

SITE DATA

SITE DATA	
PROJECT NAME	GARDENS EAST
PCN	52-43-42-07-31-000-0010
SECTION/TOWNSHIP/RANGE	07/42/43
PETITION NUMBER	TBD
EXISTING LAND USE DESIGNATION	RESIDENTIAL MEDIUM (RM)
PROPOSED LAND USE DESIGNATION	RESIDENTIAL HIGH (RH)
EXISTING ZONING DESIGNATION	PCD
PROPOSED ZONING DESIGNATION	RH/PCD
FEMA FLOOD ZONE	X
TOTAL SITE AREA (PROJECT PARCEL ONLY)	409,979 SF
TOTAL SITE AREA (ALL PARCELS INCLUDING LAKES)	1,932,076 SF
	9.41 AC
	44.35 AC

BUILDING DATA						
EXISTING RESIDENTIAL DWELLING UNITS TO REMAIN						
CITY	STORIES	BLDG TYPE	STUDIO	1 BR	1 BR + DEN	TOTAL
0	2 STORY	A	0	0	0	0
1	2 STORY	B	0	0	0	0
1	2 STORY	C	0	144	256	400
10	2 STORY	D	0	0	0	0
4	2 STORY	E	0	0	0	0
18	2 STORY	F	0	0	0	0

PROPOSED RESIDENTIAL DWELLING UNITS						
CITY	STORIES	BLDG TYPE	STUDIO	1 BR	1 BR + DEN	TOTAL
1	4/6 STORY	G	22	157	1	355
TOTAL			22	301	1	755

DENSITY	17.02 DU/AC
NUMBER OF NEW BUILDINGS	1 BUILDING
TYPE OF OWNERSHIP	PRIVATE

LAND USE ALLOCATION			
BUILDING LOT COVERAGE	SF	AC	%
VEHICULAR USE AREA	457,395	10.50	23.69%
OPEN SPACE	1,070,733	24.58	55.45%
SIDEWALKS & PLAZA	106,554	2.45	5.52%
TOTAL	1,930,672	44.33	100.00%

SURFACE COVER			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	296,190	6.80	15.34%
VEHICULAR USE AREA	457,395	10.50	23.69%
SIDEWALKS & PLAZA	100,197	2.30	5.19%
RECREATION FACILITIES ¹	12,714	0.29	0.66%
TOTAL IMPERVIOUS	866,496	19.89	44.88%

PERVIOUS AREA			
LAKE ²	SF	AC	%
GREEN SPACE	374,866	8.61	19.41%
RECREATION FACILITIES ¹	676,795	15.54	35.06%
TOTAL PERVIOUS	1,043,661	24.43	55.12%

