

SITE DATA:

PETITION NO:	SPLN-15-08-00021
PROJECT NAME:	CENTRAL GARDENS
LAND USE DESIGNATION:	MXD
ZONING DISTRICT:	PCD
SECTION/ TOWNSHIP/ RANGE:	35/41/42
PCN (S):	52-42-41-35-13-002-0000
GROSS SITE AREA:	7.48 AC.
PROPOSED USE:	MULTI-FAMILY
TOTAL UNITS:	124 UNITS
TOTAL FLOOR AREA:	282,859 SF
BUILDING FOOTPRINT:	74,497 SF
BUILDING HEIGHT:	3 & 4 STORIES 56'-9" MEAN ROOF HEIGHT OVERALL BUILDING HEIGHT - 60'-6.5"
LOT COVERAGE ALLOWED (MAX. 50%):	3.74 AC. 50%
PROVIDED:	1.71 AC. 23%
IMPERVIOUS AREA:	4.58 AC. 59%
PERVIOUS AREA:	2.90 AC. 41%
OPEN SPACE REQUIRED:	ACREAGE %
	1.31 AC. 15%
OPEN SPACE PROPOSED:	ACREAGE %
Landscape / Sod areas	1.89 ac. / 82,516 SF 25%
Retention Area	.50 / 21,780 SF 7%
LME	.51 / 22,216 SF 7%
Preserve Area (Not included - counted as part of PCD)	
Parkway Area (Not included - counted as part of PCD)	
Total:	2.90 ac. / 126,512 SF 38.8% (of 7.48 AC)
BUILDING COVERAGE:	1.71 AC.
DRIVEWAYS/SIDEWALKS:	2.86 AC.
LANDSCAPE/OPEN SPACE AREA:	2.90 AC.
TOTAL AREA:	7.48 AC.
TOTAL UNITS:	124 UNITS
1 Bedroom	22 Units
2 Bedroom	86 Units
3 Bedroom	16 Units
VEHICULAR PARKING:	
PARKING SPACES REQUIRED:	287 spaces
1 space per bedroom plus 5% guest parking	254 spaces
1 space per 300 sf of Clubhouse - 7,055 SF	24 spaces
1 space per 200 sf Offices - 1,836 SF	9 spaces
Parking Provided:	304 spaces
Surface Parking:	172 spaces
Garage Parking:	132 spaces
HC Parking Required:	8 spaces
HC Provided:	8 spaces
PARKING SPACE SIZE	9' x 18.5' (84 spaces), 9.5' x 18.5' (106 spaces) & 10' x 18.5' (106 spaces) (2' Overhang provided for all exterior parking)
BICYCLE PARKING REQUIRED =	16 BIKE SP.
5% of required OFF-STREET VEHICULAR SPACES	
BICYCLE PARKING PROVIDED =	2 RACKS (1 per building) 16 spaces total

DEVELOPMENT TEAM

LAND PLANNER & LANDSCAPE ARCH.
Urban Design Kilday Studios
610 Clematis Street Suite CU02
West Palm Beach, FL 33401
(561) 366-1100

ENGINEER & SURVEYOR
Keshavarz & Associates, Inc.
711 N. Dixie Highway
Suite 201
West Palm Beach, FL 33401
(561) 689-8600

ARCHITECT
Gliden Spina & Partners
207 Sixth St.
West Palm Beach, FL 33401
(561) 684-6844

DEVELOPER
Central Gardens LLC
2 Easton Oval, Suite 510
Columbus, OH 43219
(614) 418-8900

SITE ANALYSIS:

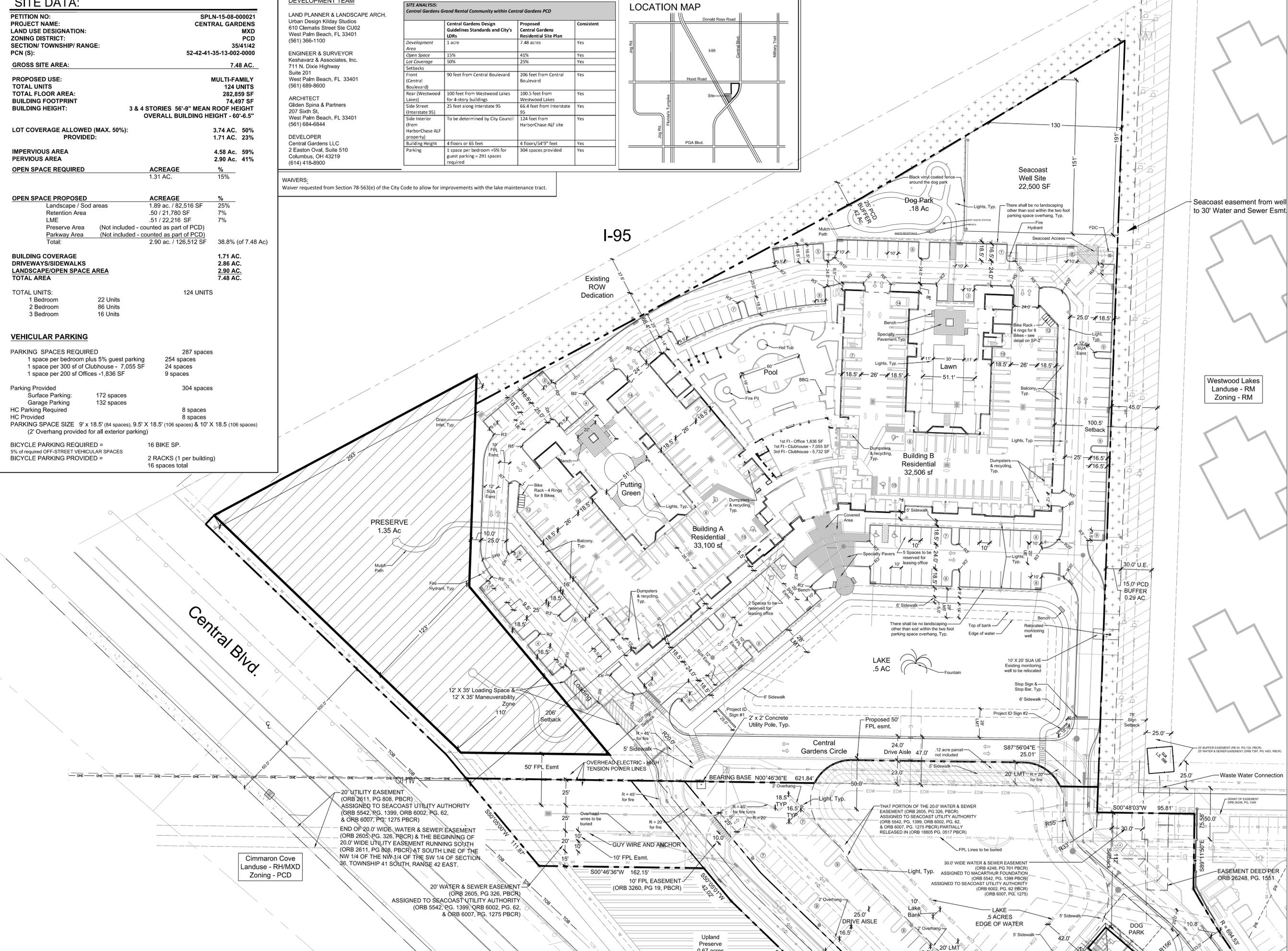
	Central Gardens Design Guidelines Standards and City's LDRs	Proposed Central Gardens Residential Site Plan	Consistent
Development Area	1 acre	7.48 acres	Yes
Open Space	15%	41%	Yes
Lot Coverage	50%	25%	Yes
Setbacks			Yes
Front (Central Boulevard)	90 feet from Central Boulevard	206 feet from Central Boulevard	Yes
Rear (Westwood Lakes)	100 feet from Westwood Lakes for 4-story buildings	100.5 feet from Westwood Lakes	Yes
Side Street (Interstate 95)	25 feet along Interstate 95	66.4 feet from Interstate 95	Yes
Side Interior (from HarborChase ALF property)	To be determined by City Council	124 feet from HarborChase ALF site	Yes
Building Height	4 floors or 65 feet	4 floors/54'9" feet	Yes
Parking	1 space per bedroom +5% for guest parking = 291 spaces required	304 spaces provided	Yes

LOCATION MAP



WAIVERS:

Waiver requested from Section 78-563(e) of the City Code to allow for improvements with the lake maintenance tract.



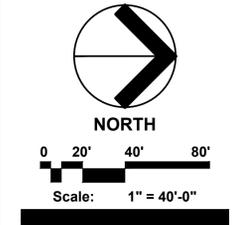
Urban design kilday STUDIOS

Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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Central Gardens Grand Apartments
Palm Beach Gardens, Florida
Site Plan



Date: 06.06.2014
Project No.: 08-031.010
Designed By:
Drawn By:
Checked By:

Revision Dates:
08-05-15 Submit to PBG
11-17-15 Resubmit to PBG
02-06-16 Resubmit to PBG
03-11-16 Resubmit to PBG

SP-1
of 2