



**DEVELOPMENT REGULATIONS**

	REQUIRED	EXISTING	PROPOSED
PARCEL AREA:	±0.59 AC		
SITE ADDRESS:	921 PALM BEACH LAKES BLVD. (1300 N. TAMARIND AVE. PER PA)		
JURISDICTION:	CITY OF WEST PALM BEACH		
ZONING DISTRICT:	CP-POR - COLEMAN PARK PROFESSIONAL OFFICE RESIDENTIAL		
MAX. HEIGHT:	47 (3 STORIES)	22±	SAME
BUILDING SETBACKS:			
FRONT (TAMARIND)	10'	46'	SAME
CORNER	15'	6'	SAME
SIDE (NORTH)	10'	< 86'	86'
REAR	15'	36'	SAME
PERVIOUS AREA:	15% MIN.	19%	24%
OPEN SPACE:	20% MIN.	>20%	89%
PARKING RATIO:	1:1000 SF		
COMMERCIAL (2,850 SF)	3 SPACES REQUIRED		11 SPACES PROVIDED
LANDSCAPE BUFFER:	5' MIN.		
NOTES:	1. ALL PARKING SHALL BE PLACED BEHIND THE BUILDING.		

**THOMAS ENGINEERING GROUP**  
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 WEST PALM BEACH, FL 33409  
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**REVISIONS**

REV.	DATE	COMMENT	BY

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PROJECT No.:	F230122
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	02-12-2024
CAD I.D.:	F230122-SITE PLAN

PROJECT:  
**PRO-SHINE CARWASH**  
 FOR  
**DANIELE FAMILY COMPANIES**  
 CITY OF WEST PALM BEACH FLORIDA

**THOMAS ENGINEERING GROUP**  
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 March 2024  
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 FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-03**

Jason Mathew Gunther, State of Florida, Professional Engineer,  
 License No. 58629  
 This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 3/5/2024 using a SHA-1 authentication code.  
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ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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 PROJECT: 921 PALM BEACH LAKES BLVD. (1300 N. TAMARIND AVE. PER PA) - SITE PLAN - C-03 SITE PLAN