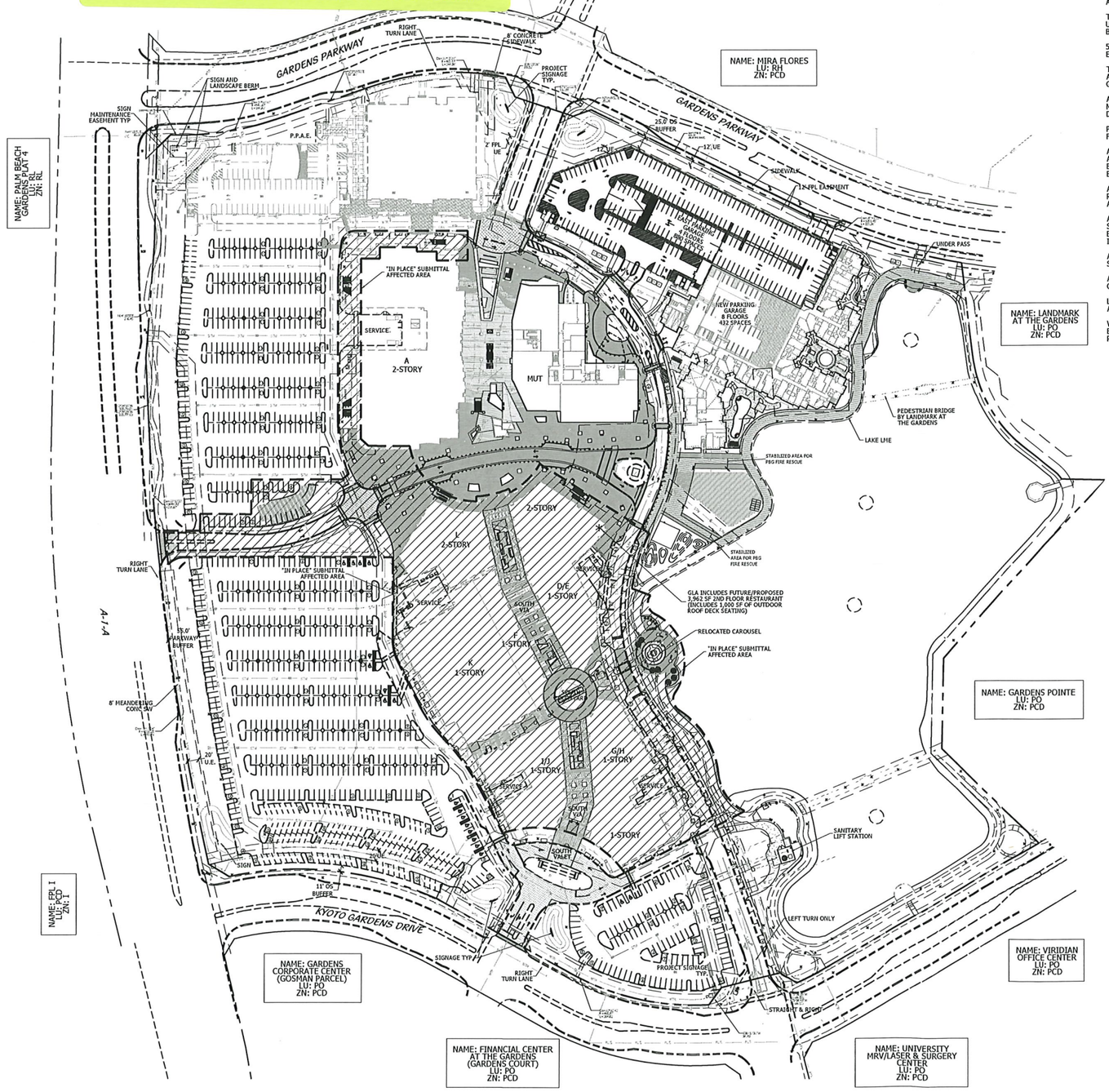
PROJECT: REGIONAL CENTER - DPBG
PETITION: SPLA-20-04-000057
DEV ORD: RESOLUTION 42, 2021
DATE: AUGUST 5, 2021
PJT MGR: MARTIN L. FITTS/SAMANTHA MORRONE
.. PRINCIPAL PLANNER/SENIOR PLANNER



GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE AISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVES.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET THE FLORIDA ACCESSIBILITY GUIDELINES IN THE LATEST VERSION OF THE FLORIDA BUILDING CODE. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND, PER CITY CODE SECTION 78-510.

