

**SITE DATA:**

**PETITION NO.:** PPUD-18-01-00069  
**PROJECT NAME:** PORT 32 - PALM BEACH GARDENS COMMERCIAL  
**EXISTING ZONING DISTRICT:** CG-1 / PUD 5 / 42S / 43E  
**SECTION / TOWNSHIP / RANGE:** 52-43-42-05-00-000-1100  
**PCN (S):** 52-43-42-05-00-000-1480  
 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:** SHIPS STORE  
**GROSS FLOOR AREA:** 4,582 SF

**FOOTPRINT / FIRST FLOOR RETAIL:** 2,376 SF  
**SECOND FLOOR PRIVATE OFFICE:** 2,206 SF  
**B SHOWROOM**  
**FOOTPRINT:** 47,043 SF  
**FIRST FLOOR SHOWROOM SPACE:** 13,619 SF  
**SECOND FLOOR SHOWROOM SPACE:** 13,619 SF  
**DRIVE AISLE:** 21,333 SF  
**OPEN RACK AREA:** 12,091 SF  
**C RETAIL - SERVICE BUILDING**  
**FOOTPRINT:** 70,105 SF  
**RETAIL FIRST FLOOR:** 11,682 SF  
**OFFICE AREA:** 1,359 SF  
**RESTROOMS AND SERVICE BAYS:** 11,126 SF  
**STORAGE RACK AREA AND DRIVE AISLE:** 45,938 SF

PUD STANDARDS	REQUIRED	PROPOSED
LOT COVERAGE	35% MAX.	37% (122,077 SF)
RACK HEIGHT	36' MAX.	MAX. 68'
BUILDING HEIGHT	36' MAX.	MAX. 83'

SETBACKS	REQUIRED	PROPOSED
PGA FRONTAGE (SOUTH) - FRONT	50'	44.3' (WAIVER)
INTERCOASTAL FRONTAGE (EAST) - SIDE	15'	0' (WAIVER)
ENTRANCE DRIVE (WEST) - SIDE	15'	38'
SORVEREL MARINA (NORTH) - REAR	15'	102.8'
RESTAURANT (NORTH) - REAR	15'	15'
RESTAURANT (EAST) - SIDE	15'	30.7'
<b>REQUIRED OPEN SPACE:</b>		1.13 AC. (49,174 SF) 15%

PROVIDED OPEN SPACE:	ACREAGE	SF	%
LANDSCAPE AREAS	1.01 AC.	44,326.88 SF	13.4%
WATER BODIES**	0.56 AC.	24,587 SF	7.4%
<b>Total:</b>	<b>1.57 AC.</b>	<b>68,913.88 SF</b>	<b>20.8%**</b>

\*\* 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/Uses	Ratio (*subject of waiver)	Required	Provided
469 Slips	Dry Storage	1/6 slips*	79 SPS	79 SPS
20 Slips	Wet Slips	1/3 slips*	7 SPS	7 SPS
2,206 SF	BLDG. A - PRIVATE OFFICE	1/200 SF*	11 SPS	11 SPS
2,376 SF	BLDG. A - SHIPS STORE	1/400 SF*	6 SPS	6 SPS
27,238 SF	BLDG. B - SHOWROOM	1/1,000 SF*	28 SPS	28 SPS
11,682 SF	BLDG. C - RETAIL	1/500 SF*	24 SPS	29 SPS
<b>TOTAL PARKING REQUIRED:</b>			<b>155 SPS</b>	<b>160 SPS</b>

Parking Space Size Summary	# OF SPACES
9' x 23'	35 (PARALLEL SPS.)
9' x 18.5'	35 (90 DEGREE SPS.)
9.5' x 18.5'	83 (90 DEGREE SPS.)
12' x 18.5'	7 (ADA ACCESSIBLE)

**ADA ACCESSIBLE PARKING** REQUIRED = 7 SPS.  
 PROVIDED = 7 SPS.

**BICYCLE PARKING REQUIRED =** 8 BIKE SPS.  
 5% OF OFF-STREET VEHICULAR SPACES REQUIRED @ 155 SPS

**BICYCLE PARKING PROVIDED =** 8 BIKE SPS.

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

**CALCULATION FOR 9' WIDE PARKING:**  
 35 SPACES AT 9' X 18.5':  
 1' X 18.5' = 18.5 SF PER SPACE  
 18.5 X 35 = 647.5 SF

**CALCULATION FOR 9.5' WIDE PARKING:**  
 83 SPACES AT 9.5' X 18.5':  
 0.5' X 18.5' = 9.25 SF PER SPACE  
 9.25 X 83 = 767.75 SF

