

**Scripps Florida Phase II/Briger Tract DRI/PCD  
Planned Community Development Rezoning Request  
Project Narrative**



**January 30, 2009**

---

**Urban Planning and Design  
Landscape Architecture  
Communication Graphics**

---

**Request**

On behalf of The Lester Family Investments, L.P., et al, and Palm Beach County please accept this application requesting a Planned Community Development (PCD) designation for 681 acres located south of Donald Ross Road, north of Hood Road and east and west of Interstate 95. This request for a PCD designation accompanies a previously-submitted Development of Regional Impact (DRI), known as the Scripps Florida Phase II/Briger Tract DRI, and is being submitted concurrently with a Comprehensive Plan Amendment, a Zoning Code Amendment and a Concurrency Certificate request. The site is currently vacant and is being used for pasture land and a horse farm.

As part of the PCD request, the applicant is seeking master plan approval for the following uses: 1.6 million square feet of biotech research space for the second phase of The Scripps Research Institute's Florida campus, 2.4 million square feet of related biotechnological/biomedical, pharmaceutical and ancillary uses, 500,000 square feet of commercial space and 2,700 homes.

**Background**

The submittal of this application is the culmination of a five-year planning effort by the Governor's Office, Palm Beach County, the City of Palm Beach Gardens and surrounding communities to create a regional bioscience economic cluster to diversify the economy, bring well-paying jobs to the area and create a truly unique community environment. It is anticipated that the Scripps Florida Phase II/Briger DRI/PCD will create more than 8,600 new jobs to the region during the next 20 years and position the State as a leader in biomedical research. In this regard, the creation of the Scripps Florida Phase II/Briger Tract DRI/PCD represents a landmark opportunity to achieve the planning effort not only for the City, but for the entire region and State

The goal is to create a 21<sup>st</sup> Century community - a mixed use community well grounded in traditional town planning practices merged with modern provisions for alternative transportation options and energy conservation. This will result in a walkable community that encourages the interaction, discussion and thought between its inhabitants in an environment that will advance scientific research and discovery.

**Historical Overview**

The Scripps Research Institute (TSRI) is internationally-recognized for its exploration and research into immunology, molecular and cellular biology, chemistry, neurosciences,

CITY OF PALM BCH GDNS

FEB 03 2009

477 S. Rosemary Avenue  
Suite 225 - The Lofts at  
CityPlace  
West Palm Beach, FL 33401  
561.366.1100 561.366.1111  
fax  
www.UDKstudios.com

autoimmune diseases, cardiovascular diseases, virology and synthetic vaccine development. The 84-year-old TSRI, one of the country's largest, private, non-profit research organizations, has an existing biotechnology economic cluster with a research and development campus in La Jolla, California. As the La Jolla campus developed, hundreds of other biotech research facilities located nearby. This cluster of users created thousands of well-paying jobs for the residents in San Diego County, California and surrounding areas. In 2003, the Scripps Research Institute sought to establish a bioscience research facility on the east coast of the United States.

Recognizing an opportunity, in October 2003, Governor Jeb Bush and the State Legislature created the Scripps Funding Corporation to encourage TSRI to come to Florida as part of a \$310 million economic stimulus plan. It was thereafter determined by TSRI and State officials that Palm Beach County would be the future location for the new campus. The objective of this new research campus, to be known as Scripps Florida, is to focus on biomedical research, technology development and pharmaceutical development.

The proposed Scripps Florida Phase II/Briger Tract DRI/PCD is the realization of this joint governmental effort. The DRI is proposed to include 1.6 million square feet of research and development facilities for the Scripps Florida Phase II campus and an additional 2.4 million square feet of biotechnological/biomedical, pharmaceutical, ancillary office space and other related uses. This development program will create the nucleus that will advance the desired cluster of biotechnological firms in south Florida.

In addition, to meet the stated goal of TSRI, along with regional and local planners, it is the applicant's vision to create a pedestrian-oriented community where opportunities will be provided to work, live, and shop. To meet this needed mix of uses, the DRI also proposes 2,700 dwelling units, with a range of affordability and sizes, and 500,000 square feet of commercial space.

The subject site, located east of Florida's Turnpike, south of Donald Ross Road and north of Hood Road, has several geographic advantages. It is the last, large remaining infill parcel in northeast Palm Beach County, and is located within the City of Palm Beach Garden's Urban Growth Boundary. Additionally, the property is surrounded by development and has access to Interstate 95 utilizing Donald Ross Road, its northern boundary.

