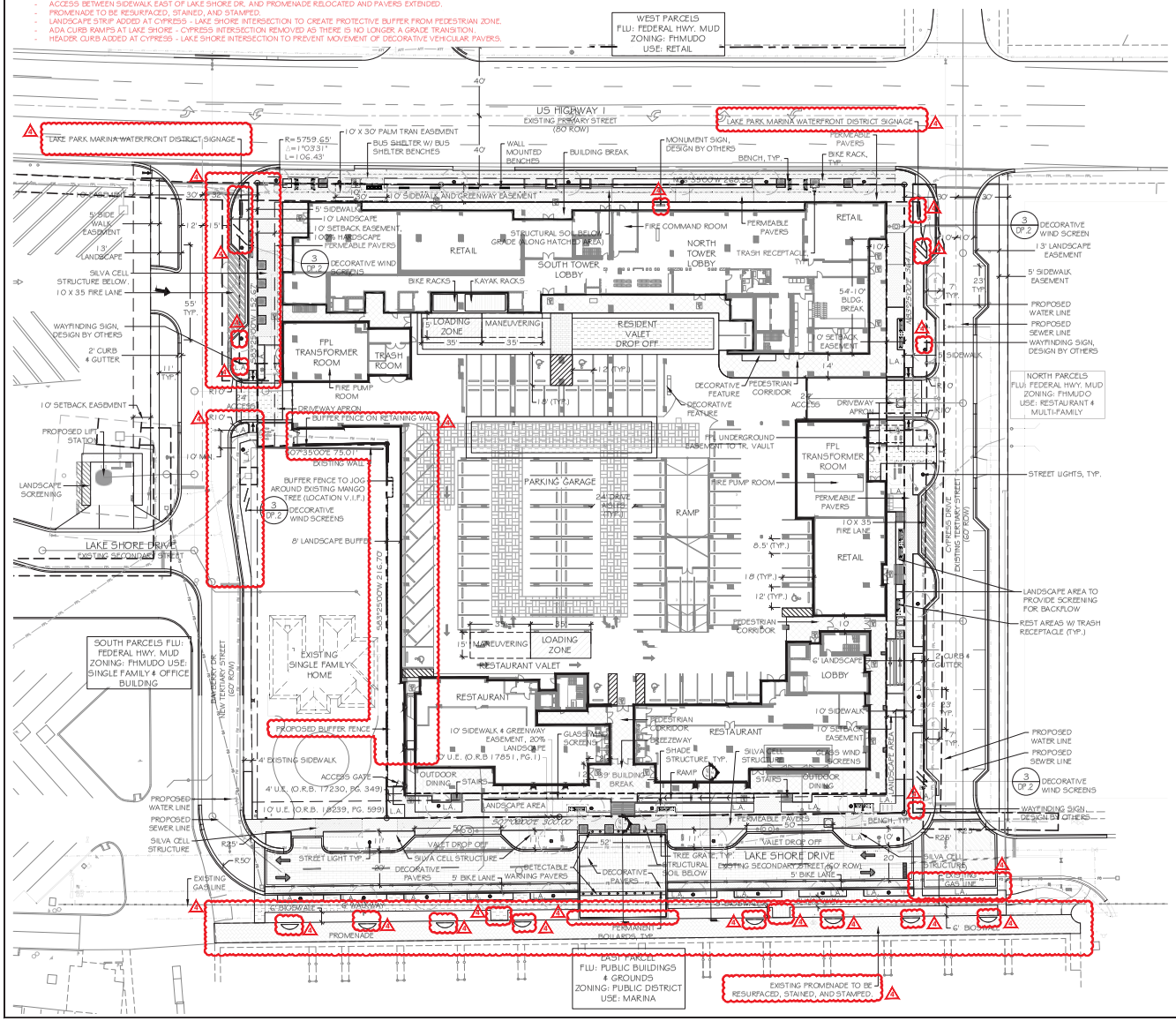
PROPERTY DEVELOPMENT REGULATIONS CHART

ZONING DISTRICT (MU)	LOT DIMENSIONS: LOT AREA	LOT DIMENSIONS: WIDTH	FRONTAGE: FEDERAL	FRONTAGE: LAKESHORE	FRONTAGE: CYPRESS	FRONTAGE: BAYBERRY	DEPTH	PODIUM SETBACKS: FRONT (FEDERAL)	PODIUM SETBACKS: SIDE (CYPRESS & BAYBERRY)	PODIUM SETBACKS: REAR (LAKESHORE)	TOWER SETBACKS: PRIMARY STREET	TOWER SETBACKS: TERTIARY STREET	TOWER SETBACKS: SECONDARY STREET
MIN.	N/A	200'	90%	80%	50%	50%	150'	10'	10'	10'	20'	10'	20'
MAX.	N/A	375'	N/A	N/A	N/A	N/A	N/A	20'	20'	20'	N/A	N/A	N/A
PROPOSED	2.78 AC	265.58'	90%	86%	94%	92%	366.11'	10'-2"	10'-6" - CYPRESS 14'-6" - BAYBERRY	10'-1"	30'-4"	20'-6"	30'-2"

REVISIONS - 10/04/2024
- LAKE PARK MARINA WATERFRONT DISTRICT SIGNAGE ADDED ON NORTH AND SOUTH INTERSECTIONS OF BROADWAY.
- WEST SIDE OF BAYBERRY DR UPDATED TO MATCH CIVIL.
- WIND SCREENS LOCATIONS ON BAYBERRY DR UPDATED TO AVOID CONFLICTS WITH SHIFTING CURB LINES.
- LIGHT POLE LOCATIONS ON WEST OF BAYBERRY DR UPDATED TO AVOID CONFLICT WITH SHIFTING CURB LINES.
- GRADE TRANSITION AT PROMENADE ALONG LAKE SHORE HAS BEEN REVISED AS PER UPDATED CIVIL ENGINEERING UPDATES.
- RESIDENTIAL BUFFER UPDATED TO SHOW RETAINING WALL ALONG THE PROPERTY LINE WITH A 6' BUFFER FENCE MOUNTED ATOP THE WALL.
- NAUTILUS MONUMENT SIGN ADDED ON BROADWAY.
- NAUTILUS WAYFINDING SIGNS ADDED ON CYPRESS AND BAYBERRY.
- PLANTER WALLS AT BIOSWALE REMOVED AS THEY ARE NOT REQUIRED.
- 8 EXISTING ROYAL PALMS AND PLANTING AREAS ON PROMENADE WALL BE PRESERVED.
