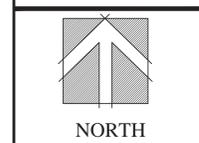


Final Site Plan  
**Orleans Court Industrial**  
 Palm Beach County, Florida

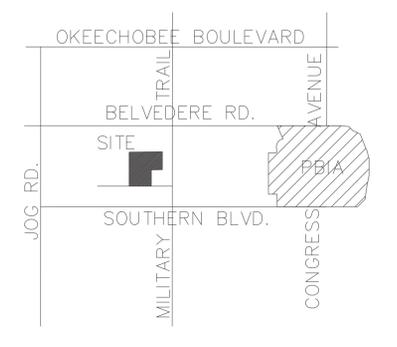


Scale: 1" = 20'-0"

Designed: JGH  
 Drawn: JGH  
 Approved: N/A  
 Date: 07.31.17  
 Job no. 10-107  
 Revisions: 09.18.17

Sheet No.  
**SP-1**  
 JOB NO. 10-107

Location Map



Site Data

Name of Application	Orleans Court Industrial
Control No:	2003-098
Application No:	DRO-2010-01986
Project No:	5002-000
Latest BCC Approval Date	BCC-April 26, 2012
Property Address	Not Applicable
Tier	Urban/Suburban
Future Land Use Designation	IND & COMM HIGH IND
Existing Zoning District	IL/COZ
Overlay Zone	PBIAO
Section, Township, Range	36/43/42
Property Control Number	00-42-43-36-19-000-1560
Existing Use(s)	Vacant
Proposed Use(s)	Warehouse
Development Acres (68,824.80 SF.)	1.58 Acres

Concurrency Approval*	
Warehouse	13,555 SF
Office	800 SF

\*Concurrency is approved for the above uses and amounts shown on this plan

Traffic Analysis Zone 234

Building Data

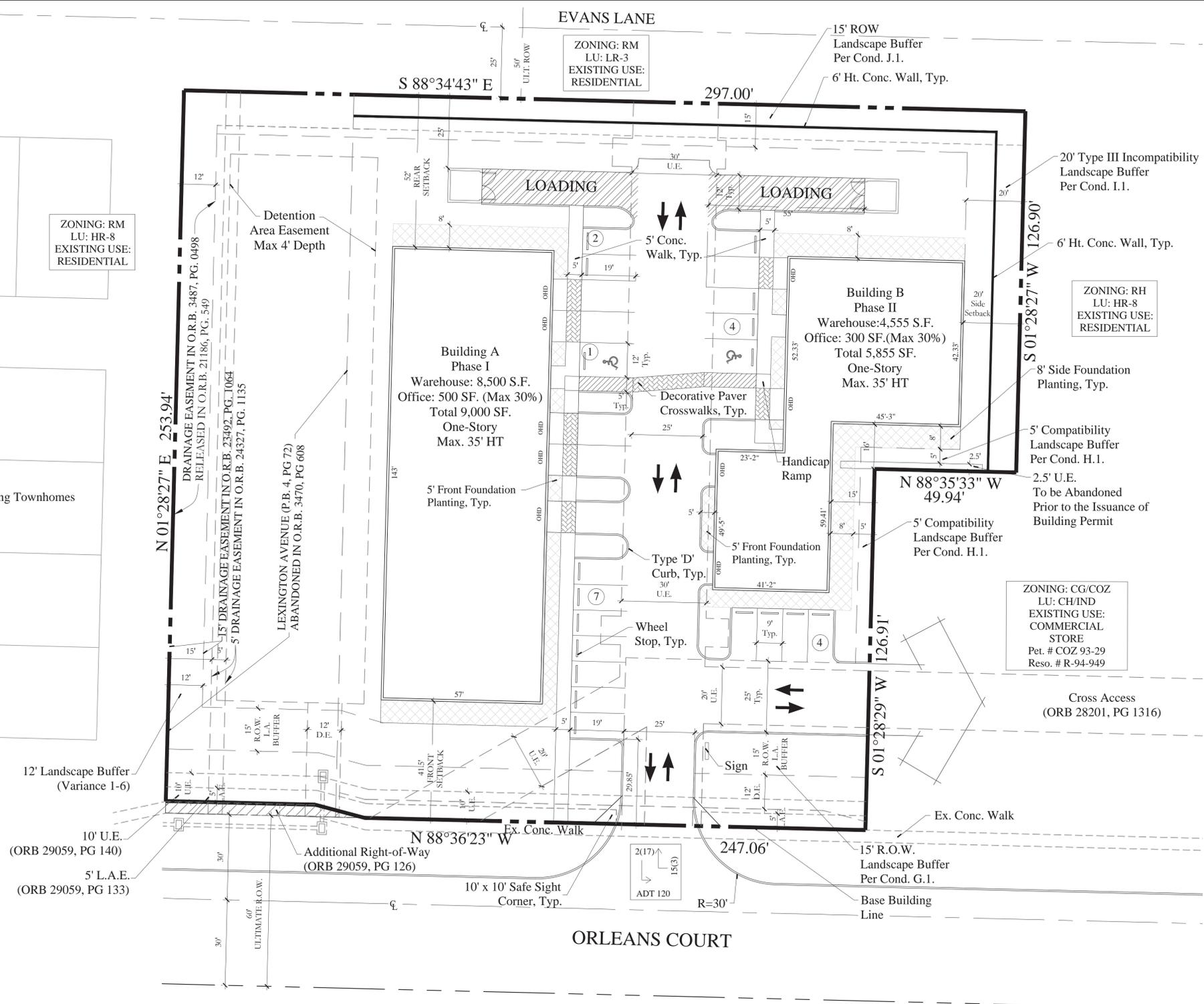
Total Square Footage	14,355 SF.
Warehouse - 13,555 SF.	
Office - 800 SF. (Max 30%)	
FAR (Max. N/A)	.21
Building Coverage (Max. 45%)	14,355 SF., 21%
Including weather protection canopies	
Pervious Area	39,196.39 SF., 60%
Impervious Area	29,628.41 SF., 40%
Building Height (Max.)	35'

