

**CITY OF PALM BEACH GARDENS CITY COUNCIL  
Agenda Cover Memorandum**

**Meeting Date: February 2, 2012  
Ordinance 2, 2012  
Resolution 3, 2012**

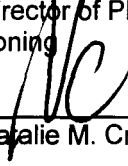



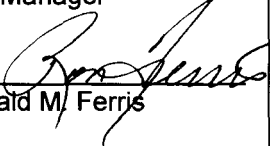
**Subject/Agenda Item:**

**Ordinance 2, 2012 and Resolution 3, 2012 – Gordon and Doner Planned Unit Development (PUD)**

**Second Reading and Adoption:** A request from G and D Real Estate Holdings, LLC to rezone from Residential Medium (RM) and General Commercial (CG-1) to Planned Unit Development (PUD) overlay with an underlying zoning designation of CG-1. The subject rezoning includes an existing office building, known as the Gordon and Doner property, and a vacant residential parcel. The request includes expanding the existing building by 5,069 square feet, site and landscaping modifications, and six (6) waivers. The two (2) parcels are located at the southwest corner of Northlake Boulevard and Sunset Drive and are approximately 0.87 acres combined.

**Recommendation to APPROVE with six (6) Waivers**

**Recommendation to DENY**

<p><b>Reviewed by:</b> Director of Planning and Zoning  Natalie M. Crowley, AICP City Attorney</p>	<p><b>Originating Dept.:</b> Planning and Zoning: Project Manager  Kathryn DeWitt, AICP Planner</p>	<p><b>Finance:</b> Accountant  Sarah Varga <b>Fees Paid:</b> <u>Yes</u></p>	<p><b>Council Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> App. w/ Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Continued to: _____</p>
<p>R. Max Lohman, Esq. Development Compliance  Bahareh Wolfs, AICP</p>	<p><input checked="" type="checkbox"/> Quasi – Judicial <input type="checkbox"/> Legislative <input checked="" type="checkbox"/> Public Hearing</p> <p><b>Advertised:</b> <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Paper: Palm Beach Post Date: 01.18.2012</p>	<p><b>Funding Source:</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p> <p><b>Budget Acct.#:</b> <u>N/A</u></p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>• Location Map</li> <li>• Development Application</li> <li>• Concurrency Letters</li> <li>• Ordinance 2, 2012</li> <li>• Resolution 3, 2012</li> </ul>
<p><b>Approved By:</b> City Manager  Ronald M. Ferris</p>	<p><b>Affected parties:</b> <input checked="" type="checkbox"/> Notified <input type="checkbox"/> Not Required</p>		

## **BACKGROUND:**

The proposed rezoning includes two (2) parcels of land: a commercial property and a residential property. The commercial property is located at the southwest corner of Northlake Boulevard and Sunset Drive and fronts Northlake Boulevard. The existing three-story office building that is located on the commercial parcel, the Gordon and Doner building, was developed in 1985 when the property was located within unincorporated Palm Beach County.

In 2002, the site was annexed into the City through the adoption of Ordinance 31, 2002. The site was subsequently purchased by Gordon and Doner and renovated.

In 2005, Gordon and Doner purchased the 0.26-acre residential parcel directly south of their property. A one-story residential building, which previously stood on the parcel, was demolished in 2008. The vacant parcel is needed to supply the required parking for the building expansion. The request for a PUD Overlay is necessary to construct the proposed building expansion.

In 2007, in response to a code compliance violation for improper pruning of mahogany trees along Northlake Boulevard, the City granted an administrative approval (Petition No. ADMN-07-08-000155) to replace the mahogany trees with royal palms and to upgrade the on-site landscaping.

The Applicant is requesting to rezone the residential parcel from Residential Medium (RM) to General Commercial (CG-1) and to rezone the two (2) parcels to a Planned Unit Development (PUD) overlay with an underlying zoning designation of CG-1. With the inclusion of both parcels, the PUD will total 0.87 acres and will include the existing 4114 Northlake Boulevard property (0.61 acres) and the vacant parcel undergoing the small-scale land-use amendment (0.26 acres). The Applicant is also requesting site plan approval to expand the existing three- (3) story office building from 9,611 square feet to 14,680 square feet, an increase of 5,069 square feet. An additional 17 parking spaces will be added to accommodate the expansion.

Concurrently, a small-scale amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan (Petition No. CPSS-11-05-000003) is being processed for the residential parcel. The small-scale amendment will amend the Future Land Use designation of the 0.26-acre parcel from Residential Medium (RM) to Commercial (C). The proposed land-use amendment is consistent with the subject rezoning request and is needed in order for the Applicant to provide the necessary parking to support the proposed office expansion.

## **LAND USE AND ZONING**

The Gordon and Doner site has a Commercial (C) Future Land Use designation and a zoning designation of General Commercial (CG-1). The vacant parcel has a Residential Medium (RM) Future Land Use designation and a Residential Medium (RM) zoning

designation. The Gordon and Doner site is located within the West District of the Northlake Boulevard Overlay Zone (NBOZ).

**Table 1. Existing Zoning Land Use Designations**

EXISTING USE	ZONING	LANDUSE
<u>Subject Property</u> Commercial (Gordon and Doner) Vacant Land	General Commercial (CG-1) Residential Medium (RM)	Commercial (C) Residential Medium (RM)
<u>North</u> Sunoco Gas station	Intensive Commercial (CG-2)	Commercial (C)
<u>South</u> Sunset Drive	Residential Medium (RM)	Residential Medium (RM)
<u>West</u> Gardens Towne Square	General Commercial (CG-1)	Commercial (C)
<u>East</u> Divers Direct	General Commercial (CG-1)	Commercial (C)

The petition will rezone the 0.61-acre CG-1 and the 0.26-acre RM portions of the site to a PUD overlay with an underlying zoning of CG-1 within the NBOZ. The proposed rezoning to PUD/CG-1 is compatible with the surrounding uses and future land use designations based on the proposed concurrent land-use amendment petition to change the 0.26-acre parcel to commercial. The change would be compatible with the commercial uses within the NBOZ to the north, east, and west. Compatibility with the RM properties to the south may be considered a potential concern; however, the City's Land Development Regulations (LDRs) provide regulations designed to protect residential neighborhoods from commercial impacts. Such protection measures include an additional 75-foot-minimum perimeter setback between commercial and residential zoning districts, opaque barriers, and landscaping. The Applicant is proposing a 102-foot rear setback adjacent to the RM district. Additionally, a six- (6) foot concrete wall will be constructed within a 15-foot landscape buffer on the southern property line. The wall is setback seven (7) feet from the property line to provide adequate space for a Seagrape hedge along the exterior of the wall.

