

**RECEIVED**

*By yfigueroa at 11:07 am, Nov 09, 2023*

## **CITIZENS BANK, NA | ZON-23-122**

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

## **LETTER OF INTENT | FINAL SUBMITTAL**

We are pleased to submit this project to the Town of Palm Beach Town Council. Trieschmann Dumala Architectural Group (TDAG) has been retained by the tenant of the property at 400 Royal Palm Way for Citizens Bank NA, for the 3<sup>rd</sup> floor office space; the proposed design reuses the existing office space. The existing 3<sup>rd</sup> floor square footage equals approximately 6,946 gross square feet. The space is currently comprised of one (1) space totaling approximately 5,843 square feet of office space, with common restrooms and egress comprising the other 1,103 square feet.

As a result of no change to the gross leasable area ("GLA") on the third floor, any requirement for additional parking spaces, pursuant to Article 9.2 of Section 134-2176 of the Town of Palm Beach Zoning Code, is not impacted. TDAG has determined with this tenant improvement there will be no additional stress anticipated to the existing parking on site. Citizens Bank NA has planned for sixteen (16) full time employees.

This project is being submitted to the Town Council to request approval for a Special Exception 134-1209(8), 134-1786 and Site Plan Review 134-1212 and Variance 134-2176 .

A)SPECIAL EXCEPTION 134-1212. A request for banks and financial institutions, excluding brokerage and trust companies in the C-OPI Office, Professional and Institutional District. A request is to operate a +/-6,946 SF wealth management office on third floor in C-OPI District

B)SITE PLAN REVIEW 134-1212 All applications for new buildings or for new building additions in a permitted use in section 134-1209(8) which involve more than 2,000 square feet of building floor area of building in the C-OPI office, professional and institutional district shall require site plan approval in accordance with Article III of this chapter.

- a.The office use and tenant improvement is a permitted special exception use in the C-OPI Zoning District and requires approval if the use is over 2,000 SF. There have been multiple office tenants in this building since it was constructed in 1966 and the drive thru canopy in 1992
- b.The office use and renovation will not affect public health, safety, welfare and morals are not at risk.
- c.The office use will not cause substantial injury to the value of other property in the neighborhood.
- d.The use is compatible with adjoining development and will comply with all required building codes. There have been multiple offices in this building and neighborhood.
- e.The project meets all applicable requirements listed in Section 134-229 of the Town of Palm Beach Zoning Code including ArticleVI.
- f.The proposed wealth management firm will comply with the comprehensive plan if applicable.

- g.The proposed office will not result in adverse impacts on adjoiningproperties.
- h.There is adequate egress ingress on Royal Palm Way and Cocoanut Way and 75 parking spaces within the existing building's parkinglot
- i. Any signage to be proposed will meet the code.
- j. Utility service remains the same or will be upgraded if required.
- k. Refuse and service areas remain the same.
- l. There are not historic trees on the property.
- m.The proposed office should not place a greater burden on the Townservices.
- n.No exterior changes are proposed, except reactivation of the existing ATM located in the existing drive thru.
- o.The previous financial institution occupied partial floor. The proposed financial institution in this application will be taking the entirefloor.



## CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

PROJECT NUMBER: ZON-23-122

PROECT ADDRESS: 400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR, PALM BEACH, FL 33480

PROJECT TEAM:

PROPERTY OWNER: KINSALE PARTNERS, LLC (THOMAS QUICK, MANAGING PARTNER)  
APPLICANT NAME: CITIZENS BANK NA - AUTHORIZED REPRESENTATIVE: KOCHMAN & ZISKA (MAURA ZISKA)  
ARCHITECT: TRIESCHMANN DUMALA ARCHITECTURAL GROUP (HEATHER TRIESCHMANN & MICHAEL DUMALA)

SCOPE OF WORK:

APPROVAL FOR SPECIAL EXCEPTION (132-229) FOR 6,946 SF GROSS LEASABLE AREA (GLA) OFFICE TENANT IMPROVEMENT FOR CITIZENS BANK NA – WEALTH MANAGEMENT COMPANY WITH SPACE LOCATED ON THE THIRD FLOOR OF AN EXISTING MULTI-STORY OFFICE BUILDING.