647.5 SF + 767.75 SF = 1,415.25 SF  
 1,415.25 SF X 1.5 = 2,122.88 SF

OVERALL TOTAL: 2,122.88 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:**

NO.	CODE SECTION	REQUIRED	PROPOSED	WAIVER REQUEST
1	Sec. 78-153 (Table 12)	35% Maximum Lot Coverage	37% Maximum Lot Coverage	Increase lot coverage by 2%.
2	Sec. 78-153 (Table 12)	36 Ft maximum building height	83' in height	Increase height by 47' above CG-1 zoning, and 34.3' above the existing approved storage building.
3	Sec. 78-153 (Table 12)	50 ft Front Setback	44.3' front setback	Reduce front setback by 5.7'.
4	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.
5	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).
6	Sec. 78-285 (Table 24) (4)	Only allowed for second-story tenants of two-story buildings whose tenants have a primary building entrance facing a major arterial or collector road, or a customer parking lot, and access not through a central lobby.	Allow 2nd floor signage for brands and logos for second floor uses accessed through a common entry.	Allow signage on the 2nd floor for uses accessed through a common entry.

NO.	CODE SECTION	REQUIRED	PROPOSED	WAIVER REQUEST
7	Sec. 78-319(a)(2)	A minimum landscape buffer of at least 20 feet in depth shall be required on lands located adjacent to public street and 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 32' at the furthest point along PGA Boulevard.
8	Sec. 78-344 ((X1) (a, c))	10' wide standard parking spaces	9.5' and 9' wide standard spaces	Reduce width of standard parking spaces by a maximum of 1'.
9	Sec. 78-345(a)	1 space per two wet slips plus 1 space per 5 dry slips.	1 space per 3 wet slips plus 1 space per 6 dry slips.	Reduce requirements by 1 space for wet and dry slips calculation.
10	Sec. 78-345 (Table 33)	Retail calculation, 1 space per 250 SF required.	1 space per 500 square feet to utilize the showroom calculation (refer to parking study for alternative calculation).	Reduce requirements by 250 SF per space (refer to parking study for alternative calculation).

NO.	CODE SECTION	REQUIRED	PROPOSED	WAIVER REQUEST
11	Sec. 78-345 (Table 33)	Showroom calculation, 1 space per 500SF required.	1 space per 1,000 SF (refer to parking study for alternative calculation).	Reduce requirements by 500 SF per space (refer to alternative calculation).
12	Sec. 78-345 (Table 33)	4 loading spaces	Reduce loading spaces from the required four (4) to one (1)	Reduce loading requirements by 75%.

**DEVELOPMENT TEAM:**

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

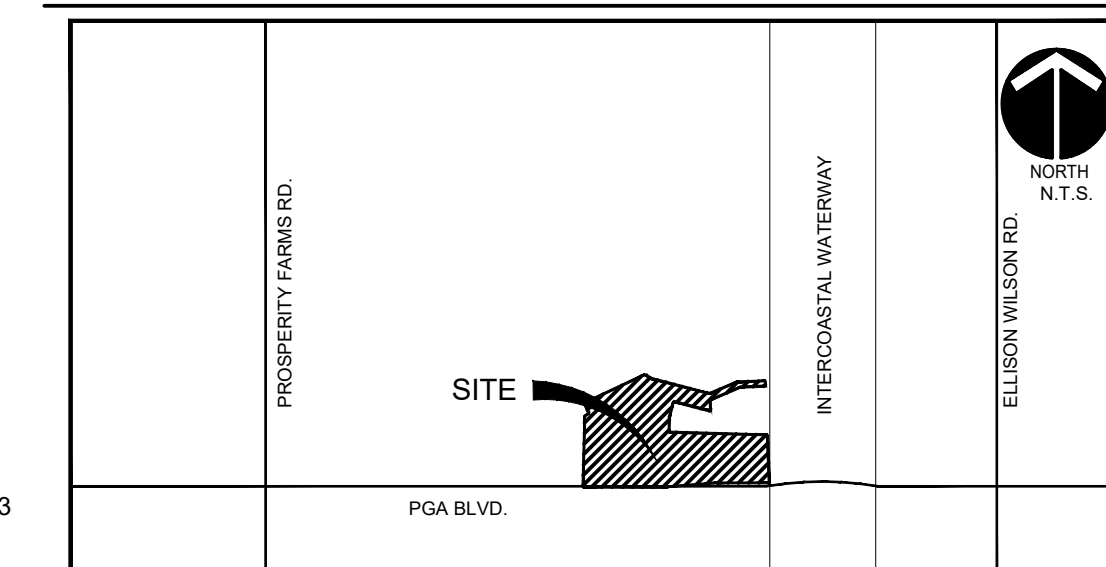
**PLANNER/ LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
 610 CLEMATIS STREET, STE CU02  
 WEST PALM BEACH, FLORIDA 33401  
 (561) 366-1100

