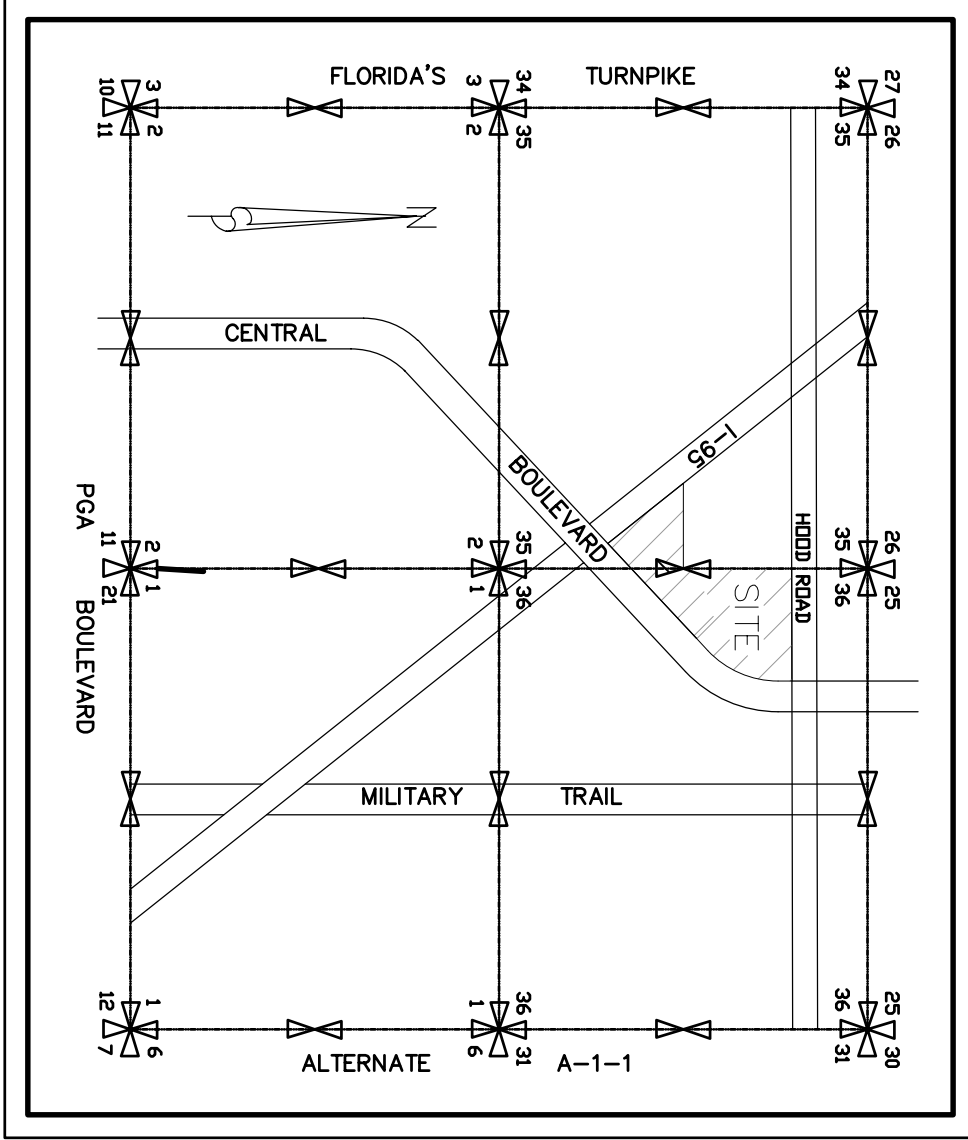


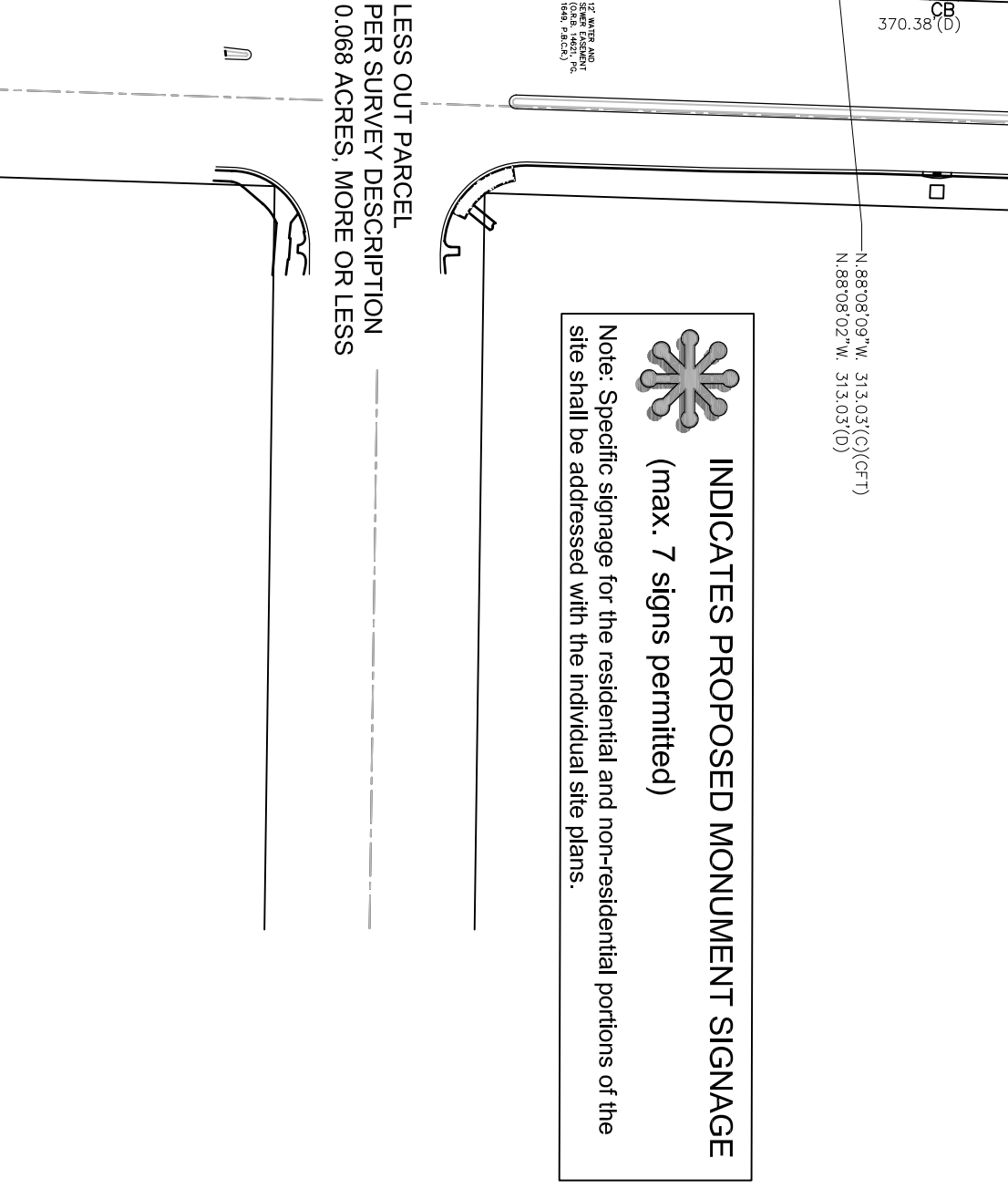
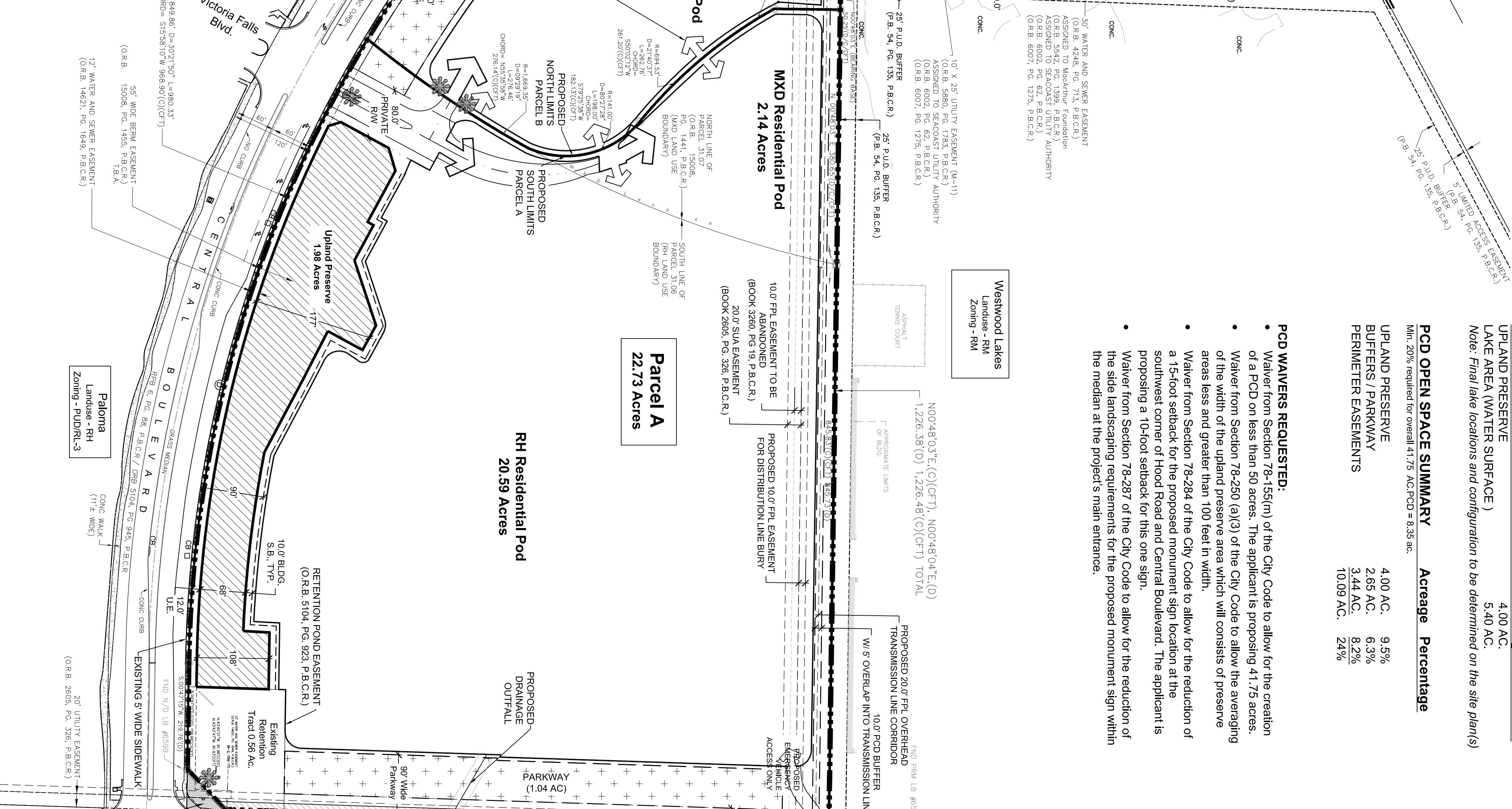
21.16 ACRE MXD LAND USE BREAKDOWN			
LAND USE COMPONENT	MINIMUM %	MAXIMUM %	PROPOSED
RESIDENTIAL	40%	60%	60% - 12.69 AC.
NON-RESIDENTIAL	35%	55%	40% - 8.47 AC.



