

LOCATION MAP NTS

## SITE DATA

<b>PROJECT NAME:</b>	GARDENS WALK PUD PGA TOUR SUPERSTORE
<b>PROPERTY CONTROL NUMBER:</b>	52-43-42-06-00-000-5050
<b>SECTION, RANGE, TOWNSHIP:</b>	06/42/43
<b>LAND USE DESIGNATION:</b>	COMMERCIAL (C)
<b>ZONING DISTRICT:</b>	PUD/GENERAL COMMERCIAL (CG-1)
<b>OVERLAY DISTRICT:</b>	PGA OVERLAY
<b>PROPOSED USE:</b>	COMMERCIAL
<b>TOTAL SITE AREA:</b>	4.40 AC (191,815 SF)
<b>IMPERVIOUS AREA:</b>	76.7% - 3.38 AC (147,103.4475 SF)
<b>PERVIOUS AREA:</b>	23.3% - 1.02 AC (44,711.5525 SF)
<b>REQUIRED OPEN SPACE:</b>	15% - 0.66 AC (28,772.25 SF)
<b>PROVIDED OPEN SPACE:</b>	24.5% - 1.06 AC (47,039.15 SF)
<b>MAX. BUILDING COVERAGE:</b>	35% (67,135.3 SF)
<b>PROPOSED BUILDING COVERAGE:</b>	27.2% (52,191 SF)
<i>(INCLUDES 3,341 SF OF CANOPY FOR WEATHER PROTECTION)</i>	
<b>GROSS SQUARE FOOTAGE:</b>	<b>48,850 SF</b>
BUILDING 1 (RETAIL):	36,850 SF
BUILDING 2 (RETAIL, REST., PROFESSIONAL OFFICE)	12,006 SF

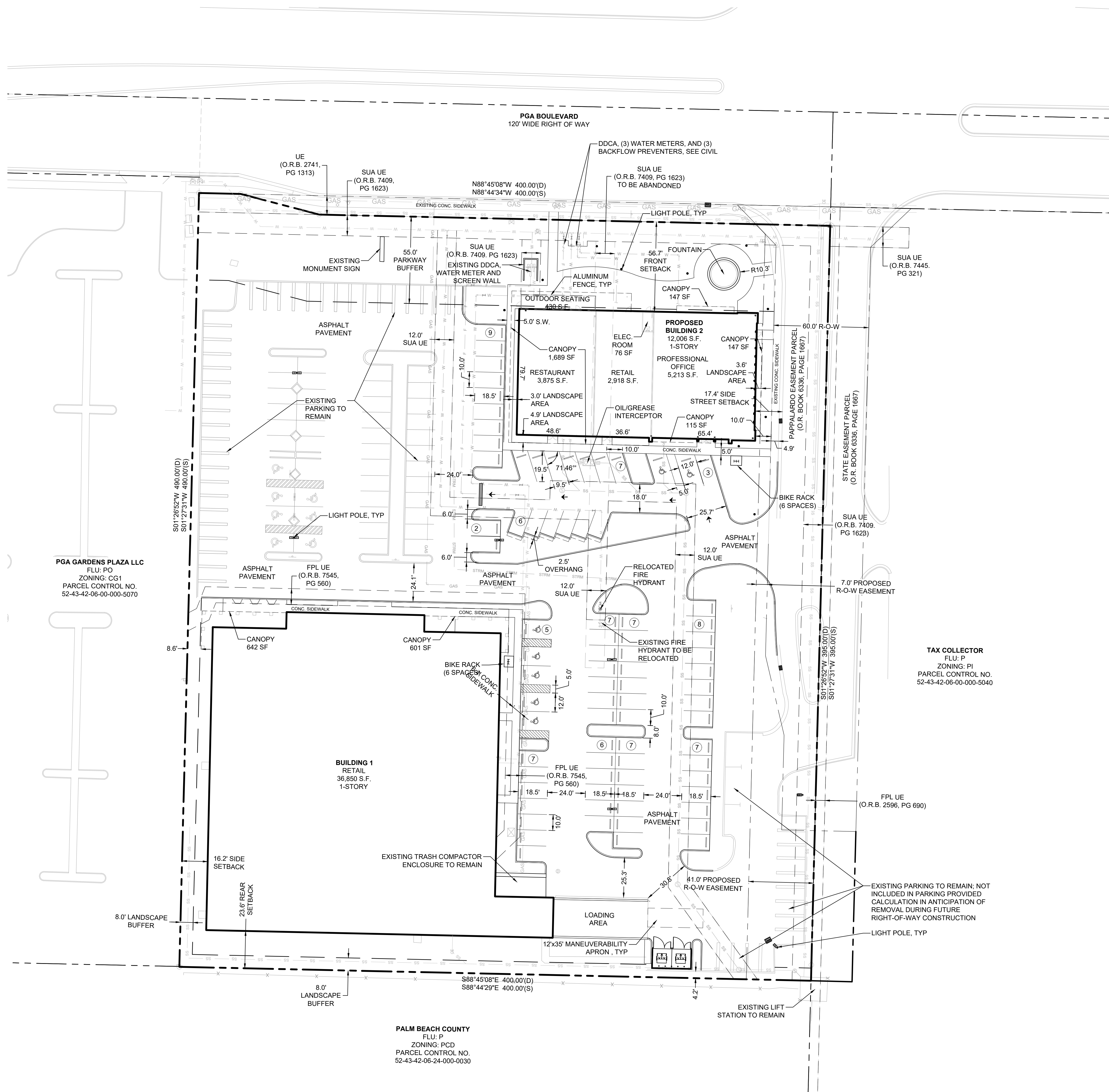
<b>PARKING REQUIRED</b>	<b>220 SPACES</b>
RETAIL (1/250 @ 39,768 SF)	159 SPACES
RESTAURANT @ (3,875 SF)	44 SPACES
(1/150 OF CUST. SERVICE AREA)	26
(1/250 OF GFA FOR EMPLOYEES)	16
(1/250 OF GFA OF OUTDOOR SEATING)* 2	12
*430 SF OF OUTDOOR DINING	
PROFESSIONAL OFFICE (1/300 @ 5,213 SF)	17 SPACES

