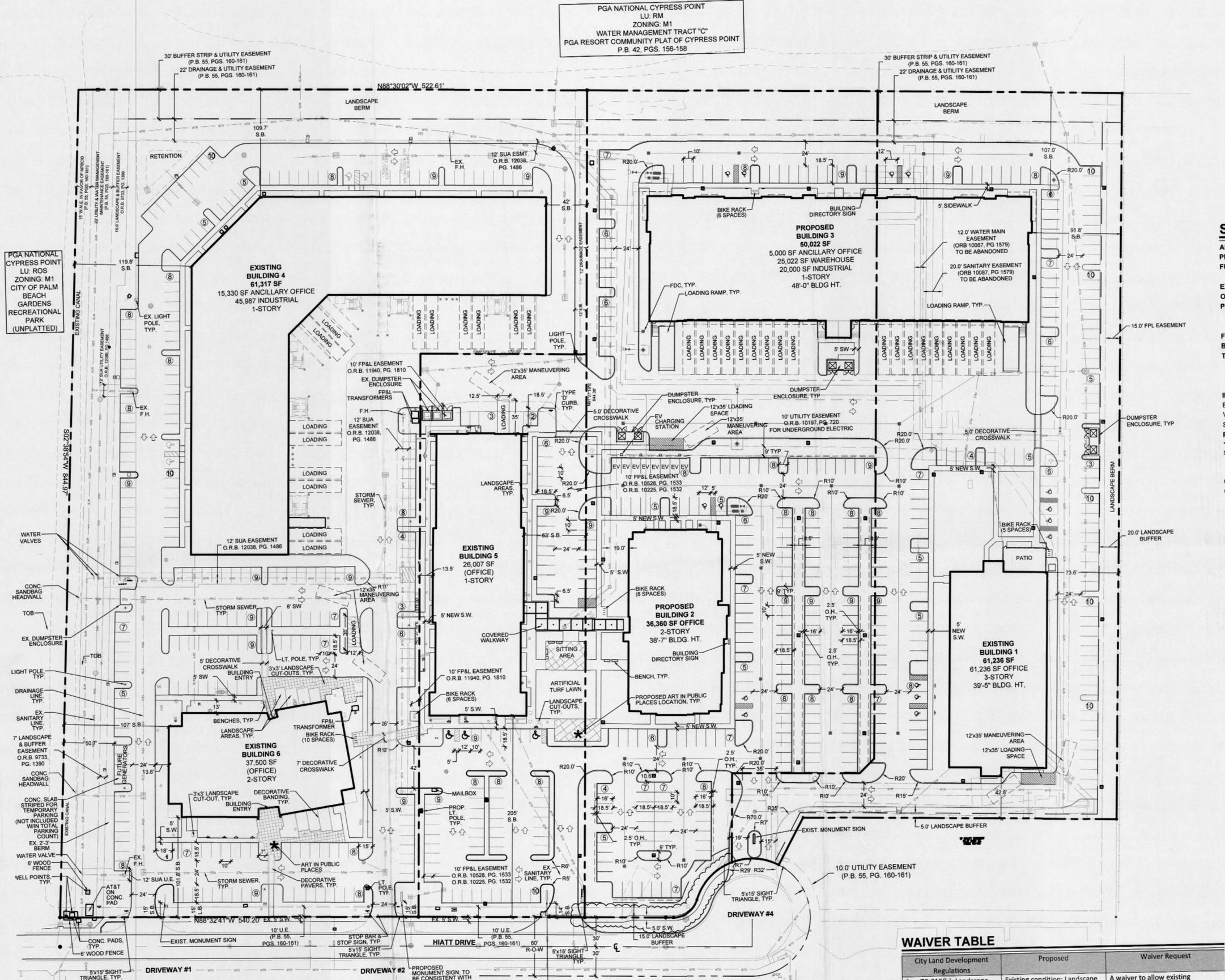


PGA NATIONAL CYPRESS POINT
LU: RM
ZONING: M1
WATER MANAGEMENT TRACT "C"
PGA RESORT COMMUNITY PLAT OF CYPRESS POINT
P.B. 42, PGS. 156-158



SITE DATA

APPLICATION NAME: PGA NATIONAL COMMERCE PARK
PETITION NUMBER: PUDA-22-01-000084
FUTURE LAND USE DESIGNATION: I- INDUSTRIAL
 BPRO (LOT 6 ONLY)
 PCD/PUD/M-1
EXISTING ZONING DISTRICT: N/A
OVERLAY/STUDY AREA: 52-42-42-15-38-000-0050 (LOT 5)
 52-42-42-15-38-000-0060 (LOT 6)
 52-42-42-15-38-000-0070 (LOTS 7&8)
PROPERTY CONTROL NUMBER: X
 N/A
FLOOD ZONE: N/A
BASE FLOOD ELEVATION (BFE): 20.05 AC (873,559.4637 SF)
TOTAL SITE AREA: 9.75 AC (424,874.1400 SF)
 LOTS 5 & 6
 10.30 AC (448,885.3237 SF)
 LOTS 7 & 8

IMPERVIOUS AREA: 14.71 AC (640,715.5346 SF)
BUILDING COVERAGE: 4.57 AC (199,064.7758 SF)
VEHICLE USE AREA: 9.29 AC (404,540.0363 SF)
SIDEWALKS: 0.85 AC (37,110.7225 SF)
PERVIOUS AREA: 5.34 AC (232,839.7804 SF)
 **SURFACE COVER TOTAL SQUARE FOOTAGE AS CALCULATED ADDING PERVIOUS AND IMPERVIOUS AREA IS 4.1487 SF (0.000047%) UNDER THE TOTAL SITE AREA OF 873,559.5637 DUE TO A SMALL MARGIN OF CAD DRAFTING ERROR

