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WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

RECEIVED

By yfigueroa at 1:44 pm, Jan 16, 2024

Citizens Private Bank

400 Royal Palm Way
1st Floor Suite 100 and 3rd floor Suite 300
Palm Beach, Florida 33480

SHEET INDEX

[illegible]

THE PROPOSED WORK INCLUDES:

- INTERIOR IMPROVEMENTS TO 1ST FLOOR (2,098 GLA)
- ADDITION OF ATM MACHINE TO EXISTING ATM DRIVE-THRU STRUCTURE AND 3RD FLOOR (6,946 GLA) APPROVED UNDER ZON-22-142
- TOTAL BANK USE TO BE 9,044 GLA



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SPINAOROURKE
+ PARTNERS

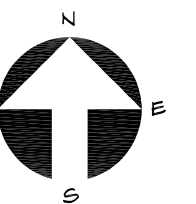
Keith M. Spina # AR13419

Tenant Improvements For:
Citizens Private Bank
Suite 100 and Suite 300
400 Royal Palm Way
Palm Beach, Florida 33480

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Revisions:

Project no:	23079
Date:	12.1.23
Drawn by:	Joe
Project Architect:	Joe



CVR

Pre-App Submittal

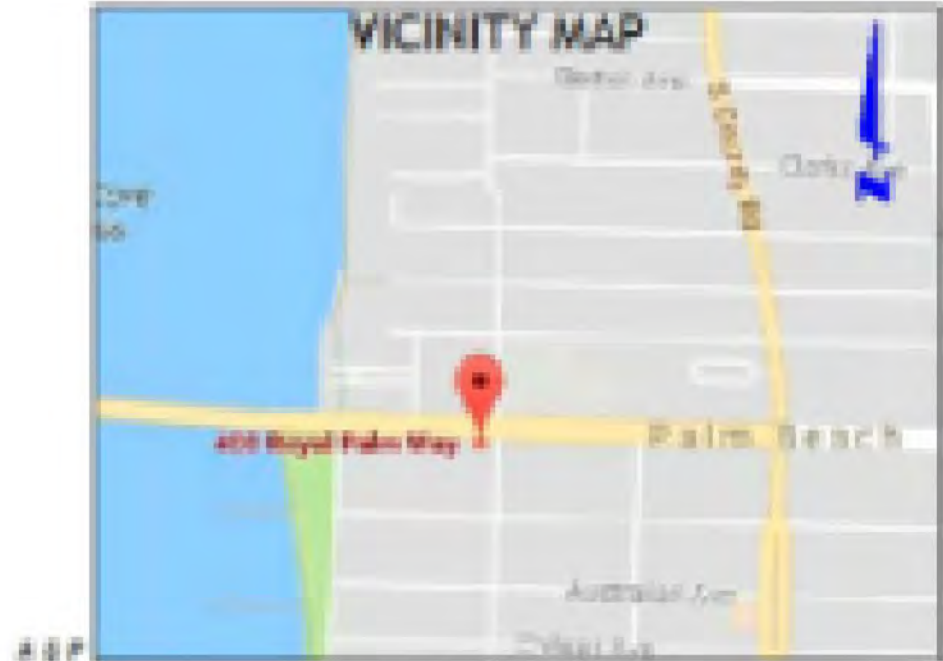
SCHEDULE B-2 EASEMENT NOTES

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 EXCEPTIONS ARE AS FOLLOWS:

- EXCEPTIONS 1-9 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED.
EXCEPTION 10, EASEMENT ON REAR 2.5 FEET AS SET OUT ON THE PLAT OF REVISED MAP OF ROYAL PARK 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 112; AS CONVEYED TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN DEED BOOK 124, PAGE 408. (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 FOR PREVIOUS SURVEY BY OTHERS)
EXCEPTION 14, INFORMATIONAL NOTE: NOTICE OF LIEN PROHIBITION UNDER SECTION 713.10, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 22046, PAGE 1906. (NOT A SURVEY MATTER)

LEGEND OF SYMBOLS:

- CL CENTERLINE
- CB CATCH BASIN
- LP LIGHT POLE
- CLP CONCRETE LIGHT POLE
- FPL FLORIDA POWER & LIGHT
- WPP WOOD POWER POLE
- WM WATER METER
- SL SIGN LIGHT
- CCNG CONCRETE
- TYP TYPICAL



SURVEYOR'S CERTIFICATE

To OLD HEAD PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, NAIL, SHAW & PAPPENBERGER, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a, 6a, 7a, 7b, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 20 of Table A thereof.

