

**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

PPLD-11-05-000024

**Request:**

- |  |   |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD)       | <input type="checkbox"/> Annexation                 |
| <input checked="" type="checkbox"/> Planned Unit Development (PUD) | <input checked="" 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 <input type="text"/> |

Date Submitted:

**Project Name:** Gordon & Doner

Owner: G & D Real Estate Holdings LLC

Applicant (if not Owner): \_\_\_\_\_

Applicant's Address: 4114 Northlake Boulevard, Ste 200 Telephone No. \_\_\_\_\_

Agent: Coteleur & Hearing Inc.

Contact Person: Alessandria Kalfin E-Mail: akalfin@coteleur-hearing.com

Agent's Mailing Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Agent's Telephone Number: 561.747.6336 x128

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

Architect: Christopher Jones - 828.890.1191

Engineer: Jeff Iravani - 561.575.6030

Planner: Cotleur & Hearing - 561.747.6336

Landscape Architect: Cotleur & Hearing - 561.747.6336

**Site Information:**

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

General Location: Southwest corner of Northlake Boulevard and Sunset Drive

Address: 4114 Northlake Boulevard and 8955 Sunset Drive

Section: 42 Township: 52 Range: 42

Property Control Number(s): 52-42-42-24-04-000-0240; 0250

Acreage: 0.78 Current Zoning: CG1 and RM Requested Zoning: PUD

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

Current Comprehensive Plan Land Use Designation: C and RM

Existing Land Use: Office & Vacant Requested Land Use: Office

Proposed Use(s) i.e. hotel, single family residence, etc.: N/A

Proposed Square Footage by Use: 14,680 SF office including 9,611 SF of existing building.

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

**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 justification statement.

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

See justification statement.

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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 justification statement.

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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 subject site is developed and the portion of the site which does not have a structure or parking has been cleared of vegetation for many years. It is not adjacent to any environmentally sensitive lands or large preserves. The pattern of development around the parcel is consistent with this proposal.

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

The subject property will provide art or funds for art if the vertical construction exceeds the cities requirement

6. Has project received concurrency certification?

9,611 SF of Office is vested. The applicant will seek concurrency for 5,069 SF

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 0 mile(s) from the intersection of \_\_\_\_\_  
Sunset Drive & Northlake Blvd, on the  north,  east,  south,  west side of \_\_\_\_\_  
Northlake Blvd (street/road).

**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared \_\_\_\_\_

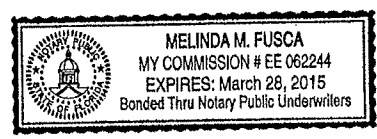
Robert Gordon who, being by me first duly sworn, on oath deposed and says:

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 FLU and Zoning Map Amendments & PUD Review in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Colleur & Hearing Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: G & D Real Estate Holdings, LLC  
Robert Gordon / Manager  
Signature of Owner \_\_\_\_\_ By: Name/Title \_\_\_\_\_  
4114 Northlake Blvd \_\_\_\_\_  
Street Address \_\_\_\_\_ City, State, Zip Code \_\_\_\_\_  
P. O. Box \_\_\_\_\_ City, State, Zip Code \_\_\_\_\_  
(561) 799-5070 \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_  
R.Gordon@ForTheInjured.com  
E-mail Address \_\_\_\_\_

Sworn and subscribed before me this 6<sup>th</sup> day of May, 2011.  
Melinda Fusca  
Notary Public

My Commission expires:  
3/28/2015



**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:

Robert Gordon, Mgr.  
Signature of Applicant

Owner

Robert Gordon

Print Name of Applicant

Optionee

4114 Northlake Blvd

Street Address

Lessee

Palm Beach Gardens, FL 33410

City, State, Zip Code

Agent

(561) 799-5070

Telephone Number

Contract Purchaser

(561) 799-4050

Fax Number

RGordon@ForTheInjured.com  
E-Mail Address



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.

Robert E. Gordon, Mgr. 5/6/11  
Owner signature Date

Robert Gordon  
Owner printed name

52-42-42-24-04-000-0240  
Property Control Number

DESIGNEE/BILL TO:  
G & D Real Estate Holdings, LLC  
4114 Northlake Blvd  
Palm Beach Gardens, FL 33410

Robert E. Gordon, Mgr.  
Designee Acceptance Signature

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2011, by Robert E. Gordon. He or she is personally known to me or has produced \_\_\_\_\_ as identification.

