

DEVELOPMENT TEAM

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 5553 Village Blvd., West Palm Beach
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SITE DATA

SECTION 30	TOWNSHIP 4	RANGE 43
PETITION#	SPLA-22-03-000063	
FCN:	52-43-1-30-21-001-0000	
MUNICIPALITY:	PALM BEACH GARDENS	
FLOOD ZONE DESIGNATION	B	
EXISTING LAND USE DESIGNATION	G	
EXISTING ZONING DESIGNATION	PCD	
GROSS AREA (FRENCHMAN'S CREEK GOLF COURSE; PER P.B. 67, PG. 101-109)	299.91 AC.	
TOTAL BUILDING AREA	129,610 S.F.	
LOT COVERAGE	01	
MAXIMUM BUILDING HEIGHT	61' (EX. TOWER PREV. APPROVED)	
PROPOSED BUILDING HEIGHT	59'-4"	
TENNIS COURTS	14	
PICKLEBALL COURTS	10	
TOTAL PARKING REQUIRED	577 SP.	
36 GOLF HOLES @ 45P. PER HOLE	144 SP.	
CLUBHOUSE: +/- 93,155 A.C. S.F. @ 1 SP PER 300 S.F.	311 SP.	
OUTDOOR DINING AREA: 12,451 (NON-A/C) S.F. @ 1 SP PER 300 S.F.	42 SP.	
FITNESS CENTER: +/- 23,439 S.F. @ 1 SP PER 300 S.F.	78 SP.	
POOL SERVICE BAR, BATHROOMS, & STORAGE: +/-565 S.F. @ 15P PER 300 S.F.	2 SP.	
TOTAL PARKING PROVIDED	703 SP.	
PAVED VEHICULAR PARKING SPACE	303 SP.	
PAVED CART PARKING SPACES	400 SP.	
ELECTRICAL VEHICLE PARKING SPACES	4 OF 303 SP.	
TOTAL HANDICAPPED PARKING REQUIRED	9 SP.	
TOTAL HANDICAPPED PARKING PROVIDED	10 SP.	
BICYCLE PARKING REQUIRED (CLUBHOUSE) - (311 SP. X 15%)+(144 SP. X 20%)	76 SP.	
BICYCLE PARKING REQUIRED (FITNESS CENTER) - (80 SP. X 15%)	12 SP.	
BICYCLE PARKING PROVIDED	88 SP.	
BICYCLE SPACES REQUIRED FOR MAINTENANCE FACILITY (PER APPROVAL SP-04-02)	4 SP.	
REQUIRED OPEN SPACE (20%) - (299.91 AC. X 20%)	59.98 A.C.	
TOTAL PROPOSED OPEN SPACE (LESS ADDITIONAL OPEN SPACE PER 78-344(1)(2)(a))	289.19 AC. (96.42%)	

WAIVERS

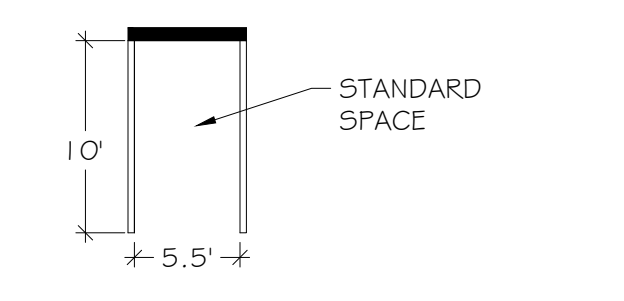
CODE SECTION	L.D.R. REQUIREMENT	PROPOSED	VAR.
#1 PARKING (Reso 119,04) Section 78-345(d)(3)	20% Max. Add. Parking over Required Number (577 SP. x 20% = 116 SP. + 577 SP. = 693 SP.)	21.8% Max. 703 SP.	1.8% 10 SP.
#2 BICYCLE PARKING Section 78-412 (Reso 119,04)	Spaces to be Located Adjacent to Entrance	Spaces Located near Multiple Uses	-

NOTES:

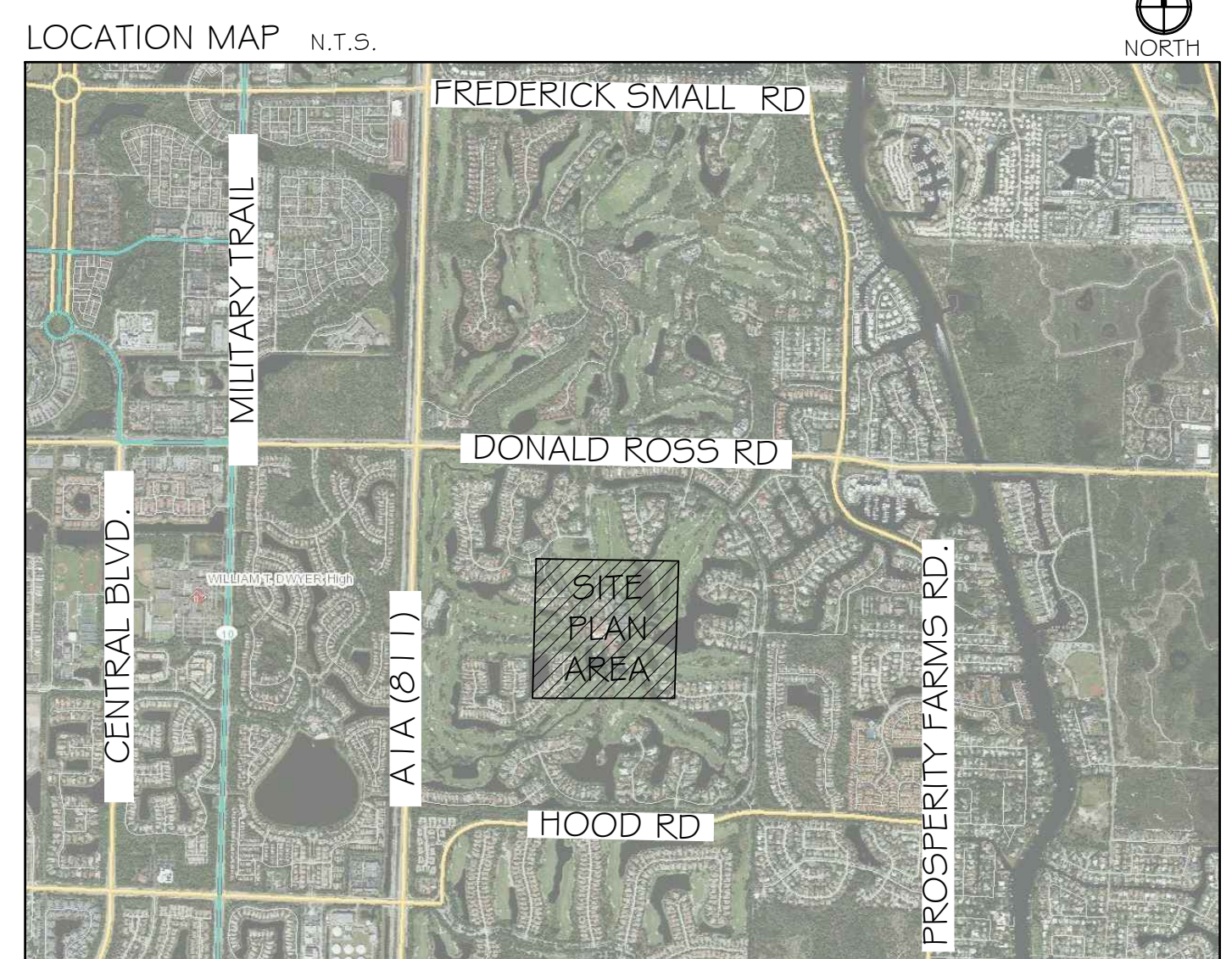
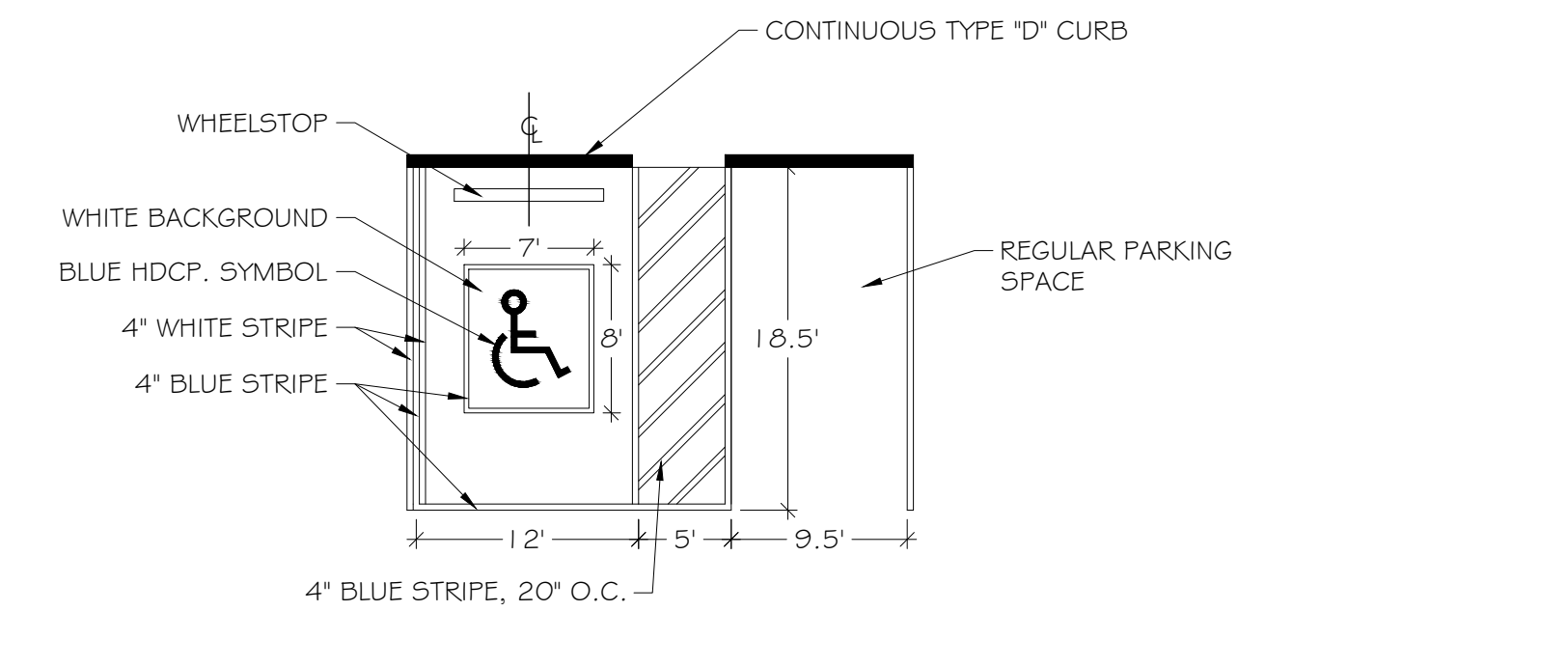
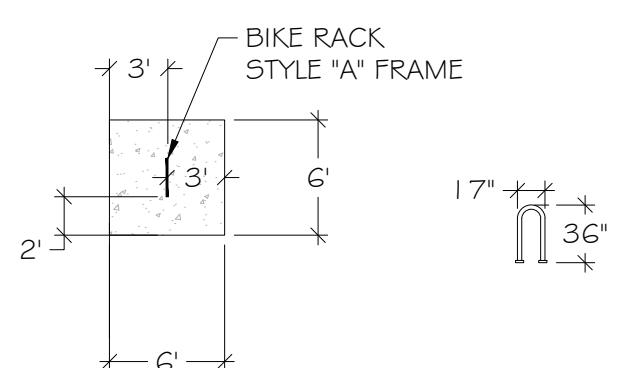
1. ALL STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
2. ACREAGE REFLECTED FOR OPEN SPACE CALCULATION REFERS TO THE LEGAL PLATTED BOUNDARY FOR FRENCHMAN'S CREEK GOLF COURSE.
3. ALL PROPOSED CURB RAMPS TO BE IN ACCORDANCE WITH FDOT INDEX 304.

SETBACKS:

NORTH:	+/- 438'
SOUTH:	+/- 969'
EAST:	+/- 456'
WEST:	+/- 384'

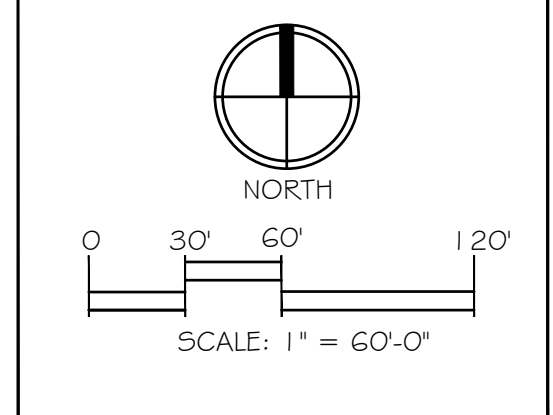


CART PARKING DETAIL
SCALE: 1" = 10'-0"



Consultants:
 Revisions:
 05/27/22: Per City comments

FRENCHMAN'S CREEK CLUBHOUSE
 Palm Beach Gardens, Florida



Drawn By: SMT
 Drawing #: 1029
 Date: 3/22/2022

