

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

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 checked="" 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 type="text"/> |

Date Submitted:

Project Name: BallenIsles PGA Blvd. East Outparcel

Owner: EW Outparcels, LLC

Applicant (if not Owner): N/A

Applicant's Address: 3920 RCA Blvd, #2002, PBG, FL 33410 Telephone No. _____

Agent: J Morton Planning & Landscape Architecture, Inc.

Contact Person: Jennifer Morton E-Mail: jmorton@jmortonla.com

Agent's Mailing Address: 3920 RCA Boulevard, Suite 2002, Palm Beach Gardens, FL 33410

Agent's Telephone Number: (561) 713-1726

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

Architect: Glidden Spina & Partners

Engineer: Chris Holmes, Wantman Group, Inc

Planner: Lauren McClellan, Wantman Group, Inc.

Landscape Architect: Jon Schmidt, Jon Schmidt & Associates

Site Information:

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

General Location: SEC of PGA Boulevard & Ballenisles Drive

Address: 5700 PGA Boulevard

Section: 11 Township: 42 Range: 42

Property Control Number(s): 52-42-42-11-00-000-3100

Acreage: 5.32 Current Zoning: CN Requested Zoning: Same

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

Current Comprehensive Plan Land Use Designation: Commercial

Existing Land Use: Vacant Requested Land Use: Commercial - Office

Proposed Use(s) i.e. hotel, single family residence, etc.: Office Building

Proposed Square Footage by Use: 71,000 sq. ft. of Office

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 Attached Statement

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

See Attached 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 Attached 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)?

See Attached Statement

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

See Attached Statement

6. Has project received concurrency certification?

Concurrency Application has been submitted.

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 PGA Blvd & Ballenises Drive, on the north, east, south, west side of PGA Blvd & Ballenises Drive (street/road).



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-imbusement 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.

[Signature]
Owner signature

DECEMBER 16, 2014
Date

John Clark Bills
Owner printed name

52-42-42-11-00-000-3100
Property Control Number

DESIGNEE/BILL TO:
EW Outparcels, LLC

3920 RCA Boulevard, Suite 2002
Palm Beach Gardens, FL 33410

[Signature]
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALEMBACH

I hereby certify that the foregoing instrument was acknowledged before me this 16th day of DECEMBER, 2014, by JOHN CLARK BILLS. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary public signature
SCANDIE A. MICK
Printed name



State of FLORIDA at-large

My Commission expires: JULY 16, 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:



Signature of Applicant

Owner

John Clark Bills

Print Name of Applicant

Optionee

3920 RCA Boulevard, Suite 2002

Street Address

Lessee

Palm Beach Gardens, FL 33410

City, State, Zip Code

Agent

(561) 627-4000

Telephone Number

Contract Purchaser

(561) 627-9230

Fax Number

jcb@jcbills.com

E-Mail Address

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared John Clark Bills
_____ 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 Site Plan Approval _____ in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed JMorton Planning & Landscape Architure, PA & WGI to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: EW Outparcels, LLC

John Clark Bills

Signature of Owner

By: Name/Title

3920 RCA Boulevard, Suite 2002

Palm Beach Gardens, Florida 33410

Street Address

City, State, Zip Code

P. O. Box

City, State, Zip Code

(561) 627-4000

(561) 625-9230

Telephone Number

Fax Number

jcb@jcbills.com

E-mail Address

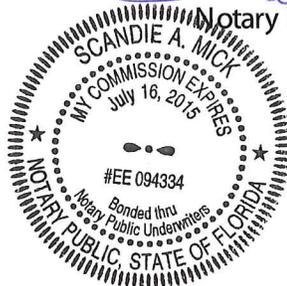
Sworn and subscribed before me this 16th day of DECEMBER, 2016.