In addition to addressing economic development, the proposed DRI also fulfills a geographic vision for the property. When the subject site was annexed into the City of Palm Beach Gardens in 1990, it carried the Future Land Use Plan (FLUP) designations of Commercial (13 acres) and Residential Low (668 acres).

During 2003 and 2004, the Palm Beach Gardens City Council initiated a City-wide economic development initiative in order to diversify the City's tax base and provide quality local employment. As the result of that initiative, on September 1, 2004, the Council adopted Resolution 191, 2004, which supported the subject site as the location of the new Scripps Florida campus. In November of that year, the City Council directed staff to prepare a city-initiated Future Land Use Plan amendment to change the site's current FLUP designation to Mixed Use.

As part of this application request, City staff analyzed the impact of such a land use designation change on the municipality and surrounding properties with respect to traffic, necessary governmental services and the environment. On May 9, 2005, the City held a Community Planning Session for the subject site. It was then determined by the City that the subject site was "one of the few remaining parcels of land within the municipal boundaries of Palm Beach Gardens that could be developed as (an) economic engine; diversify the economy; transition employment opportunities from retail and service sector to an intellectual knowledge marketplace; and provide value-added jobs that would match the skill sets of the citizens."

This City-initiated planning process culminated in the June 16, 2005 adoption of Ordinance 7, 2005, which amended the FLUP designation for the site to Mixed Use therein specifying the permitted intensities and densities on the site. The following potential uses were allocated to the site: 8 million square feet of Research & Development (including a 300-bed research clinic); 1,000 multi-family units; and 50,000 square feet of commercial space; or its equivalent. This approval established the base intensity for the future development of the site in terms of impacts on infrastructure, such as roadways, parks and recreation, schools and utilities. The proposed DRI development program is consistent with the anticipated impacts limited for this site.

On February 14, 2006, the Board of Palm Beach County Commissioners voted to locate the Scripps Florida campus in northern Palm Beach County, with an initial phase of 365,000 square feet of bioscience space (known as Scripps Florida Phase I) located on 30 acres within the Abacoa Development of Regional Impact. Simultaneously, the land owner of the adjacent property known as the Briger Tract donated 30 acres to Palm Beach County and sold an additional 40 acres to the County on which to establish the second phase (1.6 million square feet of biotech space) of the Scripps Florida campus (known as Scripps Florida Phase II). The property owner also recorded a deed restriction on 100 acres of their land adjacent to the Scripps Florida campus which restricts that area to biotechnological research and development and ancillary uses. The City of Palm Beach Gardens and the Town of Jupiter also provided \$3 million each to the County to assist in the establishment of the Scripps Florida campus in north Palm Beach County.

As part of the agreement to bring Scripps Florida to the Abacoa and Briger sites, there were two conditions placed on the selection. Namely (i) at least 100 acres total with the potential for 2 million square feet to be provided for Scripps Florida; and (ii), identifying opportunities for up to 6 million square feet of space within five miles of the Scripps Florida campus to accommodate the creation of a bioscience research/biotechnology industry cluster.

The first condition is being addressed through the construction of three Scripps Florida buildings at the Abacoa DRI on 30 acres and, with this application for the Scripps Florida Phase II/Briger Tract DRI/PCD, making available an additional 70 acres. The second condition has been addressed through an interlocal agreement between the municipalities of Palm Beach Gardens, Jupiter, Lake Park and Riviera Beach, Mangonia Park and unincorporated Palm Beach County. This coalition of governmental bodies has identified 11.6 million square feet of building area within five miles and 47.5 million square feet of available building area for the bioscience cluster within 10 miles of the Scripps Florida campus.

The economic development and the creation of a bioscience cluster is already underway. The Torrey Pines Institute for Molecular Studies, which researches the basics of human diseases, has established a campus in St. Lucie County. In addition, the renowned German scientific research society, Max Planck Institute, is establishing a 100,000 square foot facility nearby at Florida Atlantic University's Jupiter campus, which is adjacent to the subject site. Moreover, it is estimated that the proposed Scripps Florida Phase II/Briger Tract DRI/PCD will generate 8,652 new jobs for the local economy. Consistent with the City of Palm Beach Gardens' initiative to diversify its economy and provide quality jobs, 67 percent of these new jobs will have an average salary between \$40,000 and \$196,000.

