

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 type="checkbox"/> Planned Unit Development (PUD) | <input 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: ALTON PARCELS D, E, AND F

Owner: KH Alton LLC

Applicant (if not Owner): _____

Applicant's Address: 701 S Olive Ave, St 104, WPB, FL 33401 Telephone No. 561-682-9500 x 204

Agent: Cotleur & Hearing Inc.

Contact Person: Donaldson Hearing/Kathryn DeWitt E-Mail: kdewitt@cotleur-hearing.com

Agent's Mailing Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Agent's Telephone Number: 561-747-6336 x110

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

Architect: Affinit Architects

Engineer: Michael B. Schorah & Associates

Planner: Cotleur & Hearing

Landscape Architect: Cotleur & Hearing

Site Information:

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

General Location: Parcels D, E, and F within the Alton PCD, north of Hood Road

Address: TBD

Section: 26 Township: 41 Range: 42

Property Control Number(s): 52-42-41-26-01-004-0010

Acres: 111.62 Current Zoning: PCD/MXD Requested Zoning: N/A

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

Current Comprehensive Plan Land Use Designation: MXD

Existing Land Use: VACANT Requested Land Use: RESIDENTIAL, RECREATION

Proposed Use(s) i.e. hotel, single family residence, etc.: RESIDENTIAL, RECREATION

Proposed Square Footage by Use: _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):
PARCEL D - 117 SF DU, PARCEL E - 199 SF DU, PARCEL F - 199 TH DU

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: Site Plan Approval for Parcels D, E, and F, the 10-acre community
park, and portions of the Alton Road right-of-way.

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

See justification 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.

Not applicable.

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 justification statement.

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

See justification statement.

6. Has project received concurrency certification?

Yes by way of Resolution 102, 2009

Date Received: 04-01-2010

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 0.5 mile(s) from the intersection of Hood Road and Interstate 95, on the north, east, south, west side of Hood Road (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared John Csapo

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. *the AUTHORIZED SIGNATORY OF*
2. That he/she is requesting Site Plan Approval in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Cotleur & Hearing Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: John Csapo on behalf of KH Alton LLC

by John Csapo
Signature of Owner

701 S. Olive Ave, Ste 104
Street Address

P. O. Box

561-682-9500 x 204
Telephone Number

jcsapo@kolter.com
E-mail Address

By: Name/Title JOHN CSAPO AUTHORIZED SIGNATORY

WPB, FL 33401
City, State, Zip Code

City, State, Zip Code

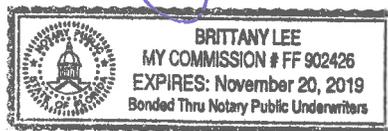
City, State, Zip Code

Fax Number

Sworn and subscribed before me this 1st day of April, 2016

Brittany Lee
Notary Public

My Commission expires: Nov. 20, 2019



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:

KIT ALTON LLC
by JCS

Signature of Applicant

Owner

John Csapo *AUTHORIZED SIGNATORY*

Print Name of Applicant

Optionee

701 S. Olive Ave, Ste 104

Street Address

Lessee

WPB, FL 33401

City, State, Zip Code

Agent

561-682-9500 x 204

Telephone Number

Contract Purchaser

Fax Number
jcsapo@kolter.com

E-Mail Address



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-imbursement 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.

KH ALTON LLC
by *[Signature]*
Owner signature

4/1/16
Date

John Csapo
Owner printed name

52-42-41-26-01-004-0010
Property Control Number

DESIGNEE/BILL TO:

John Csapo

~~Kolter Homes LLC~~ *KH ALTON LLC*

701 S. Olive Ave, Ste 104, WPB, FL 33401

[Signature] AUTHORIZED
Designee Acceptance Signature SIGNATORY

NOTARY ACKNOWLEDGEMENT

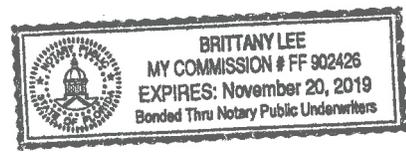
STATE OF FLORIDA

COUNTY OF PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 1st day of APRIL, 2016, by JOHN CSAPO. He or she is personally known to me or has produced Florida's drivers license as identification.

