

**DEVELOPMENT TEAM**

**OWNER / APPLICANT:**  
**THE FORBES COMPANY**  
 100 GALLERIA OFFICENTRE, SUITE 427  
 SOUTHFIELD, MICHIGAN 48034  
 (248) 827-4600

**LANDSCAPE ARCHITECT & PLANNER:**  
**URBAN DESIGN STUDIO**  
 610 CLEMATIS STREET, SUITE CU02  
 WEST PALM BEACH, FL 33401  
 (561) 366-1100

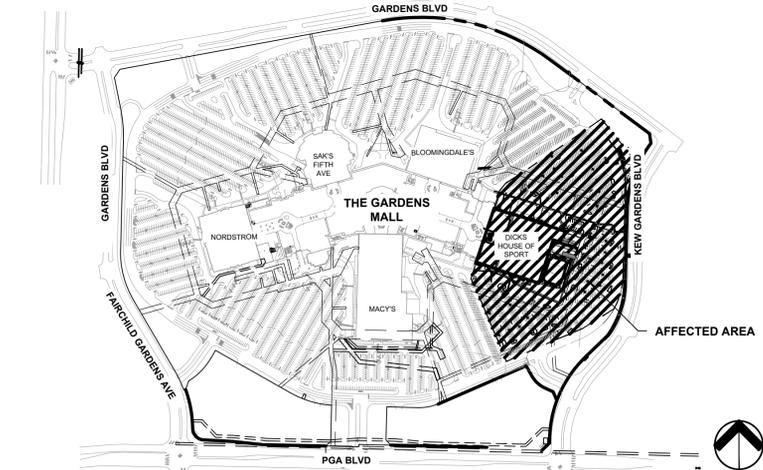
**ARCHITECT- GARDENS MALL:**  
**JPRA ARCHITECTS**  
 39300 W. TWELVE MILE RD., SUITE 180  
 FARMINGTON HILLS, MICHIGAN 48331  
 (248) 737-0180

**SURVEYOR & CIVIL ENGINEER:**  
**KESHAVARZ & ASSOCIATES**  
 711 NORTH DIXIE HIGHWAY, SUITE 201  
 WEST PALM BEACH, FLORIDA 33401  
 (561) 689-8600

**ARCHITECT- DICK'S HOUSE OF SPORT:**  
**FOX DESIGN GROUP, LLC**  
 33730 BAINBRIDGE RD., 2ND FLOOR  
 SOLON, OHIO 44139  
 (330) 860-4094

**LIGHTING ENGINEER:**  
**PETER BASSO ASSOCIATES, INC.**  
 5145 LIVERNOIS, SUITE 100  
 TROY, MICHIGAN 48068  
 (248) 879-5666

**LOCATION MAP**



**OVERALL SHEET KEY MAP**

**SITE DATA**

APPLICATION NAME: THE GARDENS MALL PUD  
 FUTURE LAND USE: C-COMMERCIAL  
 ZONING: CG1-GENERAL COMMERCIAL  
 OVERLAY: PUD PLANNED UNIT DEVELOPMENT  
 PROPERTY CONTROL NUMBER: 52-43-42-06-02-000-1030  
 52-43-42-06-02-000-1010  
 52-43-42-06-02-000-1020

EXISTING USE: RETAIL  
 PROPOSED USE: RETAIL, GENERAL  
 SPORTS FIELD - COMMERCIAL, OUTDOOR

AFFECTED SITE AREA: 15.216 AC. (662,813,590 S.F.)  
 BUILDING SIZE: 187,093 SF  
 MALL EXPANSION: 47,093 SF  
 DICK'S HOUSE OF SPORT: 140,000 SF

OUTDOOR FIELD: 18,500 SF  
 MAX. BUILDING HEIGHT: 50'-0"  
 UPPER LEVEL: 46'-0"  
 LOWER LEVEL: 46'-0"

PARKING SPACES PROVIDED: 1,038 SPACES  
 STANDARD SPACES: 1,016 SPACES  
 CURBSIDE PICK UP SPACES: 6 SPACES  
 HANDICAP SPACES: 16 SPACES

LOADING SPACES: 2 SPACES

**LEGEND**

- ⊙ = EXISTING BOLLARD
- = PROPOSED BOLLARD
- = LIMITS OF AFFECTED AREA
- ⊕ = FIRE HYDRANT
- ⊞ = CATCH BASIN
- ⊞ = SANITARY MANHOLE
- ⊞ = SIGN
- ⊞ = STORM STRUCTURE
- ⊞ = FIRE DEPARTMENT CONNECTION
- ⊞ = DIRECTIONAL ARROWS
- ⊞ = BACK FLOW PREVENTER
- ⊞ = WATER METER
- ⊞ = BENCH
- ⊞ = TRASH RECEPTACLE
- ⊞ = PROPOSED LIGHT POLE
- ⊞ = IRRIGATION CONTROL VALVE BOX
- ⊞ = D.D.C.V.
- ⊞ = SANITARY CLEAN OUT
- ⊞ = HANDICAP PARKING SPACE
- ⊞ = WATER VALVE
- ⊞ = EXISTING STORM MAN HOLE
- ⊞ = ELECTRIC
- ⊞ = GAS
- = MATCHLINE

**WAIVER CHART**

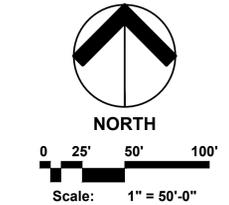
City Land Development Regulations	Proposed	Waiver Request
1. Sec. 78-186(7)(b)(4): Maximum height of fence for recreational use is 15 feet.	Outdoor field with a maximum fence height of 22'-0".	Waiver to allow seven (7) additional feet of fence height.
2. Sec. 78-182(b)(1)(b): Light fixtures shall not exceed 12 feet.	Outdoor field lights with a maximum fixture height of 35 feet.	Waiver to allow 23 additional feet of outdoor field light height.
3. Sec. 78-285: Maximum 90 square feet of copy area permitted for Principal Tenant Sign, maximum 36 inches, one (1) sign per tenant.	Three (3) Principal Tenant Signs with maximum letter height of 91.25 inches (2 signs) and 48 inches (1 sign), and sign area of 1,024 sq ft, 1,183 sq ft and 162 sq ft.	Waiver to allow two (2) signs with 55.25 additional inches in letter height, one (1) sign with 12 additional inches of letter height and, one (1) sign with additional sign area of 934 sq ft, one (1) sign with additional sign area of 1,093 sq ft, and one (1) sign with an additional 72 sq ft of sign area.
4. Sec. 78-315(b): Landscape Island required for every nine (9) parking spaces in a row.	Existing conditions: 10 stalls in a row without a landscape island one (1) location; 12 stalls in a row without a landscape island in one (1) location; 15 stalls in a row without a landscape island in one (1) location; 30 stalls in a row without a landscape island in one (1) location.	Waiver to allow existing nonconformities to remain: 10, 11, 12, 15 and 30 stalls in a row without a landscape island within five (5) locations within the affected area.
5. Sec. 78-315(c): Minimum landscape area shall contain no less than five (5) feet in width, measured from inside of the curb, with no landscape area less than 25 sq ft.	Existing conditions: Landscape areas width of 3.8' in one (1) location; 3.9' in two (2) locations; 4.0' in two (2) locations; 4.1' in two (2) locations; and 4.5' in two (2) locations.	Waiver to allow existing nonconformities to remain: Planting islands less than five (5) feet in width in ten (10) locations within the affected area.

**Urban design studio**

Urban Design  
 Land Planning  
 Landscape Architecture  
 610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX 561.366.1111  
 www.udsfll.com  
 #LA0001739

Copyright:  
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

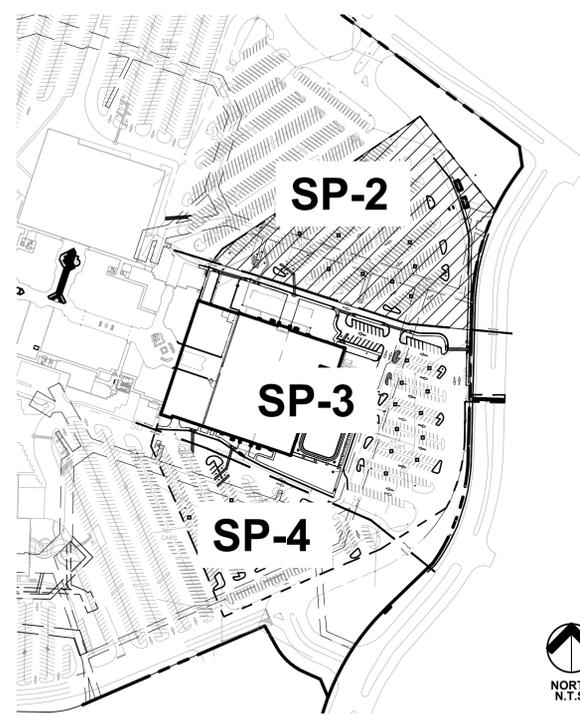
**The Garden's Mall PUD**  
**Palm Beach Gardens, FL**  
**Site Plan**



Date: 06/26/2025  
 Project No.: 88-003.041  
 Designed By: RD/LMB/JS  
 Drawn By: LMB  
 Checked By: RD

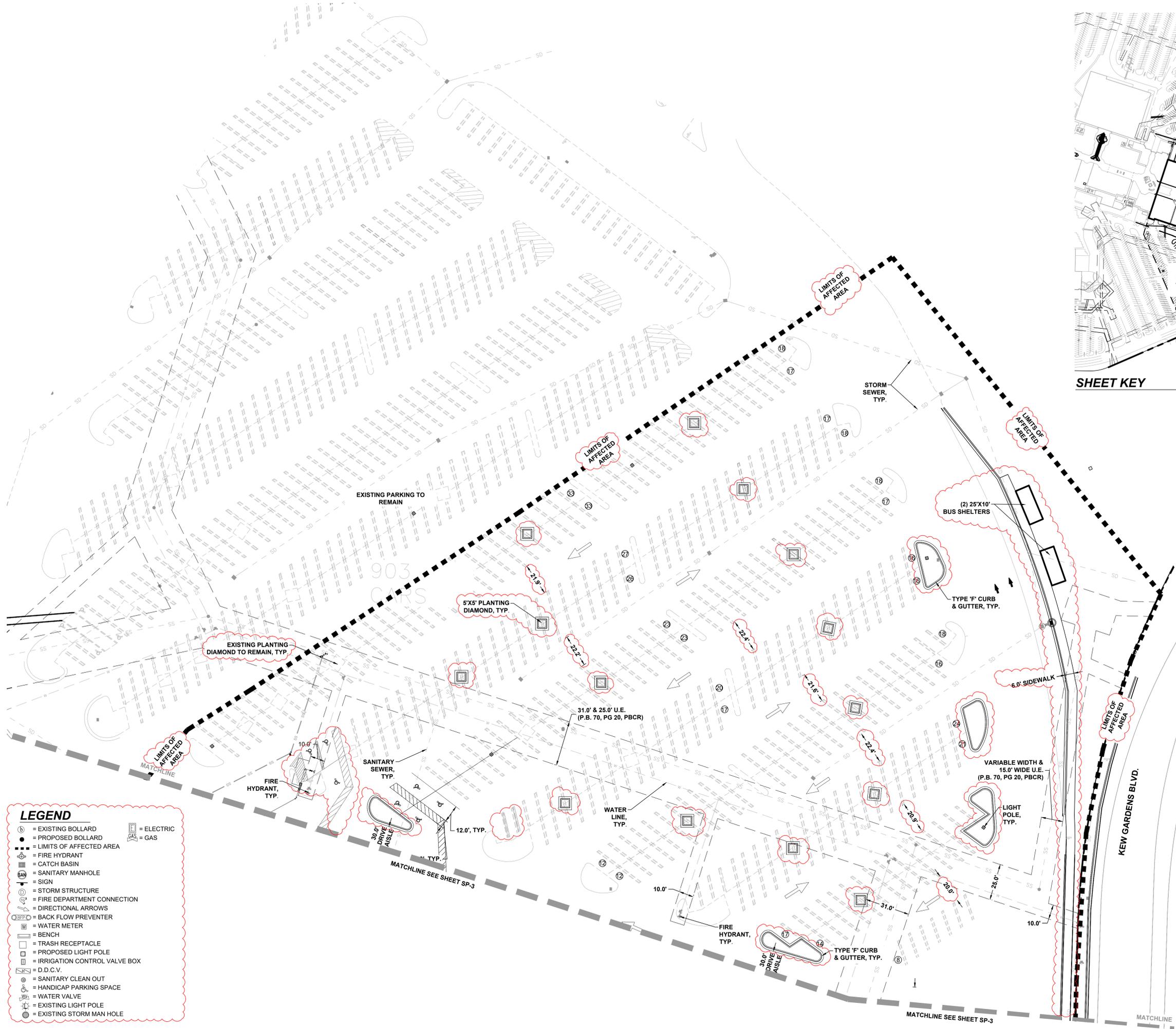
**Revision Dates:**  
 06/26/2025 SUBMITTAL  
 12/12/2025 RESUBMITTAL

**SP-1**  
 of 5



SHEET KEY

N.T.S.



**LEGEND**

- = EXISTING BOLLARD
- = PROPOSED BOLLARD
- = LIMITS OF AFFECTED AREA
- ⊙ = FIRE HYDRANT
- ⊙ = CATCH BASIN
- ⊙ = SANITARY MANHOLE
- ⊙ = SIGN
- ⊙ = STORM STRUCTURE
- ⊙ = FIRE DEPARTMENT CONNECTION
- ⊙ = DIRECTIONAL ARROWS
- ⊙ = BACK FLOW PREVENTER
- ⊙ = WATER METER
- ⊙ = BENCH
- ⊙ = TRASH RECEPTACLE
- ⊙ = PROPOSED LIGHT POLE
- ⊙ = IRRIGATION CONTROL VALVE BOX
- ⊙ = D.D.C.V.
- ⊙ = SANITARY CLEAN OUT
- ⊙ = HANDICAP PARKING SPACE
- ⊙ = WATER VALVE
- ⊙ = EXISTING LIGHT POLE
- ⊙ = EXISTING STORM MAN HOLE
- ⊙ = ELECTRIC
- ⊙ = GAS

## The Garden's Mall PUD

Palm Beach Gardens, FL  
Site Plan

**LEGEND**

- ▲ = NORTH

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

Date: 06/26/2025  
Project No.: 88-003.041  
Designed By: RD/LMB/JS  
Drawn By: LMB  
Checked By: RD

**Revision Dates:**

06/26/2025	SUBMITTAL
12/12/2025	RESUBMITTAL

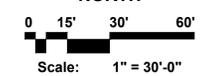
## The Garden's Mall PUD

Palm Beach Gardens, FL  
Site Plan

H:\UGS\Regional Center\DR 88-003\The Forrester Company\_Suas Revise\_DWG\Drawings\Site Plan\2025.11.03\_SP.dwg



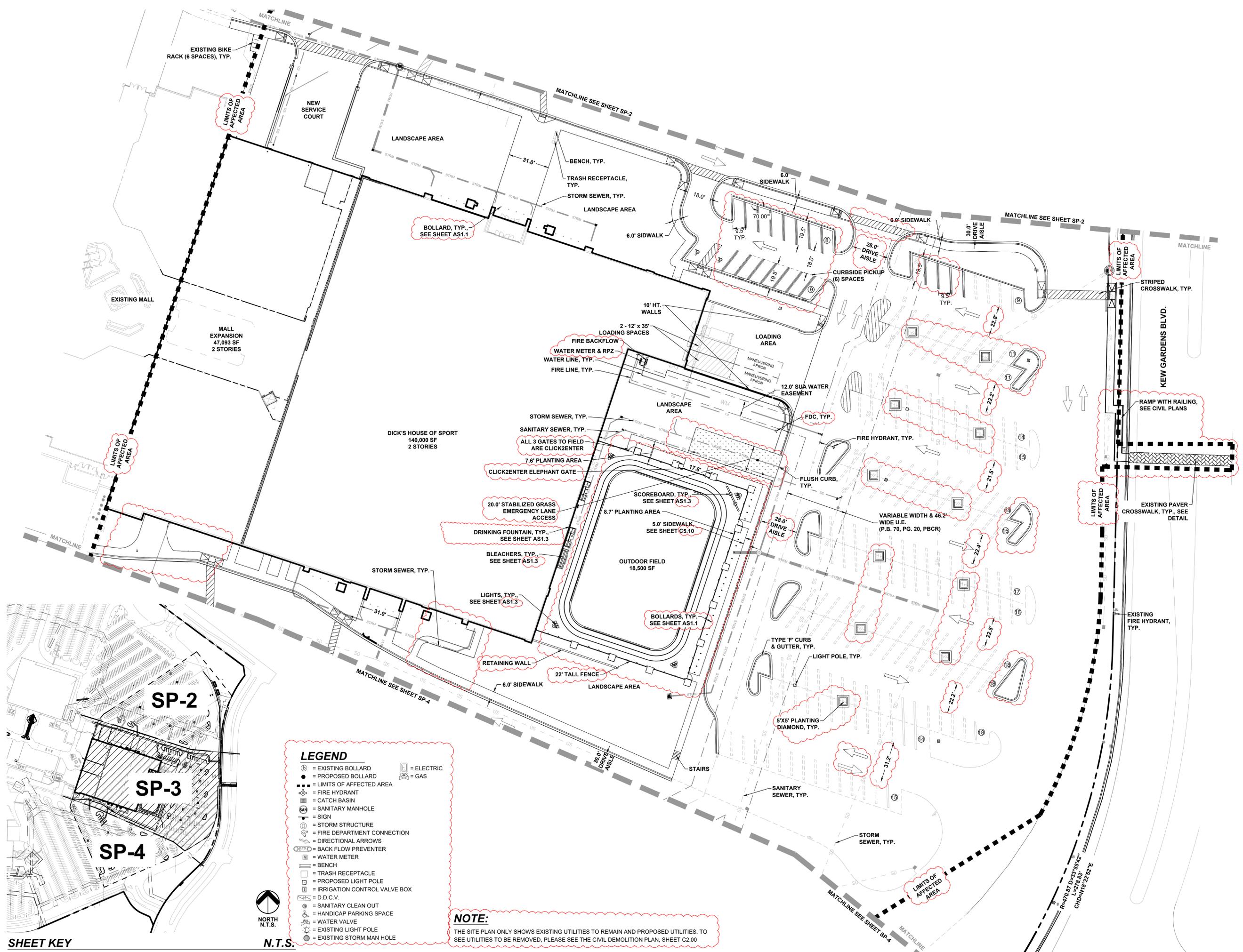
NORTH



Date: 06/26/2025  
Project No.: 88-003.041  
Designed By: RD/LMB/JS  
Drawn By: LMB  
Checked By: RD

