

**CITY OF PALM BEACH GARDENS
PLANNING, ZONING, AND APPEALS BOARD
Agenda Cover Memorandum**

**Meeting Date: April 12, 2016
Petition: MISC-16-02-000119**

Subject/Agenda Item:

MISC-16-02-000119 Gardens Station Planned Unit Development (PUD) Site Plan Amendment

Public Hearing & Recommendation to City Council: A request from PGA Development Associates, LC, to modify the Site Plan to add 20 covered parking structures over existing parking spaces within the Gardens Station Planned Unit Development (PUD). Gardens Station PUD is located between RCA Drive and Alternate A1A, north of RCA Boulevard.

Recommendation to APPROVE

Recommendation to DENY

<p>Reviewed by: Director of Planning & Zoning</p> <p> _____ Natalie M. Crowley, AICP City Attorney</p> <p>_____ R. Max Lohman, Esq. Development Compliance</p> <p> _____ Bahareh Wolfs, AICP</p> <p>Approved By: City Manager</p> <p>_____ Ronald M. Ferris</p>	<p>Originating Dept.: Planning & Zoning: Project Manager</p> <p> _____ Gaby Serrano, Planner</p> <p><input checked="" type="checkbox"/> Quasi – Judicial <input type="checkbox"/> Legislative <input checked="" type="checkbox"/> Public Hearing</p> <p>Advertised: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 04/01/16 Paper: Palm Beach Post</p> <p>Affected parties: <input type="checkbox"/> Notified <input checked="" type="checkbox"/> Not Required</p>	<p>Finance: Accountant</p> <p> _____ Tresha Thomas</p> <p>Fees Paid: <u>Yes</u></p> <p>Funding Source: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p> <p>Budget Acct.#: <u>N/A</u></p> <p>Effective Date: <u>N/A</u></p> <p>Expiration Date: <u>N/A</u></p>	<p>PZAB Action: <input type="checkbox"/> Rec. Approval <input type="checkbox"/> Rec. Approval w/ Conditions. <input type="checkbox"/> Rec. Denial <input type="checkbox"/> Continued to: _____</p> <p>Attachments:</p> <ul style="list-style-type: none"> • Location Map • Development Application & Justification Statement • Site Plan • Landscape Plan • Canopy Color Chart • Covered Parking Detail Sheet
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EXECUTIVE SUMMARY

The subject request will allow a modification to the approved Gardens Station Planned Unit Development (PUD) Site Plan. Gardens Station is developed with a total of 336 parking spaces. The Applicant desires to add covered parking spaces as an amenity for the tenants of the office buildings. Eleven covered parking spaces exist on site today. The City Land Development Code allows for a maximum of five (5) percent of the total parking to be covered parking spaces which would equate to maximum of 16 spaces. The Applicant intends to provide 31 covered parking spaces (14 spaces located on the eastern parcel and 17 spaces on the western parcel), thus exceeding the maximum amount of covered parking spaces by 15 spaces. The Applicant is requesting a waiver to increase the amount of covered parking allowed from five (5) percent to 9.2 percent, or from 16 covered parking spaces to 31 covered parking spaces.

Staff is recommending approval of the subject petition.

BACKGROUND

On December 16, 2004, the City Council adopted Ordinance 43, 2004 and Resolution 217, 2004, providing for a rezoning and master plan approval for the Gardens Station Planned Unit Development (PUD), respectively, allowing for the development of a mixed-use project consisting of two (2) buildings containing 15,075 square feet of general commercial use, 17,550 square feet of medical office use, 47,200 square feet of professional office use, and 2,500 square feet of financial use.

On July 1, 2010, a minor administrative amendment was approved, adding a covered parking structure over four (4) parking spaces at the rear of Gardens Station West Building.

On September 15, 2015, an administrative amendment was approved to add a covered parking structure for seven (7) parking spaces at Gardens Station East.

On October 1, 2015, a minor administrative amendment was approved for a change in color of the covered parking structure from Dark Greed to Terra Cotta at Gardens Station East.

LAND USE & ZONING

The site has a Mixed Use (MXD) future land-use designation and a PUD Overlay with an underlying zoning designation of Mixed Use (MXD).

Table 1. Existing Zoning and Land-Use Designations

EXISTING USE	ZONING	LAND USE
<u>Subject Property</u> Gardens Station	Planned Unit Development (PUD) Overlay with underlying Mixed Use (MXD)	Mixed Use (MXD)
<u>North</u> PGA Design Center	Planned Unit Development (PUD) Overlay with underlying Mixed Use (MXD)	Mixed Use (MXD)
<u>South</u> Northcorp	Planned Community Development (PCD) Overlay with underlying Research and Light Industrial (M-1)	Industrial (I)
<u>West</u> Marriott Hotel; Loehmann's Plaza	Planned Unit Development (PUD) Overlay with underlying General Commercial (CG1)	Commercial (C)
<u>East</u> Legacy Place	Planned Community Development (PCD)	Mixed Use (MXD)

PROJECT DETAILS

Site Details

The Gardens Station PUD is located on the east and west sides of RCA Center Drive, approximately 300 feet north of RCA Boulevard. The overall Gardens Station PUD is approximately 7.6-acres.

Subject Request

The property owner, PGA Development Associates, LC, is requesting an amendment to modify the Site Plan to add covered parking structures over 13 existing spaces located on the western parcel and seven (7) existing spaces located on the eastern parcel within the Gardens Station Planned Unit Development (PUD) for a total of 31 covered parking spaces. There is currently a total of 11 covered parking spaces. Section 78-374 (g), *Covered parking structures*, of the City Code specifically allows for a maximum of five (5) percent of the total parking to be covered parking spaces. The Applicant request will bring the percentage to 9.2 percent.

