

**SITE PLAN REVIEW AND APPEARANCE BOARD  
MEMORANDUM STAFF REPORT**

**Applicant:** Delray Beach Holdings

**Project Name:** Fourth and Fifth Delray

**Project Location:** Located between SE 5<sup>th</sup> Avenue and SE 4<sup>th</sup> Avenue approximately 156 feet south of Atlantic Avenue (approximately 1.59 acres).

**ITEM BEFORE THE BOARD**

The action before the Board is to consider the Class V Site Plan, Landscape Plan, and Architectural Elevations associated with the Fourth and Fifth Delray (iPic Movie Theater) project.

**BACKGROUND/DESCRIPTION**

At its meeting of December 16, 2015, the SPRAB considered and postponed action on the site plan, landscape plan, and building elevations mentioned above and provided the applicant direction on changes to be made. The Board recommended approval to all three of the following waivers:

1. A waiver to LDR Section 4.4.13(F)(7)(a), which requires a minimum rear setback of 10 feet for all floors.
2. A waiver to LDR Section 4.4.13(F)(4)(c)(1)&(2), which requires a specified building frontage for the lower and upper levels along the east/west alley.
3. A waiver to LDR Section 4.6.18(B)(14)(iv)(2), which requires a minimum transparency or glass surface area of 75%.

The Board had the following observations/concerns regarding the development proposal that needed to be addressed by the applicant:

- Location of the loading zone.
- Photometric plan identifying all light fixtures and compliance with the City's illumination requirements.
- Garage ventilation and elevations be provided if necessary.
- Emergency vehicle access to the ground floor of the parking facilities.
- Adequacy of vehicle turning radii within the garage.
- A minimum 5-foot wide sidewalk be provided along the entire length of the alley to the north of the project.

Per the Board vote, condition #4 was revised to require that the security guard be posted from 4:00 p.m. until 10:00 p.m. seven days a week. The direction of the Board was to delete the provision that the applicant could petition the City Commission to eliminate the security guard requirement. This condition has been revised as noted in the recommendation section of this report.

**Loading Zone:**

The parallel parking spaces on the Martini property have been eliminated and converted to a loading zone. One set of doors has been added to south side of the building to accommodate deliveries from this loading zone into the building.

**Photometric Plan:**

The photometric plans have been revised to comply with the illumination levels of LDR Section 4.6.8 and the maximum light pole heights (15') along the perimeter of the garage. While the wall sconces were not noted on the initial building elevations, the plans have been revised to include the wall-mounted sconces.

**Garage Ventilation:**

The mechanical ventilation equipment for the ground floor of the parking garage is noted on the plans (sheet A2.1). The equipment is located on the south side of the parking garage and is ventilated to the southern wall, which is screened with a louvered vent.

**Vehicular Turning:**

The revised plans include vehicle turning templates for a passenger vehicle for the ground and upper levels of the garage. These templates indicate that there will be sufficient radii for safe vehicle maneuvering within the parking facility for a 11.29 foot long vehicle with a width of 5.25 feet.

**Sidewalk Width:**

The plans have been revised to provide a minimum 5-foot wide sidewalk along the entire alley to the north. This was achieved by eliminating a portion of the movie theater at the intersection of the alley and SE 5<sup>th</sup> Avenue.

**RECOMMENDATION**

By separate motion:

**Site Plan:**

Approve the request for a Class V site plan for **Fourth and Fifth Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. Address all Site Plan and Engineering Technical Items, including the following, and submit four (4) copies of the revised plans for certification.
  - a. That the fire access radius within the ground floor of the garage be deleted since this access will be provided on the Martini property.

- b. Address the CPTED comments with the Police Department regarding the provision of a CCTV system, securing the projector rooms, internal security personnel, and design of the stairwells.
2. Submit the parking management agreement with the Community Redevelopment Agency (CRA) prior to issuance of a building permit.
3. Prior to issuance of a building permit, the applicant shall coordinate with the City regarding the use/connectivity for the Martini property during construction. The applicant shall reconstruct/reconfigure the north/south alley to provide continuous connection to SE 4<sup>th</sup> Avenue via the Martini property. The construction shall be completed concurrently with the on-site construction to maintain access and circulation. The reconstruction of the alley shall be completed in accordance with the approved site plan for the Martini Property.
4. Provide a security guard at the entrance along SE 5<sup>th</sup> Avenue to prohibit pick-ups/drop-offs along the project frontage on SE 5<sup>th</sup> Avenue. This requirement shall be implemented upon commencement of theater operations. The security guard shall be posted from 4:00 p.m. until 10:00 p.m. seven days a week.
5. Prior to issuance of a building permit, the applicant shall use its best efforts to coordinate with the City, CRA, and Downtown Development Authority to develop a plan to address construction employee parking and parking for businesses in the 400 block of Atlantic Avenue during construction of the project. The plan shall address parking issues during construction to minimize impacts to businesses in the 400 block and provide sufficient parking for the construction employees.
6. Prior to the issuance of a building permit, the applicant will record a covenant approved as to form by the City Attorney related to the applicant's obligation to allow non-exclusive public use of the upper level third floor terrace garden area and corresponding access areas pursuant to a reasonable operational plan to be approved by the City Manager.
7. If a traffic signal is warranted at the intersection of SE 4<sup>th</sup> Avenue and SE 1<sup>st</sup> Street within two years of the date of the issuance of the certificate of occupancy AND the City has programmed this signal in the Capital Improvement Plan within the same period, the applicant shall be responsible for their proportionate share of the cost of the signal based upon the traffic information provided in support of this site plan approval. A security bond in the amount of 110% of the proportionate share of the traffic light shall be required and provided to the City prior to issuance of the certificate of occupancy.
8. Within 6 months of the issuance of the certificate of occupancy, the applicant will evaluate the valet and parking garage operations and provide the results to the City and if consistent problems exist that result from both or either operations, the applicant will provide the City with recommendations for commercially reasonable modifications of such operations the address the problem(s) identified in the analysis.
9. If requested by the City within two years of the issuance of the certificate of occupancy, the applicant shall perform a comprehensive intersection analysis at SE 4<sup>th</sup> Avenue and Atlantic Avenue and SE 5<sup>th</sup> Avenue and Atlantic Avenue to assess existing signal timing and recommend modifications by the applicant for intersection timing modifications to be performed by the City and/or Palm Beach County. This analysis shall be performed during the peak season and designated peak time periods (i.e., Friday P.M. and Saturday P.M.) and coordinated with City staff.

**Landscape Plan:**

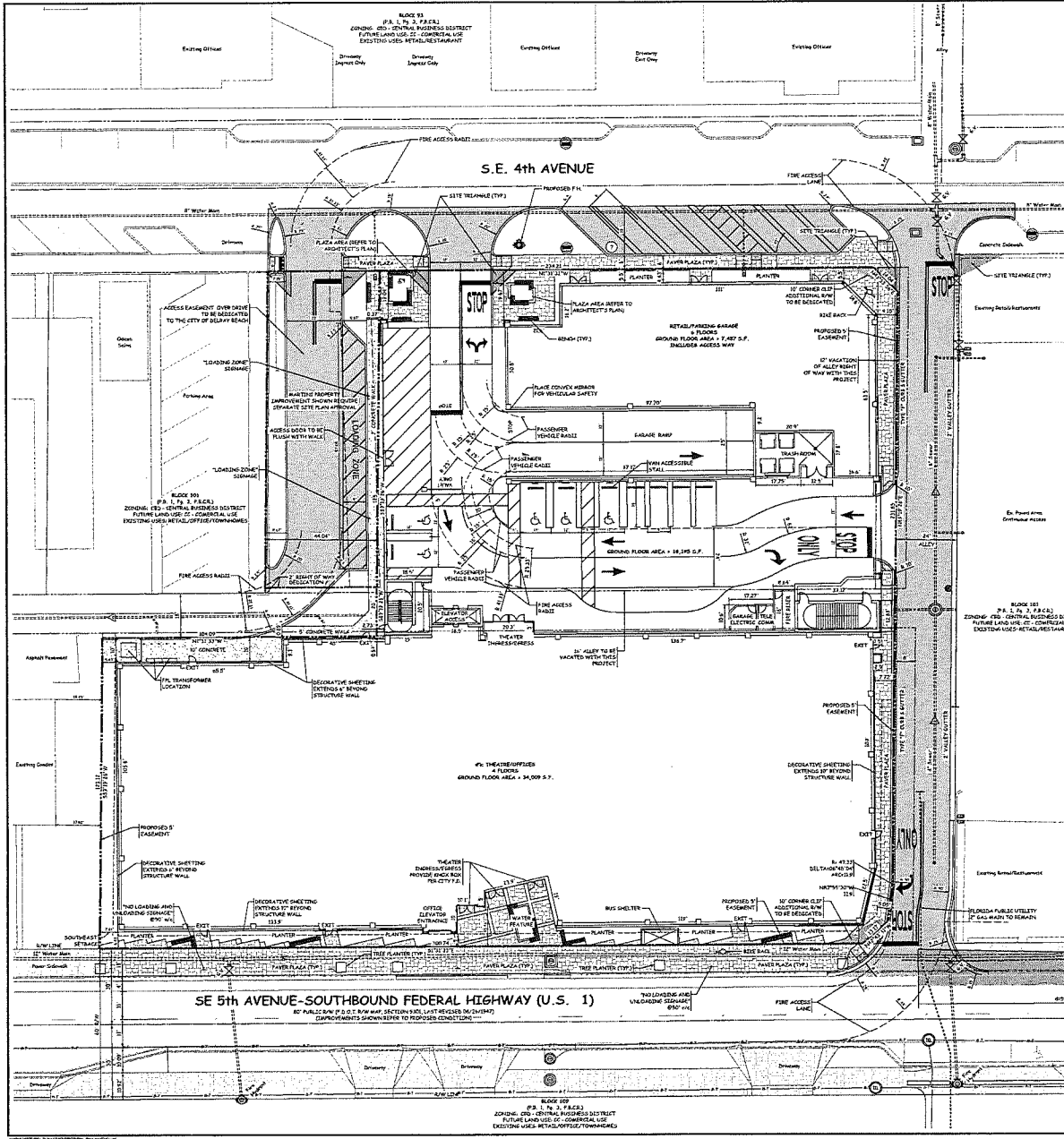
Approve the landscape plan for **Fourth and Fifth Delray** based on positive findings with respect to Section 4.6.16 of the Land Development Regulations, subject to the condition that all that all Landscape Technical Items are addressed and three (3) copies of the revised plans are submitted.

