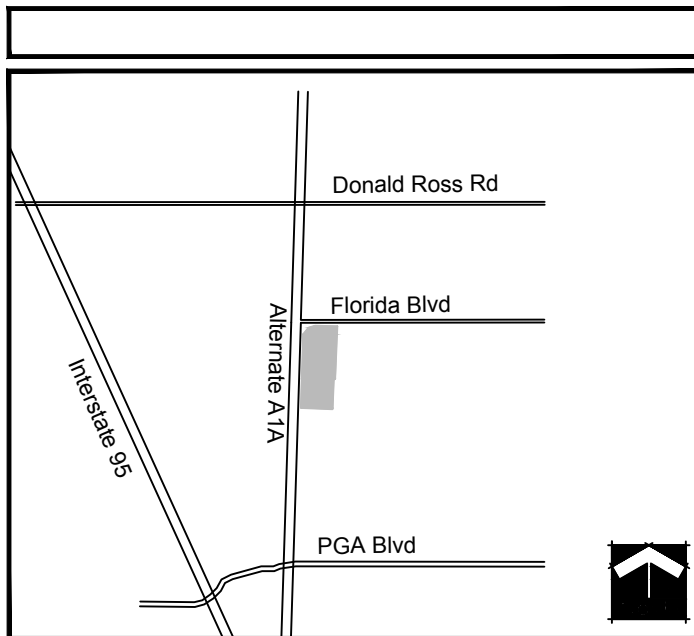
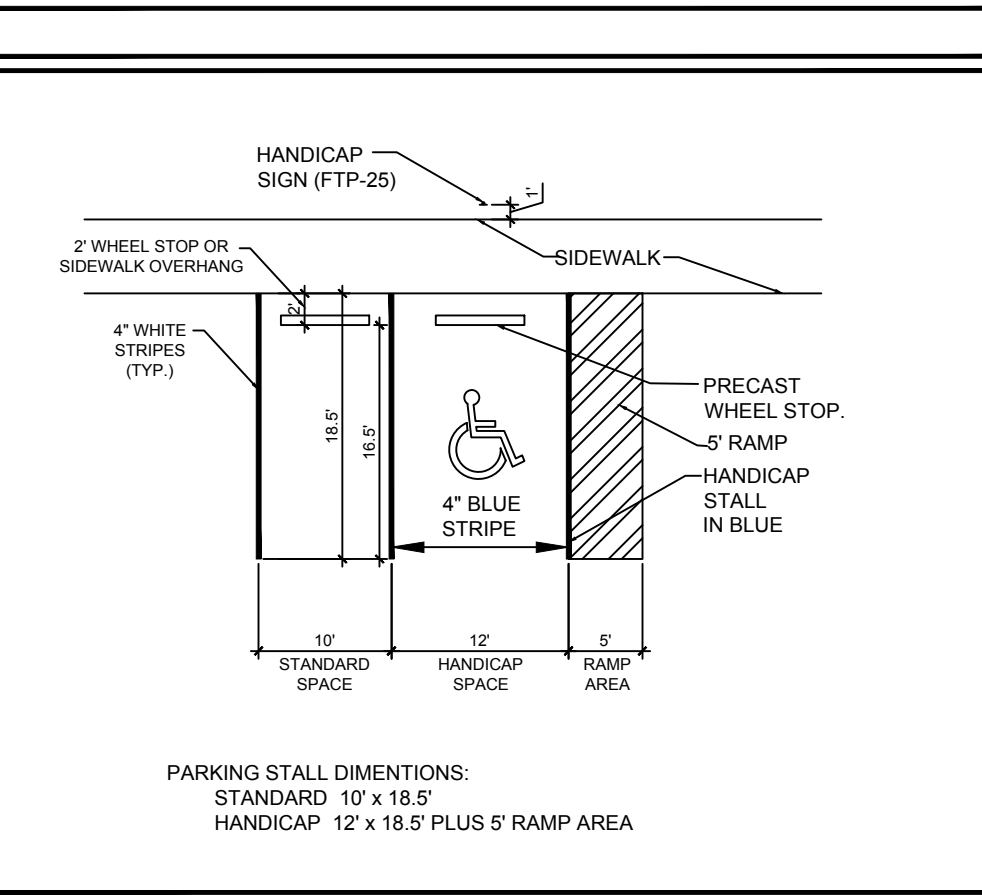