- ACCESS BETWEEN SIDEWALK EAST OF LAKE SHORE DR. AND PROMENADE RELOCATED AND PAVERS EXTENDED.
- PROMENADE TO BE RESURFACED, STAINED, AND STAMPED.
- LANDSCAPE STRIP ADDED AT CYPRESS - LAKE SHORE INTERSECTION TO CREATE PROTECTIVE BUFFER FROM PEDESTRIAN ZONE.
- ADA CURB RAMPS AT LAKE SHORE - CYPRESS INTERSECTION REMOVED AS THERE IS NO LONGER A GRADE TRANSITION.
- HEADER CURB ADDED AT CYPRESS - LAKE SHORE INTERSECTION TO PREVENT MOVEMENT OF DECORATIVE VEHICULAR PAVERS.

LOCATION MAP: n.t.s.



SITE DATA

ADDRESS	220 LAKE SHORE DRIVE, LAKE PARK, FL 33403
PCN(s)	36434220011140010/40090/40352/40351/40130 36434221260000010/20/30/40/50/60/70/80/90/100
APPLICANT	FOREST DEVELOPMENT, LLC
CURRENT USE	COMMERCIAL & RESIDENTIAL
PROPOSED USE	MIXED USE DEVELOPMENT
ZONING	MIXED USE (MU)
DISTRICT OVERLAY	FEDERAL HWY. MIXED USE DISTRICT OVERLAY
TOTAL SITE AREA	2.78 ACRES
TOTAL RESIDENTIAL UNITS	342
RETAIL	9,178 SF
RESTAURANT	14,550 SF
OFFICE	12,111 SF
MAXIMUM IMPERVIOUS AREA	90%
PROPOSED IMPERVIOUS AREA	107,708 SF (89%)
MINIMUM PERVIOUS AREA	10%
PROPOSED PERVIOUS AREA	13,389 SF (11%)
PROPOSED BUILDING COVERAGE	36%
TOTAL FLOORS	23
PROPOSED BUILDING HEIGHT	250
PODIUM ACTIVE LINER LEVELS	5
PODIUM HEIGHT	52'-0"
MAX. BUILDING FAR	6.80
PROPOSED BUILDING FAR	6.78
HANDICAP PARKING REQUIRED	18
HANDICAP PARKING PROVIDED	18
REQUIRED PRIVATE OPEN SPACE	12,110 SF (10% OF TOTAL SITE AREA)
PROVIDED PRIVATE OPEN SPACE	60,610 SF (50%) -6TH FLOOR AMENITY DECK: 49,560 SF -ROOFTOP AMENITY DECK: 11,050 SF