**Elevations:**

Approve the proposed elevations for **Fourth and Fifth Delray** based on positive findings with respect to LDR Section 4.6.18(E).

Attachments:

- Revised Site Plan, Landscape Plan, and Architectural Elevations
- SPRAB Staff Report December 16, 2015



### SITE TABULATIONS

4845 SITE AREA: 47,024 SF (156 AC ± 000)

USE	SF
ARCHIVED LEVEL PARKING & UTILITY ROOM**	16,280
RETAIL	7,467
OFFICE	42,644
TRUCKING	68,972
<b>TOTAL</b>	<b>135,363 (100% AREA)</b>

\*\*INCLUDES SARAGE AREA ABOVE GARAGE TYPING (NOT SHOWN)

### PROPERTY DEVELOPMENT REGULATIONS (CBD ZONING DISTRICT)

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (F.T.)	MIN. LOT DEPTH (F.T.)	MIN. LOT FRONTAGE (F.T.)	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	MAX. BUILDING HEIGHT (FEET)	
REQUIRED	REFER TO SHEET #1 FOR PROPERTY DEVELOPMENT REGULATIONS (ZONING DISTRICT)								
PROVIDED	REFER TO SHEET #1 FOR PROPERTY DEVELOPMENT REGULATIONS (ZONING DISTRICT)								

SETBACKS ARE MEASURED TO STRUCTURE, NOT THE DECORATIVE SHEETING

### SHARED PARKING CALCULATIONS TABLE

USE	WEEKDAY						WEEKEND	
	REQUIRED	ADJUNCT TO 8 AM	8 AM TO 4 PM	4 PM TO MIDNIGHT	9 AM TO 4 PM	4 PM TO MIDNIGHT	SUPP	EVENTING
RESIDENTIAL	0	100%	0	100%	0	100%	0	100%
COMMERCIAL	107	5%	15%	10%	10%	10%	10%	10%
OFFICE	0	10%	0	10%	0	10%	0	10%
RETAIL	0	10%	0	10%	0	10%	0	10%
HOTEL	0	10%	0	10%	0	10%	0	10%
RESTAURANT	0	10%	0	10%	0	10%	0	10%
ENTERTAINMENT	0	10%	0	10%	0	10%	0	10%
RECREATIONAL	0	10%	0	10%	0	10%	0	10%
HEALTH CARE	0	10%	0	10%	0	10%	0	10%
INDUSTRIAL	0	10%	0	10%	0	10%	0	10%
UNEMPLOYED	0	10%	0	10%	0	10%	0	10%
REGULATED	0	10%	0	10%	0	10%	0	10%
<b>TOTAL PARKING REQUIRED</b>	<b>107</b>							
<b>TOTAL PARKING PROVIDED</b>	<b>110</b>							
<b>PUBLIC PARKING INCLUDES:</b>	<b>15</b>							

### PROJECT DATA

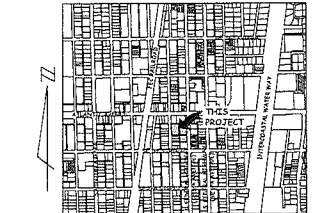
GROUND FLOOR AREA	16,277 S.F.	100%	1.0
TOTAL FLOOR AREA	16,277 S.F.	100%	1.0
PARKING SPACES	110	2.36	1.0
OVERLAP SPACES	1,700 S.F.	1.0	1.0
WATER BARRIERS	0	0	0
NUMBER OF RESIDENTIAL DWELLING UNITS	0		
DWELLING UNITS PER ACRE	NA		

TRUCKING - 48,972 SF UP TO 100 FT x 100 FT SPACED SECTION 4.4 (100 FT)  
 OFFICE (SARAGE AREA) - 16,280 SF UP TO 100 FT x 100 FT SPACED SECTION 4.4 (100 FT)  
 RETAIL - 7,467 SF PROPOSED: 1 SPACE PER 100 SF x 240 SF SPACED SECTION 4.4 (100 FT)

- #### SETBACKS:
- EXISTING LAND USE (COMMERCIAL CORNER)
  - PROPOSED LAND USE (SAME)
  - EXISTING ZONING (CENTRAL BUSINESS DISTRICT)
  - PROPOSED ZONING (SAME)
  - EXISTING USE (RETAIL)
  - PROPOSED USE (RETAIL)
  - ALL NEW UTILITY SHALL BE PLACED UNDERGROUND
  - EXISTING PARKING SHALL BE WITHIN THE PARKING GARAGE DECK
  - ALL ARCHITECTURAL FINISH, MATERIALS, AND FINISHING SHALL BE APPROVED BY THE CITY OF DELRAY BEACH
  - LOADING ZONES SHALL BE WITHIN THE PARKING GARAGE DECK
  - PARKING LAYOUT AND STRIPING NEED TO FOLLOW THE CITY OF DELRAY BEACH CURRENT STANDARDS
  - ALL SIDEWALKS SHALL BE WITHIN THE PARKING GARAGE DECK
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- #### UTILITY SERVICES:
- SEWER - AVAILABLE IN ALLEY AT SOUTH END OF PROPERTY
  - WATER - AVAILABLE WITHIN 50' OF NORTH END OF WAY
  - GAS - AVAILABLE WITHIN 50' OF NORTH END OF WAY
  - ELECTRICAL - AVAILABLE IN ALLEY

- #### THE CONSTRUCTION SHALL BE DONE AS FOLLOWS:
- THEATER SHALL BE CONSTRUCTED FIRST
  - OFFICE SHALL BE CONSTRUCTED SECOND
  - RETAIL SHALL BE CONSTRUCTED THIRD
  - TRUCKING SHALL BE CONSTRUCTED LAST



#### SITE PLAN DATA - 4th & 5th DELRAY

DESCRIPTION	AMOUNT	UNIT	REMARKS
<b>LAND AREA</b>	47,024	SQ. FT.	
<b>GROUND FLOOR AREA</b>	16,277	SQ. FT.	
<b>TOTAL FLOOR AREA</b>	16,277	SQ. FT.	
<b>OVERLAP AREA</b>	1,700	SQ. FT.	
<b>TRUCKING</b>	68,972	SQ. FT.	
<b>OFFICE</b>	42,644	SQ. FT.	
<b>RETAIL</b>	7,467	SQ. FT.	
<b>PARKING</b>	110	SPACES	
<b>WATER BARRIERS</b>	0	SQ. FT.	
<b>RESIDENTIAL UNITS</b>	0	UNITS	
<b>OVERLAP SPACES</b>	1,700	SQ. FT.	
<b>WATER BARRIERS</b>	0	SQ. FT.	
<b>RESIDENTIAL UNITS</b>	0	UNITS	

#### SITE PLAN

### 4th & 5th DELRAY

DELRAY BEACH HOLDINGS, LLC.

