

SITE DATA

OWNER
 Lantana LLC
 c/o Larsen MacCall Partners
 85 SW 5th Avenue
 Delray Beach, Florida 33444

Moorings at Lantana Master Association Inc
 806 E Windward Way Suite 122
 Lantana Florida 33462

Project PCN #s
 40-43-44-34-35-003-0020
 40-43-44-34-35-003-000 and 40-43-44-34-35-003-0010

EXISTING ZONING DESIGNATION- MW WATERFRONT MIXED USE
 EXISTING LAND USE DESIGNATION- MW WATERFRONT MIXED USE

TOTAL AREA OF SITE PLAN 11,724 SF/0.27 AC
 RESTAURANT PARCEL-COMMERCIAL LOT 5,708 sf
 LEASED PARCEL - CONDOMINIUM LOTS 1/2 6,016 sf

PROJECT DATA

HEIGHT
 PERMITTED 55'
 PROPOSED 45'
 FINISHED FLOOR ELEVATION 9' NAVD

BUILDING AREA

PARCEL A - RESTAURANT PARCEL
 ENCLOSED BUILDING AREA 1,500 sf
 COVERED SEATING & SERVICE AREA 2,500 sf
 TOTAL BUILDING AREA 4,000 sf
 OPEN SPACE 1,708 sf
 TOTAL SITE AREA 5,708 sf

PARCEL B - LEASED PARCEL - RESTROOM
 RESTROOM BLDG. 460 sf
 PORTION OF DECK AND STAIRS 941 sf
 TOTAL BUILDING AREA 1,401 sf
 OPEN SPACE 4,615 sf
 TOTAL SITE AREA 6,016 sf

SETBACKS REQUIRED FOR RESTAURANT/RESTROOM BUILDINGS *

	FRONT NORTH	SIDE YARD WEST	SIDE YARD EAST	REAR SOUTH
REQUIRED	10'	10'	10'	10'
PROVIDED	314'	894.3'	268'	115.8'

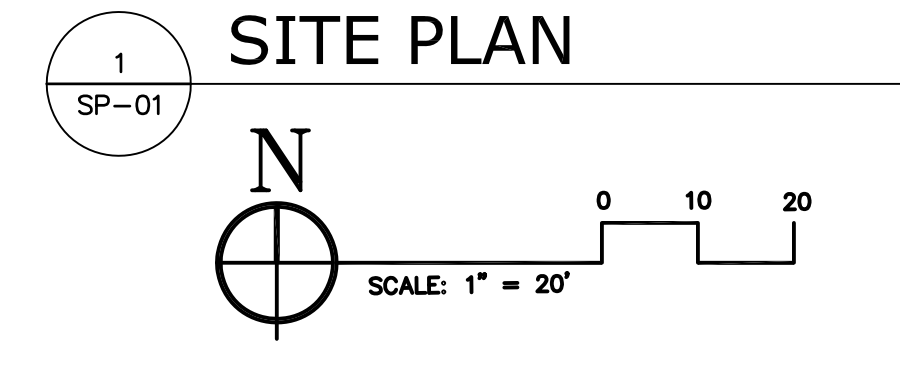
TOTAL OPEN SPACE

PERVIOUS	6,323 sf	54%
IMPERVIOUS	5,401 sf	46%
FAR	.46	

PARKING DATA

PARKING REQUIRED 12/1000 gfa (4x12=48) SPACES	48 SPACES
PARKING PROVIDED GARAGE SPACES PROVIDED HANDICAP SPACES PROVIDED TOTAL SPACES PROVIDED	48 SPACES 2 SPACES 50 SPACES

* From Perimeter Property Line of the Moorings at Lantana Project



LEGAL DESCRIPTION:

MOORINGS AT LANTANA, COMMERCIAL 2 LOT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGES 182 THROUGH 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.13 ACRES (5708 S.F.) MORE OR LESS.

TOGETHER WITH THE FOLLOWING LEASEHOLD PARCELS:

LEGAL DESCRIPTION LEASEHOLD PARCEL 1:

COMMENCE AT THE NORTHEAST CORNER OF COMMERCIAL 2 LOT AS SHOWN ON MOORINGS AT LANTANA, RECORDED IN PLAT BOOK 99, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE NORTH 00°10'35" WEST, A DISTANCE OF 3.00 FEET TO A POINT ON THE BOUNDARY LINE FOR THE MARINA LOT AS SHOWN ON SAID MOORINGS AT LANTANA; THENCE SOUTH 88°16'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°16'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 34.00 FEET; THENCE SOUTH 00°10'35" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.03 FEET; THENCE NORTH 88°16'15" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 34.00 FEET; THENCE NORTH 00°10'35" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID COMMERCIAL 2 LOT, A DISTANCE OF 58.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,972 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION LEASEHOLD PARCEL 2:

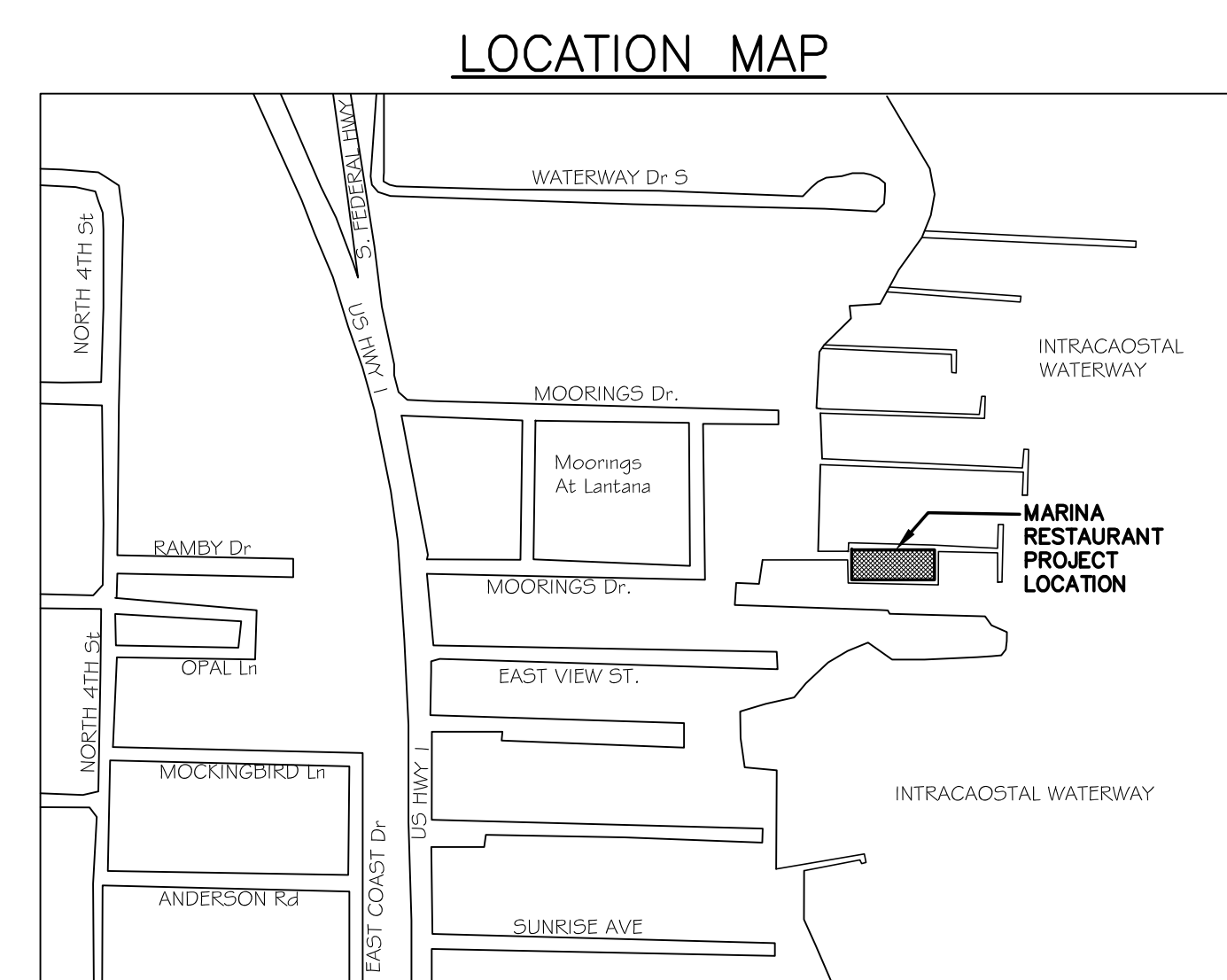
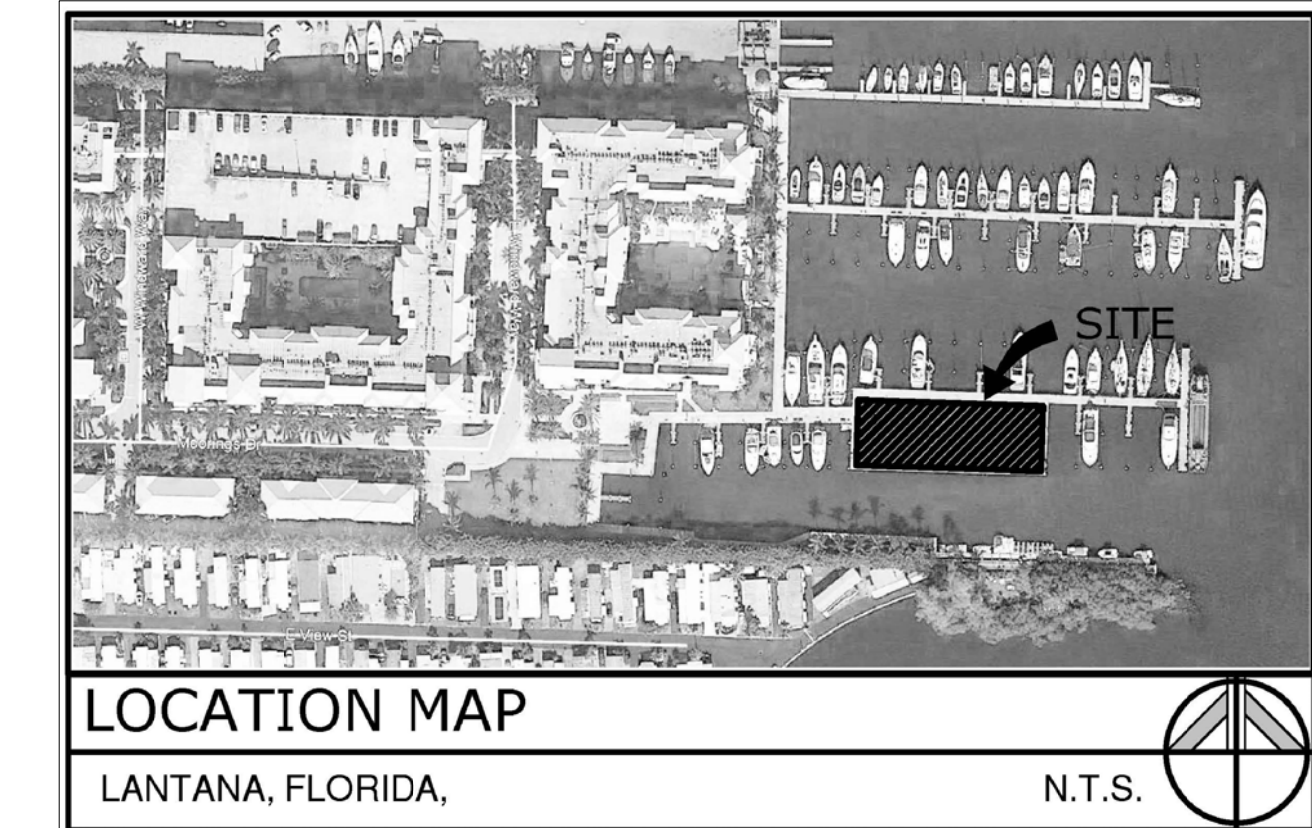
COMMENCE AT THE NORTHEAST CORNER OF COMMERCIAL 2 LOT AS SHOWN ON MOORINGS AT LANTANA, RECORDED IN PLAT BOOK 99, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE NORTH 00°10'35" WEST, A DISTANCE OF 3.00 FEET TO A POINT ON THE BOUNDARY LINE FOR THE MARINA LOT AS SHOWN ON SAID MOORINGS AT LANTANA; THENCE SOUTH 88°16'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°10'35" EAST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID COMMERCIAL 2 LOT, A DISTANCE OF 58.03 FEET TO A POINT ON BOUNDARY LINE FOR SAID MARINA LOT; THENCE NORTH 88°16'55" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00°10'35" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 6.00 FEET; THENCE NORTH 88°16'55" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 138.98 FEET; NORTH 01°47'22" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 64.00 FEET; THENCE SOUTH 88°16'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 152.79 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMERCIAL 2 LOT, MOORINGS AT LANTANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGES 182 THROUGH 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4,044 SQUARE FEET MORE OR LESS.



REVISIONS

Date	By	Site Plan
Oct. 11, 2021		Site Plan
Mar. 03, 2022		Site Plan

LANDSCAPE ARCHITECT
 AGTT
 1300 NW 36th Street, Suite 200
 Delray Beach, Florida 33444
 561/276-5050

ENGINEER
 Thomas Engineering Group
 6500 NW 31st Ave
 Ft. Lauderdale, Florida 33309
 954/202-7000

ARCHITECT
 Slattery and Associates Architects/Planners
 2060 NW Boca Raton Blvd., Suite 2
 Boca Raton, Florida 33431
 561/392-3949 FAX 561/392-5402

SURVEYOR
 Sexton Engineering Associates, Inc.
 110 Ponce De Leon Street, Suite 100
 Royal Palm Beach, Florida 33411
 561/792-3122 FAX 561/792-3188

LANTANA CABANA RESTAURANT
PROPOSED MARINA RESTAURANT
TOWN OF LANTANA, FLORIDA

Charles Putman & Associates, Inc.
 PLANNING / ZONING / PERMITTING
 621 NW 53rd Street, Suite 125
 Boca Raton, Florida 33487
 561/994-6411 Fax 561/994-0447

PRINT DATE 05-20-22
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