Existing Covered Parking

The Gardens Station East building currently has seven (7) covered parking spaces in a terracotta color. The Gardens Station West building has a total of four (4) existing covered parking spaces in a green color.

Waiver Request

The Applicant is requesting one (1) waiver with this petition.

Code Section	Requirement	Proposal	Waiver	Staff Support
Section 78-374 (g) Maximum amount of covered parking	Maximum of five percent (5%) of total parking (336) (16 spaces total)	9.2% (31 covered parking spaces)	4.2% (15 covered parking space)	Yes

STAFF ANALYSIS

In order to justify the waiver request based on Section 78-158, *Waivers to Planned Development District Requirements*, of the City's Land Development Regulations, the property owner is proposing two (2) additional benches in the outside plaza area of Gardens Station West, as well as two (2) Ligustrum Trees, 13 Pitch Apple Shrubs, and Fakahatchee grass in the northwest landscape island on Gardens Station West and in the northeast landscape island on Gardens Station East.

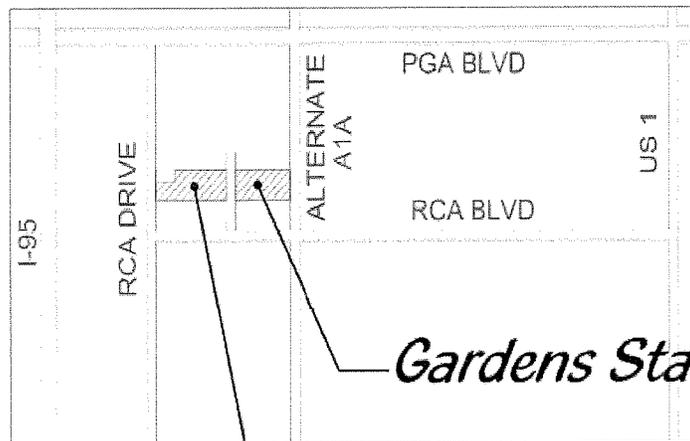
The request is consistent with several other developments in the area. Other similar, covered parking projects that have been approved within the City include Fairway Office Center at PGA National, NorthCorp and Village Square Professional Park Phase II.

The proposed parking canopy structures will be freestanding and not attached to any building. The support beams will be located approximately every two (2) parking spaces between the stripping of the double lined parking spaces. 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. The proposed covered parking at Gardens Station West (awning and supports) will be green to match the existing four (4) covered parking spaces and the proposed covered parking spaces at Gardens Station East (awning and supports) will be terracotta to match the existing seven (7) covered parking spaces. Staff supports the Applicant's request to modify the Site Plan for covered parking.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of petition MISC-16-02-000119, with one (1) waiver.

Location Map



Gardens Station East

Gardens Station West

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 style="width: 100px; height: 15px;" 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 _____

3920 RCA Blvd, Suite 2002

Street Address

P. O. Box _____

(561) 627-4000jcb@

Telephone Number

jcb@jcbills.com

E-mail Address

John C. Bills, Mgr

By: Name/Title

Palm Beach Gardens, FL 33410

City, State, Zip Code

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, LLC
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.

[Handwritten Signature]
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

Re-Submitted: March 4, 2016

Re-Submitted: March 11, 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 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 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. Thereby, the Applicant is requesting to increase the amount of covered parking allowed from 5% to 9.2%, or from 16 covered parking spaces to 31 covered parking 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 (awning and supports) will be green to match the existing four covered parking spaces and the proposed covered parking spaces at Gardens Station East (awning and supports) will be terracotta to match the existing seven covered parking spaces.



Existing canopy at Gardens Station West



Existing canopy at Gardens Station East

At the request of City staff to provide additional amenities of landscaping, the Applicant has agreed to provide two additional benches in the outside plaza area of Gardens Station West as well as one (1) Crape Myrtle or Ligustrum Tree and Pitch Apple hedge in the northwest landscape island on Gardens Station East and in the northeast landscape island in order to off-set any to off-set any impacts that the proposed waiver to allow the additional covered parking spaces will have.

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 readily 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. The Applicant is requesting a waiver to allow additional covered parking spaces which will exceed the maximum percentage allowed by City Code. It is widely acknowledged that covered parking spaces mitigate solar radiation that contributes to heat island effect. In addition to policies in the Future Land Use Element related to the encouragement of planned developments within the City as a method of sustainable development, the Conservation Element of the Comprehensive Plan also identifies the use of sustainable building practices (Objective 6.2.2). LEED sustainable site certifiable building practices encourage the use of covered parking and further states that the use of such covered parking over 50% of the total parking area mitigates heat island effect. 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 Property has significant landscaping along the perimeter of the project as well as within the parking lot. 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.

Waiver Request

Concurrent with this miscellaneous site plan application, the Applicant is requesting to allow the amount of covered parking spaces to exceed 5% of the total parking for the Gardens Station MXD. The Applicant is specifically requesting a waiver from Sec. 78-374(g) to allow for 9.2% of the total parking to be covered. The total amount of covered parking spaces proposed by the Applicant is 31 spaces. These proposed covered parking spaces will provide an amenity for the tenants, employees, and customers of the various businesses located within both buildings of the MXD. As previously mentioned, the Applicant is proposing to install 7 covered parking spaces in addition to the 7 existing to the east of the courtyard for Gardens Station East, for a total of 14 covered parking spaces. On the Gardens Station West parcel, the Applicant is proposing to install 13 covered parking spaces in addition to the existing 4 spaces, for a total of 17 covered spaces.

1. The request is consistent with the City's Comprehensive Plan.

This waiver request will provide an additional amenity to the tenants and employees of two large office buildings located in the City. Amenities, such as covered parking spaces, are highly desired by lessees of office space throughout Palm Beach County. By providing such amenities, the Applicant strives to ensure the full occupancy of the subject office buildings in the present and future thus contributing to and enhancing the City's Goal 1.3 to promote livable communities and promote sustainable growth.