Scandie A. Mick

Notary Public

My Commission expires:

July 16, 2015



BALLENISLES EAST OUTPARCEL

SITE PLAN APPLICATION

Submitted: December 19, 2014

Resubmitted: April 10, 2015

Resubmitted: May 15, 2015

Resubmitted: April 11, 2016

Resubmitted: July 22, 2016

Resubmitted: August 31, 2016

Background Information

EW Outparcels, LLC (Applicant) desires to develop the 5.27 acre property located at the southeast corner of PGA Boulevard and BallenIsles Drive (Property) with a three-story 65,000 square foot office building. As shown on the attached site plan and supplemental materials, the Applicant intends to allow for both professional and medical office to be located within the building. The Property is located within the PGA Boulevard Overlay and has a zoning designation of Neighborhood Commercial (CN) and a future land use designation of Commercial. Although not part of the BallenIsles PUD master plan, the Property has been shown on the Master Plan as having sole/primary access from BallenIsles Drive. The Property is currently vacant. The uses surrounding the Property are detailed in the table below.

	Future Land Use	Zoning Designation	Existing Use	Development Name
North	Residential Medium	PCD	Golf Course & Single Family Residential	Old Palm PCD
South	Golf & Residential Low/Residential Medium	PCD	Golf Course & Single Family Residential	BallenIsles Golf Course & BallenIsles PCD
East	Commercial & Residential High	CN & Residential High Density	Retail/Office & Multi-Family Residential	PGA Concourse & Longwood Condos
West	Residential Low	RL3	Undeveloped/Parking for Honda Classic	BallenIsles West Outparcel

Team

Owner/Applicant

*EW Outparcels, LLC
 John Clark Bills
 3920 RCA Boulevard, Suite 2002
 Palm Beach Gardens, Florida 33410*

Agent/Planner

*J. Morton Planning & Landscape Architecture, PA
 Jennifer Morton / Lauren McClellan
 3920 RCA Boulevard, Suite 2002
 Palm Beach Gardens, Florida 33410
jmorton@jmortonla.com / lmcclellan@jmortonla.com
 (561) 371-9384 / (561) 721-4463*

Traffic Engineer

*Kimley-Horn and Associates, Inc.
 Adam Kerr
 1920 Wekiva Way
 West Palm Beach, Florida 33407
 (561) 845-0665*

Engineer

*Wantman Group, Inc.
 Chris Holmes
 2035 Vista Parkway
 West Palm Beach, Florida
 (561) 687-2220*

Landscape Architect

Jon E. Schmidt & Associates

Michelle Duchene

2247 Palm Beach Lakes Boulevard

Suite 101

West Palm Beach, Florida 33409

(561) 684-6141

Justification Statement

According to the City's Land Development Code "[t]he CN neighborhood commercial district is composed of land and structure occupied by or suitable for uses furnishing retail goods and services to satisfy the daily household needs of the surrounding residential neighborhoods consistent with the comprehensive plan." The proposed professional/medical uses are consistent with the CN zoning district by providing professional services such as accountants or attorneys or medical services such as doctor's offices which will satisfy the needs of the surrounding residential properties. In addition, professional and medical offices are permitted by right within the CN zoning district. Because the Property is located within the PGA Overlay the Applicant is required to rezone to a PUD overlay and follow the PGA Corridor guidelines. Professional and medical office uses are recognized as permitted uses within the PGA Corridor. According to the City's land development code the PGA Boulevard has mainstreet character which typically requires that buildings be pushed up against the right-of-way with parking in the rear. The PGA Boulevard Corridor Overlay also requires a 55 foot buffer, which is already in place with mature plant materials and a meandering sidewalk.

1. Explain the nature of the request.

The Applicant is proposing to develop a three-story 65,000 square foot professional/medical office building on the 5.27 acre Property which is currently vacant. Professional/medical office uses are permitted in the Neighborhood Commercial (CN) zoning district within the PGA Boulevard Corridor Overlay. The City's PGA Boulevard Corridor Overlay regulations require the Property to rezone to CN with a PUD Overlay.