The field work was completed on 7-28-18

Date of Plot or Map 7-25-18



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 N89°00'00"W along the centerline of Royal Palm Way, as shown herein.
- The property described herein is the same as the property described in Fidelity National Title Insurance Company Commitment No. 449823 with an effective date of 7-13-17 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a (zone designation) "C-1" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 10020-0002, with a date of identification of 09/19/80, is, for Community No. 10020, in Palm Beach County, State of Florida, which is the current flood insurance rate 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 73 spaces, including 1 designated handicap 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 as a solid waste dump, camp or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 1 Paragraph 1 (a) of the ALTA/NSPS Minimum Standard Detail Requirements.
- (No) adjacent 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 1989 (NGVD89).

ZONING INFORMATION

Zoning District: C-1 OFF COMMERCIAL OFFICE, PROFESSIONAL, INSTITUTION

Setbacks:
Front: 1' (IF BUILDING HEIGHT ABOVE 10'-11' FOR EVERY 2' ABOVE)
Side: 2' (IF BUILDING HEIGHT ABOVE 10'-11' FOR EVERY 2' ABOVE)
Rear: 10' (IF BUILDING HEIGHT ABOVE 10'-11' FOR EVERY 2' ABOVE)

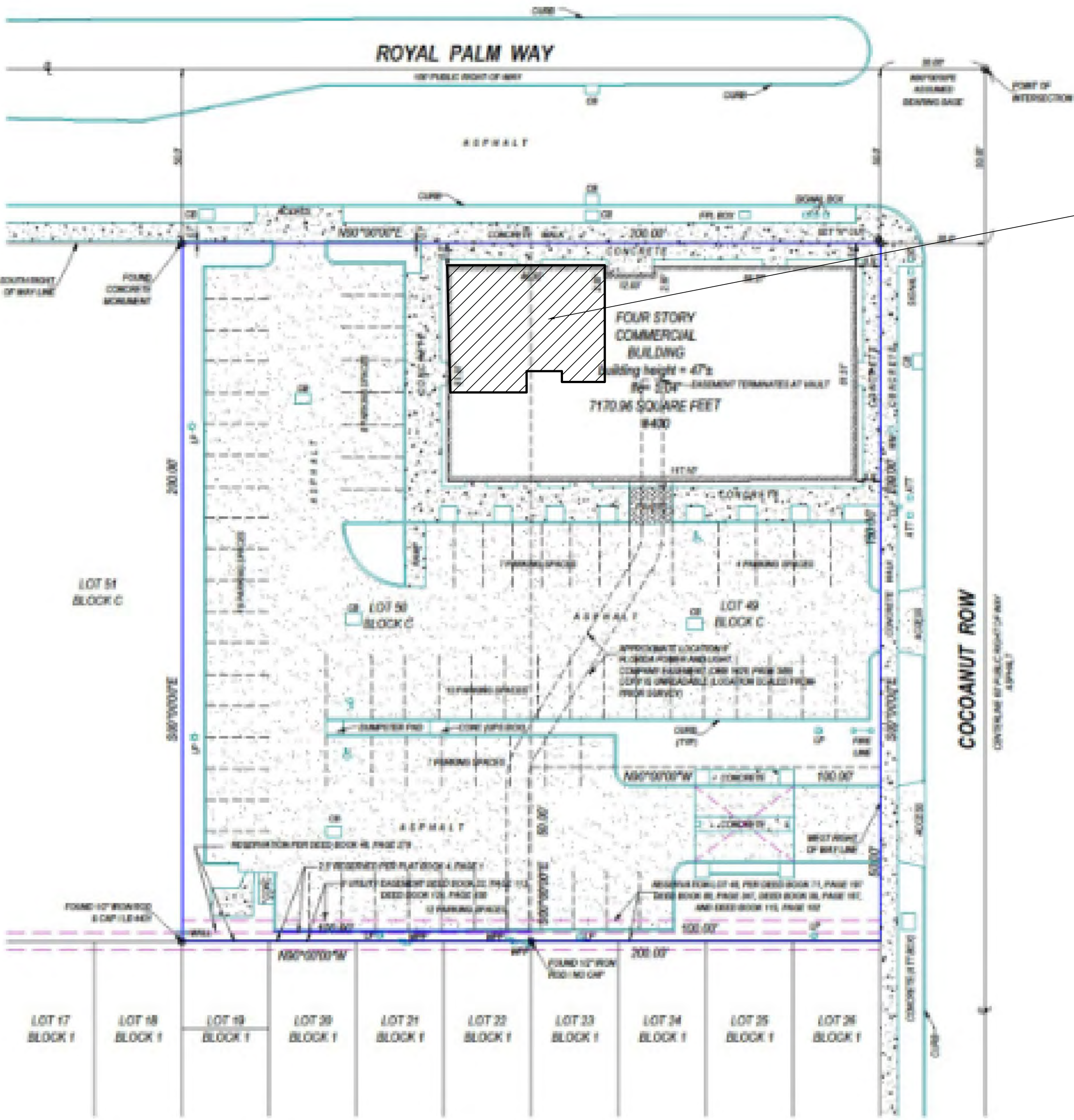
Existing Building Height at highest point: 47' (FOUR STORIES)
Maximum Building Height permitted: TWO STORIES (SPECIAL EXCEPTION FOR 1)

Existing Square Footage of building(s): 7170-SQ SQUARE FEET
Floor Space Area Restrictions: NONE LISTED

Zoning Source: ZONING REPORT BY EMC ZONING REPORT, PROJECT NO. 127041-178860-001-255, 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"



RECORD LEGAL DESCRIPTION

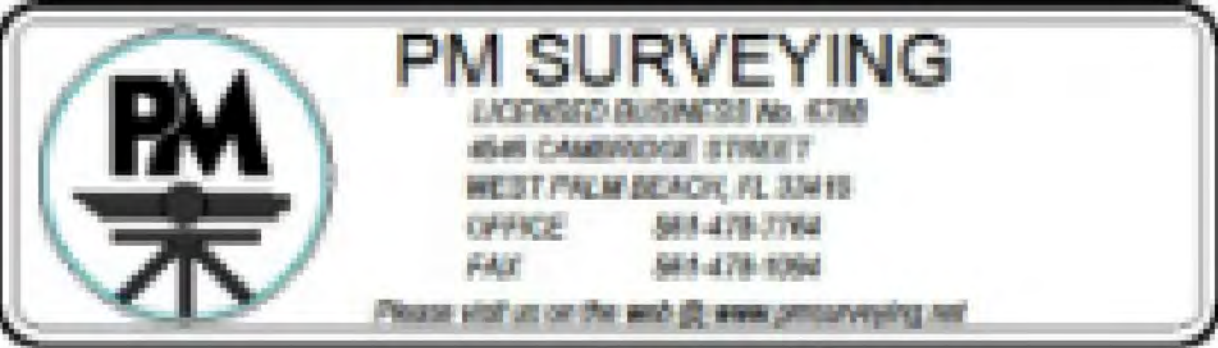
