

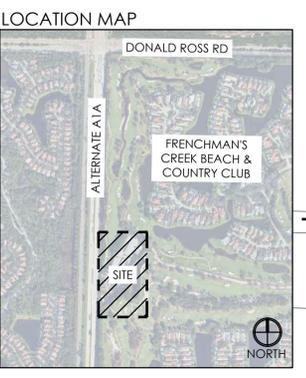
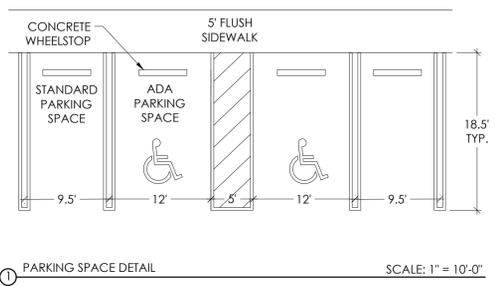
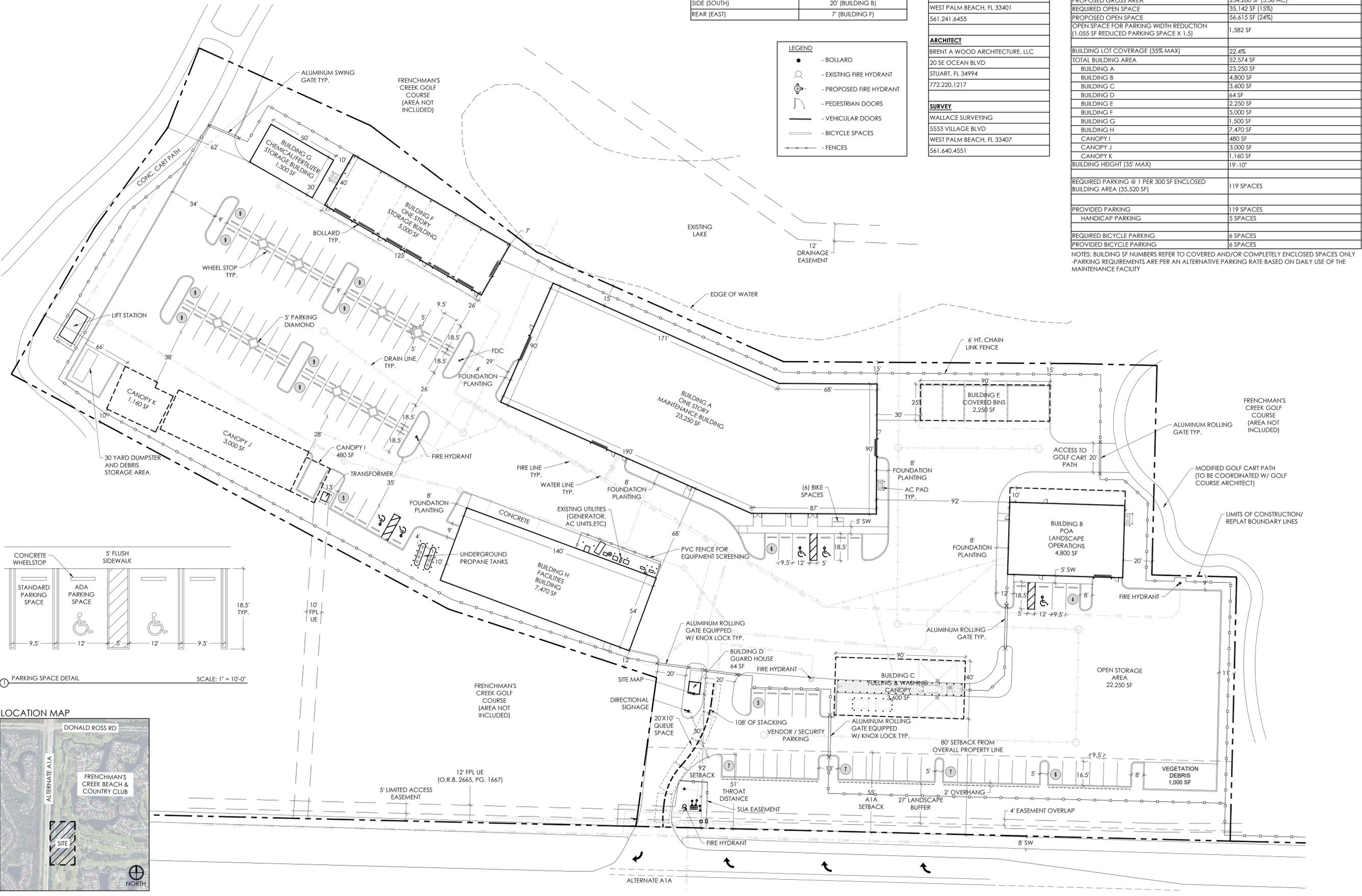
REQUESTED WAIVERS			
CODE SECTION	L.D.R. REQUIREMENT	PROPOSED	VARIANCE
#1 PARKING (PREVIOUSLY APPROVED) SEC. 78-344, TABLE 32	10' WIDE SPACES	9.5'	.5'
#2 A1A BUFFER SEC. 78-186	55' LANDSCAPE BUFFER/SETBACK	27' LANDSCAPE BUFFER	28'

