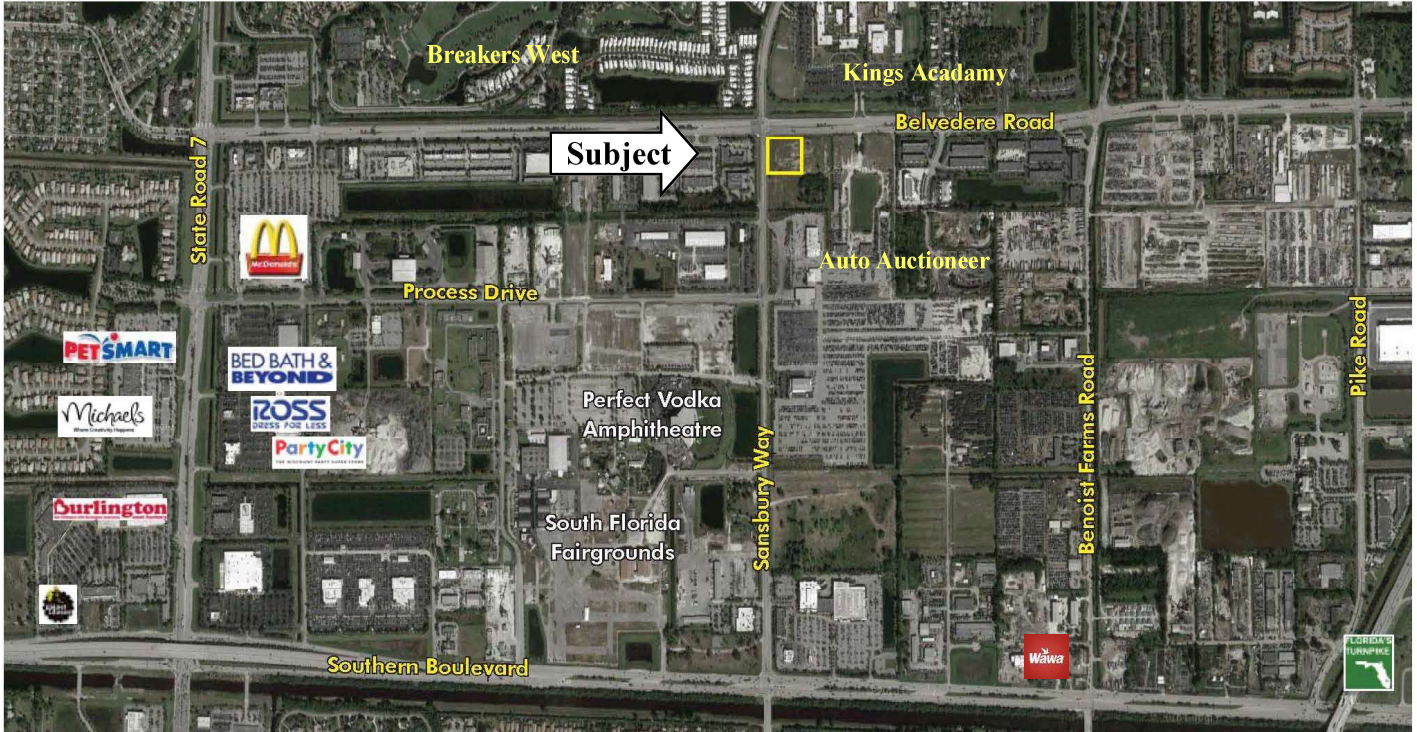


FOR SALE

Industrial and Retail Land

8.13 ACRES HARD CORNER



8530 Belvedere Road and Sandsbury Way (Lyons Road) West Palm Beach Florida

This is an excellent opportunity to purchase a fully improved parcel of land with frontage on Belvedere Road, just east of State Road 7/US Highway 441 at a signalized intersection.

Exceptional Development Opportunity

Ideal for Fast food, Gas Station, or Retail

Water is stubbed to the site and sewer is located across Belvedere Road

Zoned CH/IND - Commercial High and Industrial, Unincorporated Palm Beach County

Expansive list of Permitted Uses including retail, office and industrial

Previous approval details available upon request

Proximity to regional shopping, medical facilities, major roadways, international airport, and very high demographics within a fast growing submarket.

