

777 S. Congress Avenue
Onsite Existing Building Photos

Front of Building (view from Congress Ave.)



Front and South side of Building



Side of Building



Back of Building (view from I-95)



Adjacent Land Owners Existing Building Photos

North of Site (Life Storage)

View from 777 S. Congress Ave. looking North



View from Congress Ave. looking East



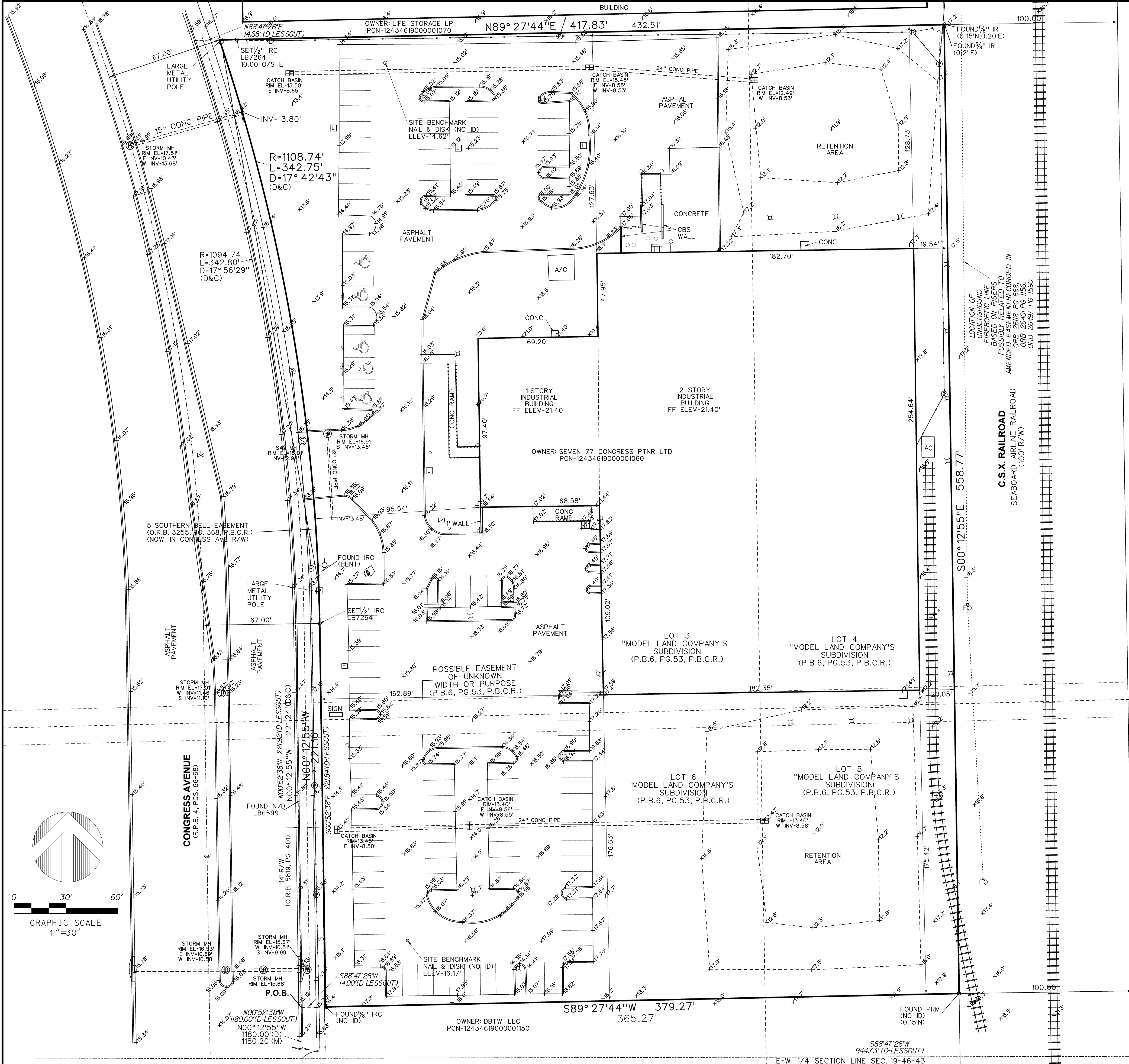
South of Site (D&B Tile of Delray)