ALL LIGHT POLES SHALL BE POSITIONED IN A FASHION WHICH DOES NOT CONFLICT WITH TREE GROWTH THROUGH MATURITY.

LIGHT POLE FIXTURES SHOULD BE DESIGNED TO REDUCE LIGHT SPILLAGE AND LIGHT TRESPASS.

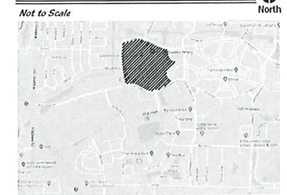
WHEN POSSIBLE TREE TRUNKS SHOULD BE TRIMMED UP TO 7 FEET AND BUSHES KEPT TO A MAXIMUM HEIGHT OF 3 FEET TO REDUCE HIDING PLACES AND MAXIMIZE NATURAL SURVEILLANCE.

LEGEND

SUAE: SEACOAST UTILITY AUTHORITY EASEMENT
UE: UTILITY EASEMENT
SB: SETBACK
OS: OPEN SPACE
SW: CONCRETE SIDEWALK
TYP: TYPICAL
FH: FIRE HYDRANT
LMT: LAKE MAINTENANCE TRACT
RCW: RECLAIMED WATER MAIN
FM: FORCE MAIN
PPAE: PERPETUAL PUBLIC ACCESS EASEMENT
WTR: WATER
WM: WATER MAIN
STM: STORM

LOCATION MAP

Not to Scale



SITE DATA

TOWNSHIP 41 S, RANGE 43 E, SECTION 8
REGIONAL CENTER PARCELS 2, 11 AND 12

EXISTING LAND USE DESIGNATION	PO
EXISTING ZONING DESIGNATION	PCD/CG PRD
PROPOSED LAND USE DESIGNATION	MXD
PROPOSED ZONING DESIGNATION	PCD/MXD
PBG PETITION NO.	CPA/LA-20-04-000050, REZN-20-04-000052, PCD-A-20-04-000040, SPLA-20-04-000057
FEMA FLOOD ZONE PANEL NO	FIRM PANEL 0337 F & 0336
TOTAL EXISTING SITE AREA	49.64 ACRES
GROSS SITE AREA	49.64 ACRES

PROPOSED USES

RETAIL & RESTAURANT	223,985 SF
HEALTH, PHYSICAL FITNESS, WEIGHT REDUCTION, AND SPA	119,862 SF
CINEMA (550 SEATS)	86,087 SF
PROFESSIONAL OFFICE	30,123 SF *9
MEDICAL OFFICE	15,725 SF
HOTEL (176 ROOMS)	100,881 SF
RESIDENTIAL MULTI-FAMILY (280 DU)	300,103 SF
SUB TOTAL BUILDING AREA	908,766.00 SF *3 *8 *9
PUBLIC RESTROOMS	1,508.00
TOTAL USEABLE BUILDING AREA	910,274.00 SF
TOTAL GROUND FLOOR AREA	315,884.00 SF

BUILDING USE ALLOCATION	SQUARE FOOTAGE	PERCENT
COMMERCIAL	517,825	56.98%
OFFICE	52,840	5.81%
RESIDENTIAL	338,103	37.21%
TOTAL	908,768	100.00%

MULTI-USE ALLOCATION	SQUARE FOOTAGE	ACREAGE	PERCENT
RESIDENTIAL	908,781.48	12.64	43%
NON-RESIDENTIAL	1,177,479.70	27.03	55%
TOTAL	2,136,261.18	49.64	100%

RESIDENTIAL:

RESIDENTIAL DWELLING UNITS	280 DU
1 BEDROOM UNITS	158 DU
2 BEDROOM UNITS	117 DU
3 BEDROOM UNITS	7 DU
TOTAL BEDROOMS	411
PROPOSED BUILDING HEIGHT	81.5 FEET
STORIES	8 STORIES
DENSITY	5.71 DU/AC
NON RESIDENTIAL	
PROPOSED BUILDING HEIGHT	104 FEET
STORIES	8 STORIES
MAXIMUM BUILDING HEIGHT	8 FLOORS
PARKING	1 PHASE
NUMBER OF BUILDINGS	15
TYPE OF OWNERSHIP	PRIVATE

LAND USE ALLOCATION

	ACRES	PERCENT
BUILDING SITE COVERAGE	11.73	23.62%
VEHICULAR USE AREAS	13.28	27.08%
SIDEWALKS GREATER THAN 8' AND PLAZAS	5.48	11.17%
SIDEWALKS LESS THAN 8'	0.30	0.61%
LAKE AREA	9.87	20.10%
GREEN SPACE & BUFFERS	8.38	17.09%
TOTAL SITE AREA	49.04	100.00%

OPEN SPACE CALCULATION

	ACRES	PERCENT
GREEN SPACE & BUFFERS	8.38	17.09%
LAKE AREA	9.87	20.10%
SIDEWALKS GREATER THAN 8' AND PLAZAS	5.48	11.17%
TOTAL	23.73	48.36%

PERVIOUS CALCULATIONS

	ACRES	PERCENT
PERVIOUS		
GREEN SPACE & BUFFERS	8.38	17.09%
LAKE AREA	9.87	20.10%
SUBTOTAL	18.25	37.2 %
IMPERVIOUS		
BUILDING SITE COVERAGE	11.73	23.62%
VEHICULAR USE AREAS	13.28	27.08%
SIDEWALKS LESS THAN 8'	0.30	0.61%
SIDEWALKS GREATER THAN 8' AND PLAZAS	5.48	11.17%
SUBTOTAL	30.79	62.79%
TOTAL	49.04	100.00%

PARKING CALCULATIONS

MIXED USE SHOPPING CENTER
TOTAL SHOPPING CENTER USES INCLUDING RETAIL, RESTAURANT, AND OFFICE, EXCLUDES 1,508 SF PUBLIC REST ROOMS — 276,825 SF *3 *8

25% OF SHOPPING CTR PERMITTED FOR RESTAURANT/LOUNGE USE AT SHOPPING CTR RATE	69,206 SF
TOTAL OUTDOOR RESTAURANT SEATING	16,087 SF
RESTAURANT GLA IN EXCESS OF 25% (74,315 - 69,206)	5,109 SF
MAXIMUM RESTAURANT ALLOCATION (EXCLUDING OUTDOOR SEATING)	74,315 SF

PARKING BY USE

	SF/OUTDOOR SEATS	REQUIREMENT	REQ'D BY CODE
RESTAURANT IN EXCESS OF 25% OF SHOPPING	5,109	6/1,000 + 1/200	54
OUTDOOR SEATING *5	16,087	6/1,000 + 1/200	172
MIXED USE SHOPPING CENTER *1 INCLUDING OFFICE & MEDICAL	276,715	1/200 SF	1,358
HEALTH, PHYSICAL FITNESS, WEIGHT REDUCTION, AND CINEMA (550 SEATS	119,862 / 86,087	1/270 SF * 1 PER 3 SEATS	443 / 567
HOTEL			
HOTEL OFFICE & MTG ROOMS (4,100 SF)	1,337	1/500 SF	13
HOTEL RESTAURANT	3,482	6/1,000 + 1/200	37
HOTEL ROOMS (176 ROOMS)	174	1.1 PER ROOM	194
RESIDENTIAL			
BEDROOMS	411	1 PER BEDROOM	411
GUEST		1% GUEST	23
TOTALS *5			3,258