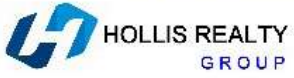
Price Upon Request

E. Anthony Hollis III
217 Peruvian Avenue Palm Beach Florida 33480
ehollis3@hollisrealtygroup.com
561-346-6400

**8530 Belvedere Road and Sandsbury Way (Lyons Road)
West Palm Beach Florida**



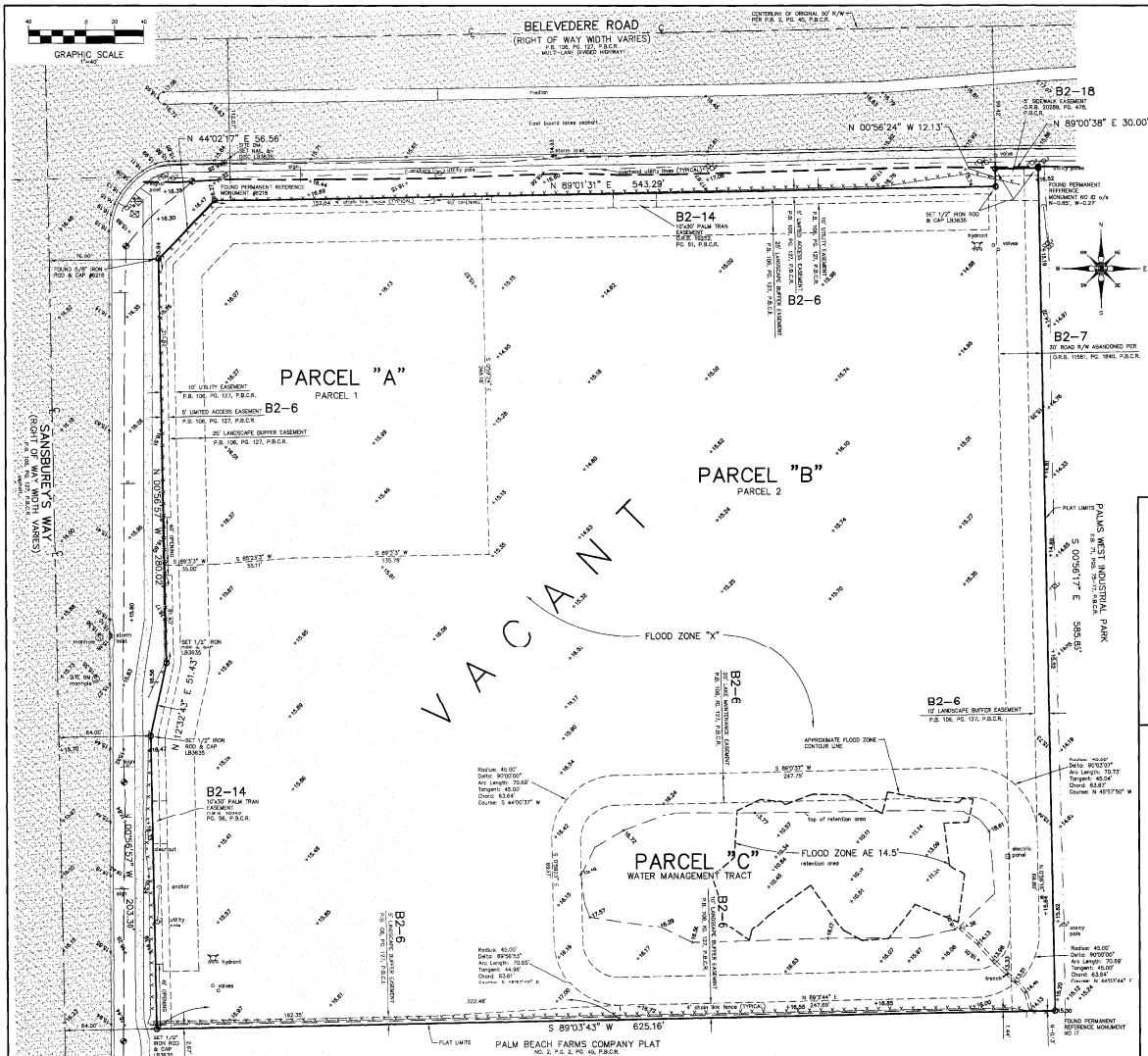
E. Anthony Hollis III
217 Peruvian Avenue Palm Beach Florida 33480
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561-346-6400



E. Anthony Hollis III
561-346-6400



8.13 acres
8530 Belvedere Rd
West Palm Beach FL



SCHEDULE B2 EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. a. General or special taxes and assessments required to be paid in the year 2018 and subsequent years. (This item is not a matter of survey.)

b. Rights or claims of parties in possession not recorded in the Public Records. (This item is not a matter of survey.)

c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection of an accurate and complete survey of the Land and inspection of the Land. (After upon review of survey to be determined by title examiner.)

d. Easements or claims of easements not recorded in the Public Records. (This item is not certifiable.)

e. Any lien, or right to a lien, for services, labor or materials furnished, imposed by law and not recorded in the Public Records. (This item is not a matter of survey.)

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (As of date of survey the subject property was not submerged.)

4. Any lien provided by County Ordinance or by Chapter 193, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. (This item is not a matter of survey.)

5. Rights of the lessees under unrecorded leases. (This item is not a matter of survey.)

6. All matters contained on the Plat of Belvedere Commerce Center M.U.P.D., as recorded in Plat Book 106, Page 127, Public Records of Palm Beach County, Florida. (This item affects the subject property and is shown herein.)

7. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of The Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45, as affected by Plat of Withdrawal of Platted Road, Streets, as recorded in O.R. Book 2580, Page 1234, and in Resolution abandoning a portion of the 30 foot dedicated right of way between Tracts 3 and 4, Book 7, 95 recorded in O.R. Book 11561, Page 1840, Public Records of Palm Beach County, Florida. (This item affects the subject property and is shown herein.)

8. Reservation for canals, sluiceways, dikes, as necessary for drainage or reclamation, and to use gravel, stone or earth, and reservation of a strip 130 feet on each side of the center line of any canal, cut, sluiceway or dike, and reservations of easements for state road right of way 100 feet wide, equally on each side of the center line of any state road existing, held by Everglades Drainage District now known as South Florida Water Management by Deed recorded in Deed Book 706, Page 110, as affected by Release of Reservations recorded in O.R. Book 13087, Page 1138 and Non-Use Commitment recorded in O.R. Book 13087, Page 1135, Public Records of Palm Beach County, Florida. (This item does not affect the subject property.)

Positive Responses

Ticket ID: 11685953 Phone Number: 954-782-1141-4201 Fax Ticket

Dig Site Information

Ticket ID: 11685953
 Street Name: BELVEDERE
 Place: WEST PALM BEACH
 County: PALM BEACH
 State: FL

Excavator Information

Company Name: ACCURATE LAND SURVEYORS
 Contact: LYNN GILLETTON
 Phone Number: 954-782-1141-4201
 Street: 1150 S ATLANTIC BLVD
 City/State: PALM BEACH, FL
 Zip: 33469

Ticket Status: OPEN View Ticket Link

Service Area: AC1105 - COMCAST
Current Response: 4: Clear No Facilities
Current Reply:

Service Area: AC1110 - COMCAST-PIRG
Current Response: 4: Clear No Facilities
Current Reply:

Service Area: FLPAFL - FLORIDA POWER & LIGHT - PALM BEACH
Current Response: 4: Clear No Facilities
Current Reply:

Service Area: FLUD01 - FLA PUBLIC UTILITIES CO
Current Response: 1: Marked
Current Comment: marked manholes on north and west sides of property
Current Reply:

Available Responses

- 1: Marked
- 2: Marked with Excavation - High profile utility in corridor, utility owner will attempt to correct you to stabilize site
- 3: Surveillance
- 4: Marked with Excavation - Privately owned Facilities on property
- 5: Marked with Excavation - private facility owner
- 6: Marked with Excavation - High priority surface

<http://www.sunshine811.com/RTTR/InCall/Ticket/PositiveResponse/Photo/GetPhoto.aspx?11685953>

LEGEND OF ABBREVIATIONS:

N	= NORTH	±	= ELEVATIONS BASED ON N.A.V.D.
S	= SOUTH	±	= SQUARE FOOT
E	= EAST	±	= PERMANENT CONTROL POINT
W	= WEST	±	= PALM BEACH COUNTY RECORDS
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	±	= PLAT
ELEV.	= ELEVATION	±	= FLORIDA POWER & LIGHT
DEM.	= BENCHMARK	±	= PLAT BOOK
		±	= OFFICIAL RECORDS BOOK
		±	= FINISHED FLOOR
		±	= CENTERLINE
		±	= MEASURED

- Standard Potable Water and Wastewater Development Agreement recorded in O.R. Book 13279, Page 1664, with renewal agreement recorded in O.R. Book 17679, Page 390, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- Declaration of Unity of Control for development recorded in O.R. Book 12889, Page 1640, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- Declaration and Covenant Unified Plan of Development and Architectural Consistency recorded in O.R. Book 12360, Page 43, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- Standard Potable Water and Wastewater Development Agreement (SDA) recorded in O.R. Book 18867, Page 96, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- Restrictive Covenant recorded in O.R. Book 19180, Page 419, for maintenance of planted littoral shelves along water management tract, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- Public Transit Bus Shelter Boarding and Alighting Area Lamentation recorded in U.M. Book 19324, Page 56 and O.R. Book 19252, Page 61, Public Records of Palm Beach County, Florida. (This item affects the subject property and is shown herein.)
- Declaration of Covenants and Restrictions for Belvedere Commerce Center recorded in O.R. Book 10320, Page 1421, and O.R. Book 10413, Page 824, Public Records of Palm Beach County, Florida, which contain provisions for easements, assessments and use. (Easement affects the common area of the subject property but is not a plottable matter of survey.)
- Any loss or damage for unpaid assessments pursuant to Sec. 718.116 (1) (a), F.S., notwithstanding any assurances to the contrary in any attached ALTA Endorsement 4.1.06 or 5.1-06 as to the owner's policy. (This item is not a matter of survey.)
- Declaration of Covenants and Restrictions for Belvedere Commerce Center recorded in O.R. Book 19614, Page 324, Public Records of Palm Beach County, Florida. (Easement affects the common area of the subject property but is not a plottable matter of survey.)
- Sidewalk Easement recorded in O.R. Book 20289, Page 478, Public Records of Palm Beach County, Florida. (This item affects the subject property and is shown herein.)
- Notice of intent to Withhold Development Permits recorded in O.R. Book 20911, Page 132 and in O.R. Book 22186, Page 662, Public Records of Palm Beach County, Florida. (This item is not a matter of survey.)
- The general sovereignty land exception may be deleted from the resulting owner's policy, despite any exception to the contrary. (This item is not a matter of survey.)

DATE OF FIELD SURVEY: 05-10-18	DRAWN BY: M.W.
FIELD BOOK: A13-30-18-1340	CHECKED BY: M.W.
REVISIONS	DATE BY

ACCURATE LAND SURVEYORS, INC.
 U.S. #3030
 1150 S ATLANTIC BLVD
 PALM BEACH, FLORIDA 33469
 TEL: (561) 782-1141
 FAX: (561) 782-1441



LOCATION SKETCH NOT TO SCALE

STREET ADDRESS:
 8530 Belvedere Road, Royal Palm Beach, Florida 33411

LEGAL DESCRIPTION:
 Parcel 1, Belvedere Commerce Center M.U.P.D., according to the plat thereof, as recorded in Plat Book 106, Page 127, Public Records of Palm Beach County, Florida.

Parcel 2, Belvedere Commerce Center M.U.P.D., according to the plat thereof, as recorded in Plat Book 106, Page 127, Public Records of Palm Beach County, Florida.