[Signature]
Notary public signature

Brittany lee
Printed name



State of FLORIDA at-large

My Commission expires: Nov 20, 2019



1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

Landscape Architects | Land Planners | Environmental Consultants

Alton Parcels D, E, and F
Site Plan Application
Justification Statement
April 20, 2016

Introduction

On behalf of KH Alton, LLC., the Applicant, we are requesting site plan approval for Parcels D, E, and F within the Alton Planned Community Development (PCD). The site plan application also includes the 10-acre public community park, the remaining unplatted portion of Alton Road, and Grandiflora.

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: dhearing@cotleur-hearing.com

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
Engineering Escrow	\$1,000.00
Advertising Escrow	\$1,000.00
Legal Escrow	\$1,000.00
Traffic Escrow	\$1,000.00
TOTAL	\$6,700.00

Background

The subject application is in reference to Parcel D, E, and F located within the Alton Planned Community Development (PCD). The Alton PCD was originally approved by Resolution 80, 2009 and Resolution 1, 2010. The PCD received approval for 2.6 million square feet of biotech research and development, 1.2 million square feet of office, a 300-room hotel, 500,000 square

feet of retail and 2,700 residential units. The entire PCD is 681 acres. The subject residential parcels are located on the east and west sides of PCD. Parcel D is 27.76 acres, Parcel E is 43.88 acres, and Parcel F is 22.97 acres. Parcels D, E, and F are located on the east side of I-95.

Project Description

The Briger PCD 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. Each residential community is described below.

Parcel D

Parcel D is 27.76 acres and includes 117 single-family lots. The lots are mix of 40' x 130' alley-loaded lots and 55'x130' front-loaded lots. The proposed density for Parcel D is 4.22 DU/AC. There are also 2.96 acres of lake area within the community. The following is a breakdown of the specific unit types:

Single-family – Front loaded (55' x 130')	87 DU
<u>Single-family – Alley loaded (40' x 130')</u>	<u>30 DU</u>
TOTAL	117 DU

Parcel E

Parcel E is 43.88 acres and includes 198 single-family lots. The lots are mix of 40' x 130' alley-loaded lots and 55'x130' front-loaded lots. The proposed density for Parcel E is 4.51 DU/AC. The following is a breakdown of the specific unit types:

Single-family – Front loaded (55' x 130')	144 DU
<u>Single-family – Alley loaded (40' x 130')</u>	<u>55 DU</u>
TOTAL	199 DU

Parcel F

Parcel F is 22.86 acres and includes 199 townhome lots. The lots are 22' x 77.50' in size. The proposed density for Parcel F is 8.70 DU/AC. There are also 4.16 acres of lake area within the community. The following is a breakdown of the specific unit types:

<u>Multi-family Townhome – Alley Loaded (22' x 77.5')</u>	<u>199 DU</u>
TOTAL	199 DU

Grand Total	515 DU
Overall Density	5.44 DU/AC

Access & Vehicular Circulation

Parcels D, E, and F will have multiple access points from Alton Road and Grandiflora Road. Each dwelling unit will contain a two-car garage as well as two parking spaces in the driveway. In addition, there will be numerous on-street parking spaces located along one or both sides of the neighborhood streets. Alton Road links directly to Donald Ross Road and Abacoa to the North. Grandiflora Road is a linkage road connecting to Central Boulevard and Military Trail to the East.

Pedestrian Access

All of the communities have been designed to create openspace areas and pocket parks within walking distance of all the residential homes. Sidewalks have been provided along both sides of the road which connect to the larger pedestrian network within the Alton community.

Architecture

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 sloped 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 facias and soffits. Windows are single lite glass with railings and light fixtures clear anodized finishes.