Location Map



Parking and Striping



Site Data

Name of Application	Cabana Colony Gas Station And Car Wash
Existing FLU	CH/5 (PBC)
Existing Zoning	CG (PBC)
Proposed Future Land Use Designation	Commercial (PBG)
Proposed Zoning District	CG-1 (PBG)
Applicable Overlay	Planned Unit Development (PUD)
Section, Township, Range	31/4/14/3
Property Control Numbers	00-43-41-31-03-000-0101 00-43-41-31-03-000-0110
Existing Use	C-Store with Gas Sales And Dry Cleaners
Proposed Use	C-Store with Gas Sales And Car Wash
Total Site Area	.68 ac. (29,964 s.f.)
Total Gross Floor Area	3,291 s.f.
Existing Convenience Store W/Gas Sales	1,502 s.f.
Car Wash (Proposed)	1,789 s.f.

Convenience Store W/Gas Sales		1,502 s.f.	W/ 4 Pumps (8 Fueling Positions)
Car Wash		1,789 s.f.	1 Bay

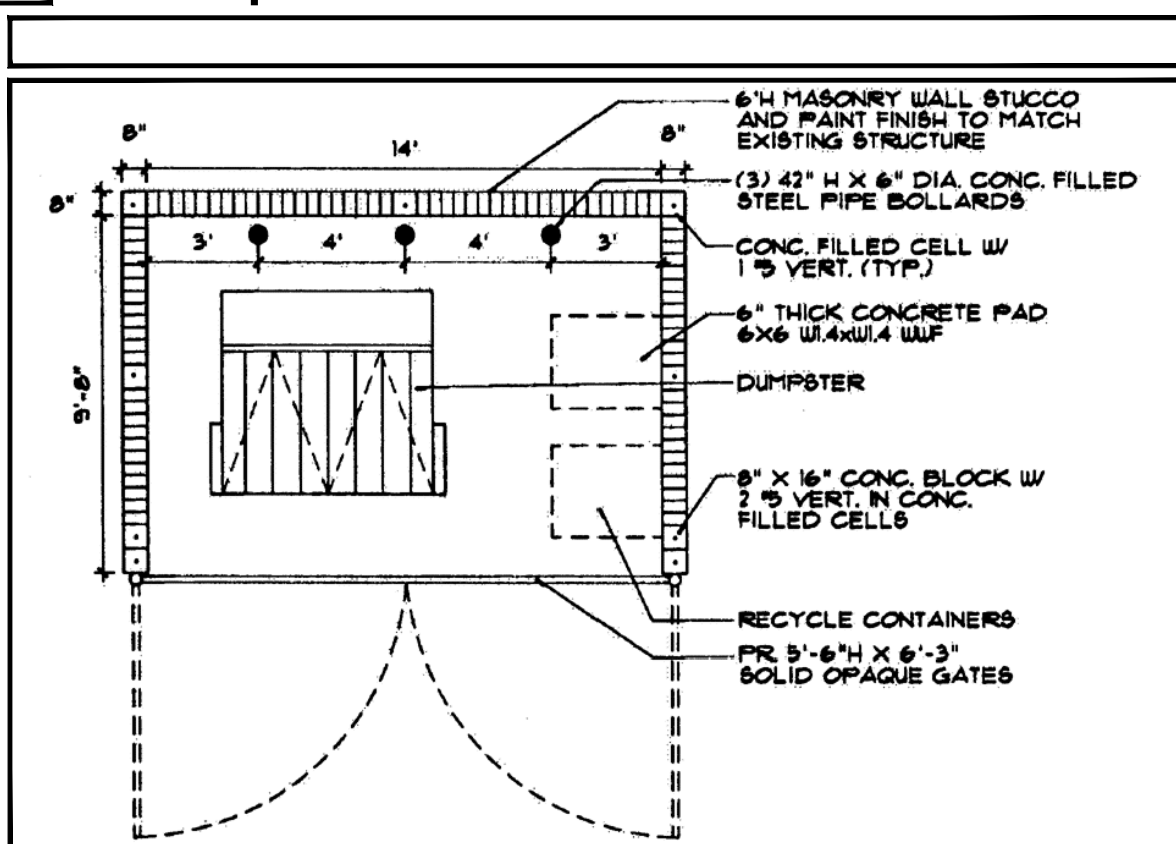
*Concurrence is approved for the above uses and amounts shown on this plan.