<b>PARKING PROVIDED</b>	<b>161 SPACES*</b>
*INCLUDES ADA ACCESSIBLE PARKING	
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	13 SPACES
<b>BICYCLE PARKING REQUIRED</b>	<b>11 SPACES</b>
<i>(5% OF TOTAL PARKING REQUIRED @ 223)</i>	
BICYCLE PARKING PROVIDED	12 SPACES

<b>BASE FLOOD ELEVATION:</b>	ZONE X	
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT	55'	56.7'
SIDE	15'	16.2'
SIDE STREET	40'	17.4'
REAR	15'	23.6'

## PROPOSED WAIVERS

Waiver: LDR Section	Waiver: Request	Required	Proposed
W1: Section 78-153, Table 12	Building Side Street Setback Reduction	40'	17.4' (-22.6')
W2: Section 78-345, Table 33	Reduce number of required parking spaces	220 parking spaces	161 parking spaces (-59)
W3: Section 78-364, Table 35	Reduce number of required loading spaces	3 loading spaces	1 loading space (-2)
W4: Section 78-315(b)	Allow for more than 9 parking spaces in a row	Landscape island every 9 parking spaces	Existing conditions provide for more than 9 parking spaces in a row.
W5: Section 78-319(a)(1)	Allow for the required 15' side street buffer to be eliminated adjacent the multi-tenant outparcel building	15' side street perimeter buffer	Eliminate approximately 91' of the east perimeter buffer, adjacent the multi-tenant outparcel building
W6: Section 78-320	Reduce the foundation planting width requirements for outparcel Bldg	South 5' East 5' West 5'	South 4.5' (3") East 3.5' (-1.4') West 3' (-2')
W7: Section 78-320	Reduce/relocate foundation tree/palm planting requirements	South 5 trees East 3 trees West 3 trees	South - Eliminate 2 Relocate 3 East - Eliminate 1 Relocate 2 West - Eliminate 1 Relocate 2
W8: Section 78-285, Table 24	a. Reduce letter size requirements for a Monument Sign b. Increase the max. copy area for a Principal Wall Sign c. Increase the max. letter size for a Principal Wall Sign d. Increase the max. copy area for a Tenant Wall Sign e. Increase the number of tenant wall signs for interior tenant spaces f. Increase the number of tenant wall signs for end cap tenant spaces g. Allow tenant wall signs to face interior to the parking area h. Allow an increase in the max. letter size for tenant wall signs i. Allow for custom shapes	Min. 6" letter height 90 SF 36" 70 SF 1 sign 1 sign Signs to face adjacent ROWs 24" Signs must be consistent in shape	4" letter height (-2") 235 SF (+145 SF) 37 1/2" letter size 84" logo 100 SF (+30 SF) 2 signs (+1 sign) 3 signs (+2 signs) Allow signs to face parking areas. 42" Allow tenants flexibility on sign shapes.