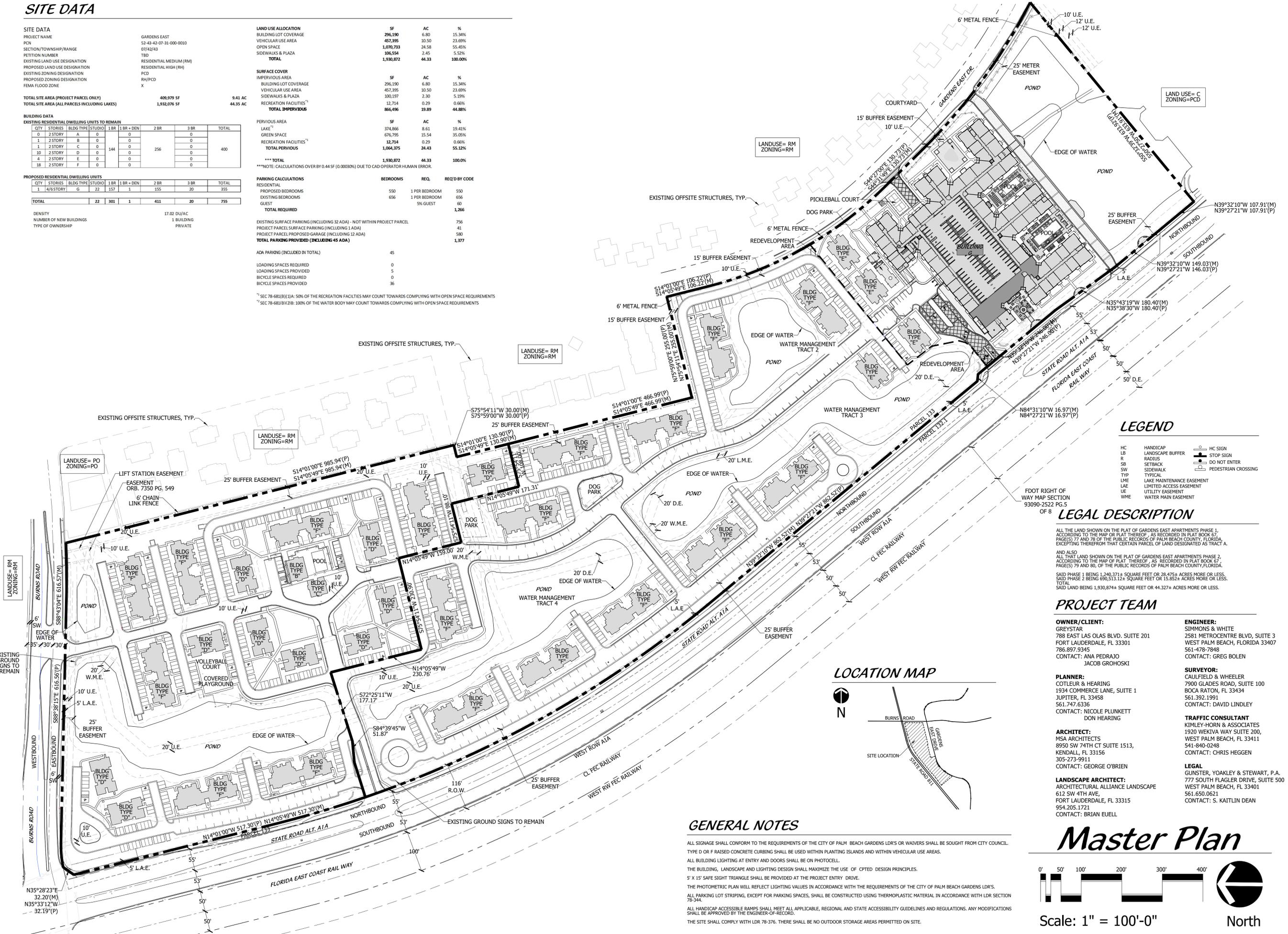
*** TOTAL 1,930,672 44.33 100.00%
 ***NOTE: CALCULATIONS OVER BY 0.44 SF (0.00030%) DUE TO CAD OPERATOR HUMAN ERROR.

PARKING CALCULATIONS			
RESIDENTIAL	BEDROOMS	REQ.	REQ'D BY CODE
PROPOSED BEDROOMS	550	1 PER BEDROOM	550
EXISTING BEDROOMS	656	1 PER BEDROOM	656
GUEST		5% GUEST	60
TOTAL REQUIRED			1,266

EXISTING SURFACE PARKING (INCLUDING 32 ADA) - NOT WITHIN PROJECT PARCEL 756
 PROJECT PARCEL SURFACE PARKING (INCLUDING 12 ADA) 41
 PROJECT PARCEL PROPOSED GARAGE (INCLUDING 12 ADA) 580
TOTAL PARKING PROVIDED (INCLUDING 45 ADA) 1,377

ADA PARKING (INCLUDED IN TOTAL)	45
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	5
BICYCLE SPACES REQUIRED	0
BICYCLE SPACES PROVIDED	36

¹ SEC 78-68(1)(1): 50% OF THE RECREATION FACILITIES MAY COUNT TOWARDS COMPLYING WITH OPEN SPACE REQUIREMENTS
² SEC 78-68(1)(2)(B): 100% OF THE WATER BODY MAY COUNT TOWARDS COMPLYING WITH OPEN SPACE REQUIREMENTS



LEGEND

HC	HANDICAP	HC SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
R	RADIUS	DO NOT ENTER
SB	SETBACK	PEDESTRIAN CROSSING
SW	SIDEWALK	
TYP	TYPICAL	
LME	LAKE MAINTENANCE EASEMENT	
LAE	LIMITED ACCESS EASEMENT	
UE	UTILITY EASEMENT	
WME	WATER MAIN EASEMENT	

LEGAL DESCRIPTION

ALL THE LAND SHOWN ON THE PLAT OF GARDENS EAST APARTMENTS PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESIGNATED AS TRACT A, AND ALSO ALL THAT LAND SHOWN ON THE PLAT OF GARDENS EAST APARTMENTS PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 79 AND 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PHASE 1 BEING 1,240,371± SQUARE FEET OR 28.475± ACRES MORE OR LESS, SAID PHASE 2 BEING 690,513± SQUARE FEET OR 15.852± ACRES MORE OR LESS, TOTAL SAID LAND BEING 1,930,874± SQUARE FEET OR 44.327± ACRES MORE OR LESS.

