

- Waivers**
- 1) A waiver from Section 78-295 of the City Code to allow for one additional principal tenant sign for Building A, Building H and Building J, one wall sign on the east elevation of Building F, one wall sign on the south elevation of Building C, one wall sign on the south elevation of Building D, one wall sign on the west elevation of Building G, one wall sign on the east elevation of Building E, and one wall sign to be located on the fifth floor elevation on Building H.
 - 2) A waiver from Section 78-157 of the City Code to allow for non-vertical integration of housing units with non-residential structures.
 - 3) A waiver from Section 78-152 of the City Code to allow for an average off 55-foot-cantilevered underneath convenience storage/gas service canopy.
 - 4) A waiver from Section 78-263 of the City Code to allow for encroachments within the Lake Maintenance Easement.
 - 5) A waiver from Section 78-341 of the City Code to allow for on-street parking within the residential portion of the PUD.
 - 6) A waiver from Section 78-344 of the City Code to allow for nine (9) foot wide parking spaces for ninety-five (95) spaces within the residential portion of the PUD.
 - 7) A waiver from Section 78-345 of the City Code to allow for an additional 14.4% to parking over and beyond the minimum required code for the residential portion of the PUD.
 - 8) A waiver from Section 78-441 of the City Code to allow for the granting of building permits for dry models prior to plot approval.
 - 9) A waiver from Section 78-364 of the City Code to allow for eleven (11) loading spaces. Section 78-364 requires a total of seventeen (17) loading spaces on site based on the square footage of each individual non-residential building.
 - 10) A waiver from Section 78-250(a)(2) of the City Code to allow for a utility easement within upland preserves along Donald Ross Road.
 - 11) A waiver from Section 344 (1) of the City Code to allow reduced pavement within the standard parking space to allow for 18.5' long spaces.
 - 12) A waiver from Section 78-152 of the City Code to allow a five-story hotel building.
 - 13) A waiver from Section 78-344 (1) of the City Code to allow 9.5' wide parking stalls for parking spaces adjacent to the hotel building.
 - 14) A waiver from Section 78-295 of the City Code to allow for one (1) additional tenant sign for tenants with leasing space having two or more elevations.

PUD SITE DATA

Zoning, Existing: MXD/PUD
 Future Land Use Plan Designation: C/MXD
 Parcel 4.02: 11.13 AC Commercial
 Parcel 4.04: 34.24 AC - MXD
 Township 41S Section 25 Range 42E
 MXD PUD