PARKING DATA

RETAIL (9,178 SF) - 2 SP/1000 SF	19
RESTAURANT (14,550 SF) - 10 SP/1000 SF	146
OFFICE (12,111 SF) - 2 SP/1000 SF	25
RESIDENTIAL	
2 BEDROOM (237) - 1.5 SP/ UNIT	356
3 BEDROOM (93) - 2 SP/ UNIT	186
GUEST (EFFICIENCY UNITS) 1 BEDROOM (12) - 1 SP/UNIT	12
GUEST PARKING - 1 SP/ 20 UNITS	17
TOTAL BASE PARKING REQUIRED	761
PARKING TO BE PROVIDED FOR PUBLIC BENEFIT	100
TOTAL OVERALL PARKING REQUIRED	861

PARKING LOCATION	PARALLEL	REGULAR	COMPACT	TANDEM	HANDICAP	TOTAL # OF STALLS	ADD'L LIFT PKG.
STREET PARKING	13					13	
LEVEL A - P1		90	9	6	6	111	3
LEVEL B - P2		91	18	50	2	161	
LEVEL C - P3		101	30	64	4	199	
LEVEL D - P4		103	30	64	4	201	
LEVEL E - P5		123	46	20	2	191	50
TOTAL PARKING PROVIDED						876	53

COMMERCIAL BICYCLE PARKING REQUIREMENT	
1 SPACE/ 10 REQUIRED VEHICUIAR SPACES	19 BIKE SPACES
RESIDENTIAL BICYCLE PARKING REQUIREMENT	
1 SPACE/ 10 REQUIRED VEHICUIAR SPACES	57 BIKE SPACES
TOTAL BICYCLE PARKING REQUIRED	76 BIKE SPACES
BICYCLE PARKING PROVIDED	
LEVEL A - P1 - 14 SPACES	
LEVEL B - P2 - 8 SPACES	
LEVEL C - P3 - 5 SPACES	
LEVEL D - P4 -4 SPACES	
LEVEL E - P5 - 11 SPACES	
SECURE BICYCLE STORAGE DISTRIBUTION & USE (LEVEL B-P2) - 36	
TOTAL BICYCLE PARKING PROVIDED - 80	

FLOORS / LEVELS		BUILDING AREA BREAKDOWN			
PODIUM (5 LEVELS)					
FLOOR PLATE #		ACTIVE LINER USED RESID.	ACTIVE LINER USED COMMERCIAL	PARKING & UTILITIES	
01	LEVEL A PARKING GR. FLOOR	15,197 SF	22,468 SF	59,455 SF	97,260 SF
02	LEVEL B PARKING MEZZ.	-	-	59,731 SF	59,731 SF
03	LEVEL C PARKING	15,175 SF	13,880 SF	74,080 SF	103,135 SF
04	LEVEL D PARKING	15,175 SF	-	73,585 SF	88,760 SF
05	LEVEL E PARKING	33,112 SF	-	68,241 SF	101,353 SF
06	AMENITY FLOOR	54,491 SF	-	-	54,491 SF
	SUB-TOTAL (PODIUM + AMENITY FLOOR)	132,550 SF	36,468 SF	334,092 SF	503,170 SF
TWO RESIDENTIAL TOWERS (17 FLOORS EA.)					
FLOOR PLATE #		NORTH TOWER	SOUTH TOWER	TOTAL TOWERS	
07	FIRST TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
08	SECOND TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
09	THIRD TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
10	FOURTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
11	FIFTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
12	SIXTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
13	SEVENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
14	EIGHTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
15	NINTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
16	TENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
17	ELEVENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
18	TWELFTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
	M. A.				
19	FOURTEENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
20	FIFTEENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
21	SIXTEENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
22	SEVENTEENTH TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
23	EIGHTEEN TOWER FLOOR	23,114 SF	15,157 SF	38,271 SF	
	ROOF / ROOFTOP AMENITIES		2,962 SF	2,962 SF	
	SUB-TOTAL (17 FL. TOWERS)	392,898 SF	260,231 SF	653,129 SF	
	TOTAL RESIDENTIAL AREA (TOWERS + AMENITIES + PODIUM)			986,579 SF	
	TOTAL BUILDING (TOWERS + PODIUM + GARAGE)			1,161,282 SF	