**WINNINGHAM & FRADLEY, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 1111 N. W. 10th St., Delray Beach, FL 33444  
 TEL: 561-271-1111 FAX: 561-271-1112

DESIGNED AMF DATE 02/14  
 DRAWN AMF DATE 02/14  
 CHECKED AMF DATE 02/14  
 APPROVED AMF DATE 02/14

PROJECT NUMBER: 14007  
 SHEET: 3 OF 1

GROUND FLOOR

4<sup>th</sup> & 5<sup>th</sup>  
DELRAY

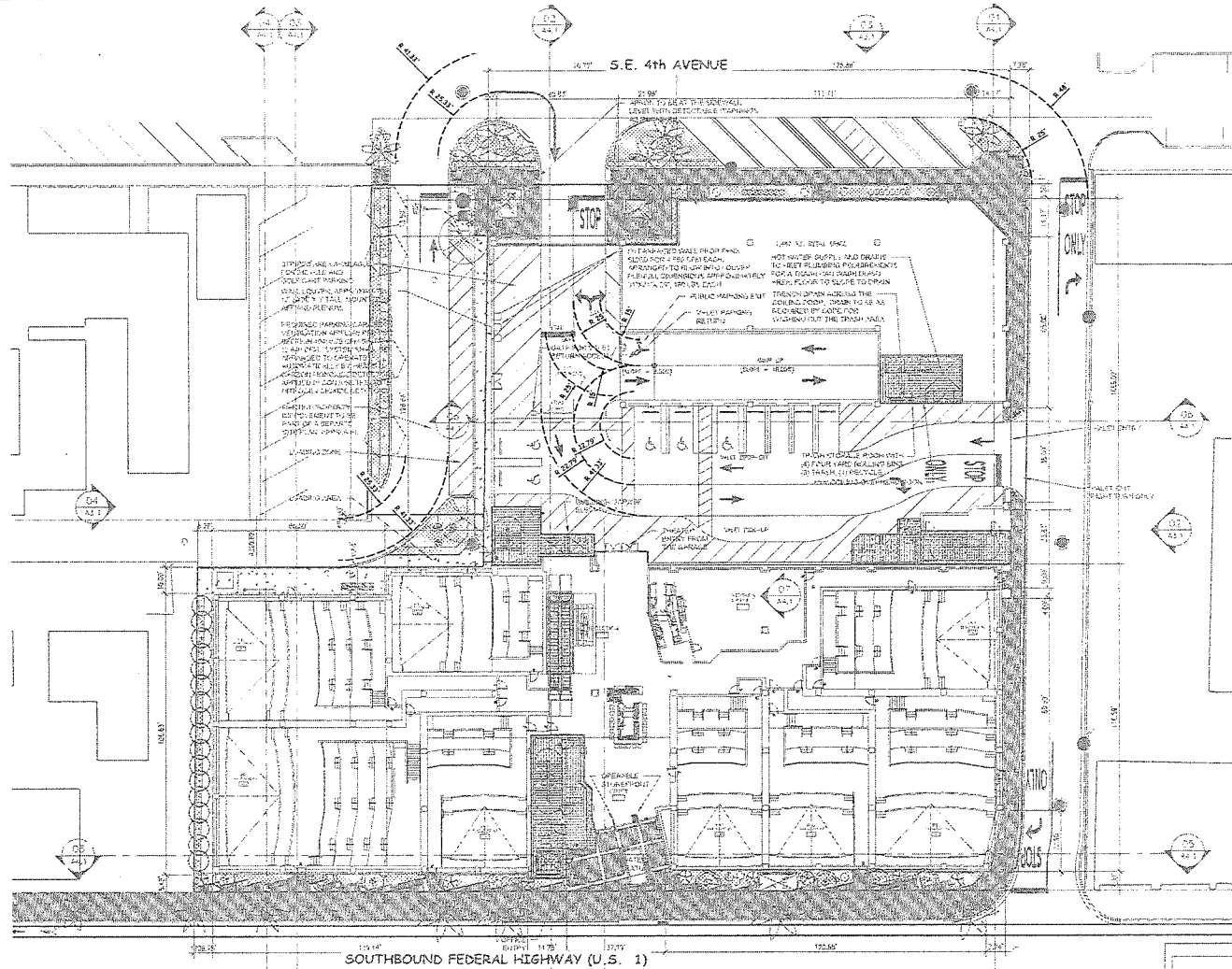
WINNINGHAM &  
FRADLEY, INC  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 NE 44th STREET  
CORAL GABLES, FL 33134  
TEL: 305.441.1111 FAX: 305.441.1112  
WWW.WFENGINEERS.COM

APPROVED

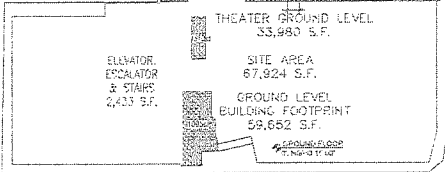
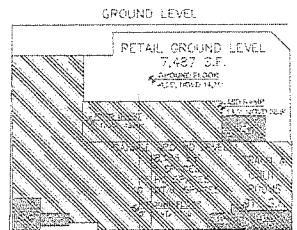
VEHICULAR CONTROL RADIUS  
EXHIBIT

4<sup>th</sup> & 5<sup>th</sup> DELRAY  
DELRAY BEACH HOLDINGS

REVISED



01 FLOOR PLAN - GARAGE 1, THEATER/ OFFICE-1  
1"=20'-0"



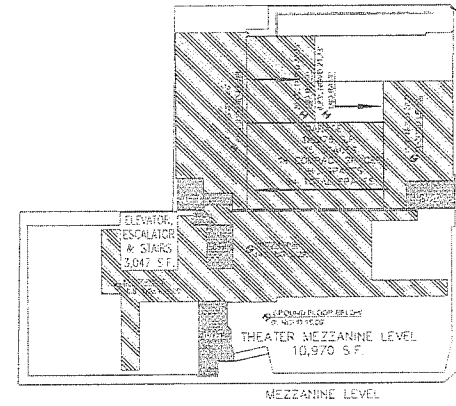
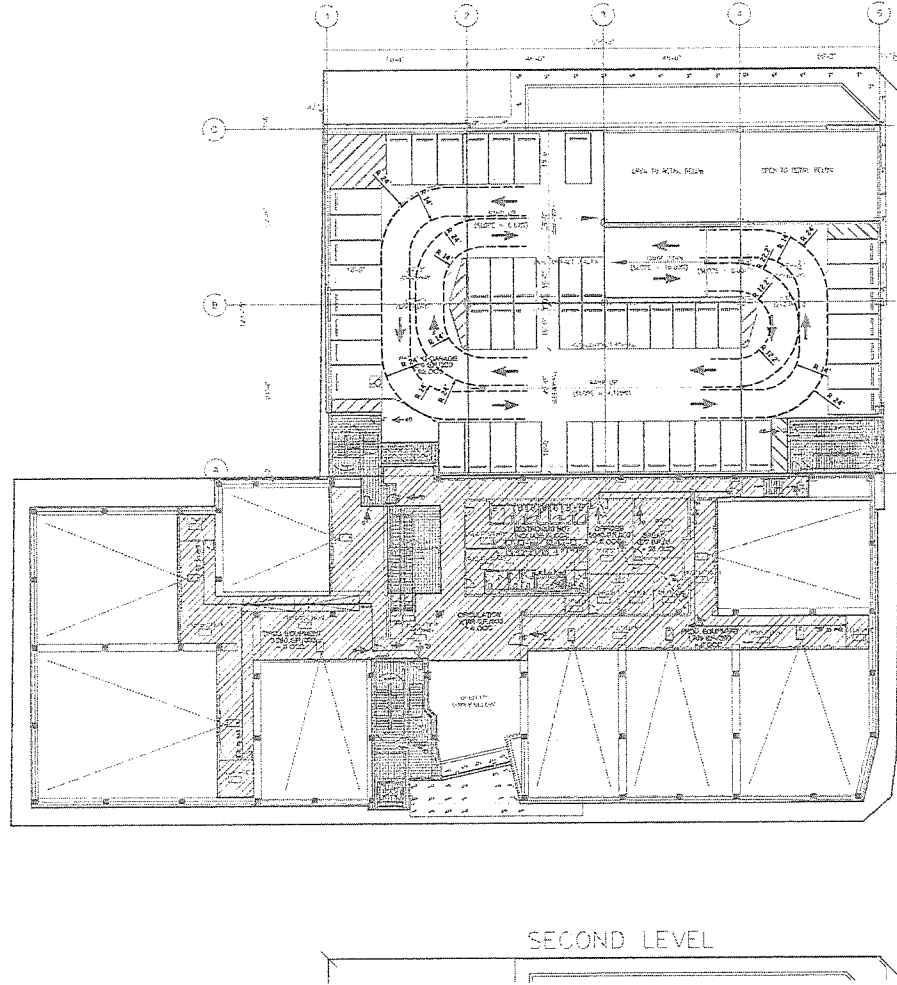
02 FLOOR PLAN - GARAGE 1, THEATER/ OFFICE-1  
1"=40'-0"

DESIGNED AND DATE: 01/01/2014  
DRAWN AND DATE: 01/01/2014  
CHECKED DATE:  
PURPOSE: SUBMITTAL OF  
PROJECT NAME: 111 DELRAY  
14007 VCI OF 6

SECOND LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC.  
**WF**  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 NE 54th STREET  
DELRAY, FLORIDA 33446  
TEL: 561-241-1111  
WWW.WFENGINEERS.COM