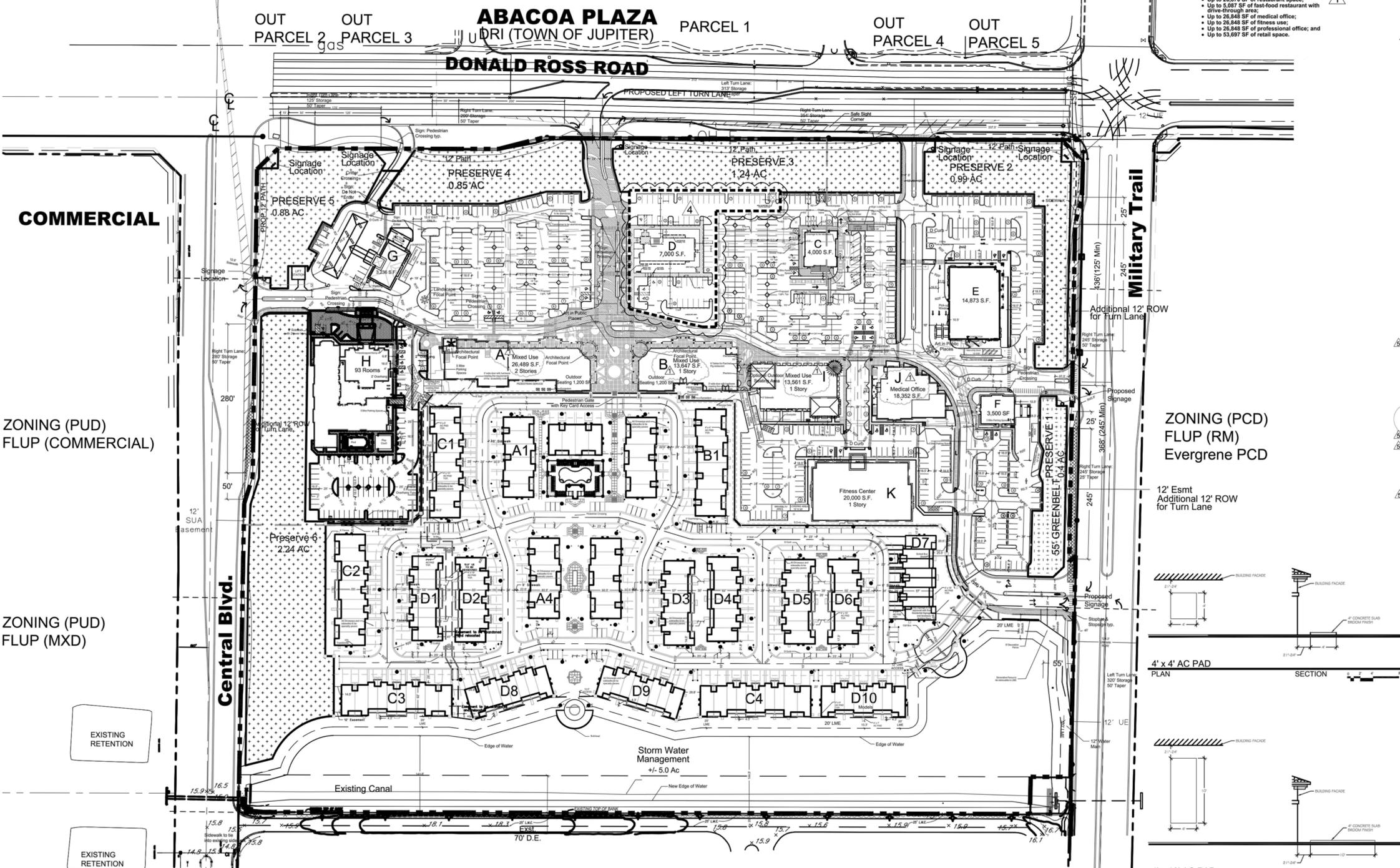
Total Site Area: 45.37 AC
 Development Program: Building
 Building A - 26,489 SF - Mixed Use#
 B - 13,647 SF - Mixed Use#
 C - 4,000 SF - Restaurant/Med Office*
 D - 7,000 SF - Professional Office 3
 E - 14,873 SF - Drugstore
 F - 3,500 SF - Medical Office
 G - 3,236 SF - Convenience/Gas Station
 H - 93 Rooms Hotel (Estimated 70,000 SF)
 I - 13,561 SF - Mixed Use#
 J - 18,352 SF - Medical Office
 K - 20,000 SF - Fitness
 Total 124,658 SF Building Area
 + 93 Rooms + 6,000 SF of Outdoor Seating

Urban design kilday STUDIOS

Urban Planning & Design
 Landscape Architecture
 Communication Graphics

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- # The 58,784 SF of Mixed-Use space contained within Buildings A, B, D and I shall have the following parameters. The Applicant will provide evidence of compliance with these parameters with each business license and tenant improvement within the applicable buildings. Assuming the other building uses and sizes remain constant, the Mixed-Use space may include:
- Up to 26,870 SF of restaurant space;
 - Up to 5,007 SF of fast-food restaurant with drive-through drive;
 - Up to 28,848 SF of medical office;
 - Up to 28,848 SF of fitness uses;
 - Up to 28,848 SF of professional office; and
 - Up to 53,897 SF of retail space.

