

Site Data

Zoning	MXD/PCD Overlay
Land Use	MXD
Total Site Area	683.98 Ac.
Density	RH - up to 15 DU/A.C. RM - up to 9 DU/A.C. RL - up to 5 DU/A.C.
Section/Township/Range	26,35/41/42

Development Program

West Parcel	206.00 Ac.
East Parcel	475.69 Ac.
Medical Office	160,000 sq. ft.
Office	1,200,000 sq. ft.
Center for Intelligent Buildings	700,000 sq. ft.
Alton Medical Center	500,000 sq. ft.
Hospital	300 Beds
Hotel - Alton Medical Center	300 Room
Retail	450,000 sq. ft.
Apartments	353 units
Multifamily	681 units
Single Family	533 units
Assisted Living Facility	256 beds
Industrial/ R&D/ Biotech	1,903,790 sq. ft.
Scripps Campus	1,600,000 sq. ft.
Alton Medical Center	303,790 sq. ft.

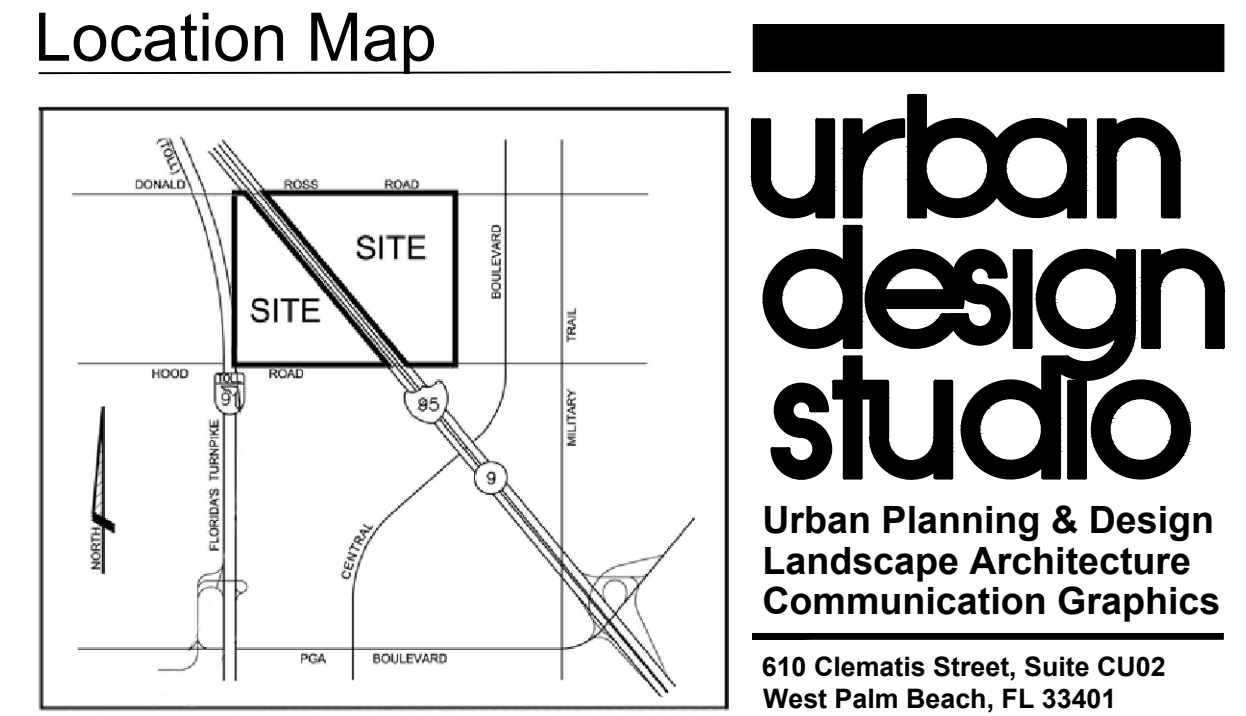
Site Area Breakdown

Parcels	555.97 Ac.
Parcel A - Scripps Campus District	69.86 Ac.
Parcel B - Biotech District	99.91 Ac.
Parcel C - Town Center District	133.68 Ac.
Parcel D - Neighborhood District	27.76 Ac.
Parcel E - Neighborhood District	43.88 Ac.
Parcel F - Neighborhood District	31.30 Ac.
Parcel G - Neighborhood District	144.58 Ac.
Utility	5.00 Ac.
Upland Preserve Area	95.33 Ac.
Required	95.33 Ac.
Provided (includes .71 Ac. Archaeologically Significant Site)	83.26 Ac.
Onsite	83.26 Ac.
Offsite	12.34 Ac.
Total	95.6 Ac.
Wetland Area (including buffers)	8.36 Ac.
*Lakes including LME (included in parcels)	92.39 Ac.
PCD Buffers (included in parcels)	10.63 Ac.**
ROW Buffers (included in parcels)	12.40 Ac.
Utility Easement (Adjacent to Hood Road Preserves)	0.59 Ac.
Right of Ways	28.62 Ac.
Rec. Area	3.50 Ac.
Entry Feature Open Space	1.39 Ac.
Total	681.69 Ac.