**ARCHITECT:** BULTMAN ARCHITECTURE, INC.  
 2081 S.E. OCEAN BLVD, SUITE 1A  
 STUART, FLORIDA 34996  
 (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



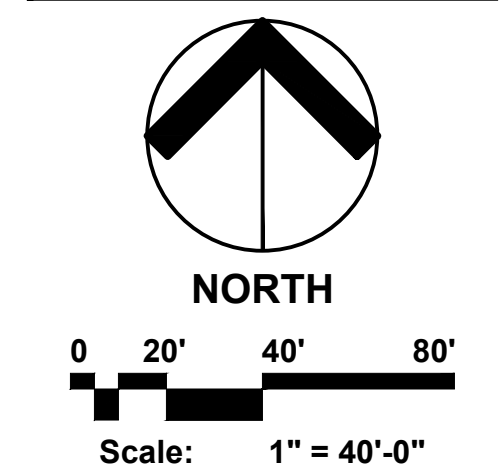
**Urban Design Land Planning Landscape Architecture**

610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX 561.366.1111  
 www.udsfirma.com  
 #UA0001739

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.



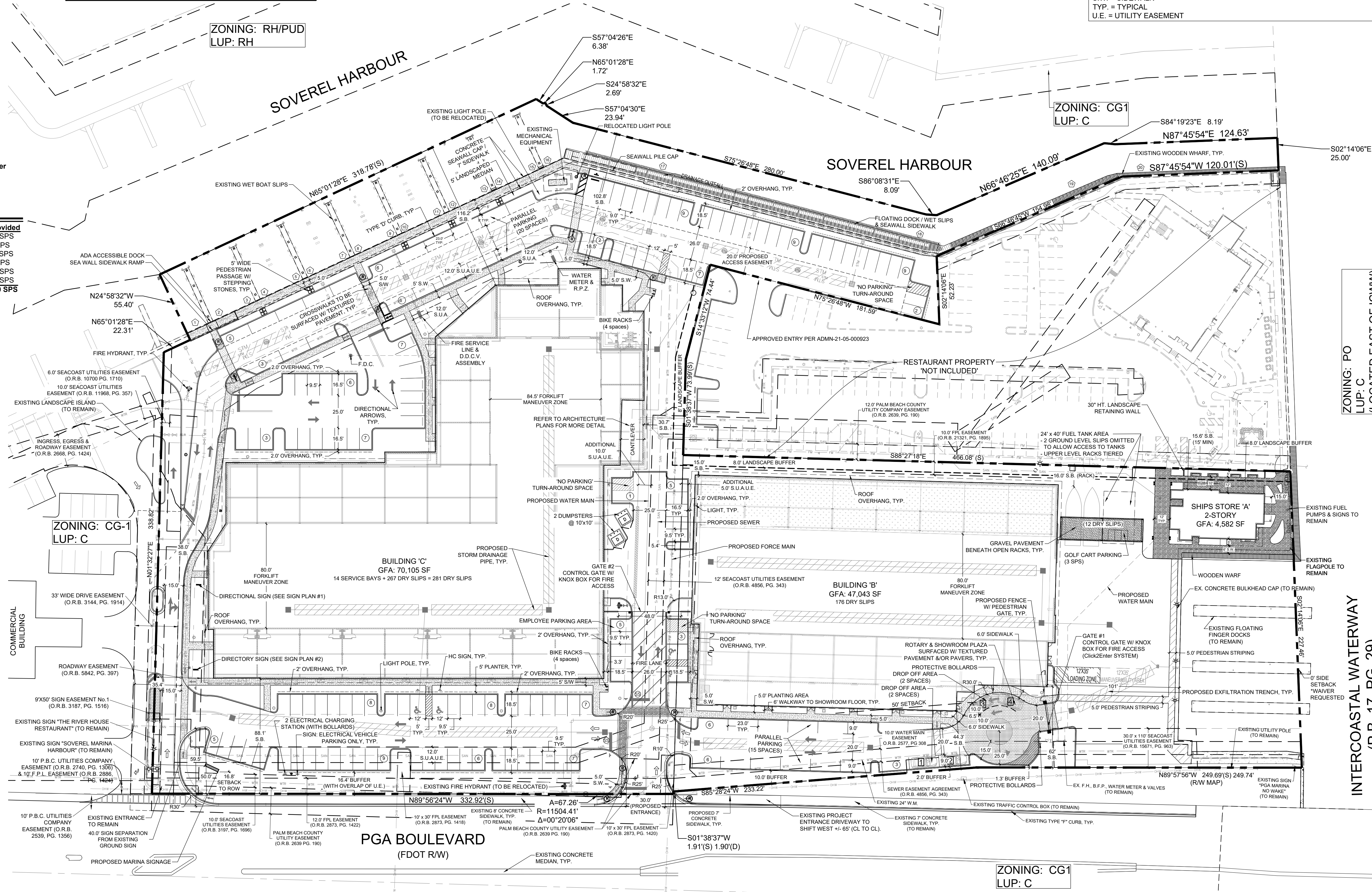
**PORT 32**  
 Palm Beach Gardens, Florida  
 Site Plan



