

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
 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

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 94.40 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.

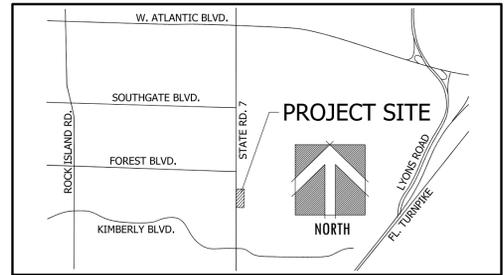
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 122,046 SQUARE FEET (2.8018 ACRES).

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

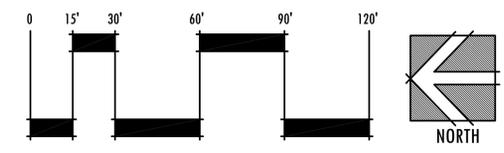
PROJECT TEAM

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



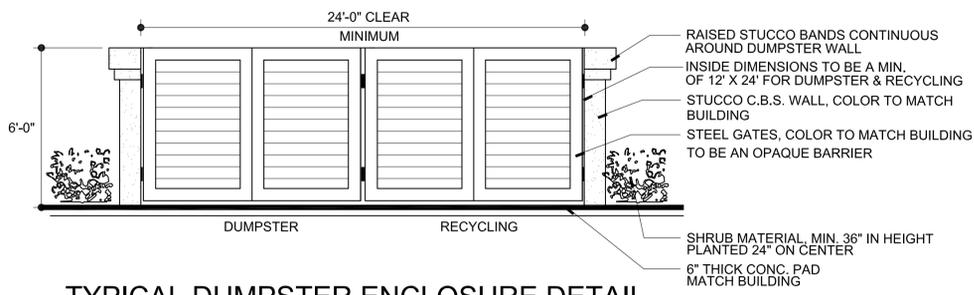
Site Plan



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

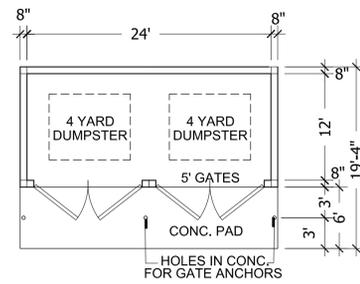
Nuvo Margate Self-Storage/Retail
 750 South State Road 7
 Margate, Florida 33068

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:
 Sheet No. **SP-1**



TYPICAL DUMPSTER ENCLOSURE DETAIL

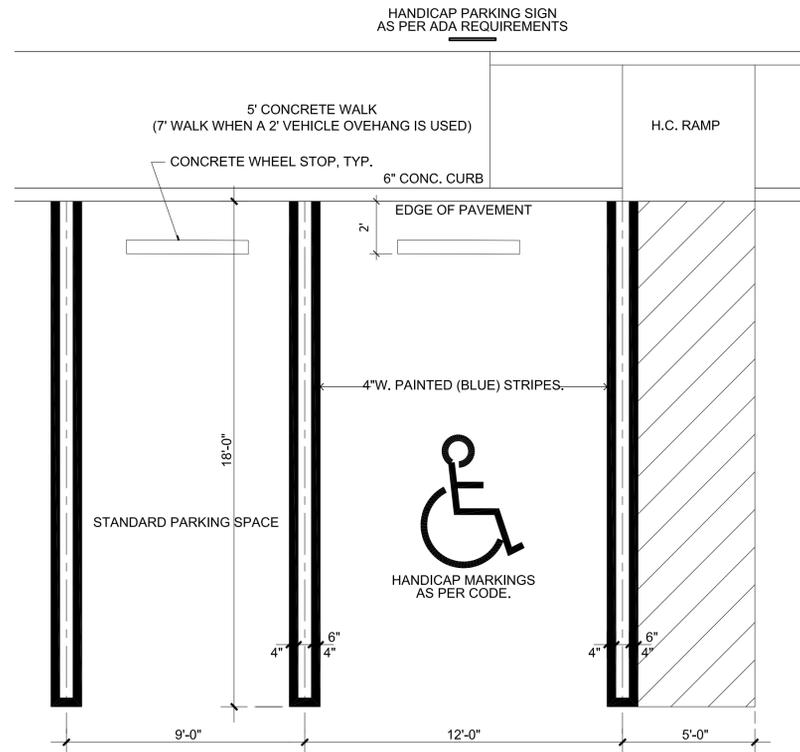
N.T.S.



"PARC VUE" BENCH BY LNDSCAPEFORMS (6' BENCH)
COLOR: BRONZE

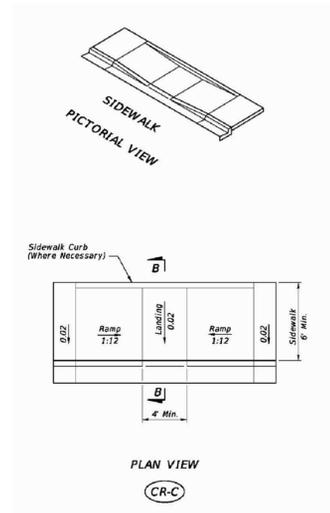
BENCH DETAIL

N.T.S.



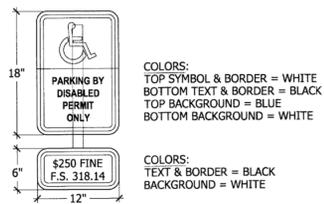
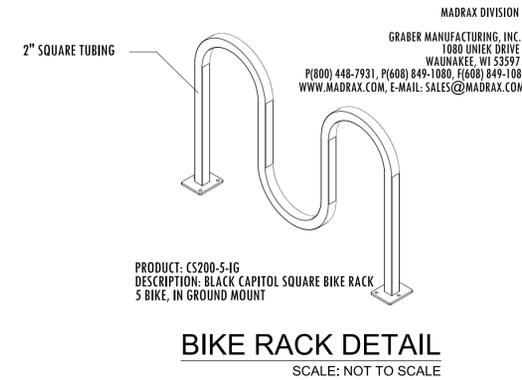
STANDARD & HANDICAP PARKING LAYOUT

N.T.S.



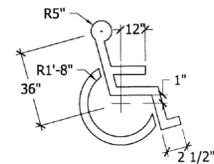
HANDICAP RAMP DETAIL

N.T.S.



HANDICAP SIGN DETAIL

N.T.S.



HANDICAP SYMBOL DETAIL

N.T.S.

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



Litterick Landscape Architecture

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

Project Name

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

Landscape Architect of Record

Jason M. Litterick, RLA (LA0001677)

Scale: As Noted

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

Sheet No.

SP-2

Site Details