PROJECT TEAM

DEVELOPER
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

ARCHITECT
RD ARCHITECTS
420 E PALMETTO PARK DR.
BOCA RATON, FL 33432
786-762-2679

SURVEYOR
BASELINE LAND SURVEY, LLC
1400 NW 1st CT.
BOCA RATON, FLORIDA 33432
561-417-0700

CIVIL ENGINEER
SIMMONS & WHITE, INC.
2581 METRO CENTRE BLVD. SUITE 3
WEST PALM BEACH, FL 33407
561-478-7848

LANDSCAPE ARCHITECT
INSITE STUDIO, INC.
8144 OKEECHOBEE BLVD. SUITE A
WEST PALM BEACH, FL 33411
561-249-0940

NORTH
0 15 30 60
SCALE: 1"

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A, West Palm Beach, FL 33411
phone: 561.249.0940 | info@insitestudio.com
www.insitestudio.com | License #: LC26000666

Consultants:

Revisions:
1. 09/09/2022 - ISSUED FOR CONSTRUCTION
12/01/2022 - 2ND BLDG. DEPT. REVIEW COMMENTS
2. 08/11/2023 - PERMIT REVISION #2 PHASE 1
3. 09/08/2023 - PERMIT REVISION #2 PHASE 2
4. 07/12/2024 - REVISIONS
5. 10/04/2024 - REVISIONS

NAUTILUS 220
Lake Park, Florida

Bryan Donahue

Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, o=Insite Studio Landscape Architecture, ou=Landscape Architect, email=bryan@insitestudio.com, c=US
Date: 2025.12.22 08:36:47-05'00'

ALWAYS CALL 811 | TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED
Sunshine811.com

Drawn By:	RG
Drawing #:	1075
Date:	02/15/2022

SITE PLAN

TOWN OF LAKE PARK
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE
03/19/2025

SHEET # SP1

A BIKE RACK
SCALE = N.T.S.

ANOVA FURNISHINGS: ALLURE
CAPACITY: 2 BIKES
PLACED IN GROUPS OF 3
SURFACE MOUNTED
FINISH: POWDER COATED ALUMINUM

B TRASH RECEPTACLE
SCALE = N.T.S.

ANOVA FURNISHINGS: BEACON HILL
RECYCLED PLASTIC RECEPTACLE
BONNET TOP
FRAME COLOR: TEXTURED PEWTER
SLAT COLOR: MAHOGANY HORZ.

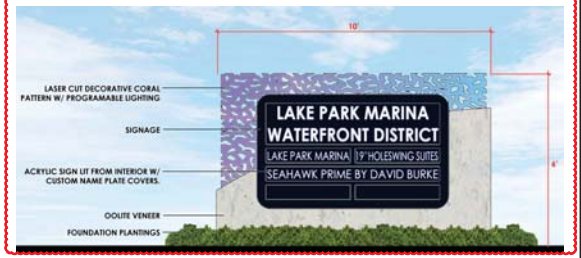
C BENCH
SCALE = N.T.S.

ANOVA FURNISHINGS: ALLURE BENCH
RECYCLED PLASTIC SLATS
COLOR: MAHOGANY
STEEL & ALUMINUM
DIMENSIONS: 33"H x 25"W x 49"L
W/ SLEEP DETERRENTS

D SURFACE MOUNTED BENCH ON STEM WALL
SCALE = N.T.S.