TAX COLLECTOR  
FLU: P  
ZONING: P1  
PARCEL CONTROL NO.  
52-43-42-06-00-000-5040

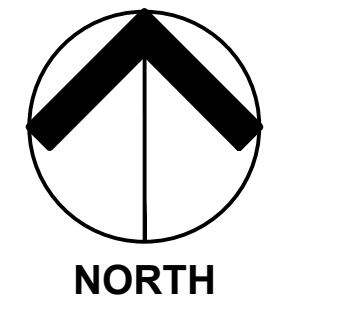
EXISTING PARKING TO REMAIN: NOT INCLUDED IN PARKING PROVIDED CALCULATION IN ANTICIPATION OF REMOVAL DURING FUTURE RIGHT-OF-WAY CONSTRUCTION

PGA GARDENS PLAZA LLC  
FLU: PO  
ZONING: CG1  
PARCEL CONTROL NO.  
52-43-42-06-00-000-5070

PALM BEACH COUNTY  
FLU: P  
ZONING: PC0  
PARCEL CONTROL NO.  
52-43-42-06-24-000-0030

# Gardens Walk Planned Unit Development (PUD)

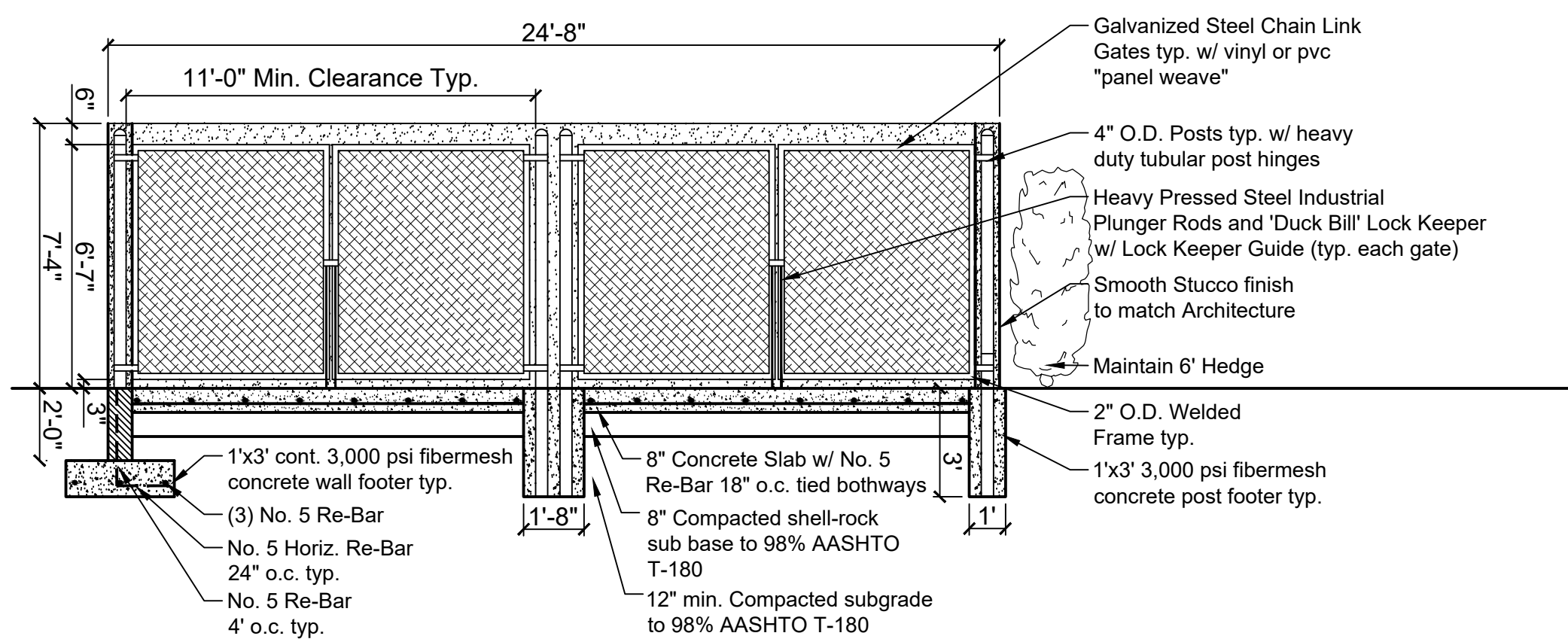
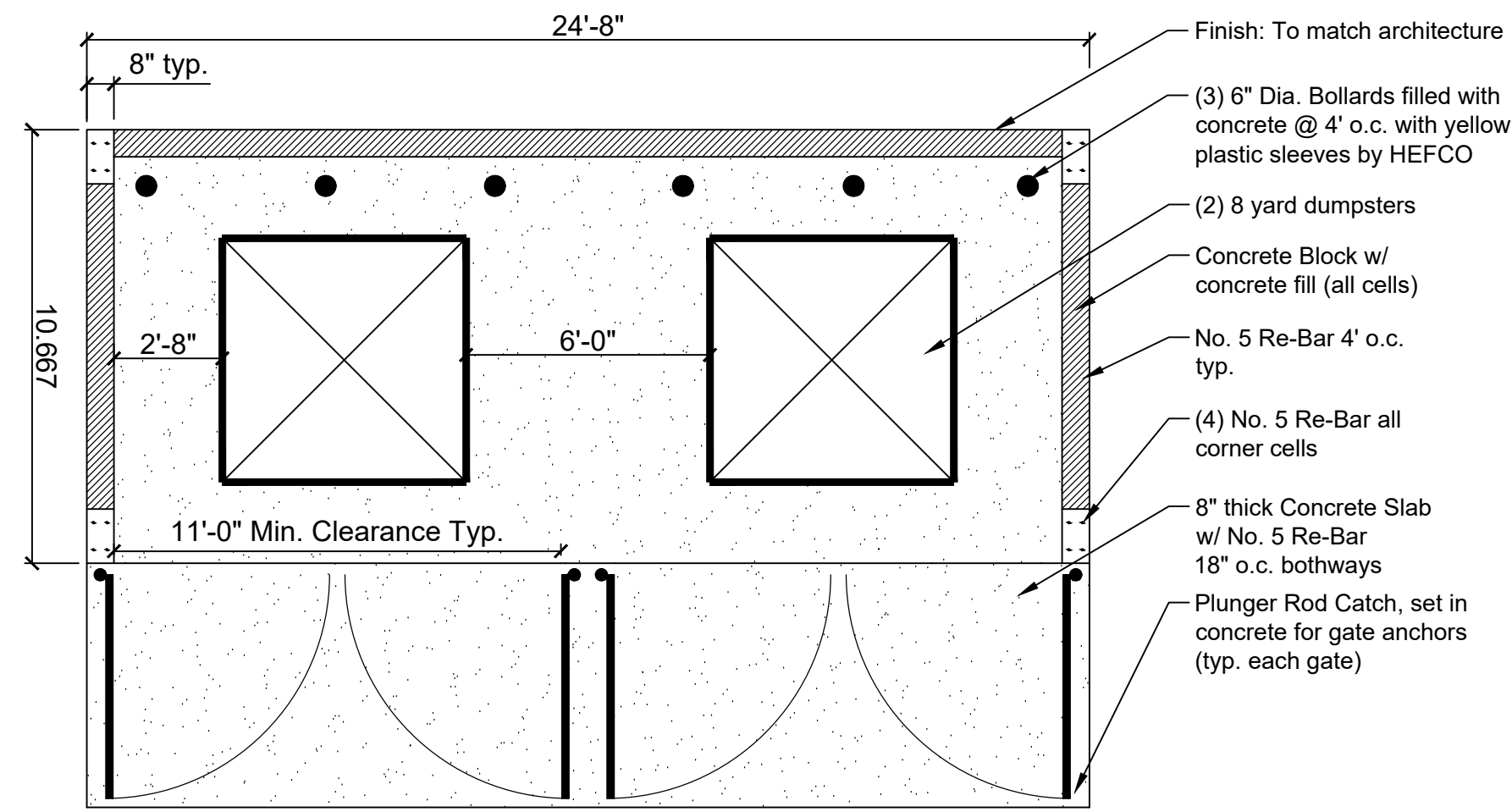
## PGA Tour Superstore Palm Beach Gardens, Florida Site Plan



