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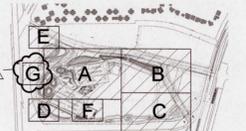
**PROJECT**

**PGA OFFICE CENTER PHASE 2**  
4299 Kyoto Gardens Drive  
Palm Beach Gardens  
FL 33410



**FLORIDA POWER & LIGHT COMPANY**  
700 Universe Blvd  
Juno Beach, FL 33408

**KEYPLAN**



**ISSUE CHART**

MARK	ISSUE	DATE
3	SITE PLAN APPROVAL REV. 2	10/09/2022
2	SITE PLAN APPROVAL REV. 1	07/15/2022
1	SITE PLAN APPROVAL	02/14/2022

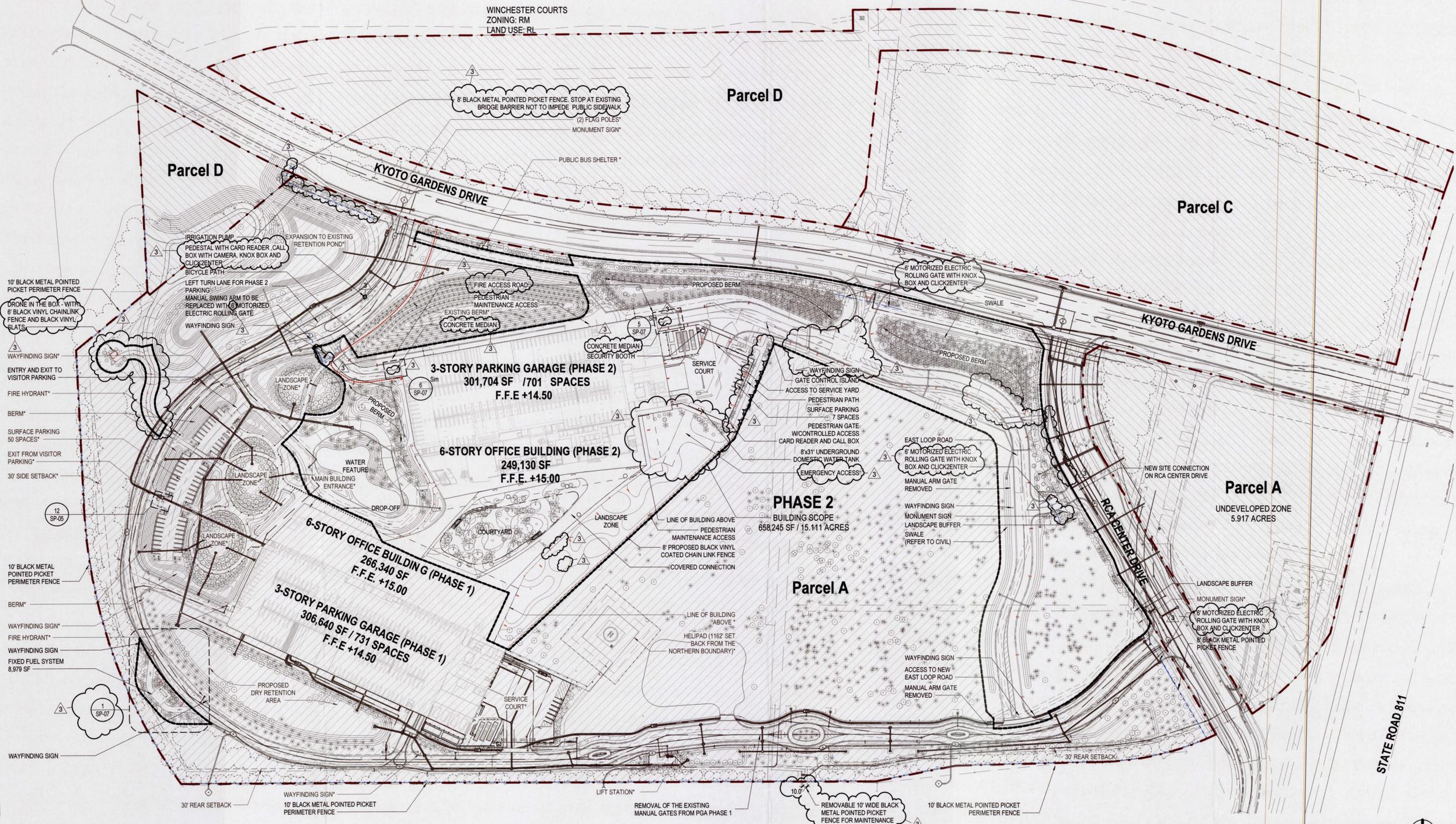
  

Job Number	810487.006
Drawn	FZ, YL, JY
Checked	NO
Approved	PB, CC
<b>TITLE</b>	

**OVERALL SITE PLAN**

**SHEET NUMBER**

**SP-01**



**LEVEL 01**  
1-162-F

AFFECTED AREA / DEVELOPED ZONE BREAKDOWN	PHASE 1	PHASE 2	TOTAL
<b>IMPERVIOUS AREA:</b>			
BUILDING COVERAGE	3.38 acres	3,515 acres	6,895 acres
PAVEMENT	4.33 acres	2,779 acres	7,181 acres
SIDEWALK	1.21 acres	0.600 acres	1,912 acres
<b>TOTAL IMPERVIOUS AREA:</b>	<b>8.92 acres</b>	<b>6.893 acres</b>	<b>15.987 acres</b>
<b>PERVIOUS AREA:</b>			
OPEN SPACE FOR LANDSCAPE	27.92 acres	8,206 acres <sup>1)</sup>	31,948 acres <sup>1)</sup>
POND	0.86 acres	0.880 acres	0.880 acres
<b>TOTAL PERVIOUS AREA:</b>	<b>28.80 acres</b>	<b>8,206 acres</b>	<b>32,828 acres</b>
<b>DEVELOPED SITE AREA</b>	<b>37.72 acres</b>	<b>15.111 acres</b>	<b>48.815 acres</b>
<b>BUILDING AREA</b>			
A. OFFICE USE	227,140 SF	209,530 SF	436,670 SF
B. ACCESSORY USES	39,200 SF	39,600 SF	78,800 SF
C. HUB CONNECTOR	0 SF	10,691 SF	10,691 SF
<b>TOTAL</b>	<b>266,340 SF</b>	<b>259,821 SF</b>	<b>526,161 SF</b>
<b>TOTAL BUILDING AREA (A+B):</b>	<b>266,340 SF</b>	<b>249,130 SF</b>	<b>515,470 SF</b>
<b>TOTAL FUTURE DEVELOPABLE AREA:</b>	<b>477,530 SF</b>		<b>477,530 SF</b>
<b>TOTAL ALLOWABLE BUILDING AREA:</b>			<b>993,000 SF</b>

NOTES:  
1) PHASE 2 SITE AREA INCLUDES 4.016 ACRES OF SITE AREA IN PHASE 1. SEE PHASE 1 DRAWING SP-10 PER ADMIN-21-04-00921 FOR FURTHER REFERENCE.  
2) TOTAL OPEN SPACE FOR LANDSCAPE EXCLUDES 4.016 ACRES SHARED BY PHASE 1 AND PHASE 2. SEE PHASE 1 DRAWING SP-10 PER ADMIN-21-04-00921 FOR FURTHER REFERENCE.  
