



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 # LC26000535

*Alton Neighborhood District- Parcel G Site Plan Approval
(f.k.a. Scripps Phase II / Briger Tract PCD)*

Justification Statement

April 20, 2016

Introduction

On behalf of KH Alton, LLC., the Applicant, we are requesting Site Plan approval to allow the development of a 474-home community within Parcel G of the Alton Planned Community Development (PCD).

Project Contact:

Agent/Planner - Cotleur & Hearing

Donaldson Hearing / Kathryn DeWitt
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 747- 6336 ext. 110
Fax: (561) 747-1377
Email: kdewitt@cotleur-hearing.com

Fees

Site Plan Application	\$2,000.00
Pre-Application Meeting	\$ 200.00
GIS Review of Open Space	\$ 300.00
Residential Addressing Plan Review	\$ 200.00
Subdivision Name Approval	\$ 100.00
Engineering Escrow	\$1,000.00
Advertising Escrow	\$1,000.00
Legal Escrow	\$1,000.00
Traffic Escrow	\$1,000.00
Resubmittal Fee	\$ 825.00
TOTAL	\$7,625.00

Background

The subject site is located within the Alton PCD (formerly known as the Scripps Florida Phase II/Briger Tract PCD), which was originally approved by Resolution 80, 2009 and Resolution 1,

2010. The Alton PCD encompasses 381 acres and is located at the southeast corner of the Florida Turnpike and Donald Ross Road, extends south to Hood Road, and is bisected by Interstate 95. The PCD received approval for 2.6 million square feet of biotech research and development, 1.2 million square feet of office, a 300 hotel rooms, 500,000 square feet of retail and 2,700 residential units on a 681-acre parcel.

Accompanying the PCD approval were a Comprehensive Plan Text and Map Amendment (Ordinance 18, 2009), a DRI Development Order (Resolution 80, 2009), and a Code Text Amendment (Ordinance 33, 2009).

In 2011, the City Council adopted Resolution 75, 2011, which allowed for the subdivision of the property for the existing Utility site through the platting exception process. The approving resolution also amended condition number 29, allowing an electric utility to be subdivided as a plat exception as permitted through Section 78-428 of the City's Land Development Regulations.

In 2013, the City Council adopted Resolution 44, 2013, which amended the required intersection improvements along Donald Ross Road during the buildout of the project.

The PCD was most recently amended by Resolution 21, 2014. The amendment incorporated modifications to utility easements, roadway cross-sections and buffers, lakes, open space, and revisions to conditions of approval.

The first site plan of the PCD, Neighborhood 1, was approved by Resolution 30, 2014. Neighborhood 1 is a 360-unit parcel with townhomes and single-family residential units located within Parcel C of the PCD. Construction has commenced on the development of the community.

Location

Parcel G is identified on the current PCD Master Plan as a 206-acre Neighborhood District with entitlements for 1,200 dwelling units (including 350 apartments). Parcel G is located at the southwest portion of the PCD and is encompassed by four major roads - the Florida Turnpike to the west, Interstate 95 to the east, Donald Ross Road to the north, and Hood Road to the south. The subject parcel is separated from the rest of the PCD by Interstate 95.

Land Use & Zoning

The land use designation of the Alton PCD is MXD (Mixed Use). The site is currently zoned Mixed Use with a Planned Community Development Overlay (MXD/PCD). Parcels A and B of the PCD are located within the Bioscience Research Protection Overlay (BRPO). The subject site is located within the Neighborhood District.

Site Plan Approval

The overall goal of this community is to attract residents acclimatized to the gated, upscale lifestyle by providing an alternative option to the typical golf course, country club community. Parcel G provides traditional neighborhood design paired with vast amounts of preserve, open space, and a large recreation area without the high annual dues of a country club.