**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

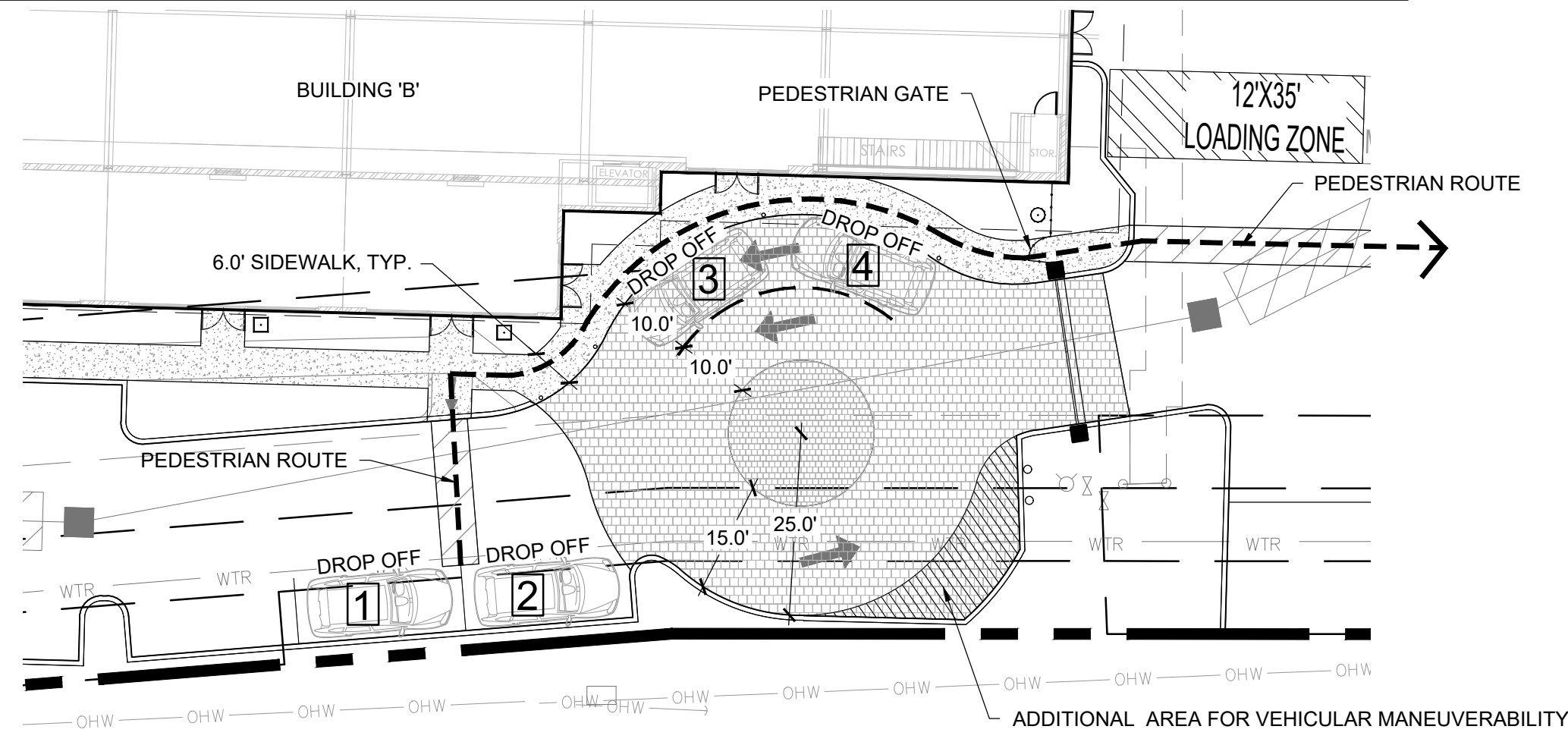
