

**CITY OF PALM BEACH GARDENS**  
**DEVELOPMENT APPLICATION**

**Planning and Zoning Division**  
**Growth Management Department**  
**CITY OF PALM BEACH GARDENS**  
10500 North Military Trail  
Palm Beach Gardens, FL 33410  
(561) 799-4243 Fax (561) 799-4281

**Request:**

- |  |  |
|--|--|
| <input type="checkbox"/> Planned Community Development (PCD)           | <input type="checkbox"/> Annexation              |
| <input type="checkbox"/> Planned Unit Development (PUD)                | <input type="checkbox"/> Rezoning                |
| <input checked="" type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review        |
| <input type="checkbox"/> Conditional Use                               | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan           | <input type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Administrative Approval                       | <input type="checkbox"/> Miscellaneous           |
| <input type="checkbox"/> Administrative Appeal                         | <input type="checkbox"/> Other                   |

Date Submitted: July 1, 2015

**Project Name:** Gardens Corporate Center

**Owner:** Gardens Corporate Center LLC

**Applicant (if not Owner):** \_\_\_\_\_

**Applicant's Address:** 4500 PGA Boulevard PBG FL 33410 Telephone No. 561-691-9050

**Agent:** Cypress Realty of Florida and Gentile Glas Holloway O'Mahoney & Associates, Inc.

**Contact Person:** Nader Salour/Dodi Buckmaster Glas E-Mail: salour@cypressrealtyfl.com/dodi@2gho.com

**Agent's Mailing Address:** 1907 Commerce Lane Suite 101 Jupiter FL 33458

**Agent's Telephone Number:** 561-768-9288/561-575-9557

<b>FOR OFFICE USE ONLY</b>	
Petition Number: _____	Date & Time Received: _____
<b><u>Fees Received</u></b>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: Kelly Design & Architecture, Inc.  
Engineer: Michael B. Schorah & Associates, Inc.  
Planner: Gentile Glas Holloway O'Mahoney & Associates, Inc.  
Landscape Architect: Krent Wieland Design

**Site Information:**      **Note: Petitioners shall submit electronic digital files of approved projects. See attachment for details.**

General Location: northeast corner of the PGA bypass and Alternate AIA

Address: 3874 Kyoto Gardens Drive

Section: 06      Township: 42      Range: 43

Property Control Number(s): 52-43-42-06-00-000-3120, 52-43-42-06-03-002-0000, 52-43-42-06-00-000-3080

Acres: 15.6      Current Zoning: PUD      Requested Zoning: N/A

Flood Zone: \_\_\_\_\_ Base Flood Elevation (BFE) – to be indicated on site plan \_\_\_\_\_

Current Comprehensive Plan Land Use Designation: PO

Existing Land Use: PO      Requested Land Use: N/A

Proposed Use(s) i.e. hotel, single family residence, etc.: professional office

Proposed Square Footage by Use: 223,943 s.f. (vested)

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):  
N/A

**Justification**

**Justification**

Information concerning all requests (attach additional sheets if needed) {Section 78-46, Application Procedures, Land Development Regulations}

1. Explain the nature of the request: The PUD Site Plan Amendment being submitted will allow  
a change in the proposed architecture and site plans to accommodate the new architecture. The  
overall concept of the plan is essentially the same with to professional office towers and a parking  
garage between them.

2. What will be the impact of the proposed change on the surrounding area? \_\_\_\_\_  
The PUD Site Plan Amendment application will not impact the surrounding area.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan – Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements.

This application is not a rezoning request.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The proposed development of this site was previously approved and will not affect the  
preservation of natural resources or native vegetation as previously approved.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

---

---

---

---

6. Has project received concurrency certification?

Yes this project received concurrency vesting based on the previous approval.

---

Date received: \_\_\_\_\_

**Legal Description of the Subject Property**

(Attach additional sheets if needed)

**See attached deed for legal description**

**Location**

The subject property is located approximately 0 mile(s) from the intersection of  
PGA Boulevard and Alt. AIA, on the <sup>x</sup>       north,        east,        south,         
west side of PGA Boulevard bypass (street/road).