EXISTING SPACE CONSISTS OF THE FOLLOWING:

- ONE LARGE CONFERENCE ROOM
- ONE MEDIUM CONFERENCE ROOM
- 16 PRIVATE OFFICES
- ATM SERVICE AREA
- SUPPORT AREAS (JANITOR, STORAGE, IT, EMPLOYEE BREAK ROOM, RESTROOMS)

## D1. COVER SHEET | FINAL SUBMITTAL

SHEET INDEX:

D1. COVER SHEET  
D2. PROPERTY SURVEY  
D3. VICINITY LOCATION MAP  
D4. LOCATION PLAN  
D5. PHOTO SHEETS  
D6. SITE PLAN

G3. FLOOR PLAN

K3. OPERATIONAL PLAN

APPLICATION DATE:

OCTOBER 23, 2023

DATE OF HEARING:

DECEMBER 13, 2023



CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

D2. PROPERTY SURVEY | FINAL SUBMITTAL

SCHEDULE B-2 EASEMENT NOTES

A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 400 ROYAL PALM WAY, DATED 12-29-17, AT 8:00 AM, WAS PERFORMED BY THIS OFFICE SCHEDULE B-2 EXCEPTING ARE AS FOLLOWS:

EXCEPTIONS 1-9 ARE GENERAL EXCEPTIONS AND ARE NOT DETECTED. EXCEPTION 10, EASEMENT ON REAR 2.5 FEET AS SET OUT ON THE PLAT OF REVED MAP OF RETAIL PARK ADDITION TO PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 1, (ALL MATTERS OF PLAT ARE DETECTED.)

EXCEPTION 11, EASEMENT IN FAVOR OF WEST PALM BEACH TELEPHONE COMPANY RECORDED IN DEED BOOK 22, PAGE 113; AS CONVEYED TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN DEED BOOK 124, PAGE 430. (AFFECTS UNPLOTTABLE, ILLEGIBLE)

EXCEPTION 12, RESERVATION FOR RIGHT-OF-WAY ALONG THE REAR LOT LINE FOR MAINTAINING SEWER AND TRANSMISSION LINES CONTAINED IN DEEDS RECORDED IN DEED BOOK 48, PAGE 279; DEED BOOK 71, PAGE 197; DEED BOOK 88, PAGE 347; DEED BOOK 96, PAGE 187; DEED BOOK 115, PAGE 102. (AFFECTS UNPLOTTABLE, ILLEGIBLE)

EXCEPTION 13, EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY TO THE ELECTRIC FACILITIES WITHIN THE BUILDING FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE TO THE BUILDING RECORDED IN ORB 1429, PAGE 589. (COPY ILLEGIBLE, SHOWN PER PREVIOUS SURVEY BY OTHERS)

EXCEPTION 14, INFORMATIONAL NOTE: NOTICE OF LIEN PROHIBITION UNDER SECTION 713.16, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 22068, PAGE 1905. (NOT A SURVEY MATTER)

General Survey Notes

- This survey was made in accordance with laws and/or minimum standards of the state of Florida.
- The basis of bearing for this survey is N40°10'00"E along the centerline of Royal Palm Way, as shown herein.
- The property described herein is the same as the property described in Public Notice Title Insurance Company Commitment No. 400043 with an effective date of 7-1-17 and that all easements, covenants and restrictions referred to and this commitment or approved from a physical inspection of the site or otherwise known to the surveyor have been pointed out or otherwise noted as to their effect on the subject property.
- Land described property is located within an area having a Flood Designation V101P for the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 22048-0001, with a date of determination of 08/01/16. No. 16, No. 16 Community No. 22016, to West Beach County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is located.
- The property has direct access to Royal Palm Way, and Coconut Row, a dedicated public street or highway.
- The total number of proposed parking spaces on the subject property is 75 spaces, including 1 designated handicapped space.
- There is no observed evidence of current earth moving work, building construction or building addition.
- There is no observed evidence of right-of-way construction or widening.
- There is no observed evidence of the use of a valid waste dump, dump or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph 1 (a) of the ALTA/NSPS Minimum Standard Survey Requirements.
- The existing vertical curve is located on the subject property according to the U.S. and Florida State National Vertical Curve Inventory located at [www.fdot.gov/vertical](http://www.fdot.gov/vertical).
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the appropriate location as depicted on the drawing. Elevation shown herein are based on National Oceanic Vertical Datum of 1988. (NAD83)

ZONING INFORMATION

Zoning District: C-OF COMMERCIAL OFFICE, PROFESSIONAL, INSTITUTION

Setbacks:

Front: 12' IF BUILDING HEIGHT ABOVE 12' + 1' FOR EVERY 2' ABOVE

Side: 5' IF BUILDING HEIGHT ABOVE 12' + 1' FOR EVERY 2' ABOVE

Rear: 12' IF BUILDING HEIGHT ABOVE 12' + 1' FOR EVERY 2' ABOVE

Existing Building Height at highest point: 47' (FOUR STORES)

Maximum Building Height permitted: TWO STORES (SPECIAL EXCEPTION FOR 3)

