

SITE TABULATIONS

USE	GROSS SF	PARKING INTENSITY
GROUND LEVEL PARKING & UTILITY ROOM **	17,626	0
RETAIL	7,487	7.487
OFFICE	35,215	35.215
THEATER	44,874	44.874
RESTAURANT / BAR	10,496	10.496
TOTAL	115,698 SF	

\*\*PARKING GARAGE AREA ABOVE GROUND FLOOR NOT INCLUDED

PROPERTY DEVELOPMENT REGULATIONS (CBD ZONING DISTRICT)

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (L.F.)	MIN. LOT DEPTH (L.F.)	MIN. LOT FRONTAGE (L.F.)	FRONT SETBACK	SECONDARY STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	ALLEY SETBACK	MAXIMUM BUILDING HEIGHT(FT)
REQUIRED	REFER TO SHEET A1.3 FOR PROPERTY DEVELOPMENT REGULATIONS(CBD ZONING DISTRICT)									
PROVIDED	REFER TO SHEET A1.3 FOR PROPERTY DEVELOPMENT REGULATIONS(CBD ZONING DISTRICT)									

SETBACKS ARE MEASURED TO STRUCTURE, NOT THE DECORATIVE SHEETING

SHARED PARKING CALCULATIONS TABLE

USE	REQUIRED	WEEKDAY			WEEKEND		
		NIGHT	DAY	EVENING	DAY	EVENING	
RESIDENTIAL	0	100%	0	60%	0	90%	0
OFFICE	117	5%	6	100%	117	10%	12
COMMERCIAL RETAIL	15	5%	1	70%	11	90%	13
HOTEL	0	80%	0	80%	0	80%	0
RESTAURANT/BAR	63	10%	6	50%	31	100%	63
ENTERTAINMENT/RECREATIONAL	90	10%	9	40%	36	100%	90
RFP PUBLIC PARKING	50	100%	50	100%	50	100%	50
ADD. PUBLIC PARKING	40	100%	40	100%	40	100%	40
TOTAL PARKING REQUIRED	375		112		285		259
TOTAL PARKING PROVIDED	325				268		220
TOTAL HANDICAP ACCESSIBLE SPACES PROVIDED	10 SPACES						

NOTES:

AT ITS MEETING OF JANUARY 20, 2016, THE SITE PLAN REVIEW AND APPEALS BOARD APPROVED 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:

THE DEVELOPER AGREES TO ADDRESS THE OPTED COMMENTS WITH THE POLICE DEPARTMENT REGARDING THE PROVISION OF A CCTV SYSTEM, SECURING THE PROJECTOR ROOMS, INTERNAL SECURITY PERSONNEL, AND DESIGN OF THE STAIRWELLS.

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 4TH 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.

PROVIDE A SECURITY GUARD AT THE ENTRANCE ALONG SE 5TH AVENUE TO PROHIBIT PICK-UPS/DROP-OFFS ALONG THE PROJECT FRONTAGE ON SE 5TH 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.

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.

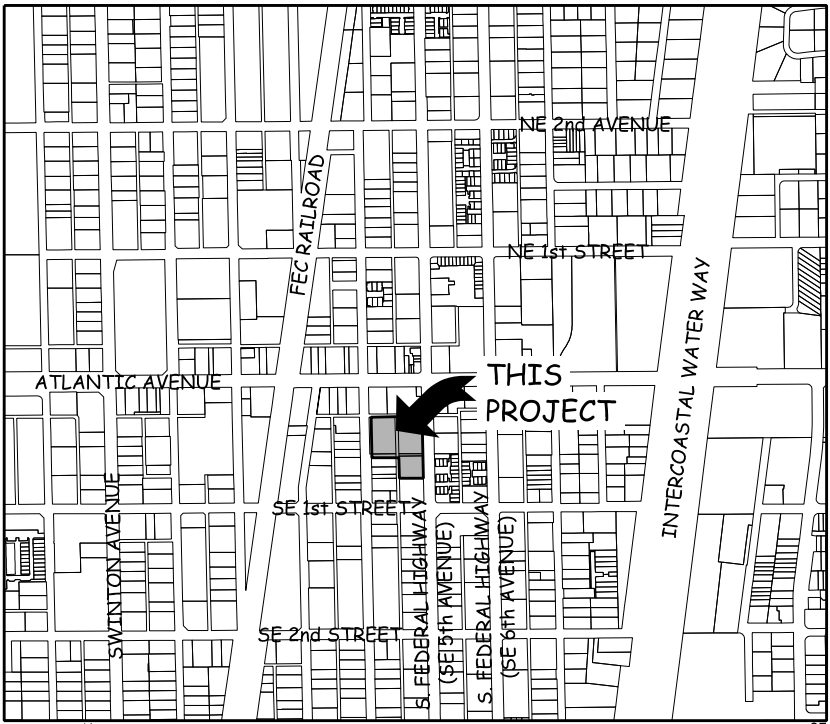
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT WILL RECORD A COVENANT APPROVED AS TO FORM BY THE CITY ATTORNEY RELATED TO THE APPLICANT'S OBLIGATION TO ALLOW NON-EXCLUSIVE PUBLIC USE OF THE UPPER LEVEL THIRD FLOOR TERRACE GARDEN AREA AND CORRESPONDING ACCESS AREAS PURSUANT TO A REASONABLE OPERATIONAL PLAN TO BE APPROVED BY THE CITY MANAGER.