VEHICULAR CONTROL RADIUS  
EXHIBIT

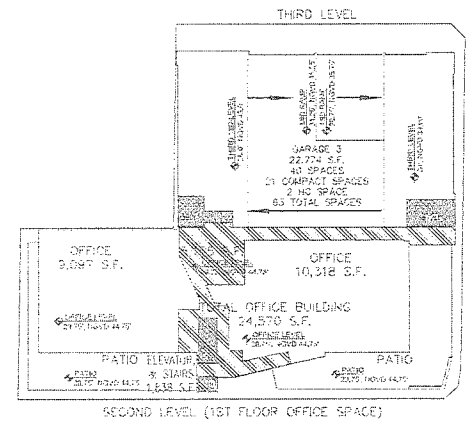
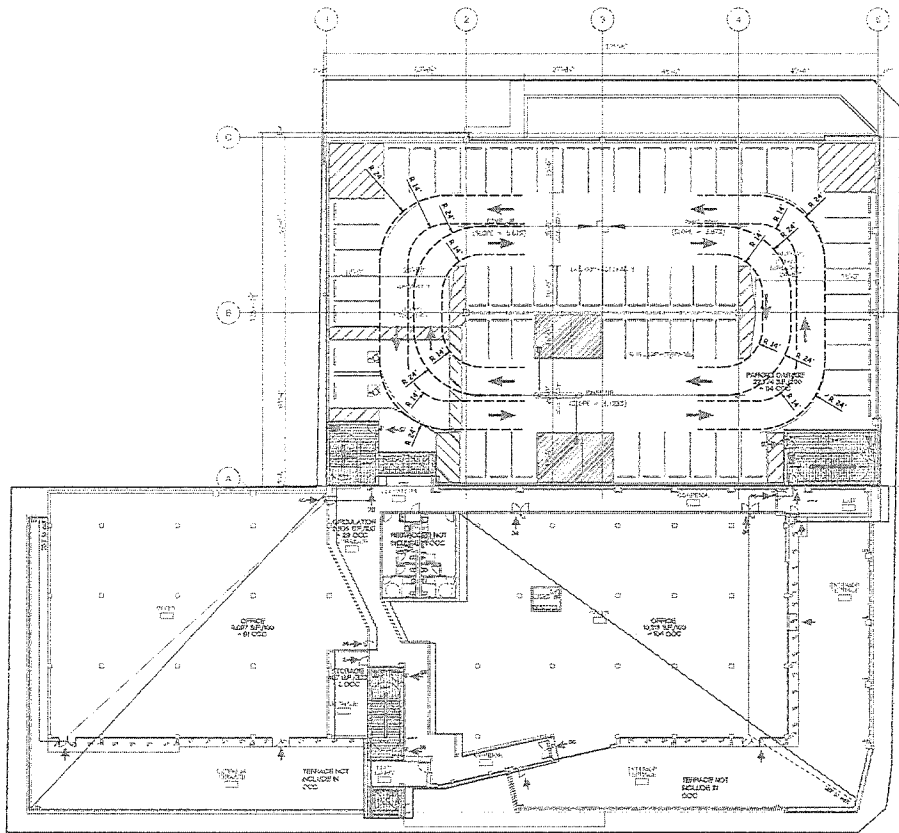
4<sup>th</sup> & 5<sup>th</sup> DELRAY  
DELRAY BEACH HOLDINGS

DESIGNED	AMF	08/01/2016
DRAWN	AMF	08/01/2016
CHECKED	DVE	
INCHES	FOURTEEN AND A HALF	
PROJECT NUMBER	14007	SHEET VC2 OF 6

THIRD LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC  
**WF**  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 N.W. 43RD STREET  
LAKEWOOD, FLORIDA 33409  
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT  
MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, ELECTRONIC  
OR MECHANICAL, INCLUDING  
PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION  
STORAGE AND RETRIEVAL  
SYSTEM.



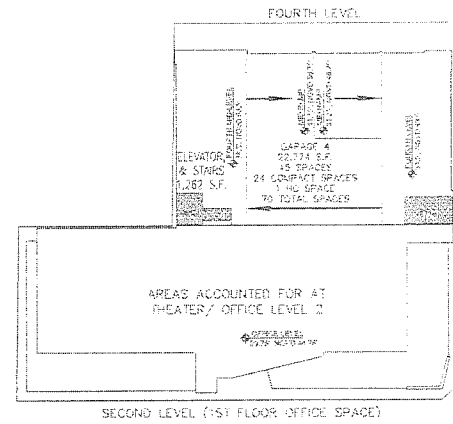
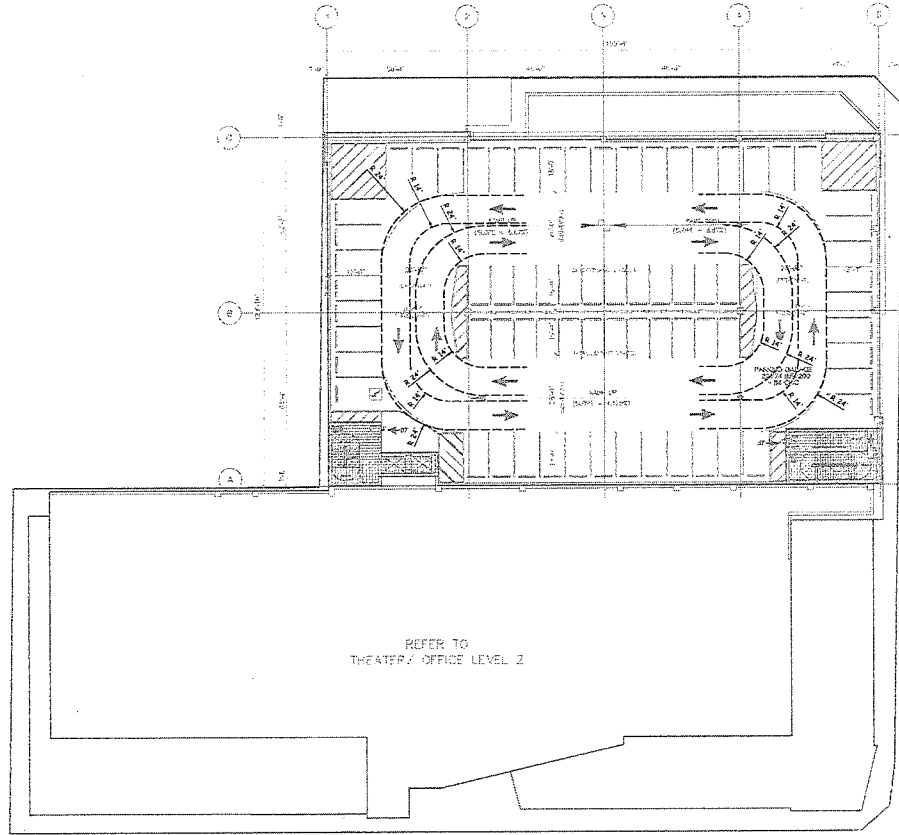
APPROVED
VEHICULAR CONTROL RADIUS EXHIBIT
4th & 5th DELRAY DELRAY BEACH HOLDINGS
REVISIONS
DESIGNED AND DRAWN BY: DWF/01/2016
DRAWN BY: DWF/01/2016
CHECKED BY: DWF
PROJECT NUMBER: 14007
SHEET NUMBER: VCS OF 6



FOURTH LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC.  
**WF**  
ENGINEERS  
PLANNERS  
SURVIVORS  
111 N. 44th STREET  
DELRAY, FLORIDA, 33484  
TEL: 561-321-1111  
WWW.WINNINGHAM-AND-FRADLEY.COM



