



# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

1934 Commerce Lane  
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Lic# LC26000535

# Mary Circle

8780 N. Military Trail  
Palm Beach Gardens, Florida

## LOCATION MAP



## SITE DATA

NAME OF PROJECT: MARY CIRCLE OFFICE BUILDING  
PROPERTY CONTROL NUMBER: 53-42-24-03-000-0470  
SECTION, RANGE, TOWNSHIP: 24, 42, 42  
PETITION NUMBER: PPUD-15-07-000039

EXISTING USE: VACANT OFFICE/MEDICAL  
PROPOSED USE: GENERAL COMMERCIAL (CG-1)  
PROFESSIONAL OFFICE (PO)

FUTURE LAND USE DESIGNATION: COMMERCIAL (C)  
OVERLAYS: PUD X500  
FLOOD ZONE:

LAND USE ALLOCATION	SF	AC	%
BUILDING LOT COVERAGE	3,501.90	0.08	14.16%
VEHICULAR USE AREA	8,032.57	0.18	32.48%
OPEN SPACE	11,745.37	0.27	47.49%
SIDEWALK & PLAZA	1,450.54	0.03	5.87%
TOTAL	24,730.38	0.57	100.00%

SURFACE COVER	SF	AC	%
IMPERVIOUS AREA	3,501.90	0.08	14.16%
BUILDING LOT COVERAGE	3,501.90	0.08	14.16%
VEHICULAR USE AREA	8,032.57	0.18	32.48%
SIDEWALK & PLAZA	1,450.54	0.03	5.87%
TOTAL IMPERVIOUS	12,985.01	0.30	52.51%
PERVIOUS AREA	11,745.37	0.27	47.49%
GREEN SPACE	11,745.37	0.27	47.49%
TOTAL PERVIOUS	11,745.37	0.27	47.49%

\* TOTAL: 24,730.38 0.57 100.00%  
\* NOTE: CALCULATIONS UNDER BY 0.34 SF (0.001%) DUE TO CAD OPERATOR HUMAN ERROR.

BUILDING DATA	REQ	PROV
NEW BUILDING		
MEDICAL	2,400	SF
OFFICE	1,140	SF
TOTAL	3,540	SF

NUMBER OF STORIES: 1 STORY  
MAXIMUM BUILDING HEIGHT: 22 FEET

FAR CALCULATION	REQ	PROV
SETBACK		
FRONT	25'	25'
SIDE (NORTH)	15'	21.5'
SIDE (SOUTH)	15'	15'
REAR	15'	131.7'

LANDSCAPE BUFFERS	REQ	PROV
NORTH	15'	15'
SOUTH	8'	8'
EAST	8'	8'
WEST	20'	20'

PARKING DATA	REQ	PROV
MEDICAL 1/200SF	12	12
OFFICE 1/300SF	4	4
HANDICAP (INCLUDED IN TOTAL)	1	1
TOTAL	16	16

LOADING SPACES FOR OFFICE (12'x18.5')	REQ	PROV
BENCH	1	1
TRASH RECEPTACLE	1	1
BICYCLE SPACES (5% OF REQ. PARKING SPACES)	1	2

## LEGEND

HC	HANDICAP	ONE WAY ONLY SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER SIGN	
SB	SETBACK	HANDICAP SIGN	
SW	SIDEWALK		
TYP	TYPICAL		
OH	OVERHANG		

## PROJECT TEAM

**OWNER/CLIENT:**  
SEE-YA HOLDINGS  
100 ELDIE DRIVE  
NORTH PALM BEACH, FL 33408  
561.622.1412  
CONTACT: STEVE MULLER

**LANDSCAPE ARCHITECT/PLANNER:**  
COTLEUR & HEARING, INC.  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL 33458  
561.747.6336  
CONTACT: DON HEARING

**ARCHITECT:**  
EUGENE R. FAGEN  
1311 FOX CROFT LANE  
PALM BEACH GARDENS, 33418  
561.385.4514  
CONTACT: EUGENE FAGEN

**ENGINEER:**  
SIMMONS & WHITE  
506 CORPORATE WAY  
WEST PALM BEACH, FL 33407  
561.478.7848  
CONTACT: KYLE DUNCAN

**SURVEYOR:**  
BROWN & PHILLIPS, INC.  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FL 33409  
561.615.3988  
CONTACT: JOHN PHILLIPS

**TRAFFIC CONSULTANT:**  
SIMMONS & WHITE  
506 CORPORATE WAY  
WEST PALM BEACH, FL 33407  
561.478.7848  
CONTACT: KYLE DUNCAN

DESIGNED: DEH  
DRAWN: NP  
APPROVED: DEH  
JOB NUMBER: 15-0501  
DATE: 07-17-15  
REVISIONS: 09-06-15  
10-09-15  
11-05-15  
11-13-15

Scale: 1" = 10'-0"



North

## PROPOSED WAIVERS

Code Section	Requirement	Proposed	Deviation
78-153, Table 12 - Additional Setback When Abutting a Residential Zoning District	90'	15'	75'
78-386(a) - Easements encroachment	5' max. Landscape overlap into easement (East Landscape Buffer)	8 feet	3 feet

AND  
BEING A PARCEL OF LAND LYING IN LOT 47 OF NICHOLAS PARK (UNRECORDED ASSESSORS MAP 64), IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 01° 34' 06" WEST (ASSUMED BEARING DATUM) ALONG THE CENTER LINE OF MILITARY TRAIL (S.R. 809), SAID CENTER LINE BEING THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 24, A DISTANCE OF 1202.68 FEET; THENCE DEPARTING SAID CENTER LINE, SOUTH 88° 12' 54" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MARY CIRCLE (40 FOOT RIGHT-OF-WAY), A DISTANCE OF 75.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 12' 54" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.04 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 46° 40' 36" WEST, A DISTANCE OF 35.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01° 34' 06" EAST ALONG SAID RIGHT-OF-WAY LINE (SAID EAST RIGHT-OF-WAY LINE BEING 60.00 FEET EAST OF SAID CENTER LINE OF MILITARY TRAIL AT THIS POINT), A DISTANCE OF 10.04 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 46° 40' 36" EAST, A DISTANCE OF 21.25 FEET TO THE POINT OF BEGINNING.