Impervious Area	85%
Buildings	3,291 s.f.
Pavement/Walks	22,178 s.f.
Landscaped Area	15%
Open Space	4,495 s.f.
Parking Required	16 SPACES
Convenience Store - 1 space/200 s.f. @ 1,502 s.f. = 8	
W/Gas Sales	
Car Wash - 1 space/250 s.f. @ 1,789 s.f. + 1 Space Per Bay @ 1 Bay = 8	
Proposed Parking	10 SPACES
Handicap Spaces Required	1
Handicap Spaces Provided	2
Loading Required (12' x 35')	1
Loading Provided	1
Building Height	max. 36'
Number of Stories	1
Number of Fueling Positions	8

Development Regulations

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	CG-1 PUD SETBACKS		
		FRONT	SIDE	REAR
CG-1	1 AC.	100'	N/A	15'
CG-1	.68 AC.	106'	N/A	15'

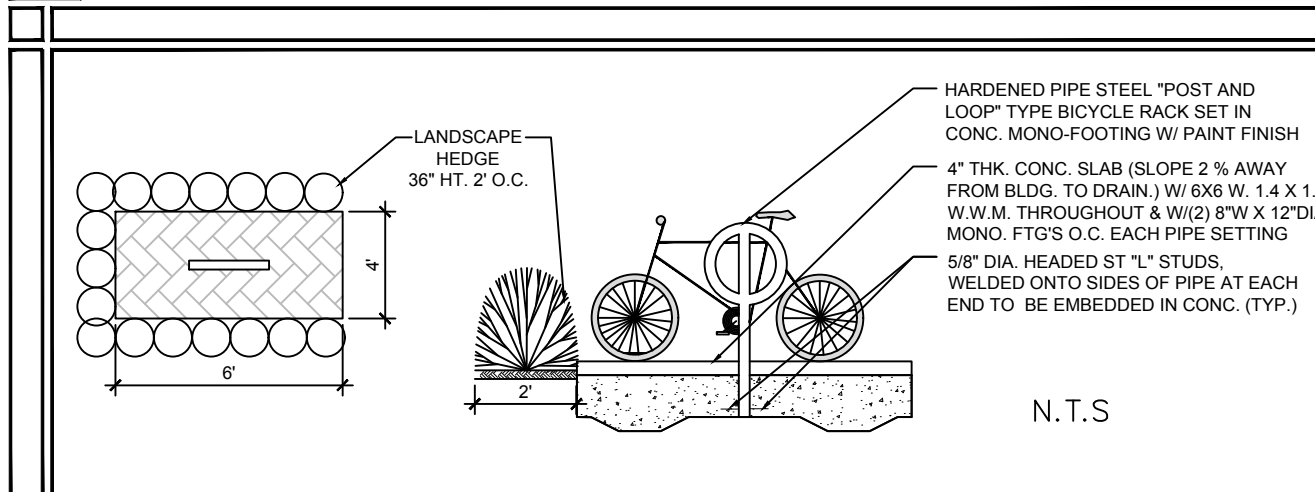
Dumpster Detail



#	CODE SECTION	REQUIRED	PROVIDED	NONCONFORMITY
1	Sec 78-153 - Table 12 Property Development Regulations - Nonresidential Zoning Districts - Minimum Site Area	1 acre	0.68 acre	Allow 0.32 acre reduction in site area
2	Sec 78-153 - Table 12 CG-1 Setbacks Required (Front)	50 feet	13 feet (existing gas canopy)	Allow 37 foot reduction in front setback for existing gas canopy
3	Sec 78-319(a)(2) Minimum Landscape Buffer and Planting Requirements - Right-of-Way (ROW) (west property line - north parcel)	20' Min. landscape buffer requirement along west property line at Alt. A1A	ROW buffer varies from 0' to 2' along west property line at Alt. A1A (north parcel)	Allow a 18' to 20' reduction in the landscape buffer along the west property line at Alt. A1A (north parcel)
4	Sec 78-319(a)(1) Minimum Landscape Buffer and Planting Requirements - Right-of-Way (ROW) (south property line - north parcel)	10' Min. landscape buffer requirement along south property line at Florida Blvd.	ROW buffer varies from 0' to 5' along north property line at Florida Blvd. (north parcel)	Allow a 10' to 10' reduction in the landscape buffer along the north property line at Florida Blvd. (north parcel)
5	Sec 78-319(a) Minimum Landscape Buffer and Planting Requirements (east property line - north parcel)	A landscape buffer shall be a minimum of eight (8) feet in depth around the perimeter of a parcel	1' Landscape buffer varies from 0' to 5' along east property line (north parcel)	Allow a landscape buffer that varies from 0' to 5' along east property line (north parcel)
6	Sec 78-322 Foundation landscaping and plantings location, purpose, and general standards	The foundation planting area shall be at least 5 feet wide and extend along the portions of a facade that directly abut a parking area or vehicular use area.	The C-store has no existing foundation planting on all four sides of building (north parcel)	Allow no foundation planting for the C-Store on the north parcel.