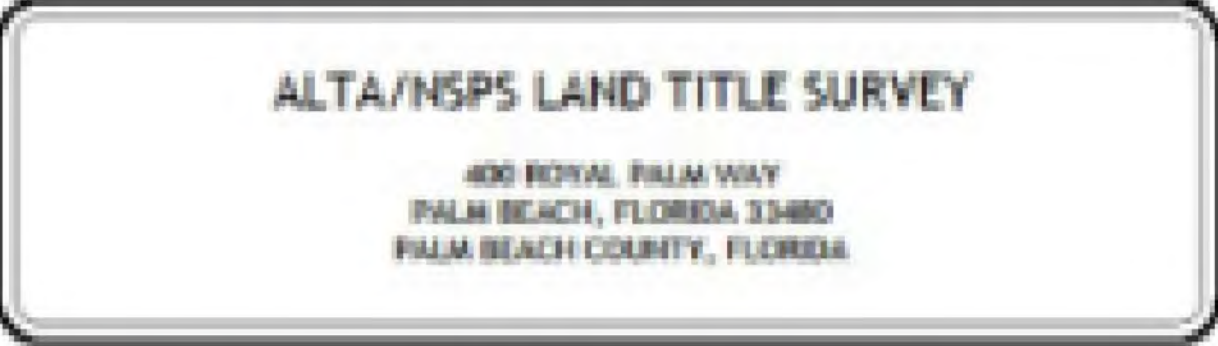
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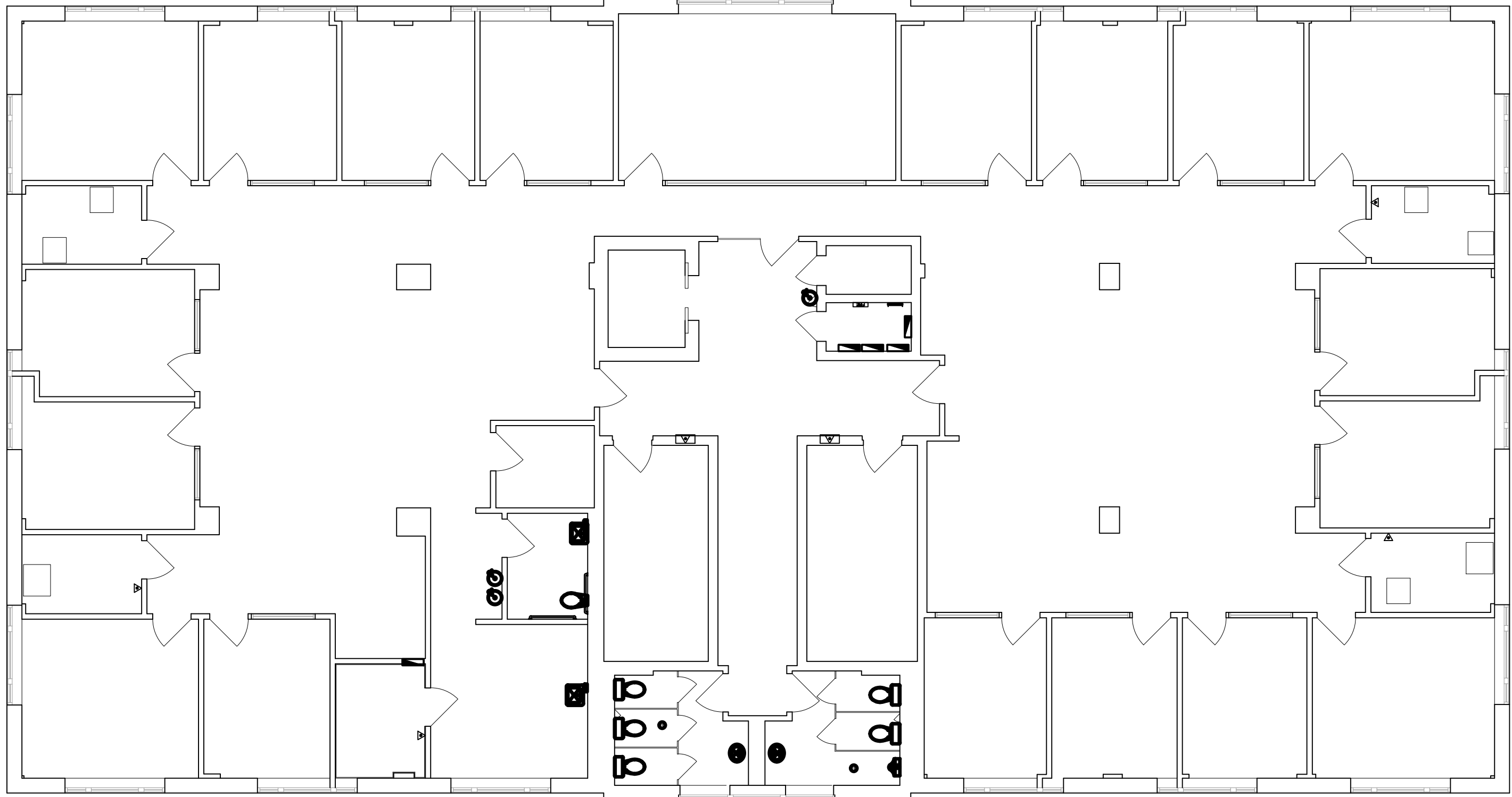
THE SOUTH 50 FEET OF LOT 49, BLOCK C, THE NORTH 150 FEET OF LOT 48, BLOCK C AND ALL OF LOT 50, BLOCK C OF THE REVISED MAP OF ROYAL PARK ADDITION, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "PROPERTY").