In addition to policies in the Future Land Use Element related to the encouragement of planned developments within the City as a method of sustainable development, the Conservation Element of the Comprehensive Plan also identifies the use of sustainable building practices (Objective 6.2.2). LEED sustainable site certifiable building practices encourage the use of covered parking and further states that the use of such covered parking over 50% of the total parking area mitigates heat island effect. Therefore, any increase in the amount of covered parking will assist to mitigate heat island effect.

2. The request is consistent with the purpose and intent of this section.

The proposed waiver is consistent with the purpose and intent of Section 78-158 of the City's code which encourages an innovative and creative design that will benefit the City and surrounding neighborhoods. This waiver request is not included in the list of prohibited waiver requests. The proposed waiver to allow an increased amount of covered parking will benefit the Applicant as well as the City. Current trends in the commercial/office space rental market include the provision of value added leasing opportunities for tenants seeking more amenities outside of basic office space rental. Offices with more amenities are drawing higher rents and therefore contributing to higher property values which ultimately benefit the City.

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 proposed waiver request will allow for the addition of covered parking spaces for two large office buildings. As more businesses locate to Palm Beach County, leasable office space is in demand. The commercial/office space rental market has become more competitive and

consumers are seeking more value-added upgrades and “bang for their buck”, especially when it comes to amenities.

Initially, when Gardens Station was approved, attention was given to architectural significance, pedestrian amenities and linkages, and sense of place. Gardens Station provides decorative pavers throughout the parking lot, at the front entryways, within the building courtyard, and at the pedestrian crossing on Northcorp Drive. Additionally, landscaping along the project perimeter and within the parking lot and courtyard contribute to an overall sense of place for the project. The addition of covered parking spaces will not only blend in and complement the existing features, but rather add a needed amenity for the tenants of Gardens Station.

Gardens Station West



Decorative pavers at crosswalk



Plaza with benches, bike racks, & trash receptacles



Front entry with benches



Bike rack and trash receptacle

Gardens Station East



Courtyard



Plaza with benches, bike racks, & trash receptacles



Decorative pavers at crosswalk



Landscape median between east & west parcels

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 for additional covered parking spaces will provide a value added amenity to the office development. As demonstrated in the pictures above, the existing MXD exceeds several minimum requirements for PUD's, including the provision of pedestrian amenities (benches and trash receptacles), landscaping, minimum pervious area, and minimum number of parking spaces.

Additionally, at the request of City staff, the Applicant has agreed to provide two additional benches in the outside plaza area of Gardens Station West as well as one (1) Crape Myrtle or Ligustrum Tree and Pitch Apple hedge in the northwest landscape island on Gardens Station East and in the northeast landscape island in order to off-set any impacts the proposed waiver to allow the additional covered parking spaces will have.

5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded.

Approval of this requested waiver to allow an increased number of covered parking spaces will add an amenity to the existing office building, which is being requested by several tenants of the office buildings. When Gardens Station was originally approved careful planning and consideration was given to design. The Gardens Station development contains several pedestrian amenities including benches, decorative pavers, outdoor plazas and gathering spaces, and a courtyard with landscaping. Consideration was also given to landscaping throughout the parking lot as well as along the perimeter of the Property.

6. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas.

The Property has been developed as an office complex for several years. At the time of site plan approval consideration was given to preservation of natural resources and drainage. Approval of the additional covered parking spaces will not impact any natural resources, nor will it increase the impervious area of the Property as the parking spaces already exist, the Applicant simply desires to install shade structures similar to those that already exist on the Property as an amenity for the building tenants. LEED sustainable site certifiable building practices encourage the use of covered parking.

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 or pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.

As mentioned above, the Applicant is applying to increase the amount of covered parking at the request of multiple tenants of the office buildings. The proposed awnings will match the existing covered parking structures on both portions of the Property. The covered parking spaces will be an amenity that will benefit the existing tenants of the existing office buildings. Because the project is built out, all right-of-way has been dedicated, pedestrian linkages have been secured, natural resources have been preserved, and desirable architectural, building and site design techniques were utilized during the design/review and approved by Palm Beach Gardens' staff.

8. Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.

The proposed covered parking spaces are interior to the project and will not be readily visible from adjacent properties. The existing landscaping along the rights-of-way and property perimeter will appropriately screen the covered parking spaces. As shown in the picture below the existing covered parking spaces blend in with the landscaping and are barely visible.



9. The request is not based solely or predominantly on economic reasons.

The proposed waiver is not based on economic issues. The Applicant desires to invest additional money into the project in order to create a value added amenity for the building tenants. The requested waiver will allow the project to exceed the maximum 5% covered parking limitation in order to provide additional covered parking spaces. The Applicant is not requesting a waiver to reduce a requirement but rather invest and be a good steward of his property, which subsequently, benefits the community.

10. The request will be compatible with existing and potential land uses adjacent to the development site.

As mentioned above, the proposed covered parking spaces will not be readily visible from adjacent developments as they are interior to the project. The existing landscaping along the rights-of-way and property perimeter will appropriately screen and blend the covered parking spaces. As shown in the picture above the existing covered parking spaces located at Gardens Station West blend in with the landscaping and are barely visible. It is the intent of the Applicant to install similar covered parking awnings to match the existing covered parking structures as well as the office buildings and surrounding environment.

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.

This request will be in harmony with the general purpose and intent of the City's code. The additional covered parking spaces will not be injurious to the area or detrimental to the public safety, health, and welfare. Rather the proposed waiver to allow an increased amount of covered

parking spaces will provide a needed amenity to the existing office building. The Applicant is not requesting a waiver to reduce a requirement but rather invest and be a good steward of his property, which subsequently, benefits the community. The proposed awnings will be screened by existing landscaping and buildings.