LOCATION MAP
NOT TO SCALE

LEGEND:

AC. = ACRES	SF. = SQUARE FOOTAGE
BLDG. = BUILDING	MIN. = MINIMUM
PG. = PAGE	R. = RADIUS
OR.B. = OFFICIAL RECORD BOOK	T.B.A. = TO BE ABANDONED
OR.B. = SEACOAST UTILITY AUTHORITY	T.P. = TYPICAL
SP. = SPACE	BR. = BEDROOM
U.E. = UTILITY EASEMENT	M. = MODEL UNITS
G.F.A. = GROSS FLOOR AREA	TYP. = TYPICAL



INDICATES PROPOSED MONUMENT SIGNAGE
(max. 7 signs permitted)
Note: Specific signage for the residential and non-residential portions of the site shall be addressed with the individual site plans.

San Michele Landuse - RL Zoning - PUDRL-3

Paloma Landuse - RH Zoning - PUDRL-3

Westwood Lakes Landuse - RM Zoning - RM

Cinnamon Cove Landuse - RH/MXD Zoning - PCD

PCD WAIVERS REQUESTED:

- Waiver from Section 78-155(m) of the City Code to allow for the creation of a PCD on less than 50 acres. The applicant is proposing 41.75 acres.
- Waiver from Section 78-250 (a)(3) of the City Code to allow the averaging of the width of the upland preserve area which will consist of preserve areas less and greater than 100 feet in width.
- Waiver from Section 78-294 of the City Code to allow for the reduction of a 15-foot setback for the proposed monument sign location at the southwest corner of Hood Road and Central Boulevard. The applicant is proposing a 10-foot setback for this one sign.
- Waiver from Section 78-287 of the City Code to allow for the reduction of the side landscaping requirements for the proposed monument sign within the median at the project's main entrance.

SITE SUMMARY

UPLAND PRESERVE LAKE AREA (WATER SURFACE)	ACREAGE
5.40 AC.	4.00 AC.

PCD OPEN SPACE SUMMARY
Min. 20% required for overall 41.75 AC.PCD = 8.35 ac.

UPLAND PRESERVE BUFFERS / PARKWAY PERIMETER EASEMENTS	ACREAGE	PERCENTAGE
4.00 AC.	9.5%	
2.65 AC.	6.3%	
3.44 AC.	8.2%	
10.09 AC.	24%	

PCD SITE DATA:

LAND USE DESIGNATION	ACREAGE
UPLAND PRESERVE	5.40 AC.
LAKE AREA (WATER SURFACE)	5.40 AC.
PERIMETER EASEMENTS	10.09 AC.
PERCENTAGE	24%

LAND USE DESIGNATION SUMMARY

LAND USE DESIGNATION	ACREAGE
MXD LAND USE ACREAGE:	21.16 AC.
RH LAND USE ACREAGE:	20.59 AC.
TOTAL UNITS	348

NON-RESIDENTIAL SUMMARY

GENERAL RETAIL:	S.F.
40,784 SF	57,500 SF
98,284 SF	40,784 SF

Central Gardens
A Planned Community Development

Palm Beach Gardens, FL
MXD / PCD Master Plan

Date: 08.15.11
Project No.: 08-031005
Designed By: MLC
Drawn By: MLC
Checked By: MLC
Revision Dates:
08-15-11: Submit to PBGS
09-09-11: Resubmit to address DRG Comments

Scale: 1" = 100' - 0"

0' 50' 100' 200'

MP-1
OF 1

Urban design Kilday STUDIOS

Urban Planning & Design
Landscape Architecture
Communication Graphics

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