ANOVA FURNISHINGS: ALLURE BENCH
RECYCLED PLASTIC SLATS, COLOR: MAHOGANY
STEEL AND ALUMINUM
DIMENSIONS: 20"H x 24"W x 73"L
SURFACE MOUNTED
W/ SLEEP DETERRENTS

E LAKE PARK MARINA WATERFRONT DISTRICT SIGNAGE
SCALE = N.T.S.



REVISIONS - 10/04/2024
- LAKE PARK MARINA WATERFRONT DISTRICT SIGNAGE DESIGN REVISED.
- BUS SHELTER AND SHADE STRUCTURE RE-SPECIFIED DO TO ORIGINAL PRODUCT BEING DISCONTINUED.
- GROUND LEVEL PAVERS COLORS UPDATED.
- DECORATIVE SCREEN DESIGN REVISED.
- WAYFINDING SIGN DESIGN REVISED.
- MONUMENT SIGN DESIGN REVISED.

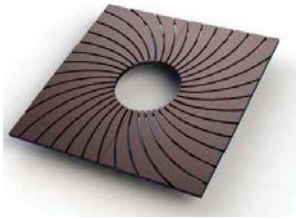
F BUS SHELTER W/ BUS SHELTER BENCHES
SCALE = N.T.S.

HANDI-HUT:
BUSH SHELTER: 5 SERIES
COLOR: POWDER COATED LIGHT GRAY
WALL: PERFORATED ALUMINUM
ROOF: BARREL STYLE
ROOF MATERIAL: POLYCARBONATE - WHITE
OPTIONS: BENCH W/ DIVIDERS

G SHADE STRUCTURE
SCALE = N.T.S.

HANDI-HUT:
SHADE STRUCTURE: AERO SHELTER - VELO PARK
COLOR: POWDER COATED LIGHT GRAY
ROOF: POLYCARBONATE - WHITE

H TREE GRATE TYP.
SCALE = N.T.S.



IRONSMITH TREE GRATES
5' X 5'
CAST ALUMINUM NATURAL
/36 GRIT RANDOM ORBITAL
BRUSHED FINISH

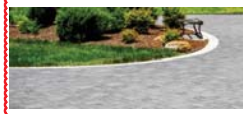
I DECORATIVE STREET LIGHTS
SCALE = N.T.S.

INVUE: LUXESCAPE COLLECTION
BANNER ARMS TO BE CUSTOM ADDED
FINISH: CLEAR ANODIZED ALUMINUM

J BOLLARDS
SCALE = N.T.S.

INVUE: ABB ARBOR BOLLARD
FINISH: CLEAR ANODIZED ALUMINUM

K PERMEABLE PAVERS
SCALE = N.T.S.

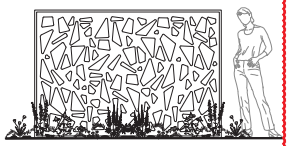


BELGARD: AQUALINE PAVER
DIMENSIONS: 4.5"X4.5"+4.5"X9+9"X9"
COLOR: TITANIUM
PATTERN: SEE DETAIL SHEET HP.2.2

L DECORATIVE PAVERS (ROAD)
SCALE = N.T.S.

BELGARD:
CATALINA GRANA + HOLLAND STONE
DIMENSIONS: 4"X8", 8"X8", 8"X12"
COLOR: TITANIUM
PATTERN: SEE DETAIL SHEET HP.2.2

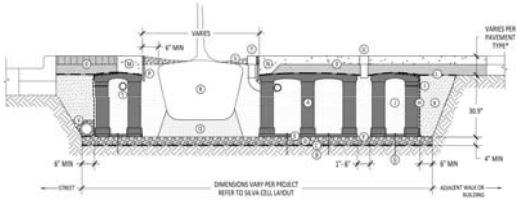
M DECORATIVE WIND SCREEN
SCALE = N.T.S.



CUSTOM LASER CUT PANELS
FINAL DESIGN TBD
8'W X 5.5'HT

N GLASS WIND SCREEN
SCALE = N.T.S.

SPECIFIC MODEL TBD
8' HT



O SILVA CELL SYSTEM 2X
NOT TO SCALE

P WAYFINDING SIGN
SCALE = N.T.S.

CUSTOM WAYFINDING SIGN
FINAL DESIGN TBD

Q MONUMENT SIGN
SCALE = N.T.S.

