PROJECT NARRATIVE

PGA Office Center

Planned Community Development
Master Plan Amendment
May 21, 2019

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Urban Planning and Design
Landscape Architecture
Communication Graphics

Request/Location

Please accept this request, on behalf of the Applicant and property owner, Florida Power & Light Company, for an amendment to the approved master plan for the PGA Office Center Planned Community Development (PCD). The PCD is located north of PGA Boulevard, west of Alternate A1A and east of Military Trail and Interstate 95.

The subject site is vacant and consists of approximately 86.34 acres. The property has an Industrial (I) Future Land Use designation and a PCD (M-1) zoning designation. In 2013, the subject site received PCD approval for 993,000 square feet of office space and accessory uses. The development plan has not been constructed. However, the roadway network through the site, the off-site traffic improvements, and PCD buffers have been constructed and are in use.

With this request, the Applicant is seeking to modify the approved master plan to indicate the following:

- Eliminate Parcel B and associated public access easement and utility easements and incorporate the parcel's 4.25 acres into Parcel A of the PCD. The Applicant has purchased Parcel B and seeks to include this area into the Parcel A site plan. The inclusion of this site will ensure comprehensive and consistent planning and development within the site.
- Add 1.3 acres of lake area to Parcel A to increase the stormwater storage capacity. The stormwater capacity is being increased to ensure the future buildings within the site can continue to function during storm events.
- Relocate the RCA Center Drive and Kyoto Gardens Drive intersection approximately 260 feet to the west to facilitate better traffic flow and movements through the PCD.

The request does not modify the approved development order, the approved and installed PCD buffers or its traffic impact to the surrounding roadway system. As such, the request will not create any additional impacts to the surrounding properties and uses.

Concurrency

The subject property was granted a conditional concurrency certification on December 11, 2000 for the development of 240,000 square feet of office use and 600,000 square feet of industrial use or their traffic equivalents. In 2005, the PCD was approved with the development program of 240,000 square feet of office use and 600,000 square feet of industrial use. On November 7, 2008, Palm Beach County approved conditional concurrency for the site for a

610 Clematis Street
Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

200-room hotel, a 60-room hotel, 450,000 square feet of general office and 450,000 square feet of research and development with a build out date of December 2014.

As part of the current PCD approval for the PGA Office Center project, the City issued on March 8, 2012 traffic concurrency approval for the proposed 993,000 square feet of office space for this. This concurrency was confirmed when PGA Office Center PCD was approved on July 16, 2013 through the adoption of Resolution 35, 2013.

History
The PGA Office Center PCD was approved on July 16, 2013 through the adoption of Resolution 35, 2013. This approval allows for the future development of up to 993,000 square feet of professional and corporate office space. In December 2013, a three-year administrative time extension was granted for the project. In 2016, a two-year administrative time extension was granted. With this extension, the build-out date for the project is December 31, 2019. On February 5, 2019, a time extension was granted the project (TIME-19-01-000110). This approval extended the build-out date for the project to November 4, 2020.

No vertical building construction has occurred on site. However, the public roadways, Kyoto Gardens Drive and RCA Center Drive, were extended through the site to provide an internal roadway network for the site. Public water, sewer, and drainage systems are in place. Lake fountains were installed in December 2014.

The offsite traffic mitigation for the southbound left turn lane extension on Military Trail leading to Kyoto Gardens Drive has been constructed along with the Alternate A1A median and west road shoulder landscaping. The PCD landscape buffers have been installed. The project replat was approved on December 1, 2016 through the adoption of Resolution 84, 2016.

Access
Direct access to the site will be provided from Kyoto Gardens Drive and RCA Center Drive.

Existing Zoning and Land Use Designations

EXISTING USE	ZONING	FUTURE LAND USE
SUBJECT PROPERTY: Existing - Vacant Requested –Office Park	Planned Community Development (PCD) with underlying zoning of Research and Light Industrial (M-1)	Industrial (I) and Recreation Open Space (ROS)
TO THE NORTH: Gardens Woods Residential Development Winchester Courts Residential Development	Residential Low Density-3 (RL-3) Residential Medium RM with a Planned Unit Development overlay	Residential Low (RL)

TO THE SOUTH: Interstate 95 On-Ramp, PGA Boulevard and PGA Professional & Design Center (Parcel 5B)	Research and Light Industrial Park (M-1) with Planned Unit Development overlay	Mixed Use (MXD)
TO THE WEST: Interstate 95/Military Trail Gardens Lakes Residential Development & Doubletree North	Residential Medium (RM) with PUD overlay & General Commercial (CG-1) with PUD overlay	Residential Medium (RM) & Commercial (C)
TO THE EAST: Alternate A1A Regional Center Development of Regional Impact	Planned Community Development (PCD)	Professional Office (PO) /Commercial (C)/Residential High (RH)