The community will include one and two-story single-family homes, which will vary in lot depth. The proposed townhome units are three-stories with height ranging from 32-34 feet. The

townhome units have been designed with 3,578 to 3,633 square feet on three levels. They are 22 feet wide and include three bedrooms and a den that can be option as a guest bedroom. The townhome buildings will have up to twelve units and maintain garage access from the rear alley. The main pedestrian entrance is from the street or commons green. On-street parking facilitates parking and access for guests to the front door.

For the 40-foot single-family homes a 3'1" setback is proposed for the right side of the home and a 6'11" setback for the left. A minimum of 10 feet of separation is provided building to building. This off-set zero-lot-line configuration has proven to provide great livability and has been successfully utilized at Magnolia Bay, The Isles, and throughout Abacoa. The 40-foot wide, alley-loaded units range from 2,866 square feet to 4,849 square feet with five unit types in total. The one-story unit has two bedrooms and the two-story units range between three and five bedrooms, depending on what options are selected. Porches are provided on the front of every home and configured on the lot to a specific build-to line. Garage access is from the rear alley with the main public and pedestrian entrance oriented to the street.

The 55-foot wide front-load units range from 5,089 square feet to 6,648 square feet. The one-story unit has three bedrooms and the two-story units range between four and five bedrooms. These lots have been designed to accommodate the standard single-family property development regulations within the guidelines with a 5-foot side yard setback on each side of the home.

Neighborhood Branding & Signage

The Applicant is proposing residential entry signs for each neighborhood that will be consistent with the Alton Community Design Standards. Signage exhibits and details have been included with this submittal. All of the entry signs will be located along Alton Road.

Parking

Each residential lot will provide the necessary parking for the dwelling units based on the City's parking code requirements of one space per bedroom. The three-bedroom homes will have four parking spaces (two garage spaces and two driveway spaces). The four-bedroom homes will have five parking spaces (three garage spaces and two driveway spaces). The five-bedroom homes will have five parking spaces (three garage spaces and two driveway spaces).

In addition to the private parking spaces on each residential lot, on-street parking will be provided throughout each neighborhood and along Alton Road. Parcel D will contain 42 on-street parking spaces, Parcel E will contain 167 on-street spaces, and Parcel F will contain 148 on-street parking spaces. The on-street parking spaces have been dimensioned consistent with the City's code (9' x 23').

Landscape Buffers & Street Edge

The landscape buffer and street edge plans have been designed with an overall theme in mind to provide public, semi-public and private spaces for the residents of the community. Although it is important for each resident to have private entries into their homes such as a porch, one of the underlying criteria for New Urbanist style communities includes the provision of public spaces between private property and the street so that neighbors feel that they can easily approach each other. With public and semi-public space provided in the front of the lots residents and visitors of the community will feel that they are in a welcoming environment that encourages neighbors to walk into front yards and knock on front doors. If large, obtrusive buffers were provided between the sidewalk and the units this environment could not exist.

The right-of-way buffer plans have been provided for all plantings within the right-of-ways, including the medians. A 20' linear buffer easement along Alton Road and Grandiflora is located up to the front of the townhome and zero-lot-line property lines. The buffer plantings can be found on the UDKS plans. In addition to the buffer plantings the Applicant is proposing a street edge in front of each home that has been reflected on all plans. The street edge includes a 12-inch high footwall that meets columns and a gate in front of each residential unit. The gate provides direct access into the residential lot in front of the front door of the unit. This street edge has supplemented a typical hedge line found in most communities. The footwall and gate provide a richness to the street edge design that could not be accomplished with just plant material. It is important to note that the footwall sits at the back of the buffer, almost on the property line, between the lot and the right of way, as is typical in New Urbanist design standards.

Roadways

Parcels D, E, and F are bordered by Alton Road and Grandiflora Road, which are both identified in the Design Guidelines as Collector Streets. The interior roadways within the community have been classified as Secondary Streets, since they serve the local residential roadways and feed into the Collector Streets. The proposed roadway sections deviate slightly from those shown in the Design Guidelines to accommodate areas within the neighborhoods where single-sided parallel parking scenarios are proposed. This scenario was not accounted for within the Alton Design Guidelines. However, the proposed designs meet the intent of the section designs because it meets all of the dimensional criteria of the cross sections provided in the guidelines. The proposed sections have been designed based on the Town Center Single-family Residential Secondary Roadway Examples "E" and "F". The Applicant is also proposing to construct the ultimate design of Alton Road with the development of the proposed project.