**SP-1**  
 of 2





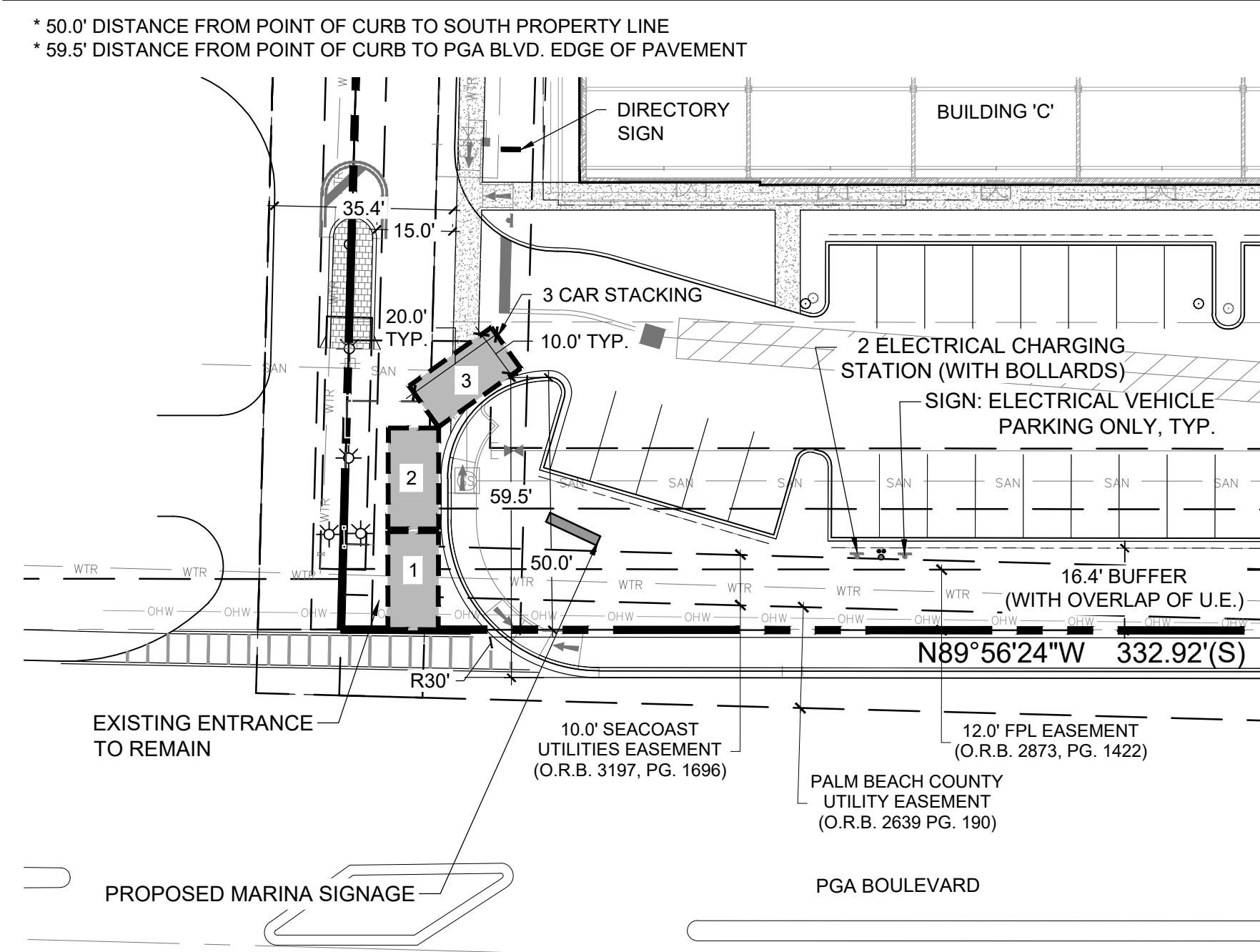
**DROP OFF DETAIL:**

N.T.S.