Combining the two (2) parcels into one (1) PUD reduces the non-conformity of a CG-1 parcel of less than one (1) acre. The current Gordon and Doner building site is 0.61 acres. The total size of the proposed PUD will be 0.87 acres. Rezoning the subject site to PUD/CG-1 increases the building's setback from the adjacent residential property to the south, thereby reducing potential negative impacts. If the subject parcel maintained its RM land use, a building could be located 10 feet from the south property line, adjacent to the neighboring residential building.

**CONCURRENCY/LEVEL OF SERVICE (LOS) ANALYSIS**

On July 13, 2011, McMahon Associates, Inc., the City's traffic consultant, completed its review of the revised Traffic Impact Statement and granted the project City traffic concurrency, valid through December 31, 2012 (see attached). On July 22, 2011, the

Palm Beach County Traffic Division approved the addition of 5,069 square feet of general office for a total of 14,680 square feet, with a build-out date of December 31, 2012 (see attached).

The Applicant has demonstrated that the proposed PUD meets the City's level of service standards for water, sewer, solid waste, parks and recreation, police and fire services, and traffic. The Solid Waste Authority and Seacoast Utility Authority provided letters verifying adequate capacities to service the proposed development at their respective adopted levels of service.

## **PROJECT DETAILS**

### **Site Details**

The two (2) affected parcels are located on the southwest corner of Northlake Boulevard and Sunset Drive just west of I-95. The commercial parcel contains two (2) points of access from Sunset Drive. The southern access point will shift approximately 23 feet farther south to accommodate the building expansion. Both access drives were redesigned from the previous configuration to accommodate the radii required by the Fire Department for access by emergency vehicles. All drive-aisle widths meet City requirements. The amount of stacking provided for the access drives, prior to the nearest intersecting drive aisle or conflicting movement, has not been met by the existing condition or the redesigned parking configuration. Therefore, a waiver has been requested. The details are provided in the Waiver Request section below.

The only point of access to the southern parcel is off of Sunset Drive. The proposed site plan will utilize the access points on the commercial site. The existing access to this site will be replaced with a required landscape buffer.

### **Northlake Boulevard Overlay Zone (NBOZ)**

The NBOZ was established to implement the objectives of the Northlake Boulevard Corridor Conceptual Streetscape Plan. The NBOZ is a joint agreement between the City of Palm Beach Gardens, the Village of North Palm Beach, the Town of Lake Park and Palm Beach County. This agreement was established to improve the corridor by unifying design and development themes, improving signage along the corridor, and redevelopment to improve the area's economic conditions.

The project will expand upon an existing building within the overlay and will not change the existing façade. Since the expansion is greater than 20 percent of the total project's square footage, the project is required to meet the requirements of the NBOZ. The building does incorporate the architectural features of the NBOZ. The proposed expansion is to the rear of the existing building and is designed to coordinate with the colors and architecture of the existing building.

### **Parking**

City Code Section 78-344(l)(1)(b) allows for reduced, nine- (9) foot wide parking spaces for office use in exchange for additional open space (at a ratio of 1.5 square feet for

every 1.0 square foot of paved parking that is reduced). The Applicant has provided the required additional open space of 444 square feet  $(((185*16) - (166.5*16))*1.5)$  and has substantially exceeded the amount of open space required overall. Therefore, the reduced parking-space width may be granted, subject to City Council approval. Of the 49 spaces provided, 29 parking spaces maintain the 10-foot width, while 16 are the reduced nine- (9)-foot width spaces, two (2) are parallel spaces, and two (2) are handicapped spaces. Staff supports the request for the reduced parking space size.

### Architecture

The current architecture has a clean, modern form, but includes recessed entrances, windows, and planting areas, which add interest to the façade and provide cover from the elements around the building (see photos below). The building is 36 feet high, which meets both the City's CG-1 and the NBOZ's height restrictions. The four (4) corners of the building are curved, adding interest to its simple rectangular shape. The building exterior is beige-colored stucco with sand-colored panels that incorporate a diamond design. The windows are tinted glass. A blue awning, signage, and fountain add emphasis to the building's main entrance on the east façade. The existing architecture, which includes colored panels, recessed elements for entrances and planted areas, an awning, and earth-tone colors, is consistent with the NBOZ architectural design standards.

The proposed expansion carries the existing design of beige-stucco walls and tinted windows around the back of the building. The pre-cast panels that currently exist on the exterior building elevations have been incorporated into the elevations for the new building area. This added design feature helps to break up the façade of the expansion, matching the pre-cast panels that exist on site. This added design element provides the expanded building with true four- (4) sided architecture, as required by the NBOZ for buildings per City Code Section 78-227.

(The remainder of this page intentionally left blank)



*Front (north) façade – incorporates light-colored pre-cast panels with the diamond design and recessed windows.*



*Rear (south) façade – incorporates light-colored pre-cast panels with the diamond design.*



*West side – features recessed groundfloor windows and covered entranceway.*



*East side - façade includes an awning over the main entranceway.*

### Signage

The Applicant is not proposing any changes to the existing signage.

### Landscaping/Buffering

The 0.87-acre site is comprised of 75 percent impervious and 25 percent pervious open space; a minimum of 15 percent open space is required by City Code. The proposal also exceeds the minimum amount of landscape points required. A landscape buffer is provided around the entire parcel. Due to existing site conditions, the landscape buffers along the north and west property lines are narrow and do not meet NBOZ requirements. However, the proposed building expansion does not alter these existing site conditions. In addition, the Applicant is providing additional landscaping in the west buffer and in the Northlake Boulevard shoulder to enhance the site. The Applicant has requested one (1) waiver to the minimum landscape buffer requirement in order to extend the existing three- (3) foot buffer along the southern portion of the west side of the parking lot, where an eight- (8) foot landscape buffer is required by City Code. Without this waiver, the drive aisle would not line up, and the parking lot would lose needed parking spaces. The waiver allows the 3-foot buffer to extend along the entire west side of the property, creating a consistent landscaping appearance for the entire length of the site. Staff recommends approval of the landscape buffer waiver (see the Waiver Request section below).

Additionally, City Code Section 78-324 requires compliance with the Roadway Beautification Plan. Therefore, the Applicant will be responsible for the installation and maintenance of the landscaping and irrigation for both the road shoulder along Northlake Boulevard and their fair share of the median improvements proposed within Northlake Boulevard. The landscape plan includes improvements to the Northlake Boulevard shoulder and median.

City Code requires a six- (6) foot-minimum wall to separate commercial uses from the adjacent residential zoning districts and requires this wall to be set five (5) feet from the property line. The Applicant is meeting this buffer requirement with a concrete wall setback seven (7) feet from the property line and landscaping on the exterior side of the wall.

### Phasing

The improvements will be completed in one (1) phase.