Revision Dates:  
06/26/2025 SUBMITTAL  
12/12/2025 RESUBMITTAL

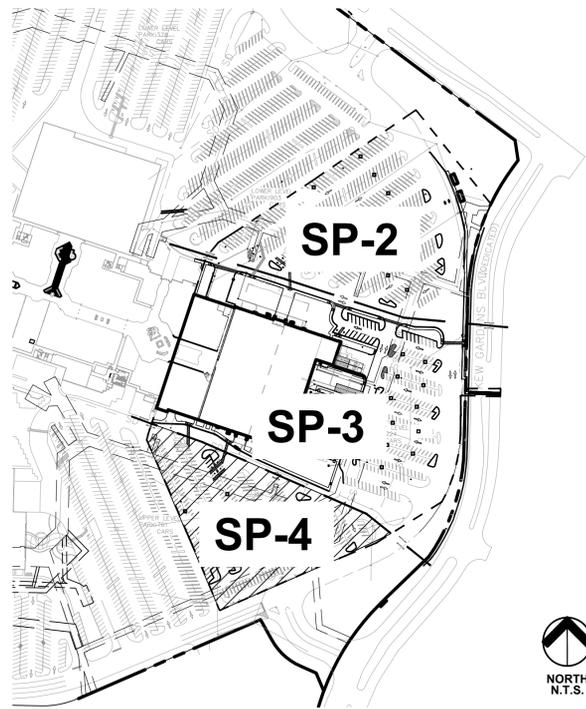
SP-3  
of 5



**LEGEND**

- ⊙ = EXISTING BOLLARD
- = PROPOSED BOLLARD
- = LIMITS OF AFFECTED AREA
- ⊕ = FIRE HYDRANT
- ⊖ = CATCH BASIN
- ⊗ = SANITARY MANHOLE
- ⊘ = SIGN
- ⊙ = STORM STRUCTURE
- ⊕ = FIRE DEPARTMENT CONNECTION
- = DIRECTIONAL ARROWS
- ⊕ = BACK FLOW PREVENTER
- ⊕ = WATER METER
- ⊕ = BENCH
- ⊕ = TRASH RECEPTACLE
- ⊕ = PROPOSED LIGHT POLE
- ⊕ = IRRIGATION CONTROL VALVE BOX
- ⊕ = D.D.C.V.
- ⊕ = SANITARY CLEAN OUT
- ⊕ = HANDICAP PARKING SPACE
- ⊕ = WATER VALVE
- ⊕ = EXISTING LIGHT POLE
- ⊕ = EXISTING STORM MAN HOLE
- ⊕ = ELECTRIC
- ⊕ = GAS

**NOTE:**  
THE SITE PLAN ONLY SHOWS EXISTING UTILITIES TO REMAIN AND PROPOSED UTILITIES. TO SEE UTILITIES TO BE REMOVED, PLEASE SEE THE CIVIL DEMOLITION PLAN, SHEET C2.00



SHEET KEY



N.T.S.



**LEGEND**

- Ⓟ = EXISTING BOLLARD
- = PROPOSED BOLLARD
- = LIMITS OF AFFECTED AREA
- ⊕ = FIRE HYDRANT
- ⊞ = CATCH BASIN
- ⊞ = SANITARY MANHOLE
- ⊞ = SIGN
- ⊞ = STORM STRUCTURE
- ⊞ = FIRE DEPARTMENT CONNECTION
- ⊞ = DIRECTIONAL ARROWS
- ⊞ = BACK FLOW PREVENTER
- ⊞ = WATER METER
- ⊞ = BENCH
- ⊞ = TRASH RECEPTACLE
- ⊞ = PROPOSED LIGHT POLE
- ⊞ = IRRIGATION CONTROL VALVE BOX
- ⊞ = D.D.C.V.
- ⊞ = SANITARY CLEAN OUT
- ⊞ = HANDICAP PARKING SPACE
- ⊞ = WATER VALVE
- ⊞ = EXISTING LIGHT POLE
- ⊞ = EXISTING STORM MAN HOLE
- ⊞ = ELECTRIC
- ⊞ = GAS

# The Garden's Mall PUD

Palm Beach Gardens, FL  
Site Plan

**Urban design studio**

Urban Design  
Land Planning  
Landscape Architecture

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfllorida.com  
#LA0001739

Copyright: All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	06/26/2025
Project No.:	88-003.041
Designed By:	RD/LMB/JS
Drawn By:	LMB
Checked By:	RD

**Revision Dates:**

06/26/2025	SUBMITTAL
12/12/2025	RESUBMITTAL

### CURBSIDE PICK UP SIGNAGE:

**CURBSIDE PICKUP**



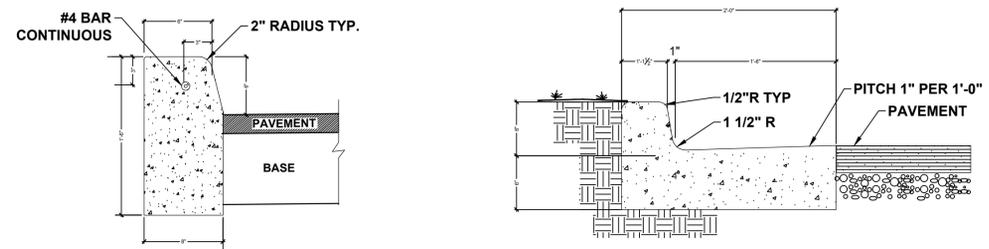
- 1 Check in from Email, Text, or Phone
- 2 Stay in Your Vehicle
- 3 Order Delivered to Your Vehicle

