

SITE DATA:

PETITION NO: PUDA-18-01-00069
PROJECT NAME: PORT 32 - PALM BEACH GARDENS COMMERCIAL
EXISTING LAND USE DESIGNATION: CG-1 / PUD 5 / 425 / 43E
EXISTING ZONING DISTRICT: 52-43-42-05-00-000-1100
SECTION / TOWNSHIP / RANGE: 52-43-42-05-00-000-1480
PCN (S): 52-43-42-05-00-000-1570
 52-43-42-05-00-000-1580
GROSS SITE AREA: 7.52 AC / 327,829 SF

BUILDING SUMMARY:

BUILDING USE	GROSS FLOOR AREA
A SHIPS STORE	4,582 SF
FOOTPRINT / FIRST FLOOR RETAIL:	2,376 SF
SECOND FLOOR PRIVATE OFFICE:	2,206 SF
B SHOWROOM	46,676 SF
FOOTPRINT:	13,257 SF
FIRST FLOOR SHOWROOM SPACE:	13,257 SF
SECOND FLOOR SHOWROOM SPACE:	13,257 SF
DRIVE AISLE:	22,278 SF
OPEN RACK AREA:	11,141 SF
C RETAIL - SERVICE BUILDING	60,135 SF
FOOTPRINT:	9,164 SF
RETAIL FIRST FLOOR:	1,343 SF
OFFICE AREA:	784 SF
ACCESSORY (RESTROOMS):	9,920 SF
SERVICE BAYS:	38,924 SF
STORAGE RACK AREA AND DRIVE AISLE:	4,630 SF
CANTILEVER	

PUD STANDARDS

REQUIRED	PROPOSED
LOT COVERAGE 35% MAX.	33.97% (111,393 SF)
RACK HEIGHT 36' MAX.	MAX. 68'
BUILDING HEIGHT 36' MAX.	MAX. 83'

SETBACKS

REQUIRED	PROPOSED
PGA FRONTAGE (SOUTH) - FRONT	44.3' (WAIVER)
INTERCOASTAL FRONTAGE (EAST) - SIDE	0' (WAIVER)
ENTRANCE DRIVE (WEST) - SIDE	38'
SORVEREL MARINA (NORTH) - REAR	102.8'
RESTAURANT (NORTH) - REAR	15'
RESTAURANT (EAST) - SIDE	30.7'
REQUIRED OPEN SPACE:	1.13 AC. (49,174 SF) 15%

PROVIDED OPEN SPACE:

ACREAGE	SF	%	
LANDSCAPE AREAS	1.00 AC.	43,828.13 SF	13.3%
WATER BODIES**	0.56 AC.	24,587 SF	7.4%
Total:	1.56 AC.	68,415.13 SF	20.7%**

** Water bodies shall not account for more than 50% of required open spaces per Sec. 78-681(b)(2). 1.13 ac. required open space x .50 = 0.56 ac. The project contains 0.90 ac. of water bodies within site boundary. 0.56 ac. is counted towards satisfying project open space.

PARKING DATA:

Intensity	Bldg/use	Required Ratio	Required Spaces	Proposed Ratio	Proposed Required of Spaces	Subject of Waiver
451	Dry	1/5	90	1/5	90	
20	Wet	1/2	10	1/2	10	
9164	Marina Retail	1/250	37	1/250	37	
2376	Ship Store (Marina Retail)	1/250	10	1/250	10	
3549	Office	1/300	12	1/300	12	
26514 / 16 Bays	Showroom	1/500	53	1/bay	16	*
784	Accessory Marina	1/200	4	1/200	4	
Total Required			215		178	
Total Provided					185	

*Custom Parking Rate provided per Sec. 78-345 (Table 33)
Parking Space Size Summary

Size	# OF SPACES
9' x 23'	26 (PARALLEL SPS.)
9' x 18.5'	36 (90 DEGREE SPS.)
9.5' x 18.5'	116 (90 DEGREE SPS.)
12' x 18.5'	7 (ADA ACCESSIBLE)

ADA ACCESSIBLE PARKING REQUIRED = 7 SPS. PROVIDED = 7 SPS.
BICYCLE PARKING REQUIRED = 11 BIKE SPS.
 5% OF OFF-STREET VEHICULAR SPACES REQUIRED @ 216 SPS
BICYCLE PARKING PROVIDED = 12 BIKE SPS.

* ADDITIONAL OPEN SPACE REQUIRED FOR 9' & 9.5' WIDE PARKING

CALCULATION FOR 9' WIDE PARKING:
 36 SPACES AT 9' X 18.5':
 1' X 18.5' = 18.5 SF PER SPACE
 18.5 X 36 = 666.00 SF

CALCULATION FOR 9.5' WIDE PARKING:
 116 SPACES AT 9.5' X 18.5':
 0.5' X 18.5' = 9.25 SF PER SPACE
 9.25 X 116 = 1,073 SF

666.00 SF + 1,073 SF = 1,739 SF
 1,739 SF X 1.5 = 2,608.5 SF

OVERALL TOTAL: 2,608.5 SF OF ADDITIONAL OPEN SPACE

NOTES:

- BASE INFORMATION BASED ON SURVEY PREPARED BY WALLACE SURVEYING DATED 12/22/21.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
- STOP BAR WILL BE WHITE PAVERS OR THERMOPLASTIC ON ASPHALT.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO (2) FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.

WAIVER TABLE:

WAIVER SUMMARY TABLE

NO.	CODE SECTION	REQUIRED	PROPOSED	WAIVER REQUEST
1	Sec. 78-153 (Table 12)	Docks encroach into side setback (intracoastal)	0' side setback (intracoastal)	Eliminate side setback for the intracoastal waterway where existing docks encroach into the ICWW.
2	Sec. 78-153 (Table 12)	36 Ft maximum building height, 90' allowed per Comprehensive Plan	83' in height	Increase height by 47' above CG-1 zoning, and 34.3' above the existing approved storage building.
3	Sec. 78-285 (Table 24) (3)	Flat/Wall Sign for Ground Floor Uses - 1 per tenant space or bay.	2 primary tenant signs	Increase the number and location of tenant signs (1 for the Ship store and 1 for the dockmaster)
4	Sec. 78-319(a)(2)	A minimum landscape buffer of at least 20 feet in depth shall be required on lands located adjacent to the railroad rights-of-way that are 100 feet wide or greater.	16.4' along PGA, 1.3' at turnaround.	Reduce buffer by 18.9' at the closest point and 3.8' at the furthest point along PGA Boulevard.
5	Sec. 78-344 (X)(1) (a, c)	10' wide standard parking spaces	9.5' and 9' wide standard spaces throughout the marina for all the proposed uses.	Reduce width of standard parking spaces by a maximum of 1'.
6	Sec. 78-345 (Table 33)	Showroom Calculation, 1 space per 500 SF	1 parking space per showroom bay (16 bays).	Utilize custom parking calculation provided in the parking study as allowed per Table 33.
7	Sec. 78-364 (Table 33)	4 loading spaces	Reduce loading spaces from the required four (4) to one (1)	Reduce loading requirements by 75%

ZONING: RH/PUD LUP: RH

FINAL APPROVAL
 City of Palm Beach Gardens
 Project Name: **PGA Marina**
 Petition #: **PUDA-18-01-00069/CUMJ-19-12-00059**
 Development Order: **Resolution 58, 2023**
 Date: **10/05/2023**
 Project Manager: **Martin L. Fitts, AICP**

DEVELOPMENT TEAM:

OWNER: PORT 32 PALM BEACH GARDENS
 33 LOCKWOOD DRIVE,
 CHARLESTON, SC 29401

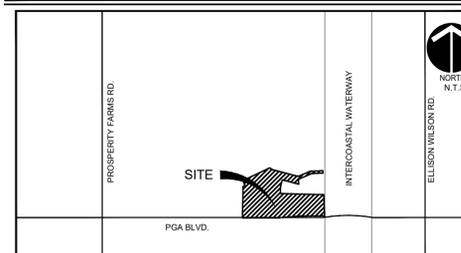
PLANNER/ LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
 610 CLEMATIS STREET, STE CU02
 WEST PALM BEACH, FLORIDA 33401
 (561) 366-1100

ARCHITECT: BULTMAN ARCHITECTURE, INC.
 2936 BEACHLAND BLVD.
 VERO BEACH, FLORIDA 32963
 (772) 834-5806

ENGINEER / SURVEYOR: SIMMONS & WHITE
 2581 METROCENTER BOULEVARD, STE 3
 WEST PALM BEACH, FLORIDA 33407
 (561) 478-7848

TRAFFIC ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
 1920 WEKIVA WAY, STE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 840-0248

