

### Site Data

Name of Project	Gardens Self Storage
Application Number	TBD
Future Land Use Designation	Commercial
Existing Use	Fitness Center
Proposed Use	Self Service Storage
Applicable Overlays	Northlake Boulevard Overlay Zone Planned Unit Development
Zoning District	CG-1
Section, Township, Range	18/42/43
Property Control Number	52-43-42-18-01-000-0010
Total Site Area	1.66 ac (73,335 s.f.)
Total Gross Floor Area	83,613 s.f.
Self Service Storage	82,238 s.f.
Accessory Office	1,375 s.f.

Concurrency Approval*	
Self Service Storage	82,238 s.f.
Accessory Office	1,375 s.f.

\*Concurrency is approved for the above uses and amounts shown on this plan.

Total Floor Area Ratio	1.14
Total Building Coverage (Including Canopies of 3,824 s.f.)	40%
Building Height	max. 36'
Proposed Building Height	46'-0"
Number of Stories	3
Impervious Area	65%
Buildings	29,433 s.f.
Pavement/Walks	17,392 s.f.
Landscaped Area	35%
Open Space	25,453 s.f.
Parking Required	13 SPACES
Self Service Storage - 1 Space/75 Storage Spaces @ 675 Storage Spaces = 9	
+ 4 Spaces Per Office @ 1 Office = 4	
Proposed Parking	13 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	2
Loading Required (12' x 35' Min.)	3
Loading Provided	3

### Development Regulations

CG-1 PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX. FAR	MAX. BLDG. COVER	MIN. OPEN SPACE	FRONT SETBACKS/SEPARATIONS	SIDE SETBACK	REAR SETBACK				
PROP. CODE	SIZE	WIDTH	FRONTAGE	DEPTH	MAX. FAR	MAX. BLDG. COVER	MIN. OPEN SPACE	FRONT	SIDE INTERIOR	REAR	
CG-1	1 AC.	100'	100'	N/A	N/A	35%	15%	50'	15'	40'	15'
CG-1	1.66 AC.	180'	180'	372.83'	1.14	40%	35%	72'	15'	N/A	41'

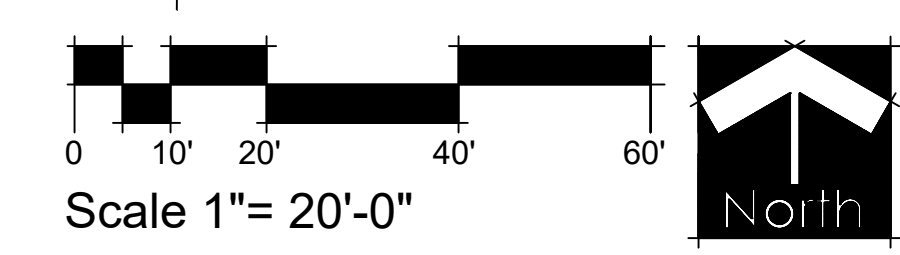
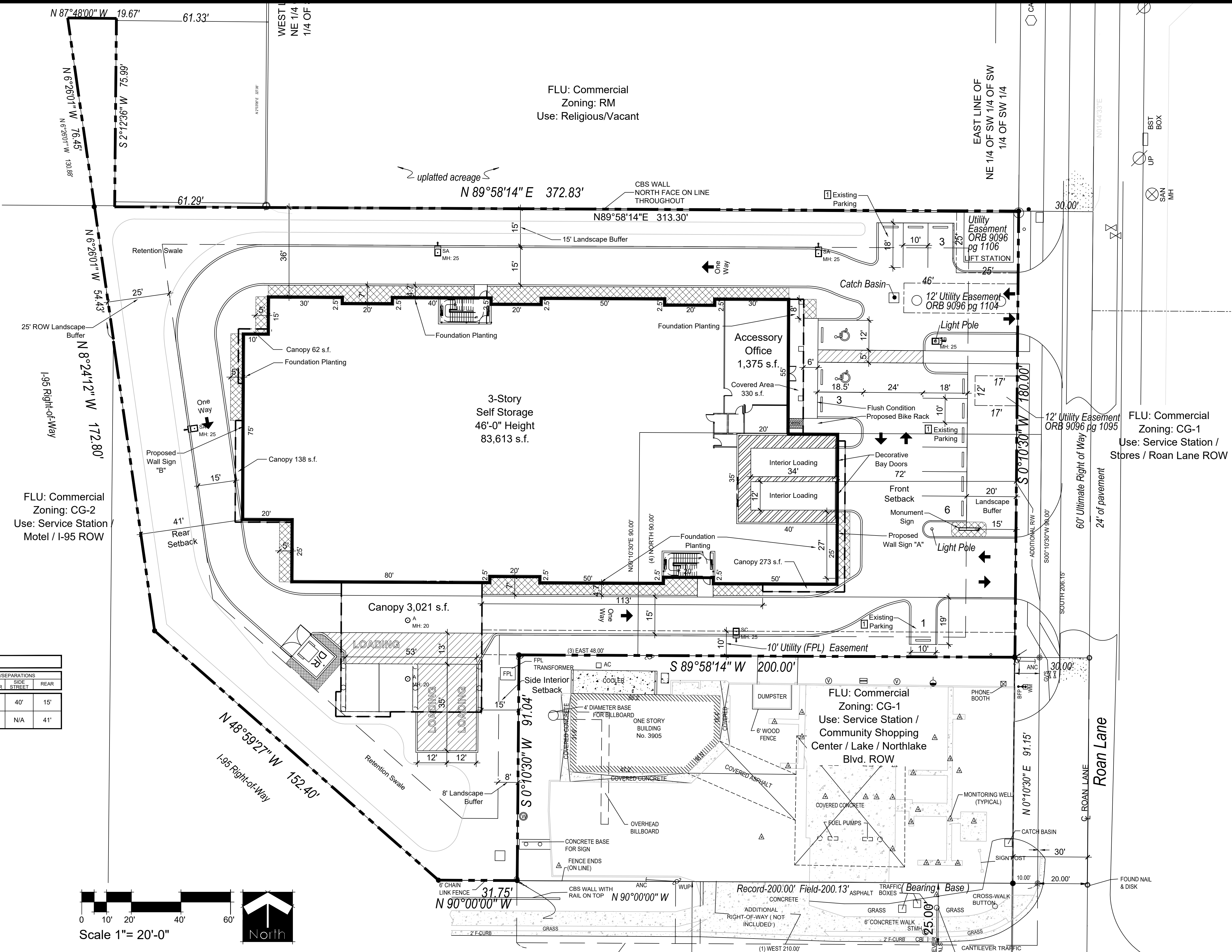
### Development Team