Scale: 1" = 30'-0"

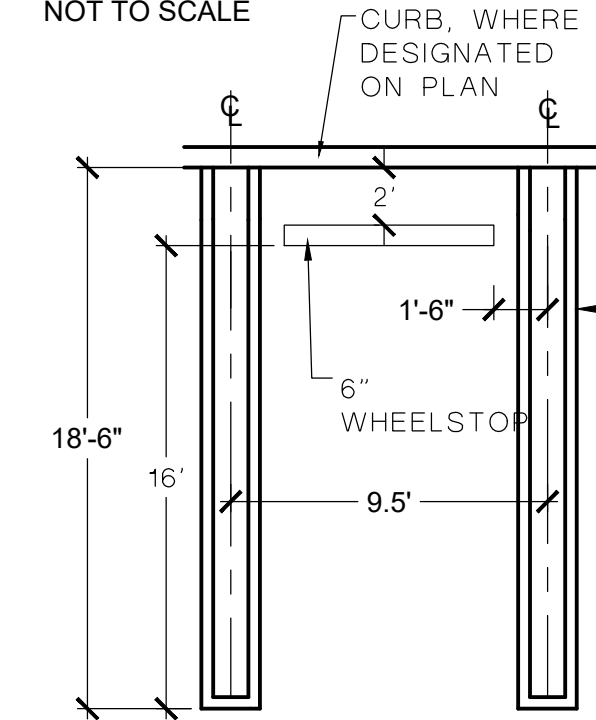
Date: 08/06/2021  
Project No.: 19-017-000  
Designed By: RD  
Drawn By: RD  
Checked By: KT/SM

