

- ### Waivers
- 1) A waiver from Section 78.285 of the City Code to allow for one additional principal tenant sign for Building A, Building H and Building J, one wall sign on the east elevation of Building F, one wall sign on the south elevation of Building C, one wall sign on the south elevation of Building D, one wall sign on the west elevation of Building G, one wall sign on the east elevation of gas station/convenience store, and one wall sign to be located on the fifth floor elevation on Building H.
 - 2) A waiver from Section 78.157 of the City Code to allow for non-vertical integration of housing units with non-residential structures.
 - 3) A waiver from Section 78.182 of the City Code to allow for an average off 55-foot-cantilevered underneath convenience stores service canopy.
 - 4) A waiver from Section 78.582 of the City Code to allow for encumbrances within the Lake Maintenance Easement.
 - 5) A waiver from Section 78.341 of the City Code to allow for on-street parking within the residential portion of the PUD.
 - 6) A waiver from Section 78.344 of the City Code to allow for 195 foot wide parking spaces for ninety-five (95) spaces within the residential portion of the PUD.
 - 7) A waiver from Section 78.345 of the City Code to allow for an additional 14.4% to parking over and beyond the minimum required code for the residential portion of the PUD.
 - 8) A waiver from Section 78.441 of the City Code to allow for the granting of building permits for city models prior to plat approval.
 - 9) A waiver from Section 78.384 of the City Code to allow for eleven (11) loading spaces. Section 78.384 requires a total of seventeen (17) loading spaces on site based on the square footage of each individual non-residential building.
 - 10) A waiver from Section 78.250(a)(2) of the City Code to allow for width of forty-five (45) feet for upland preserves.
 - 11) A waiver from Section 78.250(a)(2)(b) of the City Code to allow for a utility easement within upland preserves along Donald Ross Road.
 - 12) A waiver from Section 344.1(1) of the City Code to allow reduced pavement within the standard parking space to allow for 16.5' long spaces.
 - 13) A waiver from Section 78.113 of the City Code to allow a five-story hotel building.
 - 14) A waiver from Section 78.344 (1) of the City Code to allow 5.5' wide parking stalls for parking spaces adjacent to the hotel building.
 - A waiver from Section 78.285 of the City Code to allow for one (1) additional tenant sign for tenants with loading space having two or more elevations.

