

Mira Flores
 Palm Beach Gardens, Florida

FINAL APPROVAL
 City of Palm Beach Gardens

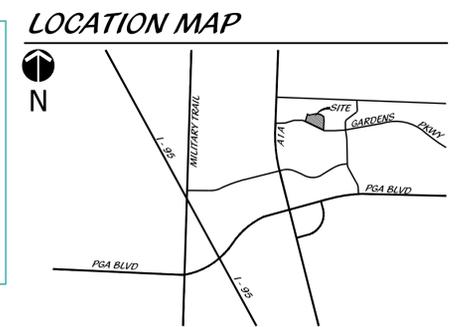
Project Name: **Mira Flores**

Petition #: **SPLA-23-01-000066**

Development Order: **Resolution 3, 2024**

Date: **3/7/2024**

Project Manager: **Olivia Ellison**



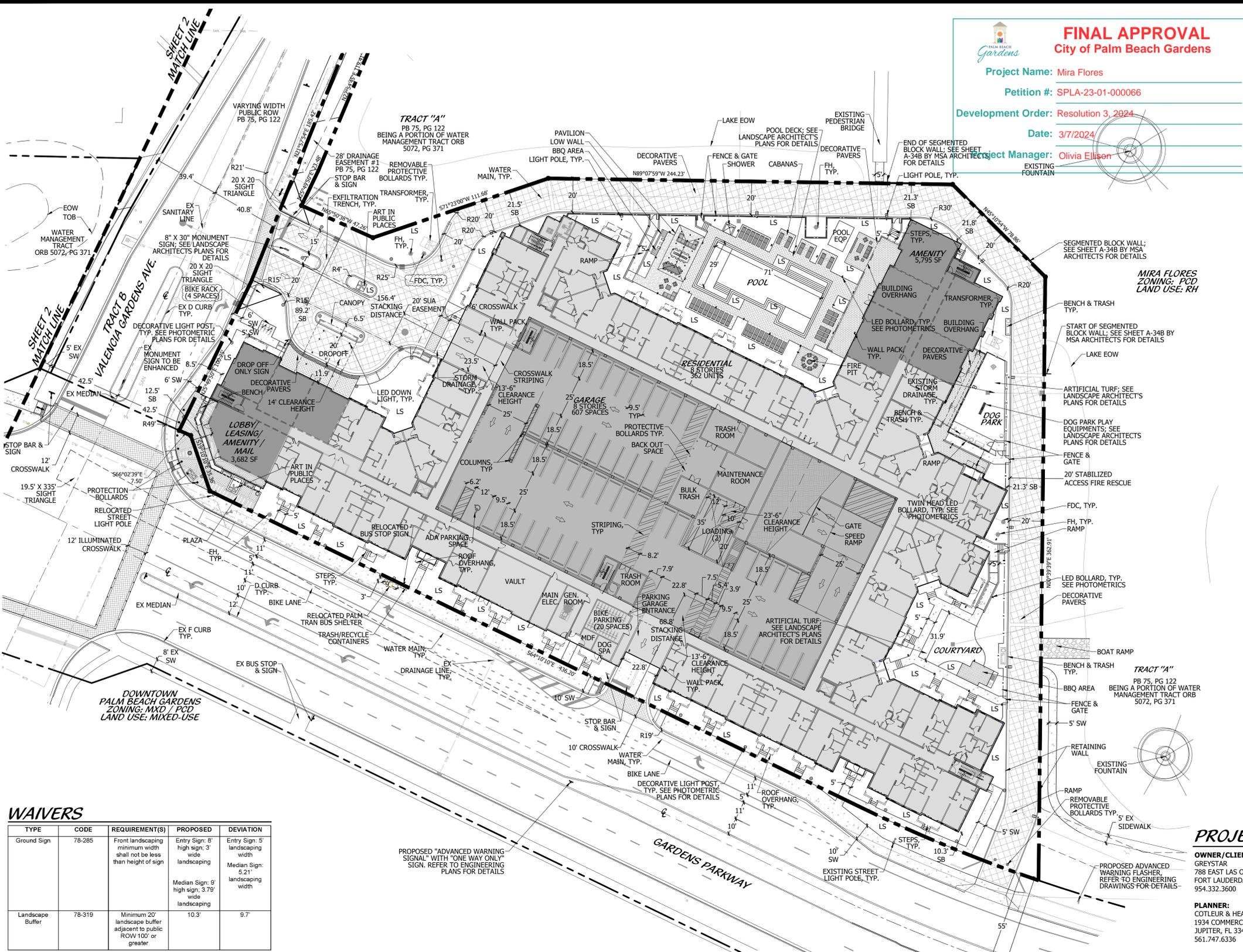
SITE DATA

PROJECT NAME	MIRA FLORES		
PCN	52-42-06-05-000-0000		
SECTION/TOWNSHIP/RANGE	06/42/42		
PETITION NUMBER	SPLA-23-01-000066		
LAND USE DESIGNATION	RH		
ZONING DESIGNATION	PCD		
FEMA FLOOD ZONE	X		
TOTAL SITE AREA (PROJECT PARCEL ONLY)	147,625 SF	3.39 AC	
TOTAL SITE AREA (ALL PARCELS INCLUDING LAKE)	1,193,544 SF	27.4 AC	
BUILDING DATA			
NEW RESIDENTIAL MULTIFAMILY (362 DU)	335,955 SF		
NEW RESIDENTIAL DWELLING UNITS			
STUDIO UNITS	21 DU		
1 BEDROOM UNITS	155 DU		
2 BEDROOM UNITS	172 DU		
3 BEDROOM UNITS	14 DU		
TOTAL NEW DWELLING UNITS	362 DU		
EXISTING RESIDENTIAL DWELLING UNITS TO REMAIN	320 DU		
TOTAL	682 DU		
BUILDING HEIGHT	82'-6" HEIGHT		
STORIES	7 & 8 STORIES		
DENSITY	24.89 DU/AC		
PHASING	1 PHASE		
NUMBER OF NEW BUILDINGS	1 BUILDING		
TYPE OF OWNERSHIP	PRIVATE		