Revision Dates:	
09/10/2021	SUBMITTAL
11/11/2021	RESUBMITTAL

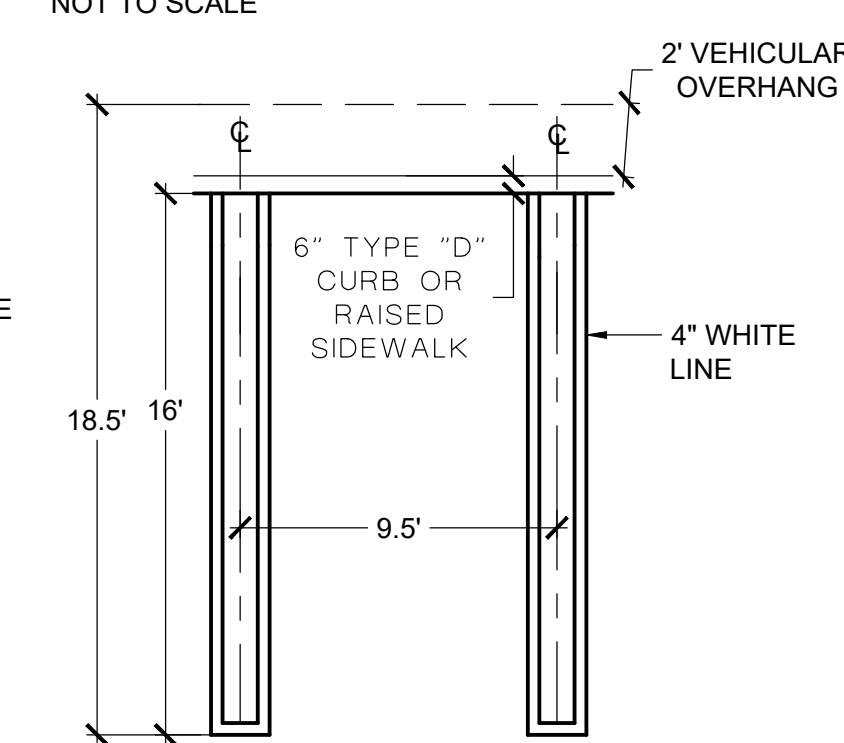


**DUMPSTER ENCLOSURE DETAILS**  
SCALE: NTS

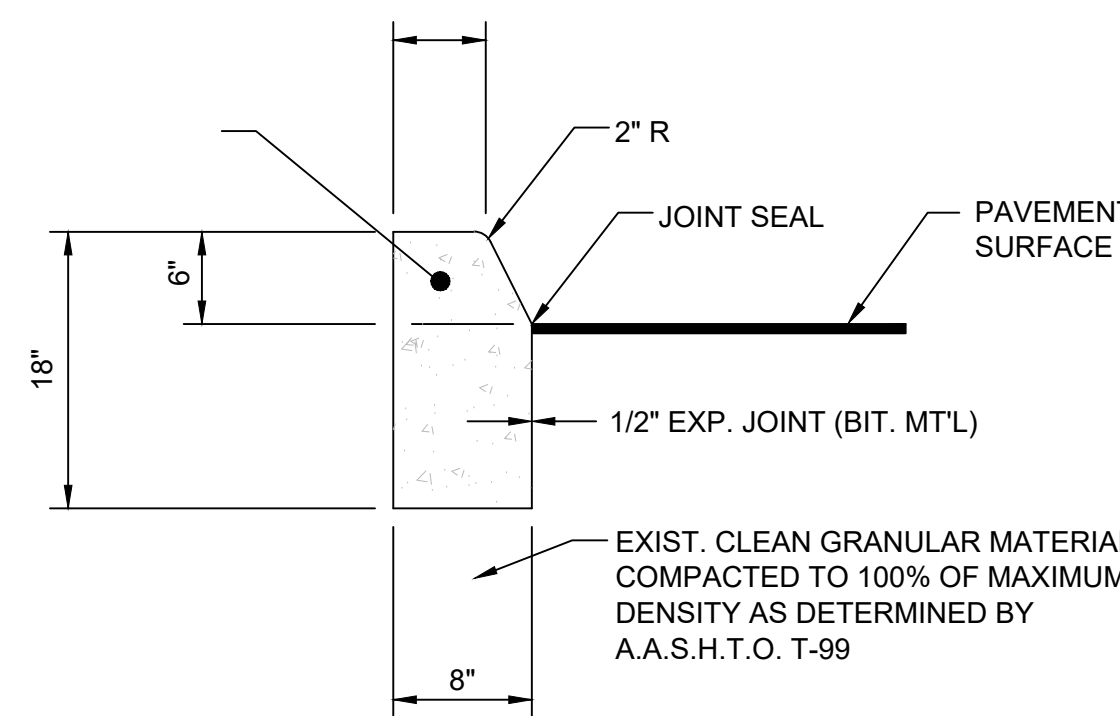
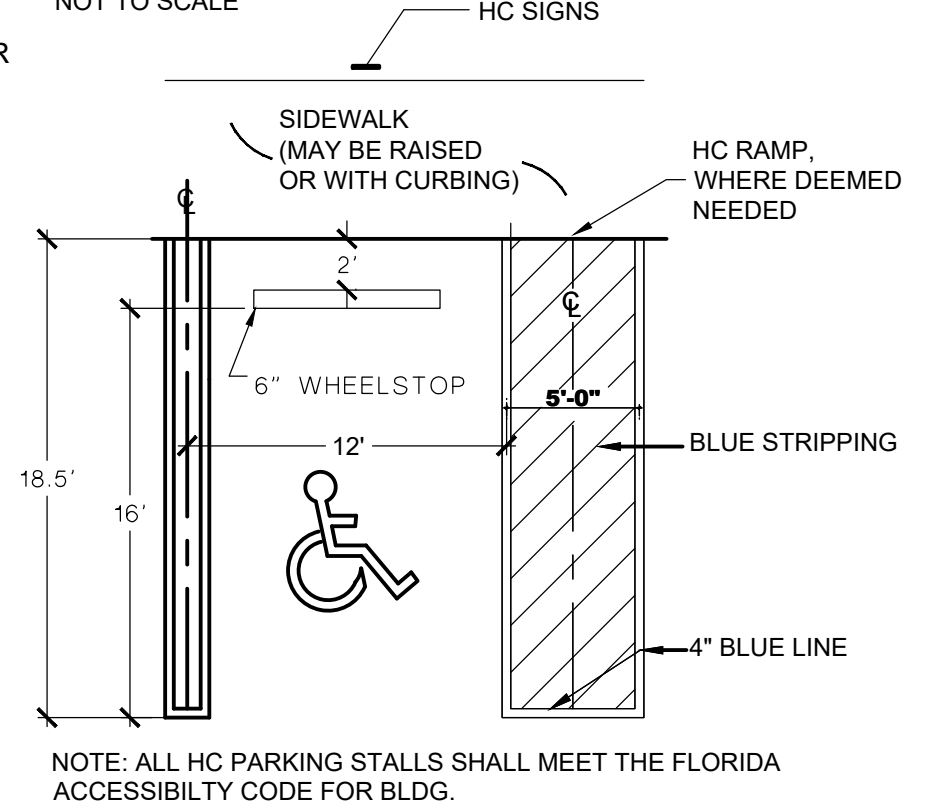
**PARKING SPACE DETAIL WITH WHEELSTOP**  
NOT TO SCALE