PUD SITE DATA

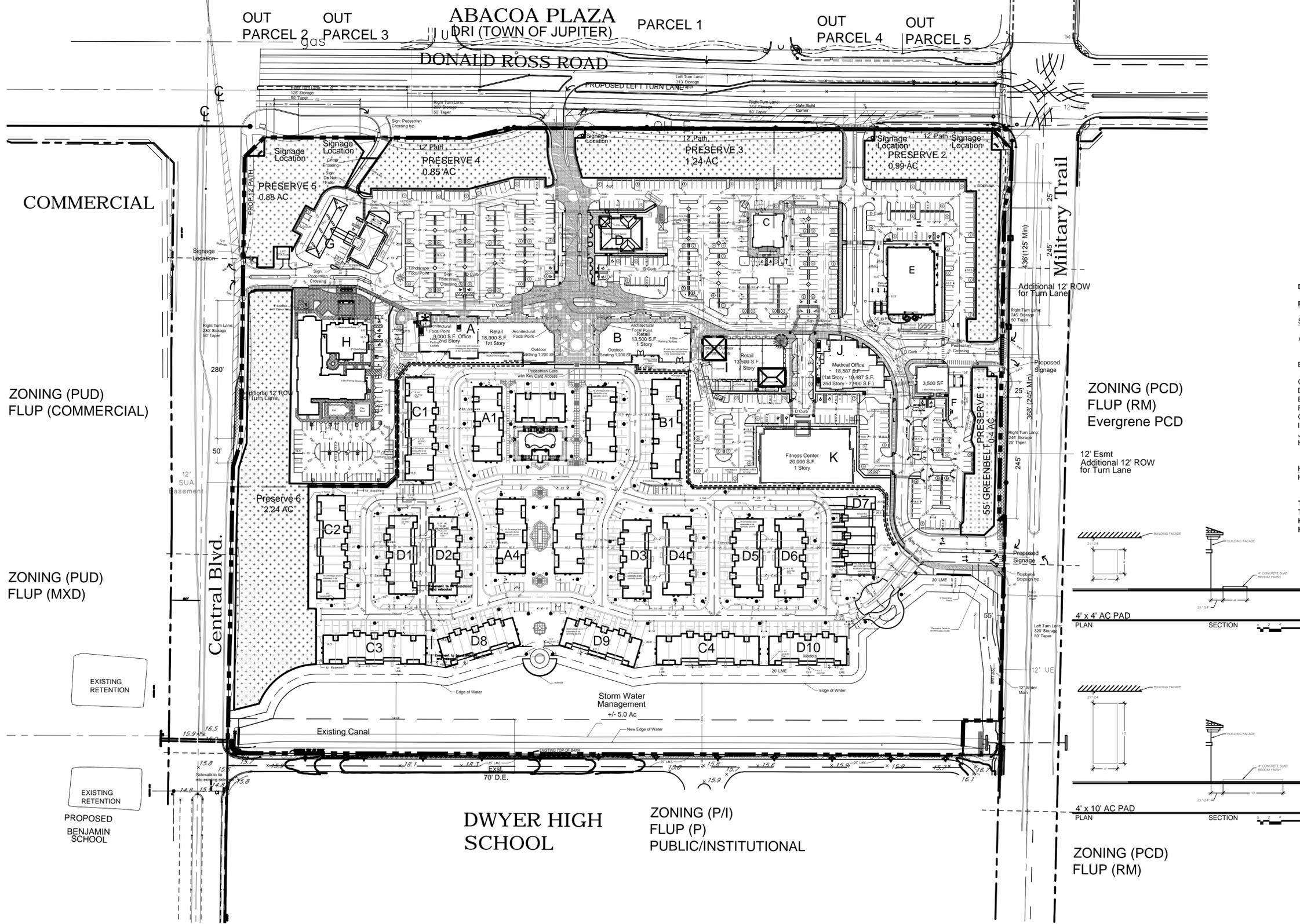
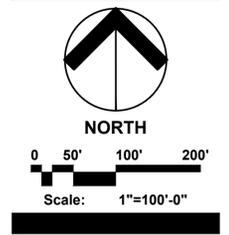
| | |
|---|-----------------------|
| Zoning, Existing | MXD/PUD |
| Future Land Use Plan Designation | C/MXD |
| Parcel 4.02 | 11.13 AC - Commercial |
| Parcel 4.04 | 34.24 AC - MXD |
| Township 41S | Section 25 |
| Range 42E | |
| MXD PUD | |
| Total Site Area | 45.37 AC |
| Development Program | |
| Commercial | |
| Retail | 45,000 SF |
| Drugstore | 14,873 SF |
| Restaurant | 5,000 SF |
| Outdoor Seating | 2,400 SF |
| Health, Physical Fitness | 20,000 SF |
| Medical Office | 18,387 SF |
| Bank | 8,587 SF |
| Gas/ Convenience Store | 3,236 SF |
| Including 16 Gas Pump Station | |
| Total | 115,083 SF |
| Professional Office | |
| Office | 9,000 SF |
| Hotel (estimated @ 70,000 SF) | 93 Rooms |
| Total | 79,000 SF |
| Residential | |
| Dwelling Units | 156 |
| Area | 20 AC |
| Density | 7.8 DU/AC |
| Upland Preserve Required (25%) | 9.26 AC |
| Upland Preserve Provided (25%) | 9.69 AC |
| Including 6.6 acres on site | |
| Including 3.09 acres of offsite mitigation | |
| Lake Area Required | 5.0 AC |
| (per Schaefer Fagan Engineers) | |
| Provided | 5.0 AC |
| Parking Required | 734 SP |
| Permitted Signage - 4,033.8 LF of ROW | 6 Signs |
| (1 for First 300 LF, 1 for each additional 700 LF) | |
| Proposed Signage | 6 Signs |
| Building Setbacks: | |
| Donald Ross Rd. | Min. 100' |
| Military Trail | Min. 55' |
| Central Blvd. | Min. 100' |
| Southern Property Line | Min. 100' |
| * Two Story Building Character | |
| Two Story Character requirement: 51% X 111,260 sf. Neighborhood Commercial = 56,742 sf. | |
| Provided: 53% X 111,260 = 58,887 sf (Buildings A-I & J) | |