Neighborhood Parks

The Applicant is proposing multiple neighborhood parks (common use) within the D, E, and F neighborhoods. The parks have been integrated into the community framework to ensure all homes within the neighborhood are in short walking distance, in accordance with the approved

Alton Design Guidelines and Planning and Zoning condition No. 3 of the PCD development order. The proposed site plan contains six parks located throughout the three neighborhoods. Each park ranges in size from 0.06 to 1.08 acres. The governing PCD requires that the park is at least 1/3 acre in size, within a ¼ mile radius (5 minute walk) from each residential home. In addition, several smaller parks / greenspaces have been designed to be located within 660 feet (1/8 mile) of each residential dwelling unit, although the guidelines only require that they be within ¼ of a mile. This layout will promote more walkability for pedestrians within the communities.

The master community hardscape plan includes a design for all of the common use areas within each neighborhood. Each open space has been individually designed in detail to provide a diverse experience for the resident or visitor to the space. The theme of the common use space includes special gardens and seating areas per note 11 of the guidelines. The common use areas are versatile and multigenerational providing for diverse experiences for each type of residents whether they are an active senior, a parent with small children, a young professional, or young adult. A senior can utilize the space for their daily walk. A parent can watch their children develop games within the tree bosques like hide-and-go-seek or simply throwing a ball. A young professional can use the space to play Frisbee or a lawn to play bocce with friends. A young adult can find a space to be alone and read.

Specifically the gardens have each been designed to include one of the specialty Escofet seating collection including the seating group, cubed seating or the sculpture seating. This outdoor seating collection encourages each common use space to be used by the residents and their visitors with a certain relationship to the physical environment. Many of the common use areas have shade structures by landscape forms. These structures are built by suspending fabric between poles with hypertension wires. The spaces have also been treated with Bosque tree planting arrangements providing a formal but engaging “urban forest”. Linear “plank” paver sidewalks have been designed through each open space linking the spaces together through a geometric art-scape. A concrete paver band has also been added to reinforce the geometric design and connection of each open space, and to create more intimate areas within the open spaces. The common mail kiosks can also be found in these common use areas. The design professionals have provided the highest attention of design to these common use areas.

Environmental

A Preserve Area Management Plan (PAMP) has been submitted to address the maintenance of all preserve areas within the PCD. Maintenance of the 10-foot wide firebreak will also be addressed in the PAMP.

Drainage

The proposed project is a portion of the NPBCID Parcel 2C and has an existing SFWMD conceptual permit. The proposed project will be consistent with the master conceptual permit.

The drainage system throughout neighborhoods D, E, and F will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. Water quality will be achieved within the lake. A drainage statement has been provided herein.

Phasing

The project will be constructed in three phases. The specifics of the phasing are demonstrated on Sheet 45, Phasing Plan. Phase I will include the majority of Parcel D, the northeast portion of Parcel E, and Parcel F in its entirety. Phase II will include the remaining section of Parcel D and the southern portion of Parcel E. Phase III will include the remaining section of Parcel E.

Property Development Regulations

The homes proposed are a mix of single-family and zero-lot-line and abide by the required lot requirements per the Town Center and Neighborhood regulations. The Applicant has met all of the property development regulations for the proposed neighborhood with exception to the front setbacks for porches as discussed later under waivers. A PDR table has been provided on the typical site plan sheet along with illustrations of how each typical lot will layout. It's important to note that setbacks have been provided for the primary structure, the garage structure as well as pool, patio, screen enclosure and fences.

Pools & Enclosures

Generally speaking the pool and screen enclosures can be constructed to the 3'1" side setback for the alley-loaded lots, with the exception of a corner lot that must maintain a 12 foot side corner setback. Single-family front-loaded homes will be required to meet the five-foot side setback for pools but can build their screen enclosure to a three-foot side setback. The rear setback for pools and screen enclosures for front loaded lots is 10 feet to remain out of the fire safety zone.

