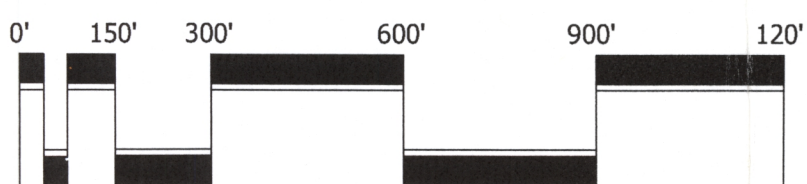


PARCELS

(Ba)	GARDENS CORPORATE CENTER (GOSMAN PARCEL)	(G)	GARDENS BUSINESS CENTER	(M)	VIRIDIAN OFFICE CENTRE
(Bb)	FINANCIAL CENTER AT THE GARDENS (GARDENS COURT)	(H)	UNIVERSITY MRI/LASER & SURGERY CENTER	(N)	DOWNTOWN AT THE GARDENS
(Bc)	FINANCIAL CENTER AT THE GARDENS (PGA ACQUISITION)	(I)	GRAND BANK AND TRUST	(O)	LANDMARK
(C)	GARDENS MEDICAL PAVILION	(J)	PARCEL 27.04	(P)	SEACOAST BANKING CENTER
(D)	PGA FINANCIAL CENTER	(K)	LA POSADA	(Q)	GARDENS POINTE
(E)	PROFESSIONAL CENTRE AT THE GARDENS	(L)	SAN MATERA & HARBOUR OAKS		
(F)	MIRA FLORES				

Final Approval
City of Palm Beach Gardens
Project Name: Regional Center PCD
Petition #: PDA-12-05-000015
Development Order: Reso 23, 2013
Date: May 2, 2013
Project Manager: RH



PROPOSED LAND USES

COMMERCIAL	AC	%	DU'S
1	RETAIL / OFFICE / HOTEL	98	21.4
2	OFFICE / HOTEL / COMMUNITY USE	36.2	7.9
3	RESEARCH / OFFICE / SERVICE COMM. / HOTEL	37.2	6.6
6	NEIGHBORHOOD CENTER (SEE RESO 81-2001 EXHIBIT B FOR PERMITTED USES)	2.0	0.4
7	CINEMA	1.8	0.4
SUBTOTAL		168.2	36.7

RESIDENTIAL	AC	%	DU'S
4	MULTI-FAMILY / RES. / OFFICE / COMM. USE	30.6	8.2
5	MULTI-FAMILY RESIDENTIAL	98	21.4
SUBTOTAL		135.6	29.6
		2.051	

OPEN SPACE / OTHER	AC	%	DU'S
OPEN SPACE / REC. / GREEN / WATER	95	20.7	
MAJOR ROAD SYSTEMS	59.4	13	
BUS ROUTES	0	0	
MAJOR PEDESTRIAN SYSTEMS	0	0	
SUBTOTAL		154.4	33.7

TOTAL 458.2 100% 2,051
5.5 AC. COMMUNITY USE / PUBLIC SAFETY / ARTS TO BE PROVIDED OFF-SITE.

PUBLIC PARK AREA

- NOTE: INCLUDES 21.9+ ACRES OF PUBLIC PARK AREA
- NOTE: INCLUDES 3 ACRES ADDITIONAL PUBLIC PARK AREA BY GRANT OF PUBLIC EASEMENT TO BRING TOTAL PUBLIC PARK AREA TO 24.9+ ACRES THAT WILL CONTAIN SIGNAGE TO DENOTE AREAS AS PUBLIC ACCESS AREA.
- NOTE: THIS PUBLIC OPEN SPACE PARK AREA TO INCLUDE 30,000 SF OF PUBLIC GATHERING AREA INCLUDING HARDSCAPE, STREET FURNITURE AND COVERED PUBLIC SPACES

