

October 16, 2025

PROJECT NARRATIVE THE BENJAMIN SCHOOL STUDENT INCREASE PUD AMENDMENT



Urban Design
Land Planning
Landscape Architecture

Request

The Applicant, Benjamin Private School, Inc., is requesting a Planned Unit Development (PUD) Amendment to remove Condition of Approval No. 56 from Resolution No. 11-2008. This condition currently limits student enrollment to a maximum of 490 students. The proposed amendment seeks to eliminate this restriction to allow an increase of 85 students, bringing the total enrollment to 575 students.

In conjunction with the enrollment increase, the Applicant is proposing modifications to the approved site plan to accommodate the additional student population. Specifically, the amendment includes the addition of 82 new parking spaces to be constructed on an existing undeveloped area previously designated for a pool that was never built.

Location

The Benjamin School is generally located at the northeast corner of the intersection at Grandiflora Road and Buccaneer Way at 4875 Grandiflora Road within the municipal limits of the City of Palm Beach Gardens. The Subject Site can be more specifically identified with the Parcel Control Number (PCN) 52-42-41-25-13-001-0000.

Future Land Use & Zoning

The subject site has a Future Land Use designation of Residential Low (RL) and a zoning designation of Public/Institutional (P/I) with a Planned Unit Development (PUD) overlay.

The table below summarizes the existing Land Use designation, Zoning designation, and use of the surrounding properties:

| EXISTING ZONING AND LAND USE DESIGNATIONS | | | |
|---|--------------------------|---|-----------------------|
| DIRECTION | EXISTING USE | ZONING | LAND USE |
| North | Legends at the Gardens | Planned Unit Development (PUD)/ Mixed Use (MXD) | Mixed Use (MXD) |
| South | San Michelle PUD | Planned Unit Development (PUD)/ Residential Low (RL-3) | Residential Low (RL) |
| East | Dwyer High school PUD | Planned Unit Development (PUD)/ Public/Institutional (P/I) | Public (P) |
| | Fiore at the Gardens PUD | Planned Unit Development (PUD)/ Residential High (RH) | Residential High (RH) |

| | | | |
|------|-----------|--------------------------------|-----------------|
| West | Alton PCD | Planned Unit Development (PUD) | Mixed Use (MXD) |
|------|-----------|--------------------------------|-----------------|

History

On December 8, 2000, the City of Palm Beach Gardens City Council adopted Ordinance 30, 2000, approving a rezoning of 50 acres of land, located at the northwest corner of the intersection of Central Boulevard and Grandiflora Road, from a Planned Development Area (PDA) to Public/Institutional (P/I) with a Planned Unit Development (PUD) overlay, in order to construct a 187,671-square-foot private high school campus for 490 students.

On February 5, 2003, the City of Palm Beach Gardens City Council adopted Ordinance 4, 2003, approving an increase in on-site upland preserve area, off-site mitigation of the wetland preserve area, relocation and redesign of the athletic fields, relocation of the field house and associated parking, and minor modifications to the approved architectural elevations at The Benjamin Upper School.

On June 17, 2004, the City of Palm Beach Gardens approved ADMIN-03-63, amending the Benjamin High School Planned Unit Development to allow a variety of miscellaneous plan updates.

On March 6, 2008, the City of Palm Beach Gardens City Council adopted Ordinance 3, 2008 and Resolution 11, 2008, amending Ordinance 30, 2000 and Ordinance 4, 2003 to allow a monument sign to be located at the northwest corner of Central Boulevard and Grandiflora Road.

In 2013, the City approved the addition of a security fence adjacent to the south property line, the addition of a guardhouse, and the expansion of the Auditorium.

In 2014, the City also approved the expansion of the field house. In 2021, an Administrative Amendment was approved to allow for an expanded weight room to the Gymnasium building and the provision of a canopy at the entrance to the Performing Arts Building.

The currently approved square footage is 190,673 sf with 490 students.

Most recently, an administrative amendment was approved for revisions to the two-story, 10,486 square-foot Innovations Center, which features classrooms and labs, and a two-story, 13,327 square-foot Student Union and Café.

Student Increase

The proposed student increase to 575 students is requested through the elimination of the prior condition limiting maximum enrollment to 490 students. This request is supported by demonstrated demand, evolving demographic pressures, and the broader public interest in educational choice. With sustained population growth in Palm Beach Gardens and the surrounding region, private schools are experiencing increased applications and demand that already exceed existing capacity constraints. The original enrollment limit, which reflected projections at the time of approval, now serves as a binding constraint that prevents the school from adequately responding to these new conditions without a formal amendment.

In support of the requested increase to 575 students, a Traffic Statement prepared by Kimley-Horn is included in the submittal, confirming that no roadway capacity improvements or mobility improvements are required to offset the impacts of the additional students. A queueing study, also prepared by Kimley-Horn, has been submitted and demonstrates that the site's pick-up/drop-off circulation, as currently designed, can accommodate up to 656 students.

Parking

The proposed amendment provides 82 surface parking spaces in the location of the unbuilt pool area and west of the football field, as depicted on the proposed Site Plan. The surface lot is designed with two access points from Buccaneer Way, which provide ingress and egress to and from the parking spaces. With this addition, the overall parking supply across the school campus increases to 428 spaces.

The need for additional parking arises from the unique demographics of The Benjamin School student body, which creates a higher demand for on-site parking than is typically anticipated under zoning code requirements. The code does not distinguish between parking requirements for public and private schools. Under the City's code, schools are required to provide one (1) parking space per 250 square feet of office space, one (1) space per classroom, and one (1) space per three (3) students. Based on the most recent Site Plan approval and development program, 320 spaces are required for the school site. The City of Palm Beach Gardens Code limits an increase in parking to no more than twenty (20) percent above the requirement, unless otherwise authorized by City Council. Accordingly, the maximum permitted under this provision is 384 spaces. The proposed 428 spaces exceed this threshold.

This request is necessary due to the nature of a private school use. A significant proportion of Benjamin School students—beyond just upperclassmen—drive themselves to campus. Additionally, similar to other private schools, The Benjamin School frequently hosts on-campus events, including performances, and sporting events, all of which generate high parking demand. Private schools also attract students from wide geographic areas, meaning there are fewer walkers and bikers and a greater reliance on vehicle transportation compared to public schools with defined attendance boundaries and public transportation offered. Moreover, private schools maintain lower student-to-faculty ratios, which increases the number of teachers, specialized instructors, coaches, and support staff on campus. The Benjamin School's ratio is 13 to 1, compared to public school ratios which are typically closer to 20 to 1. These factors collectively support the need for additional parking capacity.

In support of this request, a parking study prepared by Simmons & White is included in the submittal. The study analyzed vehicle traffic generation and included live parking count data collected at the school during events on Thursday, May 1, 2025, and Friday, May 2, 2025. At peak hours, the observed parking demand reached 421 spaces. The proposed amendment, providing 428 spaces, is therefore sufficient to meet demonstrated demand.

Conclusion

This PUD Amendment is intended to ensure that the campus can adequately support the proposed increase in student enrollment while maintaining compliance with parking needs and overall site functionality. The Agents at Urban Design Studio are Valentina Broglia who can be

reached at vbrogia@udsflorida.com , and Lentzy Jean-Louis who can be reached at ljean-louis@udsflorida.com or by phone at 561-366-1100.