Existing Square Footage of building(s): 1176 7/8 SQUARE FEET

Floor Space Area Restrictions: NONE LISTED

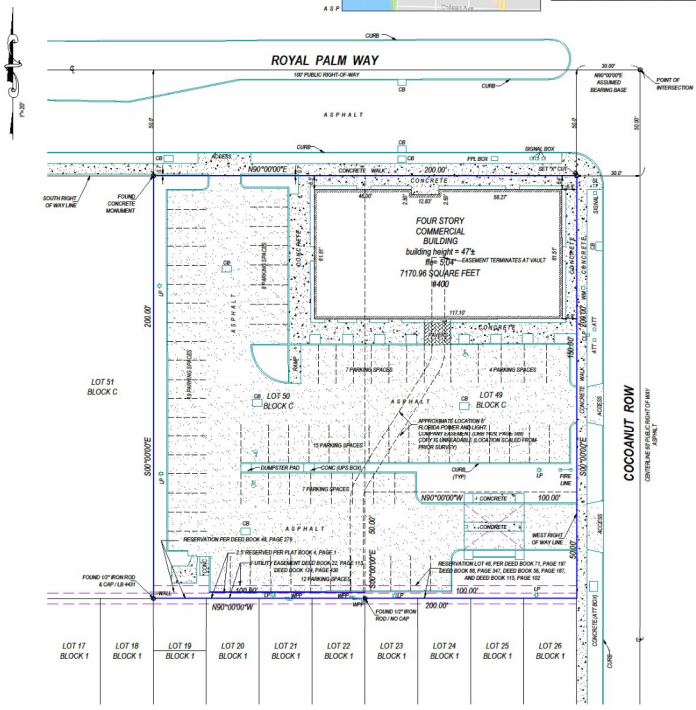
Zoning Source: ZONING REPORT BY EAG ZONING REPORT, PROJECT NO. 107341, 1/10/2008-001-020, DATED 7-24-17

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing. NONE APPARENT

LEGEND OF SYMBOLS:

- CL CENTERLINE
- CB CATCH BASIN
- LP LIGHT POLE
- CLP CONCRETE LIGHT POLE
- FL FLORIDA POWER & LIGHT
- MP MIXED POWER POLE
- MM MIXED METER
- DL DOWN LIGHT
- CLC CONCRETE
- TYP TYPICAL



SURVEYOR'S CERTIFICATE

To OLD HEAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WADE, SHAW & PETERBERGER, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 American Standard Survey Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 21 of Table A herein.

The field work was completed on 7-28-17

Date of Plat or Map 7-28-17



RECORD LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF LOT 49, BLOCK C, THE NORTH 150 FEET OF LOT 49, BLOCK C AND ALL OF LOT 50, BLOCK C OF THE REVISED MAP OF ROYAL PARK ADDITION, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "PROPERTY").

LAND AREA:

4000 SQUARE FEET, 0.09 ACRES

COORDINATED BY:

NO.	REVISION	DATE
1	RE-CERTIFY	1-25-18

With map printed map 10/10 or updated  
210 E. Main Street, Suite 41  
Cocoa Beach, FL 32931  
888-411-2010  
www.pmsurveying.com

ALTA/NSPS LAND TITLE SURVEY

400 ROYAL PALM WAY  
PALM BEACH, FLORIDA 33480  
PALM BEACH COUNTY, FLORIDA



PM SURVEYING

LICENSED BUSINESS NO. 4788  
4040 CAMDEN STREET  
WEST PALM BEACH, FL 33410  
OFFICE 561-478-7744  
FAX 561-478-1094  
Please visit us on the web at [www.pmsurveying.net](http://www.pmsurveying.net)