**DICKS.COM**

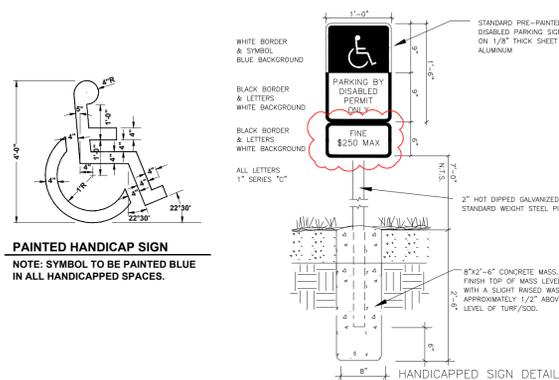
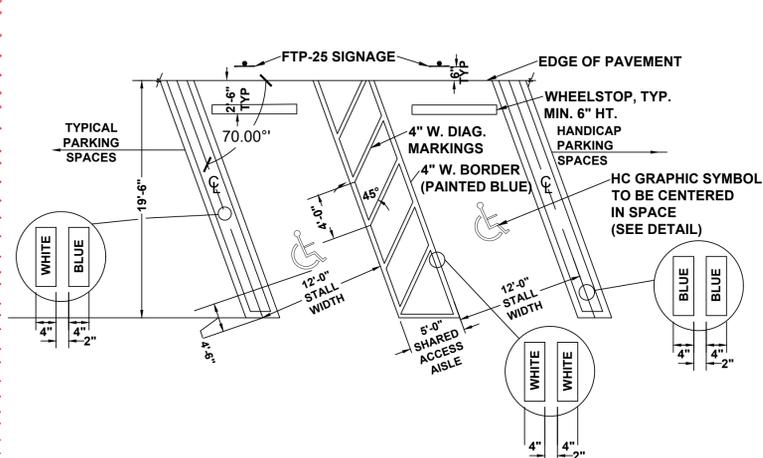
### KEW GARDENS BLVD PAVER CROSSWALK:



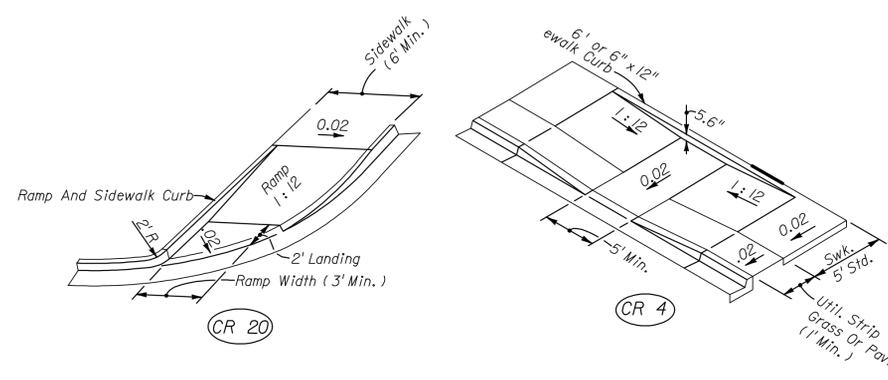
### CURB DETAILS:



### ADA PARKING STALL DETAIL:



### RAMP DETAILS:



### BENCH AND TRASH RECEPTACLE DETAIL:



TRASH RECEPTACLE:  
SIZE: 26" L x 40" H x 26" W

BENCH:  
SIZE: 75" L x 32" H x 21.5" D

### ANGLED HEAD-TO-HEAD PARKING STALL DETAIL:

