AVE,
DELRAY BEACH, FL 33444
(561) 276-8640

ARCHITECT

SYNALOVSKY ROMANIC SAYE
1800 ELLER DRIVE
FT. LAUDERDALE BEACH, FL 33316
(954) 961-6806

CIVIL ENGINEER

ENGENUITY GROUP INC.
1280 NORTH CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FL 33409
(561) 655-1151

LANDSCAPE ARCHITECT

AGTLAND LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
(561) 276-5050

2 PROJECT TEAM

3 INDEX OF DRAWINGS

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	SURVEY
AS-101	SITE PLAN AND DATA
PH-101	PHOTOMETRIC SITE PLAN
C-1	CIVIL COVER SHEET
C-2	DEMOLITION & EROSION PLAN
C-3	PG & D PLAN
C-4	WATER AND SEWER PLAN
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C-6	DETAILS
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CITY APPROVAL STAMP

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Seal

STATE OF FLORIDA
MERRILL ANN ROMANIK
AR0015810
LICENSED ARCHITECT

NW 600 BLOCK
NEW OFFICE SHELL
34 NW 6TH AVE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	07/15/26	TAC REVIEW COMMENTS 1

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**

ISSUE DATE: **05-14-2026**

PROJECT NUMBER: **1552-210401**

DRAWN BY: **NA**

CHECKED BY: **ML**

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SHEET TITLE:
COVER

SHEET NUMBER:
T-101

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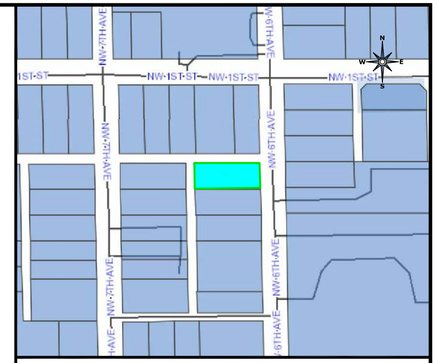
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
-10 0 10
(IN FEET)
1 INCH = 10 FEET

