SITE

Location Map

Debra L. Northsea
Landscape Architect
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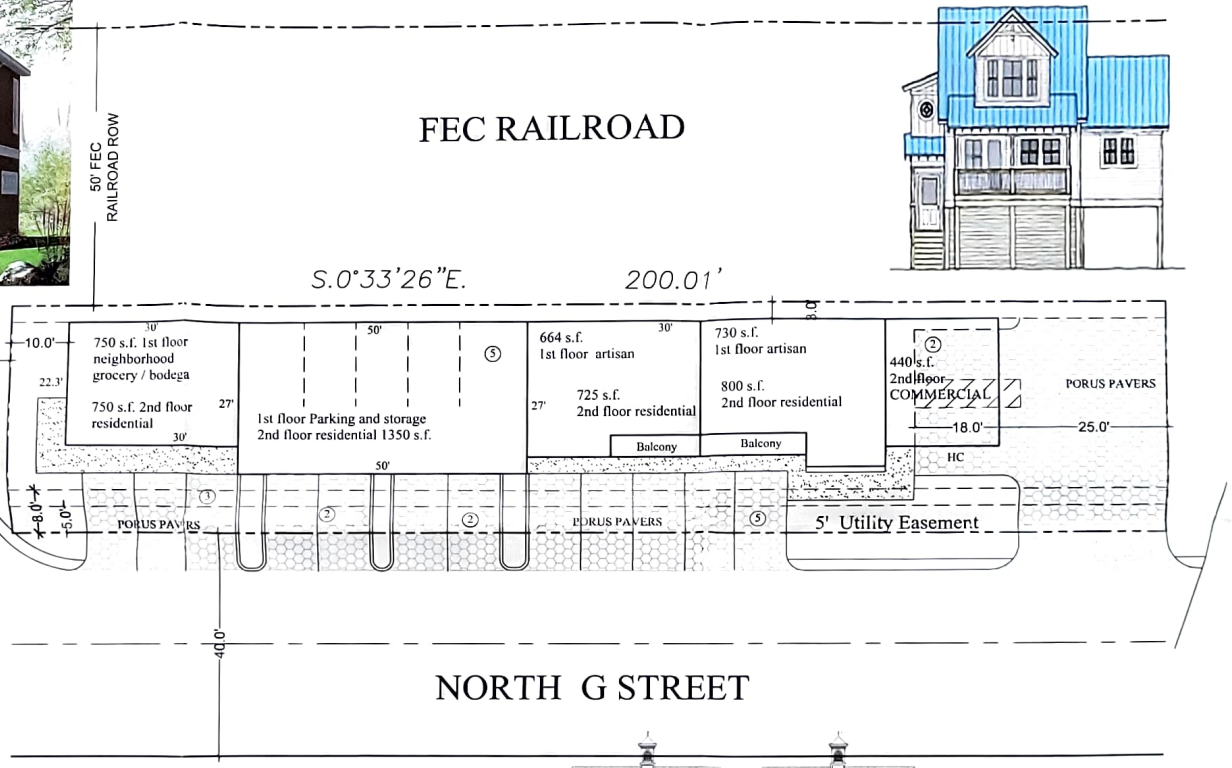
RAILROAD PROPERTY

Preliminary Site Plan

City of Lake Worth



SITE DATA

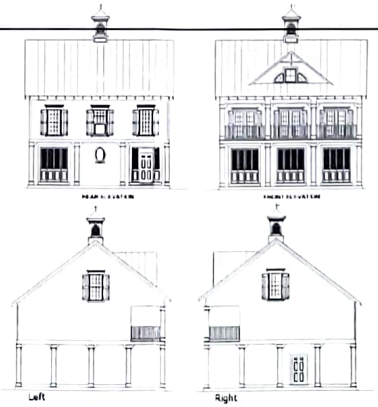
PROJECT NAME	RAILROAD PROJECT
ADDRESS	G STREET
EXISTING USE	VACANT
PROPOSED USE	MIXED USE
LAND USE	
ZONING DISTRICT	AI ARTISANAL INDUSTRIAL
PROPERTY CONTROL NUMBER	38-43-44-21-15-338-0100
EXISTING OVERLAY	FEC CORRIDOR DISTRICT OVERLAY
SETBACKS	
FRONT	8'
SIDE STREET	10'
SIDE	0'
REAR	3'
TOTAL SITE ACREAGE	.189 AC /8,258.41S.F.
TOTAL GROSS FLOOR AREA	6,300 SF / 76.2 % OF SITE
FIRST FLOOR SQUARE FOOTAGE	3,825 S.F.
2ND FLOOR SQUARE FOOTAGE	2,675 S.F.
IMPERVIOUS AREA	
BUILDING/CONC SIDEWALK	4351.2 S.F. / 52.8 % OF SITE
PERVIOUS AREA	
REQUIRED	30%
EXISTING/ PROPOSED PERVIOUS PAVERS & GREEN	3,907.2 / 47.4%
MAX BUILDING HEIGHT	30' / MAX 2 STORY
NUMBER OF STORIES	TWO
PBC WATER UTILITIES EXISTING	

PARKING DATA

TOTAL PARKING PROVIDED = 12 SPACES

PARKING:
5 Spaces in garage=5
8 Spaces for residential=8
5 Spaces for the commercial=5
Total Spaces Provided: 18

POTENTIAL USES:
1st Floor: Pottery Artisans
Painters
Thrift Shop
Laundry Time
Grocery / Bodega
Bakery
2nd Floor: Residential



Development Team:

Owner / Developer:
Chad Drake Enterprises, LP
519 Forest View Drive
Atlantis FL 33462 1215

Agent:
Frogner Consulting, LLC
Jim Frogner
3402 SE Clubhouse Place
Stuart, FL 34997
(561) 386-3035
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Surveyor:
Miller Land Surveyor
1121 Lake Avenue
Lake Worth Florida 33460
(561) 586-2669

Landscape Architect :
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Scale: 1"=10'-0"
0' 5' 10' 20'

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