IF A TRAFFIC SIGNAL IS WARRANTED AT THE INTERSECTION OF SE 4TH AVENUE AND SE 1ST STREET WITHIN TWO YEARS OF THE DATE OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES 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 100% OF THE PROPORTIONATE SHARE OF THE TRAFFIC LIGHT SHALL BE REQUIRED AND PROVIDED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

WITHIN 6 MONTHS OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES, 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 THAT ADDRESS THE PROBLEM(S) IDENTIFIED IN THE ANALYSIS.

IF REQUESTED BY THE CITY WITHIN TWO YEARS OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES, THE APPLICANT SHALL PERFORM A COMPREHENSIVE INTERSECTION ANALYSIS AT SE 4TH AVENUE AND ATLANTIC AVENUE AND SE 5TH 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.

THE APPLICANT SHALL PREPARE A REPORT TO BE APPROVED BY STAFF IN ACCORDANCE WITH NORMAL ENGINEERING STANDARDS AFTER 12 MONTHS OF CERTIFICATE OF OCCUPANCY IF DETERMINED BY STAFF THAT THE APPLICANT SHALL PAY THEIR PRO-RATA SHARE TO THE MARTINI DISTRICT STREET WAY SYSTEM.



- UTILITY SERVICES:  
1. SEWER - AVAILABLE IN ALLEY AT SOUTH END OF PROPERTY  
2. WATER - AVAILABLE WITHIN SE 4TH AVENUE RIGHT OF WAY  
3. GAS - AVAILABLE WITHIN SE 5TH AVENUE/FEDERAL HIGHWAY  
4. ELECTRIC/PHONE/CABLE TELEVISION - AVAILABLE ON SITE

THE CONSTRUCTION WILL BE TYPE I-A  
OCCUPANCY WILL BE AS FOLLOWS:  
THEATER WILL BE OCC GROUP A-1  
OFFICES WILL BE OCC GROUP B  
RETAIL WILL BE OCC GROUP M  
PARKING GARAGE OCC GROUP S-2

1	REVISE PARKING, ADD BIKE RACK & ALT. VEH. PARKING	6/7/19
2	REVISE PARKING INTENSITY & CLIENT'S COMMENTS	8/26/19 / 9/26/19
3	REVISE SHARED PARKING CALCULATIONS PER CLIENT; ROOF-TOP REST./BAR ADDITION	8/9/19
4	REVISE PER CLIENT; ROOF-TOP REST./BAR ADDITION	7/26/18

PROJECT DATA

GROUND FLOOR AREA	58,959 S.F.	86.8 % OF SITE
TOTAL FLOOR AREA	225,973 S.F.	332.5 % OF SITE
PARKING/PAVED AREA	5,952 S.F.	8.76 % OF SITE
OPENLANDSCAPE SPACE	3,700 S.F.	5.45 % OF SITE
WATER BODIES	0 S.F.	0 % OF SITE

NUMBER OF RESIDENTIAL DWELLING UNITS	0
DWELLING UNITS PER ACRE	N/A

BIKEWAY PARKING	21	22
ALTERNATIVE FUEL PARKING SPACES	5	6

BIKEWAY - RESTAURANT - 10,496 @ 2 SP PER 1,000 SQ. FT. = 21 SPACES  
ALT. FUEL PARKING - (118 SP (OFFICE) + 63 SP (RESTAURANT)) x 3% = 5 SPACES

THEATER - 44,874 @ 1SP PER 500 SQ. FT. = 89.75 SPACES (2019 LDR SECTION 4.4.13(L))  
OFFICE LEASABLE AREA: 35,215 SF NET PROPOSED @ 1SP PER 300 SQ. FT. = 117.4 SPACES (2019 LDR SECTION 4.4.13(L))  
RETAIL - 7,487 SF PROPOSED: 1 SPACE PER 500 SF = 14.97 SPACES (2019 LDR SECTION 4.4.13(L))  
RESTAURANT/BAR - 10,496 SF GROSS, 6 SPACES PER 1,000 SF = 62.98 SPACES (2019 LDR TABLE 4.4.13 (L))

