

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

PPCD-11-03-000004

Request:

- | | |
|-------------------------------------------------------------------------|--------------------------------------------------|
| <input checked="" 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 type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other _____ |

Date Submitted: _____

Project Name: Central Gardens Planned Community Development

Owner: Central Gardens, LLC

Applicant (if not Owner): _____

Applicant's Address: 784 US 1, #24, North Palm Beach, FL Telephone No. 561-799-3858

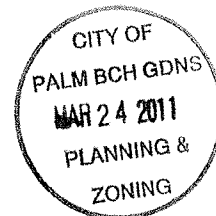
Agent: Urban Design Kilday Studios

Contact Person: Marty R.A. Minor, AICP E-Mail: mminor@udkstudios.com

Agent's Mailing Address: 477 S. Rosemary Avenue, #225, West Palm Beach, FL 33401

Agent's Telephone Number: 561-366-1100

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



Architect: _____

Engineer: _____

Planner: Urban Design Kilday Studios

Landscape Architect: Urban Design Kilday Studios

Site Information:

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

General Location: Southwest corner of Central Boulevard and Hood Road

Address: _____


Section: 35 & 36 Township: 41 Range: 42

Property Control Number(s): 52-42-41-36-00-000-3040 & 52-42-41-35-00-000-5010

Acres: 41.82 Current Zoning: PDA Requested Zoning: PCD

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

Current Comprehensive Plan Land Use Designation: MXD & RH

Existing Land Use: Vacant Requested Land Use: Residential and Mixed Use com 

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

Proposed Square Footage by Use: 57,500 s.f. of general retail and

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

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 applicant, Central Gardens, LLC, is requesting a rezoning of 41.82 acres at the southwest corner of Hood Road and Central Boulevard from its current designation of Planned Development Area to Planned Community District. The requested rezoning will allow for the future development of 200 multi-family homes, 57,500 square feet of general retail space and 50,000 square feet of general office space within an integrated community. For more explanation of the request, please see the Project Narrative attached.

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

The proposed rezoning will have no adverse impacts to the surrounding area. The proposed PCD provides more than sufficient buffers along properties. For additional justification, please see the attached Project Narrative.

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 rezoning complies with all aspects of the City's Vision Plan and Comprehensive Plan. The rezoning from PDA to PCD is consistent with Policy 1.2.4.4.(a) of the City's Future Land Use Element. The project is also an infill project which is encouraged by the City (Policy 1.2.4.11). The project will also complete the City's Parkway system along Central Boulevard.

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

In conformance with Section 78-301, it is proposed to preserve 6.65 acres of upland habitat on the site.

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

Consistent with 78-261, the Art in Public Places requirement will be addressed prior to the first qualifying

Certificate of Occupancy for non-residential development.

6. Has project received concurrency certification?

This site received concurrency certification on April 21, 2010.

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 SW mile(s) ~~from~~ the intersection of Central Blvd. and Hood Road _____, on the north, east, south, west side of Central Boulevard (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Gary L. Schottenstein
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 Planned Community Development rezoning in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma and Urban Design Kilday Studio to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Central Gardens, LLC / Gary L. Schottenstein

Gary L. Schottenstein
Signature of Owner

Gary L. Schottenstein
By: Name/Title Managing Member

784 U.S. 1, Suite 24
Street Address

North Palm Beach, FL 33408
City, State, Zip Code

P. O. Box

City, State, Zip Code

(561) 799-3858
Telephone Number

(561) 799-5682
Fax Number

ichosnek@imc-communities.com
E-mail Address

Sworn and subscribed before me this 21st day of March, 2011.

Myrna Jean White
Notary Public *Myrna Jean White*

My Commission expires:
5/15/12





Palm Beach Gardens Planning and Zoning Department
10500 North Military Trail, Palm Beach Gardens, FL 33410
561-799-4230

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.