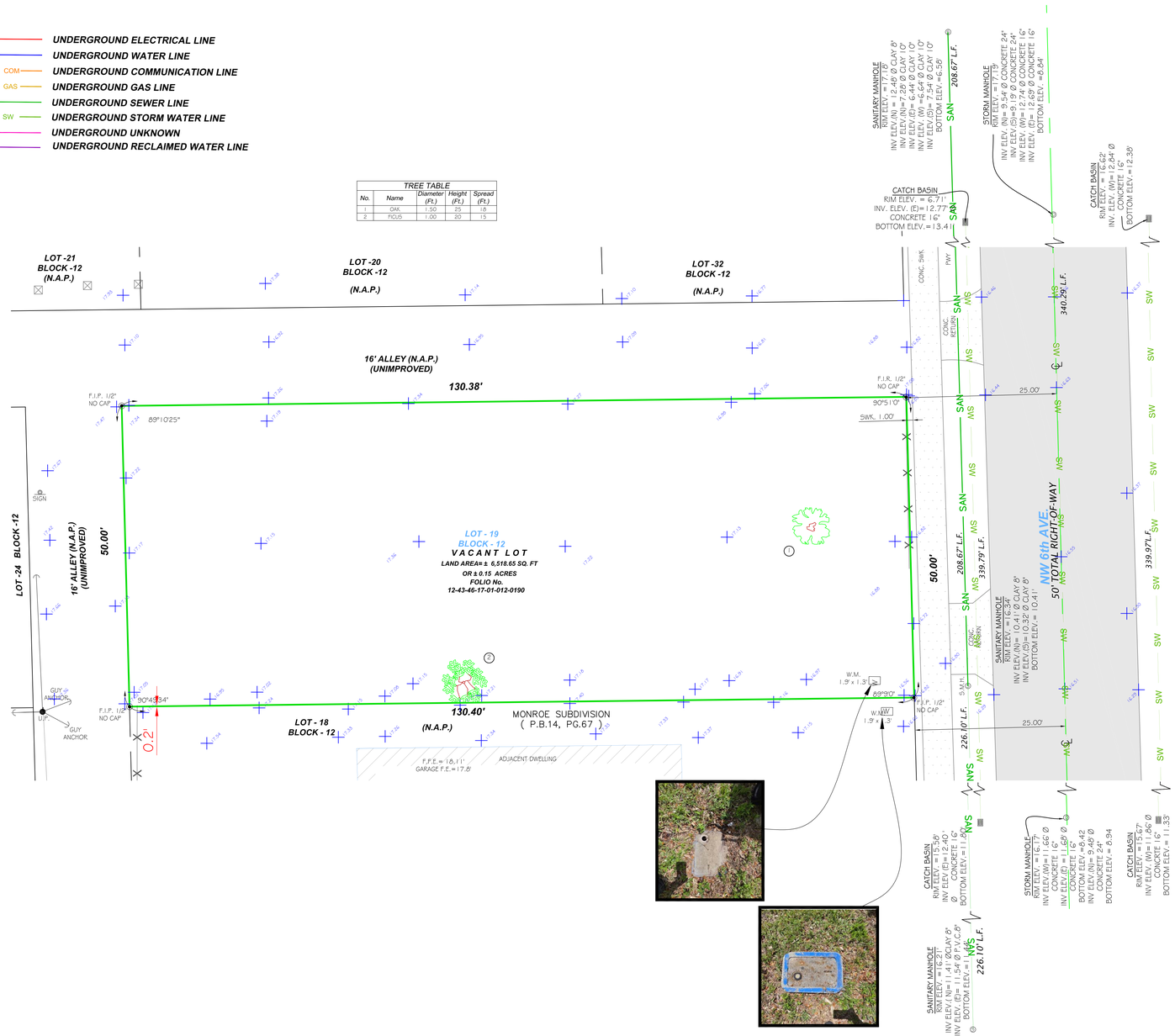


LOCATION MAP
SCALE = N.T.S.

E — UNDERGROUND ELECTRICAL LINE
W — UNDERGROUND WATER LINE
COM — UNDERGROUND COMMUNICATION LINE
GAS — UNDERGROUND GAS LINE
SAN — UNDERGROUND SEWER LINE
SW — UNDERGROUND STORM WATER LINE
UNKNOW — UNDERGROUND UNKNOWN
RCW — UNDERGROUND RECLAIMED WATER LINE

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	OAK	1.50	25	18
2	PCUS	1.00	20	15



ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
BLDG.	BUILDING
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.O.	CLEANOUT
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
FT.	FEET
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL.	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
P.L.S	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
R.R.	RAIL ROAD
RES.	RESIDENCE
RW	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.I.P	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND

- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

LEGAL DESCRIPTION:
LOTS 19 BLOCK 12, MONROE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:
34 NW 6TH AVE, DELRAY BEACH, FLORIDA, 33444
PARCEL CONTROL NUMBER: 12-43-46-17-01-012-0190

CERTIFICATION:
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	N/A.
COMMUNITY:	120345
PANEL:	0116
SUFFIX:	L
DATE OF FIRM:	09/11/2009

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; PALM BEACH COUNTY BENCHMARK # D-31, ID: 308 LOCATOR NO. 17-46-43; ELEVATION IS 16.28 FEET OF N.A.V.D. OF 1988.