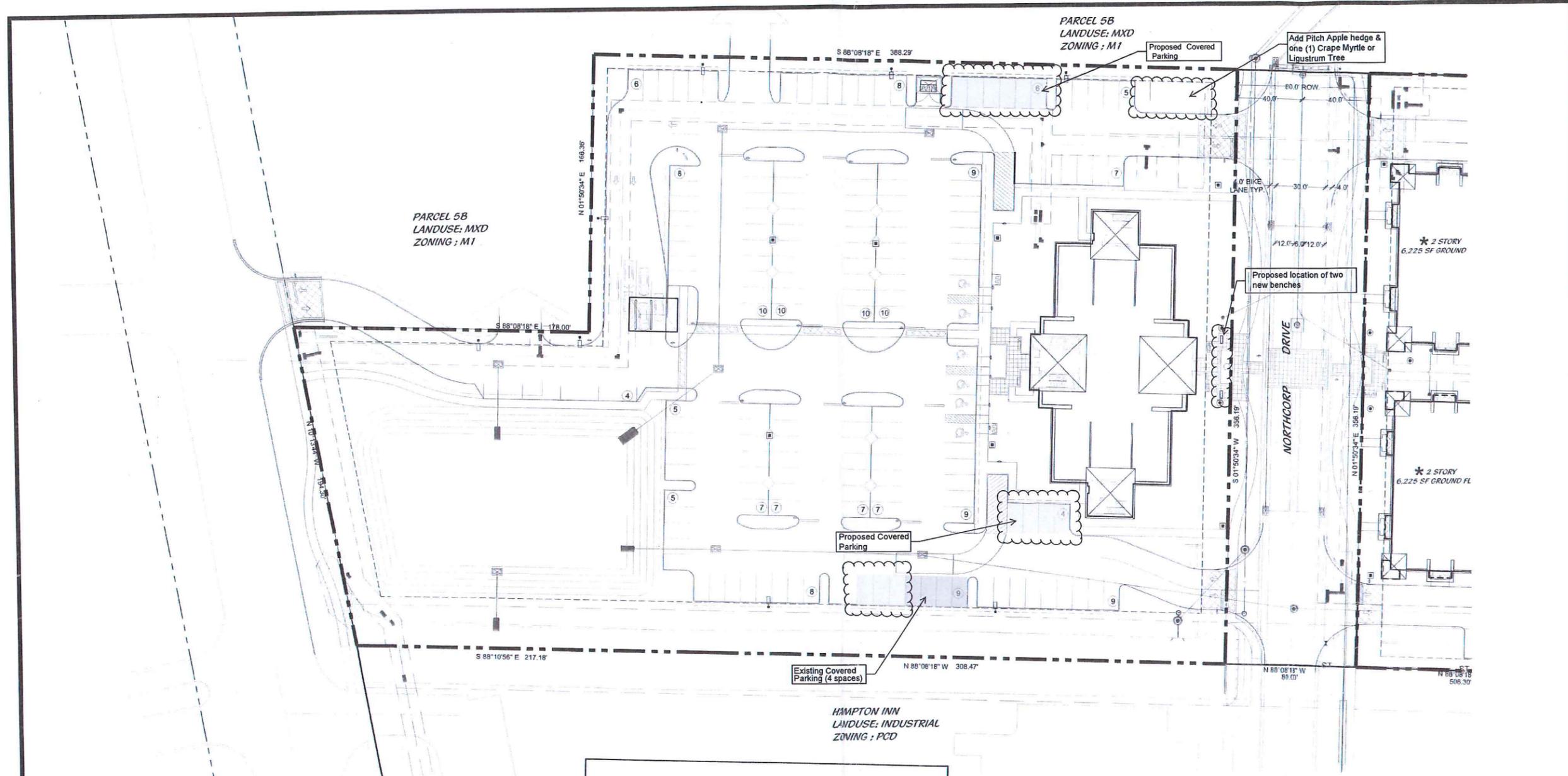
Cotleur Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Gardens Station

JC Bills Properties
Palm Beach Gardens, Florida



Site Data

TOWNSHIP 42, RANGE 43E, SECTION 6 AND 1 PLAT	RCA PARK
LAND USE DESIGNATION	M1X
EXISTING ZONING DESIGNATION	M1
CITY OF PBC PETITION NO.	TRD B
FEMA FLOOD ZONE PANEL NO.	3.86 ACRES
TOTAL SITE AREA	
PROPOSED USES	
NON RESIDENCE MIXD ALLOCATION	
FRANCIAL INSTITUTION	2,530.00 S.F.
PROFESSIONAL OFFICE	45,520.00 S.F.
TOTAL BUILDING	48,050.00
BUILDING LOT COVERAGE	0.27 ACRES
MAXIMUM BUILDING HEIGHT	65 FEET
BUILDING STORIES	4 STORIES
PHASING	1 PHASE
NUMBER OF BUILDINGS	1 BUILDING
TYPE OF OWNERSHIP	PRIVATE
LAND USE ALLOCATION	ACRES PERCENT
BUILDING LOT COVERAGE	0.27 6.9%
VEHICULAR USE AREAS	1.59 40.95%
WALKS AND ENTRY PLAZAS	0.14 3.72%
OPENSOURCE AND BUFFERS	0.73 19.29%
DETENTION AND DRAINAGE DITCH	0.86 22.25%
TOTAL SITE AREA	3.86 100.00%
OPENSOURCE & BUFFERS	ACRES PERCENT
PERVIOUS	1.59 41.23%
OPENSOURCE & BUFFERS	1.59 41%
SUBTOTAL	
IMPERVIOUS	0.27 6.99%
BUILDING LOT COVERAGE	1.59 40.95%
VEHICULAR USE AREAS	0.14 3.72%
WALKS AND ENTRY PLAZAS	0.73 19%
SUBTOTAL	2.27 59%
TOTAL	3.86 100.00%

