

**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

SPLN-11-06-000009

**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 checked="" 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: June 15, 2011

**Project Name:** Central Gardens Planned Community Development

Owner: Central Gardens, LLC

Applicant (if not Owner): Central Gardens, LLC and ZOM Development, Inc.

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

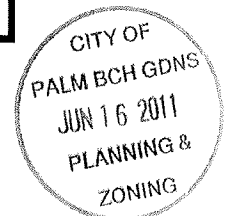
Agent: Urban Design Kilday Studios

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

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



Architect: Humpreys and Partners Architects, L.P.

Engineer: The Wantman Group

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

Acreage: 22.73 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

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

Proposed Square Footage by Use: \_\_\_\_\_

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

224 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 applicants, Central Gardens, LLC, and ZOM Development, are requesting site plan approval for 224 apartments on 22.73 acres at the southwest corner of Hood Road and Central Boulevard within Parcel A of the proposed Central Gardens PCD. For additional information, please see the Project Narrative attached.

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

The proposed site plan approval will have no adverse impacts to the surrounding area. The proposed PCD in which Parcel A is location 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 3.5 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. An amendment is proposed.

Date Received:

**Legal Description of the Subject Property**

(Attach additional sheets if needed)

**Or see attached deed for legal description.**

**Location**

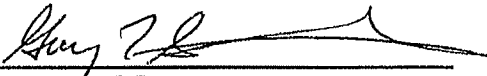
The subject property is located approximately SW mile(s) from the intersection of Central Blvd and Hood Road, on the  north,  east,  south,  west side of Central Boulevard (street/road).

**STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT**

Before me, the undersigned authority, personally appeared **GARY L. SCHOTTENSTEIN**, who being sworn on oath, deposes and says:

1. That, he is a **MANAGING MEMBER OF CENTRAL GARDENS, LLC** which is the Owner of the property described in the attached legal description.
2. That he is requesting a **Concurrency Certification Amendment, Concurrent Processing and Site Plan Review** in the City of Palm Beach Gardens, Florida.
3. That, he has appointed **KEN TUMA and URBAN DESIGN KILDAY STUDIOS** to act as authorized Agent on it's behalf to accomplish the above project.


Name of Owner: **Central Gardens, LLC**

  
\_\_\_\_\_  
Signature of Owner

Gary L. Schottenstein, Managing Member  
Central Gardens, LLC  
784 U.S. 1, Suite 24  
North Palm Beach, FL 33408  
561-799-3858 – telephone  
561-799-5682 - fax  
ichosnek@imc-communities.com

Sworn to and subscribed before me this 5<sup>th</sup> day of May, 2011.

(Notary Seal)

  
\_\_\_\_\_  
Notary Public, State of Florida  
Commission Number \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





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 52-42-41-35-00-000-5010 &  
Owner printed name 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

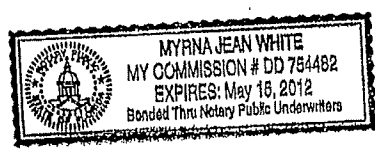
**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 21<sup>st</sup> 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

# PROJECT NARRATIVE

## PARCEL A RESIDENTIAL SITE PLAN WITHIN THE CENTRAL GARDENS PLANNED COMMUNITY DEVELOPMENT



Urban Planning and Design  
Landscape Architecture  
Communication Graphics

June 15, 2011

### Request/Location

Please accept this request, on behalf of the property owner Central Gardens, LLC and applicant, ZOM Development, for the site plan approval for a luxury apartment community within the Parcel A of the proposed Central Gardens Planned Community Development. The proposed new community, located at the southwest corner of Hood Road and Central Boulevard, will feature 224 high-end apartments on 22.73 acres.

The subject site is vacant and is located within the northern portion of the proposed PCD. The parcel is designated as Residential High under the proposed Central Gardens PCD Master Plan. It also has two Future Land Use designations: Residential High (RH) and MXD (Mixed Use).