Gary L. Schottenstein
Owner signature

March 21, 2011
Date

Central Gardens, LLC / Gary L. Schottenstein
Owner printed name

52-42-41-35-00-000-5010 &
52-42-41-36-00-000-3040
Property Control Number

DESIGNEE/BILL TO:

784 U.S. Highway 1, Suite 24
North Palm Beach, FL 33408

Gary L. Schottenstein
Designee Acceptance Signature
Gary L. Schottenstein

NOTARY ACKNOWLEDGEMENT

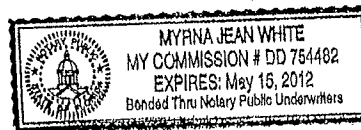
STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 21st day of March, 2011, by Gary L. Schottenstein. He or she is personally known to me or has produced _____ as identification.

Myrna Jean White
Notary public signature

Myrna Jean White
Printed name



State of Florida at-large

My Commission expires: 5/15/12

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

Marty R.A. Minion
Print Name of Applicant

Optionee

477 S. Rosemary Ave. #225
Street Address

Lessee

West Palm Beach, FL 33408
City, State, Zip Code

Agent

561-366-1100
Telephone Number

Contract Purchaser

561-366-1111
Fax Number

MMINION@VOKstudios.com
E-Mail Address

March 24, 2011



Mr. Richard Marrero
Senior Planner
Planning and Zoning Department
City of Palm Beach Gardens
Palm Beach Gardens, Florida 33410

Urban Planning and Design
Landscape Architecture
Communication Graphics

RE: CENTRAL GARDENS (a.k.a Parcel 31.06/31.07)
APPLICATION FOR PLANNED COMMUNITY DEVELOPMENT REZONING

Dear Mr. Marrero,

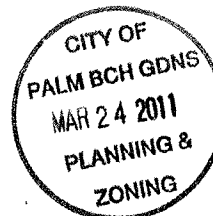
On behalf of Central Gardens, LLC, please accept this application for Planned Community Development (PCD) rezoning for 41.82 acres, known as Central Gardens (a.k.a. Parcel 31.06/31.07), which is located at the southwest corner of Hood Road and Central Boulevard.

The subject site is vacant and has no prior development approvals. The property has two Future Land Use designations: MXD (Mixed Use) on the southern portion (Parcel 31.07) and RH (Residential High) on the northern portion (Parcel 31.06). The property is bounded by Hood Road to the north, Central Boulevard on the east and south, and Interstate 95 and the Westwood Gardens/Westwood Lakes Planned Unit Development on the west. Both parcels have a zoning designation of PDA (Planned Development Area), which requires the rezoning of the property to a planned district as part of the development review.

On April 21, 2010, the subject site received Conditional Concurrency Certification from the City for 200 Residential Multi-Family Units, 57,500 square feet of general retail, and 50,000 square feet of general office. The pending PCD application and master plan will feature this development program. In addition, the master plan will also contain the required PCD buffers and parkways along with upland preserve areas.

Attached for your review and information are the following:

- \$11,850 Fee (\$3,850 application fee + \$5,000 engineering escrow + \$1,000 Legal Review escrow + \$1,000 Environmental Review Escrow + \$1,000 Advertising Security deposit)
- PCD Master Plan by Urban Design Kilday Studios
- Aerial Location Map
- Project Narrative
- Development Application
- Concurrency Approval
- Property Appraiser Information
- Warranty Deeds and Certificates of Title



477 S. Rosemary Avenue
Suite 225 - The Lofts at CityPlace
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.UDKstudios.com
LCC35

Mr. Richard Marrero
Central Gardens – PCD Application

March 24, 2011
Page 2

Thank you for your assistance in this matter. Please feel free to contact me if you have any questions regarding this request.

Sincerely,
Urban Design Kilday Studios

A handwritten signature in black ink, appearing to read "Marty R.A. Minor". The signature is fluid and cursive, with the first name "Marty" being the most prominent part.

