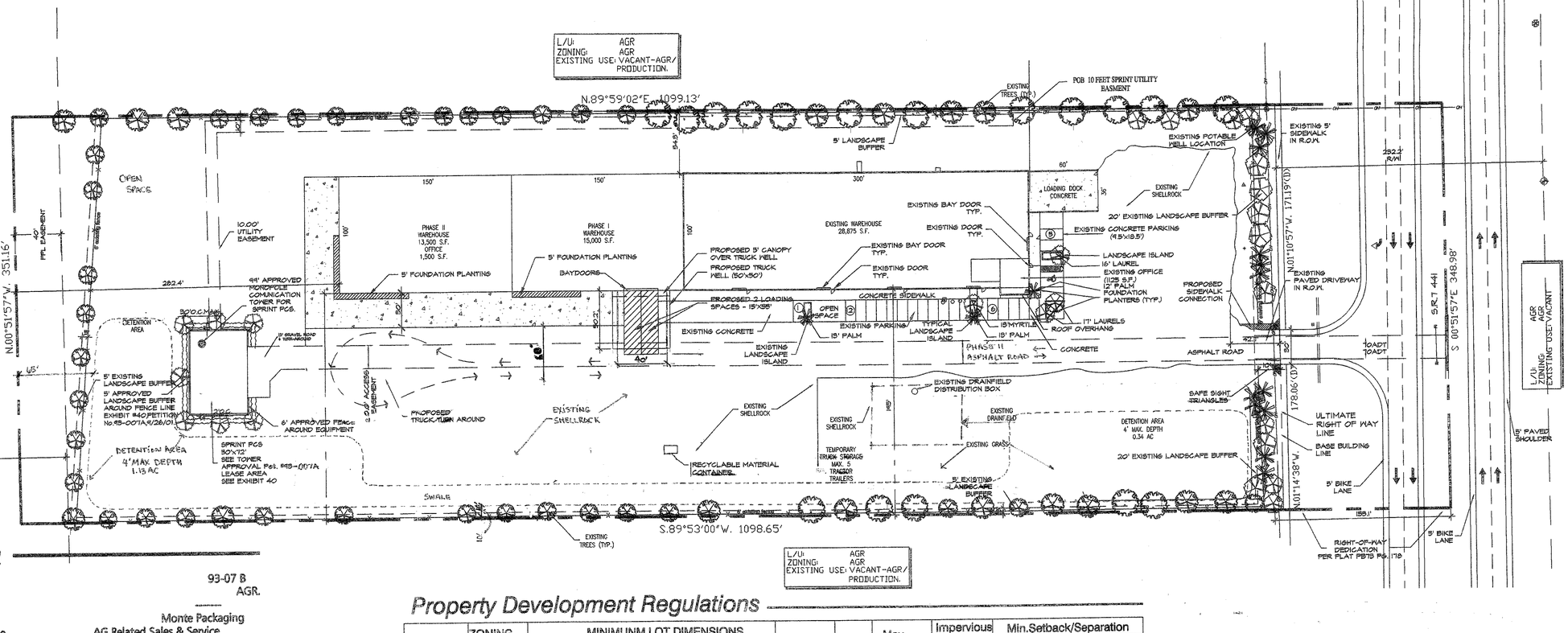
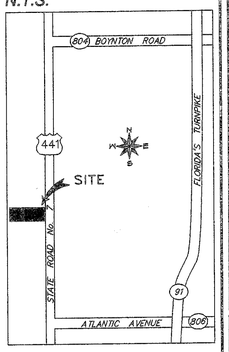


HOUSTON CUOZZO GROUP, INC.
735 COLORADO AVE, SUITE 1
STUART, FLORIDA 34994
(561)221-2128
FAX (561)221-0788

Location Map
N.T.S.