Parking Data

Parking Required	18 Spaces
Warehouse - 1 Space/1,000 SF. @ 13,555 SF. = 14	
Office - 1 Space/200 SF. @ 800 SF. = 4	
Parking Proposed	18 Spaces
Handicap Parking Required	2 Spaces
Handicap Parking Provided	2 Spaces
Loading Space Required	2 Spaces
Loading Space Provided	2 Spaces

Property Development Regulations

ZONING DISTRICT	MIN. LOT SIZE	MIN. LOT DIMENSIONS		DENSITY		MAX. FAR	MAX. BLDG. COVER	IMPERV.	MIN. BLDG. SETBACKS			
		FRONT	DEPTH	MIN.	MAX.				FRONT	SIDE/STREET	REAR	
IL	1.0 AC.	100'	200'	-	-	-	45%	30%	10'	15'	10'	20'
PROVIDED	1.58 AC.	247'	254'	-	-	.19	19%	43%	76.5'	20'	52'	N/A
PBIAO SETBACKS												
REQUIRED 25' 15' 25' 50'												
PROVIDED 76.5' 20' 52' N/A												



Approved Variance Information

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
1) Table 7.F.9 Landscape - Incompatibility Buffer	20 foot incompatibility buffer	12 foot incompatibility buffer	Reduction of 8 feet
2) Table 7.F.9 Landscape - Incompatibility Buffer	Minimum Landscape Barrier Height 6 feet	No landscape barrier	Elimination of landscape barrier
3) Table 7.F.9 Landscape - Incompatibility Buffer	Wall within a Type 3 Incompatibility Buffer	No wall within a Type 3 Incompatibility buffer	Elimination of the wall
4) Table 7.F.9 Landscape - Incompatibility Buffer	Trees 20 feet on center	No trees	Elimination of trees
5) Table 7.F.9 Landscape - Incompatibility Buffer	3 Tiers of shrubs	No shrubs	Elimination of shrubs
6) 7.D.12 Landscaping, General Standards - Landscaping in Easements	Maximum overlap of 5 feet	To allow 100% encroachment of easement	100% encroachment of easement
11.E.2.A.2	80 feet	60 feet	reduction of 20 feet

ZONING: CG  
 LU: CH/IND  
 EXISTING USE: RETAIL STORE

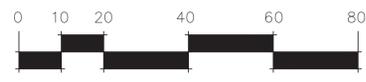
Notes

Two existing Sabal Palms to be relocated as part of development of the site.

DRO Condition(s):

Prior to the issuance of the first building permit, the property owner shall abandon and, if necessary, relocate the existing utility easement on the eastern portion of the site. (BLDG PERMIT: MONITORING - Eng)

Prior to issuance of the first building permit, the property owner shall provide documentation acceptable to the County Attorney confirming ownership of the abandoned Lexington Avenue right of way and subdivide the property in accordance with Article 11 of the ULDC. (BLDG PERMIT: MONITORING - Eng/Co Atty)"



Amendments

ZAR 2017-1686 10-06-2017 NW

Zoning Stamps

PROJECT #: 5002-000  
 CONTROL #: 2003-098  
 APPLICATION#: 2010-1986  
 RESOLUTION#: R-2012-605 & ZR-2012-014

EXHIBIT #: 03  
 SUPERCEDES EXH#: 01  
 DATE APPROVED: 06-13-2012  
 PROJECT MANAGER:  
 Donna Adelsperger