Marty R.A. Minor, AICP



PROJECT NARRATIVE

CENTRAL GARDENS (f.k.a. Parcel 31.06/31.07) PLANNED COMMUNITY DEVELOPMENT

Urban Planning and Design
Landscape Architecture
Communication Graphics

March 24, 2011

Request/Location

Please accept this request, on behalf of Central Gardens, LLC, for a Planned Community Development rezoning application submittal for the Central Gardens (a.k.a. Parcel 31.06/31.07), which is located at the southwest corner of Hood Road and Central Boulevard.

The subject site is vacant and consists of approximately 41.82 acres. The property has two Future Land Use designations: MXD (Mixed Use) on the southern portion (Parcel 31.07) and RH (Residential High) on the northern portion (Parcel 31.06). The property is bounded by Hood Road to the north, Central Boulevard on the east and south, and Interstate 95 and the Westwood Gardens/Westwood Lakes Planned Unit Development on the west. Both parcels have a zoning designation of PDA (Planned Development Area), which requires the rezoning of the property to a planned district as part of the development review.

The applicant is requesting rezoning from PDA to PCD and master plan approval for 200 residential multi-family units, 57,500 square feet of general retail, and 50,000 square feet of general office. The proposed master plan identifies two parcels for future development. In addition, the master plan indicates the required upland preserve requirements and location and the compliance with the Parkway Overlay district requirements along Central Boulevard and Hood Road.

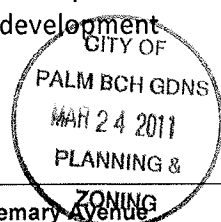
The requested rezoning will allow for the future development of an integrated residential and mixed use community within the City. The project is an infill development which will complete the City's Parkway program along Central Boulevard.

Concurrency

On April 21, 2010, the subject site received Conditional Concurrency Certification from the City for 200 Residential Multi-Family Units, 57,500 square feet of general retail, and 50,000 square feet of general office. This PCD application and master plan is proposing the same development program as the concurrency approval.

History

There is no current or past development order on this vacant tract of land. The subject property was annexed into the City in 1990, where it received a Future Land Use Designation of Mixed Use and Residential



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LCC35

High. A previous development application for a PCD was submitted for this property, but was later withdrawn.

Access

The Central Gardens PCD will have two separate access points along Central Boulevard. The main access point will be at the intersection of Victoria Falls and Central Boulevards. This will be a full intersection which will serve the mixed use and residential portions of the project. A secondary entrance, which will be limited to right-in, right-out movements, is proposed along Central Boulevard to south of the main entrance.

Existing Zoning and Land Use Designations

EXISTING USE	ZONING	FUTURE LAND USE
SUBJECT PROPERTY: Existing - Vacant Requested - Mixed Use community	Existing - PDA Requested - PCD	MXD and RH
TO THE NORTH: San Michele PUD	PUD	RL
TO THE SOUTH: Interstate 95 and Old Palm PCD residential community	PCD	RM
TO THE WEST: Westwood Lakes	PUD	RM
TO THE EAST: Paloma PUD Parcel 31.04 MXD PCD	PUD (RL-3) PCD (MXD)	RL MXD and RH

Site Analysis

SITE ANALYSIS: Central Gardens PCD			
	PCD District Regulations (Section 78-155)	Proposed Central Gardens PCD	Consistent
<i>Development Area</i>	None	41.82 acres	Yes
<i>Community-Serving Open Space</i>	20 % or 8.3 acres	A minimum of 8.3 acres will be provided.	Yes

SITE ANALYSIS: Central Gardens PCD			
	PCD District Regulations (Section 78-155)	Proposed Central Gardens PCD	Consistent
<i>Upland Preservation (Per Section 78- 250)</i>	6.65 acres (Per Section 78-250)	6.5 acres	Yes
<i>Parkways (Per Section 78- 231)</i>	90 feet in width along Central Boulevard and Hood Road	100 feet along Central Boulevard and Hood Road	Yes

Parkway/Landscape Buffers

The subject site is adjacent to an identified Parkway along Central Boulevard and Hood Road. The Master Plan indicates a minimum 100 foot upland preserve along the Central Boulevard and Hood Road rights-of-way. The submitted Master Plan sections are consistent with Comprehensive Plan and Land Development Regulation requirements.