Parcel 3, Belvedere Commerce Center M.U.P.D., according to the plat thereof, as recorded in Plat Book 106, Page 127, Public Records of Palm Beach County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a bearing of North 89°01'31" East along the North line of Parcel 2, Plat Book 106, Page 127, Public Records of Palm Beach County, Florida.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of survey by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
 - This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment Issuing Office File No. 1064-001, effective April 9, 2018 at 11:00P.M.
 - Perimeter area of the subject property is 353,993 square feet, or 8.1266 acres, more or less.
 - The flood zone information shown hereon is for the detailed structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 - Utility locators shown hereon were performed by Sunshine 811, Owner, architect, engineer, contractor or other design professional must field verify all locators before design or construction.

FLOOD INFORMATION:
 Community name and number: Unincorporated 120192
 Map and parcel number: 12099C05580
 Period date: 10-09-17
 Issue date: 10-05-17
 Flood zone: "X"
 Base flood elevation: N/A

BENCHMARK INFORMATION:
 Palm Beach County Benchmark "MCCLIANE"
 Elevation = 13.116 NAVD1988

OBSERVED ENCROACHMENTS:
 Fence in road right of way along the North and West boundaries.
 Padiola in landscape buffer easement along the North and South boundary.

CERTIFY TO:
 Babak Doshmabadi
 Padula Bernardo Levine, L.L.P.
 Old Republic National Title Insurance Company

CERTIFICATION:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a and 15 of Table A thereon. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

ROBERT L. WOODRUFF (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER NO. 3868 - STATE OF FLORIDA