Fences

Fences for alley-loaded lots can be erected down a property line, with the exception of corner lots that must hold a 7.5' setback to the street from the fence. Fences for the single-family front-loaded lots can go to the property line on both sides. The front setback for fences is 25 feet for the alley and front-loaded lots. The rear setback for fences for front-loaded lots is 10 feet to remain out of the fire safety zone. Fences are limited for alley load lots by the 20-foot driveway and garage structures behind them. Townhome lots cannot have fences, pools or screen enclosures on their lots.

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.

	Section	Code	Required	Proposed
1	B.5.c.(7)(c.)	Design Guidelines	Street Trees 30' OC	Street Trees 40' OC
2	B.5.c	Design Guidelines	Landscape Island every 5 parallel spaces	No restriction for residential areas
3	B.5.e.(3)	Design Guidelines	SF & Town Home - 10' Front SB	SF & Town Home - 7.5' SB for Porch
4	B.5.e.(3)	Design Guidelines	SF Detached Home - 5' Side SB for screen porch	SF Detached Home - 3' Side SB for Screen Porch limited to alley loaded product
5	78-345	City Code	Max. 120% of req. parking E: 796 spaces F: 532 spaces	E: 964 spaces (+168 spaces / 121%) F: 828 spaces (+296 spaces / 156%)

1. Section B.5.c. Town Center District requires **street trees every 30 feet along street** frontage (see page 31 of the Design Guidelines). The Applicant is proposing street trees every 40 feet along street frontage within the proposed residential community. The additional distance will allow the tree canopies to mature more fully without conflicting with street lighting, utilities, and adjacent vegetation.

The street cross sections/rights-of-way, proposed by the applicant, provide for a large tree lawn between the street and the sidewalk. These tree lines provide for uninterrupted placement of street trees. The applicant would request a waiver to the requirement of the Design Guidelines that would require bulb-outs every 5 parking spaces. The applicant is in agreement with meeting the intent of the requirement by providing compensating green space at either end of the parking run. The use of bulb-outs can create engineering conflicts. We believe the approach taken by the applicant is the most appropriate. The applicant requests the waiver and a justification has been provided herein.

2. Section B.5.c. Town Center District requires a **landscape island, 45 square feet in size, every five (5) parallel parking spaces** (see page 27 of the Design Guidelines). Parallel parking spaces are proposed along each street within the residential community. Each section of parking spaces ranges from three to ten spaces in a row. Providing additional parking in front of the residential units, not only reduces parking issues, but also creates a more intimate streetscape. On-street parking causes vehicles to travel at slower speeds and creates a sense of protection for pedestrians utilizing adjacent sidewalks. Many similarly designed residential neighborhoods within Abacoa have parallel parking along the full length of the streets (equating to more than twenty car spaces). This parking configuration has worked extremely well in Abacoa, and will continue to be a positive element of the residential communities within the PCD. The Applicant is requesting a waiver from the Design Guidelines to allow parallel parking spaces along the full length of the interior roadways. The roadways will have natural breaks where

sidewalks, alleyways, and pedestrian crosswalks occur. This will further the vision for more walkable, pedestrian-friendly roadways throughout the Town Center District.