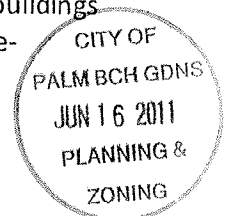
The property is bounded by Hood Road to the north, Central Boulevard on the east, Central Gardens Parcel B to the south and the Westwood Gardens/Westwood Lakes Planned Unit Development on the west. The parcel has a zoning designation of PDA (Planned Development Area), which requires the rezoning of the property to a planned district as part of the development review.

This request is being sought concurrently with the overall Central Gardens Planned Community Development district. The applicant is requesting rezoning from PDA to PCD and master plan approval for 224 residential multi-family units, 57,500 square feet of general retail, and 40,784 square feet of general office. The subject site is identified as Parcel A within the proposed master plan.

### Architecture

The applicant is proposing two distinct building types, a six unit model and a 36-unit model, which will share the same architectural style. The building will have a "Rosemary Beach" style of architecture which takes advantage of the area's pleasant weather with porches, balconies and roof overhangs. Units will range in size from one to three bedrooms and 750 to 1,600 square feet in area.

The site plan provides for 25 Type 1 buildings, which each have six apartments. These buildings each have one one-bedroom apartment, two two-bedroom apartments and three three-



bedroom units. A total of 14 bedrooms are provided within in Type 1 Building. The building height for these two-story units is 27 feet.

Two Type II building are proposed within the community with each building having 36 units. Each Type II building will feature 20 one-bedroom units and 16 two-bedroom units. A total of 51 bedrooms is provided within each Type II building. The maximum building height for the Type II buildings is 41 feet, which is consistent with the RH zoning district standards.

The site plan indicates that 222 units will be contained within Type I and II buildings. Two of the proposed units will be model units which will be adjacent to the recreation center/leasing office. The model units will not be occupied but will be used to show prospective tenants to the community.

### **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. With the concurrent PCD application and concurrency certification amendment application, the applicant is seeking to amend the concurrency to indicate 224 Multi-Family Units, 57,500 square feet of general retail and 40,784 square feet of general office.

### **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 High. A previous development application for a PCD was submitted for this property, but was later withdrawn. A PCD application was submitted for Central Gardens on March 24, 2011. This application is for site plan approval for Parcel A within the pending PCD.

### **Access**

The Central Gardens Parcel A residential site plan will have its main entrance off Central Boulevard. The entrance into the residential community will be gated. At this same entrance, there will be a vehicular and pedestrian connection for the future development of Parcel B. In addition, a secondary access for emergency access is proposed at the northwest corner of the site. This emergency access will be sod covering a stabilized base connecting the project's internal roadway system to Hood Road.

### **Signage**

Monument signage locations have been identified on the concurrently submitted PCD Master Plan. A detailed signage program will be provided to the City at a future date.

**Existing Zoning and Land Use Designations**

<b>EXISTING USE</b>	<b>ZONING</b>	<b>FUTURE LAND USE</b>
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: Parcel B of proposed Central Gardens PCD	Existing - PDA Requested - PCD	MXD
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**

<b>SITE ANALYSIS:</b> <i>Parcel A Site Plan within Central Gardens PCD</i>			
	<b>RH District Regulations (Section 78-141, Table 10)</b>	<b>Proposed Central Gardens Parcel A Site Plan</b>	<b>Consistent</b>
<i>Development Area</i>	Minimum of 7,500 sf for first unit + 3,278 sf for each additional unit or 16.95 acres	22.73 acres	Yes.
<i>Open Space</i>	35% or 7.95 acres	9.93 acres or 43% will be provided.	Yes
Density	PCD – 12 dwelling units per acre	9.85 dwelling units per acre	Yes
<i>Lot Coverage</i>	Maximum 35%	4.2 AC (18%)	Yes
Setbacks	Front – 30 feet plus one foot for each foot of building more than two stories Side and Rear – 20 feet plus one foot for each foot of building height greater than two stories	Central Boulevard – 92 feet Hood Road – 90 feet Western Boundary – 85 feet Southern Boundary – 40 feet	Yes

<b>SITE ANALYSIS:</b> <b>Parcel A Site Plan within Central Gardens PCD</b>			
	<b>RH District Regulations (Section 78-141, Table 10)</b>	<b>Proposed Central Gardens Parcel A Site Plan</b>	<b>Consistent</b>
Building Height	45 feet in RH 50 feet in MXD	Type I building – 27 feet Type II building – 41 feet	Yes
Parking	1 space per bedroom + 5% of required parking for guest parking 457 bedrooms + 23 guest parking space = 480 spaces	485 spaces	Yes

**Waivers**

The general purpose and intent of the planned community development district is to permit and encourage more efficient and creative development or re-development of property within the City. To allow for this efficient and creative use of buildings and property, some deviations or waivers from the strict interpretation of the code is necessary. Below is a listing of the waivers being request for this site plan application and the justification for the granting of these waivers.

