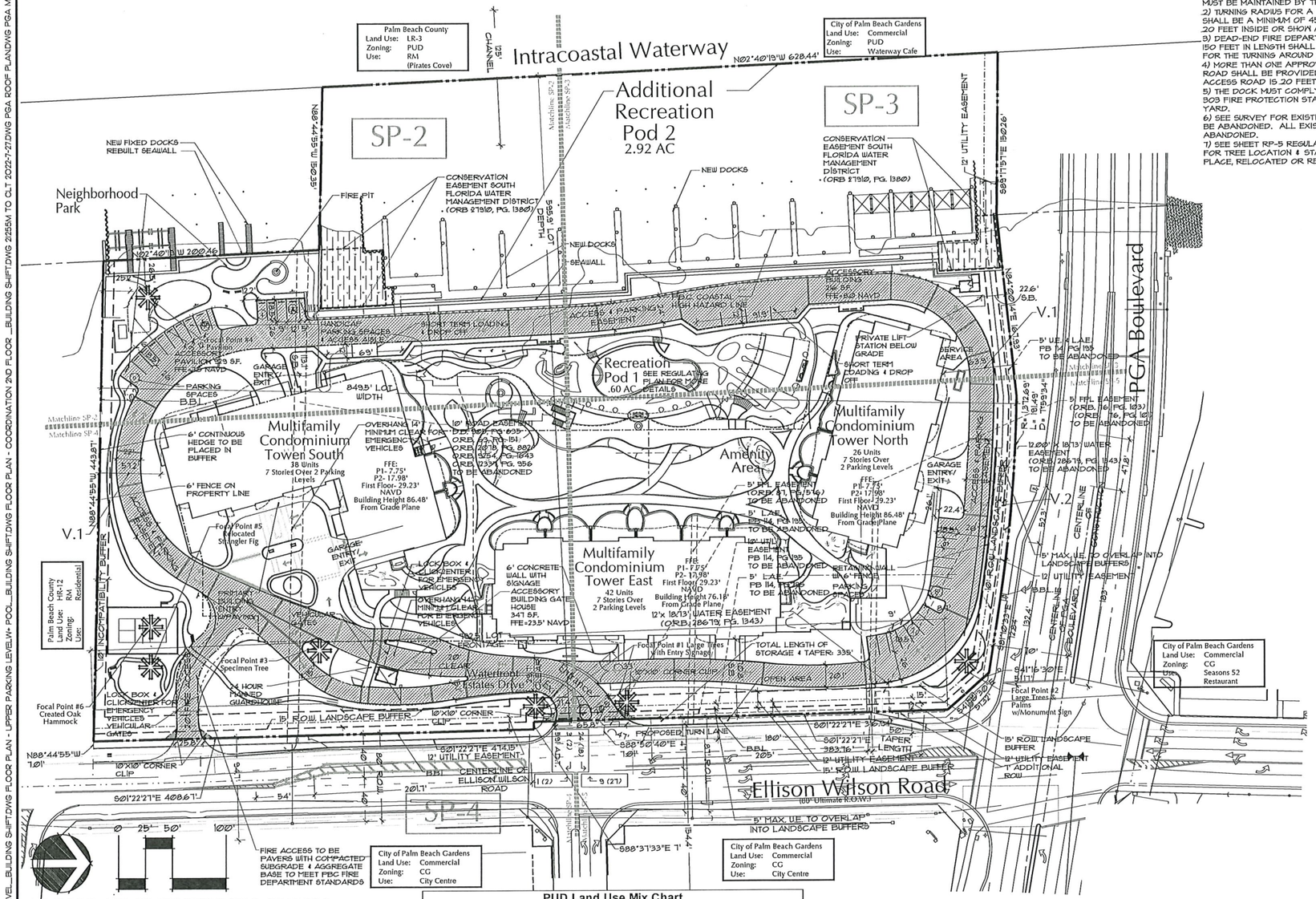
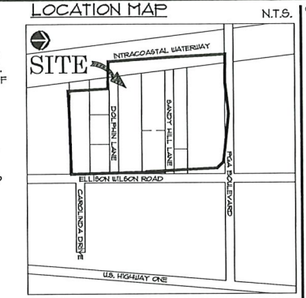


GENERAL NOTES:

1) PRIVATE FIRE SERVICE WATER MAIN AND APPURTENANCES MUST BE MAINTAINED BY THE CONDO ASSOCIATION.
2) TURNING RADIUS FOR A FIRE DEPARTMENT ACCESS ROAD SHALL BE A MINIMUM OF 45 FEET OUTSIDE AND A MAXIMUM OF 20 FEET INSIDE OR SHOW ACCEPTABLE AUTO-TURN MOVEMENT.
3) DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
4) MORE THAN ONE APPROVED FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE ACCESS ROAD IS 20 FEET.
5) THE DOCK MUST COMPLY WITH THE REQUIREMENTS OF NFPA 303 FIRE PROTECTION STANDARD FOR MARINAS AND BOAT YARD.
6) SEE SURVEY FOR EXISTING EASEMENTS THAT ARE GOING TO BE ABANDONED. ALL EXISTING EASEMENTS ARE TO BE ABANDONED.
7) SEE SHEET RP-5 REGULATING PLAN TREE INVENTORY PLAN FOR TREE LOCATION & STATUS OF TO BE PRESERVED IN PLACE, RELOCATED OR REMOVED/MITIGATED

LOCATION MAP

N.T.S.