Access: As part of the long range planning for the subject property, BallenIsles Boulevard was designed and constructed with ingress and egress points for both the Property as well as the undeveloped property to the west. The existing access point was strategically located to preserve the mature Banyan tree located adjacent to the access at the request of BallenIsles PUD, the developer requested a secondary access point on PGA Boulevard. Please find attached denial letter from FDOT. Lastly, the developer contacted representatives from the PGA Concourse (located to the east of the Property), to request interconnectivity. Because the PGA Concourse is a condo development, approval of such interconnectivity requires approval of 100% of the property owners.

Proposed Landscaping: The Landscape Plan for BallenIsles East takes a holistic approach to the proposed outparcel development. The existing clusters of native trees, palms, and shrubs planted along the meandering side walk adjacent to the ROW are to remain in place, preserving the mature look from PGA Blvd and matching the remainder of the frontage. The foundation planting around the proposed building pulls cues from the main entrance of BallenIsles by utilizing a similar plant palette. In an effort to reduce maintenance, irrigation, and the amount of turf on site, the parking islands have been planted with native or drought tolerant shrubs and groundcovers. Native canopy trees are utilized to reduce the heat island effect. By blending the plant palette of BallenIsles main entry and the native palette of the ROW buffer along PGA Blvd, the proposed development will integrate with the existing surroundings and have an overall upgraded aesthetic appearance.

Proposed Architecture: The proposed building is designed in a Mediterranean style with extensively varied facades in order to be generally compatible with the scale and the architecture of BallenIsles and the structures along the PGA Corridor.

Each of the elevations is broken into several stepped planes that incorporate differences in height, materials and parapet configurations. Additional interest is developed through the use of varying window widths and heights and with superimposed arches, accent bands and medallions. Central towers are capped with Spanish tile hip roofs. Though the building is three stories tall, the apparent height is minimized by its prominent base emphasized by an accent color and horizontal banding. The main entrance is enhanced by a portico, also covered with a Spanish tile roof. Cast stone columns are a recurrent theme around the building's base. At the third floor, the columns are related to decorative balconies and ornamental metal railings.

All rooftop equipment is fully screened by the parapet.

Proposed Drainage: The proposed drainage improvements associated with the project will include a system of inlets storm pipes, and dry detention area with an ultimate outfall into the existing BallenIsles lake system. Water quality and attenuation for the project will be provided within the master surface water management system for the BallenIsles development. The dry detention area will accommodate dry pre-treatment requirements in accordance with South Florida Water Management criteria.