### Drainage

A Drainage Statement was prepared by Jeff H. Irvani, Inc. (*attached*). The proposed drainage system consists of exfiltration trenches with additional inlets at the parking area low points. The proposed exfiltration system shall provide required water quality treatment for the additional impervious area. The Applicant's engineer indicates that drainage will be retained on site, and applicable agency requirements will be met.

Waiver Requests

The Applicant has requested six (6) waivers. The Applicant's site plan indicates 10 waivers; six (6) proposed and four (4) existing. The four (4) "existing conditions" are site-related deviations that are present in the field today and are not affected by the proposed modifications. The six (6) requested waivers also exist on site; however, since these six (6) deviations are being modified or expanded by the subject request, the Applicant is requesting the appropriate waivers. While only the six (6) waivers are being requested, all 10 items have been listed on the site plan for clarity and documentation purposes.

**Table 2. Waiver Requests**

	Code Section	Requirement	Proposal	Waiver	Staff Support
1	78-153, Table 12	1.0 acre	0.87 acres	0.13 acres	Approval
2	78-153, Table 12	40-ft street-side setback	24.9-ft street-side setback	15.1 feet	Approval
3	78-154(g)(7), Table 14	1.0 acre	0.87 acres	0.13 acres	Approval
4	78-319(a)	8-ft buffer along perimeter of parking areas	3-ft buffer along perimeter of the southern parking area	5 feet	Approval
5	78-344(h)	100-ft stacking distance	15-ft stacking distance	85 feet	Approval
6	78-364, Table 35	1 loading zone	No loading zone	1 loading zone	Approval

- 1) Section 78-153, Table 12: Property Development Regulations – Nonresidential Zoning Districts, requires a minimum parcel size of one (1) acre within the CG-1 zoning district. The two (2) parcels combined equal 0.87 acres. Joining the two (2) parcels will reduce the existing non-conformity of the 0.61-acre commercial parcel. Staff recommends approval of this waiver.
- 2) Section 78-153, Table 12 requires a 40-foot street-side setback for the CG-1 zoning district. The existing building is setback 24.9 feet from the street side property line. Therefore, the Applicant has requested a 15.1-foot waiver to allow the expansion of the building to follow the same setback requirement. Without this waiver, the building extension would be required to meet the 40-foot setback, while the existing portion of the building could remain at the 24.9-foot setback. Therefore, the proposed building addition would not be able to be built flush with the existing building, creating an asymmetrical situation. Consequently, the proposed building addition would have to be reduced in size. Staff supports the waiver to allow the building to be extended along the same setback as the existing building. Staff recommends approval of this waiver.
- 3) Section 78-154(g)(7), Table 14, Minimum PUD Development Size, requires a PUD to be a minimum of one (1) acre in size. The PUD process offers the best method for the Applicant to expand the existing building while reducing the number of

existing non-conformities on the site. The site is 0.87 acres in size and is located within an infill area with small parcel sizes and limited opportunities to increase parcel size. Staff recommends approval of this waiver.

- 4) Section 78-319(a), *Minimum buffer required*, requires an eight- (8) foot buffer around parking areas. The Applicant is requesting a waiver to maintain the existing condition for the proposed expansion area to the south, which is a three- (3) foot buffer along the west side of the property adjacent to the parking lot. This is an existing condition in the northern portion of the site. The Applicant is proposing to extend the same three- (3) foot buffer to the south, because it is required to accommodate needed parking and maintain the alignment of the drive aisle into the southern parking lot. The Applicant is also providing landscape half-diamonds with trees in the new parking area located on the southern parcel. Staff recommends approval of this waiver.
- 5) Section 78-344(h), *Entrances and exits*, requires 100 feet of stacking, or as otherwise approved by the City Engineer, of off-street stacking distance between the edge of a right-of-way and the nearest intersecting drive aisle of a parking lot or location of a conflicting traffic movement. The original access does not meet the stacking requirement. The proposed access and parking configurations also do not meet this requirement. The northern access provides for 20 feet of stacking before the first parking space. The southern access provides 15 feet of stacking before the first conflicting traffic movement. The City Engineer reviewed the access and did not have any adverse comments regarding this waiver request. Staff recommends approval of this waiver.
- 6) Section 78-364, Table 35, *Required Off-Street Loading Spaces*, requires one (1) loading zone for an office use between 10,000 square feet and 50,000 feet. The commercial site currently does not include a loading zone. City Code provides flexibility for the size and location of loading zones for structures less than 10,000 square feet; however, the proposed total square footage is 14,680 square feet. Since the building will exceed the 10,000-square-foot threshold, a full-size loading space would be required. However, the Applicant states that the existing office does not receive large deliveries and has not needed a loading zone. The Applicant also states that the two (2) new parallel parking spaces can accommodate package delivery trucks, if necessary. Since the building has continued to function for over 25 years without a loading zone, and the use of the building is not changing, staff supports the waiver request.

## **STAFF ANALYSIS**

The proposed PUD Overlay allows the property owner to expand the existing building. The proposal increases the amount of landscaping on the property and improves the landscaping in the right-of-way along Northlake Boulevard within the shoulder area and in the median. The proposed concrete wall and seven- (7) foot landscaping strip on the exterior side of the wall provide an improved buffer to the residential properties to the

south. The curbs at the access points into the site and within the site have been redesigned to allow better access for emergency vehicles. In addition, the incorporation of the vacant parcel into the site increases the separation between the building and the adjacent residential zoning district from 50 feet to 102 feet, while allowing the Applicant to expand its office building and its operation without having to relocate. Staff supports the petition and the six (6) waivers.

#### **COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)**

On June 1, 2011, the subject petition was reviewed by the DRC, along with the corresponding small-scale land-use petition (CPSS-11-05-000003). At this time, all comments related to the project have been satisfied.