PLANNED DEVELOPMENT TABULAR DATA

POD TYPE AND NAME	POD LAND USE TYPE	PUBLIC HEARING REQUEST DWELLING UNITS	PUBLIC HEARING REQUEST DENSITY	PROPOSED ACREAGE (NET)
RESIDENTIAL	MF	106	9.66 DU/AC	7.22 AC.
RECREATIONAL POD 1	REC	N/A	N/A	0.60 AC.
ADDITIONAL RECREATIONAL POD 2**	REC	N/A	N/A	2.92 AC.
NEIGHBORHOOD PARK	REC	N/A	N/A	0.10 AC.
TOTAL		106	9.66 DU/AC	10.83 AC.*

*NET AREA DOES NOT INCLUDE ROW, OR OPEN SPACE.
**ADDITIONAL RECREATIONAL POD 2 IS EXTRA, ABOVE AND BEYOND REQUIRED
NOTE: MINIMUM CIVIC POD REQUIREMENT PER TABLE 3.E.2.C IS LESS THAN 1.5 ACRES AND HAS BEEN WAIVED BY FDO

PUD Land Use Mix Chart

	RESIDENTIAL	CIVIC	COMMERCIAL	RECREATION POD 1 AREA	ADDITIONAL RECREATION POD 2 AREA MARINA***	OPEN SPACE**	NEIGHBORHOOD PARK
MIN REQUIRED	60%	2%	-	0.59 AC 0.006 AC/DU (60' Wide x 75' Depth Min.)	0 AC	40%	0.1 AC (45' Wide x 75' Depth Min.)
MAX	-	65%	1%	-	-	-	-
PROPOSED	65.8% 7.22 AC	*See Note Below	-	5.5% 0.60 AC	26.6% 2.92 AC	47.7% 5.23 AC	0.9% 0.10 AC

Notes:
*Public Civic Site Not Required By FDO Department
Private Civic Not Required - PUD Not In Designated CCRT
**Open Space Calculation Includes - Recreation Pod 1 & 2 Areas, Residential (Open Area), Neighborhood Park, ROW Area, Perimeter Buffer
***Additional Recreation POD 2 is Extra, Above and Beyond Required

ULDC REQUIREMENTS

#	ULDC Article	Required	Proposed	Variance
V.1	Table 3.D.1.A Property Development Regulations – RM Zoning District requirements	77' north 67' south	63.3' north 57.2' south	13.7 north 9.8' south
V.2	Article 7.C.2.A. ROW Buffer – buffer	20'	10'	10'

ULDC Requirements - Table 7.B.4.A - Type I Waiver

	ULDC SECTION	REQUIRED	PROPOSED	WAVER
W1	Table 7.B.4 A – Type I Waivers for Landscaping	Art.7.C.2.C.1 - Type II Incompatibility Buffer for residential uses adjacent to recreational uses	No landscape buffer along the recreational pods	To eliminate the Type II Incompatibility buffer for the recreational pods next to the residential pods.

PUD PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR POD	MIN. LOT DIMENSIONS SIZE	WIDTH	FRONTAGE	DEPTH	DENSITY /GFA	BLDG. COVER	MIN. SETBACKS FRONT	SIDE	SIDE STREET	REAR
REQUIRED	RM	N/A	65'	65'	75'	12.0 DU/AC	40%	25' 67'*	15' 67'*	25' 77'*	15' 67'*
PROVIDED	PUD	10.973 AC	849.5'	792.5'	595.9'	9.66 DU/AC	27.5%	70.8'*	57.2'*	63.9'*	113.1'*

NOTE: REQUIRED SETBACKS BASED ON HEIGHT OF BUILDINGS
* CONDOMINIUM 1, 2, 3 - BUILDING HEIGHT IS BLDG 1 & 3: 86.48', BLDG 2: 76.18'