#	CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUEST
1	Sec 78-153 - Table 12 CG-1 Setbacks Required (Side Street)	40 feet	10 feet (car wash building)	Allow 30 foot reduction in side street setback
2	Sec 78-153 - Table 12 CG-1 Setbacks Required (Rear)	15 feet	5 feet (car wash building)	Allow 10 foot reduction in rear setback
3	Sec 78-319(a)(2) Minimum Landscape Buffer and Planting Requirements - Right-of-Way (ROW) (west property line - Alt. A1A)	20' Min. landscape buffer requirement along west property line at Alt. A1A (south parcel)	8' landscape buffer along west property line at Alt. A1A (south parcel)	To allow a 12' reduction in the landscape buffer along west property line for southern 100 feet (south parcel)
4	Sec 78-319(a) Minimum Landscape Buffer and Planting Requirements - Min. buffer required (east property line)	A landscape buffer shall be a minimum of eight (8) feet in depth around the perimeter of a parcel	Landscape buffer varies from 0' to 5' along east property line	To allow a 3' to 7.5' reduction in the landscape buffer along the eastern property line.
5	Sec 78-319(a) Minimum Landscape Buffer and Planting Requirements - Min. buffer required (south property line)	A landscape buffer shall be a minimum of eight (8) feet in depth around the perimeter of a parcel	5' landscape buffer along south property line	To allow a 3' reduction in landscape buffer along south property line
6	Sec 78-322(a) Foundation landscaping and plantings location, purpose, and general standards	The foundation planting area shall be at least 5 feet wide and extend along the portions of a facade that directly abut a parking/vehicular use area.	The foundation planting area is not at least 5 feet wide and does not fully extend along the north and south sides of car wash building	To allow the foundation planting area that is not at least 5 feet wide and does not fully extend along the north and south sides of car wash building
7	Sec 78-340 Required off-street parking spaces - Convenience store w/gas sales & car wash	10 parking spaces (1 sp/200sq ft @ 1,502 s.f. = 8 spaces & 1 sp/250sq ft @ 1,789 s.f. = 7 spaces = 15 spaces)	10 parking spaces (does not include loading spaces at existing positions)	To allow a 0 parking space reduction in the required off-street parking space requirement
8	Sec 78-306(d) Construction Plan Review - Easement Encroachment	A maximum of five feet of a required buffer may be encroached by a utility not in an easement, provided that a minimum of five feet of the required buffer remains free and clear of any utility for the part material installation.	5' Landscape Buffer and 8' Landscape Buffer along the west property line is encroached by a proposed 5' SUA Easement with 0' to 3' of the required buffer that remains free of any utility for the part material installation.	To allow 0' to 3' of the required 5' landscape buffer and require 8' landscape buffer to remain free of any overlap for the plant material installation.
9	Sec 78-265 - Table 24 Permitted Signs - Ground Sign w/gas price and changeable copy	60' x 10' Max. Copy Area / 10' H. Max. Height / Min. 1.5' from ROW	62' x 10' Copy Area / 17' H. Height / 8' from ROW	Allow existing ground sign "A" per PBC Permit No. B-96-17904-0000. Allow sign 22' x 10' copy area / 17' height / 7.8' closer to ROW

Bike Rack Detail



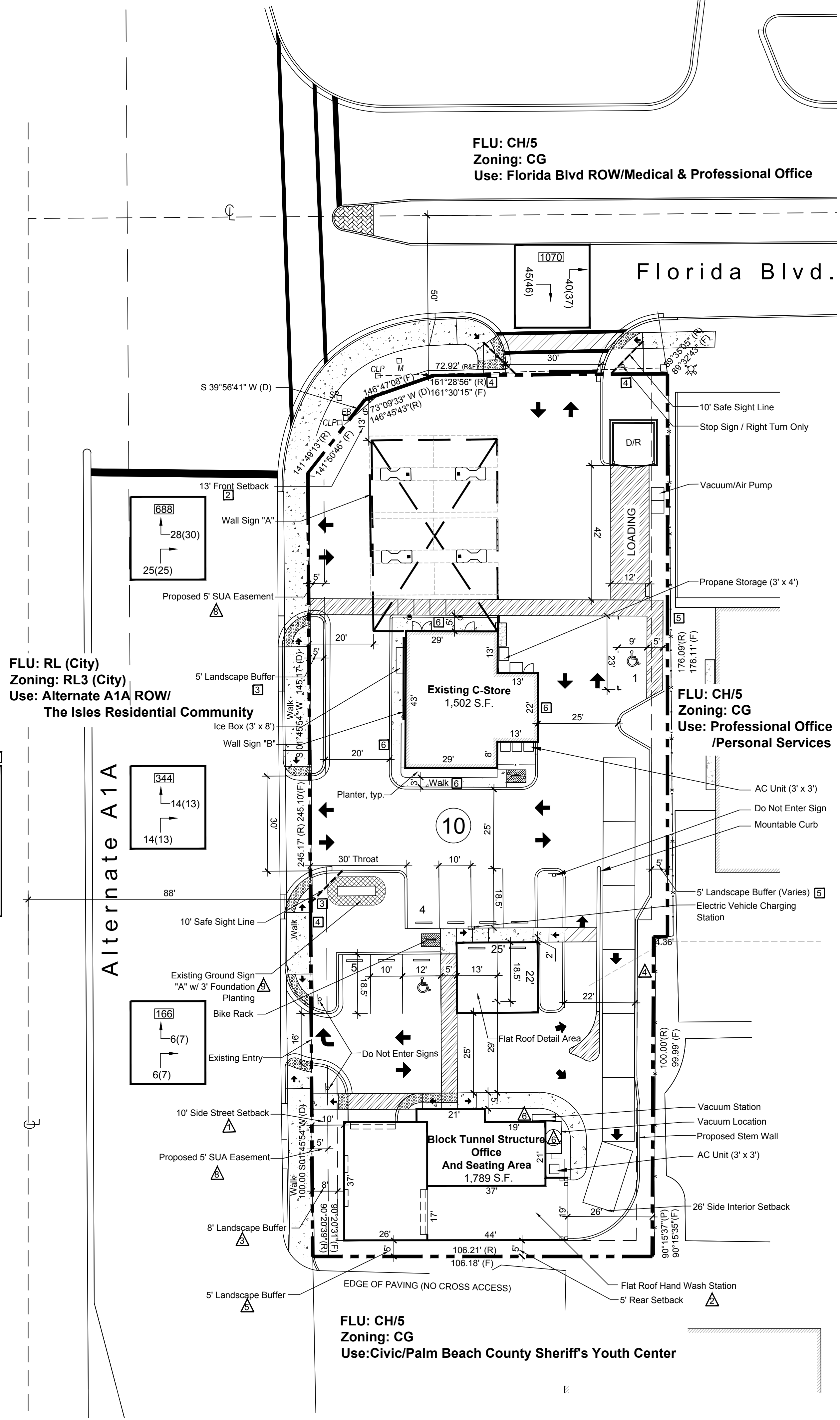
Development Team

DEVELOPER:	A1A CABANA PARTNERS LLC 9031 N MILITARY TRAIL PALM BEACH GARDENS, FLORIDA 33410 (561) 684-6141
ARCHITECT:	RICHARD BARNES ARCHITECTURAL DESIGN SERVICES LLC 1807 E. TERRACE DRIVE LAKE WORTH, FL 33460 (561) 574-1027
CIVIL/TRAFFIC ENGINEER:	SIMMONS AND WHITE 2581 METROCENTER BLVD SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	PM SURVEYING 4546 CAMBRIDGE STREET WEST PALM BEACH, FLORIDA 33415 (561) 478-7764

Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PM SURVEYING, DATED 05/01/2018
- DIR DUMPSTER WITH ENCLOSURES

FLU: RL (City)
Zoning: RL3 (City)
Use: Alternate A1A ROW/
The Isles Residential Community



FLU: CH/5
Zoning: CG
Use: Civic/Palm Beach County Sheriff's Youth Center



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 Website: www.snlandplan.com
 License No: LC26000232

Cabana Colony Gas Station And Car Wash

Palm Beach Gardens, Florida

Date:	08/10/18
Scale:	1" = 20'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	669.01A
Job No.	17-129

REVISIONS / SUBMISSIONS	
08/10/18	Resubmittal
10/25/18	Resubmittal

Site Plan

SP-1