PARKING CALCULATIONS

REQUIRED	PROVIDED
PROFESSIONAL OFFICE (1000 SF)	152
FINANCIAL INSTITUTION (1250 SF)	10
TOTAL	162
HANDICAP (INCLUDE IN TOTAL)	6
LOADING	2
TOTAL	170

PEDESTRIAN AMENITIES

REQUIRED	PROVIDED
BIKE RACKS	8.4
TRASH RECEPTACLES	0
BENCHES	1
TOTAL	4

Legend

- ROW ROAD RIGHT OF WAY
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TYP TYPICAL
- IWM WATER MAIN
- FM FORCE MAIN
- EXIST. EXISTING
- PROP. PROPOSED

SYMBOL	DESCRIPTION
[Symbol]	SQUARE AREA 1 FOOT SQUARE
[Symbol]	CIRCULAR AREA 1 FOOT DIAMETER
[Symbol]	RECTANGULAR AREA 1 FOOT BY 1 FOOT
[Symbol]	RECTANGULAR AREA 1 FOOT BY 2 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 3 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 4 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 6 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 8 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 10 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 12 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 15 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 20 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 30 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 40 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 60 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 80 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 100 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 120 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 150 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 200 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 300 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 400 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 600 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 800 FEET
[Symbol]	RECTANGULAR AREA 1 FOOT BY 1000 FEET

General Notes

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THIS PLAN.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDRS AND THE REGIONAL CTR MASTER SIGNAGE PROGRAM.

THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS. THE CITY OF PALM BEACH GARDENS CODE (LDRS) SHALL PREVAIL IN THE EVENT OF A CONFLICT.

ALL ABOVE GROUND UTILITIES (E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIMS) SHALL BE FULLY SCENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TAKE PLANTING.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE PER THE LDRS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDRS. THE IRRIGATION WATER SOURCE SHALL BE BY WAY PRIVATE WELL OR REUSE WATER FROM THE REGIONAL CENTER.

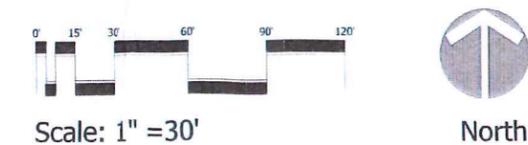
Location Map



Changes made by JMorton Planning & Landscape Architecture are to add covered parking spaces to both the East and West Parcels bringing the total amount of covered parking spaces to 31 spaces. Date: 3-9-16



Site Plan (West)



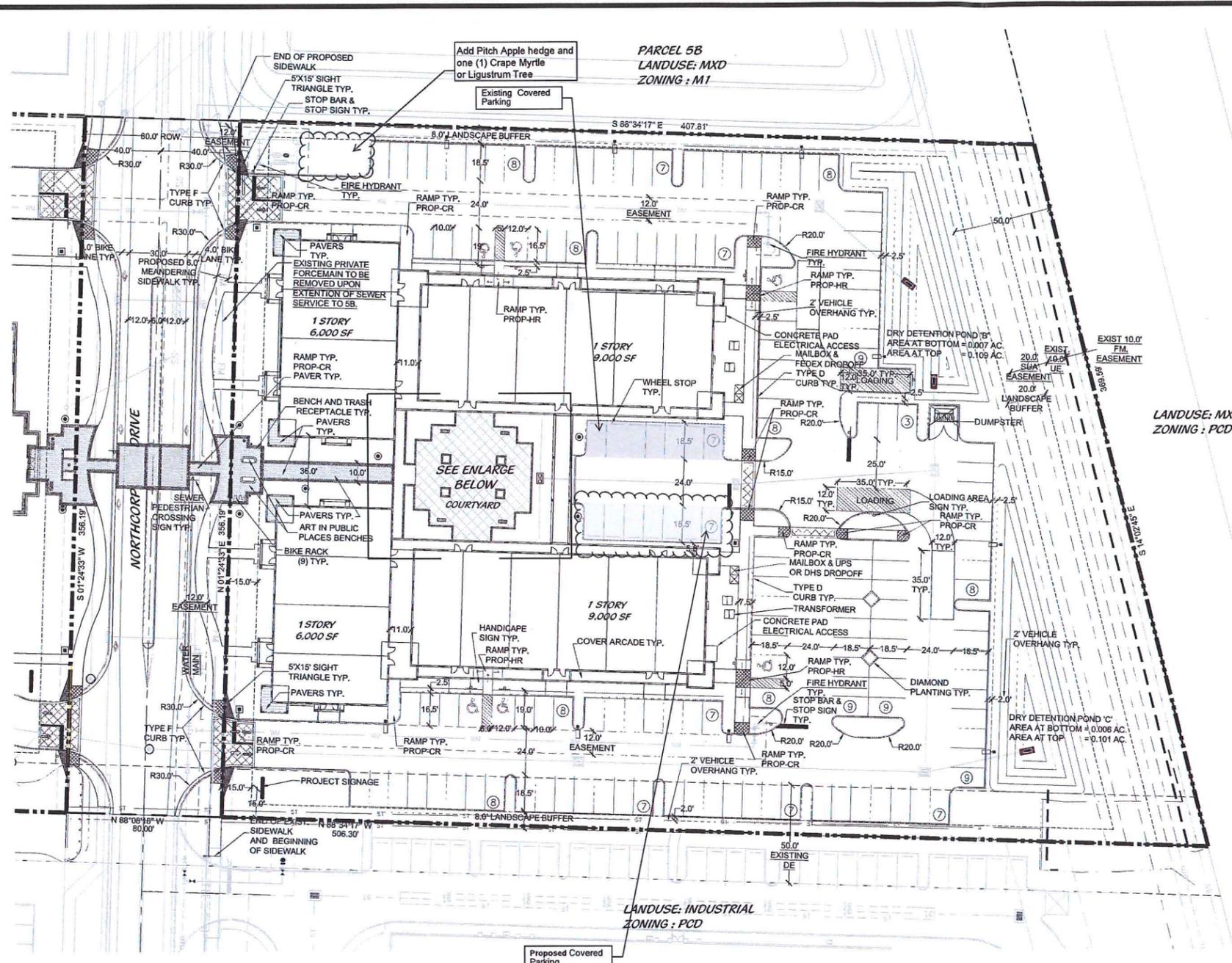
Scale: 1" = 30'