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

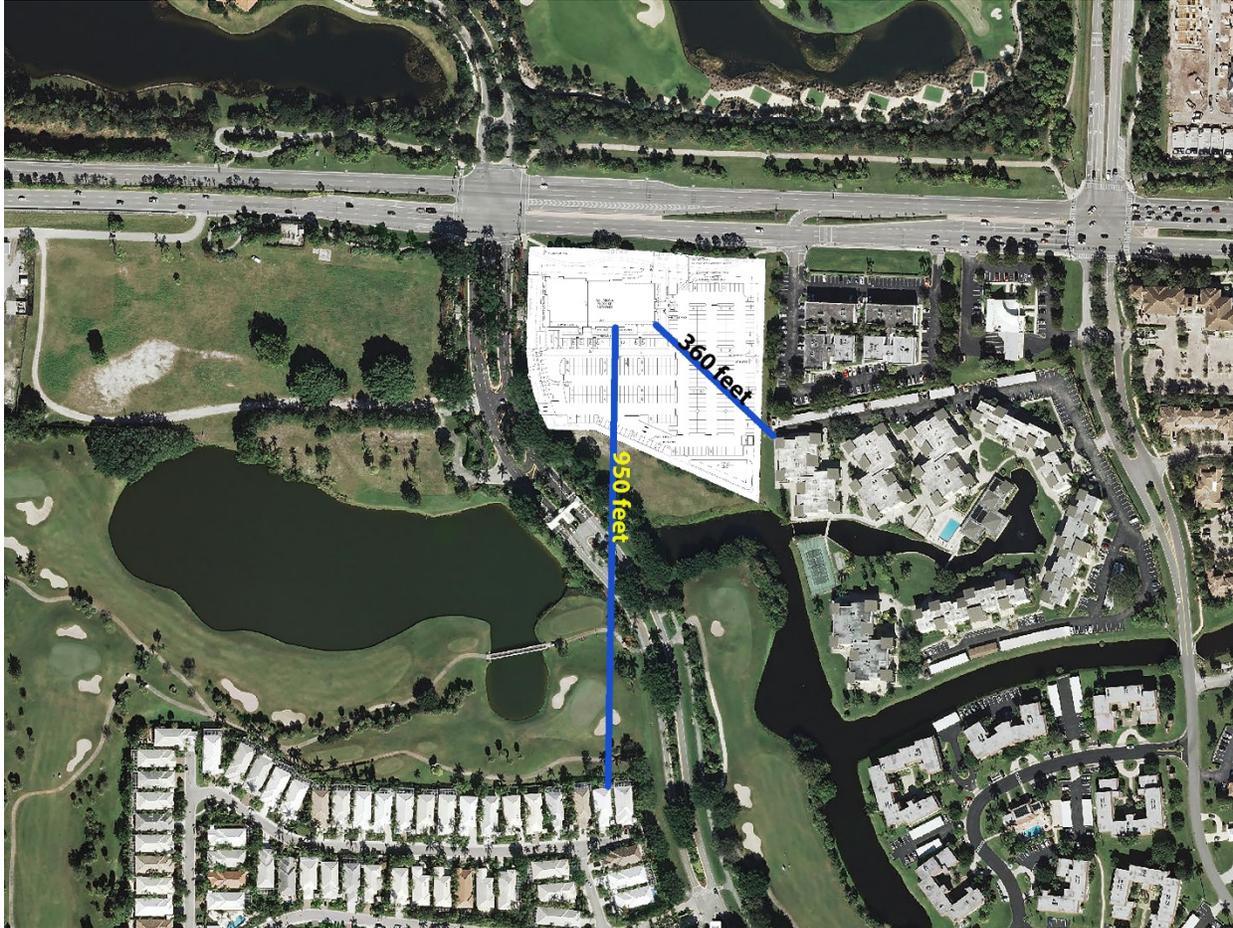
The City's Future Land Use and Zoning Maps identify the Property as Commercial and Neighborhood Commercial, respectively. The proposed development will be consistent with the PGA Boulevard Corridor Overlay as well as the existing future land use and zoning designations. The proposed professional/medical office building will provide additional needed services to the surrounding residential communities. Office uses tend to generate less traffic and noise than retail uses as they are typically open during the week and have business hours during the day. Therefore, the impact of the proposed development will be minimal on the adjacent residential uses.

The proposed use is consistent with the PGA Boulevard Corridor Overlay. The City's Land Development Code states that the use regulations for the PGA Boulevard Corridor Overlay "are intended to create an urban environment that displays the highest quality private and public sector development." The proposed office building has been oriented as close to the intersection as possible and provided the required parking to the south and west of the building to further the urban environment along the corridor.

Along the PGA Boulevard corridor within the immediate vicinity of the Property, there are multiple planned developments with two, three, and four story buildings. These projects consist of a mix of retail, restaurant, office and residential uses. These other projects have an urban character which meet the intent of the PGA Corridor. These retail and restaurant uses tend to generate higher daily traffic than what the proposed office building will generate. This less intense use fits into the character of the western part of the PGA Boulevard Corridor Overlay.

Additionally, a 55 foot buffer is provided as required along PGA Boulevard to further the intent of the City's PGA Boulevard Corridor Overlay. This existing buffer will further be enhanced by the applicant. The first floor of the proposed building will barely be visible from the adjacent streets. The proposed buffers adjacent to the residential uses meet code buffering requirements by providing a minimum of 15 feet with an opaque barrier as screening. The closest single family home to the proposed building is approximately 950 feet to the south. Included within this 950 feet

is the project's parking area, a vacant parcel of land owned by BallenIsles County Club, BallenIsles Drive, a water retention area (golf course water hazard), and a golf course fairway. Approximately 360 feet away from the proposed building is a two-story residential condominium building within the Longwood Condo development. There are two and three story buildings within the Longwood Condo development.



- 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.

The City's Future Land Use and Zoning Maps identify the Property as Commercial and Neighborhood Commercial, respectively. The proposed project will further the goals of the City to improve the quality of life of all of its residents. The site will comply with the City's Comprehensive Plan and will meet or exceed the performance requirements defined by the Comprehensive Plan.

Future Land Use Element - *The Palm Beach Gardens Comprehensive Plan states the following criteria for sites designated as Commercial developments:*

“The C designation is intended to accommodate a wide range of retail and general commercial uses. It is site-specific designation that depicts existing commercial uses and proposed future commercial areas at primary intersections... Commercial land use

activities will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 50 feet.”

The proposed development will provide needed medical and professional office space along the PGA Corridor. Additionally, office uses tend to be less intense than general retail uses or other uses typically allowed in the Commercial Future Land Use designation. This low impact use is ideally situated at the entrance to the BallenIsles residential development. In addition, the proposed development complies with the maximum lot coverage as stated in the Comprehensive Plan. The proposed 3 story building has a combination of coping of a flat roof at 44’8” and average height level of a hip roof at 59’2” for the tower element to add visual interest to the building. The average height of the building is 48’5/8”.

Preservation of Natural Resources - The site is currently sparsely vegetated. The existing vegetation is scattered throughout the site and does not feature any existing habitats. The proposed site plan accommodates the required amount of open space as well as the large 55 foot wide PGA Corridor landscape buffer. A large tree is situated at the entrance to the Property and will be preserved and incorporated in the proposed site plan.

Transportation Element: The transportation element of the Palm Beach Gardens Comprehensive Plan states the following goal:

“The transportation system in Palm Beach Gardens shall be convenient, safe and efficient for all persons living in and traveling through the City.”

The proposed development will in no way adversely affect the City’s ability to meet this goal. The traffic study submitted as part of this application package reflects the ability to maintain adequate levels of service on the surrounding roads. The traffic analysis also shows that the proposed development will not negatively impact the traffic entering and leaving the BallenIsles development. In addition pedestrian linkages, bicycle parking will be provided on the site to promote non-motorized transportation.

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 proposed development will comply with the purpose and intent of Section 78-301 of the City Code by conforming to the 10 standards listed. The development will protect, preserve and enhance the natural environment and beauty of the City as further detailed below.

- 1) The proposed development will improve and sustain the aesthetic appearance of the City by providing a significant landscape buffer adjacent to the right-of-way in accordance with the requirements of the PGA Boulevard Overlay.*
- 2) The proposed development will provide adequate landscape area thus not negatively impacting air and water quality in the City.*
- 3) Significant landscaping, including trees and shrubs will be installed so as to naturally buffer noise and reduce pollution.*
- 4) The Applicant is proposing landscaping throughout the parking lot in order to reduce the heat island effect on the building and paved areas which will assist in energy conservation.*
- 5) Soil erosion will be reduced by stabilizing the soil with sod and other appropriate measures.*
- 6) The Property is located within an urbanized area not adjacent to any conservation area. Urban wildlife will not be negatively impacted by the development of the Property.*
- 7) Drought tolerant plants have been proposed and included on the landscape plan for this development.*

- 8) *As indicated in the table above, the surrounding uses to the north, south and west are residential, while the property to the east is commercial. Although the proposed office use is not incompatible with any adjacent use, appropriate screening and buffering will be provided in accordance with City code requirements.*
 - 9) *The Property is currently vacant, thus not contributing any economic benefit to the City.*
 - 10) *Once developed, the Property will become an economic asset to the City and contribute to the public health, safety and welfare more than the existing vacant lot.*
5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The Applicant intends to provide an in lieu payment rather than provide art on-site.