**Land Use & Zoning**

The land use designation of the site as shown on the City's Future Land Use Map is MXD (Mixed Use). The site currently has a zoning designation of PDA (Planned Development Area), which is a holding category for future development. In accordance with the City's Land Development Regulations, the applicant is requesting a rezoning from PDA to PCD (Planned Community Development). The zoning and land use designations of adjacent properties are as follows:

**ZONING CLASSIFICATION & LAND USE DESIGNATIONS OF ADJACENT PROPERTIES**

<b>EXISTING USE</b>	<b>ZONING</b>	<b>LAND USE</b>
<b><u>Scripps Florida Phase II/Briger Tract</u></b> Vacant, Pasture, Horse Farm	Planned Development Area (PDA)	Mixed Use (MXD)
<b><u>North</u></b> Abacoa DRI (Town of Jupiter)	Mixed Use	Mixed Use
<b><u>South</u></b> Vacant and Single Family home Westwood Gardens Westwood Lakes	PDA PUD (RM-Residential Medium) PUD (RM)	MXD RL (Residential Low) RL
<b><u>East</u></b> FPL Substation Legends At The Gardens Benjamin School San Michele neighborhood	Public/Institutional (P/I) PUD (MXD) PUD (P/I) PUD (RL-3 Low Residential-3)	MXD MXD RL RL
<b><u>West</u></b> Eastpointe neighborhood (Palm Beach County)	RE (Residential Estate)	LR-2 (Low Residential-2)

**Project Description**

The Scripps Florida Phase II/Briger Tract DRI is a mixed use development planned for 681 acres of land in the northern portion of Palm Beach County within the municipal boundaries of the City of Palm Beach Gardens. The planned community will be focused on the biotechnology and bioscience research industries. The centerpiece of the project will be the 1.6 million square feet of biotech research and development space for the second phase of the

Scripps Florida campus. The world-class, state-of-the-art Scripps Research Institute is not only expected to produce ground-breaking scientific discoveries, but it is anticipated to attract private bioscience companies and ancillary business to the region. At its La Jolla, California campus, The Scripps Research Institute has attracted hundreds of biotechnology and bioscience firms to its immediate vicinity.

Researchers at the Scripps Florida campus will be focusing on basic biomedical science, drug discovery, and the application of the latest research technology to the drug discovery process. These areas of study are also expected to attract additional private sector investment to the region. To facilitate this growth, an additional 100 acres of the subject site, directly adjacent to the future Scripps Florida campus, has been deed restricted for biotechnological research and development as well as ancillary uses. The ancillary uses could include hospitals, universities, training facilities, business offices, medical offices, patent attorney offices, professional offices, drug manufacturing and conference hotels.

The subject site is a classic infill development site, completely surrounded by existing development, and located within the City of Palm Beach Gardens' Urban Growth Boundary. As indicated earlier, the site was previously designated by the City as Mixed Use on the Future Land Use Plan amendment, which is the appropriate category for the proposed multiple use development.

Located to the north of the subject site is Donald Ross Road, an urban minor arterial roadway as identified within the City of Palm Beach Gardens' Comprehensive Plan. Donald Ross Road provides excellent access to the site as it connects to Interstate 95, which links the eastern seaboard of the country. Interstate 95 divides the subject site, effectively creating east and west portions of the project. Donald Ross Road also is the connector of the site to Central Boulevard, Military Trail and Alternate A1A, U.S. Highway 1 – the major north-south arterials in northern Palm Beach County.

The guiding principle behind the design of the Scripps Florida Phase II/Briger Tract DRI is the desire to create a mixed use, walkable neighborhood centered on the bioscience research industry. The creation of an integrated multi-use project that will foster the creativity, knowledge and hard work associated with the research discoveries envisioned for the Scripps Florida campus is the desired result. In order to achieve this type of environment, the subject community has been designed to encourage interaction between the individuals who will work, live, shop and recreate within the project. This interaction will encourage collaboration, debate and the informative exchange of ideas.

Key to this interaction is the creation of comfortable outdoor spaces. These spaces can vary with respect to the size and amenities of public squares, as well as the widths of the public sidewalks. To make these areas more comfortable, shade trees, arcades, roofs, awnings and other means of protecting pedestrians from the sometimes harsh Florida elements will be provided. The proximity of these spaces to buildings, green spaces and roadways has also been considered in creating the design for the project.