View from 777 S. Congress Ave. looking South



View from Congress Ave. looking East





LEGAL DESCRIPTION
Parcel of land lying in Section 19, Township 46 South, Range 43 East, Palm Beach County Florida, being more particularly described as follows:

Commencing at the quarter Section corner in the East line of said Section 19; thence South 39°27'44" West (assumed) along the East-West quarter Section line of said Section 19, a distance of 945.09 feet to a point in the East right-of-way of Congress Avenue; thence North 00°12'55" West along the East right-of-way of said Congress Avenue, as shown on Road Plat Book 4, at Page(s) 4, 66, 67 and 68, of the Public Records of Palm Beach County, Florida, a distance of 1180.00 feet to the Point of Beginning of the parcel to be herein described: Thence continue North 00°12'55" West, along the East line of said Congress Avenue, a distance of 221.24 feet to the point of curvature of a curve concave to the West; thence Northwest, along the arc of said curve, having a radius of 1094.74 feet and a central angle of 17°56'29", a distance of 342.80 feet; thence North 89°27'44" East and parallel with the East-West quarter Section line of said Section 19, a distance of 432.51 feet to a point in the West right-of-way line of the Seaboard Airline Railroad; thence South 00°12'55" East along said West right-of-way line of the Seaboard Airline Railroad, a distance of 558.77 feet; thence South 89°27'44" West and parallel with said East-West quarter Section line of said Section 19, a distance of 379.17 feet to the Point of Beginning as described.

LESS AND EXCEPT that portion of the above described property set forth as Parcel 109 in that Stipulated Final Judgment filed in Palm Beach Circuit Court under Case No. CL-88-4197(AA) and recorded in O.R. Book 5819, Page 401, Public Records of Palm Beach County, Florida, to wit:

A portion of the Northeast one-quarter (NE 1/4) of Section 19, Township 46 South, Range 43 East, Palm Beach County, Florida, further described as follows:

Commencing at the East quarter corner of said Section 19; thence South 88°47'26" West along the East-West centerline of said Section 19, a distance of 944.73 feet to a point on the Easterly right-of-way line of Congress Avenue as recorded in O.R. Book 1856, Page 679, of the Public Records of Palm Beach County, Florida, as now laid out and in use; thence North 00°52'38" West, along said Easterly right-of-way line, a distance of 1180.00 feet to the Point of Beginning; thence continue North 00°52'38" West, a distance of 221.92 feet to the point of curvature of a curve Westerly, having a radius of 1094.74 feet, and a central angle of 17°56'29"; thence Northwest along the arc of said curve, a distance of 342.80 feet; thence North 88°47'26" East, a distance of 14.68 feet to a point on a circular curve, having a radius of 108.74 feet and a central angle of 17°42'43" and whose radius bears South 71°4'39" West from the said point; thence Southeast along the arc of said curve, a distance of 342.75 feet; South 00°52'38" East, a distance of 221.84 feet; thence South 88°47'26" West, a distance of 14.00 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS LISTED ON THIS PAGE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION.
4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "GUELIG" HAVING AN ELEVATION OF 18.691 NAVD 1988.
5. NO UNDERGROUND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY.
6. ADDRESSES ARE: 500-554 NW 77 STREET, BOCA RATON, FL 33487 AND 7600-7696 NW 6TH AVENUE, BOCA RATON, FL 33487.
7. NO WETLAND MARKINGS (BY OTHERS) WERE OBSERVED.
8. PROPERTY CONTAINS 4.820 ACRES, MORE OR LESS.