**Applicant's Certification**

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/WE further certify that the statements or diagrams made on any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

  
\_\_\_\_\_  
Signature of Applicant

\_\_ Owner Dodi Buckmaster Glas  
Print Name of Applicant

\_\_ Optionee 1907 Commerce Lane, Suite101  
Street Address

\_\_ Lessee Jupiter, FL 33458  
City, State, Zip Code

Agent (561) 575-9557  
Telephone Number

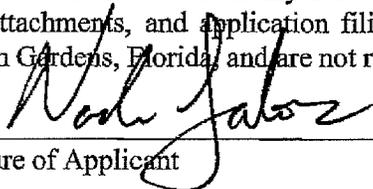
\_\_ Contract Purchaser (561)575-5260  
Fax Number

dodi@2gho.com  
E-Mail Address

**Applicant's Certification**

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/WE further certify that the statements or diagrams made on any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:



\_\_\_\_\_  
Signature of Applicant

\_\_\_ Owner

Nader Salour, Cypress Realty of Florida

Print Name of Applicant

\_\_\_ Optionee

1907 Commerce Lane Suite 103

Street Address

\_\_\_ Lessee

Jupiter, FL 33458

City, State, Zip Code

Agent

561-768-9288

Telephone Number

\_\_\_ Contract Purchaser

561-768-9288

Fax Number

salour@cypressrealtyfl.com

E-Mail Address



# Gardens Corporate Center

## PROJECT NARRATIVE PUD Site Plan Amendment February 16, 2016

### Request/Location:

On behalf of Gardens Corporate Center, LLC, we would like to request a PUD Site Plan Amendment to Phase 2 of the Medical Mall Planned Unit Development (PUD) known as the Gardens Corporate Center (f/k/a Medical Mall Phase 2) to allow Class "A" professional office buildings. The subject site is located on the northeast corner of the PGA Boulevard (PGA Bypass) and Alternate AIA in the City of Palm Beach Gardens Florida. Only the Phase 2 area is addressed with this request.

### Proposed:

The proposed buildings and garage parking structure are consistent with the previously approved 223,943 s.f. square footage of professional office space that is vested based on Ordinance 6, 2013.

The PUD Site Plan Amendment application is being requested to allow changes to the approved site plan and architecture, the site changes more specifically are as follows:

- The site plan has been revised to reflect 177 surface parking spaces and approximately 711 parking spaces within the proposed garage;
- Addition of an entrance into the site from the PGA Bypass Lane;
- The architecture has been redesigned to provide a modern iconic design consistent with PGA Corridor.
- Art in Public Places (AIPP) locations have been shown on the proposed site plan on the building rooftop).

### History:

The following is a list of all the approvals for Gardens Corporate Center:

Gardens Corporate Center LIST OF APPROVALS		
Petition No.	Application Request	Date of Approval
Resolution 9, 1984	MacArthur Regional Center DRI approved on 458 acres of land	February 16, 1984
Resolution 118, 1994	Creating a PUD for construction of professional office buildings and a Skilled Nursing Facility within the Regional Center DRI	September 1, 1994
Resolution 21, 1995	The Medical Mall at Palm Beach Gardens Plat 1 – replatting to include the Gardens Corporate Center, prior to issuance of the next building permit	February 16, 1995
Resolution 89, 1995	Approve modification to exterior of Medical Mall	September 7, 1995

<b>Gardens Corporate Center LIST OF APPROVALS</b>		
<b>Petition No.</b>	<b>Application Request</b>	<b>Date of Approval</b>
Resolution 69, 1996	Approve modification to exterior of Medical Mall	April 18, 1996
Resolution 164, 1996	Approve modification to exterior of Medical Mall	December 5, 1996
Resolution 64, 1998	Approve Master Signage for MacArthur Center	September 3, 1998
Resolution 10, 2001	Granting Waivers to allow additional wall signs and for two (2) signs to be located beneath the tenth floor parapet of the 3801 PGA Boulevard Building	January 18, 2001
Ordinance 42, 2001	Amend Phase 2 of the "Medical Mall"	December 6, 2001
Resolution 66, 2007	Approving an agreement between the City of Palm Beach Gardens and Downtown at the Gardens related to parking at Downtown at the Gardens	June 2007
Resolution 27, 2010	Approving an agreement between the City of Palm Beach Gardens and Downtown at the Gardens related to parking at Downtown at the Gardens	June 3, 2010
MISC 12-04-000084	Time extension for the temporary parking for use on the Gasman Property for a period of three (3) years (expires June 2015)	June 12, 2012
Ordinance 06-13	Amending regional center	May 2, 2013
Resolution 22-13	Rescinding of DRI	April 4, 2013
Resolution 23-13	Approved Master Plan and conditions	May 2, 2013
Resolution 47, 2013	Modify a previously approved monument sign for Phase 1 (3801 PGA Boulevard)	July 16, 2013

**Surrounding Uses:**

The subject site is bounded on the north by Kyoto Gardens and then Downtown at the Gardens; to the east is the Medical Mall Phase 1; to the south is PGA Boulevard; and to the west is Alternate AIA.