VEHICULAR CONTROL RADIUS  
EXHIBIT

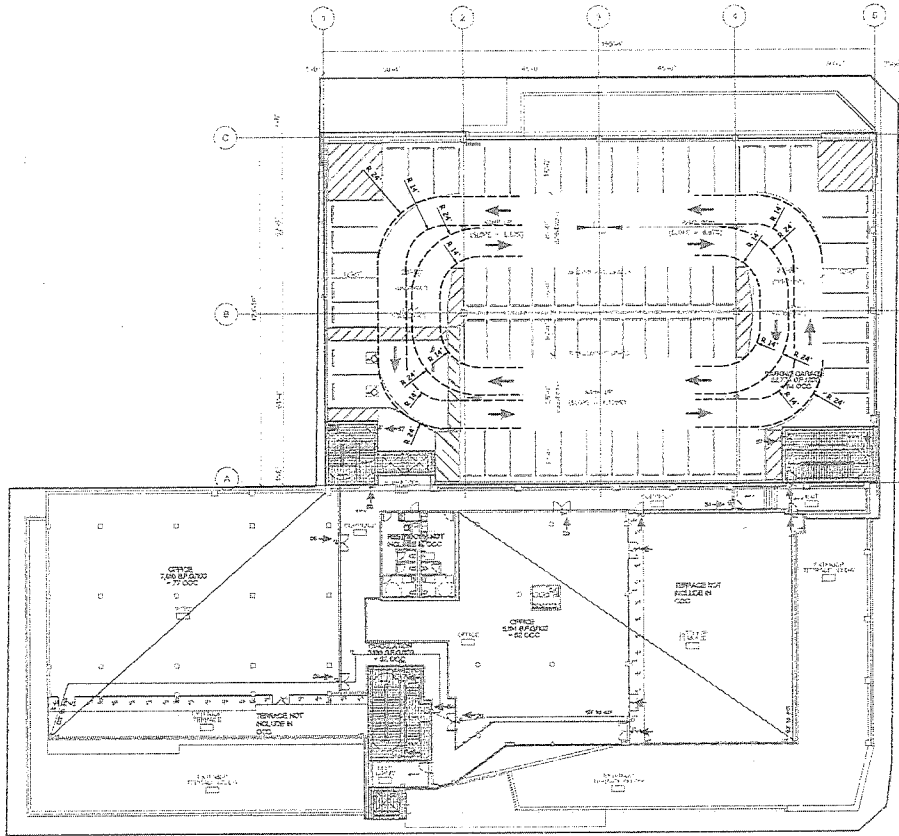
4th & 5th DELRAY  
DELRAY BEACH HOLDINGS

DESIGNED AND DRAWN BY: DFL/DFL/2016  
DATE: 08/01/2016  
PROJECT NUMBER: 14007  
SHEET NUMBER: VC4 OF 6

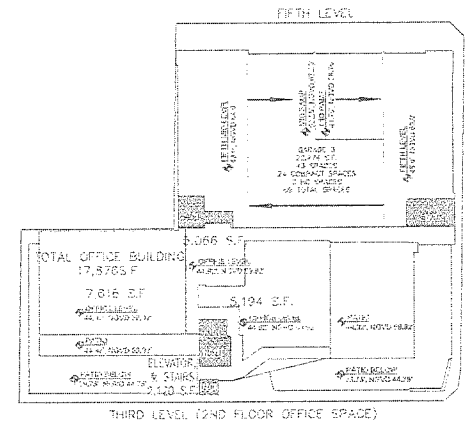
FIFTH LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELAY

WINNINGHAM &  
FRADLEY, INC  
**WF**  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 NE 44th STREET  
DESIGNING BUILDING PLANNING  
AND CONSTRUCTION SERVICES  
MEMBER OF THE FREDERICKS  
GROUP  
P.O. BOX 14007  
MIAMI, FL 33101-0007  
TEL: 305.575.1100  
FAX: 305.575.1101  
WWW.WFPI.COM



NOTE: ONLY 5,993 S.F.  
OF THIS GARAGE LEVEL  
EXCEEDS 45' HEIGHT



VEHICULAR CONTROL RADIUS  
EXHIBIT

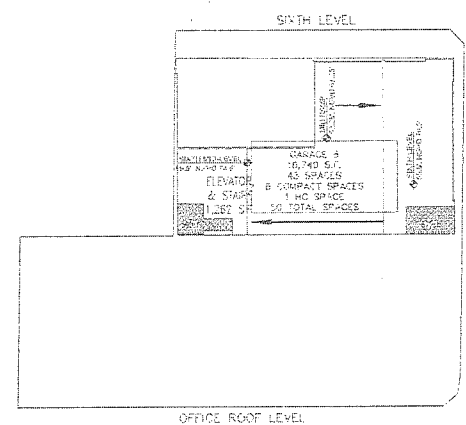
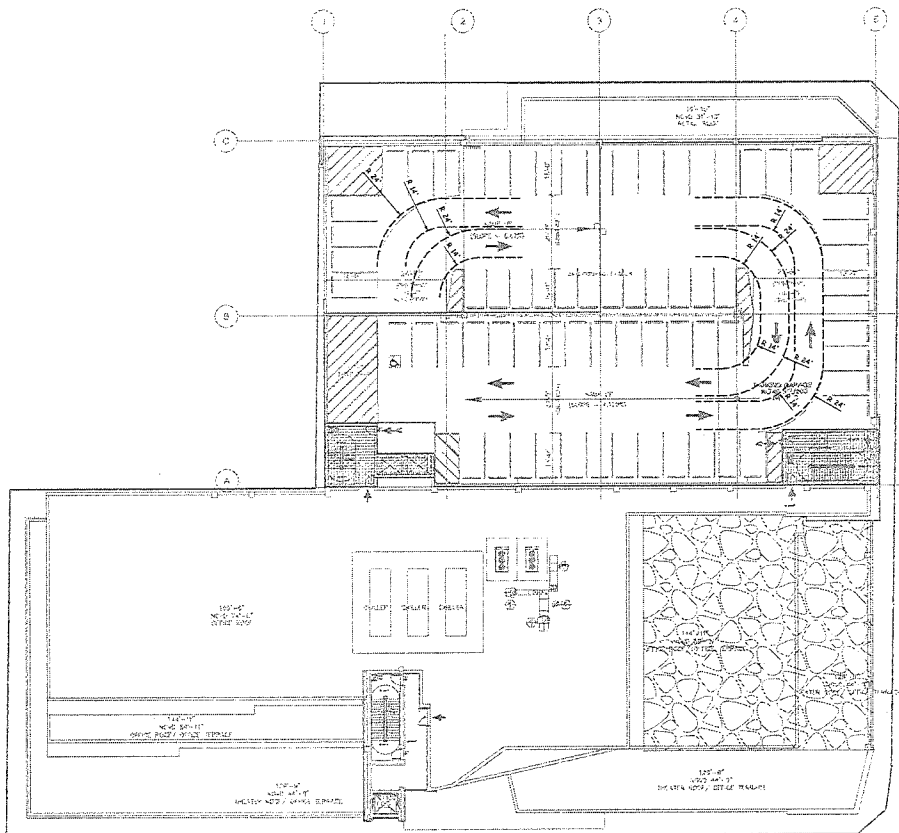
4<sup>th</sup> & 5<sup>th</sup> DELAY  
DELAY BEACH HOLDINGS

DESIGNED AND DATED	01/2016
DRAWN AND DATED	01/2016
CHECKED	01/2016
PROJECT NUMBER	14007
SHEET	VCS OF 6

SIXTH LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

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DUNEDIN, FLORIDA 33515  
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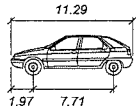


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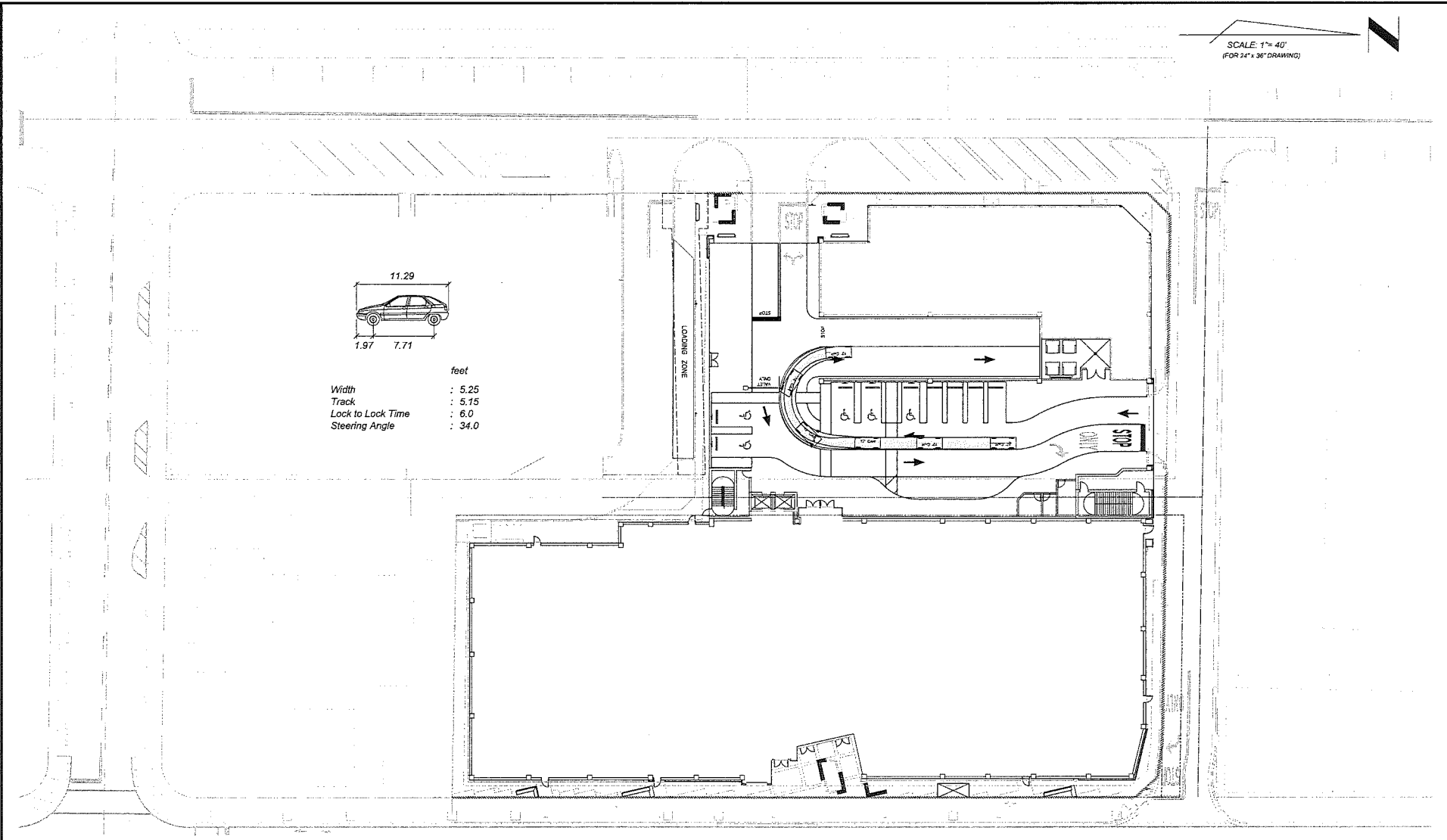
4<sup>th</sup> & 5<sup>th</sup> DELRAY  
DELRAY REACH HOLDINGS