CUSTOM MONUMENT SIGN
FINAL DESIGN TBD

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A, West Palm Beach, FL 33411
phone: 561.640.5560 | e-mail: info@insitestudio.com
www.insitestudio.com | License #: LC26000606

Consultants:

Revisions:
- 09/09/2022 - ISSUED FOR CONSTRUCTION
- 12/01/2022 - 2ND BLDG. DEPT. REVIEW COMMENTS
- 08/11/2023 - PERMIT REVISION #2 PHASE 1
- 09/08/2023 - PERMIT REVISION #2 PHASE 2
- 07/12/2024 - REVISIONS
- 10/04/2024 - REVISIONS

NAUTILUS 220
Lake Park, Florida

Bryan Donahue

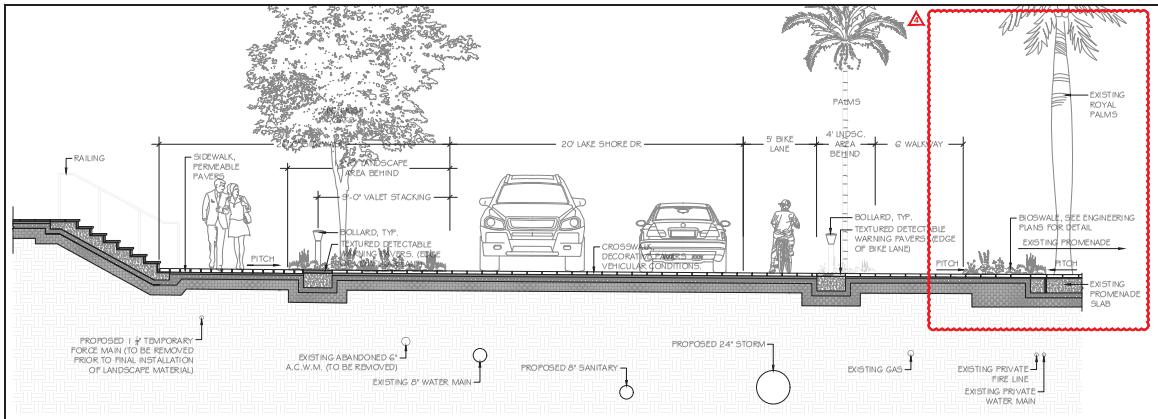
ALWAYS CALL 811 - TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.
Sunshine811.com

Drawn By:	RG
Drawing #:	1075
Date:	02/15/2022

DETAILS
PLAN

TOWN OF LAKE PARK
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE
03/19/2025