Sheet No. 1 of 1



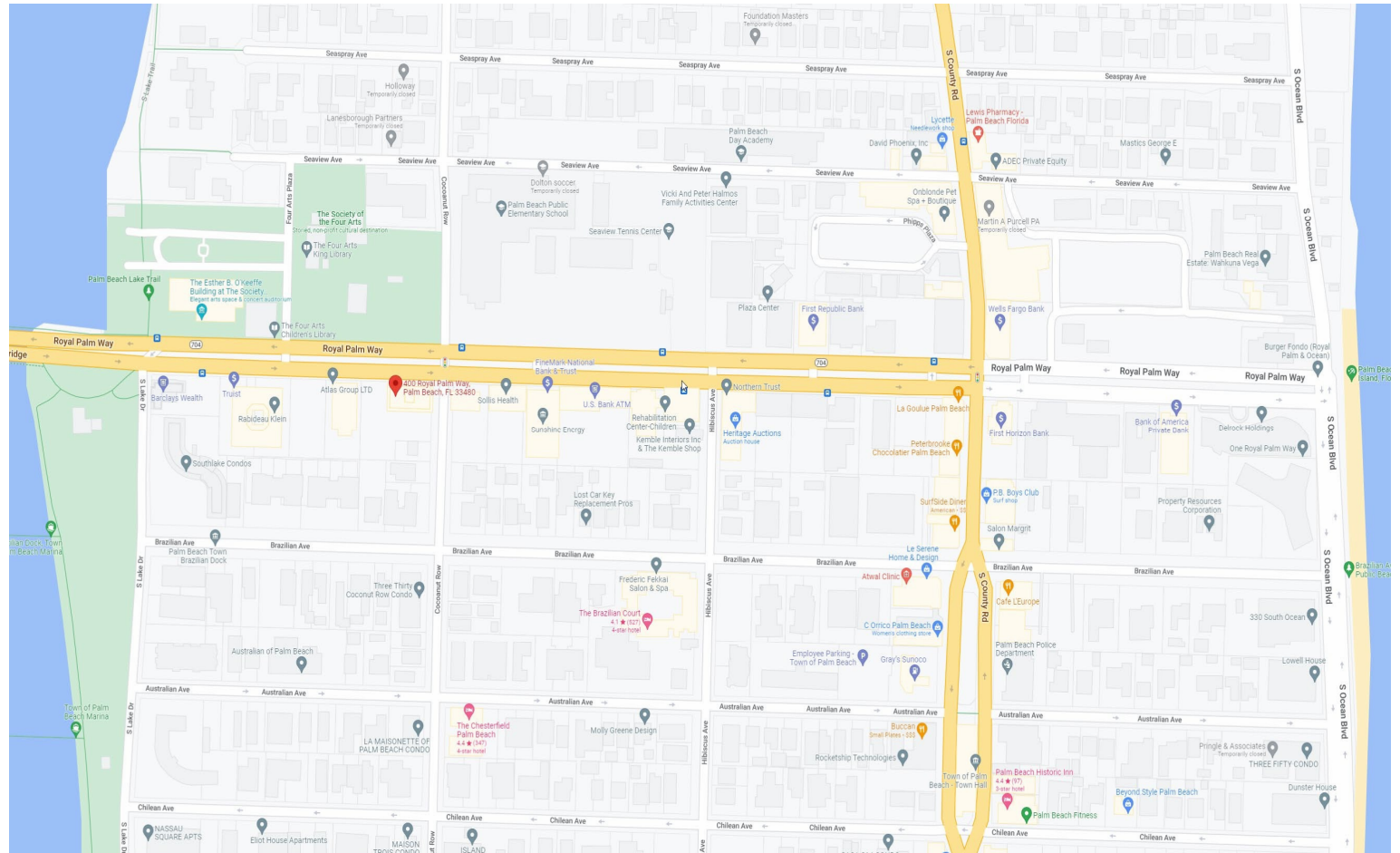
130277-18P000-001-230\_Royal\_Palm\_Way\_-\_Palm\_Beach\_FL\_ALTA\_UPDATE.mxd

## CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR

PALM BEACH, FL 33480

## D3. VICINITY MAP LOCATION | FINAL SUBMITTAL



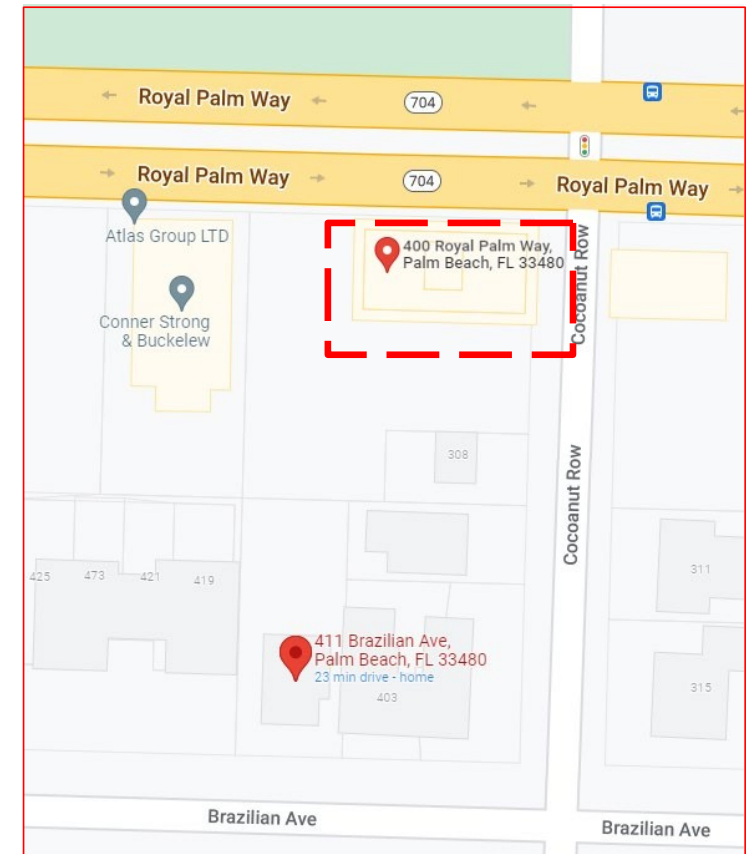


## CITIZENS BANK NA | ZON-23-122

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## D4. LOCATION PLAN | FINAL SUBMITTAL