DESIGNED AND DATED: 01/22/16	
DRAWN AND DATED: 01/22/16	
CHECKED	DATE
PROJECT NUMBER	SHEET
14007	VCS OF 6

SCALE: 1" = 40'  
(FOR 24" x 36" DRAWING)



feet  
 Width : 5.25  
 Track : 5.15  
 Lock to Lock Time : 6.0  
 Steering Angle : 34.0



REVISIONS	DATE	CHECKED:
-----------	------	----------

DESIGNED:	AMF
DRAWN:	AMF
CHECKED:	

**WINNINGHAM & FRADLEY, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
111 N.E. 44th STREET, WALKER PARK, FLORIDA 33411-7148 FAX 888-777-8200 WWW.WFAS.COM

**4TH & 5TH DELRAY**  
 DELRAY BEACH HOLDINGS, LLC

VEHICULAR MOVEMENT  
**EXHIBIT**

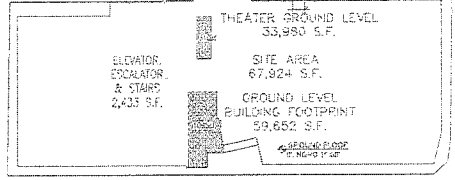
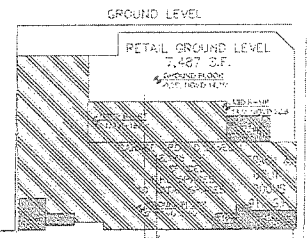
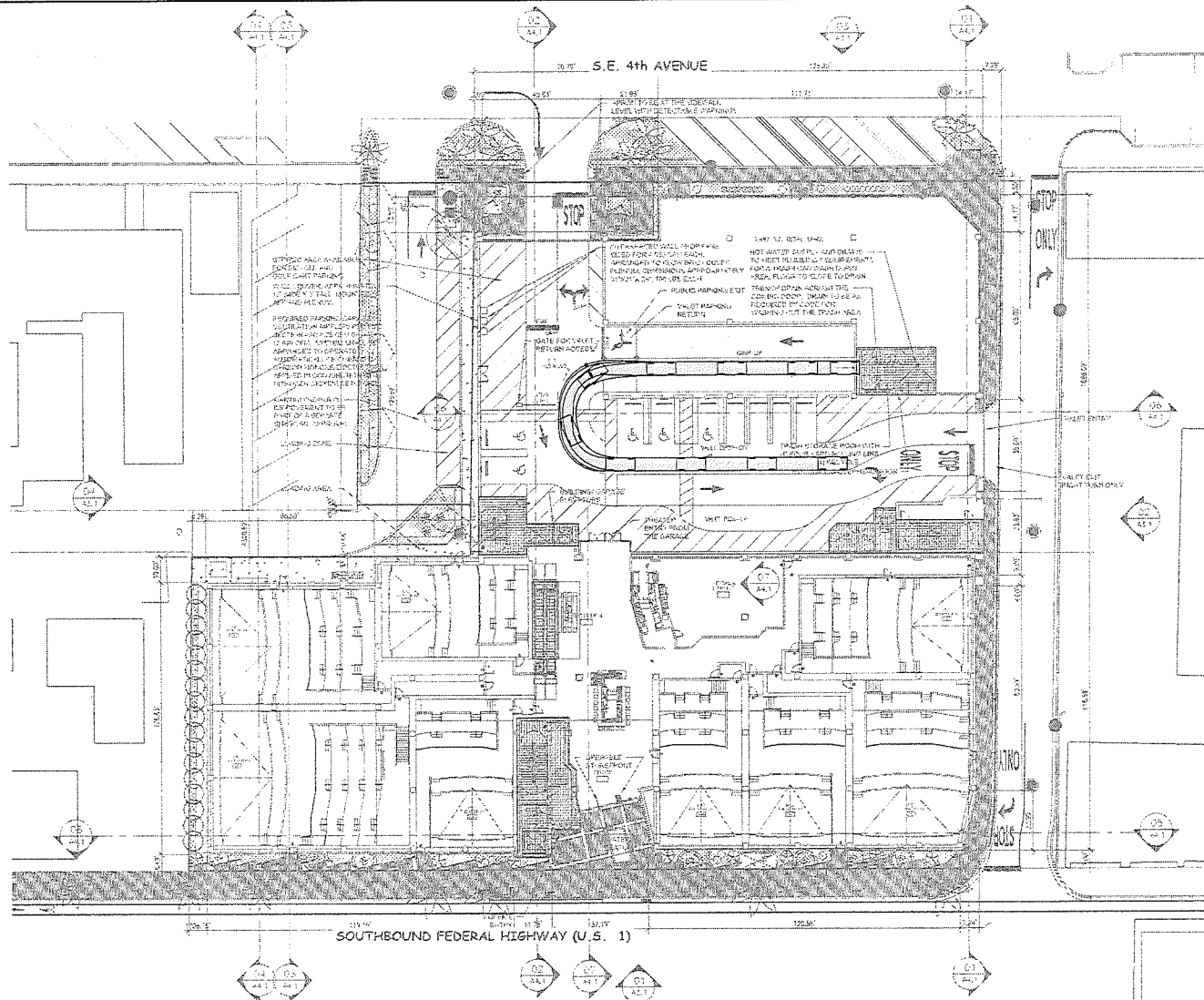
PROJECT NUMBER	14007
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LS-0002995	
SHEET	EXH

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GROUND FLOOR

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM & FRADLEY, INC  
ENGINEERS  
PLANNERS  
SURVAYERS



01 FLOOR PLAN - GARAGE 1, THEATER/ OFFICE-1  
1"=20'-0"

02 FLOOR PLAN - GARAGE 1, THEATER/ OFFICE-1  
1"=40'-0"

VEHICULAR MOVEMENT  
EXHIBIT

4<sup>th</sup> & 5<sup>th</sup> DELRAY  
DELRAY BEACH HOLDINGS

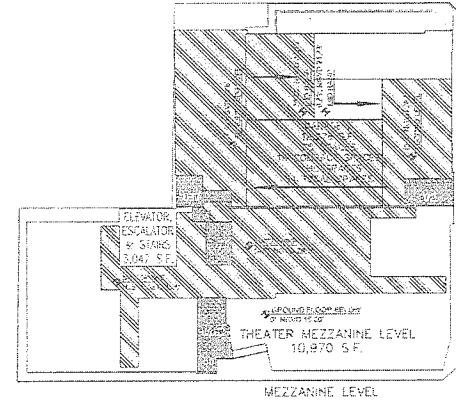
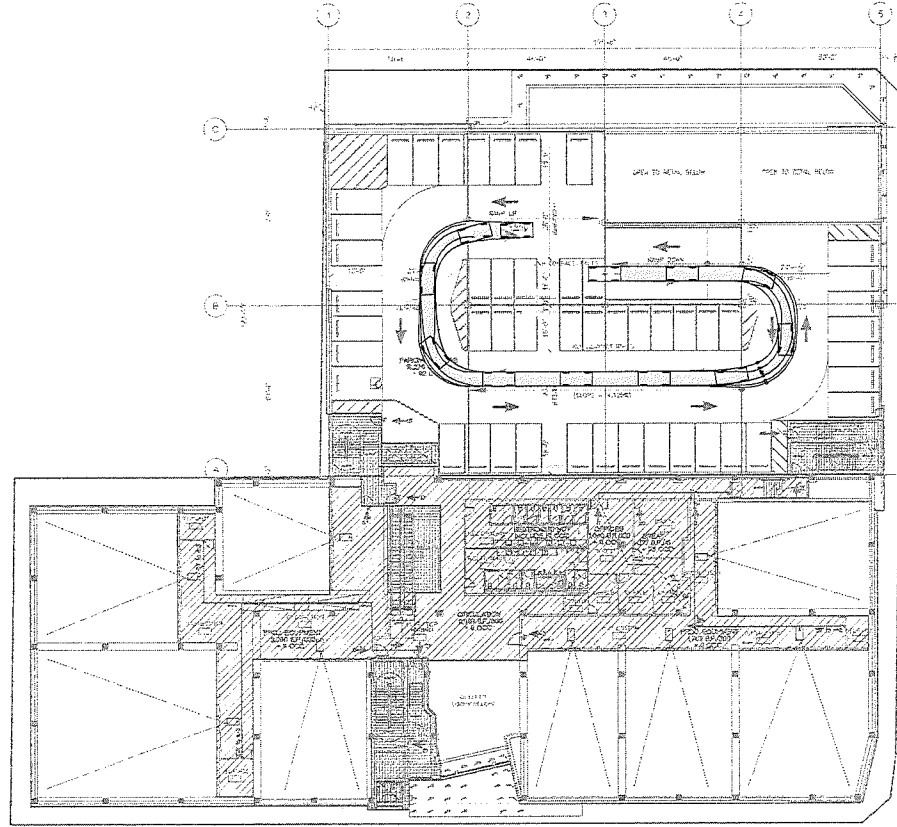
REVISIONS

DESIGNED AND DRAWN: DFC  
DATE: 01/22/16  
CHECKED: DFC  
DATE: 01/22/16  
PROJECT NUMBER: 14007  
SHEET NUMBER: 01 OF 04

SECOND LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC.  
**W/F**  
ENGINEERS  
PLANNERS  
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111 NE 43rd STREET  
DESIGN CENTER, FLOOR 1A SUITE 100  
MIAMI, FL 33137  
TEL: 305.575.1100  
WWW.WFPI.COM



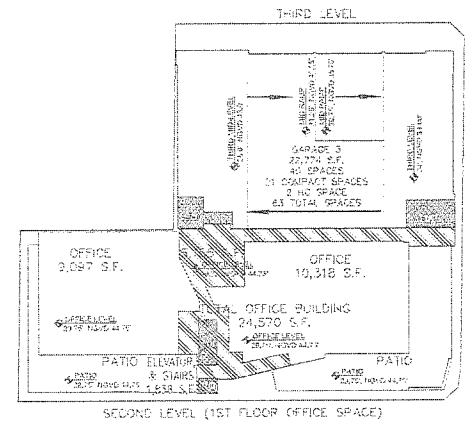
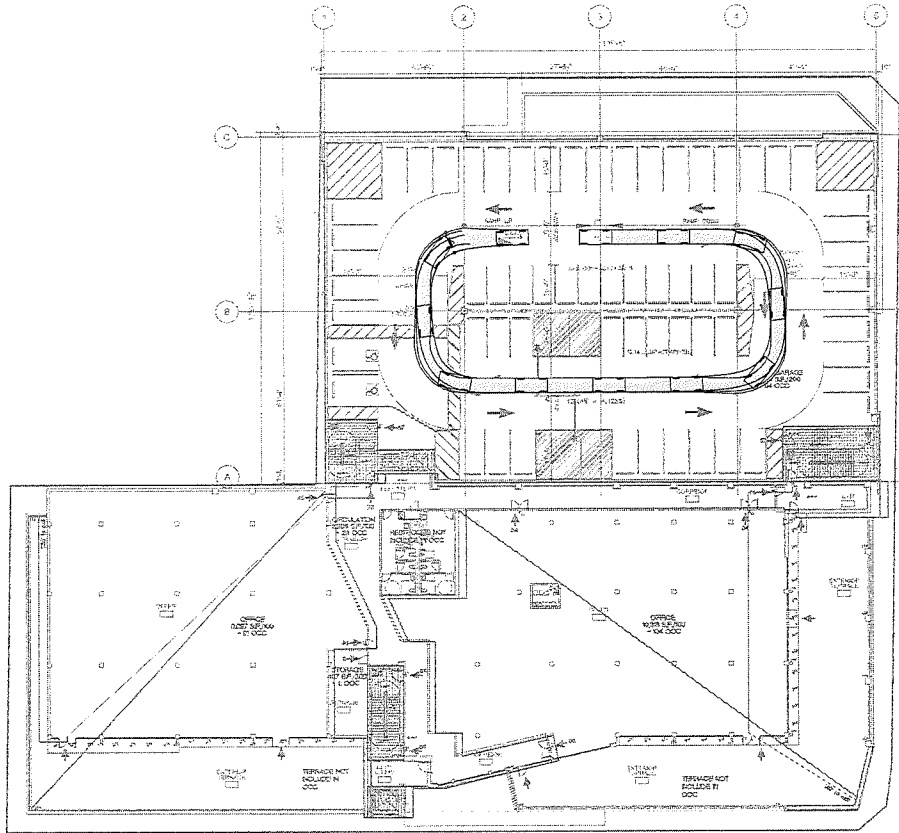
SECOND LEVEL

APPROVED
VEHICULAR MOVEMENT EXHIBIT
4 <sup>th</sup> & 5 <sup>th</sup> DELRAY DELRAY BEACH HOLDINGS
REVISED
DESIGNED AND DRAWN BY: DANIELA ZEDDA
DRAWN AND CHECKED BY: DANIELA ZEDDA
DATE: 08/14/2013
PROJECT: REDEVELOPMENT OF
PROJECT NUMBER: 14007
SHEET: VMZ OF 4

THIRD LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC.  
**WF**  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 NE 4th STREET  
DELRAY, FL 33444  
TEL: 352-321-1111  
WWW.WINNINGHAM-AND-FRADLEY.COM



VEHICULAR MOVEMENT  
EXHIBIT

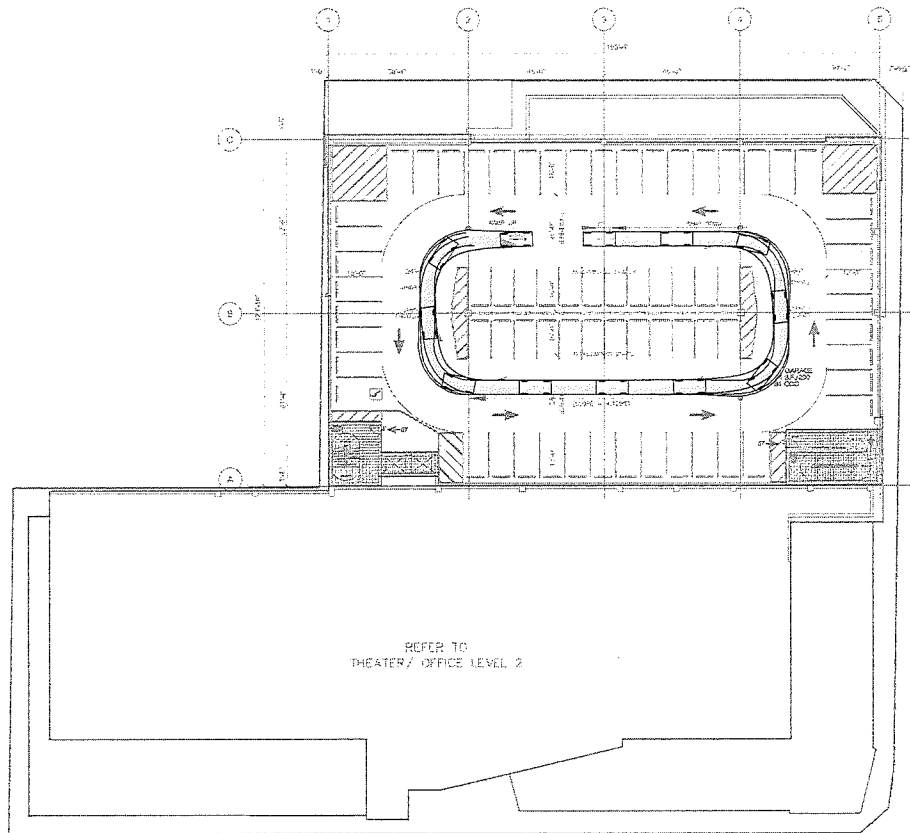
4th & 5th DELRAY  
DELRAY BEACH HOLDINGS

