

Order Plans @

Order BY: 1560 PALM BEACH LAKES - LEGAL DESCRIPTION - DEVELOPMENT SUMMARY - SITE DETAILS - AUGUST 2017 - 04:50:35pm - K:\MSP-2\1560 PALM BEACH LAKES - LEGAL DESCRIPTION - DEVELOPMENT SUMMARY - SITE DETAILS - AUGUST 2017 - 04:50:35pm - 1560 Palm Beach Lakes Blvd, West Palm Beach, FL 33411  
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**PHASE I DEVELOPMENT SUMMARY**

ZONING CATEGORY	CPD
LAND USE DESCRIPTION	SIZ/C
TOTAL ACRES OF PHASE I	18.54 AC
<b>GROSS BUILDING AREA</b>	
HOME DEPOT	110,880 S.F.
GARDEN CENTER	24,252 S.F.
WENDY'S	9,300 S.F.
RETAIL W/ DRIVE-THRU	11,272 S.F.
LOCAL RETAIL	5,352 S.F.
CONVENIENCE STORE	3,255 S.F.
PHASE ONE	158,091 S.F.
<b>MAXIMUM F.A.R. ALLOWED</b>	
MAXIMUM F.A.R. PROPOSED	1.00
MAX. BLDG. HEIGHT ALLOWED	NO LIMIT
<b>PHASE ONE SITE DATA</b>	
TOTAL SITE AREA	720,482 S.F. 100%
TOTAL BUILDING COVERAGE	158,091 S.F. 21.94%
IMPERVIOUS AREA (PAVEMENT, SIDEWALKS)	399,456 S.F. 55.44%
RETENTION IMPERVIOUS AREA	7,561 S.F. 1.05%
TOTAL IMPERVIOUS AREA	565,108 S.F. 78.43%
INTERIOR LANDSCAPE AREA	95,233 S.F. 13.22%
PERIMETER LANDSCAPE AREA	44,737 S.F. 6.21%
RETENTION LANDSCAPE AREA	15,384 S.F. 2.14%
TOTAL PERVIOUS AREA	155,374 S.F. 21.57%
HANK AARON DRIVE PERVIOUS AREA WITHIN RIGHT-OF-WAY	13,077 S.F.

**PARKING CALCULATIONS**

PARKING CALCULATED @ 1 SPACE/250 S.F. G.F.A.

PHASE ONE PARKING	GROSS FLOOR AREA	REQUIRED	PROVIDED
	158,091 S.F.	632	732

(NOT INCLUDING 43 HANK AARON DRIVE PARKING SPACES)

(NOT MODIFIED UNDER THIS APPLICATION.)

**LEGAL DESCRIPTION  
COMMERCIAL CENTER PARCEL "C"**

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF PALM BEACH LAKES BOULEVARD (12 STREET) WITH THE CENTERLINE OF CONGRESS AVENUE, AS SAID INTERSECTION IS SHOWN ON THE PLAT OF RIGHTS-OF-WAY OF PART OF 12TH STREET AND CONGRESS AVENUE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID CENTERLINE OF PALM BEACH LAKES BOULEVARD ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3038.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 29 51", A DISTANCE OF 1405.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 00 00" WEST, 40 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH LAKES BOULEVARD (12TH STREET) TO THE POINT OF BEGINNING; THENCE NORTH 90 00 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, 440.00 FEET TO A POINT ON A LINE LYING 400.00 FEET WEST OF AND PARALLEL WITH BLOCK 28, PLAT OF ROOSEVELT ESTATES AS RECORDED IN PLAT BOOK 28, PAGES 224-212, OF SAID PUBLIC RECORDS; THENCE SOUTH 00 00 00" WEST, 305.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2880.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 34 49", A DISTANCE OF 783.15 FEET THENCE SOUTH 77 59 08" WEST, 759.78 FEET; THENCE NORTH 04 35 49" WEST, 315.17 FEET; THENCE NORTH 45 10 01" WEST, 421.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 12 05", A DISTANCE OF 384.69 FEET TO A POINT OF COMPOUND CURVATURE OF CURVE HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 30 13", A DISTANCE OF 144.02 FEET; THENCE NORTH 00 29 03" WEST, 130.72 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2638.27 FEET AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PALM BEACH LAKES BLVD. (12TH STREET) AS SHOWN ON THE ABOVE REFERENCED PLAT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 06 10 25", A DISTANCE OF 318.60 FEET TO THE POINT OF BEGINNING.

**PHASE II DEVELOPMENT SUMMARY**

ZONING CATEGORY	CPD
LAND USE DESCRIPTION	SIZ/C
TOTAL ACRES OF PHASE II	3.26 AC
<b>GROSS BUILDING AREA</b>	
FLAGLER MEDICAL BUILDING	8,987 S.F.
TIRE KINGDOM	6,569 S.F.
RETAIL "A-1" & RESTAURANT "A-2"	15,876 S.F.
PHASE TWO	31,231 S.F.
<b>MAXIMUM F.A.R. ALLOWED</b>	
MAXIMUM F.A.R. PROPOSED	1.00
MAX. BLDG. HEIGHT ALLOWED	NO LIMIT
<b>PHASE TWO SITE DATA</b>	
TOTAL SITE AREA	142,006 S.F. 100%
TOTAL BUILDING COVERAGE	30,182 S.F. 21.25%
IMPERVIOUS AREA (PAVEMENT, SIDEWALKS)	87,256 S.F. 61.44%
TOTAL IMPERVIOUS AREA	117,438 S.F. 82.70%
INTERIOR LANDSCAPE AREA	26,541 S.F. 18.62%
PERIMETER LANDSCAPE AREA	970 S.F. 0.68%
TOTAL PERVIOUS AREA	24,568 S.F. 17.30%
HANK AARON DRIVE PERVIOUS AREA WITHIN RIGHT-OF-WAY	13,077 S.F.

