



**CITY OF PALM BEACH GARDENS
MEMORANDUM**

DATE: October 6, 2011

TO: Planning, Zoning, and Appeals Board Members

FROM: Martin Schneider, AICP, Planner *MS*

THRU: Natalie Crowley, AICP, Director of Planning & Zoning

SUBJECT: Public Workshop: Central Gardens (aka Parcel 31.06/.07) –
Planned Community Development (PCD) (PPCD-11-03-000004)
and Residential Site Plan (SPLN-11-06-000009)

CC: Marty Minor, Senior Planner, UDKS

Please be advised there is no staff report submitted with the Central Gardens (aka Parcel 31.06/.07) petitions at this time. The petitions will be presented by the applicant at a Public Workshop during the October 18, 2011, Planning, Zoning and Appeals Board (PZAB) meeting. Staff will not be making a presentation, and there will be no formal action required by the Board. The petitioner has requested the workshop in order to obtain feedback on the following two (2) inter-related proposals:

PPCD-11-03-000004: A request by Central Gardens, LLC, to rezone 41.75 acres located at the southwest corner of Hood Road and Central Boulevard from Planned Development Area (PDA) to a Planned Community Development (PCD) overlay with underlying Residential High (RH) and Mixed Use (MXD) and approval of a master plan to allow a mixed use development with a total of 348 residential units, 57,500 square feet of retail use, and 40,784 square feet of office use. No site plan is proposed at this time for the southern mixed-use portion (Parcel B) of the site.

SPLN-11-06-000009: A request by Central Gardens, LLC., for site plan approval of a 224 unit luxury apartment community on 22.73 acres within the northern portion (Parcel A) of the Central Gardens PCD, located at the southwest corner of Hood Road and Central Boulevard.

Development Review Committee (DRC) meetings were held on July 28, 2011 for the proposed Planned Community Development (PCD) request and on August 10, 2011 for the residential site plan request. The applicant has submitted responses to DRC comments, which are currently being reviewed by staff.

The purpose of the Public Workshop is to inform the neighboring residents of the nature of the rezoning and development proposed by the overall PCD and the residential site plan, and to provide an opportunity for public comments early in the process. Notices

were mailed to property owners within 500 feet of the subject property. The Public Workshop meeting provides PZAB the opportunity to offer non-binding comments to the applicant. Based on comments provided at the PZAB Workshop, the proposed plans may be further revised prior to the PZAB Public Hearings, which have not yet been scheduled.

After its initial review, staff offers the following preliminary comments related to the subject request. (Please note – these comments only highlight some of the major topics for your consideration.)

PCD comments:

1. The northern half of the PCD (Parcel A) is 22.73 acres in size. The majority of Parcel A (20.59 acres) has a future land use designation of Residential High (RH), while the remainder of the parcel (2.14 acres) has a Mixed Use (MXD) future land use designation. The total number of units proposed on Parcel A is 224, with 188 units located within the RH designation and one (1) 36-unit building located in the MXD portion. The applicant has proposed the MXD portion of Parcel A to count toward the residential acreage percentage of the future MXD Non-residential pod (Parcel B). The site plan does indicate a proposed future vehicular access with sidewalk from Parcel A to Parcel B, and two (2) pedestrian cross access points with gates between Parcel A and Parcel B. *The vehicular and pedestrian connectivity between Parcel A and Parcel B may not be enough to create a functional mixed use development. Additional design elements need to be considered to create an effective mixed use development.*
2. The design guidelines provide a maximum building footprint standard within the MXD of 75,000 square feet. *The maximum building footprint may allow for “big box” type retail, which may not create an integrated, mixed use project within the confines of the project. As a comparison, the PGA Boulevard Corridor Overlay prohibits stores from having a building footprint greater than 40,000 square feet. Examples of one-story, single-entity buildings with similar footprint sizes: Toys R Us building on PGA Boulevard (37,000 sq. ft.), Sports Authority on Northlake Boulevard (43,000 sq. ft.); Kohl’s on Congress Avenue (99,000 sq. ft.). However, larger footprint buildings can be acceptable within certain developments if designed appropriately. For example, the Macy’s at City Place is a two-story retail building with a large footprint (56,000 sq. ft.). However, its design is appropriate for its downtown, mixed use setting. The two-story building takes up one-quarter of a city block, is set immediately upon two (2) street fronts, and is attached to a parking garage via a second floor walkway. Other retail and residential comprise the remainder of the block, and create a vibrant mixed use center. Given the proposed project’s parcel size and preliminary block layout, the parcel does not lend itself to that form of development.*

Residential Site Plan comments:

3. The applicant is requesting a waiver from the parking requirement for clubhouse use. Based on the size of the clubhouse, 23 spaces are required. The applicant is proposing nine (9) spaces. The applicant’s justification is that all of the residential units are within a quarter mile of the clubhouse, and the clubhouse is located outside the security gate, which will reduce the number of residents who

will drive to the clubhouse. *The nine (9) parking spaces proposed may not be adequate. This parking area will also be utilized by future residents, because the leasing office is located in the clubhouse, and by residents using the community mail boxes.*

4. The layout of the apartment buildings is tight creating narrow drive aisles (20 feet wide) between buildings and short driveways (18.5 feet long). *The parked cars may overhang into drive aisles, and conflicts between cars entering and leaving driveway motor courts and garages may occur.*
5. Required parking for the apartment buildings is provided by private garages and driveways. The majority of parking available to visitors is provided along the western property line. *The distribution of guest parking spaces throughout the remainder of the community may be problematic. There appears to be a lack of opportunities for guests to park when visiting certain apartment buildings, especially in the eastern portion of the site.*
6. The applicant is requesting a waiver from the Code requirement for five (5) foot-wide sidewalks on both sides of the street. The development provides a hierarchy of sidewalk types. Six (6) foot-wide sidewalks are provided for the most utilized areas, such as the perimeter sidewalks and the pedestrian loop around the lake. Five (5) foot-wide and four (4) foot-wide sidewalks are provided along internal roadways, and lead to individual apartment building entrances. *The proposed system of sidewalks appears to be disjointed along the roadways, which may not provide for safe and adequate pedestrian circulation.*
7. The architecture style of the two and three story apartment buildings features varying roof peaks and gables, and projecting balconies. The clubhouse has a similar architectural character. *Staff supports the scale and architecture of the apartment buildings and clubhouse.*

Staff will be present to answer any questions regarding the petition. Please contact Martin Schneider, AICP, Planner, at 799-4237, if you have any questions or require additional information prior to the meeting.

Attachments: Applicant Narratives
 Reduced Plans