## CITIZENS BANK NA | ZON-23-122

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PALM BEACH, FL 33480

## D5. PHOTO SHEET | FINAL SUBMITTAL



VIEW FROM ROYAL PALM WAY



VIEW FROM THE CORNER OF  
ROYAL PALM WAY & COCOANUT ROW



VIEW FROM COCOANUT ROW





## CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

## D5. PHOTO SHEET | FINAL SUBMITTAL



CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

D6. SITE PLAN | FINAL SUBMITTAL

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EXCEPTION 10, EASEMENT ON REAR 2.5 FEET AS SET OUT ON THE PLAT OF REVED MAP OF ROYAL PALM ADDITION TO PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 1, (ALL MATTERS OF PLAT ARE DEPICTED.)

EXCEPTION 11, EASEMENT IN FAVOR OF WEST PALM BEACH TELEPHONE COMPANY RECORDED IN DEED BOOK 22, PAGE 113; AS CONVEYED TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN DEED BOOK 124, PAGE 430. (AFFECTS UNPLOTTABLE, ILLEGIBLE)

EXCEPTION 12, RESERVATION FOR RIGHT-OF-WAY ALONG THE REAR LOT LINE FOR MAINTAINING SEWER AND TRANSMISSION LINES CONTAINED IN DEEDS RECORDED IN DEED BOOK 48, PAGE 279; DEED BOOK 71, PAGE 197; DEED BOOK 88, PAGE 347; DEED BOOK 56, PAGE 187; DEED BOOK 115, PAGE 102. (AFFECTS UNPLOTTABLE, ILLEGIBLE)

EXCEPTION 13, EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY TO THE ELECTRIC FACILITIES WITHIN THE BUILDING FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE TO THE BUILDING RECORDED IN ORB 1429, PAGE 589. (COPY ILLEGIBLE, SHOWN PER PREVIOUS SURVEY BY OTHERS)

EXCEPTION 14, INFORMATIONAL NOTE: NOTICE OF LIEN PROHIBITION UNDER SECTION 713.16, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 22068, PAGE 1905. (NOT A SURVEY MATTER)

General Survey Notes

- This survey was made in accordance with laws and/or minimum standards of the state of Florida.
- The basis of bearing for this survey is N90°10'00"W along the centerline of Royal Palm Way, as shown herein.
- The property described herein is the same as the property described in Publicly National Title Insurance Company Commitment No. 448463 with an effective date of 7-1-17 and that all easements, covenants and restrictions referred to and this commitment or approved from a physical inspection of the title records have been properly taken or otherwise noted as to their effect on the subject property.
- Just described property is located within an area having a Flood Designation of X-1 by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 22048-0001, with a date of determination of 08/08/08. No. 16, No. 16 Community No. 22048, No. 16, West Beach County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is located.
- The property has direct access to Royal Palm Way, and Coconut Row, a dedicated public street or highway.
- The total number of proposed parking spaces on the subject property is 75 spaces, including 1 designated handicapped space.
- There is no observed evidence of current earth moving work, building construction or building addition.
- There is no observed evidence of right-of-way construction or widening.
- There is no observed evidence of the use of a valid motor doing, using or carrying traffic.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph 1 (a) of the ALTA/NSPS Minimum Standard Survey Requirements.
- The existing wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/wetlands/](http://www.fws.gov/wetlands/).
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the appropriate location as depicted on the drawing.
- Elevation shown herein are based on national oceanic vertical datum of 1983. (NAD83)

ZONING INFORMATION

Zoning District: C-OP COMMERCIAL OFFICE, PROFESSIONAL, INSTITUTION

Setbacks:

- Front: 1' IF BUILDING HEIGHT ABOVE 10' + 1' FOR EVERY 2' ABOVE
- Side: 5' IF BUILDING HEIGHT ABOVE 10' + 1' FOR EVERY 2' ABOVE
- Rear: 10' IF BUILDING HEIGHT ABOVE 10' + 1' FOR EVERY 2' ABOVE

Existing Building Height at Highest Point: 47' (FOUR STORES)

Maximum Building Height permitted: TWO STORES (SPECIAL EXCEPTION FOR 3)

Existing Space Footage of building(s): 1176 7/8 SQUARE FEET

Floor Space Area Restrictions: NONE LISTED

Zoning Source: ZONING REPORT BY EAC ZONING REPORT, PROJECT NO. 107341-170808-001-020, DATED 7-24-17.