Waiver Request

Concurrent with the site plan application, the Applicant is requesting to allow 3 story building with a combination of coping of a flat roof at 44'8" and average height level of a hip roof at 59'2". The average height of the building is 48'5/8" rather than the maximum 36 foot tall building permitted by Code to accommodate three stories. A three story building will allow for a more compact building footprint that can be developed closer to PGA Boulevard while reducing the amount of impervious area and increasing the amount of landscape area. The multi-family residential development to the southeast is comprised of two- and three-story buildings. The proposed three-story office building will not impact the single family developments to the north or south as the closest single family house is approximately 950 feet away.

1. The request is consistent with the City's Comprehensive Plan.

This waiver request will allow for the development of a three-story professional/medical office building within the PGA Boulevard Corridor Overlay. The proposed three-story building is consistent with the heights of other two, three and four story office buildings developed along the PGA Corridor such as PGA Commons, Midtown, the Suntrust Building, and Balscom Palmer in PGA National.

The proposed three-story building will contribute to PGA Boulevard as the City's "main street" character (Policy 1.1.2.5). The building is situated at the northwest corner of the Property close to the intersection of PGA Boulevard and BallenIsles Drive. The parking is located at the rear and side of the building. Along PGA Boulevard within the 55 foot right-of-way buffer is an existing pedestrian pathway. The proposed site plan has incorporated a pedestrian node with decorative pavers, benches, landscaping, and a trellis which adds to the existing pedestrian network along PGA Boulevard.

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

The proposed waiver is consistent with the purpose and intent of Section 78-158 of the City's code which encourages an innovative and creative design that will benefit the City and surrounding neighborhoods. This waiver request is not included in the list of prohibited waiver requests. The City's Land Development Code states that the use regulations for the PGA Boulevard Corridor Overlay "are intended to create an urban environment that displays the highest quality private and public sector development." The proposed office building has been oriented as close to the intersection as possible and provided the required parking to the south and west of the building to further the urban environment along the corridor. The increased height allows the building a

smaller footprint that can be pushed to the northwest corner of the Property furthest away from the adjacent residential uses.

The proposed building is designed with extensively varied facades in order to be generally compatible with the scale and the architecture of BallenIsles and the structures along the PGA Corridor. Each of the elevations is broken into several stepped planes that incorporate differences in height, materials and parapet configurations. The main entrance is enhanced by a portico, also covered with a standing seam metal roof. Cast stone columns are a recurrent theme around the building's base. At the third floor, the columns are related to decorative balconies and ornamental metal railings. The smaller footprint also allows for additional landscaping within the foundation planting area, along the edge of the Property as well as in the parking lot.

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.

The proposed waiver request will allow for a 65,000 square foot office building that can meet the market demands of the surrounding community. The proposed waiver is necessary in order to accommodate the square footage within a building with a smaller footprint. The reduced footprint will allow for additional pedestrian amenities and linkages. The addition of a pedestrian node will add to the existing pedestrian network along PGA Boulevard. The proposed trellis, benches, and landscaping will provide a place for employees and clients of the proposed office to congregate.

Additionally, the three-story building will be of a scale that is architecturally consistent with other three-story buildings along PGA Boulevard including the multi-family development adjacent to the southeast, PGA Commons, and Mainstreet at Midtown. Specifically, PGA Commons consists of three story buildings with heights of 49'6" and 54'. Additionally, the Seacoast building on PGA Boulevard is 60 feet tall to the midpoint of the tower element and the Grand Bank Building is 66'3" to the midpoint of the tower element. This proposed request is consistent with those other buildings along the PGA Corridor.

With technology enhancements, many businesses are seeking office buildings that can accommodate their growing technology needs. In order to further the City's goals related to employment opportunities that will lead to economic development for the City, an inventory of office space that can support new cutting edge technology must be in place. It has become virtually impossible to develop a new three-story office building with a maximum height of 36 feet. Businesses desire office space with a minimum ceiling height of 12 feet. Another component of building design that is driving this waiver request for additional height is the distance required between floors to accommodate electric wiring, digital cabling, and other typical building components such as HVAC and duct work.

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.