AND ALSO, LESS THAT PART OF LOT 49 DESCRIBED IN DEED TO THE COUNTY OF PALM BEACH RECORDED IN O.R. BOOK 3721, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 10.00 FEET OF THE NORTH 28.06 FEET OF LOT 49 OF THE UNRECORDED PLAT OF NICHOLAS PARK IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10.0 FEET OF THE EAST 1.066 FEET OF THE SOUTH 28.06 FEET OF THE NORTH 234.0 FEET OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AND ALSO, LESS THAT PART OF LOT 49 DESCRIBED IN DEED TO THE COUNTY OF PALM BEACH RECORDED IN O.R. BOOK 3721, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 10.00 FEET OF THE NORTH 28.06 FEET OF LOT 49 OF THE UNRECORDED PLAT OF NICHOLAS PARK IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10.0 FEET OF THE EAST 1.066 FEET OF THE SOUTH 28.06 FEET OF THE NORTH 234.0 FEET OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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## LEGAL DESCRIPTION

LOTS 47, 48 AND 49 OF THE UNRECORDED PLAT OF NICHOLAS PARK IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON ASSESSOR'S MAP NUMBER 64 AS FILED IN THE OFFICE OF THE PALM BEACH COUNTY PROPERTY APPRAISER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 47: THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40 FEET THEREOF, CONVEYED TO THE COUNTY OF PALM BEACH IN O.R. BOOK 1753, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 48: THE WEST 66 FEET OF THE EAST 1194 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 40 FEET THEREOF, CONVEYED TO THE COUNTY OF PALM BEACH IN O.R. BOOK 1753, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 49: THE WEST 72 FEET OF THE EAST 1128 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 40 FEET THEREOF, CONVEYED TO THE COUNTY OF PALM BEACH IN O.R. BOOK 1753, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART OF LOT 47 DESCRIBED IN THE DEEDS TO THE STATE OF FLORIDA RECORDED IN O.R. BOOK 2782, PAGE 474, AND O.R. BOOK 6141, PAGE 1043, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE RUN SOUTH 01° 34' 06" WEST, A DISTANCE OF 1327.68 FEET; THENCE SOUTH 88° 25' 54" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 34' 06" EAST A DISTANCE OF 125.835 FEET; THENCE SOUTH

## GENERAL NOTES

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.
- 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.
- ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.
- 5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.
- THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
- ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.
- ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- 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 HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
- ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS, FOR CONFORMANCE WITH SECTION 78-344. ALSO, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL, FOR CONFORMANCE WITH SECTION 78-344.

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MILITARY TRAIL

FDOT R/W PARCEL 143.1 (ORB 2782 PG.474)

2' CONC. CURB AND GUTTER

5.6' EX. CONC. SW

LOT 47

26.8'

15' SB

8' LB

3' OVERLAP

RESIDENTIAL GARDEN OAKS SUBDIVISION Z: PUD LU: RL

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

50' PALM BEACH COUNTY CANAL R.O.W. ORB 2137, PG. 1834

TOP OF BANK

RESIDENTIAL NICHOLAS PARK SUBDIVISION Z: RL-3 LU: RL

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

COMMERCIAL HOME AWAY FROM HOME LEARNING CENTER Z: CG-1 LU: C

MARY CIRCLE 40' PBCo R/W (ORB 1753 PAGE 342) & ACCESS EASEMENT (ORB 2675 PG.620)

"ONE WAY ONLY" SIGN

10' BELLSOUTH EASEMENT (ORB 17161 PAGE 861)

DECORATIVE PAVER CROSSWALK; TYP.

"PRIVATE PROPERTY. NO PARKING" SIGN; SEE SITE DETAILS SHEET FOR DETAIL

BELLSOUTH EASEMENT (ORB 17161 PAGE 861)

REINFORCED FENCING POLES ALONG PARKING AREA

EX 8" ROUND AT&T BOX

EX CONC. SLAB

EX 8" ROUND AT&T BOX

EX FPL METER

12' x 18.5' LOADING

12' x 18.5' MANEUVERABILITY ZONE

12' x 18.5' MANEUVERABILITY ZONE

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

RESIDENTIAL NICHOLAS PARK SUBDIVISION Z: RL-3 LU: RL

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

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6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

RESIDENTIAL NICHOLAS PARK SUBDIVISION Z: RL-3 LU: RL

"DO NOT ENTER" SIGN

STOP SIGN 10'x28.06' PBCo R/W (ORB 3731 PG.39)

12' S.U.A.U.E.

12' ONE-WAY ACCESS AISLE

EX TOP OF BANK

BELLSOUTH CABINET CONC. SLAB

EX FENCE

BELLSOUTH EASEMENT (ORB 17161 PAGE 861)

RESIDENTIAL NICHOLAS PARK SUBDIVISION Z: RL-3 LU: RL

DRAINAGE EASEMENT (ORB 4206 PAGE 994)

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)

6' UTILITY EASEMENT (ORB 23368 PAGE 1006)