

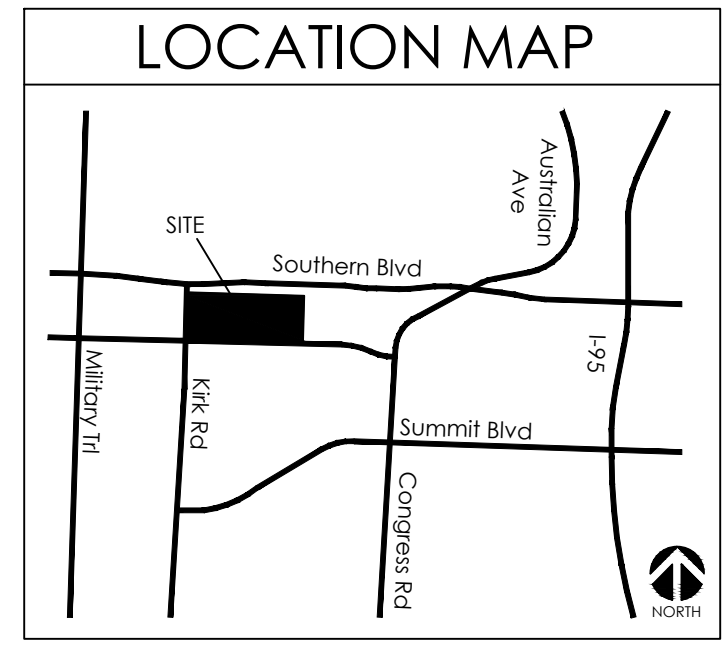
FLU: UT
Zoning: PO
Use: Palm Beach
International Airport

C-51 CANAL

FLU: INST & CT/UT
Zoning: PO
Use: Vacant, PBSD
Fleet Management

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY
PREPARED BY BROWN & PHILLIPS, INC. DATED 12/28/2022

D/R DUMPSTER WITH ENCLOSURES



DEVELOPMENT TEAM

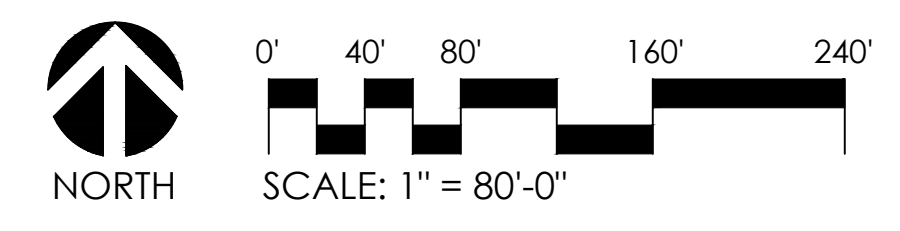
DEVELOPER:	PALM BEACH COUNTY 2633 VISTA PARKWAY WEST PALM BEACH, FL 33411 (561) 233-0251
ARCHITECT:	HARVARD JOLLY ARCHITECTURE 2047 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411 (561) 478-4457
CIVIL ENGINEER:	ALAN GERWIG & ASSOCIATES, INC. 12798 FOREST HILLS BLVD, SUITE 201 WELLINGTON, FL 33414 (561) 782-9000
TRAFFIC ENGINEER:	SIMMONS & WHITE 2881 METRO CENTER BLVD SUITE 3 WEST PALM BEACH, FL 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	BROWN & PHILLIPS, INC. 1900 OLD OKEECHOBEE, SUITE 509 WEST PALM BEACH, FL 33409 (561) 615-3888

SITE TABULAR DATA

Application Name	Lake Lytal Aquatic Complex/YMCA
Application Number	2023-
Tier	Urban/Suburban
Future Land Use Designation	Park
Zoning District	PO
Overlay	URAO
Section, Township, Range	06/44/43
Property Control Number	00-43-44-06-00-000-3020
Existing Use	Aquatic Center
Proposed Use	Public Park
Total Site Area	22.24 ac. (968,809 s.f.)
Total Gross Floor Area	78,938 s.f.
Aquatic Complex Buildings	18,972 s.f.
Admin/Ticketing (Building #1)	1,446 s.f.
Concessions (Building #2)	2,048 s.f.
Support Building (Building #3)	7,445 s.f.
Pump Equipment Building (Building #4)	3,687 s.f.
Pump House Shelter (Building #5)	1,500 s.f.
Event Pavilion (Building #6)	2,846 s.f.
Total YMCA	59,966 s.f.
Phase I - 30,320 s.f.	
Phase II - 29,646 s.f.	
YMCA Expansion - 13,048 s.f.	
Gym/Wellness Expansion - 16,598 s.f.	
Total Floor Area Ratio	.08 (78,938 s.f.)
Total Building Coverage	9% (83,114 s.f.)
(Including canopies of 4,176 s.f.)	
Parking Required	168 SPACES
Government Services - 1 Space/500 s.f. @ 78,938 s.f. = 158	
Proposed Parking	221 SPACES
Handicap Spaces Required	7 SPACES
Handicap Spaces Proposed	12 SPACES
Bicycle Spaces Required	Not applicable for Gov't Services
Loading Spaces Required	1 SPACE
Building Height	Max. 35'
Number of Stories	2'
Detention Tract	2.17 ac. (94,711 s.f.)
Traffic Analysis Zone	275

Concurrency Reservation

	Public Park - Aquatic Complex	60,337 s.f.
Aquatic Complex Building	18,972 s.f.	
Admin/Ticketing (Building #1)	1,446 s.f.	
Concessions (Building #2)	2,048 s.f.	
Support Building (Building #3)	7,445 s.f.	
Pump Equipment Building (Building #4)	3,687 s.f.	
Pump House Shelter (Building #5)	1,500 s.f.	
Event Pavilion (Building #6)	2,846 s.f.	
Aquatic Complex (Non-Building Site Details)	41,365 s.f.	
Main Pool	17,100 s.f.	
Dumpster Area	175 s.f.	
Future Interactive Play -	7,000 s.f.	
Future Flow Riders (2)	4,640 s.f.	
Future Pool - Teaching	4,950 s.f.	
Future Slide/Play Zone	7,500 s.f.	
Public Park (YMCA - Phase I & II)	59,966 s.f.	
Phase I	30,320 s.f.	
Administrative	2,158 s.f.	
Circulation	2,483 s.f.	
Community Area	1,814 s.f.	
Gym	4,800 s.f.	
Kid's Zone	1,970 s.f.	
Lobby	1,383 s.f.	
Locker Rooms	1,976 s.f.	
Mechanical	1,211 s.f.	
Teen Center Hub	3,885 s.f.	
Wellness	8,640 s.f.	
Phase II	29,646 s.f.	
YMCA Future Expansion	13,048 s.f.	
Gym/Wellness Expansion	16,598 s.f.	



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Lake Lytal Aquatic Complex/YMCA

Palm Beach County, Florida

Date: 03/16/23
Scale: 1" = 80'-0"
Design By: JES
Drawn By: CP
Checked By: JES
File No. 880.01
Job No. 17-130

REVISIONS / SUBMISSIONS

FINAL
SITE
PLAN

FSP-1 of 1