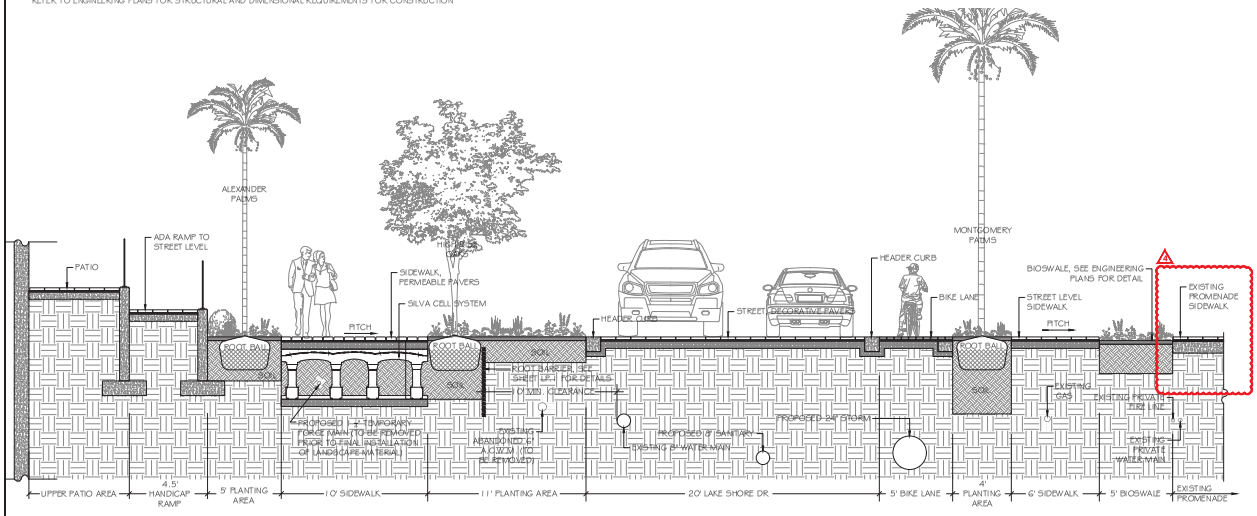
SHEET # DP1



1 LAKE SHORE DRIVE SECTION

NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION

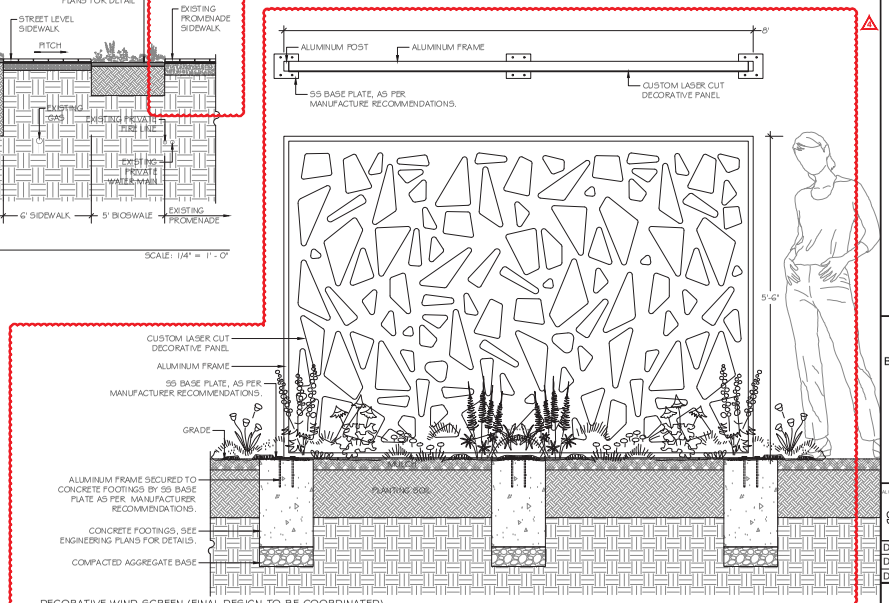
SCALE: 1/4" = 1' - 0"



2 LAKE SHORE DRIVE SECTION

NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION

SCALE: 1/4" = 1' - 0"



3 DECORATIVE WIND SCREEN (FINAL DESIGN TO BE COORDINATED)

NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION. FINAL FUNCTIONAL DESIGN OF WIND SCREEN TO BE COORDINATED BETWEEN WIND CONSULTING COMPANY AND DESIGNERS.

SCALE: 1" = 1' - 0"

1 REVISIONS - 10/04/2024
- LAKE SHORE SECTIONS UPDATED TO SHOW FINAL TOPOGRAPHIC TRANSITIONS AT PROMENADE.
- DECORATIVE WIND SCREEN DESIGN UPDATED.

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A, West Palm Beach, FL 33411
phone: 561.242.0404 | info@insitestudio.com
www.insitestudio.com | License #: LC26000606

Consultants:

Revisions:
- 1 09/09/2022 - ISSUED FOR CONSTRUCTION
- 12/01/2022 - 2ND BLDG. DEPT. REVIEW COMMENTS
- 1 08/11/2023 - PERMIT REVISION #2 PHASE 1
- 1 09/08/2023 - PERMIT REVISION #2 PHASE 2
- 1 07/12/2024 - REVISIONS
- 1 10/04/2024 - REVISIONS

NAUTILUS 220
Lake Park, Florida

Bryan Donahue

Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, o=insite studio, ou=Landscape Architecture, c=US, email=bryan@insitestudio.com
Date: 2018.12.20 08:46:00 EST

ALWAYS CALL 811 - TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

Sunshine811.com

Drawn By:	RG
Drawing #:	1075
Date:	02/15/2022

DETAILS PLAN

TOWN OF LAKE PARK BUILDING DEPARTMENT
SHEET # DP-2
REVIEWED FOR CODE COMPLIANCE
03/19/2025