The desire for a mixed use district, in addition to the requirements of the City's Mixed Use Future Land Use Plan designation, will result in a project that provides living, working and shopping opportunities within close proximity. Housing options will be provided for a variety of

incomes and lifestyle choices. It is anticipated that the project will provide apartments, townhomes, multi-family units and single-family homes. These housing opportunities will allow those working within the bioscience research industry within the project to live in close proximity to their work.

Integrated with the bioscience research facilities and homes will be the necessary support commercial in a Town Center setting. Community and neighborhood-service commercial activities will be provided for the estimated 6,480 future residents and 8,652 future employees within the project.

### **Design Guidelines**

As permitted by the City's Land Development Regulations, Design Guidelines have been provided for the City's review. These Design Guidelines will act as the land use regulations governing the development of the subject site. The attached guidelines create an emphasis on compact and walkable mixed use community. Particular emphasis, in excess of the City's regulations, has been placed on pedestrian amenities and the quality of streetscapes and other public realms.

### **Project Districts**

The following is a description of the districts, as well as a general description of the uses and intensities that are proposed within the DRI. Please see the Master Plan for additional details.

- **Scripps Campus District**

The Scripps Florida campus within the subject DRI will consist of 70 acres of land in the north central portion of the site with frontage on Donald Ross Road. The campus site was created when the landowner donated 30 acres and sold another 40 acres to Palm Beach County for the Scripps Florida campus. Within those 70 acres, 1.6 million square feet of biotechnology research space is to be provided. Primary uses within the Scripps Florida Phase II campus will include biotechnology/pharmaceutical/biomedical R&D facilities, research laboratories, administrative offices, professional and medical offices, hospitals, educational/institutional uses, utilities, ancillary retail and commercial uses, and support services including uses and facilities reasonably appropriate for TSRI to perform the principal uses.

Much of the work at Scripps Florida will be dedicated to basic biomedical research, a vital segment of medical research that seeks to comprehend the most fundamental processes of life. Additionally, researchers at Scripps Florida are currently developing cutting-edge technologies to enable them to examine the basic biology of human health. They are applying their discoveries towards finding new and better potential treatments for a variety of devastating human diseases including: AIDS, Alzheimer's disease, cancer, depression, diabetes, hepatitis C, obesity, mad cow disease, Parkinson's disease, and schizophrenia.

It is envisioned that the Scripps Florida campus will be a pedestrian-oriented environment where buildings will be located in close proximity. The campus will develop over the next 20 years.

- Biotech District

In addition to the applicant's donation and sale of the property to Palm Beach County for the Scripps Florida campus, the applicant has agreed to place a deed restriction on an adjacent 100 acres for biotechnical uses. These 100 acres will wrap around the western and southern boundaries of Scripps Florida campus. This proximity will help foster the biotech cluster as envisioned by the Governor's Office and spur the interaction between Scripps and private-sector scientists.

Primary uses within the Biotech District will include biotechnology/pharmaceutical /biomedical R&D facilities, research laboratories, administrative offices, dorms and residential halls, professional and medical offices, community centers, educational/institutional facilities, hospitals and health care facilities, financial institutions, hotel and conference centers, day care facilities, veterinarian offices, utilities, ancillary retail and commercial uses, and support services including uses and facilities reasonably appropriate for the users to perform their principal uses.

- Town Center District

The intent of the District is to create a vibrant, urban and pedestrian-oriented Town Center which will serve the needs of the project's residents, workers and visitors. The Town Center will feature a mixture of commercial, office and residential uses, which may be vertically and/or horizontally integrated. The Design Guidelines call for the project's Town Center to be developed in a traditional urban neighborhood manner. The street pattern within the Town Center will be in a block structure, where the streets will be defined by various mixed use buildings placed along the street's "build-to" lines.

The uses proposed within the Town Center District will include commercial uses including, but not limited to, retail uses, restaurants, financial institutions and personal services, professional and medical offices, day care facilities, biotechnology/ pharmaceutical/biomedical R&D facilities, research laboratories, educational/institutional uses, residential uses including, but not limited to, multi-family, single family, townhomes, single family attached, zero-lot line and adult congregate living facilities, utilities, community facilities including, but not limited to, active and passive parks, civic uses and public services, and ancillary and support uses. The Town Center District shall be connected to adjacent Districts and neighboring properties through pedestrian and vehicular routes.

- Neighborhood District

Convenient residential housing will be provided within the DRI to provide housing opportunities for the future employees of the Scripps Florida campus, associated industries and businesses and the growing population of northern Palm Beach County.

