

**Litterick Landscape Architecture**  
 2740 SW Martin Downs Blvd. #199  
 Palm City, FL 34990  
 561-719-3876  
 JasonLA1677@yahoo.com

**Nuvo Margate Self-Storage/Retail**  
 750 South State Road 7  
 Margate, Florida 33068

**APPLICATION DATA:**

NAME OF APPLICATION:	NUVO MARGATE SELF STORAGE/RETAIL
FOLIO NUMBERS:	494206180933 494206180934 494206180935 494206180936 494206180937 494206180938
FUTURE LAND USE DESIGNATION:	TRANSIT ORIENTED CORRIDOR
ZONING DESIGNATION:	TRANSIT ORIENTED CORRIDOR - CORRIDOR DISTRICT (TOC-C)
EXISTING USES:	VACANT
PROPOSED USES:	ENCLOSED SELF STORAGE: 106,750 S.F. (820 BAYS) RETAIL: 7,735 S.F.

**SITE DATA:**

GROSS SITE AREA:	122,045.63 S.F. (2.8018 ACRES)
BUILDING AREA AND USES:	
RETAIL:	7,735 S.F.
STORAGE (820 BAYS):	107,430 S.F.
TOTAL PROJECT BUILDING AREA:	114,485 S.F.
FLOOR AREA RATIO (F.A.R.):	0.94
BUILDING FRONTAGE:	49.3% (335 LF./680 LF.)
PERVIOUS AREA:	
LANDSCAPE AREA:	36,376.12 S.F.
RETENTION AREA:	12,964.36 S.F.
TOTAL PERVIOUS AREA PROVIDED:	49,340.48 S.F., 1.13 AC., (40.4%)
IMPERVIOUS AREA:	
BUILDING COVERAGE:	29,220.0 S.F.
VEHICULAR USE AREA:	29,123.75 S.F.
SIDEWALKS/CURBS/DUMPSTERS:	14,361.4 S.F.
TOTAL IMPERVIOUS AREA PROVIDED:	72,705.15 S.F., 1.67 AC., 59.6%

**PARKING DATA:**

PARKING REQUIRED:	
RETAIL: 7,735 S.F. @ 1 SPACE/300 S.F.	25 SPACES
ENCLOSED SELF-STORAGE: 820 STORAGE BAYS @ 1 SPACE/200 BAYS	5 SPACES
TOTAL PARKING REQUIRED:	30 SPACES
PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES
LOADING REQUIRED:	3 SPACES (11' X 24' MIN.)
LOADING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES (1/2,500 S.F. RETAIL(7,735 S.F.) + 1/2,500 OFFICE (1,000 S.F.))
BICYCLE PARKING PROVIDED:	6 SPACES (2 BIKE RACKS, 3 EACH)

**MISC. DATA:**

MAX. BUILDING HEIGHT:	55' (TO ROOF DECK)
MAX. NUMBER OF STORIES:	5 (4 STORY APPEARANCE FROM EXTERIOR)

**LEGAL DESCRIPTION: (SURVEYOR'S DESCRIPTION)**

A PORTION OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE SOUTH AND WEST LINES OF SAID TRACT "B", ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 8TH COURT AND THE EAST RIGHT-OF-WAY LINE OF SOUTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441); THENCE NORTH 00°59'00" WEST ON SAID EAST RIGHT-OF-WAY LINE 34.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°59'00" WEST ON SAID EAST RIGHT-OF-WAY LINE 645.38 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 435.62 FEET OF SAID TRACT B; THENCE NORTH 90°00'00" EAST ON SAID SOUTH LINE 180.01 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°59'00" EAST ON SAID EAST LINE 664.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°59'00", AND AN ARC DISTANCE OF 23.82 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SW 8TH COURT, ALSO BEING THE SOUTH LINE OF SAID TRACT B; THENCE NORTH 90°00'00" WEST ON SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 130.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°01'00", FOR AN ARC DISTANCE OF 54.38 FEET TO THE POINT OF BEGINNING.

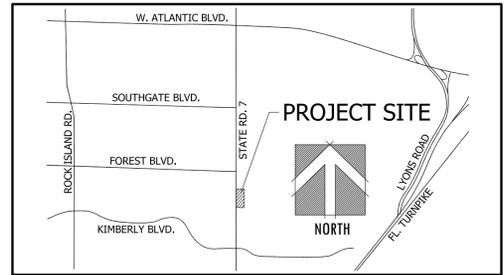
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 122,046 SQUARE FEET (2.8018 ACRES).

AUTO SALES  
 FLU: TRANSIT ORIENTED CORRIDOR  
 ZONING: GATEWAY DISTRICT (TOC-G)

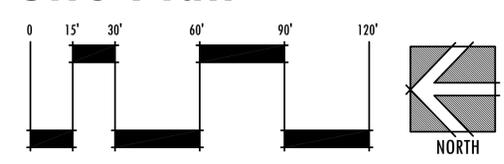
**PROJECT TEAM**

- DEVELOPER**  
 Margate Self Storage, LLC  
 288 North Park Avenue  
 Winter Park, Florida 32789  
 Contact: Tonya Mellen (321-972-9838)
- DEVELOPMENT MANAGER/AGENT**  
 Managed Land Entitlements, LLC  
 3710 Buckeye Street, Suite 100  
 Palm Beach Gardens, Florida 33410  
 Contact: Michael Sanchez (561-568-8045)
- CIVIL ENGINEER**  
 McLeod McCarthy & Associates  
 The Forum III  
 1655 Palm Beach Lakes Boulevard, Suite 712  
 West Palm beach, Florida 33401  
 Contact: Todd McLeod (561-889-9500)
- LANDSCAPE ARCHITECT**  
 Litterick Landscape Architecture  
 2740 SW Martin Downs Boulevard, Suite 199  
 Palm Beach, Florida 34990  
 Contact: Jason Litterick (561-719-3876)
- ARCHITECT**  
 Farmer Architecture, Inc.  
 941 Lake Baldwin Lane  
 Orlando, Florida 32814  
 Contact: Dan Farmer (321-441-3320)

**LOCATION MAP**



**Site Plan**



Landscape Architect of Record

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed: JML  
 Drawn: JML  
 Approved: JML  
 Date: 6/24/16  
 Job no.  
 Revisions: 8/2/16

Sheet No.  
**SP-1**