Residential

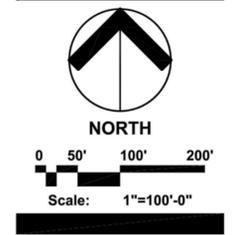
Dwelling Units: 156
 Area: 20 AC
 Density: 7.8 DU/AC
 Upland Preserve Required (25%): 9.26 AC
 Provided (25%): 9.69 AC
 Including 6.6 acres on site
 Including 3.09 acres of offsite mitigation

Lake Area Required: 5.0 AC
 (per Schaefer Fagan Engineers)
 Provided: 5.0 AC

Parking Required: 756 SP
 Permitted Signage - 4,033.8 LF of ROW: 6 Signs
 (1 for First 300 LF, 1 for each additional 700 LF)
 Proposed Signage: 6 Signs

Building Setbacks:

Donald Ross Rd.	Min. 100'
Military Trail	Min. 55'
Central Blvd.	Min. 100'
Southern Property Line	Min. 100'



ZONING (PUD)
 FLUP (COMMERCIAL)

ZONING (PUD)
 FLUP (MXD)

ZONING (PCD)
 FLUP (RM)
 Evergrene PCD

***Two Story Building Character**
 Two Story Character requirement: 51% X 111,260 sq. Neighborhood Commercial = 56,742 sq. ft.
 Provided: 53% X 111,260 = 58,887 sq. ft. (Buildings A, I & J)
 * Building C approved for 2,000 SF fast food restaurant with drive thru and 2,000 SF medical office, with the option to convert the medical office space to retail or restaurant per ADMIN-19-05-000828

o Maximum of 26,870 SF restaurant per MADM-21-06-000245
 o Maximum of 31,620 SF restaurant including all outdoor seating per Resolution 22, 2008
 o Outdoor seating for each restaurant to comply with Code Section 78-191

DONALD ROSS VILLAGE PARKING BREAKDOWN

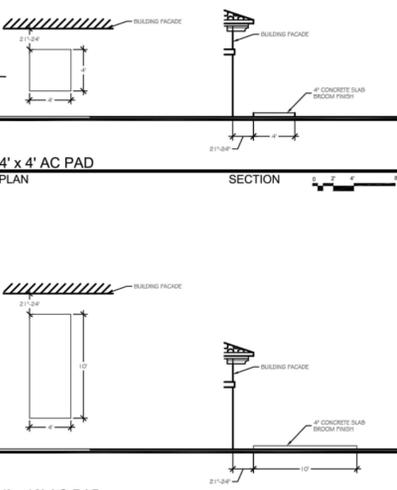
PARCEL #	USE	AREA
Shopping Center/Mixed Uses		
Required	Provided	
TOTAL	124,658 s.f.	1/200 s.f. 1 3 spaces
Outdoor Seating	6,000 s.f.	1/350 s.f. 24 spaces
Hotel/Employment Center		
H Hotel	93 rooms 700 s.f. Conference	1.1 per room 1/100 s.f. 102.3 spaces 7 spaces
Total Parking Required		
Total Parking Required	756 Spaces	
HC Parking Required	16 Spaces	
HC Parking Provided	27 Spaces	
Loading Required	11 Spaces	
Loading Provided	11 Spaces	

Parcel 4.04 - MXD - 34.24 AC

MXD LAND ALLOCATION		MXD HEIGHT	
OPEN SPACE	MIN. 15.0% 5.14 Ac	COMMERCIAL	MAX. 4 FLOORS
	PROPOSED 15% 5.14 Ac	COMMERCIAL	PROPOSED 4 FLOORS
COMMERCIAL	MIN. 0.0% 0 Ac	RESIDENTIAL HIGH*	MAX. 4 FLOORS
	MAX. 30.0% 10.2 Ac	RESIDENTIAL HIGH*	PROPOSED 3 FLOORS
	PROPOSED 24.5% 8.40 Ac	EMPLOYMENT CENTER	MAX. 4 FLOORS
		EMPLOYMENT CENTER	PROPOSED 2 FLOORS
RESIDENTIAL HIGH*	MIN. 20.0% 6.8 Ac	MXD LOT COVERAGE	
	MAX. 60.0% 20.5 Ac	COMMERCIAL	MAX. 70.0%
	PROPOSED 58.4% 20.0 Ac	COMMERCIAL	PROPOSED 28.9%
EMPLOYMENT CENTER	MIN. 2.0% 0.7 Ac	RESIDENTIAL HIGH	MAX. 50.0%
	MAX. 30.0% 10.2 Ac	RESIDENTIAL HIGH	PROPOSED 21.6%
	PROPOSED 2% .70 Ac	EMPLOYMENT CENTER	MAX. 70.0%
		EMPLOYMENT CENTER	PROPOSED 29.5%

Notes

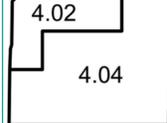
1. BOUNDARY PROVIDED BY BENCHMARK.
2. ALL LAND AREAS WITHIN 150' OF THIS SITE ARE ZONED AS NOTED AND HAVE A FUTURE LAND USE DESIGNATION AS NOTED ON PLAN.
3. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
4. A MINIMUM 15' BUILDING SETBACK WILL BE MAINTAINED FROM BEACON LIGHT LINES.
5. ALL STOP BARS AND SIGN LOCATIONS TO BE DETERMINED BY PROJECT ENGINEER.
6. STOP BARS WILL BE WHITE PAVERS OR THERMOPLASTIC ON ASPHALT.
7. SURVING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. THE SPATIAL INFORMATION AND THE "W" IN THE GREENBELT ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO FIELD ADJUSTMENTS.
11. HANDICAPPED PARKING SPACES SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO AND A HALF (2 1/2) FOOT AVERAGING AREA WHERE WHEEL STOPS ARE NOT PROVIDED.



FINAL APPROVAL
 City of Palm Beach Gardens

ZONING (PCD)
 FLUP (RM)
 Project Name: Donald Ross Village PUD
 Petition #: PUDA-23-02-00086

Development Order: Resolution 45, 2023
 Date: 7/13/2023
 Project Manager: John Stout



Donald Ross Village
AKA Parcel 4.02/4.04
 Palm Beach Gardens, FL
 PUD Site Plan - Phase 1

Date: 07-24-12
Project No.: 99-044.048
Designed By: SCM
Drawn By: SCMJWB
Checked By: CW/MM

Revision Dates:

Handicapped Parking Revisions	09-16-13	SCM
Resubmittal	03-30-15	SCM
Submit Cycle Bar	06-01-16	SCM
Revise Building F	06-24-16	SCM
Revise Building D	05-01-19	SCM
Resubmit Building C conversion	07-11-19	SCM
Change A, B, I, D to Mixed Use	06-03-21	JWB
Modify Mix-Use and Restaurant	07-01-21	JWB
Building D	02-03-23	RO
Building D	04-18-23	RO
Outdoor Seating	06-21-23	