OPEN SPACE REQUIRED (MIN. 15%): 3.01 AC (131,033.9196 SF)
OPEN SPACE PROVIDED (27.5): 5.51 AC (239,847.2970 SF)
 LANDSCAPE 4.48 AC (195,277.9641 SF)
 SOD (16.1%) 0.86 AC (37,561.8163 SF)
 SIDEWALKS OVER 6.0' 0.16 AC (7,007.5166 SF)

GROSS FLOOR AREA	272,442 SF
BLDG 1: OFFICE	61,236 SF
BLDG 2: OFFICE	36,360 SF
BLDG 3: WAREHOUSE	25,022 SF
INDUSTRIAL	20,000 SF
ANCILLARY OFFICE	5,000 SF
ANCILLARY OFFICE	45,987 SF
BLDG 4: INDUSTRIAL	15,330 SF
ANCILLARY OFFICE	26,007 SF
BLDG 5: OFFICE	37,500 SF
BLDG 6: OFFICE	37,500 SF

TOTAL FLOOR AREA RATIO: 0.31
 (272,442 SF/873,559.4637 SF)
TOTAL BLDG. COVERAGE: 22.8%
 (199,064.7758 SF/873,559.4637 SF)

BUILDING HEIGHT:	MAX PERMITTED	PROPOSED
BUILDING 1	40'-0"; 50'-0" W/ PARAPETS	39'-5" (3-STORY)
BUILDING 2	40'-0"; 50'-0" W/ PARAPETS	32'-1"; 38'-7" PARAPET(2-STORY)
BUILDING 3	40'-0"; 50'-0" W/ PARAPETS	38'-1"; 48'-0" PARAPET(1-STORY)
BUILDING 4	40'-0"; 50'-0" W/ PARAPETS	33'-4" (1-STORY)
BUILDING 5	40'-0"; 50'-0" W/ PARAPETS	20'-0" (1-STORY)
BUILDING 6	40'-0"; 50'-0" W/ PARAPETS	37'-0" (2-STORY)

PARKING	REQUIRED	PROVIDED
OFFICE (1 SP PER 300 SF @ 176,433 SF):	588	
OFFICE ASSOC. W/ WAREHOUSE: (1 SP PER 250 @ 5,000 SF)	20	
WAREHOUSE (1 SP PER 2000 SF @ 25,022 SF):	13	
INDUSTRIAL (1 SP PER 1000 SF @ 65,987):	67	
TOTAL	688	693
ADA ACCESSIBLE SPACES (2% OF TOTAL SPACES PROVIDED) *INCLUDED IN THE TOTAL PARKING PROVIDED COUNT	14	20*

LOADING SPACES	REQUIRED	PROVIDED
OFFICE @ 181,433 SF	2.5	4
WAREHOUSE/INDUSTRIAL @ 91,009 SF	3	32
TOTAL	5.5	36
BICYCLE PARKING (5% OF TOTAL PARKING REQUIRED @ 688 SP)	34	35

DEVELOPMENT TEAM

OWNER / APPLICANT:
 LRP PROPERTIES LLC
 LRP PROPERTIES II LLC
 LRP PUBLICATIONS INC.
 360 HIAT DRIVE
 PALM BEACH GARDENS, FL 33418
 561.922.6520

PLANNER/LANDSCAPE ARCHITECT:
 URBANDESIGN STUDIO
 610 CLIMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 561.366.1100

ARCHITECT:
 CORRALES GROUP ARCHITECTS
 2300 CORPORATE BLVD. NW, SUITE 145
 BOCA RATON, FL 33431
 561.995.7700

SURVEYOR:
 LIDBERG LAND SURVEYING, INC.
 675 WEST INDIANTOWN ROAD, SUITE 200
 JUPITER, FL 33458
 561.746.8454

CIVIL/TRAFFIC ENGINEER:
 SIMMONS AND WHITE, INC.
 2581 METROCENTRE BLVD., SUITE
 WEST PALM BEACH, FL 33409
 561.644.4312

WAIVER TABLE

City Land Development Regulations	Proposed	Waiver Request
Sec. 78-315(b): Landscape island required for every nine (9) parking spaces in a row.	Existing condition: Landscape island provided for every ten (10) stalls in eight (8) locations on the subject property.	A waiver to allow existing nonconformity to remain: landscape island every ten (10) stalls in a row at eight (8) locations on the subject property.

NOTES

- BASE INFORMATION BASED ON A BOUNDARY SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. DATED 10/12/2021.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
- ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
- SEE ARCHITECTURAL DRAWINGS FOR PROPOSED DUMPSTER ENCLOSURE DETAILS.

CHATSWORTH MONTESSORI SCHOOL
 LU: I
 ZONING: M1
 MONTESSORI SCHOOL AT PGA NATIONAL

PGA National Commerce Park Lots 5, 6, 7, and 8 Palm Beach Gardens, Florida Site Plan



0 25' 50' 100'
 Scale: 1" = 50'-0"

Date: 01/14/2022
 Project No.: 20-059.000
 Designed By: RD
 Drawn By: RD
 Checked By: LM/KT

Revision Dates:
 01/14/2022 SUBMITTAL
 04/08/2022 RESUBMITTAL
 05/09/2022 RESUBMITTAL
 09/14/2022 RESUBMITTAL
 07/07/2022 RESUBMITTAL

PROJECT: PGA NATIONAL COMMERCE PARK PUD
 PETITION: PUDA-22-01-000084
 DEV ORD: RESOLUTION 45, 2022
 DATE: AUGUST 4, 2022
 PJT MGR: SAMANTHA MORRONE, SENIOR PLANNER



SP-1
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