The Applicant is proposing to construct a single-family community with 474 dwelling units. The current PCD Master Plan shows Parcel G to include 140.90 acres and 1,200 dwelling units (including 350 apartments). The City is processing a concurrent PCD Amendment application that proposes to eliminate Parcel H, which has 50,000 square feet of retail entitlements. Due to the substantial decrease in dwelling units, the retail parcel is no longer economically sustainable. Through the use of the conversion matrix, the unused retail square footage will be transferred to the east side of the PCD where it will be more viable. The acreage formerly allocated to Parcel H has been added to Parcel G, equating to a total site area of 206 acres. The 474 dwelling units equates to 2.30 dwelling units per acre. This is significantly less intense than the current approvals that would allow a density of 8.5 dwelling units per acre. There will be two lot sizes in the community to create diversity, 55' x 140' lots and 45' x 140' lots. Below is a breakdown of the lot types.

Single-family – 55' x 140'	176 DU
<u>Single-family – 45' x 140'</u>	<u>298 DU</u>
TOTAL	474 DU

Access & Vehicular Circulation

Vehicular access into the community will be provided from Hood Road. The main entrance is located east of the Franklin Academy at Golden Eagle Circle. This will be a signalized intersection consistent with the approved PCD Master Plan. A secondary access point will be provided along the west side of the Franklin Academy. This secondary access point will allow right-in/right-out vehicular movements only. Emergency vehicles and residents of the community will be able to enter and exit through this driveway. Guests and general traffic will have to use the main gate entrance.

The roadways within the community are highly interconnected and have been designed to maximize walkability to the various open space areas, the recreation parcel, and other homes within the community. The overall community design is traditional in nature, therefore the use of cul-de-sacs and dead-end streets have been minimized to the extent possible. One cul-de-sac street was necessary in order to maximize the preserve area. The length of the cul-de-sac is less than the maximum 800 feet permitted by the Design Guidelines.

Rights-of-Way

The Briger Design Guidelines established a hierarchy of roadway classifications. For the subject project, Hood Road is identified as a Collector Street, Golden Eagle Circle is identified as a Primary Street, and the remaining streets are classified as Secondary Streets. Hood Road is identified on Palm Beach County's Thoroughfare Right-of-Way Identification Map as a 110-foot right-of-way. The community has access only to Hood Road, which is identified in the Design Guidelines as a Collector Street. The interior roadways within the community consist of one Primary Street and many Secondary Streets, since they serve the local residential roadways and feed into the Collector Streets. One Secondary Street intersects with Hood Road, but the street design abides by the Design Guidelines as it serves as only a right-in/right-out entrance (page 14 of Design Guidelines).

The local roadways within the community will be 56-foot rights-of-way. The components of the street include 20 feet of paved driveway with two-foot valley curbs on either side. A five-foot sidewalk will be located on both sides of the street. Large eight-foot wide tree lawns have been provided on both sides of the local streets. The cul-de-sac will have a diameter of 112 feet to allow sufficient turning radius for fire trucks and other large vehicles. The pedestrian sidewalk will continue around the outside perimeter of the circle. Please see the right-of-way plan (Sheet 11) for more details.

Security

Parcel G will be a secured community with an unmanned guardhouse. A call box will be provided for guests to gain entry. Residents will utilize a key fob device or barcode scanner to gain access. The slide gates will remain closed at all times. The westernmost entrance on Hood Road will be a right-in/right-out access for residents and emergency vehicles only. We anticipate this entrance to include a key fob or card reader system, such that the gates automatically open when a resident with appropriate credentials approaches the gate. Fire rescue will be provided with the appropriate access systems. The gates at the entrance will be slide gates as opposed to swing gates. The pedestrian gates will utilize a key fob or similar entry system to prohibit unauthorized pedestrians from accessing the secured portion of the site.

Architecture

The homes within the community will be one- and two-story single-family homes derived from four model types. The models contain multiple architectural styles and color schemes to create variety and interest.