LAND USE ALLOCATION (PROJECT PARCEL ONLY)			
BUILDING LOT COVERAGE	92,854 SF	2.13	62.90%
VEHICULAR USE AREA	22,371 SF	0.51	15.15%
OPEN SPACE	22,660 SF	0.52	15.35%
SIDEWALKS & PLAZA	9,738 SF	0.22	6.60%
TOTAL	147,624 SF	3.39	100.00%
SURFACE COVER			
IMPERVIOUS AREA	92,854 SF	2.13	62.90%
BUILDING LOT COVERAGE	22,371 SF	0.51	15.15%
VEHICULAR USE AREA	4,283 SF	0.10	2.90%
SIDEWALKS & PLAZA	10,912 SF	0.25	7.39%
RECREATION FACILITIES*	130,420 SF	2.99	88.35%
TOTAL IMPERVIOUS	130,420 SF	2.99	88.35%
PERVIOUS AREA	17,204 SF	0.39	11.65%
GREEN SPACE	17,204 SF	0.39	11.65%
TOTAL PERVIOUS	17,204 SF	0.39	11.65%
*** TOTAL	147,624 SF	3.39	100.00%

***NOTE: CALCULATIONS OVER BY 0.44 SF (0.003030%) DUE TO CAD OPERATOR HUMAN ERROR.

PARKING CALCULATIONS (PROJECT PARCEL ONLY)	BEDROOMS	REQ.	REQ'D BY CODE
RESIDENTIAL			
BEDROOMS	561	1 PER BEDROOM	562
GUEST		5% GUEST	29
TOTAL REQUIRED			591
PARKING PROVIDED (GARAGE)			594
TOTAL			594
ADA PARKING SPACES REQUIRED (2% OF TOTAL)	12		
ADA PARKING SPACES PROVIDED (INCLUDED IN TOTAL)	14		
EV CHARGING SPACES	18		
LOADING SPACES REQUIRED	0		
LOADING SPACES PROVIDED	2		
BICYCLE SPACES REQUIRED	0		
BICYCLE SPACES PROVIDED	24		