TITLE INFORMATION

TITLE COMMITMENT 635863				
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY				
COMMITMENT DATE 8/24/2018 AT 11:00 PM				
NO.	BOOK / PAGE	DESCRIPTION	APPLIES?	SHOWN?
6.	PB 6 PG 53	PLAT	YES	YES
7.	ORB 3255 PG 368	SOUTHERN BELL EASEMENT	NO	YES
8.	ORB 26118 PG 668	AMENDED ESMT DEED	YES	NO
8.	ORB 26401 PG 1156	AMENDED ESMT DEED	YES	NO
8.	ORB 26497 PG 1590	NOTICE OF SUBSTITUTION	YES	NO

FLOOD INFORMATION

COMMUNITY NUMBER	:	125102
PANEL NUMBER	:	120990979F
DATE OF FIRM INDEX	:	OCTOBER 5, 2017
ZONE	:	X
BASE FLOOD ELEV	:	N/A

ABBREVIATIONS

A	ARC
ASPH	ASPHALT
B.W.F.	BARBED WIRE FENCE
C	CALCULATED
C&G	CURB & GUTTER
C.L.F.	CHAIN LINK FENCE
CBS	CONCRETE BLOCK STRUCTURE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
F.F.	FINISHED FLOOR
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
SWK	SIDEWALK
SF	SQUARE FEET
U.E.	UTILITY EASEMENT
W.F.	WOOD FENCE

LEGEND

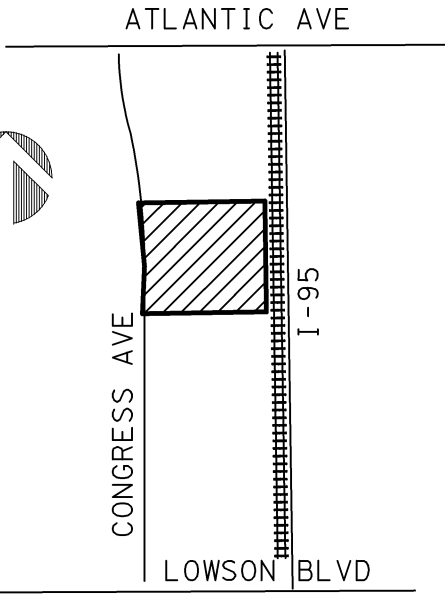
---	GUY ANCHOR WIRE
⊙	WOOD UTILITY POLE
⊕	SANITARY SEWER MANHOLE
⊗	CATCH BASIN
⊕	BELL SOUTH RISER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SINGLE SUPPORT SIGN
⊕	DRAINAGE MANHOLE
⊕	TRAFFIC SIGNAL BOX
⊕	OVERHEAD UTILITY LINE
⊕	IRRIGATION BOX
⊕	LIGHT POLE
⊕	CONCRETE POWER POLE
⊕	ELECTRIC SERVICE
⊕	CATV BOX
⊕	ELECTRIC MANHOLE
⊕	FENCE OR HANDRAIL
⊕	BELLSOUTH MANHOLE
⊕	FIRE DEPT CONNECTION
⊕	CLEAN OUT
⊕	GAS VALVE
⊕	BOLLARD
⊕	FIBEROPTIC MARKER
⊕	BACK FLOW PREVENTER
⊕	WATER METER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : OCTOBER 4, 2018



LOCATION MAP
NOT TO SCALE

PERIMETER
SURVEYING & MAPPING

947 Clint Moore Road
Boca Raton, Florida, 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

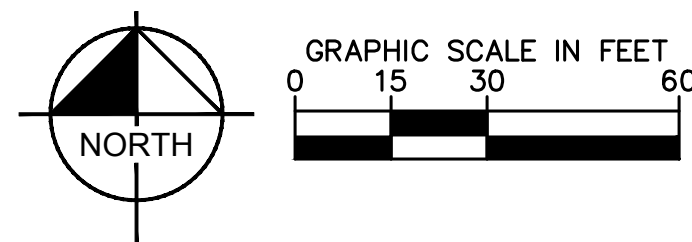
Certificate of Authorization No. LB7264

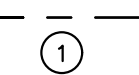




777 SOUTH CONGRESS AVENUE, DELRAY BEACH
BOUNDARY AND TOPOGRAPHIC SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO.	18197
SCALE	1"=30'
DRAWN	JSH
CHECKED	AR
SHEET	1 OF 1