Primary uses within the Neighborhood District will include residential uses including, but not limited to, multi-family, single family, townhomes, single family attached, zero-lot line and adult congregate living facilities, utilities, and community facilities including, but not limited to, active and passive parks, civic uses, and public services. The residential neighborhoods will be developed in a pattern consistent with the residential communities adjacent to the site.

- Neighborhood Commercial District

In order to provide convenient goods and services to the western portion of the project, a Neighborhood Commercial District has been established. This District is envisioned to provide an attractive gathering area where future residents will be able travel a short distance to shop and attend to personal business matters. Primary uses within the Neighborhood Commercial district will include commercial uses including, but not limited to, retail uses, restaurants, financial institutions and personal services, recreational facilities, educational/institutional facilities, day care facilities, professional and medical offices, and utilities. The District will be developed consistent with the City of Palm Beach Gardens' Land Development Regulations.

### **Phasing Schedule**

The Scripps Florida Phase II/Briger Tract DRI is proposed to be phased over 20 years. In the attached phasing chart, four phases, five years in length, are proposed. The proposed uses are divided geographically within the phasing chart, which indicates the development east and west of Interstate 95 which bisects the site. In addition, the residential units have been specified as one of three categories: apartments, multi-family and single family units.

### **Traffic Concurrency**

As indicated in the attached traffic impact analysis from Susan E. O'Rourke, P.E., Inc., traffic concurrency can be achieved for the subject project through mitigation which will be addressed through the applicant providing proportionate share of the costs of the required improvements.

### **Drainage**

In the attached Surface Water Management Report, prepared by Michael B. Schorah and Associates, Inc., the project's drainage system has been designed to be compliant with Northern Palm Beach County Improvement District's Unit 2 and South Florida Water Management District Chapter 40E-40 and Rule 40-E-4, F.A.C. There are two separate sub-basins on the site, which will have two legal positive outfalls.

### **Environmental Impacts**

In conformance with the requirements of the City's environmental regulations, the proposed master plan indicates 95.33 acres of upland habitat will be preserved on site. This is 25% of the quality habitat on the site. In addition, the applicant is proposing to preserve 26.65 acres of quality wetlands on the site. Of that amount, approximately 2 acres will be created and enhanced wetlands. Additional wetland mitigation, as required by the State environmental agencies, will be provided off-site.

### **Signage**

Project identification sign locations have been identified at each of the eight roadway access points into the subject site. Additional signage locations pertaining to individual parcels and tenants will be identified during the site plan review process. An overall master signage program will be provided to the City for its review prior to the development of the initial parcel within the proposed PCD.

## **Impacts on Municipal Services**

Attached for your review and information are service availability letters from Seacoast Utility Authority, Palm Beach County School Board, Solid Waste Authority, Palm Beach Gardens Fire-Rescue Department, Palm Beach County Fire-Rescue Department, Palm Beach Gardens Police Department, Florida Power and Light and TECO People's Gas.

## **Compliance With the City's Vision Plan**

The proposed project is consistent with the City's Vision Plan as the planned walkable, mixed-use community will provide economic development opportunities to the City at an infill location within the established Urban Growth Boundary.

More specifically, the request addresses the following goals, objectives and strategies:

**Goal 1: To create linkages in the City which connect or gather residents and business owners of different neighborhoods and developments into a single community and which provide a sense of community.**

**Objective 1.1.: To create gathering (people) places in the City.**

**Objective 1.2.: To create pathway linkages throughout the City**

As described above, the proposed DRI/PCD Master Plan identifies a Town Center which will be a gathering place for the community. The proposed Town Center, with its block-style development and extensive pedestrian connections, is also required to provide, at a minimum, a 20,000 square foot plaza for a local gathering place. Additional plazas and gathering spaces will be create as the project developments. The project will also have an extensive network of pedestrian and bicycle pathways. These linkages will tie into the City's Greenway plan along Donald Ross Road and Hood Road.

**Goal 3: To preserve land use patterns and types that currently characterize the City.**

**Objective 3.1.: To control, limit and encourage specific types of development and redevelopment.**

**Objective 3.2.: To encourage integration of development into new neighborhoods and livable communities.**

The proposed mixed-use community is consistent with the City's Future Land Use designation of MXD (Mixed Use) for the site. The proposed Town Center will create a variety of housing opportunities and creating a variety of different lifestyle choices within close proximity to work, shops and recreation. The project will also be the central hub of bioscience research within the region, as it has been selected by the State, county and City for the second phase of TSRI's Florida campus. The creation of this hub, with 1.6 million square feet for the Scripps Florida Campus and another 2.4 million square feet for biotechnological/biomedical, pharmaceutical and ancillary uses, is estimated to bring 8,652 new, quality jobs to the City.