Melinda M. Fusca  
Notary public signature  
Melinda M. Fusca  
Printed name

State of Florida at-large

My Commission expires: 3/28/2015





# Cotleur & Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

## Gordon & Doner Office Building Zoning Map Amendment and Planned Unit Development Justification Statement

### Introduction

G & D Real Estate Holdings LLC (the Applicant and property owner) is requesting approval of a zoning map amendment and a planned unit development for a 0.96-acre property located at the intersection of Northlake Boulevard and Sunset Drive, immediately west of the I-95 ramp, in the City of Palm Beach Gardens. The subject property is made up of two parcels. Parcel I is made up of 0.68 +/- acres and Parcel II is made up of 0.28 +/- acres. Although the parcels are adjacent to one another, parcel I is in the CG1 district and Parcel II is in the RM district. The applicant would like to adjoin and expand existing develop on the two adjacent parcels and must modify the zoning district on the parcels to a Planned Unit Development. In conjunction with this submittal, the applicant has submitted an application for a Future Land Use Map designation amendment for Parcel II to modify the land use from residential-medium to commercial. The land use on Parcel I is commercial and does not require modification.

### Project Team

#### Agent, Planner, & Landscape Architect

Cotleur & Hearing Inc.  
1934 Commerce Lane, Suite 1  
Jupiter, Florida 33458  
Phone: (561) 747-6336 Ext. 128  
Fax: (561) 747- 1377  
Email: [akalpin@cotleur-hearing.com](mailto:akalpin@cotleur-hearing.com)

#### Architect

Christopher M. Jones, Architect  
258 Lake Rugby Dr.  
Hendersonville, NC 28791  
Phone: (828) 890-1191  
Fax: (828) 890-1192 FAX  
Email: [IMCJ008@aol.com](mailto:IMCJ008@aol.com)

#### Civil Engineer & Traffic Engineer

Jeff H. Iravani, Inc.  
1934 Commerce Lane, Suite 5  
Jupiter, FL 33458  
Phone: (561) 575-6030  
Fax: (561) 575-6088  
Email: [JHI@bellsouth.net](mailto:JHI@bellsouth.net)

#### Surveyor

Wallace Surveying Corp  
5553 Village Boulevard  
West Palm Beach, FL 33407  
Phone: (561) 640-4551  
Fax: (561) 640-9773  
Email: [rcajal@wallacesurveying.com](mailto:rcajal@wallacesurveying.com)

### Background

Two parcels make up the entirety of the proposed project. The larger parcel, parcel II, is located directly on Northlake Boulevard. This parcel was annexed into the city after being developed in unincorporated Palm Beach County. The parcel has the appropriate City future land use (C) and zoning designations (CG1) for the existing use however the existing development conditions do not meet the CG1 code requirements. This parcel was developed in 1985 with a three-story office building serving 9,611 square



feet of office space. The property owners, also the office users, purchased parcel II in 2005. This parcel was vacant when purchased and has remained so. The parcel was purchased with the intent to develop an expansion of the existing office building and vehicular use areas. The existing business is very successful and has proven to be a desired service in the City. The applicant is proposing a modification to the site to increase the building by 5,069 SF and to add a parking area in the rear with 17 new parking spaces. The applicant must request a zoning map amendment and a PUD for the two parcels because both parcels require waivers to meet the CG1 zoning code.

### ***Rezoning Request***

The current zoning districts for the subject parcels are CG1 and RM. Approval of the subject request would allow the zoning districts to be changed to PUD. There is no approved site plan of record for the subject parcels, although there is a building permit for the development on parcel I from Palm Beach County. The proposed zoning map amendment and PUD request are being requested in order to develop the subject property in a manner consistent with surrounding uses and intensities, and in order to present the City of Palm Beach Gardens with a project that will help to improve the values of properties along Northlake Boulevard.