The proposed waiver is necessary in order to accommodate the square footage within a building with a smaller footprint. The reduced footprint will allow for an increased amount of open space around the building that will accommodate additional landscaping consistent with the intent and purpose of the PUD to allow for the provision of adequate light and air. The minimum required open space for the development is 15%, however the proposed waiver allows for the project to have 35.3% open space.

It is also important to note that the maximum lot coverage permitted for the Property is 35%. The proposed lot coverage is only 10%. The development will not only include additional landscaping along the perimeter of the project but also within planting diamonds throughout the parking lot. The City code requires a total of 8,495 landscape points where the proposed plan provides a total of 9,423 landscape points.

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

The proposed waiver is necessary in order to accommodate the square footage within a building with a smaller footprint. The reduced footprint will allow for an increased amount of pervious area that will accommodate additional landscaping, pedestrian linkages, and parking spaces. The proposed waiver allows for an increased amount of landscaping in the form of parking diamonds, larger foundation planting areas, and increased landscaping along all property lines.

The architecture of the proposed building has a Mediterranean style with a modern flair. The building employs several horizontal elements (and materials) which define the elevation in three major horizontal components. These horizontal elements utilize materials such as stucco, glass, balconies, awnings, specialty light fixtures, simulated precast & stucco banding and other architectural details. At the third floor, the columns are related to decorative balconies and ornamental metal railings.

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.

By allowing a slightly taller building, more of the Property can be utilized for the preservation of valuable natural resources. The requested waiver to allow the development of a three-story building will result in the preservation of open space to accommodate drainage and water retention. Additionally, landscape diamonds have been provided throughout the parking 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 or pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.

As mentioned above, the proposed request will allow for the development of a 65,000 square foot building within a smaller footprint. The proposed three-story building will be of a scale that is consistent with other buildings along PGA Boulevard. Additionally, the proposed building is situated on the northern half of the Property close to PGA Boulevard with the parking area behind the building. This site design has also been used for other developments along PGA Boulevard including PGA Commons and Mainstreet at Midtown. The development will provide pedestrian amenities along PGA Boulevard in the form of a pedestrian node with landscaping, seating accommodations, and a decorative trellis.

Additional public benefits include the preservation and enhancement of the existing landscape buffer along PGA Boulevard. The proposed development includes a significant amount of landscaping along the perimeter of the property as well as throughout the site. The proposed perimeter landscaping will provide appropriate screening to buffer the non-residential use from adjacent residential uses. The pedestrian scale planting around the building complements the architecture to create the preferred visual effect both within the site and from the surrounding

properties. Additionally, the proposed foundation planting will accentuate the proposed architecture style of the building.

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

Due to the Property's location within the PGA Boulevard Corridor Overlay, 55 feet of landscaping is required abutting PGA Boulevard. The building is situated in the north half of the Property away from any adjacent residential uses. It should be noted that the closest single family home that would be impacted by any proposed building on the Property would be more than 900 feet away south of the existing golf course fairway. Additionally, the Applicant is proposing to install landscape diamonds throughout the parking lot which will be planted with trees. These additional trees will also provide additional screening to those residential units. The existing distance combined with the proposed landscaping improvements, it is likely that the proposed building will not be visible from any adjacent single family homes. Additionally, as shown in the rendering below, the proposed building will barely be visible from the adjacent rights-of-way.



View from PGA Boulevard



View from BallenIsles Drive

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

The proposed waiver is not based on economic issues. In fact, a taller three-story building is more expensive to construct than a two-story building. This waiver is being requested to accommodate the required landscape buffers, open space, pedestrian amenities, and parking requirements. The waiver will allow for additional landscaping throughout the site and for a building with a smaller footprint than a two-story building with the same square footage. The proposed building will be of a scale that is consistent with other buildings along PGA Boulevard. The proposed three-story building will barely be visible from PGA Boulevard.