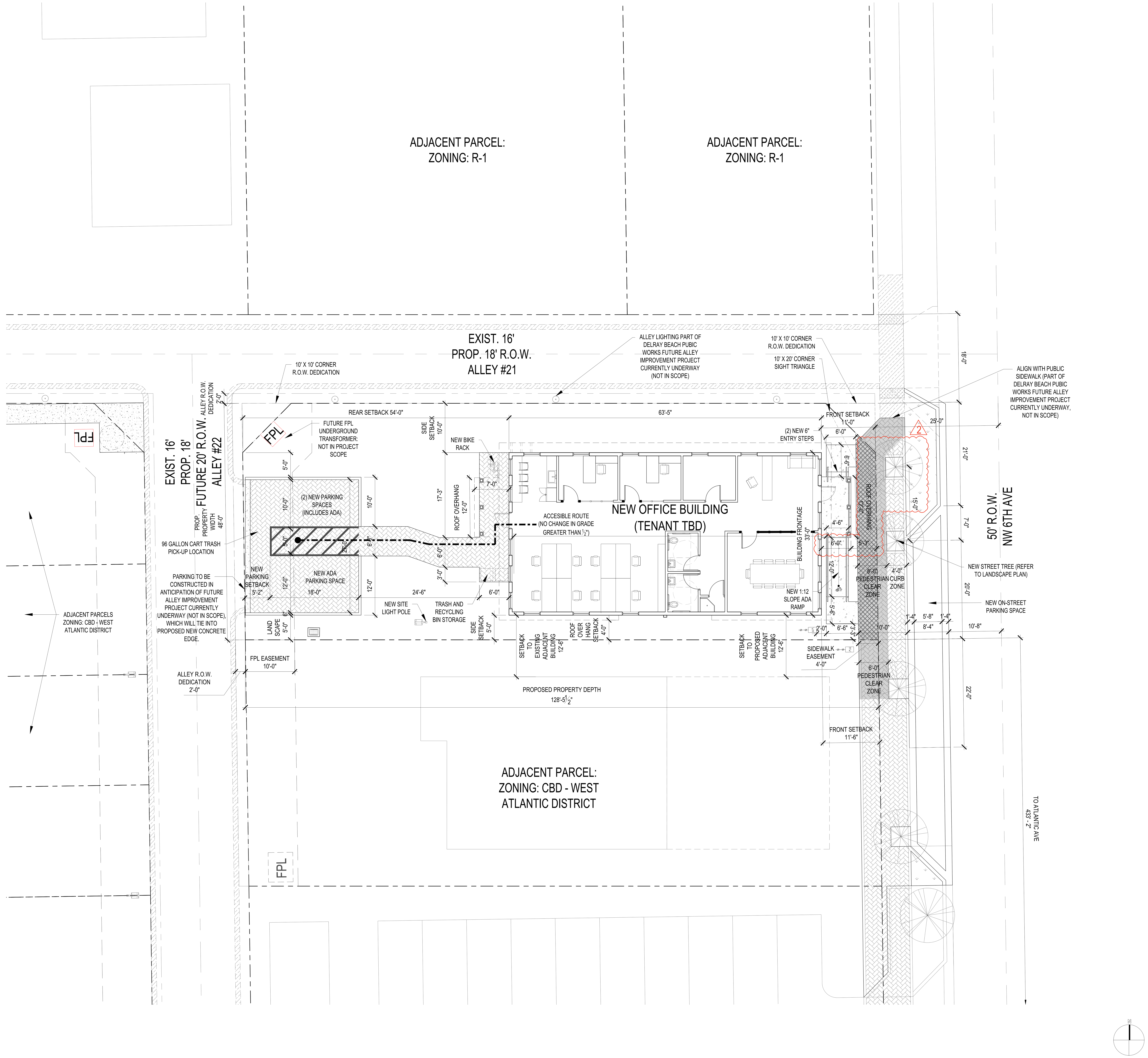
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____
JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATE SURVEY 04/02/2026
REVISED ON: UPDATE SURVEY 07/19/2024
REVISED ON: ORIGINAL SURVEY 07/18/2019