* SEC 78-681(B)(1): 50% OF THE RECREATION FACILITIES MAY COUNT TOWARDS COMPLYING WITH OPEN SPACE REQUIREMENTS



WAIVERS

TYPE	CODE	REQUIREMENT(S)	PROPOSED	DEVIATION
Ground Sign	78-285	Front landscaping minimum width shall not be less than height of sign	Entry Sign: 8' high sign, 3' wide landscaping Median Sign: 5'21" landscaping width Median Sign: 9' high sign, 3.79' wide landscaping	Entry Sign: 5' landscaping width Median Sign: 5'21" landscaping width
Landscape Buffer	78-319	Minimum 20' landscape buffer adjacent to public ROW 100' or greater	10.3'	9.7'

GENERAL NOTES

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 CPTED DESIGN PRINCIPLES.

20' X 20' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.

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

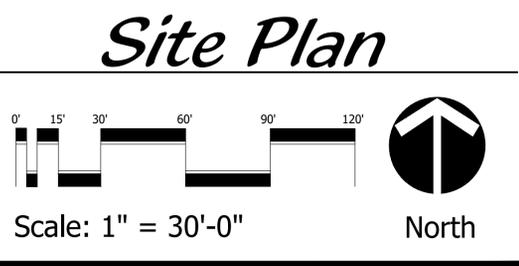
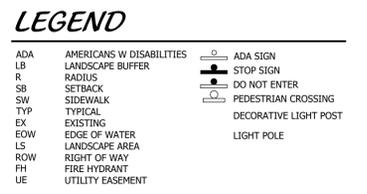
THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.

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

LEGAL DESCRIPTION

PARCEL I:
 THE PLAT OF MIRA FLORES AS RECORDED IN PLAT BOOK 75, PAGES 122 THROUGH 125, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S88°44'48"E ALONG THE NORTH LINE OF SAID SECTION, (THE NORTH LINE OF SECTION 6 IS ASSUMED TO BEAR N88°44'48"W AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO), A DISTANCE OF 715.58 FEET; THENCE S01°15'12"W, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 30.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 7126, PAGE 1706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
 LESS AND EXCEPTING THEREFROM TRACTS "A", "B", "C" AND "D" OF SAID PLAT OF MIRA FLORES.

PARCEL II:
 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE MACARTHUR CENTER, FILED JANUARY 28, 1994 IN OFFICIAL RECORD BOOK 8098, PAGE 403, AS AFFECTED BY FIRST AMENDMENT RECORDED JUNE 8, 1994 IN OFFICIAL RECORD BOOK 8296, PAGE 1318, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 THE REMAINDER CONTAINING 22.507 ACRES (980,404.92 SQUARE FEET) MORE OR LESS.