The subject property is surrounded on all sides by the City of Palm Beach Gardens. The parcels are bounded by the CG1 zoning district on two of the three adjacent properties; east and west. The proposed development and intensity is consistent with the surrounding developments, and is appropriate given the sites location so close to a heavily traveled roadway – Northlake Boulevard. Although parcel I is developed with an existing office building, parcel II is an undeveloped infill parcel as it is surrounded by fully developed projects. There is a dive shop to the east, and a restaurant and shopping center uses (Publix) to the west. Both commercial parcels have lot depths that far exceed the subject parcels. The only parcel with a residential district is directly to the south which is multifamily in nature, under 10 units. This structure was built in 1967 and is in disrepair, and is sure to be redeveloped in the near future. Northlake Boulevard bounds the project to the north.

The proposed development of the subject property will not have any significant impacts on local public facilities or the delivery of City services. The size of the development, 5,069 additional SF of office space, will be nominal when considered from a Citywide perspective. Information has been provided as part of this application confirming that there is adequate traffic concurrency, as well as water, sewer, and drainage capacity for the site.

The proposed development is consistent with the accepted policies of the City of Palm Beach Gardens. The applicant is asking for the zoning map amendment and a PUD approval in order to change the use of the subject property, to be consistent with the character of its location and surrounding uses. Furthermore, the proposed amendment is consistent with the goals, policies and objectives outlined within the City's Comprehensive Plan. The proposed development is consistent with the applicable goals, policies and objectives of the plan, and is in no way contradictory with any of the plan elements and will not have adverse impacts on the City of Palm Beach Gardens Comprehensive Plan.

### ***Development Plan***

The applicant is proposing an updated site plan that would allow an addition to an existing three-story building and an expansion of an existing parking and vehicular use area. The building addition proposed is an increase of 5,059 square feet of office use. This square footage will be broken out between three different floors. A total of 1,505 square feet will be added to the first floor, 1,782 square feet will be added to the second floor as well as to the third floor. The existing first floor covered parking is being relocated approximately 27 feet south so that this first floor office space can be expanded. The second and third floors will continue to cantilever over the covered parking area. A 5-foot sidewalk has been added between the covered parking and the new addition to provide for better access into the building. The elevations of the building will remain completely consistent with the existing façade, using the dark grey tinted glass and stucco. Besides the elongation of structure, it will look virtually the same in all directions.

The majority of the site plan changes occur in the rear of the site, behind the building, however there are two changes occurring in front of the building (north). Wheel stops are being removed in front of the building and brick pavers are being added to the existing brick paver walk for vehicular overhang. Additionally two parking spaces are being added to the row of parking in front of the building. Brick pavers are being added to the rear of the building as well, around the new addition, to the access point into the covered parking area. The south driveway is being shifted south to accommodate the building addition. One new parking space is being added on the west side of the north parcel, at the terminus of the new south driveway. Sixteen new parking spaces are being added to the south parcel (parcel II) including two parallel spaces. Adequate drive aisles are being provided to accommodate the parking space widths.

A significant amount of open space is being added in two large 15-foot landscape buffers. One of the buffers has been provided along Sunset Drive and the other has been provided along the south property line. The buffer along the south property line includes a 6 to 8 foot wall to screen the office use from the multifamily residential use. The plan will provide over 10,000 square feet of open space, surpassing the requirement by over 4,000 square feet.

### ***Waivers***

1. Minimum Site Area - 78-153: Table 12  
The subject site is 0.96 acres in size, with the addition of the new southern parcel. The code states that a parcel within the CG1 zoning district must be one acre minimum. The north parcel (0.673 acres) is an existing nonconforming lot of record in the district. The applicant is requesting to increase the total project area to 0.96 acres but is still short of an acre.
2. Minimum PUD Development Size – 78-154 (g) (7)  
The minimum PUD development size stated in the code is one acre. The applicant is increasing the size of the project but will not meet the minimum required PUD development size due to the infill

characteristics of the parcels. The applicant feels that the PUD request is still valid to address the existing nonconformities of the site through the waiver process.