**Goal 5: To promote economic development in the city through the expansion of existing businesses and the attraction of new industry.**

**Objective 5.1.: To initiate proactive efforts to expand the economic base of the city, working within the framework of existing economic agencies and groups.**

**Objective 5.2.: To provide a framework for quality of life factors important to business relocation decisions.**

As described above, the requested PCD and master plan approval for the Scripps Florida Phase II/Briger Tract project is the culmination of years of work, investment and planning from all sectors of the community. Five years ago, the City embarked on an economic development initiative to identify and pursue to new industries to broaden the City's economy. The subject site was identified as the desired location for the location of the City's new bioscience research and development district. This request moves this initiative forward toward reality.

**Goal 6: To protect the natural environment through sustainable methods and practices.**  
**Objective 6.1.: To protect and preserve the City's natural resources in a manner that is balanced with the needs of the community.**

The applicant has been working closely with all the applicable environmental agencies to meet all requirements. The master plan reflects the results of this review and consultation. More than 20 acres of wetlands will be preserved on site with other, lesser-quality, wetlands being mitigated off-site. The master plan also identifies the location of the required upland preserve throughout the project.

### **Compliance with the Comprehensive Plan**

As indicated below, the Scripps Florida Phase II/Briger Tract DRI/PCD is consistent with the City's Comprehensive Plan. An analysis of this consistency is below.

With the DRI application, the applicant proposes to amend Ordinance 7, 2005, which granted the subject site's future land use designation, and the City's Future Land Use Element to expand the definition of the Mixed Use Development (MXD) category to include a BioScience MXD designation. The subject amendment of Ordinance 7, 2005 does not seek to amend the site's MXD future land use designation. The proposed DRI reflects a mixture of integrated industrial, commercial and residential land uses. The proposed amendment would merely update the development limitation to reflect the requested DRI ADA.

The second amendment would modify the definition of the City's MXD designation to incorporate the proposed bioscience uses. Currently, the City has two types of MXD projects – Residential MXDs and Non-Residential MXDs. This new third category will be limited to a mixed use development when at least a portion of the site is within the City's Bioscience Research Protection Overlay. This new category encourages the integration of Bioscience uses into a pedestrian-oriented mixed use community. It also supports the use of multi-modal transportation within this mixed use project. The proposed amendment allows for larger building heights for employment center buildings within the Bioscience MXDs.

**CONSISTENCY WITH LOCAL COMPREHENSIVE PLAN  
CITY OF PALM BEACH GARDENS COMPREHENSIVE PLAN**

**FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 1.1, Objective 1.1.3, Policies 1.1.3.1 through 1.1.3.7 require maintenance, where necessary, of the City's land development regulations in order to implement the Comprehensive Plan.**

The project has been designed to comply with the City's adopted land development regulations.

**Goal 1.2, Objectives 1.2.1. and 1.2.2., Policies 1.2.1.1 through 1.2.1.7. and Policies 1.2.2.1. through 1.2.2.2. require development and redevelopment permits to be issued only in suitable areas including where topography and soil conditions exist to support such development.**

The Scripps Florida Phase II/Briger Tract DRI site is located at the last large infill development site in northern Palm Beach County. The subject site is located within the City's Urban Growth Boundary and is adjacent to several major roadways for multiple access points. In addition, site soils and the topography are capable of supporting the proposed project.

**Objective 1.2.3., Policies 1.2.3.1. through 1.2.3.2. require that adequate public facilities are available to service the proposed development.**

As indicated in this report, adequate public facilities and services are available to serve this development. Where the established levels of service are being exceeded, mitigation measures have been identified to correct any deficiencies.

**Goal 1.2, Objective 1.2.4., Policies 1.2.4.5. through 1.2.4.6. requires future growth to be directed to areas as depicted on the Future Land Use map, consistent with sound planning principals, natural limitations, the Comprehensive Plan, and desired community character. Policy 1.1.5.6 directs the City to review, and revise, where necessary, land development regulations requiring subdivisions to be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.**

The proposed mixed use DRI is an appropriate land use for this infill parcel located adjacent to Interstate 95 and Florida's Turnpike. This project is also located within the City's Urban Growth Boundary, where development activity is directed within the City. The uses within the project will be buffered from major roads and incompatible land uses, such as utility locations. In addition, all individual lots and parcels will have access to an internal roadway system.