- 
 PROPERTY LINE
 CENTERLINE OF R/W
 ①
 PARKING STALL COUNT

 ADA PARKING STALL
 — X —
 CHAINLINK FENCE

 PROPOSED OPEN SPACE

 PROPOSED CONCRETE SIDEWALK

 PROPOSED LIGHT POLES
 (SEE PHOTOMETRIC PLANS FOR DETAILS)

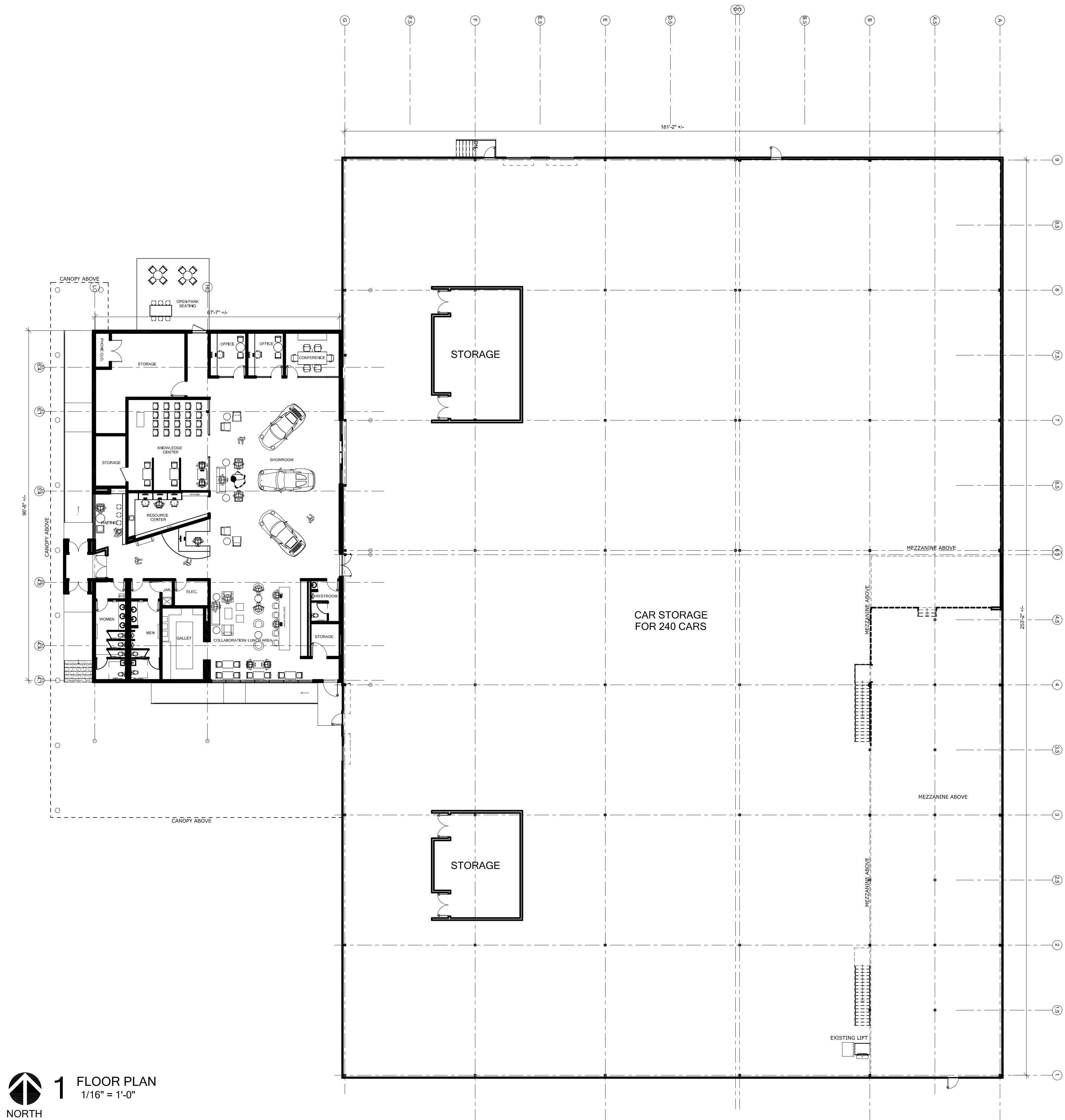
1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX. ALL TYPE "D" CURB SHALL HAVE 3" STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB RAMPS & SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT DESIGN STANDARDS INDEX.
5. ALL STOP BARS AND CROSSWALKS SHALL BE PAINT.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.