**Existing Zoning and Land Use Designations**

<b>EXISTING USE</b>	<b>FUTURE LAND USE</b>	<b>ZONING</b>
<b>SUBJECT PROPERTY:</b>	PO	PUD
<b>TO THE NORTH :</b> <i>Kyoto Gardens and Downtown at the Gardens</i>	PO	PCD
<b>TO THE SOUTH :</b> <i>PGA By Pass, PGA Boulevard</i>		PCD
<b>TO THE EAST :</b> <i>Medical Mall Phase I</i>	PO	PCD
<b>TO THE WEST :</b> <i>Alternate AIA</i>		

**Concurrency:**

A Traffic Report has been submitted as part of the application request. However, the project is vested pursuant to Ordinance 6, 2013.

**Architecture:**

The architecture is in keeping with the established caliber of the PGA corridor and the City of Palm Beach Gardens while also creating a unique statement for this location. The proposed buildings are designed with clean lines and steel to reflect a modern classic character in neutral hues that are consistent in the corridor. A sense of place is defined with the proposed rooftop art (AIPP) that provides iconic elements that will read during the day and night. At the ground level hardscape and water are used in artistic amenities that will include a water wall and outdoor seating. Thus the proposed project will create locational identity from a far and at the pedestrian level. The Art in Public Places requirement is being address to emphasize location and as a part of the architectural character of the building itself.

**Parking and Circulation:**

The applicant is proposing a revised site plan to provide an additional direct access point (ingress only) along the PGA Boulevard bypass into the Phase II building parking lot. This additional access will allow for better circulation through the site.

The proposed site plan includes on-grade parking, as well as the proposed 3 story garage. This maintains more open space and improves the parking choices on the site. Parking will exceed the code required number.

**Landscape:**

The landscape is being designed to maintain consistency with the established natural character of the area with highlighted hardscape amenity areas for office clientele.

**Landscape Points:**

The table below shows how the proposed plan exceeds required points.

	<b>LANDSCAPE POINTS</b>
Required Landscape Points	11,237
Approved	
Provided Landscape Points	30,763

**Waivers:**

Ordinance 42, 2001 approved on December 6, 2001 granted the following two waivers for Phase 2 in Ordinance 42, 2001:

1. A waiver from Section 78-344(l), which requires 10-foot wide parking spaces to allow for 9-foot wide parking spaces in the parking garage. The Applicant has maintained the reference on the waiver and deviation chart since the 9' spaces will need to be approved by City Council.
2. A waiver for maximum height for buildings – Section 78-153 which allows a maximum building of 36 feet, to allow for buildings up to 6-stories (98 feet) in height.

The proposed waiver is:

1. Height of proposed building (Section 78-153) – previous waiver to 98 feet – proposing 139’-4”. **Note - on approved Site Plan dated December 6, 2001/Ordinance 42, 2001 - existing Phase 1 building is approximately 151’ to top of skylight; proposed Phase 2 – 89’-6” to top of parapet; and garage is 75’ to ridge high point); a waiver for 98 feet is currently approved. Thus our request is consistent with the previous approvals and provides for height in a location where the City has established a character for the corridor which is in proximity of I-95 and that sets a sense of arrival to the City. The four sided iconic architecture provides added benefit for this consideration. The highest point accommodates the AIPP sculpture which is located on top of each tower.**

WAIVER				
			PROPOSED	REQUESTED WAIVERS
1. Max. Building Height – Phase 2	Sec. 78-153	(36 feet)	139’-4” plus 50’ to the top of the Proposed Art in Public Places (previous approval (98ft. Ord 42,2001)	Yes

**Criteria for waivers is provided for in Section 78-158 of the code. Please note that all the requested waivers fulfill these criteria:**