- SITE NOTES:  
1. EXISTING LAND USE: COMMERCIAL CORE(CO)  
2. PROPOSED LAND USE: SAME  
3. EXISTING ZONING: CENTRAL BUSINESS DISTRICT(CBD)  
4. PROPOSED ZONING: SAME  
5. EXISTING USE - LIBRARY, PARKING LOT, OFFICE  
6. PROPOSED USE - RETAIL, OFFICE, THEATER  
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND  
8. SEE PARKING GARAGE EXHIBIT FOR PARKING LAYOUT AND DIMENSIONING  
9. SEE ARCHITECTURAL PLANS, ELEVATIONS, AND STACKING PLANS FOR BUILDING HEIGHTS AND DIMENSIONS  
10. LOADING SPACES WILL BE WITHIN THE PARKING GARAGE DRIVE THRU  
11. PARKING LAYOUT AND STRIPING NEED TO FOLLOW THE CITY OF DELRAY BEACH CURRENT STANDARDS.  
12. ALL OVERHEAD SERVICE UTILITIES WILL BE PLACED UNDERGROUND  
13. ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO MVD  
14. HANDICAP SPACES ARE TO BE PROVIDED IN ACCORDANCE WITH CDR SECTION 4.6.9 (D)(8)(D); CITY OF DELRAY BEACH STANDARD DETAIL, RT 4.2; AND FLORIDA BUILDING CODE, CHAPTER 11, ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. HANDICAP PARKING SPACES NEED TO BE PAVED, PROPERTY MARKED AND RAMP AND CURB CUTS PROVIDED IF REQUIRED.  
15. PARKING LAYOUT AND STRIPINGS NEED TO FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS.

SITE PLAN DATA - 4th & 5th DELRAY			
SITE DATA			
IMPERVIOUS			
AREA	SQ. FT.	ACRES	
ASPHALT	344	0.01	
BUILDING	58,959	1.35	
SIDEWALK/PROMENADE/LANDSCAPE			
BUFFER/WATER FEATURE	5,408	0.12	
PERVIOUS			
GREEN	2,319	0.06	
TOTAL IMPERVIOUS	64,911	1.50	
TOTAL PERVIOUS	2,319	0.09	
TOTAL NET SITE AREA	57,923	1.33	
OPEN SPACE	8,271	0.19	
BUILDING DATA			
FLOOR	ALLOWED (SQ. FT.)	PROPOSED (SQ. FT.)	PERCENTAGE (%)
GROUND LEVEL	60,304	58,959	97.77%
SECOND LEVEL	60,304	11,028	18.29%
THIRD LEVEL	52,444	25,120	47.90%
FOURTH LEVEL	42,213	0	0.00%
FIFTH LEVEL	N/A	22,820	N/A
SIXTH LEVEL (ROOF)	0	0	N/A
TOTAL	215,265	117,732	
BUILDABLE AREAS FOR PROPOSED USES			
USE	AREA (SQ. FT.)	GROSS	
RETAIL	7,487		
PARKING GARAGE (326 PARKING SPACES)	23,544		
THEATER (INCLUDING MEZZANINE)	44,874		
RESTAURANT	6,000		
OFFICE	43,745		
TOTAL	225,650		
MINIMUM BUILDING SETBACKS			
LOCATION	REQUIRED		
FRONT (SE 4TH AVE.)	SEE SHEET A1.3 FOR INFORMATION		
FRONT (SE 5TH AVE.)	SEE SHEET A1.3 FOR INFORMATION		
ALLEY (ALONG NORTH ALLEY)	SEE SHEET A1.3 FOR INFORMATION		
REAR (ALONG ALLEY)	SEE SHEET A1.3 FOR INFORMATION		
INTERIOR LOT LINE	SEE SHEET A1.3 FOR INFORMATION		
ZONING DISTRICT AND LAND USE	CENTRAL BUSINESS DISTRICT-CORE		