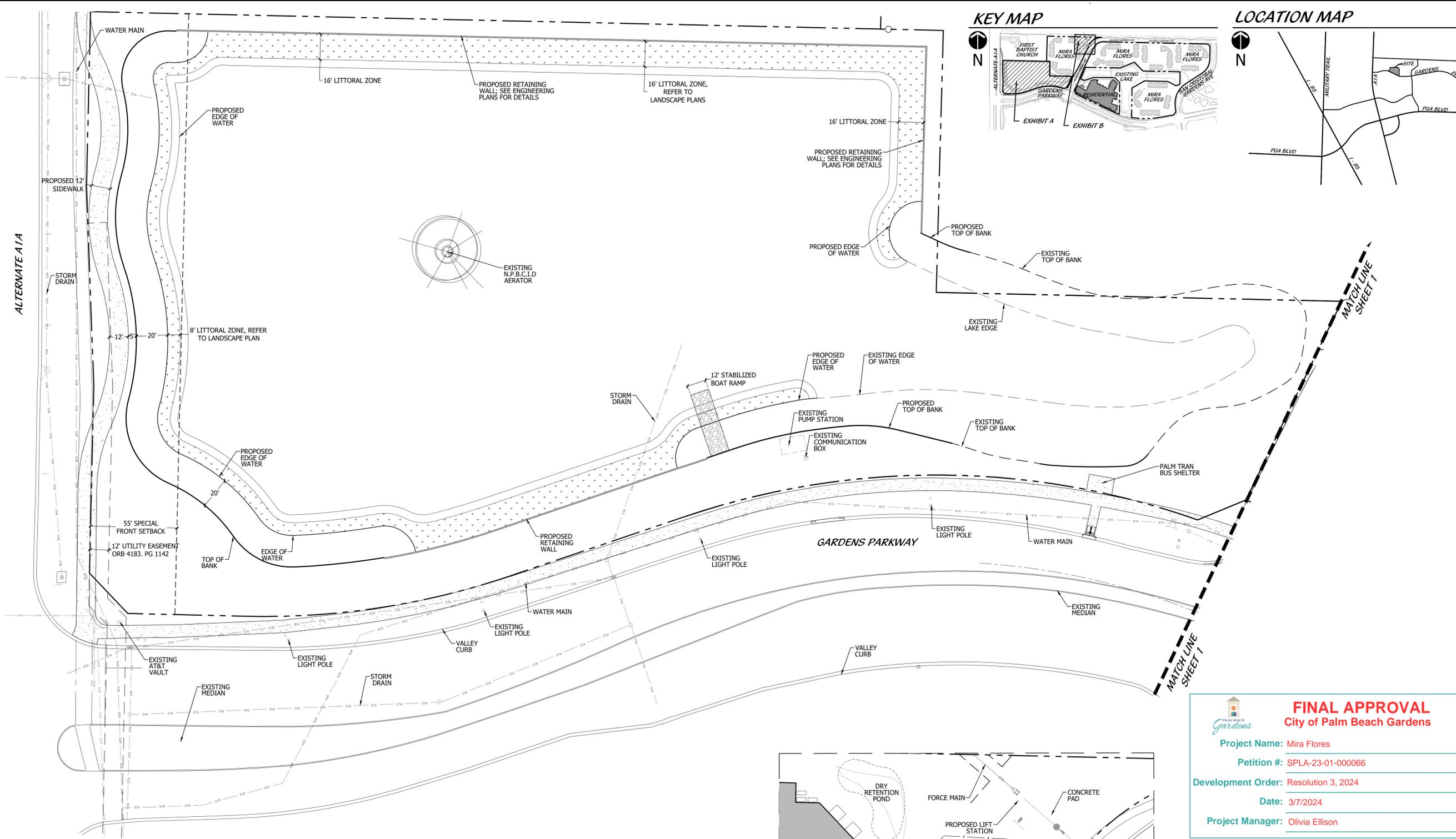


DESIGNED: NP
 DRAWN: RNK
 APPROVED: DEH
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 DATE: 01-18-23
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 11-20-23 06-28-23
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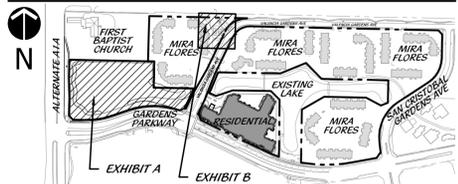
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 Drawing: 20-0315.01 SP.DWG

SHEET 1 OF 3

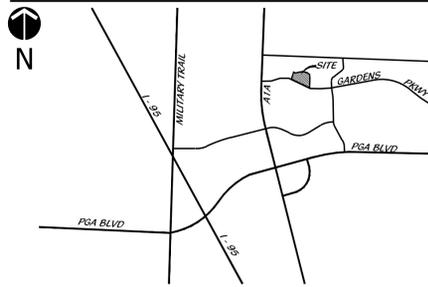
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KEY MAP