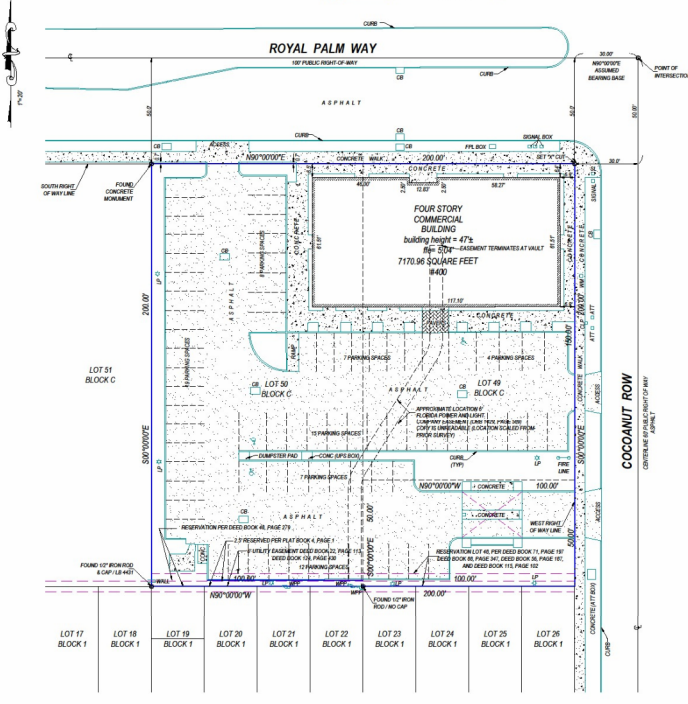
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"NONE APPARENT"

LEGEND OF SYMBOLS:

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- CB CATCH BASIN
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- FL FLORIDA POWER & LIGHT
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- DL DOWN LIGHT
- CLC CONCRETE
- TYP TYPICAL



SURVEYOR'S CERTIFICATE

To OLD HEAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WADE, SHAW & PEPPERBERGER, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 American Standard Survey Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 21 of Table A herein.

The field work was completed on 7-28-17

Date of Plat or Map 7-28-17



RECORD LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF LOT 49, BLOCK C, THE NORTH 150 FEET OF LOT 49, BLOCK C AND ALL OF LOT 50, BLOCK C OF THE REVISED MAP OF ROYAL PALM ADDITION, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "PROPERTY").

LAND AREA:

4000 SQUARE FEET, 0.018 ACRES

COORDINATED BY:

NO.	REVISION	DATE
1	RE-CERTIFY	1-25-18

with any related map/plan or plat

210 E. Main Street, Suite 411  
Coral Gables, FL 33134  
800.411.2010  
[www.pm-surveying.com](http://www.pm-surveying.com)

ALTA/NSPS LAND TITLE SURVEY

400 ROYAL PALM WAY  
Palm Beach, Florida 33480  
PALM BEACH COUNTY, FLORIDA



PM SURVEYING  
LICENSED BUSINESS NO. 4788  
4040 CAMDEN STREET  
WEST PALM BEACH, FL 33410  
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Sheet No. 1 of 1



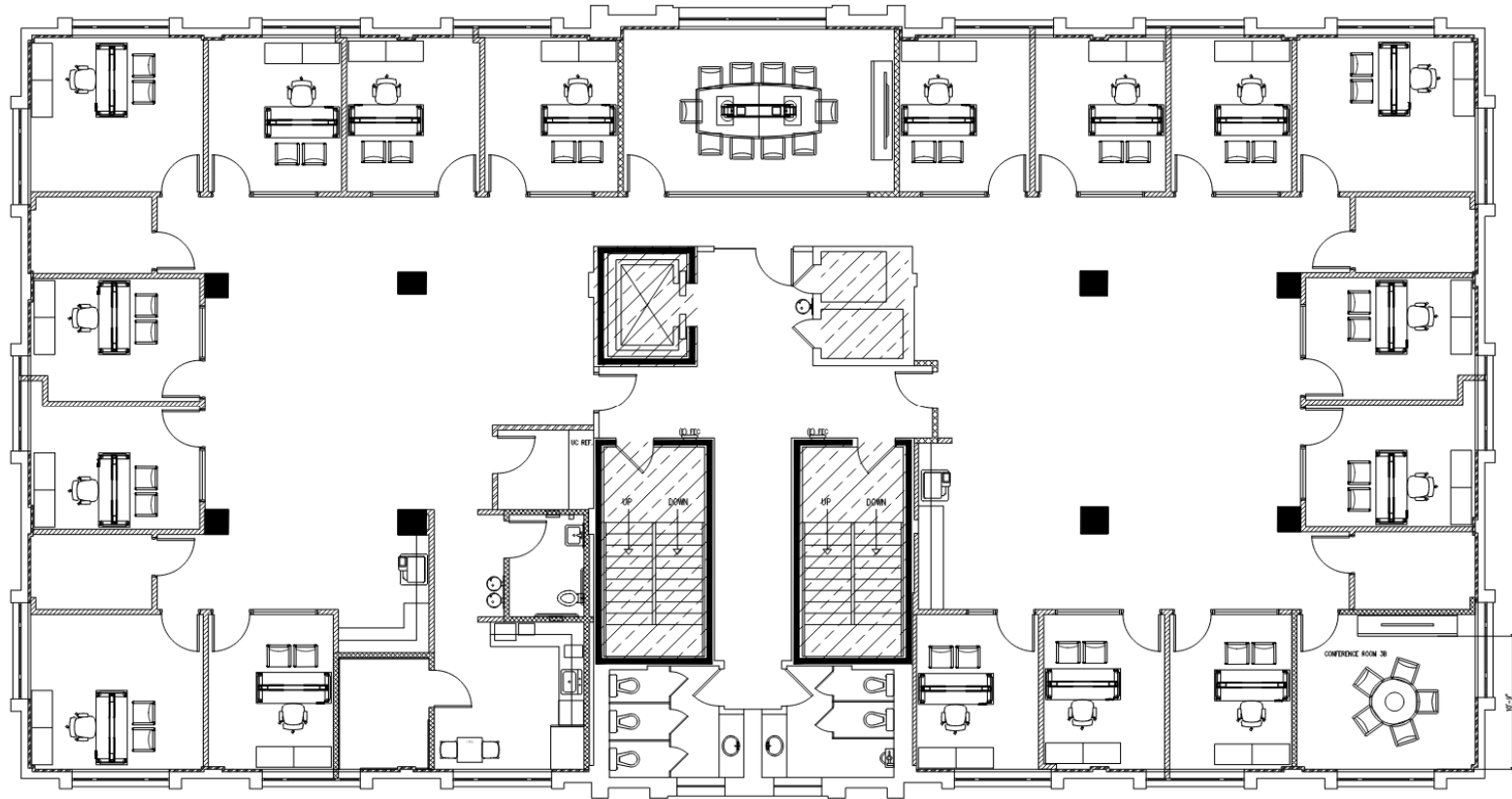
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## CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

## G3. EXISTING SINGLE TENANT FLOOR PLAN | FINAL SUBMITTAL

6,946 gross SF: 5,843 of office space & 1,103 SF of common area and egress.





# CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

# K3. OPERATIONAL PLAN | FINAL SUBMITTAL

## SCHEDULE B-2 EASEMENT NOTES

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EXCEPTION 11, EASEMENT IN FAVOR OF WEST PALM BEACH TELEPHONE COMPANY RECORDED IN DEED BOOK 12, PAGE 113, AS CONVEYED TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN DEED BOOK 124, PAGE 430, (AFFECTS UNPLOTTABLE, ILLEGIBLE).  
EXCEPTION 12, RESERVATION FOR RIGHT-OF-WAY ALONG THE REAR LOT LINE FOR MAINTAINING SEWER AND TRANSMISSION LINES CONTAINED IN DEEDS RECORDED IN DEED BOOK 48, PAGE 279, DEED BOOK 71, PAGE 197, DEED BOOK 88, PAGE 347, DEED BOOK 56, PAGE 187, DEED BOOK 115, PAGE 102, (AFFECTS UNPLOTTABLE, ILLEGIBLE).  
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EXCEPTION 14, INFORMATIONAL NOTE, NOTICE OF LIEN PROHIBITION UNDER SECTION 713.10, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 22068, PAGE 1900, (NOT A SURVEY MATTER).

## General Survey Notes

- This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
- The basis of bearing for this survey is N60°00'00"E along the centerline of Royal Palm Way, as shown.
- The property described herein is the same as the property described in Fidelity National Title Insurance Company Commitment No. 449826 with an effective date of 7-13-17 and that all easements, covenants and restrictions referred to and not contained or apparent from a physical inspection of the site or otherwise known to me have been adjusted herein or otherwise noted as to their effect on the subject property.
- Sold described property is located within an area having a Zone Designation "R-1" to the Palm Beach County Comprehensive Zoning Ordinance (PCZO) No. 15-0001 (2015), with a date of identification of (SEPTEMBER 30, 2015), for Community No. 10022, in Palm Beach County, State of Florida, which is the current Final Insurance Map for the community in which said premises is situated.
- The property has direct access to Royal Palm Way, and Coconut Row, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 75 spaces, including 3 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of right-of-way construction or widening.
- There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph 1(c) of the ALTA/NSPS Minimum Standard Detail Requirements.
- Observed wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- Elevations shown herein are based on National Geodetic Vertical Datum of 1988 (NGVD83).