3) HUB CONNECTOR IS EXCLUDED IN ALLOWABLE BUILDING AREA CALCULATION.

**PARKING ANALYSIS**

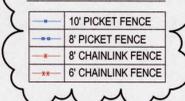
REQUIRED:	PHASE 1			PHASE 2		
	RATE	AREA	SPACES	RATE	AREA	SPACES
OFFICE	1/300 SF	227,140 SF	758		209,530 SF	698
ACCESSORY USES	NONE	39,200 SF	0		50,291 SF	0
<b>TOTAL PARKING REQUIRED:</b>			<b>758</b>			<b>698</b>
PROVIDED:	PHASE 1			PHASE 2		
	STANDARD	ACCESSIBLE (ADA)	TOTAL	STANDARD	ACCESSIBLE (ADA)	TOTAL
PARKING GARAGE	717	14	731	686	15	701
SURFACE PARKING (VISITOR)	47	3	50	-	-	-
SURFACE PARKING (SERVICE)	7	7	14	7	7	14
<b>TOTAL PARKING PROVIDED:</b>	<b>771</b>	<b>17</b>	<b>788</b>	<b>693</b>	<b>15</b>	<b>708</b>
ACCESSIBLE (ADA) PARKING	PHASE 1			PHASE 2		
	REQUIRED	PROVIDED	%	REQUIRED	PROVIDED	%
2% OF 501-1,000 SPACES	16	17	106%	14	15	107%
<b>EV CHARGING SPACES</b>						
EV CHARGING SPACES (FUTURE)				37	72	192%
<b>TOTAL EV CHARGING SPACES</b>				<b>37</b>	<b>80</b>	<b>215%</b>
<b>BICYCLE PARKING</b>						
5% OF TOTAL SPACES	40	40	100%	36	36	100%
<b>LOADING</b>						
2 SPACES FOR 50,000 - 100,000 SF	3	3	100%	3	3	100%
0.5 SPACE FOR EACH ADDITIONAL 100,000 SF						
<b>TWO ADA SPACES ARE BEING EQUIPPED WITH EV CHARGING STATIONS FOR USE AT ADA SPACE</b>						

**NOTES**

- PHASE 1 IS APPROVED UNDER SEPARATE PERMIT #SPLN-18-10-000032
- SEE G-002 FOR SITE DATA AND ZONING REQUIREMENTS
- SITE PLAN CALL-OUTS ARE ORGANIZED TO INFORM DIFFERENT PHASES OF THE PROJECT:  
PHASE 1 CALL-OUT: MANUAL SWING ARM  
PHASE 2 CALL-OUT: MANUAL SWING ARM
- ALL CROSSWALKS WILL BE PROVIDED WITH PAVERS. SEE SHEET A-206 FOR CONCEPTUAL INTERPRETATION OF MATERIALS AND TEXTURE (DESIGN INTENT)

NOT IN SCOPE

**FENCE LEGEND**



**PROJECT: PGA OFFICE CENTER - PHASE 2 SITE PLAN**  
**PETITION: SPLN-22-03-000058**  
**DEV ORD: RESOLUTION 76, 2022**  
**DATE: DECEMBER 14, 2022**  
**PJT MGR: JOANN SKARIA, ASST. P&Z DIRECTOR**



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