SP-1
 of 12

12' Path

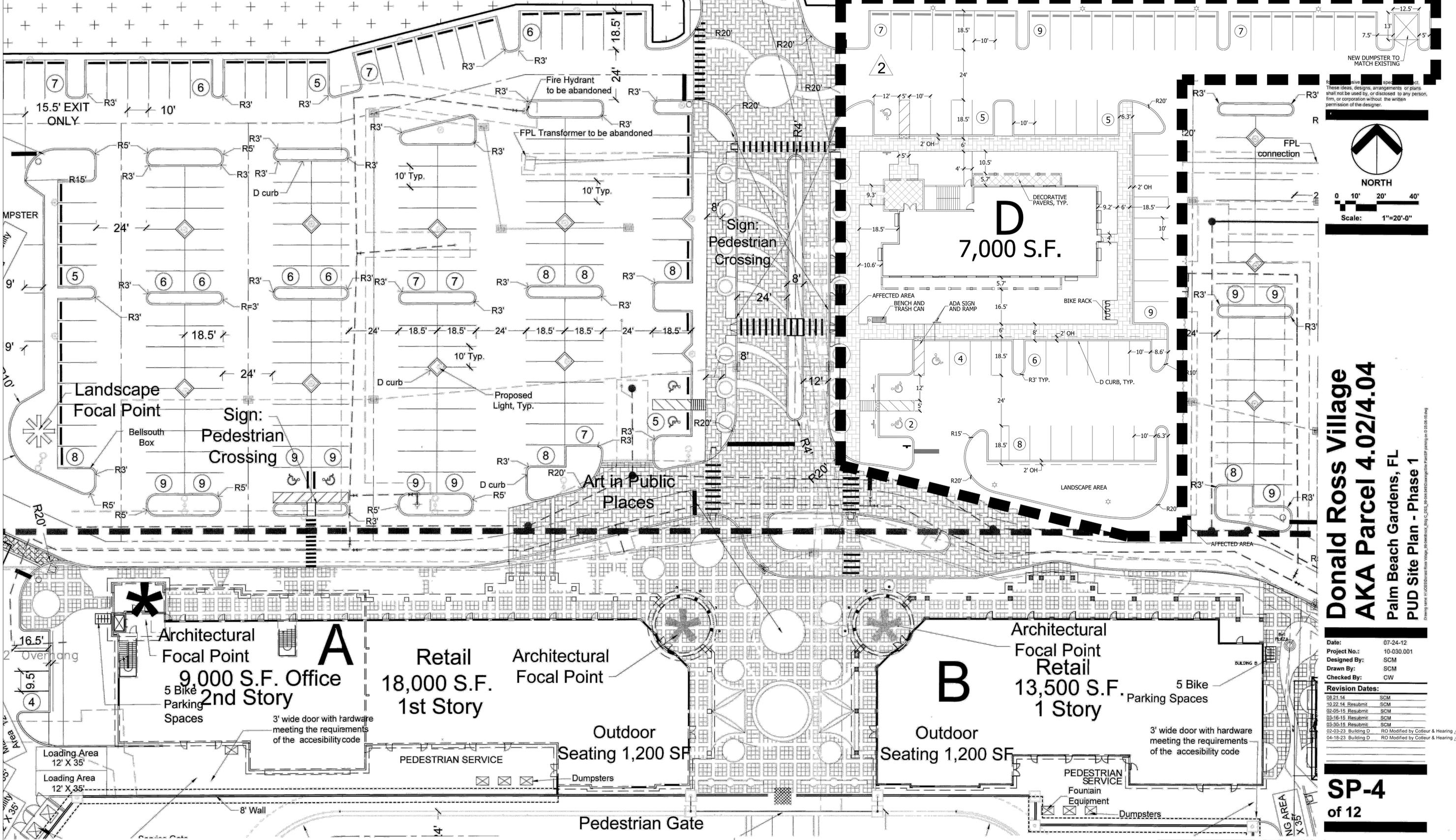
PRESERVE 4 0.85 AC

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Donald Ross Village PUD
Petition #: PUDA-23-02-000086
Development Order: Resolution 45, 2423
Date: 7/13/2023
Project Manager: John Stout

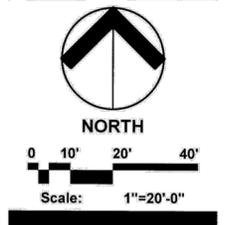
PRE 1.24 Urban design kilday STUDIOS

Urban Planning & Design
Landscape Architecture



NEW DUMPSTER TO MATCH EXISTING

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Donald Ross Village
AKA Parcel 4.02/4.04
Palm Beach Gardens, FL
PUD Site Plan - Phase 1

Date: 07-24-12
Project No.: 10-030.001
Designed By: SCM
Drawn By: SCM
Checked By: CW

Revision Dates:

08-21-14	SCM
10-22-14	Resubmit SCM
02-05-15	Resubmit SCM
03-16-15	Resubmit SCM
03-30-15	Resubmit SCM
02-03-23	Building D RO Modified by Colleur & Hearing
04-18-23	Building D RO Modified by Colleur & Hearing

SP-4

of 12