The Ritz-Carlton Residences, Palm Beach Gardens

Site Data			12/19/2022
DESCRIPTION			
CONTROL NAME		PGA WATERFRONT RESIDENTIAL PUD	
CONTROL NUMBER		84-159	
APPLICATION NUMBER		PDD/DOA/CA-2021-01612	
PROJECT NUMBER		5824-000	
LAST BCC APPROVAL DATE		8/23/2018 2018: R-2018-1281 PDD and R-2018-1282 DOA	
TIER		URBAN/SUBURBAN TIER	
EXISTING LAND USE DESIGNATION		HR-12 (3.82 + 2.08 ACRES) - CH/12 (5.07 ACRES)	
EXISTING ZONING DISTRICT		PUD PUD	
OVERLAY		N/A	
EXISTING USE		VACANT & SFDS	
PROPOSED USE		RESIDENTIAL	
NEIGHBORHOOD PLAN		N/A	
SECTION TOWNSHIP RANGE		505 T42 R43	
PCN(S)	DMBH RESIDENTIAL INVESTMENTS LLC	00-43-42-05-00-000-5120	
		00-43-42-05-00-000-5520	
		00-43-42-05-00-000-5530	
		00-43-42-05-00-000-5540	
		00-43-42-05-00-000-5560	
		00-43-42-05-00-000-5920	
		00-43-42-05-00-000-5980	
		00-43-42-05-00-000-5990	
		00-43-42-05-00-000-6000	
		00-43-42-05-38-001-0040	
		00-43-42-05-38-001-0050	
	PGA LANDING MARINA LLC	00-43-42-05-00-000-5490	
		00-43-42-05-00-000-5500	
		00-43-42-05-00-000-5510	
		00-43-42-05-00-000-5970	
		00-43-42-05-38-001-0010	
		00-43-42-05-38-001-0020	
		00-43-42-05-38-001-0030	
TRAFFIC ANALYSIS ZONE (TAZ)	81		
GROSS SITE AREA	10.973 477,976	ACRES S.F.	
NET SITE AREA	10.830	ACRES	
TOTAL NUMBER OF UNITS	106	UNITS	
GROSS DENSITY	9.66	DU/AC	
MARINA (PERMITTED)	23	SLIPS	
ACCESSORY BUILDINGS (MARINA, GATEHOUSE, PAVILION)	1,316	S.F.	
PRIVATE BOAT SLIPS	7	SLIPS	
PRIVATE PERSONAL WATERCRAFT DOCK	0	SLIPS	
WORKFORCE HOUSING REQUIRED/PROVIDED (LIMITED INCENTIVE. ALL WHP UNITS TO BE BOUGHT OUT AT $78,975 PRIOR TO THE RELEASE OF THE 2ND BUILDING PERMIT	3 UNITS		
FLOOD ZONES	AS, B, & C		
COASTAL HIGH HAZARD AREA	0.24	ACRES	

CONCURRENCY APPROVAL		
MULTIFAMILY	106	UNITS
MARINA	23	BERTHS
MARINA OFFICE	258	S.F.

BUILDING DATA	REQUIRED	PROVIDED
BUILDING COVERAGE	40% MAX	3.02 A.C. 27.5%
MAXIMUM BUILDING HEIGHT (BASED ON SETBACKS & GRADE PLANE)		87'
NUMBER OF STORIES		7 STORIES OVER 2 PARKING LEVELS
ROADS		PRIVATE
FINISH FLOOR ELEVATION (MIN.)		±6.49 NAVD 88

PARKING DATA				
MULTIFAMILY	106 UNITS			
	REQUIRED		PROVIDED	
TOTAL LOADING	0	SPACES	0	SPACES
TOTAL PARKING	237	SPACES	395	SPACES
MULTIFAMILY (1.75 PER UNIT)	186	SPACES		
GUEST (1 PER 4 UNITS OF MULTIFAMILY)	27	SPACES		
HANDICAP SPACES (INCLUDED IN CALCS.)	7	SPACES	17	SPACES
REC POD MARINA (1 PER WET SLIP)	23	SPACES	23	
MARINA OFFICE (1 PER 250 S.F.)	1	SPACES	1	
HANDICAP SPACES (INCLUDED IN CALCS.)	1	SPACE	1	SPACE

AMENDMENT STAMPS

ZONING STAMPS

PROJECT: PGA WATERFRONT
PETITION: SPLA-22-11-000065
DEV ORD: RESOLUTION 7, 2023
DATE: FEBRUARY 2, 2023
PJT MGR: MARTIN L. FITTS, PLANNING MANAGER

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561-575-5260 FAX
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Final Site Plan
The Ritz-Carlton Residences, Palm Beach Gardens

11511 Ellison Wilson Rd.
Palm Beach Gardens, Florida 33410

Designed: EOM/DLR
Drawn: DLR
Approved: CGG/EOM/MITH
Date: 10/04/21
Job no. 21-0516
Revisions: 12/15/21
10/11/22 1/24/22
11/29/22 2/22/22
5/11/22
7/15/22
9/12/22
9/26/22

Seal

LA 0000530

Sheet Title: Final Site Plan

Scale: 1"=50'

Sheet No. FSP-1

21-0516

FILE: O:\PGA WATERFRONT CAT\PLANS 21-0516\DRAWINGS\CURRENT\PBG PLANS\21-0516 FINAL SITE PLAN OVERALL SHEETS.DWG
PLOTTED: 1/12/23 AT 7:56PM, BY DLR
XREFS: 21-0516 DESIGN BASE SHIFT PBG.DWG FLOOR PLAN - LOWER PARKING LEVEL__BUILDING SHIFT.DWG FLOOR PLAN - UPPER PARKING LEVELS__BUILDING SHIFT.DWG FLOOR PLAN - COORDINATION 2ND FLOOR__BUILDING SHIFT.DWG 21255M TO CLT 2022-7-21.DWG PGA ROOF PLAN.DWG PGA MARINA