TOTAL PARKING REQUIRED BY CODE

PARKING PROVIDED

GROUND PARKING EXISTING		1,121
EAST PARKING GARAGE		882
WEST PARKING GARAGE *14		432
EAST RESIDENTIAL GARAGE		432
MOTOR VEHICLE PARKING	432	
MOTOR CYCLE PARKING	3	
TOTAL PROVIDED PARKING		2,868
PARKING REQUIRED TO MEET STRAIGHT CODE *7		380
PARKING PROVIDED		2,868
ADA PARKING REQUIRED *4		58
ADA PARKING PROVIDED (INCLUDED IN TOTALS)		55

LOADING CALCULATIONS

BUILDING	SF	REQUIRED	PROVIDED
BUILDING A	120,410	3	4
BUILDING B/MUT (OFFICE/RETAIL - MIXED USE TOWER)	167,006	2	2
BUILDING D/E	67,210	3	4
BUILDING G,L,K,F & I/J	99,930	3	6
BUILDING R*13	338,103	3	1
BUILDING N	116,552	3	3
BUILDING O1 & O2	1,653	3	0
TOTAL		14	20

BIKE PARKING

MINIMUM REQUIRED (1% OF REQ'D REQ'D)	163	208 SPACES
TOTAL PROVIDED 200 BIKE RACKS & 1 LOOP BIKE RACK IN LIFE TIME & 22 BIKE SPACES AT RESI		

BUILDING DATA

	NO. OF FLOORS	SF
BUILDING A	2	120,410
BUILDING B/MUT (MIXED USE TOWER)	9	167,006
BUILDING D/E	2	37,956
BUILDING F	1	8,600
BUILDING G/H	1	29,254
BUILDING I/J	1	24,618
BUILDING K	1	42,502
BUILDING L	2	54,854
BUILDING N	3	116,552
BUILDING R (RESIDENTIAL)	8	338,103
BUILDING O1 & O2	1	1,650
TOTAL BUILDING AREA		910,274.00 SF *10

SUB TOTAL USEABLE BUILDING AREA — 910,274.00 SF *10
TOTAL USEABLE BUILDING AREA (EXCLUDES PUBLIC RESTROOMS) — 908,766.00 SF *8

*1. 25% OF TOTAL RETAIL SHOPPING CENTER USE MAY BE ALLOCATED TO RESTAURANT USE (CODE SEC. 78-340 *2. DELETED
*3. EXCLUDES 16,087 SF OF OUTDOOR SEATING
*4. ONLY 58 HANDICAP SPACES ARE REQUIRED FOR EXISTING & PROPOSED PARKING
*5. INCLUDES 16,087 SF OF OUTDOOR SEATING
*6. EXCLUDES 1,508 SF PUBLIC RESTROOMS
*7. ADDITIONAL PARKING REQUIRED TO MEET CODE BY TOTAL SHARED PARKING
*8. PARKING RATE OF 4.5/1,000 SF FOR A MIXED USE PARKING STUDY DOES NOT REQUIRE OUTDOOR SEATING TO BE PARKED
*9. INCLUDES 1,508 SF OF MAINTENANCE OFFICE
*10. INCLUDES 1,508 SF PUBLIC RESTROOMS
*11. HOTEL LOADING SUBJECT TO DISCUSSION WITH CITY IF NEED
*12. 33 BICYCLE SPACES ARE PROVIDED IN THE RESIDENTIAL GARAGE
*13. ONE FOUR (4) LOADING SPACE CAN BE ALLOWED (SMALLER LOADING SPACES IN THIS AREA NOT COUNTED)
*14. ONE SPACE MUST BE PROVIDED FOR HYBRID/EV CHARGING STATIONS

Master Plan

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'

North

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Downtown Palm Beach Gardens

Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	NP, RO
APPROVED	DEH
JOB NUMBER	18-0411
DATE	04-20-20
REVISIONS	09-21-20
	11-23-20
	12-18-20
	04-01-21
	05-10-21
	07-07-21

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Drawing: 18-0411 BASE & MP.DWG

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