DESIGNED	AMF	DATE: 01/20/16
DRAWN	AMF	DATE: 01/20/16
CHECKED	AMF	
PROJECT NUMBER	14007	SHEET
	14007	VM3 OF 6

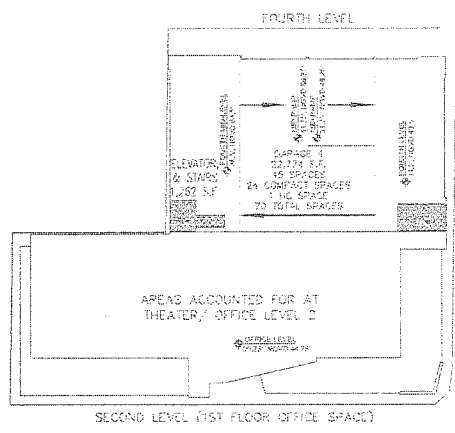
FOURTH LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM & FRADLEY, INC  
**W&F**  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 111 NE 43RD STREET  
 SUITE 200  
 DELRAY BEACH, FL 33484  
 PHONE: 561-271-1111  
 FAX: 561-271-1112  
 WWW.W&F.COM



REFER TO  
THEATER / OFFICE LEVEL 2



SECOND LEVEL (1ST FLOOR OFFICE SPACE)

APPROVED

VEHICULAR MOVEMENT  
EXHIBIT

4<sup>th</sup> & 5<sup>th</sup> DELRAY  
DELRAY BEACH HOLDINGS

REVISED

DESIGNED	ANF	DATE	01/2016
DRAWN	ANF	DATE	01/2016
CHECKED	DFG		
PROJECT NUMBER	14007	SHEET	VM4 OF 6

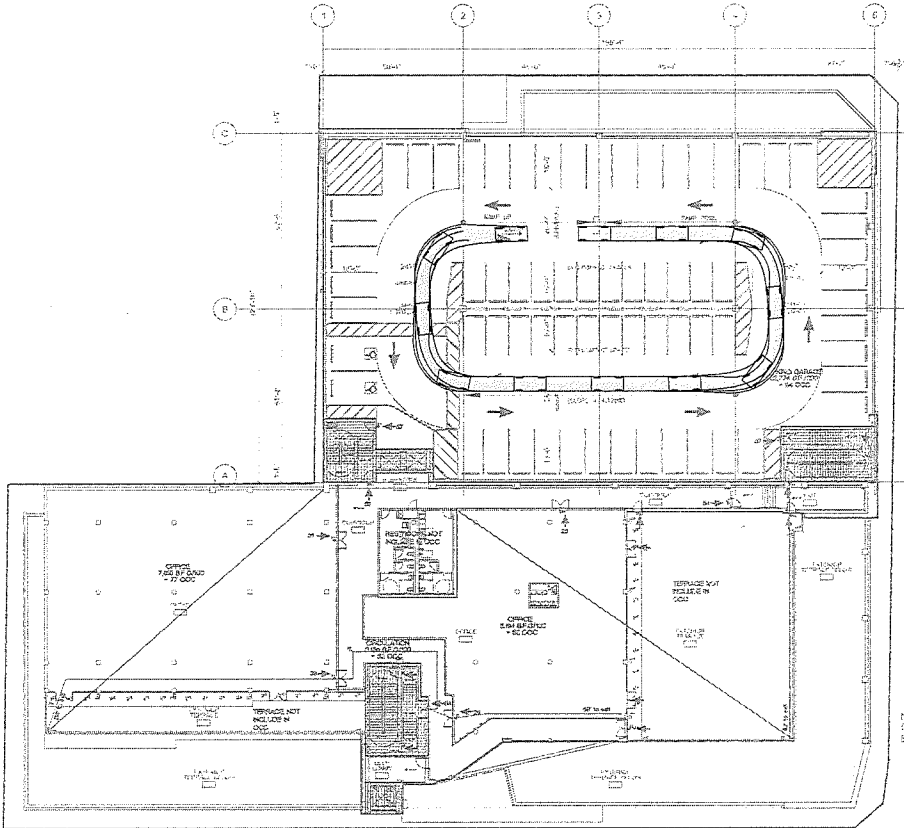


FIFTH LEVEL

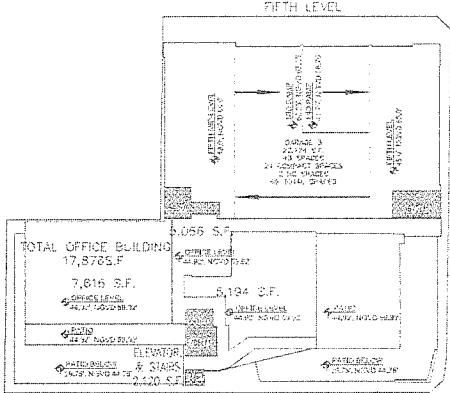
4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WYNNINGHAM & FRADLEY, INC.  
**W&F**  
ENGINEERS  
PLANNERS  
SURVEYORS

111 N.E. 4th STREET  
DELRAY BEACH, FL 33484  
TEL: 561-271-1111 FAX: 561-271-1112  
WWW.WYNNINGHAMANDFRADLEY.COM



NOTE: ONLY 8,593 S.F. OF THIS GARAGE LEVEL EXCEEDS 48' HEIGHT



THIRD LEVEL (2ND FLOOR OFFICE SPACE)

VEHICULAR MOVEMENT  
EXHIBIT

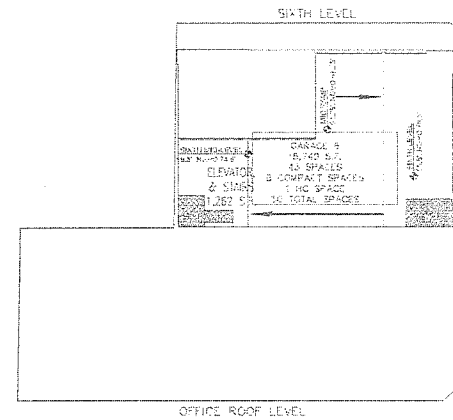
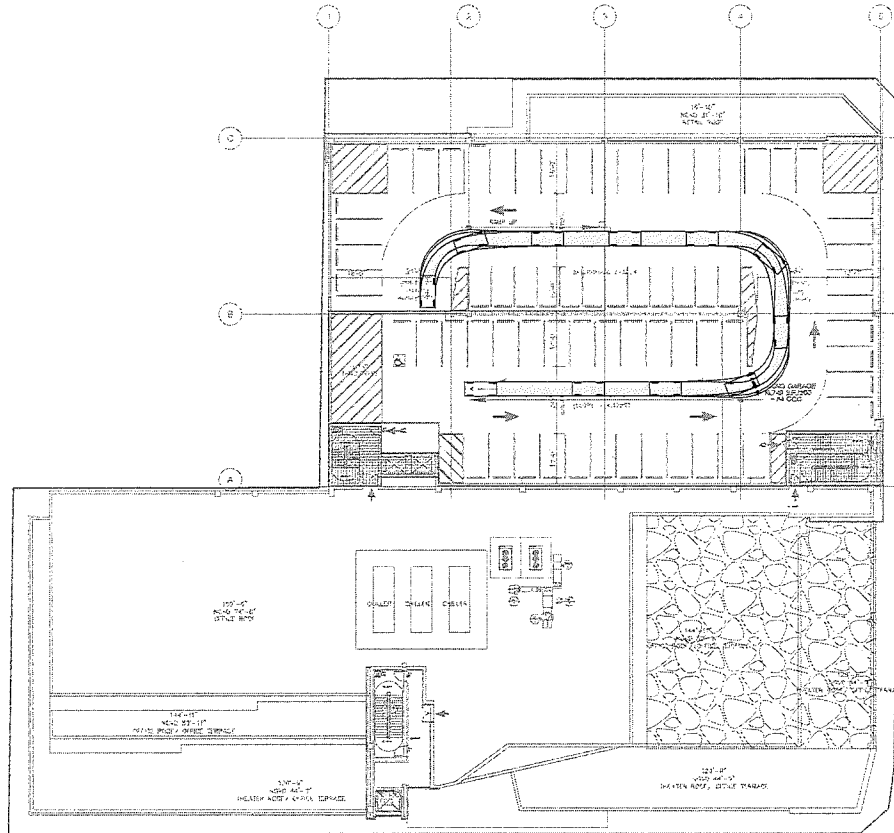
4th & 5th DELRAY  
DELRAY BEACH HOLDINGS

DESIGNED AND DATE: 01/2014  
DRAWN AND DATE: 01/2014  
CHECKED AND DATE: 01/2014  
PROJECT NUMBER: 14007  
VMS OF 6

SIXTH LEVEL

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

WINNINGHAM &  
FRADLEY, INC.  
**WF**  
ENGINEERS  
PLANNERS  
SURVEYORS  
111 NE 4th STREET  
SUNLANDING SUITE 10, 33446  
DELRIE, FL 33446  
TEL: (407) 351-1111  
WWW.WINNINGHAM-AND-FRADLEY.COM  
P.L.L.C.



REVISED

VEHICULAR MOVEMENT  
EXHIBIT

4th & 5th DELRAY  
DELRAY BEACH HOLDINGS

REVISED

DESIGNED AND DATE: 01/2014  
DRAWN AND DATE: 01/2014  
CHECKED DATE:  
PUBLISHED VERIFICATION IN:  
PROJECT NUMBER SHEET  
14007 VNS OF 6