North

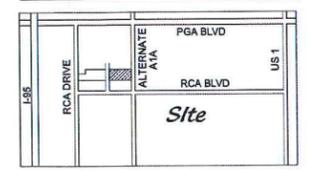
DESIGNED	DEH/JEEP
DRAWN	JEEP
APPROVED	DEH
JOB NUMBER	03-0428
DATE	06-06-03
REVISIONS	05-05-04
	06-30-04
COMMENTS	07-21-04
	WAIVER 10-15-04
	9.5' PK 11-19-04
	RCA DRIVE 12-01-04

SHEET 2 OF 3

COTLEUR HEARING INC.
These drawings and the property of the architect and are not to be used for any other project except by agreement in writing with the architect. Immediacy of any discrepancy to the architect.



Location Map

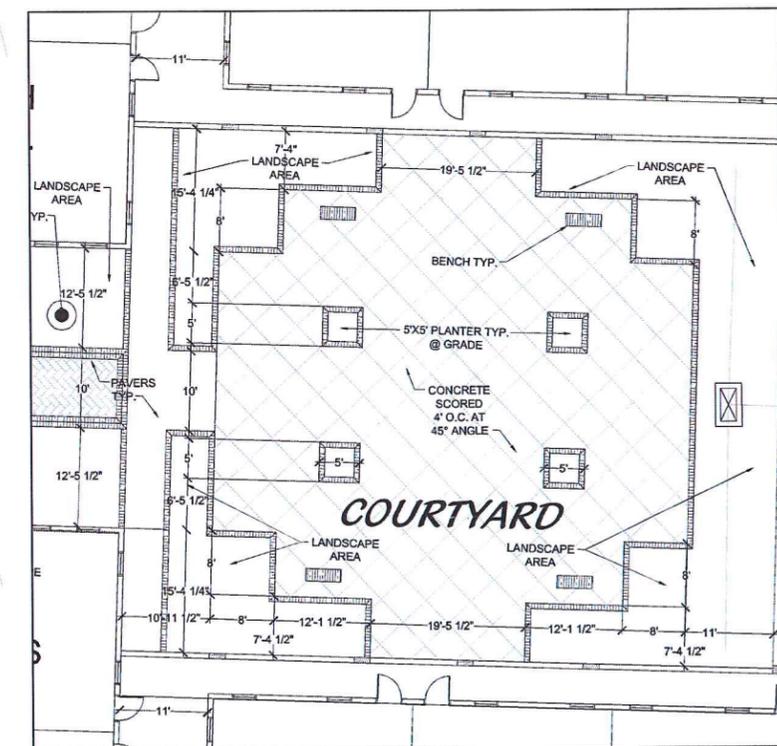


Cotleur Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Gardens Station
JC Bills Properties
Palm Beach Gardens, Florida



Courtyard Enlarge

Scale: 1" = 10'

General Notes

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S AND THE REGIONAL CENTER MASTER SIGNAGE PROGRAM.
- THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS, THE CITY OF PALM BEACH GARDENS CODE (LDR'S) SHALL GOVERN IN THE EVENT OF A CONFLICT.
- ALL ABOVE GROUND UTILITIES (IE. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIASE) SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.
- TWENTY-FOUR (24) INCH RIGID ROOT BARRIERS SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN SIX (6) FEET OF CURBS OR SIDEWALKS. ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- ROOT BARRIER, IN ACCORDANCE WITH THE SEACAST UTILITY AUTHORITY (SUA) CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND UTILITIES.
- TYPE D OR F RAISED CONCRETE CURBS SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICLE USE AREAS.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S
- ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S. THE IRRIGATION WATER SOURCE WILL BE BY WAY OF PRIVATE WELL, OR REUSE WATER FROM THE REGIONAL CENTER.

SYMBOL	DESCRIPTION
[Symbol]	SQUARE AREA LIGHT, SQUARE AREA LIGHT, SQUARE AREA LIGHT, SQUARE AREA LIGHT
[Symbol]	DRY DETENTION POND, DRAINAGE EASEMENT, UTILITY EASEMENT
[Symbol]	PROPOSED TYPE, EXISTING TYPE, EXISTING TYPE
[Symbol]	SQUARE AREA LIGHT, SQUARE AREA LIGHT, SQUARE AREA LIGHT

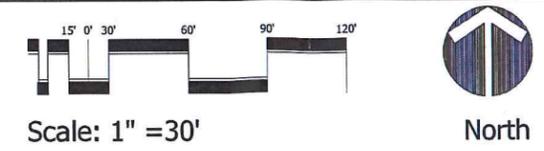
Legend

- ROW ROAD RIGHT OF WAY
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TYP TYPICAL
- WM WATER MAIN
- FM FORCE MAIN
- EXIST. EXISTING
- PROP. PROPOSED

Changes made by JMorton Planning & Landscape Architecture are to add covered parking spaces to both the East and West Parcels bringing the total amount of covered parking spaces to 31 spaces.
Date: 3-9-16



Site Plan (East)



Scale: 1" = 30'