PROJECT TEAM

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SURVEYOR:
 CAULFIELD & WHEELER
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 CONTACT: DAVID LINDLEY

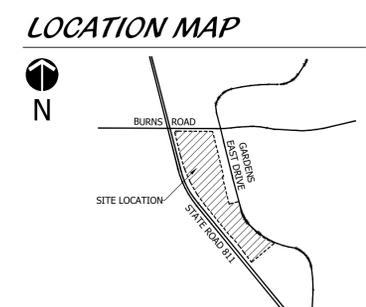
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 CONTACT: S. KAITLIN DEAN



GENERAL NOTES

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.
 TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.
 ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
 THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.
 5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.
 THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.
 ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.
 THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.

Master Plan

Scale: 1" = 100'-0"

North

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 Land Planners
 Environmental Consultants
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Gardens East

Palm Beach Gardens, Florida

DESIGNED: MM
 DRAWN: MM
 APPROVED: DEH
 JOB NUMBER: 23-0719
 DATE: 11-17-2025
 REVISIONS:

November 17, 2025 2:09:58 p.m.
 Drawing: 23-1907_GARDENS EAST_SP.DWG

SHEET 1 OF 3

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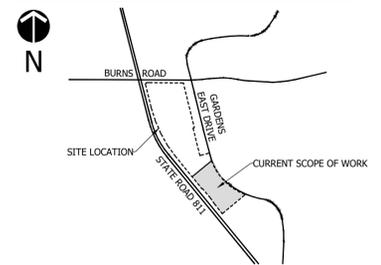
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Gardens East

Palm Beach Gardens, Florida

KEY MAP



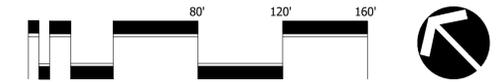
LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- LME LAKE MAINTENANCE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- UE UTILITY EASEMENT
- WME WATER MAIN EASEMENT
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STANDARD POLE LIGHT
- BOLLARD LIGHT
- DECORATIVE POLE LIGHT

SITE DATA

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PCN	07/42/43		
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EXISTING LAND USE DESIGNATION	RESIDENTIAL HIGH (RH)		
PROPOSED LAND USE DESIGNATION	PCD		
EXISTING ZONING DESIGNATION	RH/PCD		
PROPOSED ZONING DESIGNATION	X		
FEMA FLOOD ZONE			
TOTAL SITE AREA (PROJECT PARCEL ONLY)	409,979 SF	9.41 AC	
TOTAL SITE AREA (ALL PARCELS INCLUDING LAKE)	1,932,076 SF	44.35 AC	
BUILDING DATA			
NEW RESIDENTIAL MULTIFAMILY (355 DU)	333,877 SF		
NEW RESIDENTIAL DWELLING UNITS			
STUDIO UNITS	22 DU		
1 BEDROOM UNITS	157 DU		
1 BEDROOM + DEN UNITS	1 DU		
2 BEDROOM UNITS	155 DU		
3 BEDROOM UNITS	20 DU		
TOTAL NEW DWELLING UNITS	355 DU		
EXISTING RESIDENTIAL DWELLING UNITS TO REMAIN			
TOTAL	400 DU		
TOTAL	755 DU		
BUILDING HEIGHT	41'-0" & 60'-0" HEIGHT		
STORIES	4 & 6 STORIES		
DENSITY	17.02 DU/AC		
PHASING	1 PHASE		
NUMBER OF NEW BUILDINGS	1 BUILDING		
TYPE OF OWNERSHIP	PRIVATE		
LAND USE ALLOCATION (PROJECT PARCEL ONLY)			
BUILDING LOT COVERAGE	128,661 SF	2.95 AC	31.31%
VEHICULAR USE AREA	40,658 SF	0.93 AC	9.89%
OPEN SPACE	216,819 SF	4.98 AC	52.76%
SIDEWALKS & PLAZA	24,832 SF	0.57 AC	6.04%
TOTAL	410,969 SF	9.43 AC	100.00%
SURFACE COVER			
IMPERVIOUS AREA	128,661 SF	2.95 AC	31.31%
BUILDING LOT COVERAGE	40,658 SF	0.93 AC	9.89%
VEHICULAR USE AREA	18,475 SF	0.42 AC	4.50%
SIDEWALKS & PLAZA	12,714 SF	0.29 AC	3.09%
RECREATION FACILITIES ¹	200,507 SF	4.60 AC	48.79%
TOTAL IMPERVIOUS	200,507 SF	4.60 AC	48.79%
PERVIOUS AREA			
LAKE ²	102,885 SF	2.36 AC	25.03%
GREEN SPACE	94,863 SF	2.18 AC	23.08%
RECREATION FACILITIES ¹	12,714 SF	0.29 AC	3.09%
TOTAL PERVIOUS	210,461 SF	4.83 AC	51.21%
*** TOTAL	410,969 SF	9.43 AC	100.00%
***NOTE: CALCULATIONS OVER BY 0.24 SF (0.00006%) DUE TO CAD OPERATOR HUMAN ERROR.			
PARKING CALCULATIONS (PROJECT PARCEL ONLY)			
RESIDENTIAL	BEDROOMS	REQ.	REQ'D BY CODE
BEDROOMS	550	1 PER BEDROOM	550
GUEST		5% GUEST	28
TOTAL REQUIRED			578
GARAGE PARKING PROVIDED - PROJECT PARCEL ONLY			
SURFACE PARKING PROVIDED - PROJECT PARCEL ONLY			580
TOTAL			621
ADA PARKING SPACES REQUIRED (2% OF TOTAL)			12
ADA PARKING SPACES PROVIDED (INCLUDED IN TOTAL)			13
LOADING SPACES REQUIRED			0
LOADING SPACES PROVIDED			1
BICYCLE SPACES REQUIRED			0
BICYCLE SPACES PROVIDED			36