Site Data

Petition Number	93-07 B
Tier Designation	AGR.
Project Number	------
Name of Project	Monte Packaging
Existing & Proposed Use	AG Related Sales & Service
Future Land Use Designation	AGR
Zoning District	AGR
Section, Township, Range	01/46/41
Property Control Number	00-41-46-01-01-002-0000
Total Site Area	10.11 Acres/440,391.6 s.f.
ROW Dedication	1.28 Acres/55,619.4 s.f.
Net Site Area	8.83 Acres/384,772.2 s.f.
Total Gross Floor Area	1.38 Acres/60,226 s.f.
Existing Warehouse	28,875 s.f.
Existing Accessory Office	1,125 s.f.
Proposed Warehouse	30,000 s.f.
Phase I - Warehouse	15,000 s.f.
Phase II Warehouse	13,500 s.f.
Office	1,500 s.f.
Tower Buildings	226 s.f.
Total Floor Area Ratio (Based on Total Site Area)	.14
Total Building Coverage	1.38 Acres/60,226 s.f./14%

Area Calculations
(Based on Net Area)

Impervious Area	3.25 Acres/141,881.58 s.f./37
Buildings	1.38 Acres/60,226 s.f./16%
Pavement/Walks	1.87 Acres/81,655.58 s.f./21%
Pervious Area	5.58 Acres/242,890.62 s.f./63%
Open Space	4.11 Acres/179,082.4 s.f./ 46.5%
Detention	1.47 Acres/ 64,033.2 s.f./ 16.6%
Accessory Use	N/A
Building Height	max. 35'/1 Story
Number of Stories	1

Parking Data

Parking 2,625 s.f. Accessory Office
57,375 s.f. Warehouse

Required: 1 Space per 200 s.f. Office	14
1 Spaces Per 1,000 s.f. Warehouse	58
Total Required.....	72
Provided.....	24

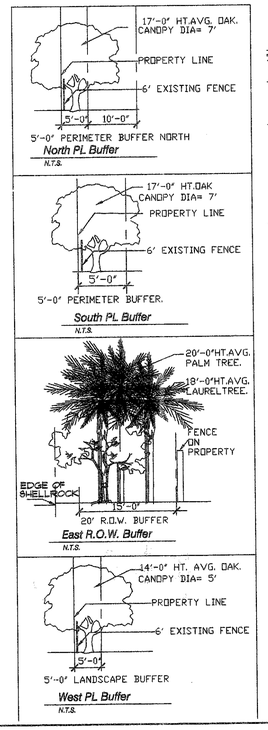
Variance for 48 parking spaces approved on Feb. 17, 2005.

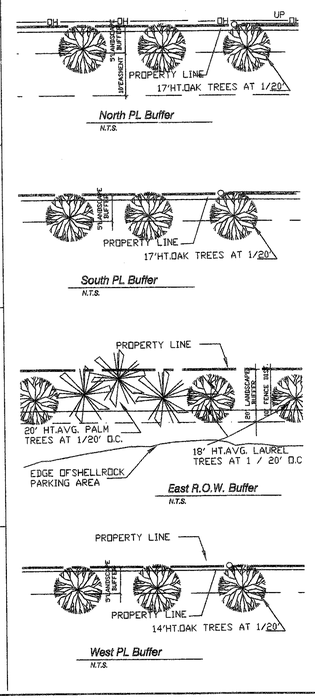
Notes

*The FAR and Building Coverage are based on total site area of 10.11 acres, which includes the area that is dedicated for the ROW of State Road 7.

Property Development Regulations

	ZONING DISTRICT or POD	MINIMUNM LOT DIMENSIONS Size (Total)	Size (Net)	Width	Depth	Frontage	G.F.A.	F.A.R.	Max. Bldg.Cover	Impervious Surface Area	Min.Setback/Separation Front	Side	Street	Rear
REQUIRED	AGR	5 Ac.	5 Ac.	300	300	300	-------	.10	10%	-------	100'	50'	80'	100'
PROPOSED	AGR	*10.11Ac.	8.83 Ac.	348.98'	1,098.65'	348.98'	1.38 Acres	.14	14%	3.25 Ac.	216.1'	54.3'	N/A	282.4'





MINISTERIAL AMENDMENT
Beth McCall DATE 2-19-03
clarify dry detention boundary; widen truck turn around area.

Landscape Notes

Commercial Landscape Requirements

	CODE REQUIREMENTS	No. REQ.	No. PROVIDED
5'-0" PERIMETER BUFFER (NORTH):	1,099' @1 tree/30'O.C.	36	36
5'-0" PERIMETER BUFFER (SOUTH):	1,099' @1 tree/30'O.C.	36	36
5'-0" PERIMETER BUFFER (WEST):	351' @1 tree/30'O.C.	11	11
20'-0" R.O.W. LANDSCAPE BUFFER (EAST):	349' @1 tree/30'O.C.	11	24
INTERIOR LANDSCAPE(existing)	N/A	--	7
TOTAL PERIMETER TREES		94	114

DRC CONDITIONS OF APPROVAL:
1. PRIOR TO ISSUANCE OF BLDG. PERMIT FOR PHASE II, the applicant shall obtain applicable permit from Health Dept to upgrade OSTDS. (BLDG PERMIT: monitoring - Health)

BOA Chart 2005-011

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Table 6.A.1.B-1 Minimum Off-Street Parking and Loading Requirements	Office (1/200s.f.)= 2,265 x 200=14 spaces Warehouse 1/1,000 s.f.= 57,375 x 1,000=59 sp. Total req.= 72 spaces	24 spaces	48 spaces

BOFA 2001074.
RESOLVE
ZONING CONDITIONS:
1.By Feb. 17, 2006 the property owner shall provide the Building Division with a copy of Board of Adjustment Result Letter and a copy of the Site Plan, Exhibit 9, presented to the Board of Adjustment at the Feb. 17, 2005 hearing.These exhibits can be found in the BA2005-011 BA file in the Zoning Division.**(Building-Permit-Zoning)**.
2. The parking variance is granted from a required 72 spaces to a proposed 24 spaces for a 48 space reduction for this specific warehouse distribution center. Any change in use shall require BA Staff review and approval to ensure compliance with the Boards Approval. **(ONGOING)**

FINAL PLAN SIGNATURE ONLY APPROVED 1/27/05
Trav
Relocate Dry Retention Area.

NOTES FOR USE LIMITATIONS:
Condition J.4 of resolution ZR-2001-003, Petition DOA1993-007(A.)

4.Use of the site should be limited to a cellular tower and 60.000 s.f.of warehouse for the wholesalew storage and distribution of agricultural related products or materials and shall not manufacture,fabricate or assemble any products on site.
5.No outdoor storage or placement of any material, refuse, equipment or debris shall be permitted.
6.Overnight parking of delivery vehicle or trucks shall be limited to the truck storage area indicated on the site plan.
7. The storage of delivery vehicles or trucks should be limited to amaximum of five vehicles.

CB 93-007E
PETITION NO.
DATE SUBMITTED 6/26/02
FAR 45
BC 40
FINAL PLAN SIGNATURE APPROVED AT 6/26/02 DRC
Zoning Stamps

PROJECT NO. 0629-000

FINAL PLAN SIGNATURE ONLY APPROVED 02-22-05
Correct existing locations of DRAINAGE, septic tank & ROS. Revise truck turn around area. Revise variance summary table.

Site Plan

Scale 1"=50'

0' 25' 50' 100' 150'

North

Monte Packaging - Revised Site Plan

Anna S. Cottrell & Associates, Inc.
The Comeau Building 319 Clematis Street Ste 600
West Palm Beach, Florida 33401
561/ 832.4600 Fax 561/ 832.4626 ascottrell@ aol.co

REVISIONS:

	DATE	DESCRIPTION	BY
1	11-21-01	DOA	LD
2	01-30-02	DRC COMMENTS	LD
3	06-26-02	DRC COMMENTS	

Monte Packaging
Palm Beach County ——— Florida
Site Plan

PLOT SCALE: 1":50'
DWG FILE:
DRAWN BY: AT
CHKD BY: SM
DATE: 05-15-02
SHEET: 1 OF 2