PARCEL SETBACKS CHART	
FRONT (WEST)	12' (BUILDING H)
SIDE (NORTH)	62' (BUILDING G)
SIDE (SOUTH)	20' (BUILDING B)
REAR (EAST)	7' (BUILDING F)

DEVELOPMENT TEAM	
PLANNER/LANDSCAPE ARCHITECT	INSITE STUDIO, INC. 3601 PGA BLVD, SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940
CIVIL ENGINEER	CIVIL DESIGN, INC. 1400 CENTREPARK BLVD, SUITE 905 WEST PALM BEACH, FL 33401 561.241.6455
ARCHITECT	BRENT A WOOD ARCHITECTURE, LLC 20 SE OCEAN BLVD STUART, FL 34994 772.220.1217
SURVEY	WALLACE SURVEYING 5553 VILLAGE BLVD WEST PALM BEACH, FL 33407 561.640.4551

SITE DATA	
APPLICATION NAME	FRENCHMAN'S CREEK OPERATIONS CENTER
ADDRESS	13554 ALTERNATE A1A, PALM BEACH GARDENS, FL 33410
PROPERTY CONTROL NUMBER (S)	52-43-41-30-21-016-0000
PROJECT NUMBER	SPLA-24-11-0012
USE	MAINTENANCE FACILITY
ZONING	PCD (CITY)
FUTURE LAND USE	G (CITY)
EXISTING GROSS AREA	142,983 SF (3.74 AC)
PROPOSED GROSS AREA	234,280 SF (5.38 AC)
REQUIRED OPEN SPACE	35,142 SF (15%)
PROPOSED OPEN SPACE	56,615 SF (24%)
OPEN SPACE FOR PARKING WIDTH REDUCTION (1,055 SF REDUCED PARKING SPACE X 1.5)	1,582 SF
BUILDING LOT COVERAGE (35% MAX)	22.4%
TOTAL BUILDING AREA	52,574 SF
BUILDING A	23,250 SF
BUILDING B	4,800 SF
BUILDING C	3,600 SF
BUILDING D	64 SF
BUILDING E	2,250 SF
BUILDING F	5,000 SF
BUILDING G	1,500 SF
BUILDING H	7,470 SF
CANOPY I	480 SF
CANOPY J	3,000 SF
CANOPY K	1,160 SF
BUILDING HEIGHT (35' MAX)	19'-10"
REQUIRED PARKING @ 1 PER 300 SF ENCLOSED BUILDING AREA (35,520 SF)	119 SPACES
PROVIDED PARKING	119 SPACES
HANDICAP PARKING	5 SPACES
REQUIRED BICYCLE PARKING	6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

NOTES: BUILDING SF NUMBERS REFER TO COVERED AND/OR COMPLETELY ENCLOSED SPACES ONLY
 *PARKING REQUIREMENTS ARE PER AN ALTERNATIVE PARKING RATE BASED ON DAILY USE OF THE MAINTENANCE FACILITY

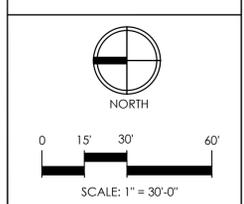


Consultants:

Revisions:

11/19/24 - Intake Submittal
03/21/25 - Resubmittal #1
05/30/25 - Resubmittal #2
06/23/25 - Resubmittal #3

FRENCHMAN'S CREEK
 Operations Center
 Palm Beach Gardens, Florida



Drawn By: ZAK
 Drawing #: 1029d
 Date: 10/21/2024