As a "suburban urban" infill community, Alton has been architecturally designed to create a fresh esthetic combining timeless elements with contemporary concepts. Three architectural themes have been developed – soft Mediterranean, clean Caribbean and soft contemporary. A blending of these understated architectural feels is achieved without heavy traditional details or abstract

contemporary elements, which is consistent with Alton’s overall “ less is more “ soft contemporary community amenities and streetscape.

Soft Mediterranean architecture consists of monochromatic clean stucco surfaces punctuated by arch or arches at the lower level and rectangular elements at upper level. Terra cotta colored “s” roof tile profile is on low pitch roofs with level soffit overhang. Window frames with multi paned glass and rafter details are contrasted in wood color tones and railings and light fixtures are black aluminum simulated iron.

Clean Caribbean architecture consists of pastel multi colored stucco surfaces defined by various trim details with rectangular openings accompanied by trim or shutters and square colonnaded porches. Flat roof tile or optional metal roofing on hipped and gable roofs has exposed rafters and slopped wood veneer soffits. Window frames with multi paned glass, rafters and trim are in light or white colors with railings and light fixtures also in light or white colors.

Lite Contemporary architecture consists of rectangular geometric applications of stucco and decorative simulated wood surfaces framed by series of cantilevered stucco slabs and vertical fin supports. Roof tile is minimized visually by non-contrasting colors on juxtaposed angled roof forms with minimal smooth stucco fascias and soffits. Windows are single lite glass with railings and light fixtures clear anodized finishes.

The four models range in size from approximately 2,500 square feet to 4,000 square feet. The number of bedrooms in each dwelling unit ranges from three to five bedrooms. A summary of the model specifications is show below.

Conrad Model		Berkshire Model	
Number of stories	2 stories	Number of stories	1 story
Gross square footage	4,007 SF	Gross square footage	2,567 SF
Newcastle Model		Tribeca Model	
Number of stories	2 stories	Number of stories	1 story
Gross square footage	3,359 SF	Gross square footage	2,861 SF

The lots have been designed to accommodate the standard single-family property development regulations within the guidelines with a five-foot side yard setbacks, ten-foot front yard setback, and ten-foot rear yard setback. A Property Development Standards has been included on the site plan.

Neighborhood Parks

A series of common open space areas are proposed throughout the community. The parks have been strategically located within a walkable distance from each residential dwelling unit within

the community. These spaces will serve as a place to children to kick a ball, play catch, throw a Frisbee, or play tag. Many of the open space areas are located to provide views to the lakes. In addition to these green spaces, a large 1.85-acre park is located at the southern portion of the community. The park includes a recreation facility, pool/patio, playground, and sports courts. This park will serve as a highly sought after amenity for the entire community.

Preservation

There is a total of 60.52 acres of preserve areas proposed within the neighborhood. A Preserve Area Management Plan (PAMP) has been provided with the PCDA submittal. This will address the maintenance of all preserve areas within Parcel G, pursuant to Condition 13 of Resolution 1, 2010, and the reconfiguration of the preserve.

Drainage

Five lakes are located throughout the residential community totaling approximately 28.57 acres. The lakes will serve as the stormwater storage for the entire neighborhood. A drainage statement and conceptual engineering plans have been provided herein.

Littoral Zones

The littoral zones have been located in larger concentrated areas of each lake. This will provide a greater environmental impact by enhancing the ability of the plant life to provide for treatment of the water on-site on a large scale. All of the lakes will be connected, so water treatment in one central location will enhance the quality throughout the entire lake system, including the lakes on the east side of the Interstate. Providing the littoral plantings in one central location also enhances the aesthetic. The littoral zones have been located adjacent to streets and open space tracts wherever possible to minimize potential resident interaction with the plantings. It is common to hear complaints from residents about littoral zone being located in their backyards. The littoral zones have been located to relieve these sorts of complaints.

Model Homes

The model homes will be located at the southeast corner of the site and will encompass 21 lots, two of which will be utilized for parking. A model row plan has been included herein.