Urban design kilday STUDIOS

Urban Planning & Design
Landscape Architecture
Communication Graphics

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DONALD ROSS VILLAGE PARKING BREAKDOWN

| PARCEL # | USE | AREA | Required | Provided |
|----------|-------------------------------|----------------------------|----------------------------|------------------------------|
| A | Retail | 18,000 s.f. | | |
| | General Office | 9,000 s.f. | | |
| | Outdoor Seating | 1,200 s.f. | | |
| B | Retail | 13,500 s.f. | | |
| | Outdoor Seating | 1,200 s.f. | | |
| C | Restaurant | 4,000 s.f. | | |
| D | Bank w/o drive-thru | 5,087 s.f. | | |
| E | Pharmacy | 14,873 s.f. | | |
| F | Bank w/ drive-thru | 3,500 s.f. | | |
| G | Gas Station | 3,236 s.f. | | |
| I | Retail | 13,500 s.f. | | |
| J | Medical Office | 18,387 s.f. | | |
| K | Health, Phys. Fitness | 20,000 s.f. | | |
| | TOTAL | 125,483 s.f. | Required 1/200 s.f. | Provided 627.5 spaces |
| H | Hotel/Employment Center | | | |
| | Hotel | 93 rooms | 1.1 per room | 102.3 spaces |
| | | 700 s.f. Conference | 1/100 s.f. | 7 spaces |
| | Total Parking Required | 736.7 OR 737 Spaces | | |
| | Total Parking Provided | 771 Spaces | | |
| | HC Parking Required | 16 Spaces | | |
| | HC Parking Provided | 27 Spaces | | |

Parcel 4.04 - MXD - 34.24 AC

| MXD LAND ALLOCATION | MXD HEIGHT |
|------------------------|-------------------|
| OPEN SPACE | COMMERCIAL |
| MIN. 15.0% 5.14 Ac | MAX. 4 FLOORS |
| PROPOSED 15% 5.14 Ac | PROPOSED 4 FLOORS |
| COMMERCIAL | RESIDENTIAL HIGH* |
| MIN. 0.0% 0 Ac | MAX. 4 FLOORS |
| MAX. 30.0% 10.2 Ac | PROPOSED 3 FLOORS |
| PROPOSED 24.5% 8.40 Ac | EMPLOYMENT CENTER |
| | MAX. 4 FLOORS |
| | PROPOSED 2 FLOORS |
| RESIDENTIAL HIGH* | MXD LOT COVERAGE |
| MIN. 20.0% 6.8 Ac | COMMERCIAL |
| MAX. 60.0% 20.5 Ac | PROPOSED 70.0% |
| PROPOSED 58.4% 20.0 Ac | RESIDENTIAL HIGH |
| EMPLOYMENT CENTER | MAX. 50.0% |
| MIN. 2.0% .7 Ac | PROPOSED 21.6% |
| MAX. 30.0% 10.2 Ac | EMPLOYMENT CENTER |
| PROPOSED 2% .70 Ac | MAX. 70.0% |
| | PROPOSED 29.5% |

Notes

- BOUNDARY PROVIDED BY BENCHMARK.
- ALL LAND AREAS WITHIN 150' OF THIS SITE ARE ZONED AS NOTED AND HAVE A FUTURE LAND USE DESIGNATION AS NOTED ON PLAN.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
- A MINIMUM 10' BUILDING SETBACK WILL BE MAINTAINED FROM SEASIDE LINES.
- ALL STOP BARS AND SIGN LOCATIONS TO BE CERTIFIED BY PROJECT ENGINEER.
- STOP BARS WILL BE WHITE PAVES OR THERMOPLASTIC ON ASPHALT.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SUBSURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- THE 12' PATH IN THE PARKWAYS AND THE 5' WALK IN THE GREENBELT ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO FIELD ADJUSTMENTS.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO AND A HALF (2 1/2) FOOT PARKING AREA WHERE WHEEL STOPS ARE NOT PROVIDED.

Key

4.02
4.04

Donald Ross Village AKA Parcel 4.02/4.04

Palm Beach Gardens, FL
PUD Site Plan

Date: 07-24-12
Project No.: 99-044.048
Designed By: SCM
Drawn By: SCM
Checked By: CW

Revision Dates:
Handicapped Parking Reviews: 09-16-13, SCM
Building C. revisions: 08-21-14, SCM

SP-1

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