LOCATION MAP:



LEGEND:

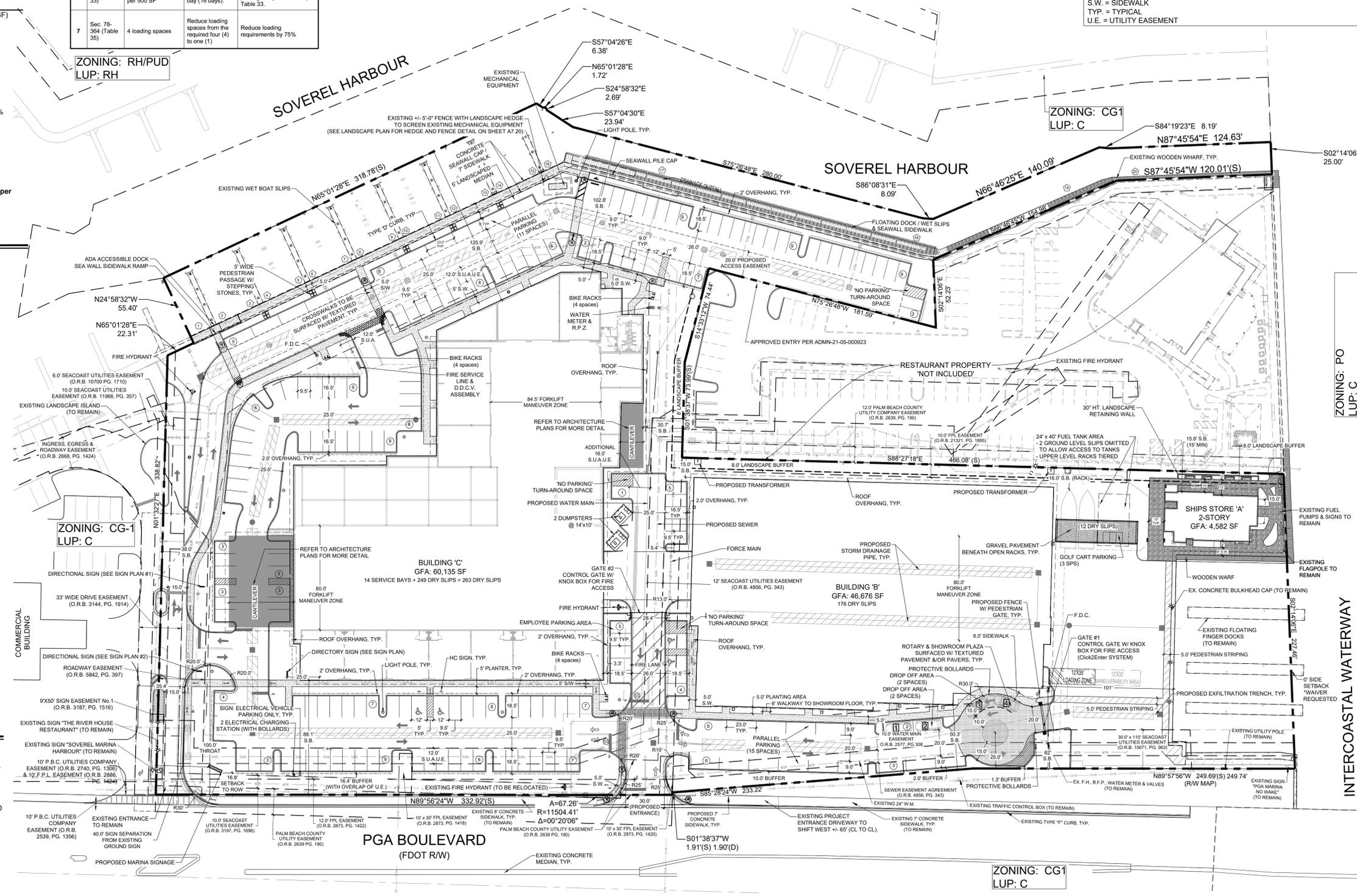
- AC. = ACRES
- BLDG. = BUILDING
- MIN. = MINIMUM
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- R = RADIUS
- SF. = SQUARE FOOTAGE
- SPS. = PARKING SPACE(S)
- S.U.A. = SEACOAST UTILITY AUTHORITY
- S.W. = SIDEWALK
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- = LIGHT FIXTURE
- ⊗ = SIDEWALK RAMP
- ⊙ = STOP SIGN/STOP BAR
- ⊕ = FIRE HYDRANT
- ≡ = WET BOAT SLIPS