LAND AREA:

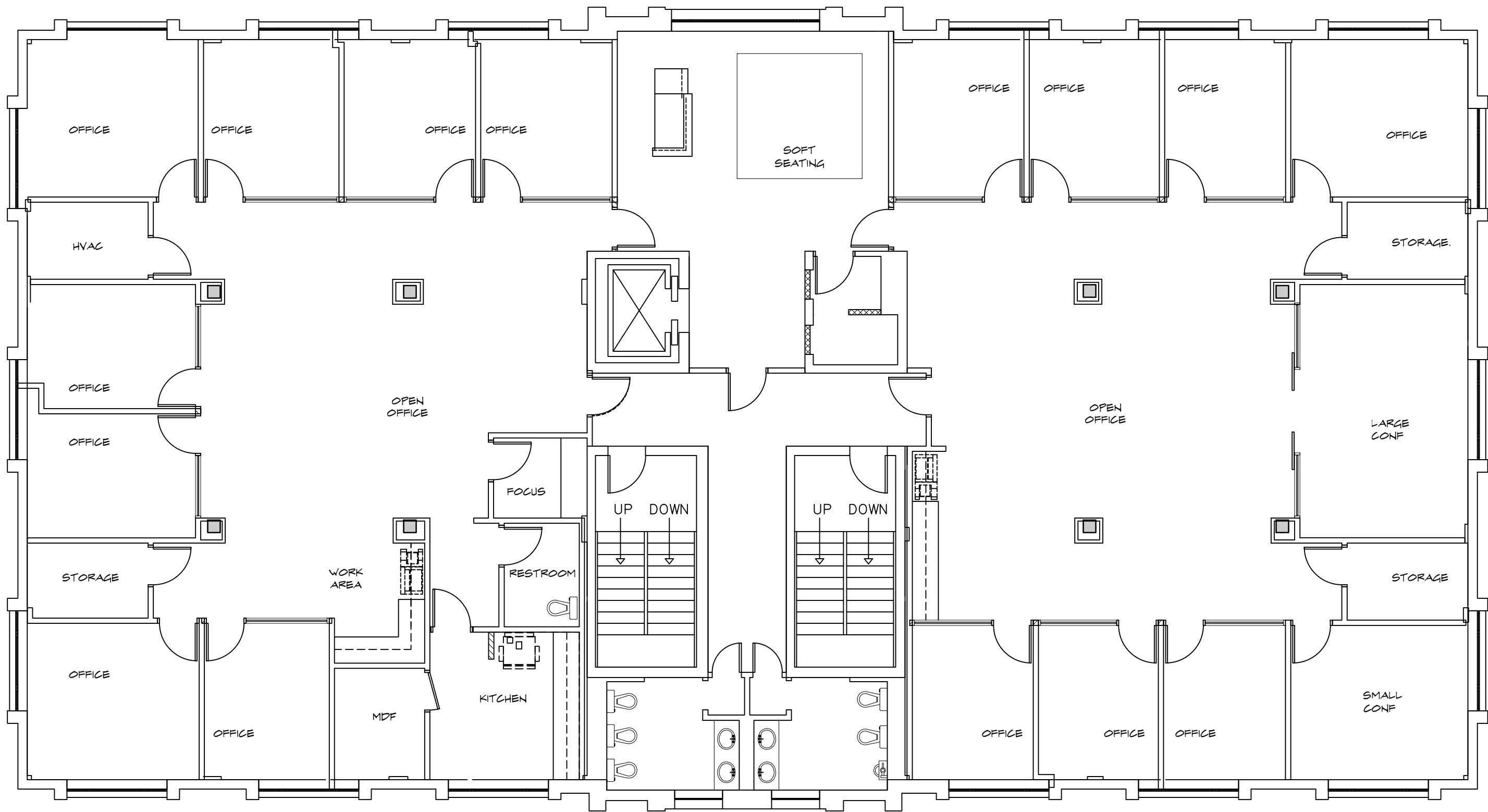
4000 SQUARE FEET, 0.118 ACRES

NO.	REVISIONS	DATE
1	RE-CERTIFY	6-26-18



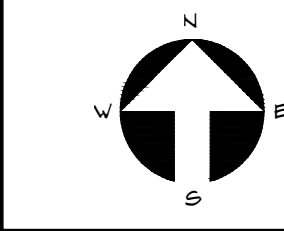


3 **EXISTING THIRD FLOOR PLAN - Approved Under ZON-22-142**
A-2.1.1 SCALE: 1/8" = 1'-0"



4 **PROPOSED THIRD FLOOR PLAN - Approved Under ZON-22-142 - 6,946 SF**
A-2.1.1 SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN



A-2.1.1

Pre-App Submittal

Tenant Improvements For:

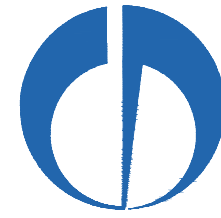
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Revisions:

Project no: 23079
Date: 12.1.23
Drawn by: Joe
Project Architect: Joe



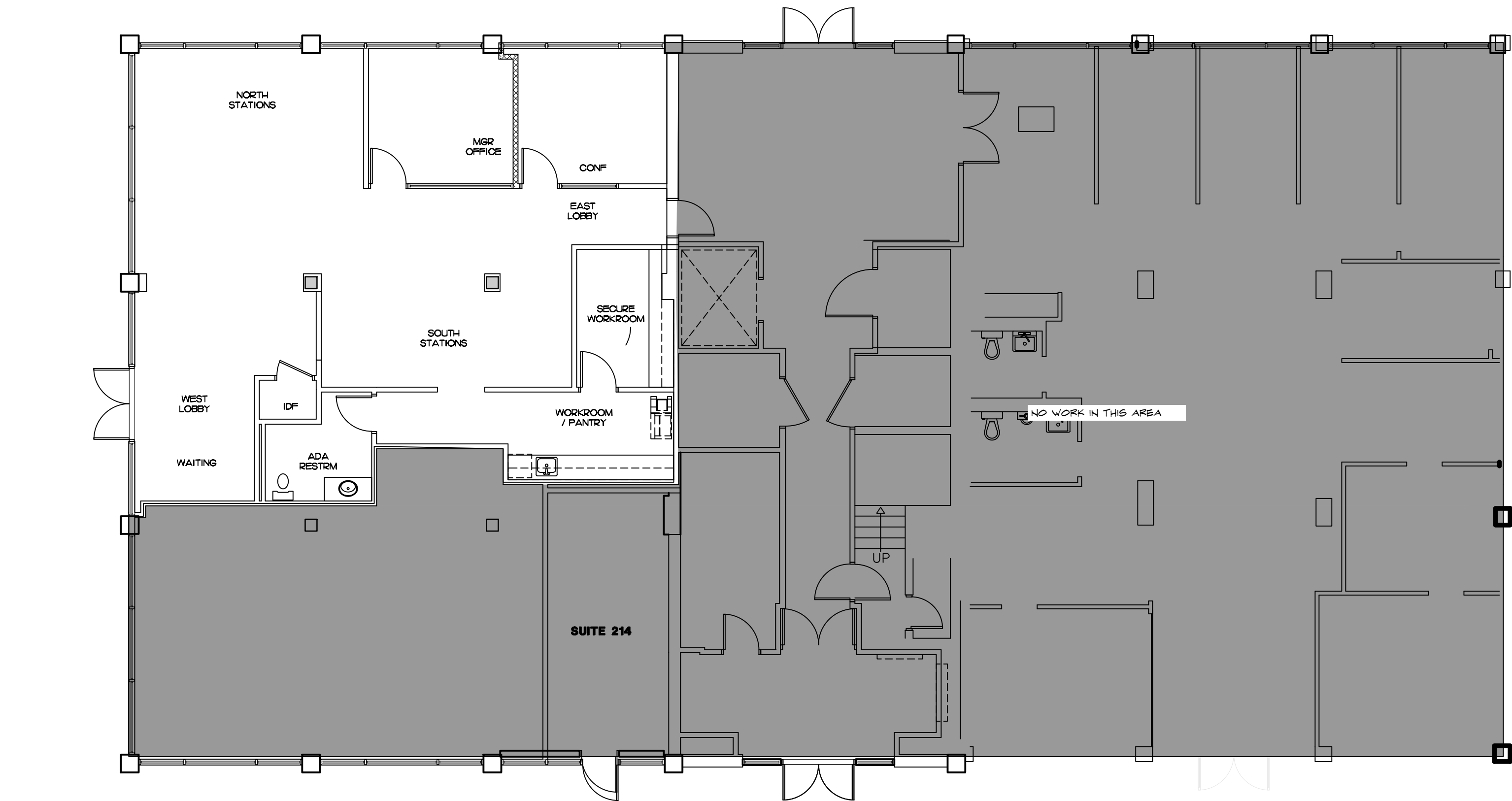
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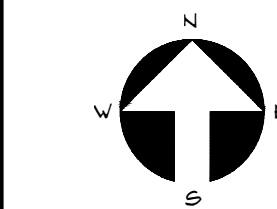