**Goal 1.3., Objective 1.3.4, Policies 1.3.4.1. through 1.3.4.4. require the continuance of promoting livable communities including economic development for Bioscience users. In addition, the City shall maintain and protect the Bioscience Research Protection Overlay. The City shall continue to promote Bioscience Uses within the Bioscience Research Protection Overlay.**

Approximately 170 acres of the subject DRI are located within the City's designated Bioscience Research Protection Overlay. This area will be the location of the second phase of the Scripps Florida campus, which will consist of 1.6 million square feet of bioscience research and development, and will also contain the Biotech District, which will consist of 2.4 million square feet of bioscience research and development and ancillary uses. Around this bioscience cluster will be a livable community which will house 6,480 new residents and allow for the creation of 8,652 new jobs. The DRI will generate almost \$294,000,000 in ad valorem taxes (calculated at 2007 dollars with no inflation) during the build out of the project. It is important to note that because Scripps is a non-profit organization, no ad valorem taxes will be generated by the 1.6 million square Scripps campus and is therefore not included in the ad valorem tax generation. The construction of the project will generate approximately \$50,000,000 in impact fees, exclusive of Northern Palm Beach County Improvement District's maintenance tax and Seacoast water and sewer connection fees.

#### **TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES AND POLICIES:**

***Goal 2.1, Objective 2.1.1, Policy 2.1.1.5. require the City to review all proposed developments for consistency with the Goals, Objectives and Policies of this plan, including consistency with the traffic circulation plans and the level of service standards. The impact of traffic generated by a proposed project on the roadway network within and serving the City shall be measured based on project build out by phases and on the radius of development influence.***

Please refer to the Section IV of this report, which analyzes the effect the traffic from this project will have on the public roadway network.

#### **HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES:**

***Goal 3.1, Objectives 3.1.1. and 3.1.2., Policies 3.1.1.1 through 3.1.1.5. and Policies 3.1.2.1.through 3.1.2.4. require the City to promote sustainable and energy-efficient housing and to assist the private sector in meeting the housing needs of the anticipated populations of the City by encouraging a variety of housing types, costs and sizes.***

The DRI will be providing up to 2,700 dwelling units to provide housing opportunities for the future population of the project. These units will consist of apartments, condominiums, townhomes, single family attached and single family detached units, which will vary in cost.

#### **INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES AND POLICIES:**

***Goal 4.A.1, Objective 4.A.1.1, Policies 4.A.1.1 through 4.A.1.1.5 requires all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority prior to site-plan approval. The issuance of building permits will require an executed developer agreement with Seacoast Utility Authority and a certificate of occupancy will not be issued prior to acceptance by Seacoast Utility Authority of the sanitary sewer facilities which service the buildings.***

This project will obtain the appropriate approvals from Seacoast Utility Authority for sanitary sewer service at the prescribed time during the review process. Please refer to the enclosed

letter provided by Seacoast Utility Authority relating to the availability of sanitary sewer services.

**Goal 4.B.1. and Objective 4.B.1.1. requires the provision of access to solid waste disposal facilities.**

The applicant has been in contact with the Solid Waste Authority and capacity is available to service this project. Please refer to the enclosed letter from the Solid Waste Authority.

**Goal 4.C.1.and Objective 4.C.1.1. requires the provision of a city-wide drainage and stormwater management system.**

The proposed DRI is located within Northern Palm Beach County Improvement District Unit #2. The stormwater system will comply with all Unit #2 and City stormwater regulations and standards.

**Goal 4.D.1, Objective 4.D.1.1, Policy 4.D.1.1.6 states "The City shall not approve development permits, which approved, would cause potable water facilities servicing the City to operate at levels below the levels of service standards established in Policies 4.D.1.1.1 through 4.D.1.1.5."**

Approval of this DRI/PCD will not cause a reduction in the specified levels of service standard. Please refer to the enclosed letter provided by Seacoast Utility Authority relating to potable water.

**Goal 4.D.1, Objective 4.D.1.5, Policies 4.D.1.5.1 through 4.D.1.5.3 require all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority prior to site plan approval, an executed agreement for service prior to issuance of a building permit, and written acceptance of water facilities prior to issuance of a Certificate of Occupancy.**

The applicant acknowledges these regulatory sign-offs are required during the review process and will comply at the appropriate time.

