

Land Description

PARCEL 1:
ALL THAT PART OF LOTS 6 AND 7 OF THE SUBDIVISION OF HARRY SEEMILLER, LOCATED IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
PART OF LOT 4, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIES EAST OF THE EAST RIGHT OF WAY OF OLD DIXIE HIGHWAY, AND WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 5 (U.S. 1), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

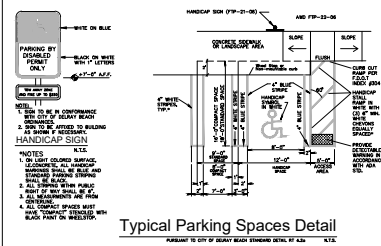
BEGINNING AT A POINT IN THE EAST-WEST 1/4 SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID POINT BEING 6.07 FEET EAST OF THE INTERSECTION OF SAID EAST-WEST 1/4 SECTION LINE AND THE EXISTING RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, RUN THENCE SOUTH 8°11'40" WEST, PARALLEL TO SAID RIGHT OF WAY LINE, A DISTANCE OF 17.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, THENCE ON SAID CURVE, HAVING A CENTRAL ANGLE OF 104°58'31" AND A RADIUS OF 62 FEET, A DISTANCE OF 113.42 FEET TO THE END OF SAID CURVE, THENCE NORTH 63°13'14" EAST A DISTANCE OF 54.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°52'15" AND A RADIUS OF 52 FEET, THENCE ON SAID CURVE A DISTANCE OF 41.63 FEET TO THE END OF SAID CURVE, AND A POINT ON THE SAID EAST-WEST 1/4 SECTION LINE, THENCE WESTERLY ON SAID EAST-WEST 1/4 SECTION LINE A DISTANCE OF 149.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 5 LYING WEST OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, OF THE PLAT OF HARRY SEEMILLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF BLOCK 8 AND THAT PORTION OF AN ABANDONED 8 FOOT PLATTED ALLEY AS SHOWN ON THE PLAT OF LA HACIENDA AS RECORDED IN PLAT BOOK 16, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEGIN AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, THENCE NORTH 08°41'18" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.67 FEET, THENCE SOUTH 83°58'43" EAST A DISTANCE OF 96.87 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING.

LESS A PORTION OF SAID LOT 5 BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, THENCE NORTH 89°46'00" EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°46'00" EAST A DISTANCE OF 132.11 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'28" HAVING AN ARC DISTANCE OF 14.43 FEET, THENCE NORTH 63°58'43" WEST A DISTANCE OF 130.22 FEET TO THE POINT OF BEGINNING.



Parking Tabulations

PARKING REQUIREMENTS	
Restaurant (4,628 gross sf)	12 spaces / 1000 sf 4,628 sf/1000(12) = 56 spaces required
Fire Pits	12 spaces / 1000 sf 314 sf/1000(12) = 4 spaces required
Game Deck	4.5 spaces / 1000 sf 1,961 / 1000 (4.5) = 9 spaces
Miniature Golf (2@18 holes)	1.5 spaces per hole 36 holes(1.5) = 54 spaces required
TOTAL REQUIRED SPACES 123 spaces	
TOTAL PARKING PROVIDED 129 spaces (incl. 5 Handicap Spaces & 2 parallel spaces)	
LOADING SPACES 3,000 - 10,000 sf = 1 space req'd 1 space provided	
BICYCLE PARKING SPACES (Type I) (See Landscape Plan for Detail) 2 spaces per 10,000 sf req'd 0 spaces provided	

Property Development Regulations

GC Zoning District						
ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK
REQUIRED	0	0	0	0	10'	10'
PROVIDED	124,392 s.f. 2.86 ac	154'	154'	636'	10.06' (east)	10.02' (west) 325.90' (south)

- Site Tabulations**
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|---|------------|---------------|
| GROSS Site Area | 130,966 sf | 3.01 ac |
| Prop. R/W Dedication | 6,574 sf | 0.15 ac |
| NET Site Area | 124,392 sf | 2.86 ac 100% |
| Total Impervious Area 70,687 sf 1.62 ac 56.8% | | |
| Building Coverage | 9,617 sf | |
| Vehicle Use Area | 48,733 sf | |
| Sitewalks, etc. | 4,332 sf | |
| Golf Area Impervious (20% of area) | 8,590 sf | |
| Play Area Impervious (50% of area) | 1,115 sf | |
| Total Pervious Area | 53,705 sf | 1.24 ac 43.2% |
| Area of Golf Courses - 42,950 (0.99 ac) included in above areas | | |
- Site Notes**
- Existing Zoning - GC (General Commercial)
 - Proposed Zoning - Same
 - Existing Land Use - Commercial
 - Proposed Land Use - Same
 - Existing Use - vacant
 - Proposed Use - Restaurant & Miniature Golf
 - All new utilities on site shall be placed underground
 - Water, sewer, electric, telephone, & cable television existing at site.
 - See architectural plans for perimeter fence & trash enclosure details.

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Covelli Design Associates Inc.
Urban Planning • Landscape Architecture

Site Plan
PopStroke
Delray Beach
Florida

Date: 07-14-2021
Scale: As Noted
PN#: 1302

Drawing No.
SP-1
OF 1