3. Landscape Islands – 78-228 (j) (2) (a)  
The applicant is requesting a waiver to allow over nine parking spaces in a row. The code requires that a landscape island be provide after every nine spaces, however the site is currently developed with one row of 10 parking spaces with no landscape island. This is the only time this condition occurs on the site. All other rows of parking meet the code requirement.
4. Minimum Landscape Buffers – 78-228 (K) (1) (d)  
The applicant is requesting a waiver for the required 5-foot landscape buffer around the parking lot area. The waiver would allow a 2-foot deviation. This is an existing condition in the northern part of the site (west buffer) adjacent to the row of 10 parking spaces. We are also proposing this waiver for the southern half of the west buffer so that parking can be provided on the west side of the site. The buffer provided in this location will be blocked by a wall on the adjacent west property and will not be seen except from the subject property.
5. Minimum Landscape Buffer – 78-228 (k) (1) (c)  
The applicant is requesting a waiver from the 20-foot buffer required adjacent to a right-of-way over 150-feet in width. The subject site was developed so that the parking area began 3.5-feet from the north property line, Northlake Boulevard. This is an existing condition and the applicant is not proposing to increase the nonconformity.
6. Foundation Planting - 78-228 (l) (a)  
The applicant is requesting a waiver from the 5-foot minimum foundation planting requirement around the building. There is existing foundation planting areas in the front and on the sides of the building, however they are a minimum of 3-feet in width. These are existing foundation planting areas. The new part of the building does not have any foundation planting areas proposed because the elevations are encompassed with the stairwells and the covered parking area.
7. Entrance and Exits – 78-344 (H)  
The applicant is requesting a waiver from the 100-foot stacking distance from the right-of-way to the first point of conflict within a vehicular use area. This is an existing condition; currently there is 35 feet from the edge of the roadway easement (no right of way) to the first parking space. Due to the new parking lot to the south of the building, we are now proposing a 15-foot stacking distance in this same location. It is important to note that this new point of conflict is on the south side of the travel lane, preventing conflict with drivers entering the site. Also the point of conflict is a drive aisle (not a parking space) where a full stop is being proposed before the driver from the drive aisle would proceed into the stacking area. The north driveway also requires a waiver. The stacking distance here is over 20 feet and is also on the south side of the travel lane.
8. Parking Stall and Bay Dimensions – 78-344 (l) (1) (b)  
The applicant is requesting a waiver from the minimum parking space width of 10 feet. This is the only waiver that is not required due to an existing condition. The code section provides relief from the 10-foot width for office use by allowing 9-foot parking spaces for this type of use. In order to receive such relief the applicant must use the decreased pavement area towards open space. The

applicant is requesting 17 parking spaces of the 49 to be 9-feet in width. This requires a total of 315 square feet of additional open space. The applicant has surpassed the open space requirement by over 4,000 square feet, providing the 315 square feet required.

9. Number of Loading Spaces Required – 78-364: Table 35

The applicant is requesting a waiver from the loading zone requirement. The office building has been in operation for over twenty years without a loading zone. Office uses typically do not receive large deliveries and therefore do not require a loading zone. The largest truck that ever will deliver to this office is of UPS/Fedex size. If needed, these trucks can temporarily park in the two parallel parking spaces in the new parking area.

***PUD Waiver Criteria***

(1)The request is consistent with the city's comprehensive plan.

**Policy 1.1.1.4: Residential Medium (RM)**

This policy states that the RM land use designation is meant for larger housing developments such as Evergrene, Garden Lakes, and Sienna Oaks. The subject parcel is not within or adjacent to a housing development and is inconsistent with this characteristic. The policy also states that properties with an RM designation are primarily located west of Central Boulevard as well as the I-95 corridor between PGA Boulevard and Northlake Boulevard. This property is located east of Central and south of Northlake Boulevard, inconsistent with the preferred location of the RM designation.

**Policy 1.1.1.7: Commercial (C)**

This policy states that the C land use designation is encouraged to co-locate with other land designated with Commercial land use categories. As discussed earlier the subject property is surrounded by Commercial land uses on three of the four property boundaries.

**Policy 1.1.2.3: Northlake Boulevard Overlay Zone (NBOZ)**

This policy states that an overlay shall be enforced for all properties fronting onto Northlake Boulevard. The subject property is less than 200-feet from the Northlake Boulevard right of way.

**Policy 1.1.3.1.i: Discourage urban sprawl**

This policy states that the City shall promote urban infill development and redevelopment. The subject site is an infill site because it is surrounded by development on all four sides. The site is less than half an acre and has been cleared for many years. This site is in the middle of a major commercial area and within close proximity to I-95. This site could not be developed with a residential use to its full capacity due to existing site constraints. The only option is to adjoin this parcel to another, as proposed, to foster redevelopment.