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN - 2,098 SF.
SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN

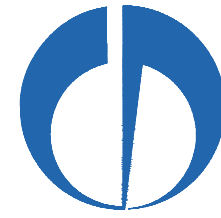


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A-2.1.0

Pre-App Submittal

400 Royal Palm Way

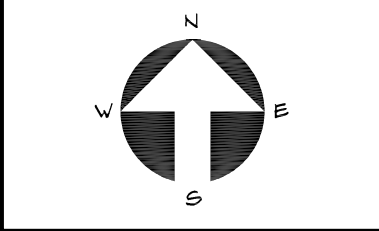
Suite #	Tenant	SqFt	Total Spaces	Reserved	Unreserved
100	Citizens Private bank	2,098	4	4	-
101	Management - 60		-	-	-
106	Chamber of Commerce	1,006	2	2	-
108	Chamber of Commerce	348	-	-	-
110	Corcoran	3,276	6	1	5
200	Simon Quick Advisors	828	-	-	2
204	Corcoran	1,197	5	1	4
206	Patrick O'Connel	1,006	-	-	as needed
208	Joseph Paul Davis	435	-	-	2
212	Ferro Holdings	2,041	4	2	2
214	Mark Edward Partners, LLC	1,371	3	3	-
300	Citizens Private bank	6,946	18	18	-
301	"	-	-	-	-
302	"	-	-	-	-
303	"	-	-	-	-
304	"	-	-	-	-
305	"	-	-	-	-
306	"	-	-	-	-
307	"	-	-	-	-
400	Harvey Capital	2,013	4	-	4
402	Lycette	562	2	-	2
404	Leeds Equity Advisors	2,220	4	4	as needed
408	Tweedy Brown	438	1	-	1
410	Rampell	1,782	4	4	-
Total SqFt - Gross		28,548			
Total SqFt - Net		27,628			
Total SqFt - Leased		27,567			
Total SqFt - Vacant		61			

Total parking spaces available	75		
Total handicap	3		
Spaces required per Leases	57	39	22
Total unallocated	15		



VICINITY LOCATION MAP

VICINITY LOCATION MAP



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A-0.1.0

Pre-App Submittal



VIEW FROM THE CORNER OF
ROYAL PALM WAY & COCOANUT ROW

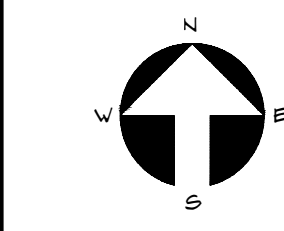


EXISTING WEST ELEVATION- NO CHANGE REQUESTED



VIEW FROM ROYAL PALM WAY

ADJACENT PROPERTY IMAGES



A-0.2.0

Pre-App Submittal

Tenant Improvements For:

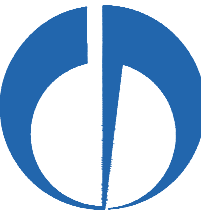
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