3. Section B.5.e.(3), *Development Regulations*, requires a **front setback of 10 feet** for single-family detached homes. This provision does not address potential encroachments of balconies or porches. The main structure of the proposed single-family homes does meet the 10-foot front setback requirement; however the proposed front porches extends two and one-half (2 ½) feet into the setback. Therefore, the Applicant is requesting that a 7.5-foot setback be permitted for porches and balconies. Section B.5.c.(7)(a), *Premier Street*, includes a provision to allow balconies to extend six feet into the build-to line for multi-family residential buildings. We would request that a similar setback encroachment for balconies and porches be allow for the proposed residential structures. Similar provisions have been included in the Abacoa Design Guidelines and have been an effective means of bringing the buildings closer to the streets and creating additional opportunities for “eyes on the street.” The following note is proposed to be added as a note to the Neighborhood Residential District Development Regulations Table in Section B.5.e.(3), *Development Standards* as it relates to front, side, and side street setbacks.
4. Section B.5.e. (3), *Development Regulations*, requires a **5-foot side setback for a pool for single-family units**. The applicant is proposing a 3-foot side setback for a pool. It is likely this setback is only going to be needed for one side of the lot. This setback waiver will allow for the pool to be located towards one side of the lot where the patio connecting into the home is located for a more fluid patio area. This is necessary for models 40-A, 40-B, 40-C and 40-E due to the layout of the floor plan.
5. Section 78-345, Number of parking spaces required, **requires that no more than 10% of the required parking can be provided** for a project. The applicant is required to provide 796 parking spaces in Parcel E and 532 parking spaces in Parcel F. Parcel E includes 199 single-family homes and Parcel F includes 199 townhomes. In order to allow adequate spaces for guests within the community, the Applicant is proposed a total of 964 spaces in Parcel E (168 space surplus) and 828 spaces in Parcel F (296 space surplus). The proposed surplus exceeds the 120% maximum parking threshold that the City’s code allows. Parcel E is slightly over the threshold at 121% of the required parking (exceeds by approximately nine spaces). Parcel F is providing 156% of the required parking. These spaces will provide for parking around the common use areas in case residents prefer to drive to the playgrounds on a hot day. On-street parking is an essential element of traditional neighborhood developments, as it helps engage the street, slow vehicular traffic, and provides a structured environment for guest parking that is not available in suburban developments.

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 the city's comprehensive plan, specifically the housing element. The proposed development will provide for much needed housing stock that is currently not available in the city. Although there are vacant residential units in the city, there is a limited quantity of traditional neighborhood development style units. Most of the housing stock in the city is old standard subdivision style development targeted for seniors.

(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 to provide for an exemplary development that surpassed most of the minimum code standards. As discussed the proposed development will be a one-of-a-kind traditional neighborhood development style (a.k.a. New Urbanist) community that allows for a unique type of housing that can't be found anywhere else in the City.

(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 development will provide for much needed architectural significance providing for the first traditional neighborhood development-building product in the City. The community will also have significant pedestrian walkways as described herein throughout all of the common use areas. Most importantly pedestrian linkages will be provided to the future commercial segment of the Town Center.

(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 applicant will be providing above and beyond the minimum amount of landscaping. The minimum landscape points for the site plan have been well exceeded. Additionally the applicant is providing a significant amount of common use areas, more than the code requires, including walking paths all over the property.

(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 of the community.

(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.

The PCD plan was originally approved identifying the environmentally sensitive lands on site, which have been identified on the plans as preserve. These preserve areas are to remain as approved on the plans and have been reflected so.

(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 PCD plan has originally proposed several public benefits including dedication of right of way and preservation of natural resources, which are to remain in effect. With the current amendment the applicant is proposing the use of desirable architectural, building and site design techniques.

(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 buffers. The buffers will remain as approved on the PCD plan on all boundaries.

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

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

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

The requested waivers continue to ensure compatibility with the existing and potential land uses adjacent to the site.

(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.

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.

Community Park

The Applicant is providing a 10-acre community park south of Parcels D, E, and F. The park is located at the northeast corner of Hood Road and Alton Road. The park is bordered by Parcel F to the north, the Mandel JCC to the west, Westwood Lakes to the south, and San Michele to the east. The park will contain a variety of recreational activities, including basketball courts, tennis courts, volleyball courts, pickleball courts, several multi-purpose fields, and playground areas.

The various courts and fields will be interconnected through a series of sidewalks. Ample parking has been provided around the park. There are on-street parking spaces on Gross Pointe Road, a parking lot on the west side of the park that will contain approximately 95 spaces, and adjacent on-street parking in Parcel F runs along the north border of the property.

Conclusion

This Applicant is requesting site plan approval of Parcels D, E, F, and G. The proposed site plan applications are consistent with Resolution 1, 2010 and Resolution 80, 2009 of the City of Palm Beach Gardens. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.