North

DESIGNED	DEH/JEEP
DRAWN	JEEP
APPROVED	DEH
JOB NUMBER	03-0428.01
DATE	06-30-04
REVISIONS	06-30-04
04-13-05	WAIVER 10-15-04
05-25-05	07-19-05 12-01-04
06-06-05	08-01-05 12-13-04
05-19-06	06-06-06 07-06-06
08-03-06	10-25-06 05-20-07
12-23-11	02-07-12 02-22-12

Landscape Plan (West)

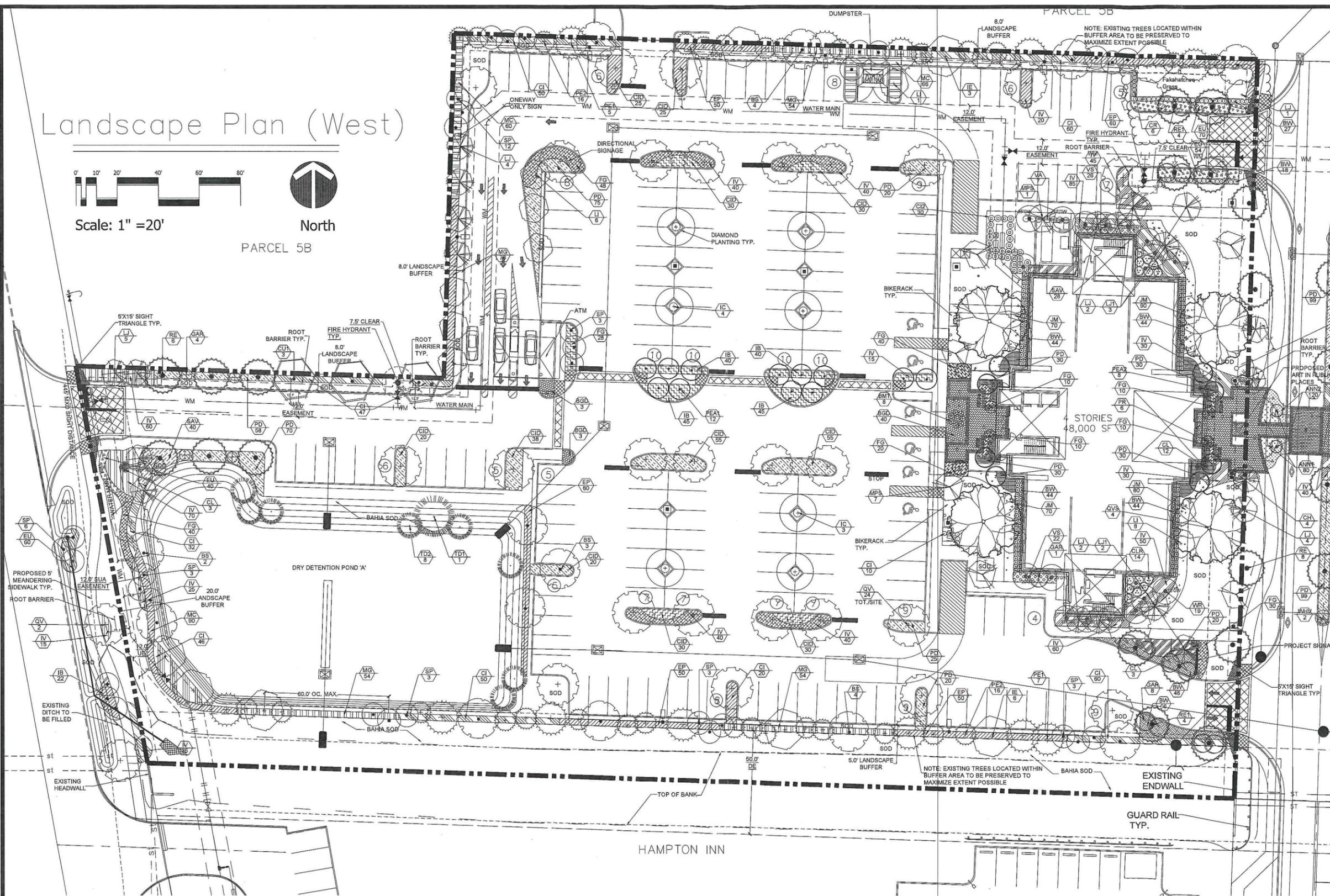


Scale: 1" = 20'



North

PARCEL 5B



Cotleur Hearing
 Landscape Architecture
 Planning
 Environmental Consulting
 Graphic Design
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561-747-6336 Fax-747-1377

