

**BROWN LANDHOLDINGS, INC**  
**829 PIKE ROAD WEST PALM BEACH, FL 33411**  
**SITE DATA**

CONTROL NUMBER	1988-019	
PROJECT NUMBER	05067-000	
DRO NUMBER	2007-1614	
PROJECT NAME	BROWN LANDHOLDINGS, INC	
TIER	URBAN / SUBURBAN	
FLU	IND	
ZONING DISTRICT	IL	
SECTION / TOWNSHIP / RANGE	32 / 43S / 42E	
PROPERTY CONTROL NUMBERS	00 42 43 27 05 007 0121	
USE DRO USES:	CONTRACTOR STORAGE YARD WHOLESALE BUILDING SUPPLIES	
CONDITIONAL USE 'B'	TRUCK/TRAILER RENTAL IN IL WITH ACCESSORY REPAIRS	
PERMITTED IL USE	MANUFACTURING & PROCESSING (WITH ACCESSORY OFFICES)	
<b>CONCURRENCY APPROVAL*</b>		
MANUFACTURING & PROCESSING - 21,600 SF		
VEHICLE SALES AND RENTAL - 10,380 SF		
OUTDOOR STORAGE - 4.14 ACRES		
*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN		
TRAFFIC ANALYSIS ZONE(TAZ)	875	
TOTAL SITE AREA GROSS ACREAGE	435,102 SF	8.99 ACRES
TOTAL GROSS FLOOR AREA (GFA)	31,980 SF	.73 ACRES
MANUFACTURING & PROCESSING 30% ACCESSORY OFFICES – 6,840 SF	21,600 SF	.50 ACRES
VEHICLE SALES AND RENTAL GROUND FLOOR 5,760 SF MEZZANINE 4,620 SF NIC COVERED SERVICE AREA 9,350 SF (ACCESSORY REPAIRS)	10,380 SF	.23 ACRES
FAR RATIO	.07	
BUILDING COVERAGE INCLUDES COVERED SERVICE AREA 9,350 SF	26,710 SF	.61 ACRES
TOTAL IMPERVIOUS SURFACE AREA INCLUDES 139,170 SF OF SHELL ROCK	288,341 SF	62.4%
TOTAL PERVIOUS SURFACE AREA	146,788 SF	37.6%
DETENTION AREAS	49,035 SF	11.3%
OPEN / LANDSCAPE AREA	97,753 SF	22.5%
PRESERVE AREA	N/A	
TOTAL AREA	435,710 SF	100 %
BUILDING HEIGHT	35 FT	
NUMBER OF STORIES / FLOORS	TWO	
PARKING AND LOADING	REQUIRED	PROPOSED
TOTAL NUMBER OF SPACES	121	151
MANUFACTURING \$ PROCESSING (15,120 SF) 2 SPACES PER 1,000 SF (FIRST 10,000 SF) 1 SPACE PER 1,000 SF (OVER 10,000 SF)	26	32
301 ACCESSORY OFFICES (6,480 SF) 5 SPACES PER 1,000SF	33	33
VEHICLE SALES AND RENTAL (10,380 SF) ENCLOSED GROUND FLOOR (5,760 SF) ENCLOSED MEZZANINE (4,620 SF) 1 SPACE PER 250 SF (ENCLOSED AREA)	42	66
SERVICE BAYS # 10 2 SPACES PER SERVICE BAY	20	20
HANDICAP PARKING (INCL)	6 INCL	7 INCL