

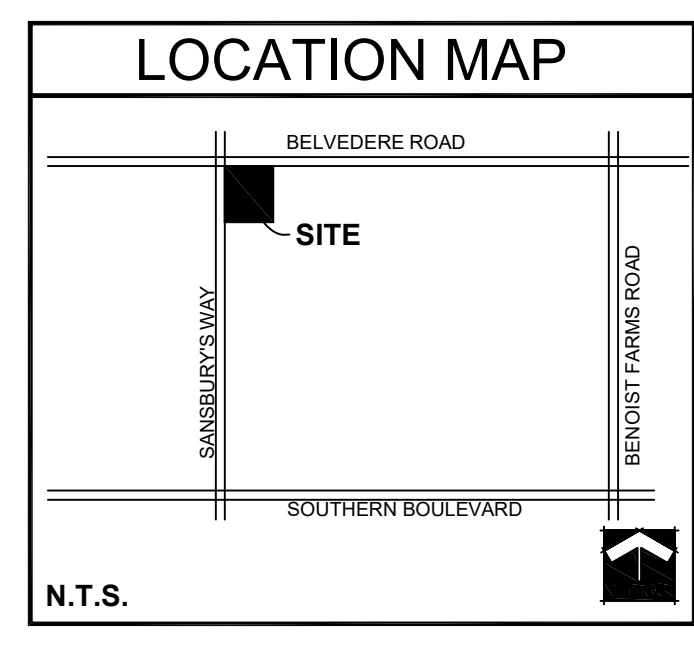


**SCHMIDT NICHOLS**  
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

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**HSC West Palm Beach**

Palm Beach County, Florida



SITE TABULAR DATA	
Application Name	Belvedere Commerce Center
Control Number	1999-00028
Project Number	051240
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	CM/MS
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	S.A.C.	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	
<b>CIVIL/TRAFFIC ENGINEER</b>	<b>DYNAMIC ENGINEERING</b>
	100 NE 5TH AVENUE, SUITE B2 DELRAY BEACH, FL 33483 (561) 921-8570
<b>PLANNER:</b>	<b>SCHMIDT NICHOLS</b>
	1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
<b>SURVEYOR:</b>	<b>WRIGHT PSM</b>
	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**

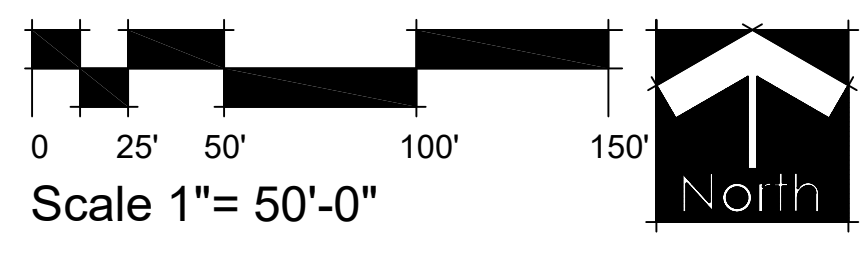
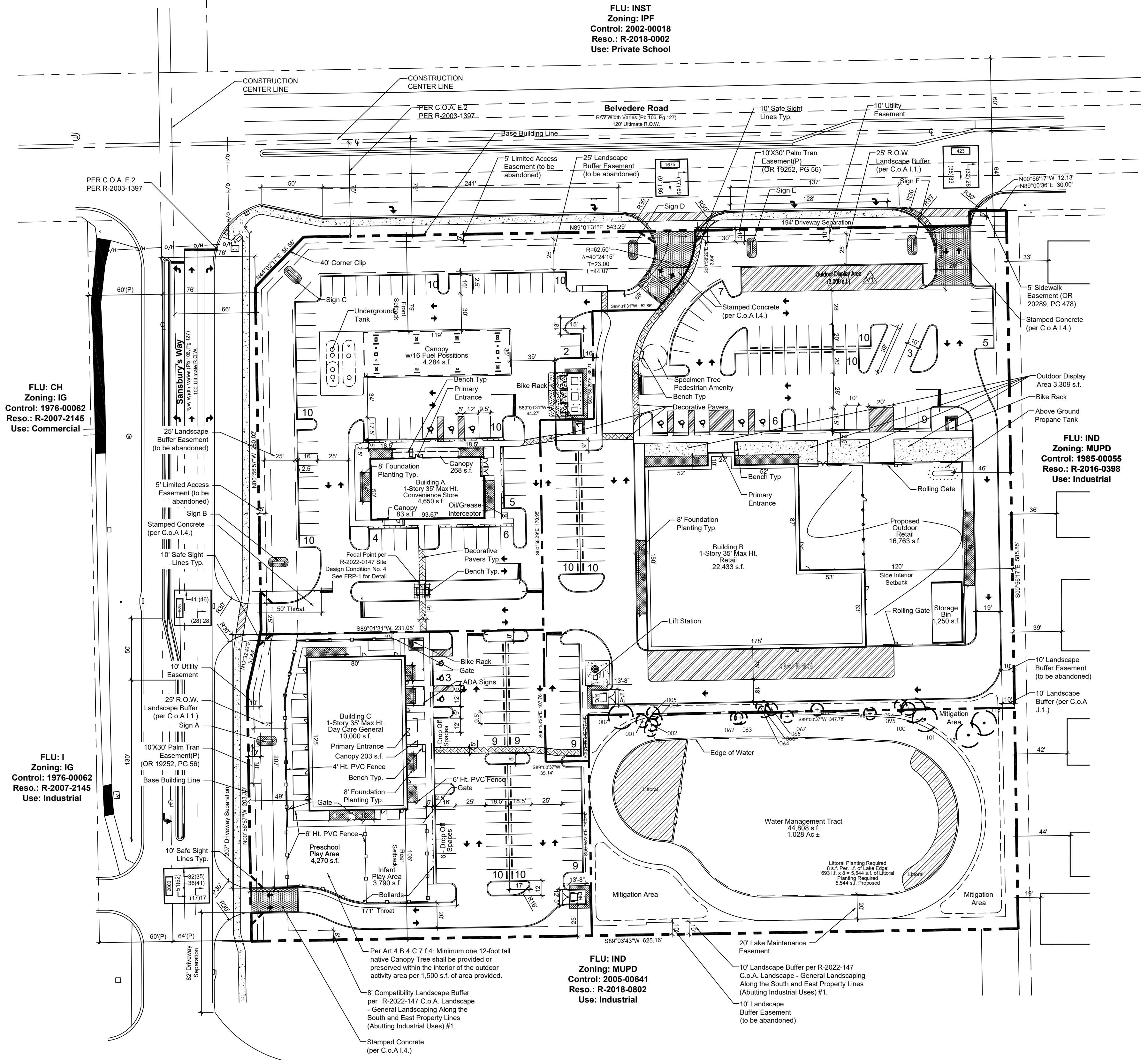
**ZONING STAMP**

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

TYPE 1 WAIVER CHART					
ULDC CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUESTED	APPLICATION NUMBER	
1 Article 3.E.1.C.2.h.2).a) Planned Development Districts - Parking - Non-Residential Uses	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 Outdoor Display	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



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**

**FSP**