<b>DEVELOPER:</b>	ROAN LANE LLC 1499 SW 30th AVENUE, SUITE 16 BOYNTON BEACH, FLORIDA 33426 (561) 684-6141
<b>ARCHITECT:</b>	KENNETH R. CARLSON ARCHITECTS 1166 W. NEWPORT CENTER DRIVE, SUITE 311 DEERFIELD BEACH, FLORIDA 33442 (954) 427-8848
<b>CIVIL ENGINEER:</b>	KEEN ENGINEERING, INC. 7280 WEST PALMETTO PARK ROAD, SUITE 105 BOCA RATON, FLORIDA 33433 (561) 325-6700
<b>TRAFFIC ENGINEER:</b>	SIMMONS AND WHITE 2581 METROCENTRE BLVD. WEST PALM BEACH, FLORIDA 33407 (561) 478-7948
<b>PLANNER:</b>	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
<b>SURVEYOR:</b>	PM SURVEYING 4546 CAMBRIDGE STREET WEST PALM BEACH, FLORIDA 33415 (561) 478-7764

### Notes

o BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PM SURVEYING . DATED 03/05/19

o D/R - DUMPSTER / RECYCLING ENCLOSURE



### NEW WAIVER REQUESTS

#	CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUEST
1	Sec. 78-153 Nonresidential Zoning District Regulations (Table 12: CG-1 Property Development Regulations: Max. Lot Coverage)	35%	40%	To allow a 5% increase from the maximum building coverage
2	Sec. 78-153 Nonresidential Zoning District Regulations (Table 12: CG-1 Property Development Regulations: Max. Building Height)	36'	46'	To allow a 10' addition in the maximum building height

### EXISTING NONCONFORMITIES

#	CODE SECTION	REQUIRED	PROVIDED	NONCONFORMITY
1	Sec. 78-344.1.1.A Construction and Maintenance - Parking Stall and Bay Dimensions.	10' x 18.5'	10' x 18'	Allow 0.5' reduction in the minimum dimensions of a parking space

**SCHMIDT NICHOLS**  
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# Gardens Self Storage

Palm Beach Gardens, Florida

Date: 03/15/19  
Scale: 1" = 20'-0"  
Design By: JN  
Drawn By: BMC  
Checked By: JN  
File No. 728.02  
Job No. 18-43

### REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION