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

Request:

- ☐ Planned Community Development (PCD)
- ☐ Planned Unit Development (PUD)
- ☒ Amendment to PCD, PUD or Site Plan
- ☐ Conditional Use
- ☐ Amendment to the Comprehensive Plan
- ☐ Administrative Approval
- ☐ Administrative Appeal
- ☐ Annexation
- ☐ Rezoning
- ☐ Site Plan Review
- ☐ Concurrency Certificate
- ☐ Time Extension
- ☐ Miscellaneous
- ☐ Other _____

Date Submitted: _____

Project Name: PGA Office Center PCD Master Plan Amendment

Owner: Florida Power & Light Company

Applicant (if not Owner): _____

Applicant's Address: 700 Universe Blvd., Juno Beach, FL Telephone No. 561-697-8000

Agent: Ken Tuma and Urban Design Kilday Studios

Contact Person: Ken Tuma or Marty R.A. Minor E-Mail: ktuma@udkstudios.com

Agent's Mailing Address: 610 Clematis Street, #CU-02, West Palm Beach, FL 33401

Agent's Telephone Number: 561-366-1100

FOR OFFICE USE ONLY

Petition Number: _____ Date & Time Received: _____

Fees Received

Application $ _____ Engineering $ _____

Receipt Number: _____

Architect: Perkins + Will

Engineer: Kimley-Horn and Associates

Planner: Urban Design Kilday Studios

Landscape Architect: Perkins + Will

Site Information:

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

General Location: East of Miltary Trail, West of Alternate A1A, north and south of Kyoto Gardens Dr.

Address: _____

Section: 1/6 Township: 42S Range: 42E/43E

Property Control Number(s): 52424201270230000, 52424201270160000, 52424201270010000, 52424201270030000, & 52424201270020000

Acreage: 86.34 acres Current Zoning: PCD (M-1) Requested Zoning: Same

Flood Zone B Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: Industrial/ROS

Existing Land Use: Vacant Requested Land Use: Offices

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

Proposed Square Footage by Use: 993,000 SF of professional offices (approved by Res. 35, 2013)

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: The request is to amend the adopted Master Plan to eliminate the outparcel and associated access tracts to that outparcel to reflect the consolidation of ownership within the project. The change will allow for a consistent and comprehensive site plan for the site. Please see Project Narrative for additional information.

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

No change in the approved development program is proposed. As such, this request will not create any adverse impacts to the surrounding area.

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.

This request is for an amendment to the approved Master Plan and not a rezoning request.

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 requirements for preservation have been addressed in the PCD approval. No changes are proposed as part of the Master Plan amendment request.

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

The Applicant proposes to comply with all Art in Public Places requirements for the site.

6. Has project received concurrency certification?

Yes, Concurrency Certification was confirmed through Resolution 34, 2013.

Date Received: July 16, 2013

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 PGA Blvd. and Alternate A1A, on the ☑ north, ☐ east, ☐ south, ☐ west side of PGA Boulevard and the I-95 entrance ramps (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Kevin Hughes, Senior Manager, Construction 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 a Master Plan Amendment in the City of Palm Beach Gardens, Florida.

3. That he/she has appointed Ken Tuma and Urban Design Kilday Studios to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Florida Power & Light Company

Kevin P. Hughes
Signature of Owner

Kevin Hughes, Senior Manager, Construction
By: Name/Title

700 Universe Blvd.
Street Address

Juno Beach, FL 33408
City, State, Zip Code

P. O. Box

City, State, Zip Code

561-697-8000
Telephone Number

Fax Number

Kevin.Hughes@fpl.com
E-mail Address

Sworn and subscribed before me this 15th day of October, 2018.

Notary Public

My Commission expires:

COLLEEN SEMENTELLI
MY COMMISSION # FF226665
EXPIRES May 04, 2019
(407) 398-0153 FloridaNotaryService.com

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:

☐ Owner

☐ Optionee

☐ Lessee

☑ Agent

☐ Contract Purchaser

Signature of Applicant

Ken Tuma

Print Name of Applicant

610 Clematis Street, #CU-02

Street Address

West Palm Beach, FL 33401

City, State, Zip Code

561-366-1100

Telephone Number

561-366-1111

Fax Number

ktuma@udkstudios.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.

Kevin P. Hughes
Owner signature

10.9.18
Date

Kevin Hughes, Senior Manager, Construction, for FPL
Owner printed name

52424201270010000
Property Control Number

DESIGNEE/BILL TO:

_____

_____

_____

_____
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of October, 2018, by Kevin P Hughes. He or she is personally known to me or has produced _____ as identification.

_____
Notary public signature

Colleen Sementelli
Printed name

State of _____ at-large

My Commission expires: _____

COLLEEN SEMENTELLI
MY COMMISSION # FF226665
EXPIRES May 04, 2019
(407) 398-0153 FloridaNotaryService.com

FPL

To: WHOM IT MAY CONCERN

Date: September 28, 2018

Re: FLORIDA POWER & LIGHT COMPANY ZONING, SITE PLAN APPROVAL AND PERMITTING: AUTHORIZATION TO SIGN

I, W. Scott Seeley, Vice President, Compliance & Corporate Secretary for Florida Power & Light Company, do verify that the following listed individual:

KEVIN P. HUGHES, SENIOR MANAGER, CORPORATE REAL ESTATE

is authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all Florida Power & Light Company property.

W. Scott Seeley
Vice President, Compliance & Corporate Secretary

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of September, 2018, by W. Scott Seeley, Vice President, Compliance & Corporate Secretary for Florida Power & Light Company, a Florida corporation. She is personally known to me and did not take an oath.

SANDRA MENDENHALL
MY COMMISSION EXPIRES FEB 15, 2020
#FF960723
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
State of Florida