Phasing

A phasing plan has been prepared for the City's review and included herein. Construction of the community will include three phases. It is the intent of the Applicant to excavate all the lakes and complete all of the land clearing and earthwork for the entire parcel at one time. This will all occur at the time of the development for the Phase I parcel. If necessary, all excess fill will be removed from the site. Individual development parcels will be stabilized, seeded, and mulched in accordance with "best management practices."

Waivers

The following waivers are being requested.

	Design Guideline / Code Section	Requirement	Proposed	Deviation
1	DG Section B.5.c, Street Trees	Street tree every 30ft	Street tree every 40 ft	10 ft
2	DG Section B.5.e. (7), Streets	Max. block length 800 l.f.	Block C - 879 l.f.	79 l.f.
3	DG Section B.5.e. (9), Open space	Park area w/in ¼ mile	Park area w/in 1/3 mile	1/12 mile
4	Section 78-332(a)(1), Littoral Planting Zones	Min. of 50% of shoreline shall be planted.	Locate Littoral zones in concentrated areas.	Locate Littoral zones in concentrated areas.
5	Section 78-181(c)(3)(c), Accessory Structures	3-ft clearance around equipment	3-ft clearance provided on adjacent property	3-ft clearance provided on adjacent property

Design Guidelines Waiver Requests

The Applicant has worked diligently to meet the requirements of the approved Design Guidelines; however, in certain circumstances deviations from the guidelines will be necessary. The following items are deviations from the Design Guidelines.

1. **Section B.5.c., Street Trees**, requires a street trees to be placed at 30-foot intervals along the street. The Applicant is proposing to increase the spacing interval to 40 feet. This slight increase in spacing will allow the large canopy trees to grow to their full capacity. This will also help accommodate underground utilities. Proper spacing of the street trees will ensure health grown and longevity of trees, enhance streetscape character, and maximize the aesthetic quality of the community.
2. **Section B.5.e.(7), Streets**, requires a maximum block length of 800 linear feet (page 51 of the Design Guidelines). One of the proposed blocks, Block C, exceeds this threshold. Block C has a block length of 879 linear feet. Although the proposed block length slightly exceeds the Design Guideline threshold, the block is in accordance with Section 78-491.(a)(1) of the Land Development Regulations, which states that “the desirable block lengths in residential areas should not exceed 1,200 feet.” Block B exceeds the maximum length by only 79 feet. The perimeter of Block B (2,280 LF) is less than the maximum length permitted in the Neighborhood District (2,600 LF).
3. **Section B.5.e. (9), Open Space**, requires all dwelling units within the District to be located within a ¼ mile of a park, which contains active and/or passive activities. Each park is required

to be a minimum of one acre in size. At the time these guidelines were written and approved, the Land Development Regulations were consistent with the Neighborhood Park requirements. In 2011 the Land Development Regulations were amended so that the Neighborhood Park requirements only applied to multifamily and zero lot line developments. However, the Design Guidelines were never updated. The applicant is requesting that the condition be modified to be consistent with the current Land Development Regulations. The Applicant has provided a 1.85-acre community park and several acres of common open space areas overall on the property. The park areas have been strategically located to provide a recreation/open spaces area within at least a 1/3-mile radius of all residential units.

The project as proposed is substantially below the anticipated residential densities west of I-95. The site plan provides numerous large open space and preserve areas within very, very close proximity of every single home. We believe that the proposed waiver is justified by the reduction of density, the extensive open space areas provided on the plan and the comprehensive trail system provided for the project