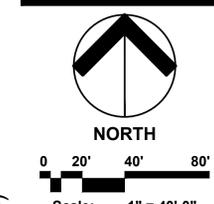
Urban Design
 Land Planning
 Landscape Architecture

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PORT 32
 Palm Beach Gardens, Florida
 Site Plan



Date: 01.05.2018
 Project No.: 97-197.020
 Designed By: JEB
 Drawn By: JEB
 Checked By: KT/LB

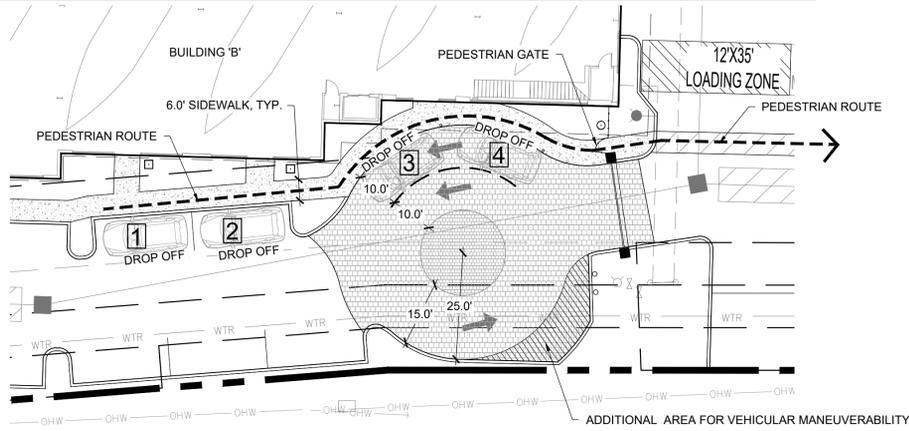
Revision Dates:

01.05.2018	DOA INITIAL SUBMITTAL
02.01.2019	RESUBMITTAL #1
12.06.2019	RESUBMITTAL #2
01.28.2022	RESUBMITTAL #3
05.06.2022	RESUBMITTAL #4
08.26.2022	RESUBMITTAL #5
01.20.2023	RESUBMITTAL #6
04.28.2023	RESUBMITTAL #7
07.10.2023	RESUBMITTAL #7

SP-1
 of 2

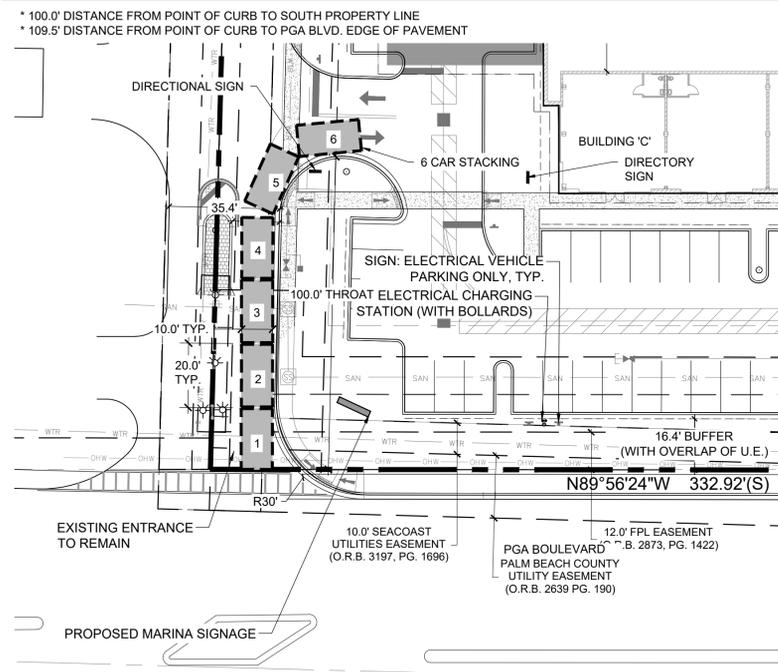
DROP OFF DETAIL:

N.T.S.



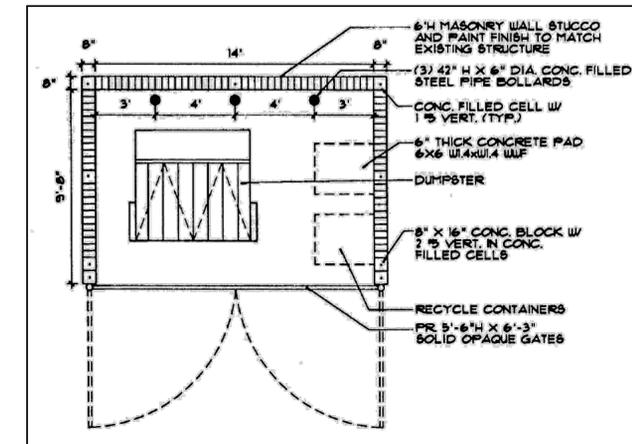
WEST ENTRY STACKING DETAIL:

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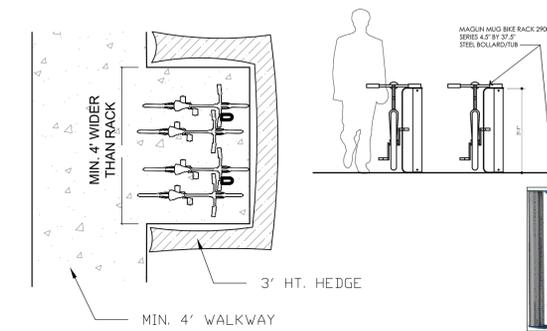
TYPICAL DUMPSTER DETAIL:

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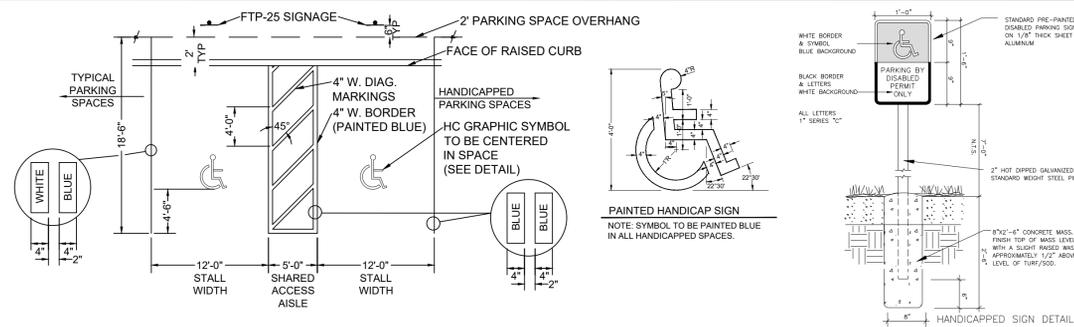
TYPICAL BICYCLE RACK DETAIL:

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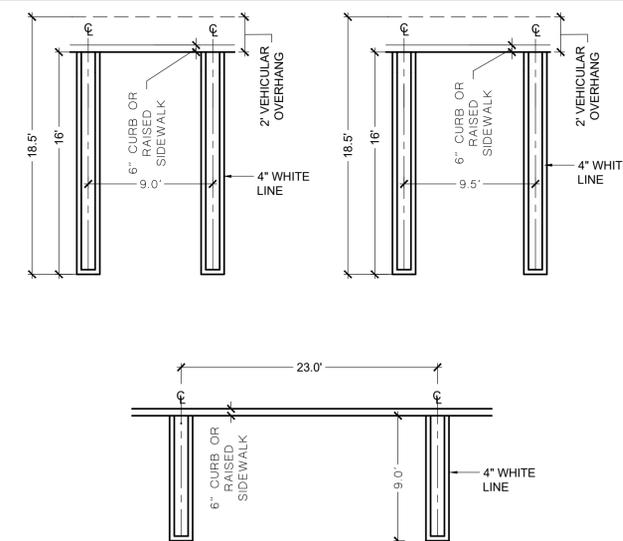
HANDICAP PARKING SPACE DETAIL:

N.T.S.



TYPICAL PARKING SPACE DETAIL:

N.T.S.



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