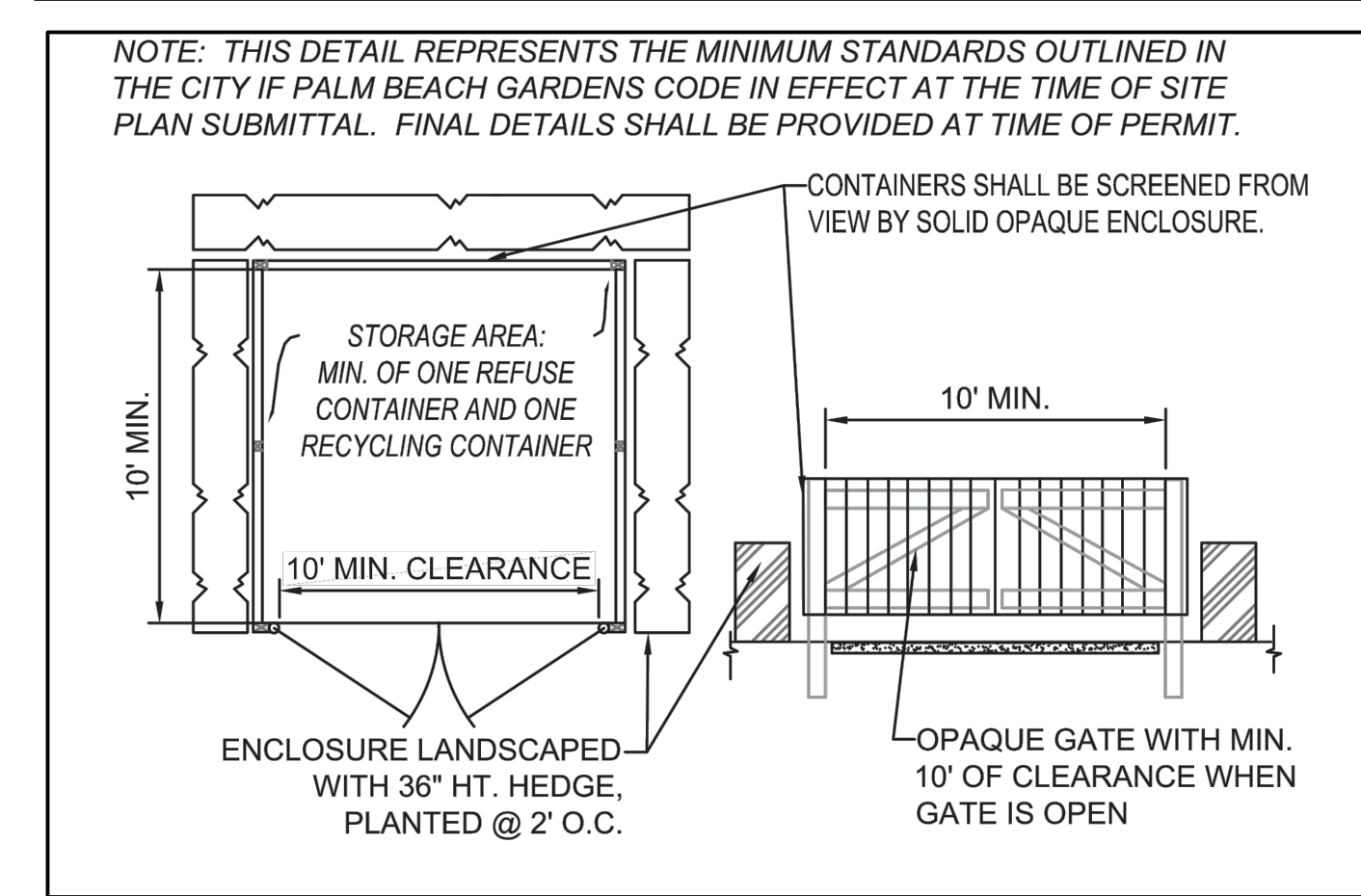
**WEST ENTRY STACKING DETAIL:**

N.T.S.