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

This waiver request to allow for a 3-story building with a combination of coping of a flat roof at 44'8" and average height level of a hip roof at 59'2" with an average building height of 48'5/8" is consistent with the heights of other two, three and four story office buildings developed along PGA Boulevard. The proposed office building is compatible with the existing and potential land uses adjacent to the development. As indicated above, the closest single family house is well over 900 feet away south of the existing golf course fairway. The proposed building will be situated close to PGA Boulevard so as to lessen any impacts on the BallenIsles PUD. The proposed building is of the same scale as many other buildings in the vicinity along PGA Boulevard. The architecture of the proposed building has a mediterranean style with a modern flair. The building employs several horizontal elements (and materials) which define the elevation in three major horizontal components.

The existing landscape buffer along PGA Boulevard contains a large amount of native plant materials including Saw Palmetto and Slash Pines. The Applicant is also proposing to plant additional materials along the façade of the building that will complement those existing native materials.

Each of the proposed building elevations is broken into several stepped planes that incorporate differences in height, materials and parapet configurations. Additional interest is developed through the use of varying window widths and heights and with superimposed arches, accent bands and medallions. Central towers are capped with Spanish tile hip roofs. Though the building is three stories tall, the apparent height is minimized by its prominent base emphasized by an accent color and horizontal banding. The main entrance is enhanced by a portico, also covered with a standing seam metal roof. Cast stone columns are a recurrent theme around the building's base. At the third floor, the columns are related to decorative balconies and ornamental metal railing.

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.

This waiver request is consistent with other new developments along PGA Boulevard including PGA Commons and Mainstreet at Midtown. Furthermore, as detailed above the proposed three-story building will have a smaller footprint than a two-story building with the same square footage. This allows for additional pervious area for landscaping and drainage, which is in harmony with the intent of this section of the code.

Criteria for Reduction in Parking Space Dimensions

The proposed office building is comprised of 65,000 square feet of professional/medical office. It is the Applicant's intent to allow the most flexibility for potential tenants, therefore parking has been calculated based upon 100% occupancy for both professional and medical office. The required parking for 65,000 square feet of professional office is 217 parking spaces and for 65,000 square feet of medical office is 325 parking spaces. The proposed site plan identifies a total of 325 parking spaces. The Applicant is proposing 9.5' by 18.5' parking spaces in lieu of 10' by 18.5' parking spaces in accordance with Section 78-344(1)(2) as described below.

1. Additional open space. Additional open space, at a ratio of 1.5 square feet for each square foot of paved parking area that is reduced through the use of smaller parking spaces shall be provided. The additional pervious open space shall be provided as additional landscaping, pedestrian amenities, or vegetative preserve areas, and shall be calculated and identified on the project site plan.

- *The site plan identifies a total of 325 parking spaces that are 9.5' feet wide by 18.5' long.*
- *The area of the reduced pavement area is 3,006.25 square feet ($18.5' \times .5' = 9.25 \text{ sf/space} \times 325 \text{ spaces}$).*
- *At a ratio of 1.5, the Applicant is required to provide 4,509.375 additional square feet of open space ($3,006.25 \text{ sf} \times 1.5$).*
- *The 15% open space requirement is 0.79 acres (34,412.4 sf). The open space provided on this site is 33%, or 1.73 acres (75,742 sf).*
- *The site provides 0.94 acres (41,329.6 sf) more open space than is required by code which exceeds the requirement for additional open space.*

As identified in the calculations above, the Applicant is providing a total of 0.94 acres of additional open space than the minimum amount required by the City Code. This additional open space is in the form of landscape parking diamonds and landscape islands, increased buffer widths, increased foundation planting areas, and pedestrian amenities. The submittal package includes an open space plan that identifies all sodded area and planting beds.

2. Enhanced site appearance. The additional open space and landscaping or related amenities required in this subsection shall be installed within the paved portions of the parking area.

The Applicant has proposed landscape diamonds throughout the parking lot. These landscape diamonds provide additional open space and landscaping which contributes to the overall enhanced site appearance. These landscape diamonds and landscape islands will provide for additional shading to reduce heat island effect as well as provide additional visual screening. The reduced parking island width allows for the development of a more compact parking area with larger landscape buffers along the perimeter.