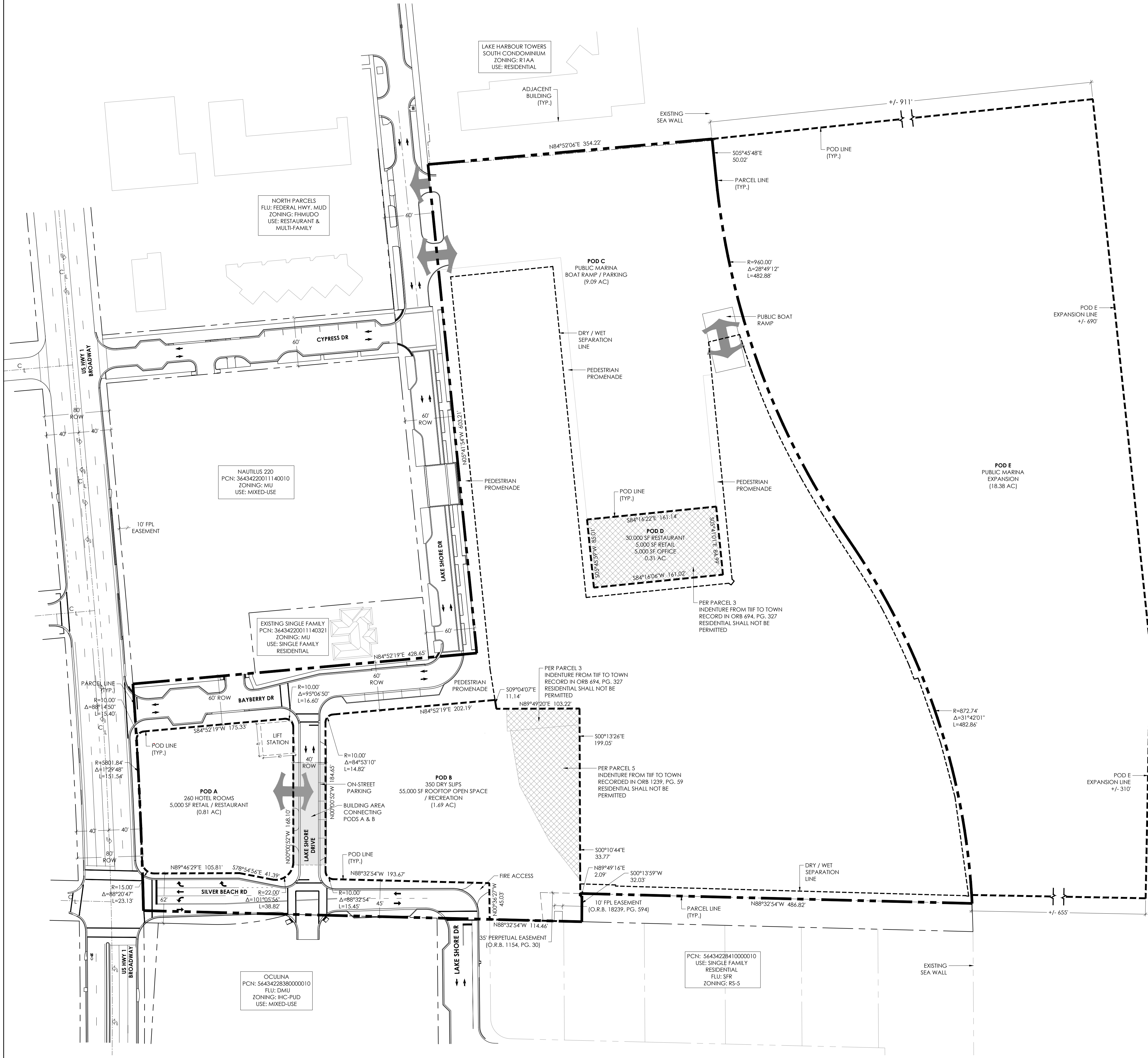




SITE DATA	
PROJECT NAME	LAKE PARK HARBOR MARINA PUD
ADDRESS	115 FEDERAL HIGHWAY; 102 LAKE SHORE DRIVE; 15 LAKE SHORE DRIVE; 103 LAKE SHORE DRIVE
PROPERTY CONTROL NUMBER	36434221000040010 / 36434220011140281 / 36434220011140160 / 36434220011140250 / 36434220011140260
ZONING	MIXED USE (MU); PUBLIC (P)
FUTURE LAND USE	FEDERAL HIGHWAY MIXED USE DISTRICT; PUBLIC BUILDINGS & GROUNDS
FUTURE LAND USE OVERLAY	FHMUDO FEDERAL HIGHWAY MIXED USE DISTRICT OVERLAY
APPROVED USE(S)	PUBLIC MARINA / BOAT RAMP / PARKING / RESTAURANT
TAZ	1764
SITE AREA (OVERALL PUD)	13.13 AC (571,938 SF)