Sidewalks on both sides of the street

The applicant is seeking a waiver from Section 78-506 of the City Code to allow for the community to have a sidewalk on one side of the street. City Code requires sidewalks on both sides of the streets. Because of the creative nature of the proposed architecture within the project, each elevation for each building features a front entrance for at least one of the building’s units. As such, sidewalks surround each building to provide access. The creative condition allows for the development of a web of pedestrian pathways throughout the community. For example, a six-foot wide sidewalk is proposed around the community lake and a five-foot wide sidewalk is provided south of buildings #1 through #7. The intent of the code section that requires sidewalks on both sides of the street is to ensure that the residents have a safe and convenient pedestrian access. With the proposed web of pathways throughout the community, this intent is met and exceeded as the project’s residents will have multiple pedestrian access options.

Sidewalk widths

The applicant is seeking a waiver from Section 78-506 of the City Code to allow for a variety of widths for sidewalks. City Code requires a five-foot wide sidewalk. In the aforementioned web of interlinked pedestrian pathways throughout the community, the applicant is proposing sidewalk width of six feet, five feet and four feet. The majority of the proposed sidewalks meets and exceeds the City sidewalk width standard and all of the proposed sidewalks will meet ADA standards. In the limited areas where four-foot sidewalks are located, the applicant is seeking a waiver. Please note that, as described above, the applicant is providing multiple pedestrian

access routes through the community. The sidewalk around the internal lake, which is estimated to be the busiest sidewalk within the community, a six-foot wide sidewalk is provided. In areas, where pedestrian traffic is limited, a four-foot wide sidewalk is provided.

#### Reduced Roadway Widths

The applicant is seeking a waiver from Section 78-498, Table 40, of the City Code to allow for an alternative street cross section with the subject community. For local streets, Section 78-498 requires two, 10-foot wide travel lanes with two feet of curbs on both sides or the provision of roadside swale drainage. The applicant, who is provide drainage facilities at the center of the street, is proposing two, 11-foot wide travel lanes with an extruded curb on each side. With the alternative street cross-section, the applicant will be providing larger travel lanes (11 feet versus 10 feet required by code) but a smaller pavement cross-section (22 feet proposed versus the Code standard of 24 feet). For these reasons, the applicant is seeking a waiver to allow for this street cross-section.

#### Improvements within Lake Maintenance Easement

The applicant is seeking a waiver from Section 78-563 of the City Code to allow for improvements with the lake maintenance easements (LME). Within the internal lake's LME, the applicant is amenitizing the feature as a recreational element for residents. The applicant is proposing include a six-foot wide sidewalk, pedestrian lighting and landscaping around the lake within the LME. On the southern portion of the lake, a bulkhead and sidewalk are proposed within the LME. Please note that the applicant will provide a 12-foot wide clear area within the LME for any future maintenance needs. This waiver is requested because an amenitized lake that encourages pedestrian use is beneficial for the residents and the community as a whole.

#### Parking Space Width

The applicant is seeking a waiver from Section 78-344 to allow for 9.5-foot wide parking spaces. The City's parking standards permit for 10-foot wide spaces and allow for 9-foot and 9.5-foot wide parking spaces with specific approvals. The typical parking space width in a high turnover use, such as a convenience commercial center, is 10 feet in width. The 10-foot width allows for additional room for the multiple cars visiting the site during the day. Within the proposed gated-residential community, the majority of the parking spaces will be used once in the morning and once in the evening. Because of the limited use of the proposed parking spaces during the day, the additional parking space width is not needed as compared to other high frequency spaces. It is the desire to use that space as green space within the project. Please note that the applicant is providing 43% open space within the residential community while 35% is required by code.

