



MAP A.1. 2035 FUTURE LAND USE
 City of Palm Beach Gardens
 Palm Beach County, Florida



- SITE SPECIFIC CONDITIONS *
- MACARTHUR BOULEVARD HISTORIC OVERLAY (MBHO)
- PARKWAY SYSTEM
- WESTERN NORTHLAKE BOULEVARD CORRIDOR PLANNING AREA
- APPROVED DRI/PCD WITH MASTER SITE PLAN ON FILE
- BIOSCIENCE RESEARCH PROTECTION OVERLAY (BRPO)
- NORTHLAKE BOULEVARD OVERLAY ZONE (NBOZ)
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY

- C - COMMERCIAL
- CONS - CONSERVATION
- CR - COMMERCIAL RECREATION
- G - GOLF
- I - INDUSTRIAL
- MH - MOBILE HOME
- MXD - MIXED USE
- P - PUBLIC
- PO - PROFESSIONAL OFFICE
- RH - RESIDENTIAL HIGH
- RL - RESIDENTIAL LOW
- RM - RESIDENTIAL MEDIUM
- ROS - RECREATION OPEN SPACE
- RR - RURAL RESIDENTIAL
- RR10 - RURAL RESIDENTIAL (1 PER 10 ACRES)
- RR20 - RURAL RESIDENTIAL (1 PER 20 ACRES)
- RVL - RESIDENTIAL VERY LOW



Updated June 28, 2023
 Source: PBG-Planning & Zoning
 *Site Specific Conditions for numbered projects are located on Table A.1 – Site Specific Conditions

Table A-1: Site Specific Conditions

	Project	Date	Conditions
1	Alton	6/16/2005	Mixed-Use (MXD) land use designation limited to 8 Million square feet of research and development (including a 300-bed research clinic), 1,000 multi-family workforce units, and 50,000 square feet of commercial or the equivalent thereof:
			1. Briger Tract: MXD authorized uses producing a maximum of 5,361 AM and 5,528 PM net new peak hour trips
			2. Power Play Sports Tract: MXD authorized uses producing a maximum of 1,241 AM and 526 PM new peak hour trips
			3. Bales: MXD authorized uses producing a maximum of 47 AM and 20 PM net new peak hour trips
			4. Baily: MXD authorized uses producing a maximum of 86 AM and 36 PM net new peak hour trips
			5. Frances: MXD authorized uses producing a maximum of 42 AM and 18 PM net new peak hour trips
			6. Batt School: MXD authorized uses producing a maximum of 838 AM and 355 PM net new peak hour trips
2	Frenchman's Crossing	3/19/2009	The Maximum intensity is limited to no more than 152,461 square feet of general commercial, or the equivalent number of net trips
3	Hilltop Gardens	1/7/2010	Maximum 250,000 square feet of gross commercial retail space or equivalent thereof.
4	Avenir	5/5/2016	Mixed-Use (MXD) land use designation limited to the traffic equivalent of 3,000 single family units; 250 multi-family units; 1,940,000 square feet of Professional Office; 200,000 square feet of medical office; 400,000 square feet of commercial; 300 hotel rooms; Agricultural use - 20 acres; public park - 55 acres; public civic / recreational parcel - 60 acres; Police / fire city annex - 15 acres; and public elementary school - 15 acres.
5	Trevi Isles	9/21/2016	Residential Medium Land Use Designation limited to 50 Residential Units
6	Arcadia Gardens	2/7/2019	Density restricted to 15 units / acre
7	City Centre	8/1/2019	Mixed-Use (MXD) land use designation limited to 136 multi-family units, and the traffic equivalent of 34,666 square feet of general commercial; 57,501 square feet of office; and 6,896 square feet of financial institution
8	Downtown Palm Beach Gardens	8/5/2021	Mixed Use (MXD) land use designation limited to retail shopping center - 223,985 SF, Health, Physical Fitness, Weight Reduction, and Spa - 116,862 SF; Cinema - 1,700 seats; Professional Office - 39,120 SF; Medical Office - 13,720 SF; Hotel - 174 rooms; and Residential multi-family - 281 DU, or equivalent