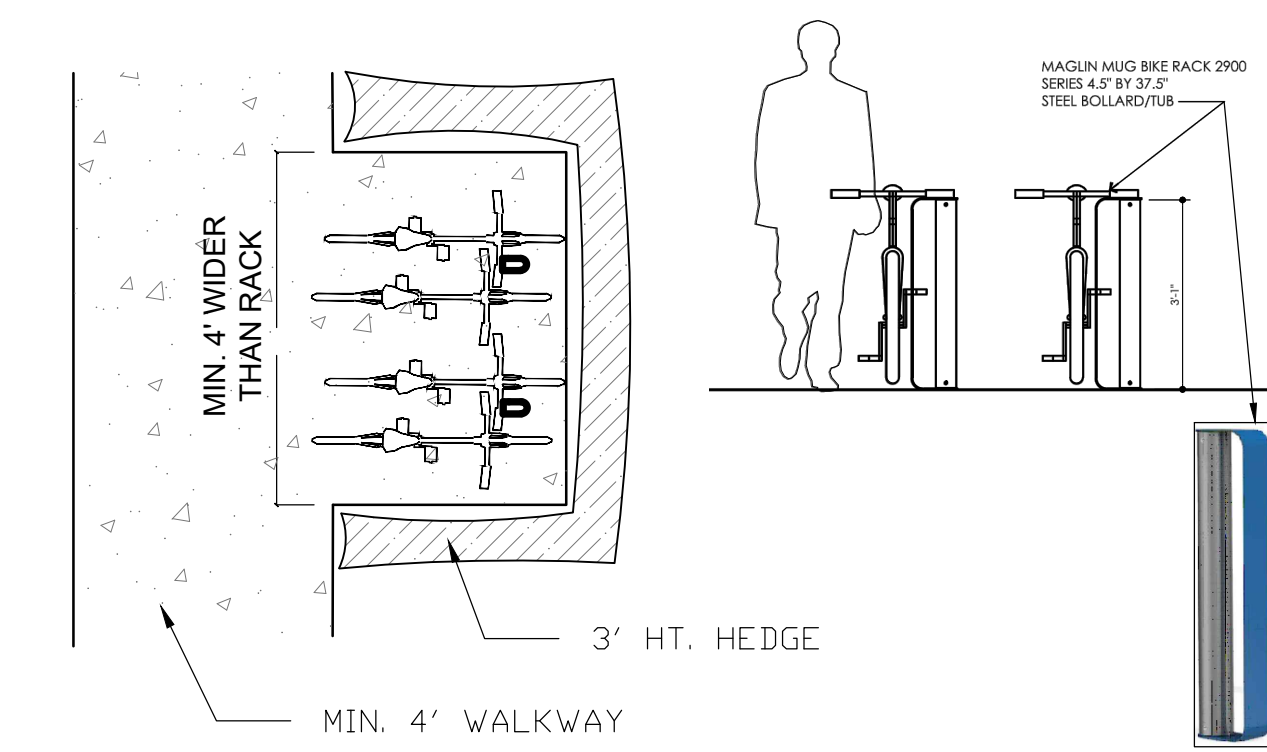
**TYPICAL DUMPSTER DETAIL:**

N.T.S.



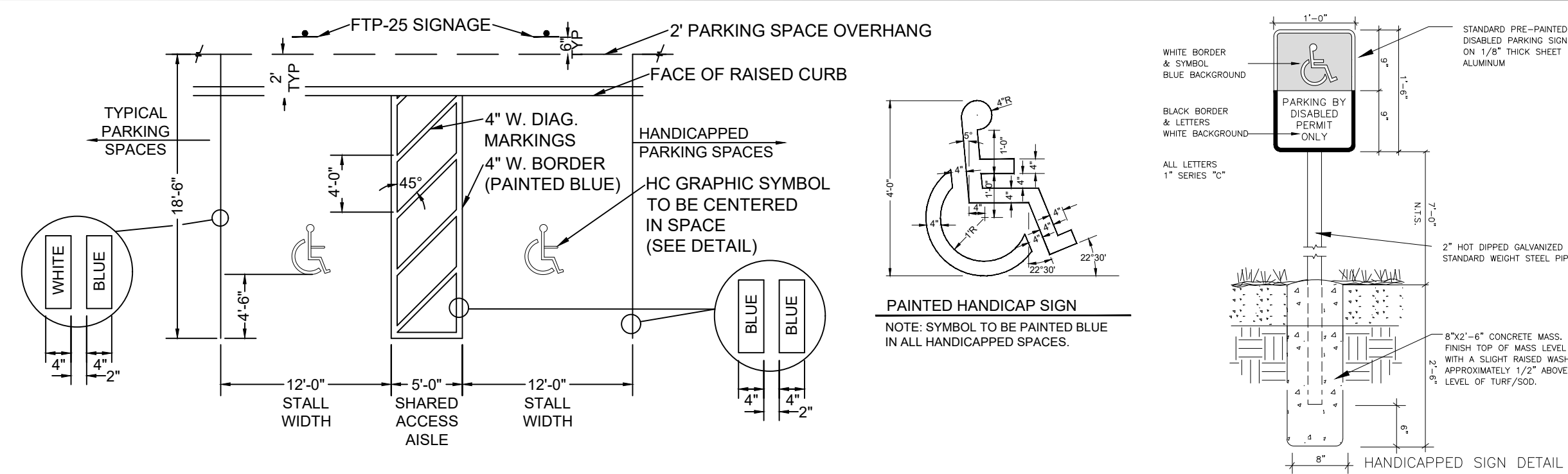
**TYPICAL BICYCLE RACK DETAIL:**

N.T.S.