4. **Section 78-332(a)(1), Littoral Planting Zones**, requires a minimum of 50 percent of the shoreline to be planted at 10 square feet for every one linear foot of shoreline. In order to provide the greatest environmental benefit, the Applicant is requesting a waiver to this provision to allow the littoral plantings to be concentrated within the interconnected lake system. The applicant is exceeding the total square footage requirement of the planting areas. However, in an effort to create productive habitats and a natural transition into the preserve area, the littoral zones have been concentrated in prime locations adjacent to streets and open space areas, wherever possible. This was done to minimize littoral zones have placed directly behind homes, as home owners have a tendency to kill/mow the littoral plants thinking that they are weeds. The amount of littoral areas has not been reduced due to the clustering of the planting areas. The minimum square footage required is being met in the proposed plan.
5. **Section 78-181(c)(3)(c), Accessory Structures**, requires A/C units and pool equipment to be located adjacent to the principal structure, provide a minimum clearance of three feet around any accessory structures, and be screened from view of adjoining properties. The Applicant is requesting a waiver from the three-foot clearance portion of this requirement. The typical lot layouts show A/C and pool equipment along one side of the homes. The equipment is located immediately adjacent to the homes and is being sufficiently screened from view. The units do have three-foot clearance around the units; however, the side portion of this clearance is located on the adjacent property. The units can be accessed through the front and back, so access to the adjacent property is not necessary. This configuration has been successfully implemented in numerous neighborhoods throughout the City, such as Gardenia Isles, Alton Neighborhood 1, and Magnolia Bay.

Waiver Criteria

A request for the city council to approve a waiver from one or more of the standards and requirements applicable to a planned development, PUD, or PCD shall comply with a majority of the criteria listed below.

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

The request is consistent with City's Comprehensive Plan, specifically the Housing Element and the Future Land Use Element. The residential units within the Alton PCD residential parcels vary in type, size, and cost in order to meet the needs of all existing and anticipated populations of the City.

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

The request is consistent with the purpose and intent of this section. The Applicant is requesting waivers from the code and design guidelines to provide for an exemplary development and design features that surpasses most of the minimum code standards.

(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 site plan will serve to achieve the City's desire for pedestrian amenities and linkages and sense of place. Numerous commons open space areas and a significant recreation facility are located within the community to give residents the ability to enjoy a variety of recreational opportunities in their own back yards.

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

The Applicant is providing enhanced architecture, preserving a vast amount of the property, adding pedestrian amenities, community trails, and other elements that are well above the minimum requirements for PCDs.

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

The waivers are required to allow for innovative design throughout the project. Custom homes, larger tree lawns, pedestrian sidewalks on both sides of the street, and increased open space areas. As mentioned previously, Parcel G is unique in shape and location and requires longer roadway lengths to accommodate for this factor.

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

Approximately 60.52 acres, or 29 percent, of Parcel G is designated for preserve area showing a great commitment to the local environmentally-sensitive lands. The Applicant's request to concentrate the littoral areas within the interconnected lake system will result in the creation of productive habitats that will be more valuable than the design resulted by the code requirements.

- (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.*

The Applicant has proposed a large amount of preservation that can literally be found in the backyards of a significant number of homes. The preserve will also line the entire perimeter of the neighborhood creating an island amongst two highways (I-95 and the Turnpike), where it may have been otherwise an unattractive place to live.

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

The waivers requested do not impact the proposed buffering. In fact, the requested waivers allow for increased screening and buffering to be provided from the adjacent interstates abutting the property. Preserve areas as well as lakes are proposed to screen adjacent uses from the site. The waiver requested for the accessory equipment includes substantial screening from adjacent property owners.

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

The request is not based solely or predominately on economic reasons. The waivers are predominantly due to the unique and burdensome shape of the parcel and the forward-thinking of the design elements.

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

The request is compatible with the current MXD/PCD land use and is compatible with the adjacent land uses (MXD/PUD, MXD/PCD, RE, and RL). The project is surrounded by residential uses that are compatible with the subject site.

(11) The request demonstrates that 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.

Not one of the waivers proposed will be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare of the city's residents.

Conclusion

This Applicant is requesting approval of a Site Plan for Parcel G within the Alton PCD. The proposed application is consistent with the City's Comprehensive Plan and zoning regulations. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.