DRAWN BY:	TD / LK		
SURVEY DATE:	004/02/2026		
SURVEY NO:	19-003466-3		
SHEET:	1 OF 1	LB 7806	SEAL



2 SITE PLAN
1" = 10'

34 NW 6TH AVE, DELRAY BEACH FL
PARCEL NO: 12-43-46-17-01-012-0190
LEGAL DESCRIPTION: MONROE SUB LT 19 BLK 12

PROJECT DATA	EXISTING	PROPOSED
FUTURE LAND USE CATEGORY	CC - COMMERCIAL CORE	CC - COMMERCIAL CORE
ZONING DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT
GENERAL USE PER TABLE 4.4.13(A)	SINGLE-FAMILY RESIDENTIAL	BUSINESS / PROFESSIONAL OFFICE USE - NOT PERMITTED BUT ALLOW AS A CONDITIONAL USE PER TABLE 4.4.13(A)
LOT SIZE	6,519 SF (0.150 ACRES)	6,064 SF (0.139 ACRES) SEE CALCULATION BELOW
BUILDING AREA	N/A	2,093 SF
LOT COVERAGE	N/A	34.5%
FAR (FLOOR AREA RATIO)	N/A	PROPOSED = 0.345 REQUIRED < 3

PROPOSED LOT SIZE CALCULATION

	6,519 SF	0.150 ACRES OF THE EXISTING SITE WITHIN PROPERTY LINES
-	100 SF	10' X 10' CORNER DEDICATIONS (50 SF EACH x 2)
-	357 SF	2' ALLEY DEDICATION AT NORTH AND WEST SIDE OF PROPERTY
	6,064 SF	PROPOSED TOTAL LOT SIZE

CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

PROJECT DATA	REQUIRED	PROPOSED
MIN. LOT AREA TABLE 4.4.13(C)	2,000 SF	6,064 SF
MIN. LOT FRONTAGE TABLE 4.4.13(C)	20 FT	48 FT
FRONT / SIDE ALLEY SETBACK TABLE 4.4.13(C)	10 FT MIN, / 15 FT MAX	11 FT
SIDE SETBACK TABLE 4.4.13(C)	0 FT OR MIN. 5FT WHERE WINDOWS ARE PROVIDED	5' - 0"
REAR SETBACK TABLE 4.4.13(C)	10 FT MIN.	54' - 0"
MAX. BUILDING HEIGHT TABLE 4.4.13(B)	3 STORIES AND 35 FT	1 STORY AND 19 FT
GROUND STORY HEIGHT TABLE 4.4.13(B)	12 FT MIN.	12 FT. PROVIDED
BUILDING FRONTAGE TABLE 4.4.13(C)	75 % MIN. / 100% MAX.	100% (PROP. 33' FRONTAGE / [48' PROPERTY WIDTH - 15 FT REQ. SIDE SETBACKS = 33'])

LANDSCAPE REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
STREET TREES	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE
PEDESTRIAN CLEAR ZONE	6 FT	6 FT
PARKING ISLAND TREES	(1) TREE PER ISLAND	(1) TREE PER ISLAND
REFER TO LANDSCAPE PLAN FOR DETAILED MATERIAL PLANTINGS		

PARKING REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
MIN. OFF-STREET PARKING	(0) SPACES REQUIRED PER LDR 4.4.13 (I)(2)(d)	(2) OFF-STREET SPACES PROPOSED
MIN. BICYCLE PARKING	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)
ON-STREET PARKING (1) NEW ON-STREET PARKING SPACE PROPOSED (ADDITIONAL PARKING SHOWN ALONG ADJACENT PROPERTY FRONTAGE COORDINATED WITH NEIGHBOR) 2		

UTILITIES

WATER AND SEWER	CITY OF DELRAY BEACH
STORM WATER	CITY OF DELRAY BEACH
ELECTRIC	FPL
DATA	COMCAST / ATT

1 SITE PLAN DATA

CITY APPROVAL STAMP

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ARCHITECTURE. PLANNING. INTERIOR DESIGN
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Merrill Ann Romanik
AR 0015810
Seal

STATE OF FLORIDA MERRILL ANN ROMANIK AR0015810 LICENSED ARCHITECT

NW 600 BLOCK NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444

CLIENT: **DELRAY BEACH CRA**

REV	DATE	DESCRIPTION
1	07/15/26	TAC REVIEW COMMENTS 1
2	09/04/26	TAC REVIEW COMMENTS 2

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**
ISSUE DATE: **05-14-2026**

PROJECT NUMBER: **1552-210401**
DRAWN BY: **ML**
CHECKED BY: **MR**

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
AS-101

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