1. **The request is consistent with the city's comprehensive plan – the proposed waiver is consistent with the provisions of the Land Development Regulations that allow for waivers in Planned Developments. The proposed waiver is not in violation of the Comprehensive Plan.**
2. **The request is consistent with the purpose and intent of this section – the proposed waiver is consistent with the provisions of the code that allow waiver requests within a Planned Development district necessary to implement the site plan, based upon the most comparable zoning district to provide for more innovative design.**
3. **The request is in support of and furthers the city's goals, objectives, and policies to establish development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips, and a sense of place – the approval of the site plan and architectural design of the overall project satisfies the city's goals and objectives for a project with architectural significance, pedestrian amenities, linkages, employment opportunities, trip reduction and a sense of place. This request provides for the opportunity to create an iconic modern design with the two (2) office buildings and garage in a premier location of the City.**
4. **The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for PUDs – the proposed**

*waiver will enhance the development of the site by providing an iconic modern design with Art in Public Places for the enjoyment of the City.*

5. **The request for one or more waivers results from innovative design in which other minimum standards are exceeded** – *the proposed improvements and subsequent waiver promotes innovate and creative planning and design that will improve the functionality and efficiency of the site, while addressing current market trends. Note - the additional height are consistent with the established development pattern in the existing PUD, the PCD and this area of the City.*
6. **The request demonstrates that granting of the waiver will result in the preservation of valuable natural resources, including environmentally-sensitive lands, drainage and recharge areas, and coastal areas** – *the site has previously been used as a temporary parking lot for Downtown at the Gardens with some of the areas being cleared. The proposed improvements and waiver requests will have no impact on valuable natural resources or environmentally-sensitive lands. In fact the use of a parking structure reduces surface parking requirements, this maintains open space.*
7. **The request clearly demonstrates public benefits to be derived, including but not limited to such benefits as no-cost dedication of rights of way, extensions of pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building and site design techniques** – *the waiver request will result in public benefits such as promoting the City with a desirable architectural building and site design techniques. The granting of the waiver will allow the site to make improvements that will enhance the functionality, efficiency and aesthetics of the site in keeping with the character of the corridor.*
8. **Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver** – *sufficient screening and buffering has been provided. The granting of the waiver will not cause any adverse impact to the adjacent uses.*
9. **The request is not based solely or predominantly on economic reasons** – *the waiver request is not based solely and predominantly on economic reasons. The request permit improved design consistent with the established development character. The waiver will allow the development of this project to provide desirable architecture and aesthetically pleasing features which includes art which makes a strong iconic statement for this location.*
10. **The request will be compatible with existing and potential land uses adjacent to the development site** – *Phase 2 of the former Medical Mall PUD was previously approved for 223,943 s.f. and 6 stories and was then and is now compatible with the existing land uses of the adjacent property and the waiver request is consistent with established PUD character and the overall pattern of development. It is in keeping with City character and a policy that provides for height in the corridor.*

**11. The request demonstrates the development will be in harmony with the general purpose and intent of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare – the proposed waiver is in harmony with the intent of this LDR section and City designed policy for this location.**

<b>SITE ANALYSIS: CONSISTENCY WITH THE CURRENT APPROVAL</b>				
	<b>Code PO</b>	<b>Existing Approval</b>	<b>Proposed Phase 2 Building</b>	<b>New Waiver Requested</b>
<i>Max Lot Coverage</i>	35%	32.1%	18.1%	No
<i>Max Building Height</i>	36 feet	98 feet (waiver)	139'-4" feet	Yes
<i>Min. Open Space (per PCD)</i>	10%	48.4%	44.1%	No
<i>Setbacks</i>				
<i>Front – Kyoto Gardens Drive</i>	25 feet	27 feet	97.4 feet	
Special Front Setback – - PGA Overlay – PGA Blvd,	78-221(d)(4)	No pavement or building within the 55 foot setback;	PGA Blvd. - 55' to the proposed easement; 113.1' to the existing right of way	No
Special Front Setback – - Alt. AIA	78-186 (5)a	No pavement or building within the 55 foot setback;	57' to the existing right of way of Alt. AIA	No
<i>Side - east</i>	27 feet		610' to Lake Victoria Gardens	
<i>Parking</i>				
<i>Number Required</i>	747	884	900	No
<i>Stall Dimensions</i>	10'x18.5'	9.5' x 18'5 surface 9' x 18.5' garage	9.5' x 18'5 surface 9' x 18.5' garage	No

On behalf of the applicant Gardens Corporate Center, LLC, Nader Salour of Cypress Realty of Florida and Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully requests processing of this application. The Project Managers at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Dodi Buckmaster Glas, Benjamin Dolan, and Pat Lentini.