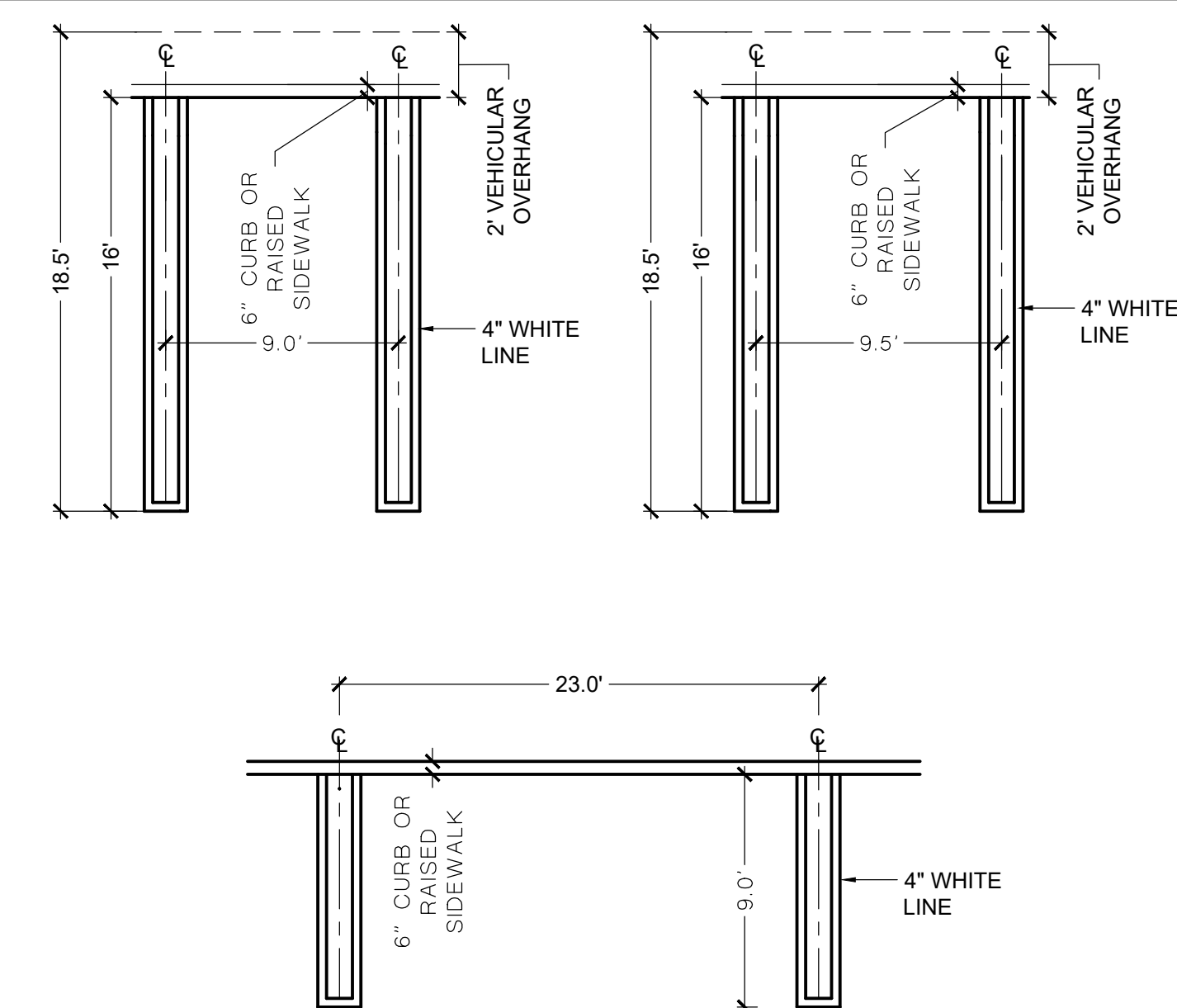
**HANDICAP PARKING SPACE DETAIL:**

N.T.S.



**TYPICAL PARKING SPACE DETAIL:**

N.T.S.



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  
12.06.2019 RESUBMITTAL #2  
01.28.2022 RESUBMITTAL #3  
05.06.2022 RESUBMITTAL #4  
08.26.2022 RESUBMITTAL #5



