

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning 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 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 checked="" type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other <input type="text"/> |
- Date Submitted:

Project Name: Gardens Station

Owner: Multiple Owners (See attached)

Applicant (if not Owner): _____

Applicant's Address: 3920 RCA Blvd, # 2002 Telephone No. (561) 627-4000

Agent: JMorton Planning & Landscape Architecture

Contact Person: Lauren McClellan / Jennifer Morton E-Mail: lmcclellan@jmortonla.com

Agent's Mailing Address: 3920 RCA Blvd. #2002, Palm Beach Gardens, FL 33410

Agent's Telephone Number: (561) 721-4463 / (561) 371-9384

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



Architect: _____

Engineer: _____

Planner: JMorton Planning & Landscape Architecture

Landscape Architect: _____

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: East and west sides of RCA Center Drive, north of RCA Boulevard

Address: 11020, 11025 & 11030 RCA Center Drive

Section: ⁶ _____ Township: ⁴² _____ Range: ⁴³ _____

Property Control Number(s): See attached list

Acreage: ^{7.597} _____ Current Zoning: ^{MXD} _____ Requested Zoning: ^{N/A} _____

Flood Zone ^B _____ Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: ^{MXD} _____

Existing Land Use: ^{Mixed Use Development} _____ Requested Land Use: ^{Same} _____

Proposed Use(s) i.e. hotel, single family residence, etc.: ^{covered parking} _____

Proposed Square Footage by Use: _____

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

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: See attached justification statement.

2. What will be the impact of the proposed change on the surrounding area?

See attached justification statement.

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, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

See attached justification statement.

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

See attached justification statement.

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

See attached justification statement.

6. Has project received concurrency certification?

Yes.

Date Received:

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately _____ mile(s) from the intersection of _____

_____, on the north, east, south, west side of _____

_____ (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared John C. Bills

who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting Site Plan Approval for Covered Parking in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed JMorton Planning & Landscape Architecture to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: PGA Development Associates, LC

Signature of Owner: [Handwritten Signature]

3920 RCA Blvd, Suite 2002

Street Address

John C. Bills, Mgr

By: Name/Title

Palm Beach Gardens, FL 33410

City, State, Zip Code

P. O. Box

(561) 627-4000jcb@

Telephone Number

jcb@jcbills.com

E-mail Address

City, State, Zip Code

Fax Number

Sworn and subscribed before me this 28 day of January, 2016.

Lauren L. McClellan

Notary Public

My Commission expires:

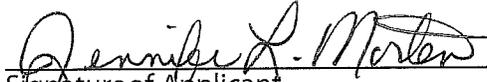
2/28/2017



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 here with 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

Jennifer Morton

Print Name of Applicant

Optionee

3920 RCA Boulevard, Suite 2002

Street Address

Lessee

Palm Beach Gardens, FL 33410

City, State, Zip Code

Agent

(561) 371-9384

Telephone Number

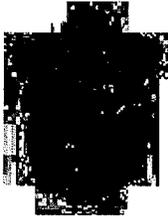
Contract Purchaser

N/A

Fax Number

jmorton@jmortonla.com

E-Mail Address



Permit # _____

Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. **All activities related to the pending permit(s) will cease until any outstanding invoices are paid.**

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

[Handwritten Signature]
Owner signature

2/28/26
Date

John C. Bills
Owner printed name

See Attached list
Property Control Number

DESIGNEE/BILL TO:

PGA Development Associates, LC

3920 RCA Blvd, #2002

Palm Beach Gardens, FL 33410

Same as owner
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach County

I hereby certify that the foregoing instrument was acknowledged before me this 28 day of January, 2016 by John C. Bills. He or she is personally known to me or has produced _____ as identification.

Lauren L. McClellan
Notary public signature

Lauren McClellan
Printed name

State of Florida at-large

My Commission expires: 2/28/17



GARDENS STATION
MISCELLANEOUS SITE PLAN APPLICATION

Submitted: January 29, 2016

Background Information

On behalf of the Applicant, JMorton Planning & Landscape Architecture is proposing to modify the approved site plan for Gardens Station to add covered parking spaces within the parking lot. Gardens Station ("Property") is a 7.6 acre mixed use planned development located between RCA Drive and Alternate A1A, north of RCA Boulevard. The existing land use and zoning designation for the entire Gardens Station property is MXD. The project is subdivided by RCA Center Drive and developed in two phases: Gardens Station East and Gardens Station West. The uses surrounding the Property are detailed in the table below.

	Future Land Use	Zoning Designation	Existing Use
North	MXD	M1	Office & Retention
South	Industrial	PCD	Office & Hotel
East	N/A MXD	N/A PCD	Alternate A1A & FEC Railroad Line Legacy Place
West	MXD	M1	Office

Gardens Station was originally approved on December 16, 2004 for the development of a total of 82,325 square feet (17,550 square feet of medical office; 47,200 square feet of professional office; 15,075 square feet of commercial; and 2,500 square feet of financial use). An administrative amendment was approved on March 17, 2015 to eliminate loft office space which reduced the total square footage by 4,325 square feet.

1. Explain the nature of the request:

The attached aerial map shows the existing buildings and parking area. The Property is developed with a total of 336 parking spaces. The Applicant simply desires to add covered parking spaces as an amenity for the tenants of the office buildings. Four covered parking spaces at Gardens Station West and seven covered parking spaces at Gardens Station East have previously been approved and installed. The City Land Development Code allows for a maximum of 5% of the total parking to be covered parking spaces which would equate to a maximum of 16 spaces. The Applicant intends to provide 20 additional covered parking spaces for a total of 31 covered parking spaces (14 spaces located on the eastern parcel and 17 spaces on the western parcel), thereby exceeding the maximum amount of covered parking spaces by 15 spaces.

Per the attached details, the proposed parking canopy structures will be freestanding and not attached to any building. The canopies will be installed and match the existing covered parking spaces that have been installed on both the east and west portions of the project. Like the existing canopies, the support beams will be located approximately every two parking spaces between the striping of the double lined parking spaces. The proposed covered parking at Gardens Station West will be green to match the

existing four covered parking spaces and the proposed covered parking spaces at Gardens Station East will be terracotta to match the existing seven covered parking spaces.

2. What will be the impact of the proposed change on the surrounding area?

The proposed covered parking spaces will have no impact on the surrounding area as they are proposed to be located internally and will not be visible from any major public rights-of-way. The proposed covered parking spaces have been requested by and will serve the tenants and business owners of the two office buildings.

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, Conservations, Recreation and Open Space, Intergovernmental Coordination and Capital Improvement.

The proposed request is not a rezoning only a request to allow additional covered parking spaces which will exceed the maximum percentage allowed by City Code. The proposed covered parking spaces will not be in conflict with any elements of the City's Comprehensive Plan.

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 covered parking will not affect native vegetation or any natural resources. Gardens Station has already been fully developed and the proposed addition of covered parking spaces will not increase any pervious area on the Property. The proposed parking canopies will not interfere with the existing landscape materials in the parking islands, plating medians or landscape buffer.

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

The proposed addition of covered parking spaces will not require Art in Public Places. The Gardens Station MXD previously satisfied the Art in Public Places requirement through monetary contributions.