Open Space Calculations

Total Site Area	681.69 Ac.
Required Open Space (20% Min. Required)	136.34 Ac.
Provided Open Space	163.73 Ac. (24%)
Preserve Area	68.17 Ac.
Upland Preserve	60.67 Ac.
Wetland Area	7.50 Ac.
Wetland/ Preserve Buffers	0.86 Ac.
PCD Buffers	11.38 Ac.**
ROW Buffers	12.40 Ac.
Lakes (including LME)	68.17 Ac.
Rec. Parcel	1.75 Ac.

** Open Space Tracts O-1 through O-4 are included in the PCD Buffers



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MXD Land Allocation

Open Space	20%
Required*	20%
Proposed**	20%
Commercial	30%
Maximum	30%
Proposed	8%
Employment Center	20%
Minimum	20%
Maximum	60%
Proposed	25%
Residential Low	2%
Minimum	2%
Maximum	35%
Proposed	35%
Residential High	5%
Minimum	5%
Maximum	35%
Proposed	12%

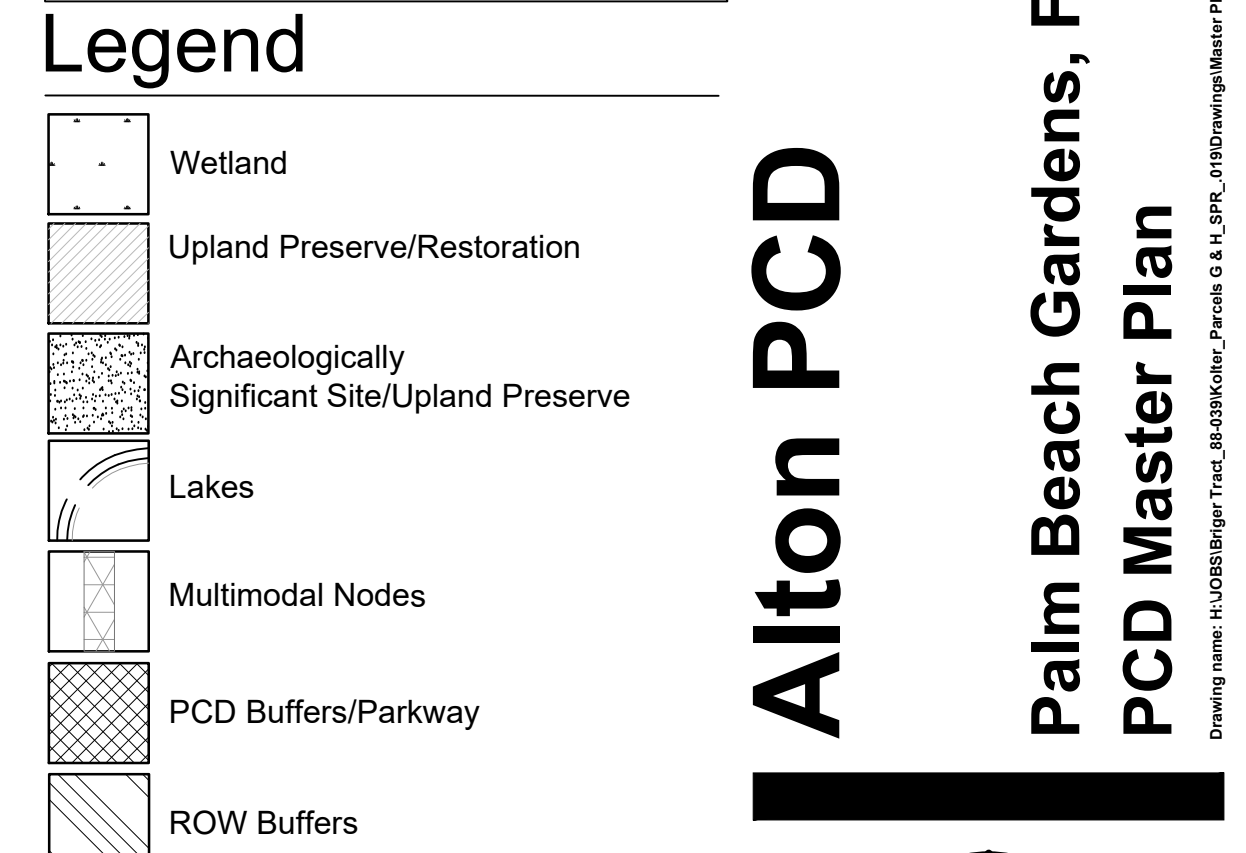
MXD Lot Coverage

Commercial	50%
Maximum	50%
Proposed	50% Max
Employment Center	70%
Maximum	70%
Proposed	70% Max
Residential	50%
Maximum	50%
Proposed	50% Max

MXD Height

Commercial	4 Floors
Maximum	4 Floors
Proposed	4 Floors
Employment Center	150 Feet
Maximum	150 Feet
Proposed	150 Feet
Residential	4 Floors
Maximum	4 Floors
Proposed	4 Floors

Above allocations are based on the gross acreage of the project.
 *Pursuant to pending Comprehensive Plan Amendment.
 **See Development Order Conditions of Approval.



Conversion of Uses

- 4 East Parcel Multi-Family units to 3 East Parcel Apartments
- 600 West Parcel Multi-Family units to 222 West Parcel Single Family units
- 35 West Parcel Apartments to 13 West Parcel Single Family units
- 314 West Parcel Apartments to 116 East Parcel Single Family units
- 35,000 s.f. of West Parcel Commercial area to 67 East Parcel Single Family units
- 1 Apartment to PCD Credit Bank
- 15,000 s.f. of West Parcel Commercial to 32,000 s.f. of East Parcel Research & Development
- 115 East Parcel Multi-Family Uses to 256-bed ALF in East Parcel
- 728,210 SF of R&D to 300 Bed Hospital and 160,000 SF of Medical Office in Parcel B.

* The Residential units approved for Parcels C, D, E and F (1,567 units) and identified on the PCD Master Plan may be relocated at the discretion of the property owner from among Parcels C, D, E, and F as long as the maximum densities below are not exceeded:

- Parcel C - RH: 15 du/ac
- Parcel D - RL: 5 du/ac
- Parcel E - RH: 15 du/ac
- Parcel F - RM: 9 du/ac

The relocation of residential units shall require the consent of both sending and receiving property owners and shall require the PCD Master Plan to be updated via Resolution. The updated PCD Master Plan will be on file with the City of Palm Beach Gardens.

Notes

*Lakes shown are conceptual in configuration and are for drainage purposes. Additional lake locations, sizes, and configuration to be determined at the time of Final Site Plan approval for each parcel.
 See Design Guidelines for additional regulations.
 See Upland Preserve Mitigation Plan for upland area details.
 Parcel acreages are not inclusive of Preserve or Wetland.

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Date: 01.09.09
 Project No.: 88-039.019
 Designed By: SCMLMB
 Drawn By: SCMLMB
 Checked By: KT

Submittal Dates : Comments
 02.02.09 SCM PCD Resubmit
 09.11.09 SCM PCD Resubmittal
 10.08.09 LMB PCD Resubmittal
 11.16.09 LMB PCD Resubmittal
 11.24.09 LMB PCD Resubmittal
 03.02.10 HLC Revisions
 01.11.11 SCM Seacoast
 02.08.13 SCM FPL Revisions
 10.02.13 SCM ROW Revisions
 12.19.13 SCM PCD Resubmittal

01.27.14 SCM PCD Resubmittal
 03.06.15 TLM PCD Resubmittal
 05.08.15 TLM PCD Resubmittal
 07.31.15 TLM PCD Resubmittal
 09.04.15 TLM PCD Resubmittal
 05.23.16 TLM PCD Resubmittal
 07.26.16 JEB PCD Resubmittal
 09.07.16 BB PCD Resubmittal
 09.20.16 BB PCD Resubmittal
 08.29.17 BB Wall Revisions
 08.31.17 BB Resubmittal
 04.10.18 BB REVISIONS
 10.22.18 BB Revisions
 12.23.20 RD PCD Submittal
 06.23.21 RD PCD Resubmittal
 02.01.22 RD PCD Resubmittal
 10.03.22 RD PCD Resubmittal
 11.01.22 RD PCD Resubmittal

Alton PCD
Palm Beach Gardens, Florida
PCD Master Plan

Sheet 1 of 1

Scale: 1" = 400'-0"

0 200' 400' 800'

NORTH