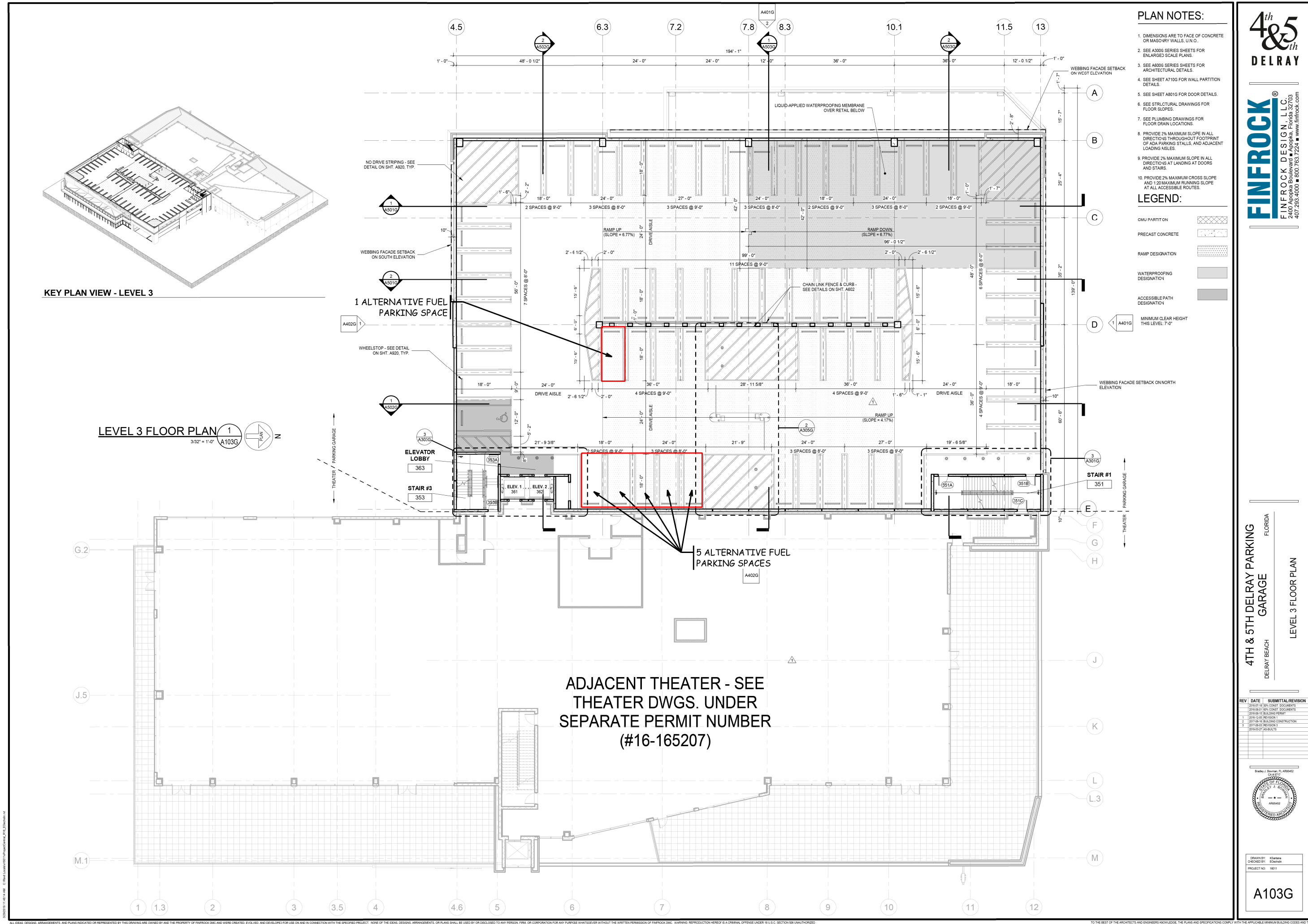
SITE PLAN


4th & 5th DELRAY  
SAMUELS & ASSOCIATES

WINNINGHAM & FRADLEY, INC.  
ENGINEERS PLANNERS SURVEYORS  
1111 SE 4th STREET, SUITE 200, DELRAY BEACH, FL 33444 (888) 777-7440 FAX 561-254-0200 www.winninghamfradley.com

DESIGNED: AMF	DATE: 02/14	APPROVED: EB-0002995
DRAWN: AMF	DATE: 02/14	LB-0002995
CHECKED: DATE:		
DATE: 6/27/2019, 3:48:17 PM	PROJECT NUMBER: 16018	SHEET: SP1 OF 1





			<div> <b>WINNINGHAM &amp; FRADLEY, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 111 N.E. 44th STREET, OAKLAND PARK, FL 33334 (954-771-7440) FAX (954-771-0208) <a href="http://www.wffradley.com">www.wffradley.com</a></div>		
			DESIGNED: TPM	DATE: 06/19	APPROVED:
			DRAWN:	DATE:	EB-0002995 LB-0002995
			CHECKED:	DATE:	
NO.	REVISIONS	DATE	PUBLISHED: 6/27/2019, 3:50:09 PM		
			PROJECT NUMBER	16018	SHEET SD1 OF 1