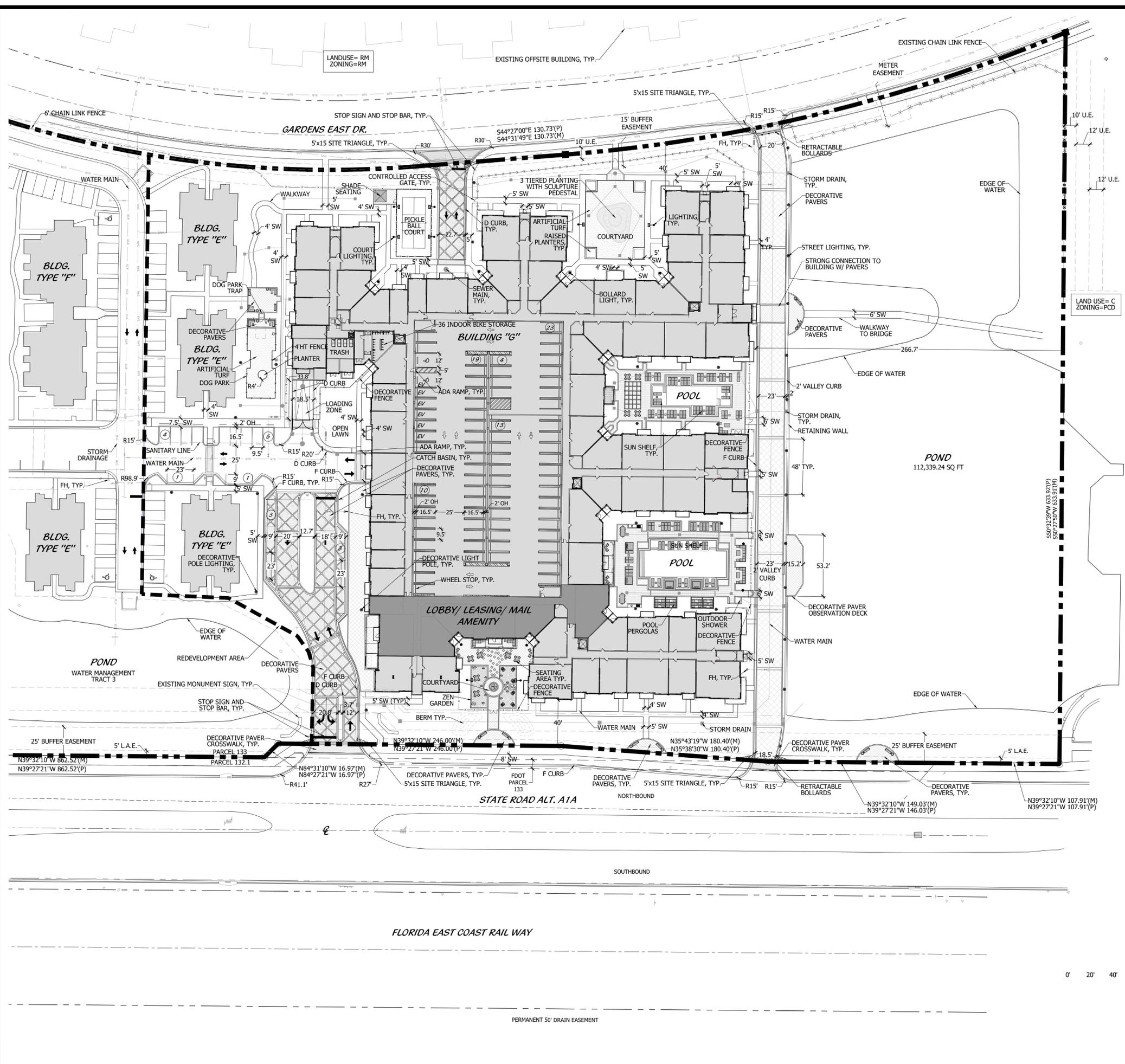
Site Plan



Scale: 1" = 40'



North



DESIGNED	MM
DRAWN	MM
APPROVED	DEH
JOB NUMBER	23-0719
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REVISIONS	

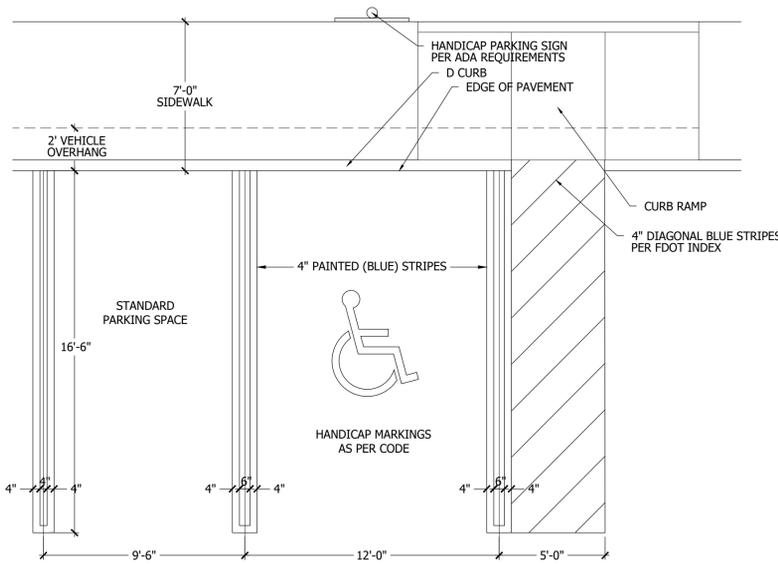
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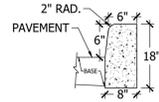
STANDARD AND HANDICAP PARKING DETAIL

NTS



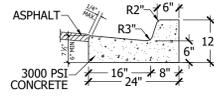
D CURB DETAIL

NTS



F CURB DETAIL

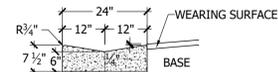
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NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB DETAIL

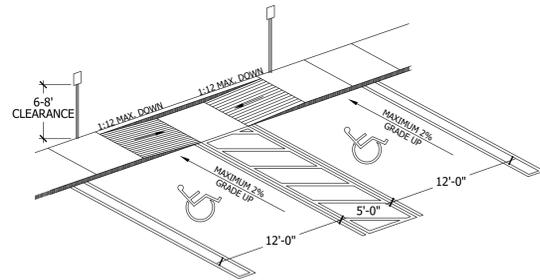
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NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HANDICAP RAMP DETAIL

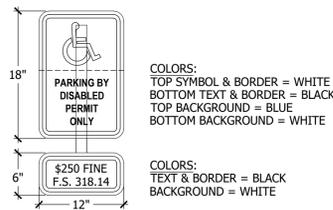
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NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

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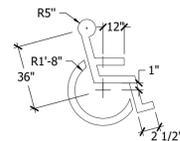


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL HANDICAP STALLS

Site Details



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