5-11-18

SHEET 1 OF 1 SCALE 1"=40' SKETCH NUMBER SU-18-1340

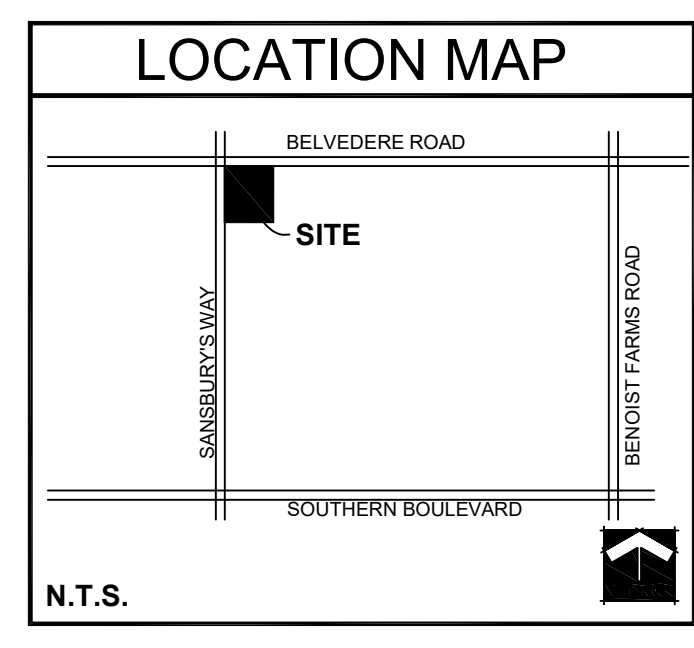


SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

HSC West Palm Beach

Palm Beach County, Florida



SITE TABULAR DATA	
Application Name	Belvedere Commerce Center
Control Number	199-00028
Project Number	951240
Application Number	DROE/W-2022-0481
Last ZC/BCC Approval Date	BCC: 2/24/2022
Tier	Urban/Suburban
Section, Township, Range	32, 43, 43
Existing Future Land Use Designation	CA-IND
Existing Zoning District	MUPD
Overlay	N/A
Property Control Numbers	00-42-43-32-09-002-0000; 00-42-43-32-09-001-0000; 00-42-43-32-09-023-0000
Existing Use	Vacant
Proposed Use	Retail, Convenience Store w/ Fuel Sales, Daycare General
Total Gross Site Area	8.13 (353,993 S.F.)
Net Site Area	8.13 (353,993 S.F.)
Total Gross Floor Area	53,846 s.f.
Building A	Convenience Store w/ Fuel Sales
	4,650 s.f.
Building B	Retail
	22,433 s.f.
Outdoor Retail Area	16,763 s.f.
Outdoor Display Area (NOT INCLUDED)**	3,309 s.f.
Storage Bin (NOT INCLUDED)**	1,250 s.f.
Building C	Day Care, General
	10,000 s.f.
Total Floor Area Ratio	0.10
Total Building Coverage (including canopy/storage bin of 6,088 s.f.)	17% (89,934 s.f.)
Building Height	max. 35'
Number of Stories	1
Parking Required	215 - 324
PDD Minimum Parking Requirement per ULDC Art.3.B.1.C.2.h 1/166.66 s.f. @ 53,846 s.f. = 215 spaces	
PDD Maximum Parking Requirement per ULDC Art.3.B.1.C.2.h 1/166.66 s.f. @ 53,846 s.f. = 323 spaces	
Proposed Parking	208
Handicap Spaces Required	7
Handicap Spaces Proposed	11
Loading Required	1
Loading Provided	2
Bicycle Parking Required	2
Bicycle Parking Proposed	2
Traffic Analysis Zone	1512
Concurrence Reservation*	
Retail	30,196 s.f.
Convenience Store w/ Fuel Sales	4,650 s.f. w/ 16 fueling positions
Day Care, General	190 persons
*Concurrence proposed in Traffic Study: Convenience Store w/ Fuel Sales: 4,650 s.f. 16 fueling positions Day Care Center: 190 persons	
**Outdoor Display Area, and Storage Bin are not included in Gross Floor Area and FAR calculations. None of these areas are considered building area per the definitions in Article 1 of the ULDC. None of these areas include any interior space and are completely exposed to the elements.	

MUPD PROPERTY DEVELOPMENT REGULATIONS										
Zoning District	MINIMUM LOT DIMENSIONS				MAX F.A.R.	MAX BLDG COVER	SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE MUPD	5 AC.	300'	300'	300'	0.85	30%	30'	15'	30'	20'
PROP MUPD	8.13 AC.	543.29'	543.29'	585.85'	0.15	17%	79'	120'	49'	106'

DEVELOPMENT TEAM	
CIVIL/TRAFFIC ENGINEER	DYNAMIC ENGINEERING
	100 NE 5TH AVENUE, SUITE B2 DELRAY BEACH, FL 33483 (561) 921-8570
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	WRIGHT PSM
	1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WRIGHT PSM, LLC. DATED 04/29/2021

D/R DUMPSTER WITH ENCLOSURES

APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO THE PLATTING EXEMPTIONS PERMITTED BY ART.11.A.6 & 8 AS SHOWN HEREIN.

AMENDMENT STAMP

ZONING STAMP

PROJECT #: 05616-000
CONTROL #: 1999-00028
APPLICATION #: DROE/W-2022-0481
RESOLUTION #: R-2022-0147;
R-2022-0148; R-2022-0149 and
ZR-2022-0005

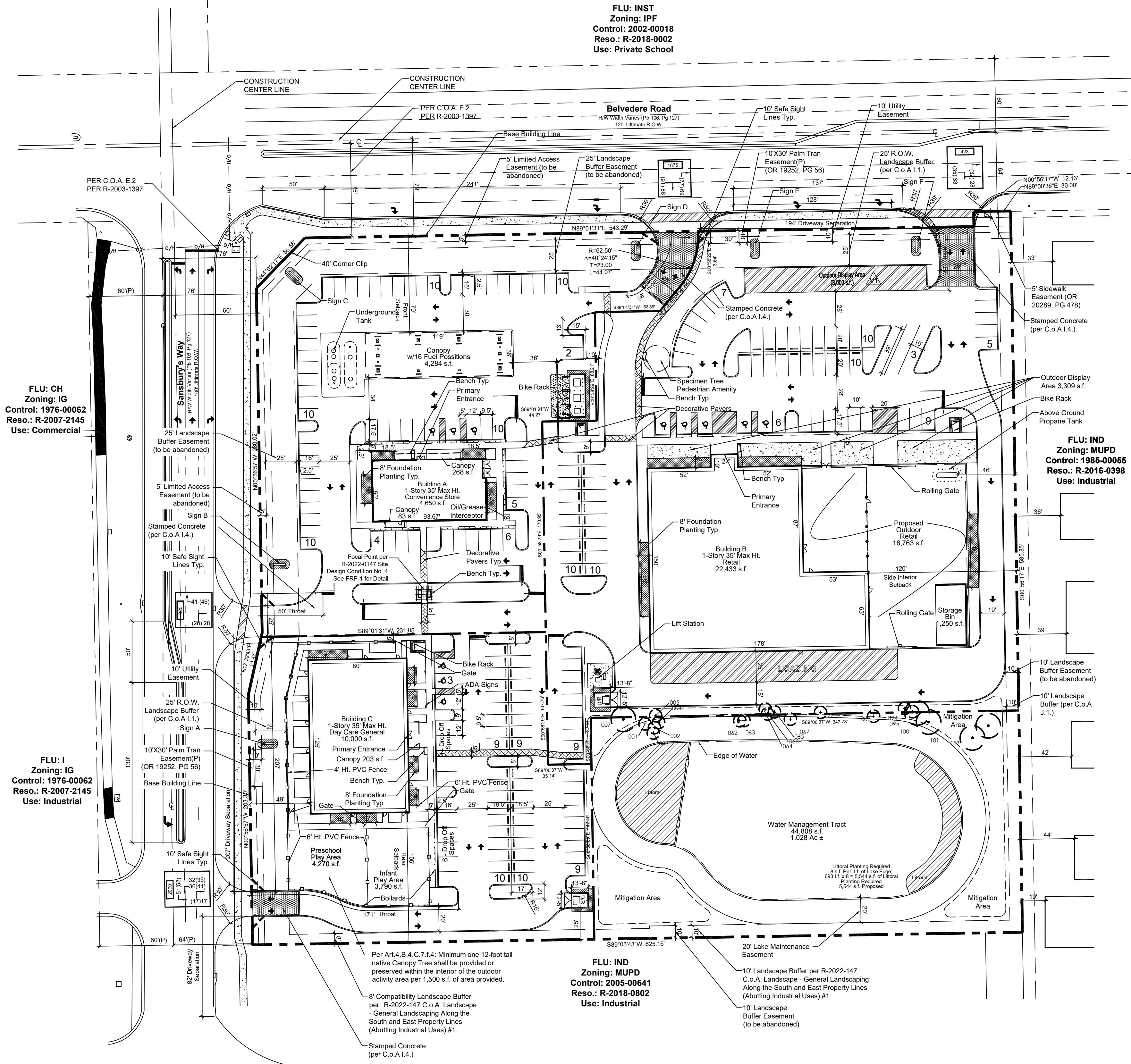
EXHIBIT #: 17
SUPERSEDES #: 16
DATE APPROVED:
7/22/2022
PROJECT MANAGER:
Nancy Frontany Bou

Date: 06/07/21
Scale: 1" = 50'-0"
Design By: CWP
Drawn By: CWP
Checked By: JAN
File No: 1031.01
Job No: 21-21

REVISIONS / SUBMISSIONS

- 07/06/21 Sufficiency Submittal
- 09/13/21 Resubmittal
- 10/12/21 Resubmittal
- 11/08/21 Resubmittal
- 12/13/21 Resubmittal
- 03/14/22 DROE Submittal
- 04/11/22 DROE Resubmittal
- 05/09/22 DROE Resubmittal
- 05/23/22 Final DRO Submittal
- 06/10/22 Final DRO Submittal
- 07/11/22 Resubmittal

FINAL SITE PLAN



TYPE 1 WAIVER CHART					
ULDC CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUESTED	APPLICATION NUMBER	
1 Article 3.E.1.C.2.h.2.a)	1 space/250 s.f. @ 53,846 = 215 spaces	208 spaces	To allow a reduction of the minimum required parking by 7 spaces	DROE/W-2022-00481	

Type 2 Variance Chart				
ULDC Section/Description	Required	Provided	Variance	Approval Date/Resolution No.
V1 Article 5.B.1.A.4.a	Merchandise must be mobile and stored indoors overnight daily	Merchandise in 3,000 s.f. Outdoor Display area closest to Belvedere Rd. to be stored overnight daily.	To allow merchandise to be stored overnight daily in the 3,000 s.f. Outdoor Display Area closest to Belvedere Rd.	February 3, 2022, ZV/DOA/CA-2022-01043, ZR-2022-005