Gardens Station
 JC Bills Properties
 Palm Beach Gardens, Florida

SUA COMMENTS 2-25-05

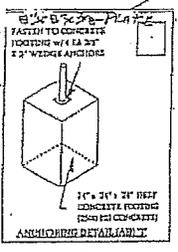
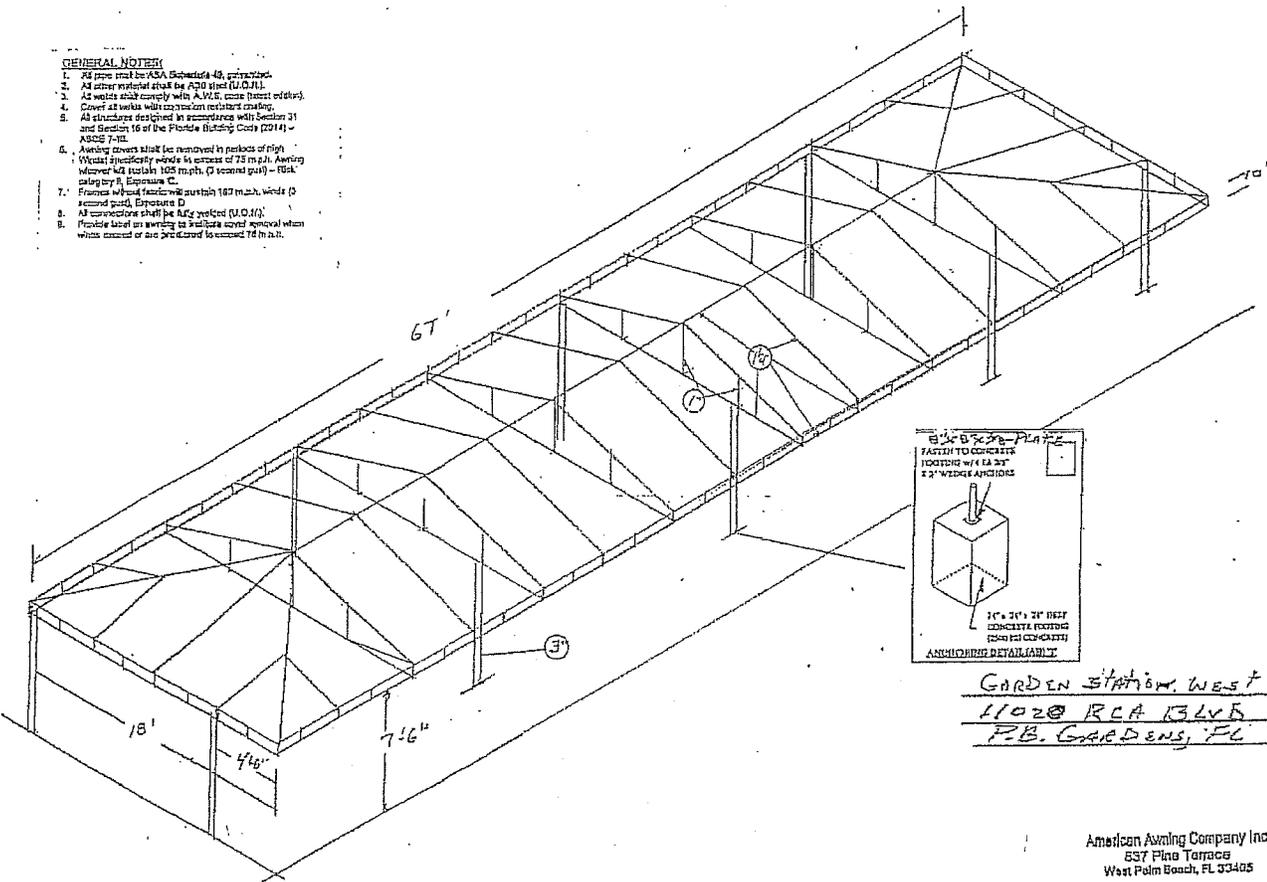
DESIGNED	DEH/JEEP
DRAWN	JEFF
APPROVED	DEH
JOB NUMBER	03-0428
DATE	06-06-03
REVISIONS	05-05-04
PATIO 03-24-05	05-30-04
COMMENTS 07-21-04	
WAIVER 10-15-04	
6-06-06	6-28-05 12-01-04
7-06-06	7-19-05 1-03-05
8-03-06	8-01-05 1-24-05
8-22-06	5-19-06 6-06-05

Changes made by JMorton Planning & Landscape Architecture are to add a total of 13 Pitch Apple Shrubs, 2 Ligustrum trees and Fakahatchee Grass. Date: 3-9-16



GENERAL NOTES

1. All pipe shall be A53A Schedule 40, galvanized.
2. All other material shall be A307 steel (U.O.P.).
3. All welds shall comply with A.308, same throat width.
4. Cover all welds with zinc-rich protective coating.
5. All structures designed in accordance with Section 21 and Section 16 of the Florida Building Code (2014) - ASCE 7-10.
6. Awning covers shall be removed in periods of high wind. Awning covers shall be removed in periods of high wind. Awning covers shall be removed in periods of high wind.
7. Forces shall be based on gusts to 100 m.p.h. (1 second gust), Exposure C.
8. All connections shall be AISC practice (U.O.P.).
9. Fabricate and erect in accordance with approved shop drawings.

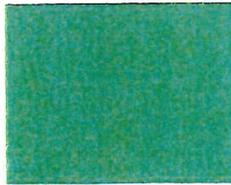


GARDEN STATION, WEST
 11020 RICA BLVD
 P.B. GARDENS, FL

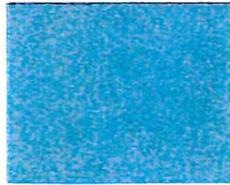
American Awning Company Inc.
 837 Pine Terrace
 West Palm Beach, FL 33405



858564
564 TEAL



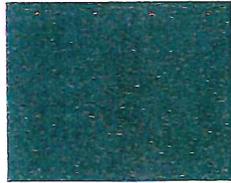
858514
514 LIME GREEN



858567
567 JADE



858543
543 SPRUCE



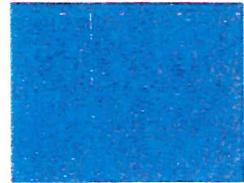
858510
510 DARK GREEN



858562
562 EMERALD



858570
570 SUMMER



858539
539 BAY BLUE



858503
503 ROYAL BLUE



858518
518 DUSKY BLUE



858536
536 CORAL BLUE



858527
527 BURGUNDY



858545
545 RUBY



858529
529 BRIGHT RED



858526
526 TERRA COTTA



858544
544 SUNSET ORANGE



858516
516 BROWN



858525
525 ENGLISH BROWN

COLORS ARE REPRESENTATIVE ONLY. SMALL VARIATIONS IN COLOR MAY OCCUR BETWEEN BATCHES AND BETWEEN DIFFERENT TOILET ARTICLES.