**Goal 4.D.2, Objective 4.D.2.1, Policies 4.D.2.1.1 and 4.D.2.1.2 require water conserving plumbing fixtures in new construction and discourage the use of potable water for irrigation in new developments.**

The petitioner will demonstrate compliance with these requirements during the building permit process.

#### **COASTAL MANAGEMENT ELEMENT:**

**Goal 5.2, Objective 5.2.1., Policies 5.2.1.3. and 5.2.1.4. require that the City review, and revise, where necessary, land development regulations in order to ensure that building and development activities are carried out in a way to protect life and property from hurricanes and floods.**

The subject project is designed and will be maintained in compliance with the City's adopted land development regulations.

**Goal 5.2, Objective 5.2.2. require that the City coordinates and cooperates with the County in order to maintain the hurricane evacuation time as established in the Palm Beach County Peacetime Emergency Plan.**

The proposed development is consistent with this goal and objective. For a more detailed discussion on hurricane evacuation times, please see Question 23 of the DRI Application for Development Approval (ADA).

#### **CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 6.1., Objectives 6.1.1, 6.1.2, 6.1.3, and 6.1.4. specify the maintenance of the City's land development regulations to ensure that all ecological communities, wildlife and marine life especially endangered and rare species, are identified, managed and protected.**

An environmental assessment has been conducted for this site and is included with this application. The applicant will comply will all applicable environmental regulations.

#### **RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 7.1, Objective 7.1.3 The City shall provide vehicular and pedestrian access to all public, active, recreational facilities, including barrier-free design features at entrance points to the facility such as buildings used for group assembly, spectator seating areas, and restrooms.**

The proposed DRI/PCD will provide an extensive network of walkways throughout the project. Walkways will be provided on both sides of all streets in the community and will lead pedestrians from homes and workplaces to various plazas, city squares, and parks. In addition, the project's internal pedestrian network will connect to the City's Parkway system.

#### **INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 8.1, Objective 8.1.1, Policy 8.1.1.3 requires that the City notify Palm Beach County and surrounding municipalities in writing (prior to the application being considered by the City's Planning and Zoning Commission) of all development applications received by the City requiring a Development Review Committee meeting.**

The subject property is adjacent to the Town of Jupiter and unincorporated Palm Beach County. Both jurisdictions received copies of the DRI Application for Development Approval (ADA).

**CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 9.1, Objective 9.1.1, Policies 9.1.1.1 through 9.1.1.3 require the City to use its Capital Improvements Element to ensure construction of capital facilities in a timely manner in order to meet the public safety needs of the residents, maximize the use of existing facilities and promote orderly, compact development.**

The proposed DRI/PCD furthers the City's actions as the site is an infill site and it will utilize existing facilities. It should also be noted that the site is located within the City's Urban Growth Boundary.

**Goal 9.1, Objective 9.1.4, Policies 9.1.4.1 through 9.1.4.7 define the City's Level of Service (LOS) Standards and how those standards will be applied.**

This project will comply with the City's adequate public facilities ordinance to ensure that at the time a development order or permit is issued, sufficient facility capacity is available or will be available concurrent with the impacts of the development.

**PUBLIC SAFETY ELEMENT GOALS, OBJECTIVES AND POLICIES:**

**Goal 10.1, Objectives 10.1.1., and 10.1.2. state that the City shall continue to provide adequate facilities to ensure the provision of an effective public safety program, that the City shall develop alternative funding methods to ensure that new development pay its proportionate share of the cost of providing public safety facilities, equipment, etc., and that the City prefers the use of police and fire impact fees as a method to more equitably distribute the cost for public safety services.**

The development shall pay its fair share impact fee for police and fire protection as specified in the City's land development regulations.

**ECONOMIC DEVELOPMENT ELEMENT:**

**Goal 13.1.and Objective 13.1.1. states that the City shall work to achieve a sustainable economic development through a balanced and diversified economy.**

As indicated in the DRI Application for Development Approval (ADA), the proposed DRI/PCD will create 8,652 new jobs with 67% of those jobs having an average salary of \$40,000 to \$196,000. More importantly, the majority of those new jobs will be in the bioscience research and development sector, which is a new industry within the City of Palm Beach Gardens. This represents a diversification of the local economy.