COMMUNITY SERVICE OPEN SPACE

LOCATION	ACRES
WATER MANAGEMENT SYSTEMS	
EXISTING	52.0
PROPOSED	UP TO 7.9
TOTAL WATER MANAGEMENT (3 ADDITIONAL ACRES PROVIDED AT WMT WEST OF MALL)	UP TO 62.9
BUFFERS 55' SPECIAL SETBACK PROSPERITY FARMS ROAD	2.3
PGA / ALT A1A INTERSECTION	4.1
ALT A1A	1.6
TOTAL SPECIAL SETBACK	UP TO 12.5
PROJECT PERIMETER BUFFERS	
NORTH PROPERTY LINE (25' WIDTH)	4.3
MEADOWS MOBILE HOME NORTH (50' WIDTH)	2.8
MEADOWS MOBILE HOME WEST (35' WIDTH)	0.7
MEADOWS MOBILE HOME SOUTH-EAST (35' WIDTH)	1.5
TOTAL PERIMETER	9.3
OAK HAMMOCK PRESERVE (EXACT BOUNDARIES TO BE DETERMINED BY THE SPR PROCESS)	8.0
CANARY ISLAND DATE PALM BERMS (OR ALTERNATIVE LANDSCAPE DESIGN AS APPROVED BY THE CITY COUNCIL)	
EXISTING	UP TO 4.5
TOTAL CANARY ISLAND	UP TO 4.5
MAJOR ROAD RIGHTS OF WAY	11.5
PROJECT TOTAL	NOT LESS THAN 95.0
THE REMAINING 25,000 SQUARE FEET OF RETAIL APPROVED BY RESOLUTION 25, 2000 SHALL BE LOCATED ON PROPERTY SOUTH OF GARDENS PARKWAY, NORTH OF KYOTO GARDENS DRIVE, EAST OF ALT. A1A, AND WEST OF THE WATER MANAGEMENT TRACT.	
CONVERSIONS SHALL BE LIMITED TO PARCELS IDENTIFIED WITH THIS SYMBOL	

RANGE OF FLOOR SPACE ALLOCATION FOR LAND USES

RANGE OF FLOOR SPACE ALLOCATION FOR LAND USES			
USE	LOWEST CONVERSION THRESHOLD	HIGHEST CONVERSION THRESHOLD	CURRENT AUT ENTITLEMENT
NEIGHBORHOOD COMMERCIAL	26,000 SF	26,000 SF	26,000 SF
REGIONAL COMMERCIAL	1,440,000 SF	1,640,000 SF	1,633,310 SF
CINEMA	2,960 SEATS	3,400 SEATS	3,020 SEATS
BUSINESS OFFICE	860,932 SF	1,130,000 SF	1,039,077 SF
RESEARCH AND DEVELOPMENT OFFICE	71,032 SF	235,200 SF	71,032 SF
HOTEL / CONFERENCE	0 ROOMS	674 ROOMS	175 ROOMS
RESIDENTIAL	1,813 DU	2,051 DU	1,813 DU

NOTE: ENTITLEMENTS REFLECTED ON PARCELS ARE BASED ON CONVERSIONS AS OF 09/2012.

THE
REGIONAL CENTER
PALM BEACH GARDENS, FLORIDA

ORIGINAL ADA (9, 1984)	NOPC #5 (25, 2000)	VOPC #10 (105, 2004)
NOPC #1 (23, 1984)	NOPC #6 (36, 2001)	VOPC #11 (23, 2011)
NOPC #2 (16, 1986)	NOPC #7 (81, 2001)	
NOPC #3 (96, 1994)	NOPC #8 (171, 2002)	
NOPC #4 (96, 1999)	NOPC #9 (93, 2003)	

November 06, 2012 1:37:28 p.m.
Drawing: 00-1003.04 MAP H.DWG

EXHIBIT

B

CITY OF PALM BCH GDNS
DEC 18 2012
PLANNING & ZONING