

PARCEL B

PARCEL A

CENTRAL BOULEVARD

VICTORIA FALLS BOULEVARD

ELM AVENUE

DEVELOPMENT TEAM

OWNER: HAWKEYE CENTRAL, LLC
3222 Commerce Place, Suite C
West Palm Beach, FL 33407

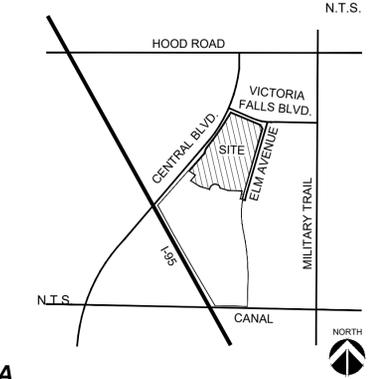
ARCHITECT: NILES BOLTON ASSOCIATES
3060 Peachtree Rd. NW
Atlanta, GA 30305
404.365.7600

PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 Clematis St. Suite CU02
West Palm Beach, FL 33401
561.366.1100

CIVIL & TRAFFIC ENGINEER: KIMLEY-HORN
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
561.845.0665

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
561.392.1991

LOCATION MAP



SITE DATA

PETITION NUMBER: SPLN-21-10-00053
PROJECT NAME: GARDENS VISTA
EXISTING/PROPOSED LAND USE DESIGNATION: MXD/RH
EXISTING/PROPOSED ZONING DISTRICT: PCD (MXD) / PCD (RH)
SECTION/TOWNSHIP/RANGE: 35/41/42
PCN (S): 52-42-41-36-14-001-0030

PCD GROSS ACREAGE: 50.58 AC
GROSS SITE AREA (PARCEL A): 16.65 AC (725,198.80 SF)
RESIDENTIAL HOUSING TYPE: MULTI-FAMILY
RESIDENTIAL HOUSING CLASSIFICATION: ATTACHED

TOTAL DWELLING UNITS: 221 UNITS
TOTAL BEDROOMS: 329 BR.

PARKING DATA
SPACES REQUIRED: 344 SP.
1 SPACE PER BR. @ 329 BR. 329 SP.
GUEST PARKING (5%) 17 SP.
SPACES PROVIDED: 345 SP.
SURFACE PARKING: 11 SP.
GARAGE PARKING: 334 SP.

ACCESSIBLE PARKING:
SPACES REQUIRED: 7 SP.
SPACES PROVIDED: 7 SP.
(2% OF SPACES PROVIDED FOR 501-1000 OFF-STREET PARKING SPACES PROVIDED, INCLUDED IN NUMBER OF TOTAL SPACES PROVIDED ABOVE)

LOADING:
REQUIRED: 1 SP.
0 TO 10,000 GROSS SQ. FT.
PROVIDED: 1 SP. @ 12' x 35'

BIKE PARKING:
PROVIDED: 2 RACKS (4 BIKE SP.) + BIKE STORAGE 42 RACKS (84 BIKE SP.)

SETBACKS
FRONT (CENTRAL BLVD.) 102.3'
SIDE STREET (VICTORIA FALLS BLVD.) 70.6'
SIDE (PARCEL B) 367.4'
SIDE CORNER (VICTORIA FALLS BLVD. & ELM AVE. INTERSECTION) 105.2'
REAR (ELM AVE.) 109.2'

DUMPSTER AND RECYCLING:
LOCATED WITHIN THE BUILDING (ENCLOSED ROOM)
STAGING AREA LOCATED ON THE NORTH FACADE

NEIGHBORHOOD PARK: MIN. 1 AC.
- EXISTING SIDEWALK AROUND LAKES
- OVERLOOK AREA WITH 2 ARBOR SWINGS

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Cimarron Cove (Parcel 31.04)
Petition #: SPLN-21-10-00053
Development Order: Resolution 6, 2024
Date: 4/4/2024
Project Manager: S. Morrone

PROPERTY DEVELOPMENT REGULATIONS

	MIN. SITE AREA	MIN. LOT WIDTH	MAX. GROSS DENSITY	MAX. LOT COVERAGE	MAX. BUILDING HEIGHT	MIN. BUILDING SETBACK				
						FRONT	SIDE	SIDE (STREET)	SIDE (CORNER)	REAR
REQUIRED	11,000 SF	100'	12 DU/AC*	35%	45'	100' **	50' **	50' **	20' **	100' **
PROPOSED	725,198.80 SF	1051.7'	12 DU/AC*	10%	42' HT (4 STORY)	102.3'	370.0'	70.6'	105.2'	109.2'

* PER POLICY 1.1.3.3.b THE CITY COUNCIL MAY APPROVE A BONUS DENSITY TOTALING UP TO 12 UNITS PER GROSS ACRE FOR AREAS DEVELOPED AS PCDs.
** PER PCD APPROVAL

Category	Area	Area	Area	Percentage
OPEN SPACE (PARCEL A)	16.65 AC	725,350.03 SF	100%	
PERVIOUS AREA	10.28 AC	447,700.13 SF	61.8%	
LANDSCAPE/SOD AREAS:	120,014.73 SF			
LAKE AREA:	190,205.25 SF			
PCD BUFFERS & EASEMENTS:	36,829.59 SF			
PCD PRESERVE:	100,650.56 SF			
IMPERVIOUS AREA	6.37 AC	277,649.90 SF	38.2%	
BUILDING:	117,472.46 SF			
ASPHALT PAVING:	87,167.16 SF			
CONCRETE / PAVER:	21,665.15 SF			
SIDEWALKS 6' OR GREATER & POOL:	51,345.13 SF			
OPEN SPACE	8.56 AC	372,968.23 SF	51.4%	
LANDSCAPE/SOD AREAS:	120,014.73 SF			
SIDEWALKS 6' OR GREATER & POOL:	51,345.13 SF			
AMENITIES:	11,403.12 SF			
LAKE AREA:	190,205.25 SF			
OPEN SPACE AREA FOR LANDSCAPE PTS.	3.59 AC	156,844.32 SF	21.5%	
LANDSCAPE/SOD AREAS:	120,014.73 SF			
(EXCLUDES UPLAND PRESERVE)				
PCD BUFFERS & EASEMENTS:	36,829.59 SF			

BUILDING - GROSS SQUARE FOOTAGE BREAKDOWN

Type	Description	Unit Count Per Floor				Total	Unit Areas				Total Areas	
		1	2	3	4		Net	Balc.	Gross	Net	Gross	
A1	One Bed / One Bath Studio	27	26	26	26	105	819	771	896	85,993	94,080	
A2	One Bed / One Bath Studio (interior corner)	5	5	5	5	20	740	93	833	14,800	16,660	
A3	One Bed / One Bath Studio (exterior corner)	1	1	1	1	4	919	150	484	3,676	1,936	
A4	One Bed / One Bath Studio (exterior corner)	1	1	0	0	2	1026	85	484	2,052	968	
B1	Two Bed / Two Bath	13	14	14	14	55	1,330	75	1,405	73,150	77,275	
B2	Two Bed / Two Bath (interior corner)	1	1	1	1	4	1,422	123	1,545	5,688	6,180	
B3	Two Bed / Two Bath (northeast corner)	1	1	1	1	4	1,462	153	1,615	5,848	6,460	
B4	Two Bed / Two Bath (exterior corner)	1	1	2	3	6	1,816	87	760	8,496	4,745	
B5	Two Bed / Two Bath (exterior corner)	0	1	1	1	3	1,210	79	1,289	3,630	3,867	
C1	Three Bed / Two Bath	6	6	6	0	18	1,674	127	1,801	30,132	32,418	
Totals		56	57	57	51	221						
Rentable at Apartment Buildings:										233,467	244,584	

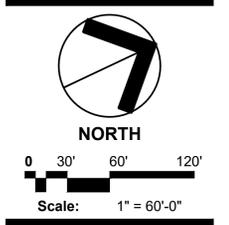


Urban Design
Land Planning
Landscape Architecture

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GARDENS VISTA
Parcel A
Palm Beach Gardens, Florida
Site Plan



Date: 08.30.2021
Project No.: 03-003.016
Designed By: JEV
Drawn By: JEV
Checked By: KT

Revision Dates:
08.30.2021 SUBMITTAL
09.27.2021 REV. PER PBG INSUFFICIENCY
07.15.2022 REV. PER PBG INSUFFICIENCY
05.08.2023 RESUBMITTAL 1
07.21.2023 RESUBMITTAL 2
10.18.2023 RESUBMITTAL 3
11.22.2023 RESUBMITTAL 4
12.13.2023 RESUBMITTAL 5

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Petition #: SPLN-21-10-000053

Development Order: Resolution 6, 2024

Date: 4/4/2024

Project Manager: S. Morrone

GARDENS VISTA Parcel A Palm Beach Gardens, Florida Site Plan

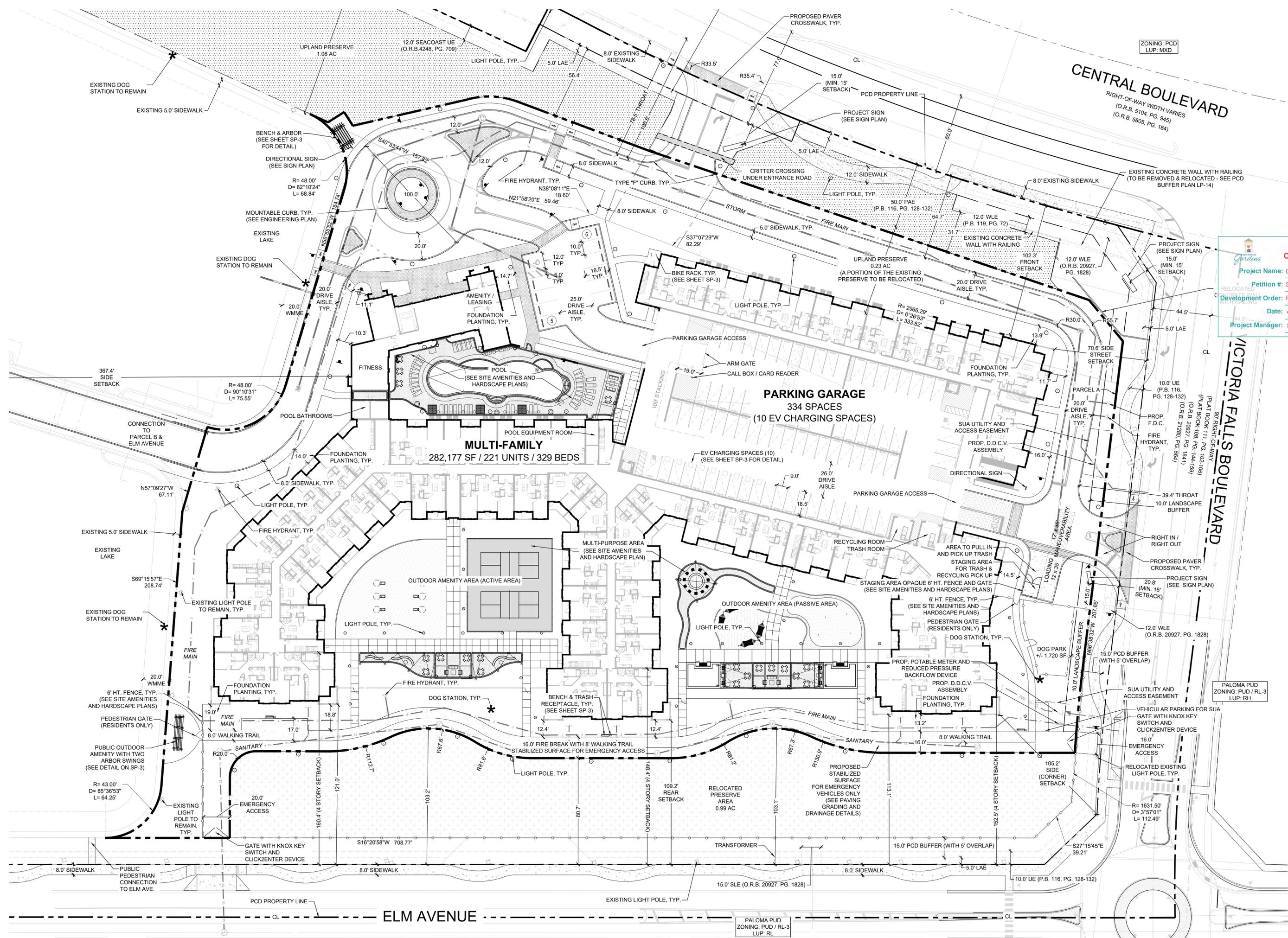


0 15' 30' 60'
Scale: 1" = 30'-0"

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SP-2
of 3



RELOCATED CONCRETE WALL WITH RAILING
TO BE REMOVED & RELOCATED - SEE PCD BUFFER PLAN LP-14

FLAT BOOK 111, PG. 102-106
FLAT BOOK 108, PG. 144-150
O.R.B. 20227, PG. 184-1
O.R.B. 21280, PG. 98-9

PARCEL A
20.0' DRIVE AISLE, TYP.
PROP. F.D.C.
FIRE HYDRANT, TYP.
39.4' THROAT
10.0' LANDSCAPE BUFFER

PALOMA PUD
ZONING: PUD / RL-3
LUP: RH

VEHICULAR PARKING FOR SUA
GATE WITH KNOX KEY
SWITCH AND
CLICKCENTER DEVICE
16.0'
EMERGENCY
ACCESS
RELOCATED EXISTING
LIGHT POLE, TYP.

R= 1631.50'
D= 3'57'01"
L= 112.49'

PALOMA PUD
ZONING: PUD / RL-3
LUP: RL

TYPICAL DOG WASTE STATION

N.T.S.

INCLUDES BAG DISPENSER, WASTE RECEPTACLE, AND REFLECTIVE PET SIGN. COLOR: BLACK



TYPICAL BIKE RACK DETAIL

N.T.S.

PRODUCT: GARDEN BIKE RACK
MANUFACTURER: FORMS+SURFACES (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

- PRODUCT DETAILS:
- DURABLE POWDERCOAT FINISH
 - INDIVIDUAL STEMS AT VARYING HEIGHTS
 - INSTALL PER MANUF. SPECS.



TYPICAL BENCH DETAIL

N.T.S.

PRODUCT: CAMBER BENCH
MANUFACTURER: FORMS+SURFACES (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

- PRODUCT DETAILS:
- SOLID CAST ALUMINUM FRAME (POWDERCOAT FINISH)
 - 6' LENGTH, WOOD OR ALUMINUM SLATES
 - SURFACE MOUNTED PER MANUF. SPECS.



TYPICAL TRASH RECEPTACLE

N.T.S.

PRODUCT: DISPATCH LITTER & RECYCLING RECEPTACLE
MANUFACTURER: FORMS+SURFACES (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

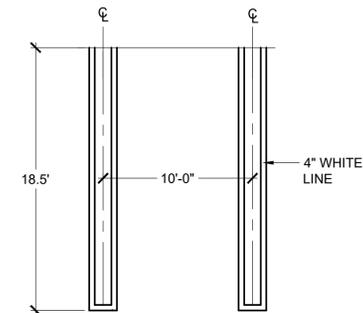
- PRODUCT DETAILS:
- SOLID CAST ALUMINUM (POWDERCOAT FINISH)
 - 35 GALLON CAPACITIES
 - INSTALL PER MANUF. SPECS.



SEE SITE AMENITIES AND HARDSCAPE PLANS PREPARED BY NILES BOLTON ASSOCIATES FOR ADDITIONAL DETAILS

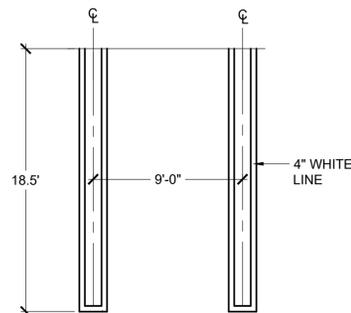
TYPICAL 90° SURFACE PARKING SPACE DETAIL

N.T.S.



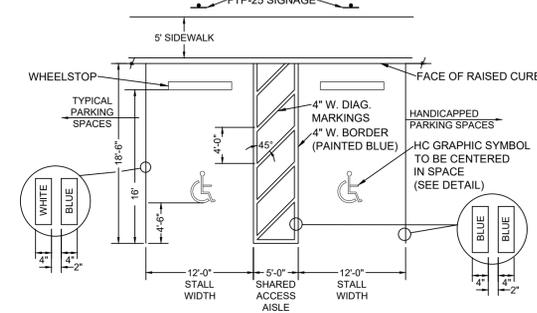
TYPICAL 90° GARAGE PARKING SPACE DETAIL

N.T.S.

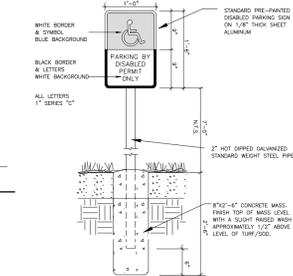


TYPICAL HANDICAP PARKING SPACE DETAIL

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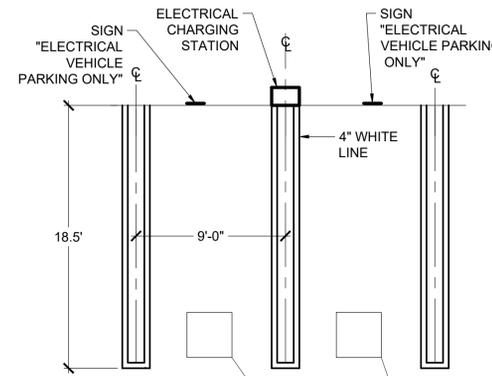


PAINTED HANDICAP SIGN
NOTE: SYMBOL TO BE PAINTED BLUE IN ALL HANDICAPPED SPACES.



TYPICAL ELECTRICAL CHARGING PARKING SPACE DETAIL

N.T.S.



CHARGING STATION
CHARGEPOINT MODEL CT4021 (6' TALL) *
<https://www.chargepoint.com/products/guides/ct4000>

(1 PER EA. 2 EV PARKING SPACES):
DUAL PORT PEDESTAL MOUNT
MIN. 2' X 2' CONCRETE BASE

STATIONS MAY DISPLAY OPTIONAL CUSTOM BRANDING

*OR APPROVED EQUAL SELECTED BY OWNER



EV SPACE PAVEMENT MARKING
(REFER TO ENGINEERING PLAN PAVING MARKING AND SIGNAGE PLAN FOR DETAIL)

- NOTES:
- Equipment shall be installed by a licensed electrician in accordance with all local electrical codes and ordinances, and all authorities having jurisdiction

BENCH SWING ARBOR DETAIL

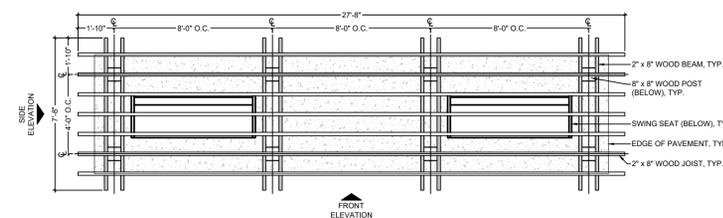
GENERAL NOTES

- DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USE IN EXTERIOR APPLICATIONS. WOOD SPECIES, COLOR, AND FINISH TO BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.
- ALL ARBOR AND SWING ASSEMBLY HARDWARE TO BE GALVANIZED STEEL.
- FINAL SELECTION OF SWING SEAT TO BE COMPLETED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.

N.T.S.



DOUBLE SWING FRONT ELEVATION



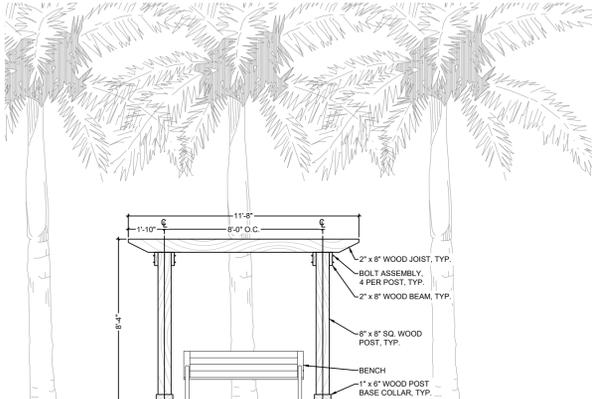
DOUBLE SWING PLAN

BENCH & ARBOR DETAIL

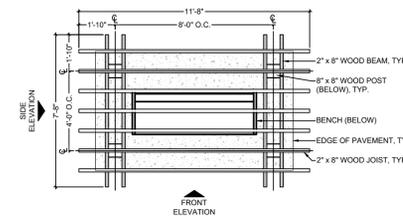
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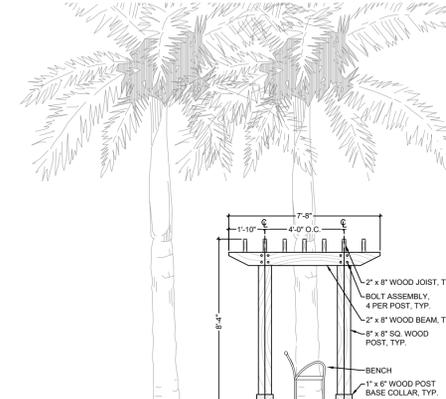
N.T.S.



BENCH & ARBOR FRONT ELEVATION



BENCH & ARBOR PLAN

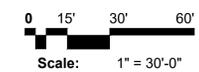


TYPICAL SIDE ELEVATION

GARDENS VISTA
Parcel A
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NORTH



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