PARKING		BUILDING:	RATIO:	REQUIRED:
CAR STORAGE	240 CARS	4 STALLS PER 100 CARS	10	
OFFICE	6350 SF	3.5 SPACES PER 1,000SF	23	
TOTAL REQUIRED			33	
PARKING PROVIDED				
EMPLOYEE/CUSTOMER PARKING			104	
COMPACT/GRASS PARKING			35	
ADA PARKING (PARKING REQUIRED = 5)			5	
TOTAL PROVIDED			144	

DEVELOPMENT STANDARDS (SEC. 4.3.4)		
	CODE REQUIREMENT:	PROVIDED:
FRONTAGE	0' MINIMUM	565'
WIDTH	0' MINIMUM	559'
DEPTH	0' MINIMUM	365'
SITE AREA	0 ACRE MINIMUM	4.82 ACRES
HEIGHT	48' MAXIMUM	26' 6"
FLOOR AREA	N/A	56,550 GSF
BUILDING SETBACKS		
	REQUIRED:	PROVIDED:
FRONT (WEST)	15'	95.5'
SIDE (NORTH)	15'	127.6'
SIDE (SOUTH)	15'	175.4'
REAR (EAST)	15'	19.5'

Sunshine811.com

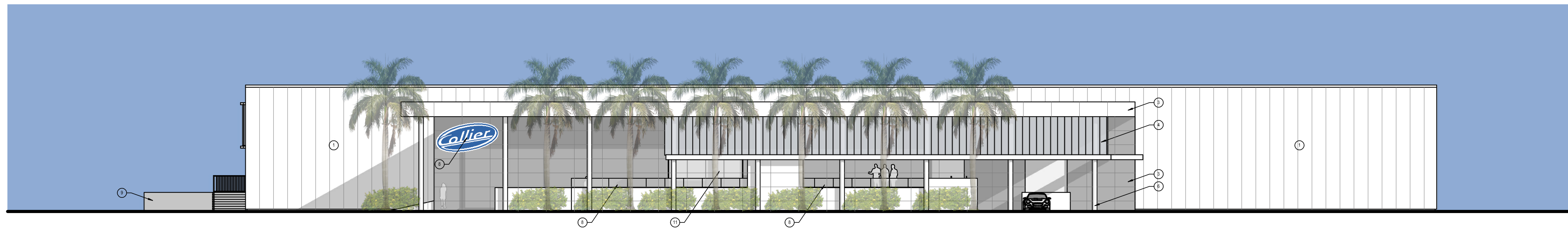
COLLIER CAR CLUB		KHA PROJECT 148876001		LICENSED PROFESSIONAL	
SITE PLAN		DATE		JASON A. WEBBER, P.E.	
		DEC. 2018			
PREPARED FOR DLR GROUP, INC.		SCALE AS SHOWN		FLORIDA LICENSE NUMBER	
		DESIGNED BY YXY		73962	
		DRAWN BY YXY		DATE:	
CHECKED BY JAW		DATE:		DATE:	
FLORIDA		DATE:		DATE:	



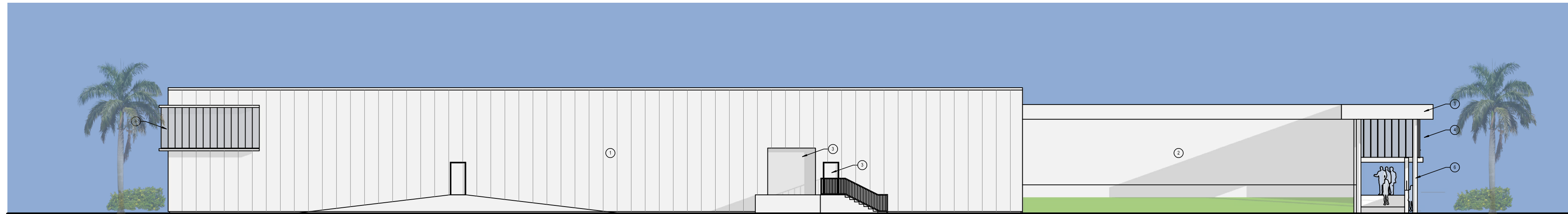
1 FLOOR PLAN

1/16" = 1'-0"