**PARKING SPACE DETAIL WITH OVERHANG**  
NOT TO SCALE

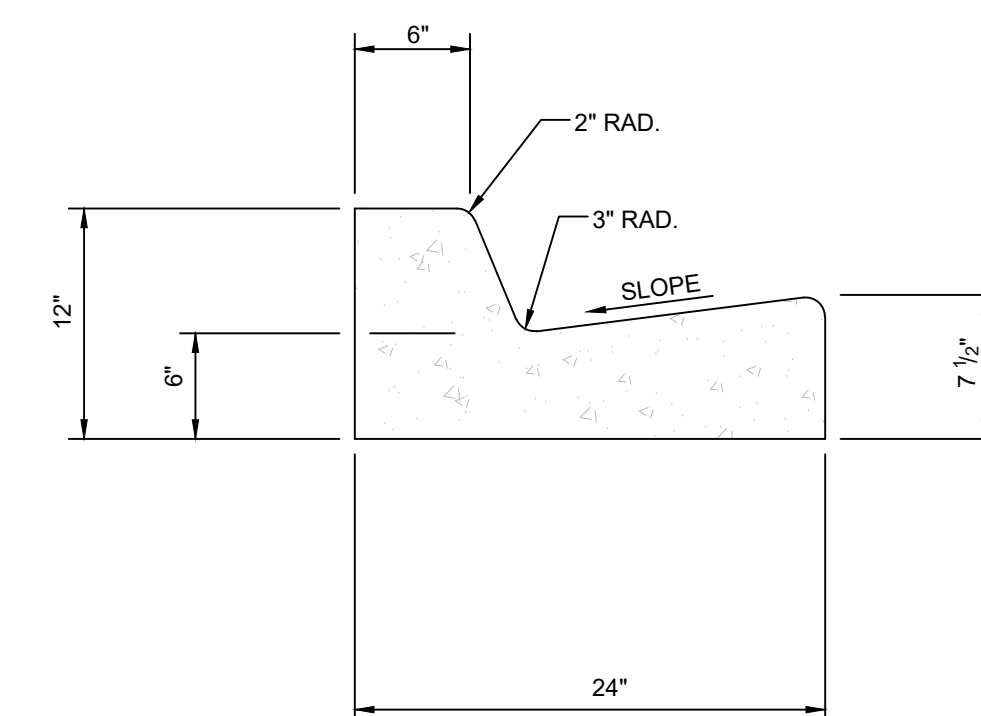


**HANDICAP PARKING SPACE DETAIL WITH WHEELSTOP**  
NOT TO SCALE



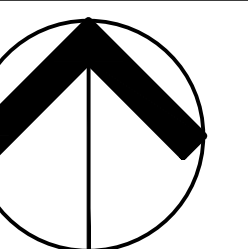
**TYPE 'D' CURB**

NOTES: N.T.S.  
1. CONCRETE TO BE 2500 PSI MINIMUM.  
2. BITUMINOUS MATERIAL EXPANSION JOINT REQUIRED AT CURB ADJACENT TO CONCRETE PAVEMENT ONLY.  
3. FOR ADDITIONAL INFORMATION REFERENCE F.D.O.T. INDEX No. 300

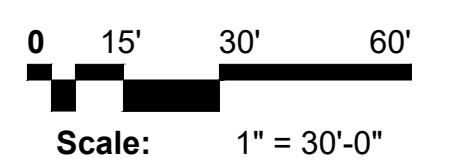


**TYPE 'F' CURB**

NOTES: N.T.S.  
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2. BITUMINOUS MATERIAL EXPANSION JOINT REQUIRED AT CURB ADJACENT TO CONCRETE PAVEMENT ONLY.  
3. FOR ADDITIONAL INFORMATION REFERENCE F.D.O.T. INDEX No. 300



NORTH



Date: 08/06/2021  
Project No.: 19-017.000  
Designed By: RD  
Drawn By: RD  
Checked By: KT/SM

Revision Dates:  
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