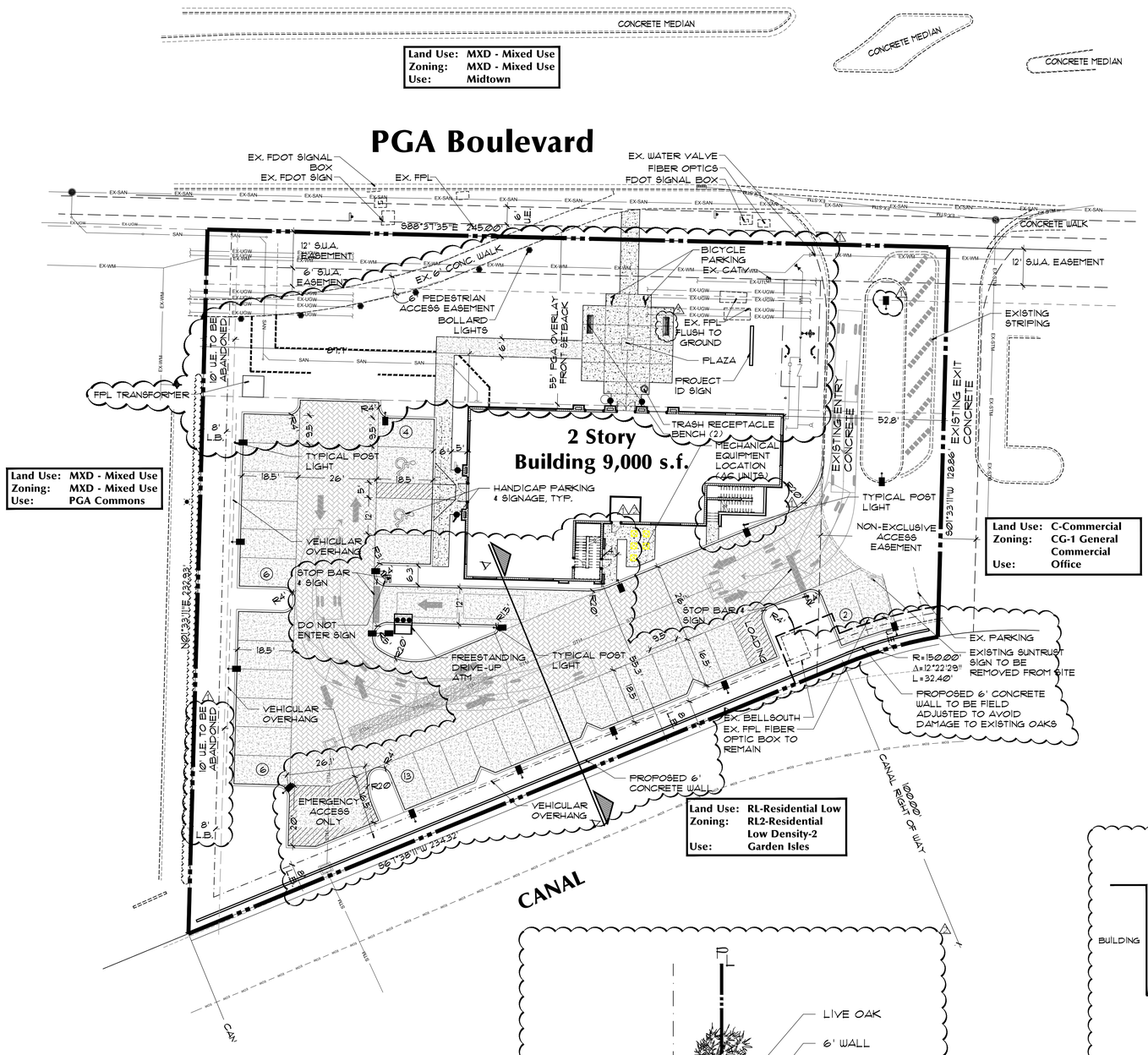
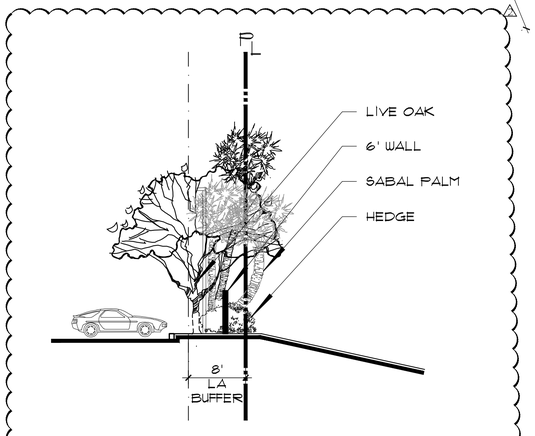




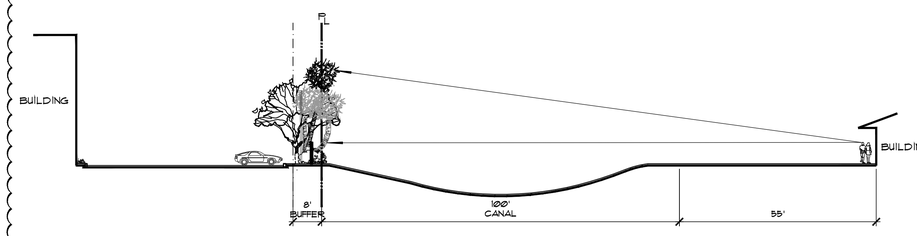
Landscape Buffer Section

Scale: 1"=10'

First Republic Bank			
Site Data		8/9/2016	
Description			
Petition Number			
Project Name		First Republic Bank	
Section Township Range		S12 T42 R43	
Property Control Number		52-42-42-12-26-000-0000	
Site Area		**1.008 Acres**	
Future Land Use		Professional Office (PO)	
Existing Zoning		PUD/PGA Overlay, PO (Professional Office)	
Proposed Future Land Use		Professional Office (PO)	
Proposed Zoning		PUD/PGA Overlay, PO (Professional Office)	
Overall Site Totals			
Bank		**1,500 s.f.**	
Office		**7,500 s.f.**	
Overall Building Data		**Required**	**Provided**
Building Height		36' Max	36'
Setbacks			
Front (North)		55'	55' PGA Overlay
Rear (South)		90'	55.3'
Side (East)		15'	52.8'
Side (West)		15'	87.7'
Lot Coverage		**35% Max**	**10.4%**
Open Space		**0.151 AC**	**0.403 AC**
Total		7,318.2 S.F.	17,536 S.F.
Minimum Required Open Space	15%	6,583.7 S.F.	
Open Space Required for Reduction in Parking Length 367.25'x2'		734.5 sf	
			40.0%
Pervious Area			17,558.2 S.F.
			40.0%
Impervious Area			26,353.2 S.F.
			60.0%
Parking Data		**Required**	**Provided**
Total Spaces		**31**	**31**
Bank	1,500 S.F.		
Bank (1/250)		6	
Office	7,500 S.F.		
Office (1 per 300 s.f.)		25	
Handicap Spaces (of Provided)		2	2
Bicycle Parking		2	2
5% of Required Commercial Parking			

Waivers

	CODE SECTION	REQUIREMENT	PROPOSED (As Previously Approved)	WAIVER
1.	Section 78-285, Table 24 Permanent Signs	1 ground sign per 300 linear feet of ROW	1 ground sign for 245 linear feet	55 linear feet
2.	Section 78-153, Table 2 Property Development Regulations	90 foot setback from residential	55 feet	35 feet



Section A

Scale: 1"=20'

Notes:

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

0 10' 20' 40' 60'

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Site Development Plan

Turtle Beach Bank, PUD

Palm Beach Gardens, Florida

Designed: GGG/DLR
Drawn: DLR
Approved: GGG/EOM/MTH
Date: 3/31/16
Job no. 15-1023
Revisions: 1 8/5/16
2 9/9/16
3 9/23/16

Seal

LC 0000177

Sheet Title:
Site Development Plan

Scale: 1"=20'

Sheet No.
SP-1

15-1023

FILE: N:\FIRST REPUBLIC BANK - DIVOSTA\DRAWINGS\CURRENT\15-1023 DESIGN BASE.DWG
PLOTTED: 9/27/16 AT 8:52AM BY: DSIEMSEN
XREFS:

FIRST REPUBLIC BANK