#### **PLANNING, ZONING, AND APPEALS BOARD (PZAB)**

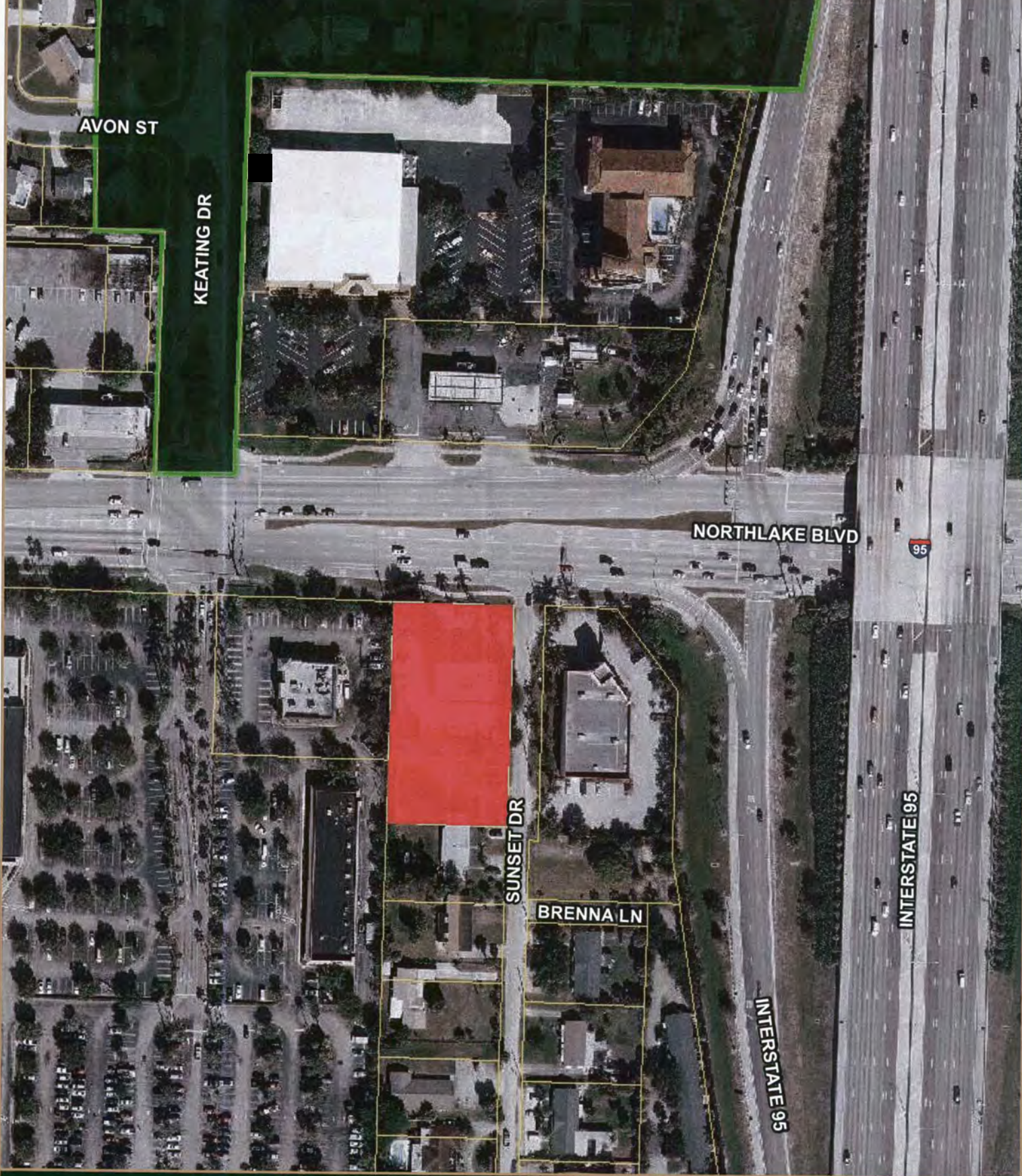
On November 1, 2011, the PZAB recommended approval 7-0 of the subject petition provided the Applicant revise the elevations to reflect the four- (4) sided architecture as recommended by staff. The Applicant has since revised exterior elevation drawings which reflect four- (4) sided architecture.

#### **CITY COUNCIL**

On January 5, 2012, the City Council approved Ordinance 2, 2012 on first reading by a vote of 5-0.

#### **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Ordinance 2, 2012 and Resolution 3, 2012 as presented on second reading.



AVON ST

KEATING DR

NORTHLAKE BLVD

95

SUNSET DR

BRENNALN

INTERSTATE 95

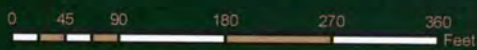
INTERSTATE 95



**LOCATION MAP**

City of Palm Beach Gardens  
Palm Beach County, Florida

- SUBJECT SITE
- MUNICIPAL BOUNDARY
- PARCELS
- UNINCORPORATED PBC



**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

PPLD-11-05-000024

**Request:**

- |  |   |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD)       | <input type="checkbox"/> Annexation   |
| <input checked="" type="checkbox"/> Planned Unit Development (PUD) | <input checked="" type="checkbox"/> Rezoning  |
| <input type="checkbox"/> Amendment to PCD, PUD or Site Plan        | <input type="checkbox"/> Site Plan Review   |
| <input type="checkbox"/> Conditional Use                           | <input type="checkbox"/> Concurrency Certificate  |
| <input type="checkbox"/> Amendment to the Comprehensive Plan       | <input type="checkbox"/> Time Extension   |
| <input type="checkbox"/> Administrative Approval                   | <input type="checkbox"/> Miscellaneous  |
| <input type="checkbox"/> Administrative Appeal                     | <input type="checkbox"/> Other <input style="width: 100px; height: 15px;" type="text"/> |

Date Submitted:

**Project Name:** Gordon & Doner

**Owner:** G & D Real Estate Holdings LLC

**Applicant (if not Owner):** \_\_\_\_\_

**Applicant's Address:** 4114 Northlake Boulevard, Ste 200 Telephone No. \_\_\_\_\_

**Agent:** Coleur & Hearing Inc.

**Contact Person:** Alessandria Kalfin E-Mail: akalfin@coleur-hearing.com

**Agent's Mailing Address:** 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

**Agent's Telephone Number:** 561.747.6336 x128

<b>FOR OFFICE USE ONLY</b>	
Petition Number: _____	Date & Time Received: _____
<b>Fees Received</b>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: Christopher Jones - 828.890.1191

Engineer: Jeff Iravani - 561.575.6030

Planner: Cotleur & Hearing - 561.747.6336

Landscape Architect: Cotleur & Hearing - 561.747.6336

**Site Information:**

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

General Location: Southwest corner of Northlake Boulevard and Sunset Drive

Address: 4114 Northlake Boulevard and 8955 Sunset Drive

Section: 42 Township: 52 Range: 42

Property Control Number(s): 52-42-42-24-04-000-0240; 0250

Acreage: 0.78 Current Zoning: CG1 and RM Requested Zoning: PUD

Flood Zone \_\_\_\_\_ Base Flood Elevation (BFE) – to be indicated on site plan \_\_\_\_\_

Current Comprehensive Plan Land Use Designation: C and RM

Existing Land Use: Office & Vacant Requested Land Use: Office

Proposed Use(s) i.e. hotel, single family residence, etc.: N/A

Proposed Square Footage by Use: 14,680 SF office including 9,611 SF of existing building.

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: \_\_\_\_\_

See justification statement.

---

---

---

---

---

---

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

See justification statement.

---

---

---

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.

See justification statement.

---

---

---

---

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 subject site is developed and the portion of the site which does not have a structure or parking has been cleared of vegetation for many years. It is not adjacent to any environmentally sensitive lands or large preserves. The pattern of development around the parcel is consistent with this proposal.

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

The subject property will provide art or funds for art if the vertical construction exceeds the cities requirem  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Has project received concurrency certification?

9,611 SF of Office is vested. The applicant will seek concurrency for 5,069 SF

Date Received:

**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 \_\_\_\_\_  
Sunset Drive & Northlake Blvd, on the  north,  east,  south,  west side of \_\_\_\_\_  
Northlake Blvd (street/road).

**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared \_\_\_\_\_

Robert Gordon 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 FLU and Zoning Map Amendments & PUD Review in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Coleur & Hearing Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: G & D Real Estate Holdings, LLC

Robert Gordon / Manager  
Signature of Owner By: Name/Title

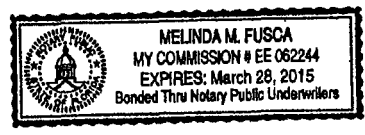
4114 Northlake Blvd Palm Beach Gardens, FL 33410  
Street Address City, State, Zip Code

P. O. Box City, State, Zip Code  
(561) 799-5070 (561) 799-4050  
Telephone Number Fax Number

R.Gordon@ForTheInjured.com  
E-mail Address

Sworn and subscribed before me this 6<sup>th</sup> day of May, 2011.  
Melinda M. Fusca  
Notary Public

My Commission expires:  
3/28/2015



**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:

Robert Gordon, Mgr.  
Signature of Applicant

Owner

Robert Gordon

Print Name of Applicant

Optionee

4114 Northlake Blvd

Street Address

Lessee

Palm Beach Gardens, FL 33410

City, State, Zip Code

Agent

(561) 799-5070

Telephone Number

Contract Purchaser

(561) 799-4050

Fax Number

RGordon@ForTheInjured.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.

Robert E. Gordon, Mgr. 5/6/11  
Owner signature Date

Robert Gordon 52-42-42-24-04-000-0240  
Owner printed name Property Control Number

DESIGNEE/BILL TO:  
G & D Real Estate Holdings, LLC  
4114 Northlake Blvd  
Palm Beach Gardens, FL 33410

Robert E. Gordon, Mgr.  
Designee Acceptance Signature

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2011, by Robert E. Gordon. He or she is personally known to me or has produced \_\_\_\_\_ as identification.

Melinda M. Fusca  
Notary public signature

Melinda M. Fusca  
Printed name

State of Florida at-large

My Commission expires: 3/28/2015





Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

## **Gordon & Doner Office Building Zoning Map Amendment and Planned Unit Development Justification Statement**

### ***Introduction***

G & D Real Estate Holdings LLC (the Applicant and property owner) is requesting approval of a zoning map amendment and a planned unit development for a 0.87-acre property located at the intersection of Northlake Boulevard and Sunset Drive, immediately west of the I-95 ramp, in the City of Palm Beach Gardens. The subject property is made up of two parcels. Parcel I is made up of 0.61 +/- acres and Parcel II is made up of 0.26 +/- acres. Although the parcels are adjacent to one another, parcel I is in the CG1 district and Parcel II is in the RM district. The applicant would like to adjoin and expand existing develop on the two adjacent parcels and must modify the zoning district on the parcels to a Planned Unit Development. In conjunction with this submittal, the applicant has submitted an application for a Future Land Use Map designation amendment for Parcel II to modify the land use from residential-medium to commercial. The land use on Parcel I is commercial and does not require modification.

### ***Project Team***

#### **Agent, Planner, & Landscape Architect**

Cotleur & Hearing Inc.  
1934 Commerce Lane, Suite 1  
Jupiter, Florida 33458  
Phone: (561) 747-6336 Ext. 128  
Fax: (561) 747- 1377  
Email: [akalfin@cotleur-hearing.com](mailto:akalfin@cotleur-hearing.com)

#### **Architect**

Christopher M. Jones, Architect  
258 Lake Rugby Dr.  
Hendersonville, NC 28791  
Phone: (828) 890-1191  
Fax: (828) 890-1192 FAX  
Email: [IMCJ008@aol.com](mailto:IMCJ008@aol.com)

#### **Civil Engineer & Traffic Engineer**

Jeff H. Iravani, Inc.  
1934 Commerce Lane, Suite 5  
Jupiter, FL 33458  
Phone: (561) 575-6030  
Fax: (561) 575-6088  
Email: [JHI@bellsouth.net](mailto:JHI@bellsouth.net)

#### **Surveyor**

Wallace Surveying Corp  
5553 Village Boulevard  
West Palm Beach, FL 33407  
Phone: (561) 640-4551  
Fax: (561) 640-9773  
Email: [rcajal@wallacesurveying.com](mailto:rcajal@wallacesurveying.com)

### ***Background***

Two parcels make up the entirety of the proposed project. The larger parcel, parcel II, is located directly on Northlake Boulevard. This parcel was annexed into the city after being developed in unincorporated Palm Beach County. The parcel has the appropriate City future land use (C) and zoning designations (CG1) for the existing use however the existing development conditions do not meet the CG1 code requirements. This parcel was developed in 1985 with a three-story office building serving 9,611 square

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

feet of office space. The property owners, also the office users, purchased parcel II in 2005. This parcel was vacant when purchased and has remained so. The parcel was purchased with the intent to develop an expansion of the existing office building and vehicular use areas. The existing business is very successful and has proven to be a desired service in the City. The applicant is proposing a modification to the site to increase the building by 5,069 SF and to add a parking area in the rear with 17 new parking spaces. The applicant must request a zoning map amendment and a PUD for the two parcels because both parcels require waivers to meet the CG1 zoning code.

### ***Rezoning Request***

The current zoning districts for the subject parcels are CG1 and RM. Approval of the subject request would allow the zoning districts to be changed to PUD. There is no approved site plan of record for the subject parcels, although there is a building permit for the development on parcel I from Palm Beach County. The proposed zoning map amendment and PUD request are being requested in order to develop the subject property in a manner consistent with surrounding uses and intensities, and in order to present the City of Palm Beach Gardens with a project that will help to improve the values of properties along Northlake Boulevard.

The subject property is surrounded on all sides by the City of Palm Beach Gardens. The parcels are bounded by the CG1 zoning district on two of the three adjacent properties; east and west. The proposed development and intensity is consistent with the surrounding developments, and is appropriate given the sites location so close to a heavily traveled roadway – Northlake Boulevard. Although parcel I is developed with an existing office building, parcel II is an undeveloped infill parcel as it is surrounded by fully developed projects. There is a dive shop to the east, and a restaurant and shopping center uses (Publix) to the west. Both commercial parcels have lot depths that far exceed the subject parcels. The only parcel with a residential district is directly to the south which is multifamily in nature, under 10 units. This structure was built in 1967 and is in disrepair, and is sure to be redeveloped in the near future. Northlake Boulevard bounds the project to the north.

The proposed development of the subject property will not have any significant impacts on local public facilities or the delivery of City services. The size of the development, 5,069 additional SF of office space, will be nominal when considered from a Citywide perspective. Information has been provided as part of this application confirming that there is adequate traffic concurrency, as well as water, sewer, and drainage capacity for the site.

The proposed development is consistent with the accepted policies of the City of Palm Beach Gardens. The applicant is asking for the zoning map amendment and a PUD approval in order to change the use of the subject property, to be consistent with the character of its location and surrounding uses. Furthermore, the proposed amendment is consistent with the goals, policies and objectives outlined within the City's Comprehensive Plan. The proposed development is consistent with the applicable goals, policies and objectives of the plan, and is in no way contradictory with any of the plan elements and will not have adverse impacts on the City of Palm Beach Gardens Comprehensive Plan.

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

### ***Development Plan***

The applicant is proposing an updated site plan that would allow an addition to an existing three-story building and an expansion of an existing parking and vehicular use area. The building addition proposed is an increase of 5,059 square feet of office use. This square footage will be broken out between three different floors. A total of 1,505 square feet will be added to the first floor, 1,782 square feet will be added to the second floor as well as to the third floor. The existing first floor covered parking is being relocated approximately 27 feet south so that this first floor office space can be expanded. The second and third floors will continue to cantilever over the covered parking area. A 5-foot sidewalk has been added between the covered parking and the new addition to provide for better access into the building. The elevations of the building will remain completely consistent with the existing façade, using the dark grey tinted glass and stucco. Besides the elongation of structure, it will look virtually the same in all directions.

The majority of the site plan changes occur in the rear of the site, behind the building, however there are two changes occurring in front of the building (north). Wheel stops are being removed in front of the building and brick pavers are being added to the existing brick paver walk for vehicular overhang. Additionally two parking spaces are being added to the row of parking in front of the building. Brick pavers are being added to the rear of the building as well, around the new addition, to the access point into the covered parking area. The south driveway is being shifted south to accommodate the building addition. One new parking space is being added on the west side of the north parcel, at the terminus of the new south driveway. Seventeen new parking spaces are being added to the south parcel (parcel II) including two parallel spaces. Adequate drive aisles are being provided to accommodate the parking space widths.

A significant amount of open space is being added in two large 15-foot landscape buffers. One of the buffers has been provided along Sunset Drive and the other has been provided along the south property line. The buffer along the south property line includes a 6 to 8 foot wall to screen the office use from the multifamily residential use. The plan will provide over 10,000 square feet of open space, surpassing the requirement by over 4,000 square feet.

### ***Waivers***

1. Minimum Side Street Setback – 78-153: Table 12

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

The minimum side street setback for the subject zoning district is 40-feet. The applicant recently discovered that a roadway dedication had been provided for the 15 eastern feet of the property, moving the property line 15-feet west then originally understood. The title work for the property was incorrectly completed in the past and did not reflect this dedication. The existing building was constructed only 24.9-feet away from the true east property line. This is an existing condition.

2. Minimum Site Area - 78-153: Table 12

The subject site is 0.87 acres in size, with the addition of the new southern parcel. The code states that a parcel within the CG1 zoning district must be one acre minimum. The north parcel (0.61 acres) is an existing nonconforming lot of record in the district. The applicant is requesting to increase the total project area to 0.87 acres but is still short of an acre.

3. Minimum PUD Development Size – 78-154 (g) (7)

The minimum PUD development size stated in the code is one acre. The applicant is increasing the size of the project but will not meet the minimum required PUD development size due to the infill characteristics of the parcels. The applicant feels that the PUD request is still valid to address the existing nonconformities of the site through the waiver process.

4. Landscape Islands – 78-228 (j) (2) (a)

The applicant is requesting a waiver to allow over nine parking spaces in a row. The code requires that a landscape island be provide after every nine spaces, however the site is currently developed with one row of 10 parking spaces with no landscape island. This is the only time this condition occurs on the site. All other rows of parking meet the code requirement.

5. Minimum Landscape Buffers – 78-228 (k) (1) (d)

The applicant is requesting a waiver for the required 8-foot landscape buffer around the parking lot area. The waiver would allow a 5-foot deviation. This is an existing condition in the northern part of the site (west buffer) adjacent to the row of 10 parking spaces. We are also proposing this waiver for the southern half of the west buffer so that parking can be provided on the west side of the site. The buffer provided in this location will be blocked by a wall on the adjacent west property and will not be seen except from the subject property.

6. Minimum Landscape Buffer – 78-228 (k) (1) (c)

The applicant is requesting a waiver from the 20-foot buffer required adjacent to a right-of-way over 150-feet in width. The subject site was developed so that the parking area began 3.5-feet from the north property line, Northlake Boulevard. This was due to faulty title and survey work during the original development of the site. The north twenty-five feet of the property had been dedicated to the state back in 1964. This dedication was erroneously excluded from the title search for many years. This is an existing condition and the applicant is not proposing to increase the nonconformity.

7. Foundation Planting - 78-228 (l) (a)

The applicant is requesting a waiver from the 5-foot minimum foundation planting requirement around the building. There is existing foundation planting areas in the front and on the sides of the

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

building, however they are a minimum of 3-feet in width. These are existing foundation planting areas. The new part of the building does not have any foundation planting areas proposed because the elevations are encompassed with the stairwells and the covered parking area.

8. Landscape Berm – 78-315

The applicant is requesting a waiver from the 2-foot berm requirement for landscape buffer areas adjacent to vehicular use areas and public right of ways. The site was developed under Palm Beach County land development regulations which did not require a berm in the buffers. Today the existing buffer areas are limited in size and have other constraints that will not permit a berm to be provided in the north or east buffers. It should be noted that significant landscape has been provided to help screen the parking areas of the subject site.

9. Entrance and Exits – 78-344 (H)

The applicant is requesting a waiver from the 100-foot stacking distance from the right-of-way to the first point of conflict within a vehicular use area. This is an existing condition; currently there is 26 feet from the edge of the pavement (no right of way) to the first parking space. Due to the new parking lot to the south of the building, we are now proposing a 15-foot stacking distance in this same location. It is important to note that this new point of conflict is on the south side of the travel lane, preventing conflict with drivers entering the site. Also the point of conflict is a drive aisle (not a parking space) where a full stop is being proposed before the driver from the drive aisle would proceed into the stacking area. The north driveway also requires a waiver. The stacking distance here is over 20 feet and is also on the south side of the travel lane.

10. Number of Loading Spaces Required – 78-364: Table 35

The applicant is requesting a waiver from the loading zone requirement. The office building has been in operation for over twenty years without a loading zone. Office uses typically do not receive large deliveries and therefore do not require a loading zone. The largest truck that ever will deliver to this office is of UPS/Fedex size. If needed, these trucks can temporarily park in the two parallel parking spaces in the new parking area.

***PUD Waiver Criteria***

(1)The request is consistent with the city's comprehensive plan.

**Policy 1.1.1.4: Residential Medium (RM)**

This policy states that the RM land use designation is meant for larger housing developments such as Evergrene, Garden Lakes, and Sienna Oaks. The subject parcel is not within or adjacent to a housing development and is inconsistent with this characteristic. The policy also states that properties with an RM designation are primarily located west of Central Boulevard as well as the I-95 corridor between PGA Boulevard and Northlake Boulevard. This property is located east of Central and south of Northlake Boulevard, inconsistent with the preferred location of the RM designation.

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

**Policy 1.1.1.7: Commercial (C)**

This policy states that the C land use designation is encouraged to co-locate with other land designated with Commercial land use categories. As discussed earlier the subject property is surrounded by Commercial land uses on three of the four property boundaries.

**Policy 1.1.2.3: Northlake Boulevard Overlay Zone (NBOZ)**

This policy states that an overlay shall be enforced for all properties fronting onto Northlake Boulevard. The subject property is less than 200-feet from the Northlake Boulevard right of way.

**Policy 1.1.3.1.i: Discourage urban sprawl**

This policy states that the City shall promote urban infill development and redevelopment. The subject site is an infill site because it is surrounded by development on all four sides. The site is less than half an acre and has been cleared for many years. This site is in the middle of a major commercial area and within close proximity to I-95. This site could not be developed with a residential use to its full capacity due to existing site constraints. The only option is to adjoin this parcel to another, as proposed, to foster redevelopment.

**Policy 1.2.4.11: Encourage infill and redevelopment of existing properties**

This policy states that the City shall provide for visual continuity of the community through the application of sound principles of architectural design and landscaping and to be consistent with the character of the neighborhood. The subject site is not consistent with the surrounding community to the north or south. It is highly unlikely that anyone would redevelop this small parcel with a residential use due to its location between so many commercial properties. The only way to foster redevelopment and consistent design principals is by allowing the parcel to be developed in a commercial nature.

**Objective 1.3.3 and Policy 1.3.3.1: Northlake Boulevard Corridor**

This policy states that the City shall seek ways to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail. The proposed request to modify the future land use will allow the enhancement of the subject property and Northlake Boulevard. With a commercial land use, the site can be developed with the parcel to the north on Northlake Boulevard and create a more continuous frontage along the right-of-way similar to the properties to the east and west of the site. The applicant is proposing to improve the site with landscape, hardscape and architecture.

*(2) The request is consistent with the purpose and intent of this section.*

On behalf of the applicant, we find that the proposed development is innovative, creative, and will be of benefit to the city. The development proposed will strategically incorporate an infill parcel with unsightly characteristics into an existing attractive development. Although the project is small and cannot support the addition of a preserve or more open space, we do feel that the improvement of the parcels represents a great community benefit.

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

*(3) The request is in support of and furthers the city's goals, objectives, and policies to establish development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips, and a sense of place.*

As discussed earlier, the proposed PUD is in support of and furthers the city's goals, objectives and policies because it fosters infill and redevelopment as directed by the comprehensive plan. The PUD includes a vacant parcel land locked between two developed parcels. This is the highest and best use for the parcel to be consistent with surrounding development patterns.

*(4) The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for PUDs.*

Although many of the waivers are to satisfy existing conditions of the developed parcel, the waiver requests do result in a development that will exceed more than one of the minimum requirements for PUDs. The PUD will exceed the required open space for a nonresidential project. The total open space required (15%) has been exceeded by 3,701 SF.

*(5) The request for one or more waivers results from innovative design in which other minimum standards are exceeded.*

The applicant is proposing to increase the size of the building by going vertical versus creating more lot coverage with a one-story plan. The development continues to be significantly under the maximum lot coverage required for the PUD. The design of the building was innovatively thought out so that the open space of the site was not impacted.

*(6) The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including environmentally-sensitive lands, drainage and recharge areas, and coastal areas.*

The two parcels within the development are urbanized and do not contain any valuable natural resources. The drainage for the site has been designed so that there are no impacts to the surrounding areas. The subject development is not in a coastal area.

*(7) The request clearly demonstrates public benefits to be derived, including but not limited to such benefits as no-cost dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.*

Due to site constraints, such as size, width, and depth, it is difficult for the applicant to provide such benefits such as right-of-way dedication, pedestrian linkages, and preserves. However, it is in the applicant's opinion that the proposed development will add value to the city by removing an infill parcel from the map and increasing the boundaries of the Northlake Overlay. Overall the site will be improved from its current condition with additional landscape and vehicular use areas.

Gordon & Doner  
Zoning Map Amendment & PUD  
Justification Statement  
May 4, 2011  
September 9, 2011  
October 17, 2011  
December 14, 2011

*(8) Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.*

The proposed use is will not adversely impact any of the surrounding properties due to its passive nature. The properties to the east and west are more intense the subject property. The property to the south is multifamily residential so the applicant has proposed a six to eight foot wall within the landscape buffer to screen the parking area from view of the residents.

*(9) The request is not based solely or predominantly on economic reasons.*

The requests are not based solely or predominantly on economic reasons. Ten of the eleven waivers are to meet the sites existing conditions. The north part of the site was constructed in 1985 in Unincorporated Palm Beach County.

*(10) The request will be compatible with existing and potential land uses adjacent to the development site.*

The adjacent land uses to the east and west are completely compatible with more intense shopping center and restaurant uses. Both uses extend further south from Northlake then the existing site. The residential use directly south of this site is bounded by a commercial shopping center with retail and restaurant uses to the west. The request is compatible with the existing and potential land uses adjacent to the site.

*(11) The request demonstrates the development will be in harmony with the general purpose and intent of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.*

The majority of the proposed waivers (9 of 11) are to satisfy existing conditions of the site that have been in effect for nearly 25 years. There have been no adverse impacts to the public which caused issues with health, safety, or welfare in the past quarter century due to these existing conditions. The one wavier which has not been in effect (parking stall width) is permitted by the code for office uses, which is being proposed for the development.

### **Conclusion**

The Applicant is requesting approval of a zoning map amendment and planned unit development in the City of Palm Beach Gardens. The applicant is proposing to modify the zoning districts of the subject properties from RM and CG1 to PUD and to propose a new development plan for the site. The proposed use for the site, an expansion of an existing office business, is consistent with surrounding uses and intensities of development. The request is consistent with the City's goals, objectives, and policies as well as the City's land development regulations.



July 22, 2011

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

- Karen T. Marcus, Chair
- Shelley Vana, Vice Chair
- Paulette Burdick
- Steven L. Abrams
- Burt Aaronson
- Jess R. Santamaria
- Priscilla A. Taylor

**County Administrator**

Robert Weisman

Mr. Martin Schneider, AICP  
Planner – Planning & Zoning  
City of Palm Beach Gardens  
10500 N. Military Trail  
Palm Beach Gardens, FL 33410-2750

**RE: Gordon & Doner  
Project #: 110705  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Martin:

The Palm Beach County Traffic Division has received and reviewed the traffic statement for the proposed office expansion project entitled **Gordon & Doner**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

- Location:** South side of Northlake Boulevard, west of Sunset Drive – just west of I-95 SB Ramps.
- Municipality:** Palm Beach Gardens
- PCN #:** 52-42-42-24-04-000-0250
- Existing Uses:** 9,611 SF General Office.
- Proposed Plan:** Addition of 5,069 SF General Office (Total 14,680 SF)
- New Daily Trips:** 76
- New PH Trips:** 10 AM and 11 PM
- Build-out:** End of Year 2012

The Traffic Division has determined that the proposed office expansion project meets the Traffic Performance Standards of Palm Beach County. No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination please contact me at 684-4030 or e-mail me at [matefi@pbcgov.org](mailto:matefi@pbcgov.org)

Sincerely,

Masoud Atefi, MSCE  
TPS Administrator, Municipalities – Traffic Engineering Division

MA:sf  
cc: Jeff H. Irvani, Inc.

File: General – TPS - Mun. - Traffic Study Review  
F:\TRAFFIC\ma\Admin\Approvals\2011\110705.doc

*"An Equal Opportunity  
Affirmative Action Employer"*





McMAHON ASSOCIATES, INC.  
 5500 Village Boulevard | Suite 103 | West Palm Beach, FL 33407  
 1-840-8650 | f 561-840-8590  
 www.mcmtrans.com



**PRINCIPALS**  
 Joseph W. McMahon, P.E.  
 Joseph J. DeSantis, P.E., PTOE  
 John S. DePalma  
 William T. Steffens  
 Casey A. Moore, P.E.  
 Gary R. McNaughton, P.E., PTOE

**ASSOCIATES**  
 John J. Mitchell, P.E.  
 Christopher J. Williams, P.E.  
 John F. Yacapsin, P.E.

## TECHNICAL MEMORANDUM

**TO:** Martin Schneider, AICP, Planner  
 City of Palm Beach Gardens

**CC:** Natalie Wong, AICP, Planning and Zoning Director  
 City of Palm Beach Gardens

**FROM:** John P. Kim, P.E., PTOE, Senior Project Manager

**SUBJECT:** **Gordon & Doner Traffic Impact Study & FLUA**  
**PPUD-11-05-000024; CPSS-11-05-000003**  
**McMahon Project No. M09436.15**

**DATE:** October 25, 2011

McMahon Associates, Inc. (McMahon) analyzed the Future Land Use Amendment for this project based on a three-story maximum density. Based on the trip generation for the project, it is only required to analyze the first major accessed roadway segment (Northlake Boulevard between N. Military Trail and Interstate 95). An analysis of this roadway segment for the 2016 peak hour (afternoon is worst case) and the 2035 daily condition indicates that the roadway is not significantly impacted by the maximum density permitted by this land use change. Three tables summarizing the trip generation, 2016 peak hour and 2035 daily analysis are attached. The project can be approved on the basis that it will have an insignificant impact on Northlake Boulevard.

<b>Location:</b>	Southwest corner of Northlake Boulevard & Sunset Drive
<b>PCN#:</b>	52-42-42-24-04-000-0250
<b>Existing Use:</b>	9,611 sq. ft. General Office
<b>Proposed Use:</b>	14,680 sq. ft. General Office
<b>Maximum Allowed:</b>	11,829 sq. ft. General Retail
<b>Proposed New AM Trips</b>	10
<b>Proposed New PM Trips:</b>	11

**Traffic Concurrency Expires: December 31, 2012**

McMahon also recommends that the property owner construct a sidewalk along Sunset Drive.

Attachments (2)

F:\FL\09436M\_City\_of\_Palm\_Beach\_Gardens\09436M\_15\_Gordon\_Doner\Admin\_McM\TechMemo\_10\_25\_2011.doc

January 6, 2011



Mark Hammond  
Executive Director  
Solid Waste Authority  
7501 N. Jog Road  
West Palm Beach, FL 33412

Subject: Availability of Solid Waste Disposal Capacity

Dear Mr. Hammond:

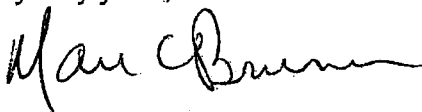
The Solid Waste Authority of Palm Beach County hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated county for the coming year of 2011. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, and the five and ten year planning periods specified in 9J-5.005(4).

As of September 30, 2010, the Authority's North County Landfills had an estimated 31,795,462 cubic yards of landfill capacity remaining. Based upon the existing Palm Beach County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEER), medium projection, and projected rates of solid waste generation, waste reduction and recycling, the Solid Waste Authority forecasts that capacity will be available at the existing landfill through approximately the year 2031, assuming the depletion of the Class I and Class III landfills is approximately balanced.

The Board of the Solid Waste Authority authorized the initial financing, procurement and permitting efforts to develop a new waste-to-energy facility for the Authority. The capacity of this facility will extend the life of the current landfill to the year 2048 or later.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all the County's current and future disposal and recycling needs. As part of its responsibility, the Authority will provide an annual statement of disposal capacity, using the most current BEER projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me.

Very truly yours,



Marc C. Bruner, Ph.D.  
Chief Administrative Officer



EXECUTIVE OFFICE

# Seacoast Utility Authority

Mailing Address:  
P.O. Box 109602  
Palm Beach Gardens,  
Florida 33410-9602

October 21, 2011

Mr. Jeff Iravani  
JHI  
1934 Commerce Lane  
Jupiter FL 33458

**RE: Water and Sewer Capacity Reservation, Gordon and Donner Project  
So. Side Northlake Blvd., West of Sunset Dr.**

Dear Mr. Iravani:

Seacoast Utility Authority is pleased to offer the following response to your capacity availability request for sewer for the existing 9,611 square foot building and water and sewer for the proposed addition of 5,069 square feet.

The referenced project lies within the water and sewer service area of Seacoast Utility Authority.

This will confirm the current status of water and wastewater capacity and commitments for Seacoast Utility Authority (Million Gallons Per Day):

	<u>Capacity</u>	<u>Committed and In Use</u>	<u>This Project</u>	<u>Balance</u>
Water	19.70	16.750	.001	2.949
Sewer	12.00	7.350	.002	4.648

Please note that this statement reflects conditions as of this date; no guarantee of capacity availability in the future is expressed or implied, and no capacity has been reserved for the referenced project.

Should you have any questions, please feel free to call.

Sincerely,

SEACOAST UTILITY AUTHORITY

Dee Giles  
Developer Agreement Coordinator

CC: J. Lance, J. Callaghan