**Policy 1.2.4.11: Encourage infill and redevelopment of existing properties**

This policy states that the City shall provide for visual continuity of the community through the application of sound principles of architectural design and landscaping and to be consistent with the character of the neighborhood. The subject site is not consistent with the surrounding community to the north or south. It is highly unlikely that anyone would redevelop this small parcel with a residential use

due to its location between so many commercial properties. The only way to foster redevelopment and consistent design principals is by allowing the parcel to be developed in a commercial nature.

**Objective 1.3.3 and Policy 1.3.3.1: Northlake Boulevard Corridor**

This policy states that the City shall seek ways to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail. The proposed request to modify the future land use will allow the enhancement of the subject property and Northlake Boulevard. With a commercial land use, the site can be developed with the parcel to the north on Northlake Boulevard and create a more continuous frontage along the right-of-way similar to the properties to the east and west of the site. The applicant is proposing to improve the site with landscape, hardscape and architecture.

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

On behalf of the applicant, we find that the proposed development is innovate, creative, and will be of benefit to the city. The development proposed will strategically incorporate an infill parcel with unsightly characteristics into an existing attractive development. Although the project is small and cannot support the addition of a preserve or more open space, we do feel that the improvement of the parcels represents a great community benefit.

*(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.*

As discussed earlier, the proposed PUD is in support of and furthers the city's goals, objectives and policies because it fosters infill and redevelopment as directed by the comprehensive plan. The PUD includes a vacant parcel land locked between two developed parcels. This is the highest and best use for the parcel to be consistent with surrounding development patterns.

*(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.*

Although many of the waivers are to satisfy existing conditions of the developed parcel, the waiver requests do result in a development that will exceed more then one of the minimum requirements for PUDs. The PUD will exceed the required open space for a nonresidential project. The total open space required (15%) has been exceeded by 4,413 SF.

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

The applicant is proposing to increase the size of the building by going vertical versus creating more lot coverage with a one-story plan. The development continues to be significantly under the maximum lot coverage required for the PUD. The design of the building was innovatively thought out so that the open space of the site was not impacted.

*(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 two parcels within the development are urbanized and do not contain any valuable natural resources. The drainage for the site has been designed so that there are no impacts to the surrounding areas. The subject development is not in a coastal area.

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

Due to site constraints, such as size, width, and depth, it is difficult for the applicant to provide such benefits such as right-of-way dedication, pedestrian linkages, and preserves. However, it is in the applicant's opinion that the proposed development will add value to the city by removing an infill parcel from the map and increasing the boundaries of the Northlake Overlay. Overall the site will be improved from its current condition with additional landscape and vehicular use areas.

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

The proposed use is will not adversely impact any of the surrounding properties due to its passive nature. The properties to the east and west are more intense the subject property. The property to the south is multifamily residential so the applicant has proposed a six to eight foot wall within the landscape buffer to screen the parking area from view of the residents.

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

The requests are not based solely or predominantly on economic reasons. Eight of the nine waivers are to meet the sites existing conditions. The north part of the site was constructed in 1985 in Unincorporated Palm Beach County.

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

The adjacent land uses to the east and west are completely compatible with more intense shopping center and restaurant uses. Both uses extend further south from Northlake then the existing site. The residential use directly south of this site is bounded by a commercial shopping center with retail and restaurant uses to the west. The request is compatible with the existing and potential land uses adjacent to the site.

*(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.*

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011

The majority of the proposed waivers (8 of 9) are to satisfy existing conditions of the site that have been in effect for nearly 25 years. There have been no adverse impacts to the public which caused issues with health, safety, or welfare in the past quarter century due to these existing conditions. The one waiver which has not been in effect (parking stall width) is permitted by the code for office uses, which is being proposed for the development.

***Conclusion***

The Applicant is requesting approval of a zoning map amendment and planned unit development in the City of Palm Beach Gardens. The applicant is proposing to modify the zoning districts of the subject properties from RM and CG1 to PUD and to propose a new development plan for the site. The proposed use for the site, an expansion of an existing office business, is consistent with surrounding uses and intensities of development. The request is consistent with the City's goals, objectives, and policies as well as the City's land development regulations.