**PARKING CALCULATIONS**

PARKING CALCULATED @ 1 SPACE/250 S.F. G.F.A. FOR RESTAURANT BUILDING

PHASE TWO PARKING	GROSS FLOOR AREA	REQUIRED	PROVIDED
PHASE TWO PARKING (RESTAURANT)	3,655 S.F.	36	174
TOTAL	31,231 S.F.	147	174

(NOT INCLUDING 43 HANK AARON DRIVE PARKING SPACES)

**BUILDOUT DEVELOPMENT SUMMARY**

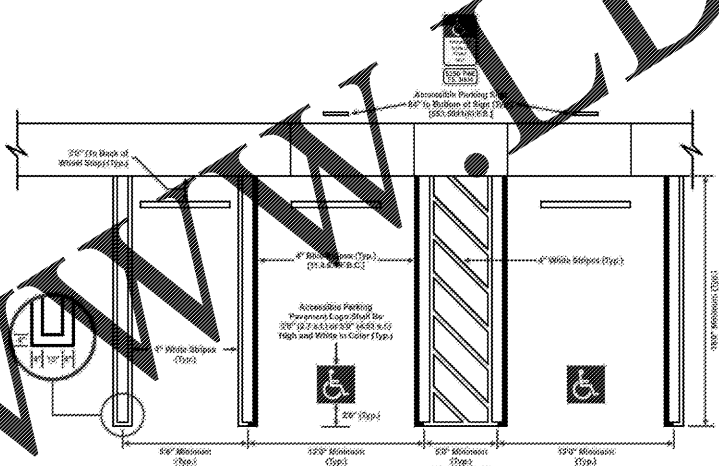
ZONING CATEGORY	CPD
LAND USE DESCRIPTION	SIZ/C
TOTAL ACRES OF PROJECT	18.80 AC
PROPOSED HANK AARON DRIVE R.O.W.	1.89 AC
TOTAL	21.49 AC
<b>GROSS BUILDING AREA</b>	
PHASE ONE	158,091 S.F.
PHASE TWO	31,231 S.F.
TOTAL BUILDING AREA	189,322 S.F.
<b>MAXIMUM F.A.R. ALLOWED</b>	
MAXIMUM F.A.R. PROPOSED	0.35
MAX. BLDG. HEIGHT ALLOWED	NO LIMIT
<b>BUILDOUT SITE DATA</b>	
TOTAL SITE AREA	862,488 S.F. 100%
TOTAL BUILDING COVERAGE	189,322 S.F. 21.94%
IMPERVIOUS AREA (PAVEMENT, SIDEWALKS)	486,712 S.F. 56.43%
RETENTION IMPERVIOUS AREA	7,561 S.F. 0.88%
TOTAL IMPERVIOUS AREA	693,595 S.F. 79.20%
INTERIOR LANDSCAPE AREA	117,782 S.F. 13.66%
PERIMETER LANDSCAPE AREA	45,727 S.F. 5.30%
RETENTION LANDSCAPE AREA	15,384 S.F. 1.76%
TOTAL PERVIOUS AREA	178,893 S.F. 20.74%
HANK AARON DRIVE PERVIOUS AREA WITHIN RIGHT-OF-WAY	13,077 S.F.

**PARKING CALCULATIONS**

PARKING CALCULATED @ 1 SPACE/250 S.F. G.F.A. FOR RESTAURANT BUILDING

BUILDOUT PARKING	GROSS FLOOR AREA	REQUIRED	PROVIDED
BUILDOUT PARKING (RESTAURANT)	3,655 S.F.	37	908
BUILDOUT PARKING (TOTAL)	31,232 S.F.	780	908

(NOT INCLUDING 43 HANK AARON DRIVE PARKING SPACES)



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<p>LICENSED PROFESSIONAL</p> <p>MICHAEL D. SPRUCE, P.E.</p> <p>FL LICENSE NUMBER 52776</p>	<p>DATE: ---</p>						
<p>K-H PROJECT 140336000</p> <p>DATE AUGUST 2017</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY MDM</p> <p>DRAWN BY JRB</p> <p>CHECKED BY MDM</p>	<p>LEGAL DESCRIPTION, DEVELOPMENT SUMMARY, SITE DETAILS</p>						
<p>1560 PALM BEACH LAKES          PREPARED FOR          TRICOR INTERNATIONAL CORP.</p> <p>WEST PALM BEACH FL</p>	<p>SHEET NUMBER  <b>MSP-2</b></p>						