COLLIER CAR CLUB		FLOOR PLAN		<div><div></div><div>DLR Group</div></div>		No.	REVISIONS	DATE	BY
SHEET NUMBER A1.0									
		DATE DEC. 2018							
		SCALE AS SHOWN							
		DESIGNED BY							
		DRAWN BY							
		CHECKED BY							
DELRAY BEACH		FLORIDA							



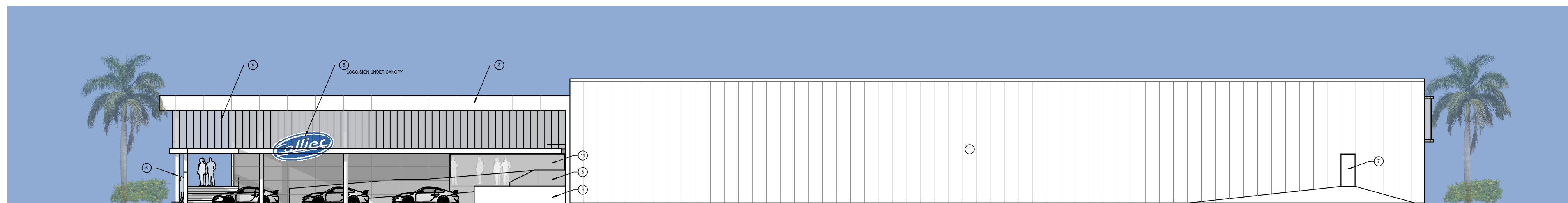
1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

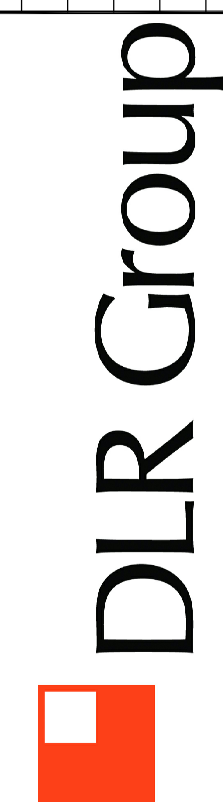


3 EAST ELEVATION



4 SOUTH ELEVATION
1/16" = 1'-0"

- ### EXTERIOR ELEVATION KEYNOTES
- | | |
|----|------------------------------------|
| 1 | EXISTING METAL PANEL PAINTED |
| 2 | EXISTING CMU PAINTED |
| 3 | ALUMINUM COMPOSITE PANEL |
| 4 | TRANSLUCENT GLASS OR POLYCARBONATE |
| 5 | SIGNAGE (BACKLIT) |
| 6 | PREFINISHED METAL COLUMN COVER |
| 7 | PAINTED HOLLOW METAL DOOR |
| 8 | GLASS RAILING |
| 9 | CAR LIFT |
| 10 | PREFINISHED COILING ROLL UP DOOR |
| 11 | ALUMINUM STOREFRONT WINDOW |

[illegible]

DATE	
DEC. 2018	
SCALE AS SHOWN	
DESIGNED BY	
DRAWN BY	
CHECKED BY	

BUILDING ELEVATIONS

COLLIER CAR
CLUB

DELRAY BEACH FLORIDA

SHEET NUMBER
A2.0


This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 CONGRESS STREET RENDERING - DAY



2 CONGRESS STREET RENDERING - NIGHT

SHEET NUMBER		A3.0	
COLLIER CAR CLUB		FLORIDA	
CONGRESS STREET RENDERINGS		DATE DEC. 2018	
		SCALE AS SHOWN	
		DESIGNED BY	
		DRAWN BY	
		CHECKED BY	
		FLORIDA LICENSE NUMBER	
		DLR Group	
		No.	REVISIONS
		DATE	BY