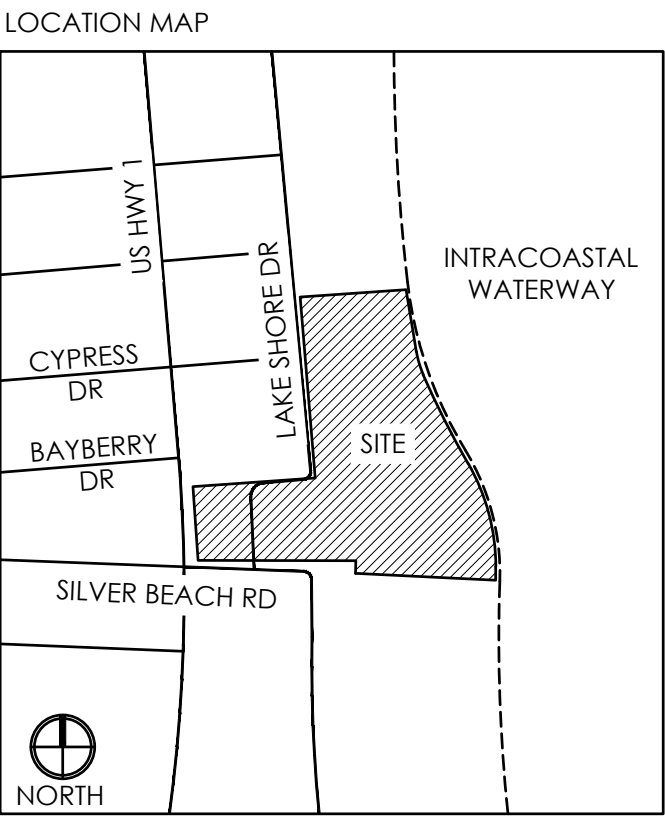
LAND USE ALLOCATION				
POD	PHASE	LAND USE	SF / DU	ACREAGE
A	2	HOTEL	260 HOTEL ROOMS 5,000 SF RETAIL / RESTAURANT	0.81
B	2	PUBLIC MARINA COMMERCIAL / BOAT STORAGE / OPEN SPACE RECREATION	350 DRY SLIPS 55,000 SF ROOFTOP OPEN SPACE / RECREATION	1.69
C	1	PUBLIC MARINA	PUBLIC MARINA BOAT RAMP / PARKING	9.09
D	3	RESTAURANT / RETAIL / OFFICE	30,000 SF RESTAURANT 5,000 SF RETAIL 5,000 SF OFFICE	0.31
E	4	PUBLIC MARINA (EXPANSION)	PUBLIC MARINA EXPANSION	18.38
-		PUBLIC ROAD ROW	BAYBERRY / LAKESHORE DR / SILVER BEACH RD	1.19

POD A PLANNED DEVELOPMENT REGULATIONS (PDR)					
	ZONING DISTRICT	STREETS	SETBACKS		
			FRONT	SIDE STREET	REAR
REQUIRED	MIXED-USE / FHMUDO	FEDERAL HWY / LAKE SHORE DR / SILVER BEACH RD / BAYBERRY DR	MIN. 10' MAX. 20'	MIN. 10' MAX. 20'	MIN. 5' MAX. 20'

POD B PLANNED DEVELOPMENT REGULATIONS (PDR)					
	ZONING DISTRICT	STREETS	SETBACKS		
			FRONT	SIDE STREET	REAR (EAST)
REQUIRED	MIXED-USE / FHMUDO	LAKE SHORE DR / SILVER BEACH RD / BAYBERRY DR	MIN. 10' MAX. 20'	MIN. 10' MAX. 20'	MIN. 0' MAX. 20'

POD C/D PLANNED DEVELOPMENT REGULATIONS (PDR)					
	ZONING DISTRICT	STREETS	SETBACKS		
			FRONT	SIDE	REAR
REQUIRED	P	N/A	0'	0'	0'

DEVELOPMENT TEAM	
OWNER	
TOWN OF LAKE PARK	
535 PARK AVE	
LAKE PARK, FL 33403	
P3 PARTNER	
FOREST DEVELOPMENT, LLC	
105 LAKE SHORE DR E60	
LAKE PARK, FL 33403	
OWNERS REPRESENTATIVE	
ZABIK & ASSOCIATES, INC.	
11398 OKEECHOBEE BLVD, SUITE 2	
ROYAL PALM BEACH, FL 33411	
561.791.2468	
ARCHITECTURE (POD A & B)	
ADACHE GROUP	
550 S FEDERAL HIGHWAY	
FORT LAUDERDALE, FL 33301	
954.525.8133	
ARCHITECTURE (POD C & D)	
SPINA OROURKE + PARTNERS	
285 BANYAN BLVD.	
WEST PALM BEACH, FL 33401	
561.684.6844	
PLANNER & LANDSCAPE ARCHITECT	
INSITE STUDIO, INC.	
3601 PGA BLVD SUITE 220	
PALM BEACH GARDENS, FL 33410	
561.249.0940	
CIVIL ENGINEER	
SIMMONS & WHITE, INC.	
2581 METROCENTRE BLVD, SUITE 3	
WEST PALM BEACH, FL 33407	
561.478.7848	
SURVEY	
CAULFIELD & WHEELER, INC.	
7900 GLADES ROAD, SUITE 100	
BOCA RATON, FL 33434	
561.392.1991	
MARINA DESIGNER	
BOLCHOZ MARINE ADVISORS, INC	
103 US-1 SUITE F5-171	
JUPITER, FL 33477	
561.315.3318	



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Revisions:

06/10/2024 - RESUBMITTAL
07/02/2024 - RESUBMITTAL
09/27/2024 - RESUBMITTAL

LAKE PARK HARBOR MARINA PUD

Lake Park, Florida

NORTH

0 30' 60' 120'

SCALE: 1" = 60'-0"

Drawn By: TAC
Drawing #: 1186
Date: 05/29/2024

Master Plan

SHEET # MP.1