## ZONING INFORMATION

Zoning District: C-OM COMMERCIAL OFFICE, PROFESSIONAL, INSTITUTION

Setbacks:

Front: 5' (IF BUILDING HEIGHT ABOVE 15' +1' FOR EVERY 2' ABOVE)  
Side: 5' (IF BUILDING HEIGHT ABOVE 15' +1' FOR EVERY 2' ABOVE)  
Rear: 10' (IF BUILDING HEIGHT ABOVE 15' +1' FOR EVERY 2' ABOVE)

Existing Building Height at highest point: 47'5" (FOUR STORES)

Maximum Building Height permitted: TWO STORES (OFFICIAL EXCEPTION FOR 3)

Existing Square Footage of buildings: 7170.96 SQUARE FEET

Floor Space Area Restrictions: NONE LISTED

Survey Source: ZONING REPORT BY KING ZONING REPORT, PROJECT NO. 12734-17000-001-259, DATED 7-24-17.

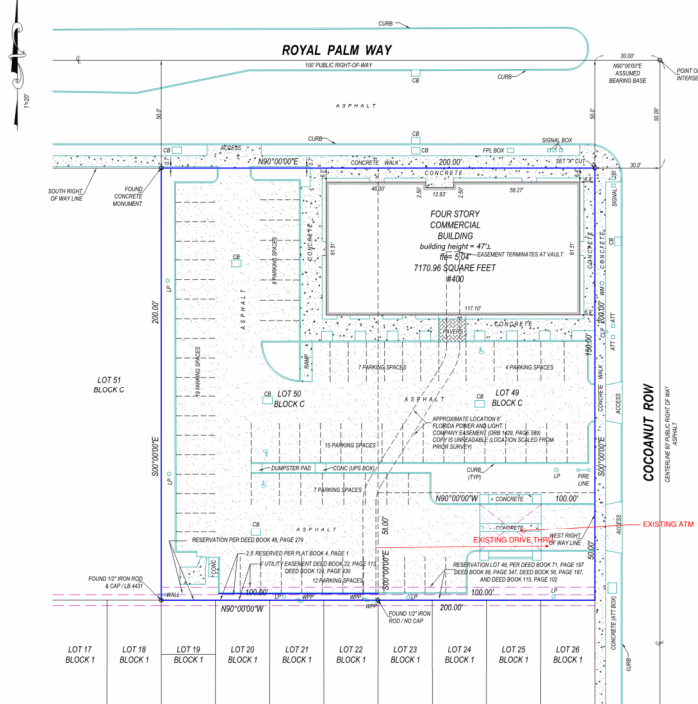
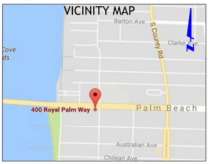
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- CB CATCH BASIN
- LP LIGHT POLE
- CLP CONCRETE LIGHT POLE
- PPL FLORIDA POWER & LIGHT
- WPP WOOD POWER POLE
- WM WATER METER
- SL SIGN LIGHT
- CCC CONCRETE
- TYP TYPICAL



## SURVEYOR'S CERTIFICATE

To OLD HEAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HALE, SHAW & FORTINBERGER, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on 7-28-17

Date of Plat or Map 7-25-18



## RECORD LEGAL DESCRIPTION

### LEGAL DESCRIPTION:

THE SOUTH 10 FEET OF LOT 49, BLOCK C, THE NORTH 150 FEET OF LOT 49, BLOCK C AND ALL OF LOT 50, BLOCK C OF THE REVISED MAP OF ROYAL PALM ADDITION, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "PROPERTY").

## LAND AREA:

40000 SQUARE FEET, 0.918 ACRES

## COORDINATED BY:

No.	REVISIONS	Date
1	RE-CERTIFY	1-25-18



## ALTA/NSPS LAND TITLE SURVEY

400 ROYAL PALM WAY  
PALM BEACH, FLORIDA 33480  
PALM BEACH COUNTY, FLORIDA



## PM SURVEYING

LICENSED BUSINESS NO. 6788  
4544 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-479-7164  
FAX 561-479-1084  
Please visit us on the web @ [www.pmsurveying.net](http://www.pmsurveying.net)

Sheet No. 1 of 1



## CITIZENS BANK NA | ZON-23-122

400 ROYAL PALM WAY, 3<sup>RD</sup> FLOOR  
PALM BEACH, FL 33480

## K3. EXISTING DRIVE THRU | FINAL SUBMITTAL



VIEW FROM COCOANUT ROW  
EXISTING DRIVE THRU WITH ATM