LOCATION MAP



ALTERNATE A1/A

MATCH LINE SHEET 1

MATCH LINE SHEET 1

EXHIBIT A. EXISTING LAKE

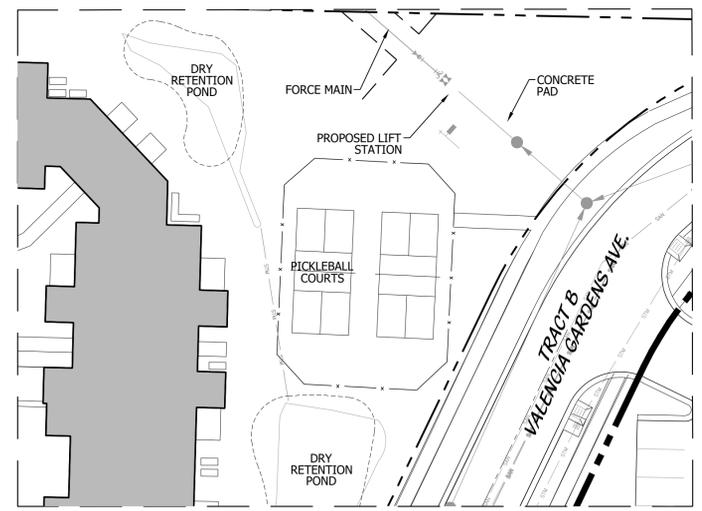


EXHIBIT B. LIFT STATION DETAIL

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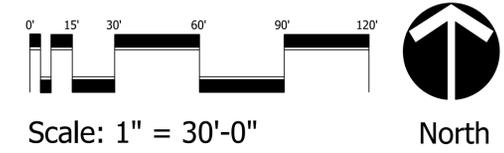
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LEGEND

- SW SIDEWALK
- EX EXISTING
- EDW EDGE OF WATER
- TOB TOP OF BANK
- UE UTILITY EASEMENT
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- LIGHT POLE

Site Plan



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 Land Planners
 Environmental Consultants
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 www.cotleurhearing.com
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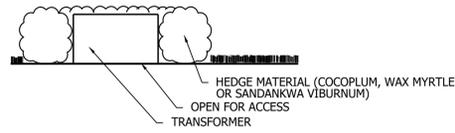
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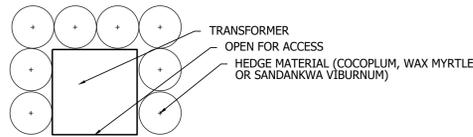
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

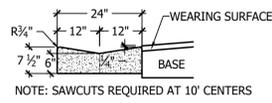


PLAN VIEW



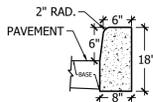
VALLEY CURB DETAIL

NTS



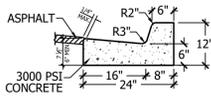
D CURB DETAIL

NTS



F CURB DETAIL

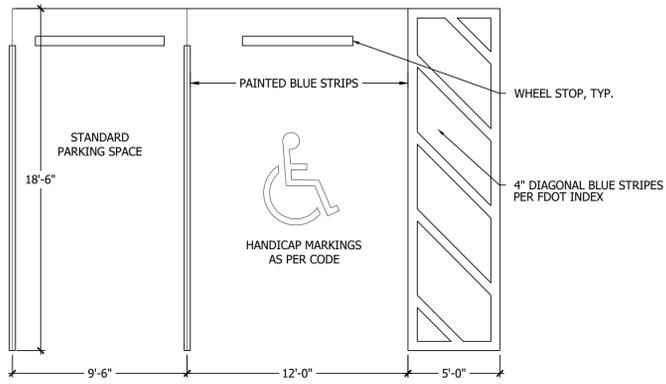
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

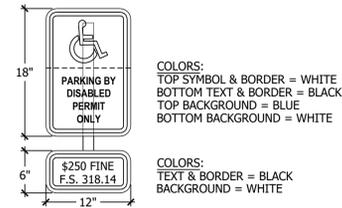
STANDARD AND HANDICAP PARKING DETAIL

NTS



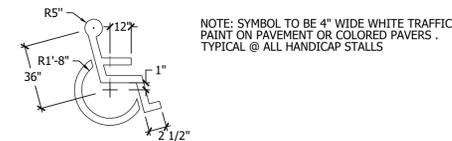
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS



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