

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Division
Growth Management 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 checked="" type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input 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"/> Other (Explain) _____ | |

Date Submitted: _____

Project Name: Southampton PUD

Owner: Hovstone Properties Florida, LLC

Address: 3601 Quantum Blvd, Boynton Beach, Florida 33426

Applicant (if not Owner): _____

Applicant's Address: _____

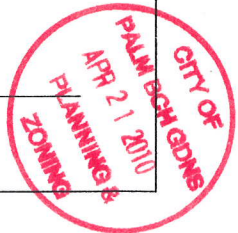
Agent: Gentile Holloway O'Mahoney & Associates, Inc.

Contact Person: Dodi Glas, AICP **E-Mail:** dodi@landscape-architects.com

Agent's Mailing Address: 1907 Commerce Lane, Suite 101, Jupiter, FL 33458

Agent's Telephone Number: 561-575-9557 **Fax Number:** 561-575-5260

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



Architect: The Martin Architectural Group Phone Number: 954-428-1618

Engineer: Schnars Engineers Phone Number: 561-241-6455

Planner: Gentile Holloway O'Mahoney & Associates, Inc. Phone Number: 561-575-9557

Landscape Architect: GHO Phone Number: 561-575-9557

Site Information:

General Location: NE corner of PGA Boulevard & Central Boulevard

Address: TBD

Section: 3 Township: 42S Range: 42E

Acreage: 38.5 Current Zoning: PUD/RM Requested Zoning: PUD/RM

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

Current Comprehensive Plan Land Use Designation: Residential Medium

Existing Land Use: Residential Medium Requested Land Use: Residential Medium

Proposed Use(s) i.e. hotel, single family residence, etc.: Multi-family units

Proposed Square Footage by use: N/A

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc.: (if applicable): 58 single family units and 96 townhome units for a total of 154 dwelling units.

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: The applicant is requesting to amend the approved site plan to increase the unit square footage and decrease the total number of units.
2. What will be the impact of the proposed change on the surrounding area? _____

This application will not impact the surrounding area.

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, Conservation, Recreation and Open space, Intergovernmental Coordination and Capital Improvements.

No change in zoning is requested at this time.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

Information regarding the preservation of natural resources was submitted with the original approval of the project.

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

The subject property is a residential PUD and is not subject to the Art in Public Places Requirements.

6. Has project received concurrency certificate?

Yes

Date received: July 7, 2005

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description

Location

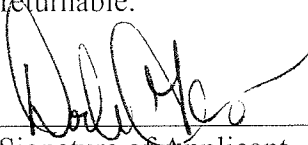
The subject property is located on the Northeast corner of PGA Boulevard and Central Boulevard.

Property Control Number(s): 52-42-42-02-07-016-0000; 012-0000; 006-0000; Plat Book 107 Pages 123-131

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 herewith 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

Dodi Buckmaster Glas, AICP
Gentile Holloway O'Mahoney & Assoc. Inc.

Print Name of Applicant

_____ Optionee

1907 Commerce Lane, Suite 101

Street Address

_____ Lessee

Jupiter, Florida, 33458

City, State, Zip Code

Agent

561-575-9557

Telephone Number

_____ Contract Purchaser

561-575-5260

Fax Number

Dodi@landscape-architects.com

E-Mail Address



**GENTILE
HOLLOWAY
O'MAHONEY**
& ASSOCIATES, INC.
Landscape Architects
Planners and Environmental
Consultants • LC-0000177

George G. Gentile, FASLA
M. Troy Holloway, ASLA
Emily O'Mahoney, ASLA

PROJECT NARRATIVE

Southampton Planned Unit Development PUD Amendment

April 21, 2010

Revised June 24, 2010

Request/Location:

Gentile Holloway O'Mahoney & Associates, Inc. as agent for the Owner Hovstone Properties Florida, LLC is submitting a Planned Unit Development (PUD) Amendment Application to amend the approved site plan to reflect lot lines, reduce all units to a maximum of two story buildings and reduce the total number of units from 245 to 154 units.

The site encompasses a total of 38.5 acres and is located on the northeast corner of the intersection of PGA Boulevard and Center Boulevard within the City of Palm Beach Gardens. The subject site is bounded on the north by Bent Tree Community; to the west across Central Boulevard is Old Palm; to the south across PGA Boulevard is PGA Commons West; to the east of the subject site is Gardens of Woodberry.

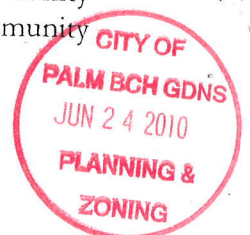
History:

The site plan was originally approved by Resolution 48, 2005 which permitted the development of 245 townhome units on a 38.5 acre site. On May 2, 2006 the site plan was Administratively Amended (ADMIN-05-12-000044) to permit easement revisions, resulting in a minor increase to the square footage of the native upland preserve. Although development of the site had begun, the change in market demand required the applicant to request a time extension, allowing for the development order to be extended until December 31, 2011.

Proposed Development:

At this time, the client would like to revise the site plan to meet the current market demands. The PUD would be amended to allow for another product types. Southampton PUD is being redesigned to allow for a larger unit, a zero lot-line single family product. The townhomes are also being upgrade and given lots. The applicant intends to maintain the general community design but target a higher income market with larger units in a more private setting by reduce units and eliminating the three-story element. The community would contain a mix of 96 townhomes and 58 single family homes. Thus, the community would be reduced to 154 total units from the original approval of 245 units.

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Land Use and Zoning Compliance:

The underlying zoning proposed for comparison is RM. Following is a chart which compares the proposed development to the RM code requirements. The PUD is also in compliance with all environmental ordinances of the City of Palm Beach Gardens.

<i>SITE ANALYSIS: CONSISTENCY WITH THE CODE</i> <i>Southampton Planned Unit Development</i> <i>(Underlying Zone: RM)</i>				
Use: PUD	Code Comparison (RM)	Proposed	Compliance	Waiver Requested
<i>Max Lot Coverage</i>	35%	SFD – 53% MF – 67%	No	Yes
<i>Max Building Height</i>	36'/2 stories	2 stories	Yes	
<i>Min. Lot Area:</i>	6,500 s.f.	SFD – 4,140 s.f. MF- 2,248 s.f.	No	Yes
<i>Min. Lot Width</i>	90'	SFD – 50' MF – 28'	No	Yes
<i>Min. Open Space (per PUD)</i>	40%	40.9% (not including lots)	Yes	
<i>Setbacks</i>				
<i>Front</i>	30'	15' (Lots 1, 2 & Buildings 1, 23 & 25) All others 18.5'	No	Yes
<i>Side Corner</i>	20'	SFD - 10' Zero/ 12'.5' Non- Zero MF – 6' (Buildings 9,11,13,15) All others 10'	No	Yes
<i>Side</i>	10'	SFD - 0' Zero/ 10' Non-Zero MF – 0' & 6'	No	Yes
<i>Rear</i>	20'	10' – SFD/MF	No	Yes
<i>Parking</i>				
<i>Number Required</i>	477	588	Yes	

<i>SITE ANALYSIS: CONSISTENCY WITH THE CODE</i> <i>Southampton Planned Unit Development</i> <i>(Underlying Zone: RM)</i>				
Use: PUD	Code Comparison (RM)	Proposed	Compliance	Waiver Requested
<i>Number of Space for Multi-family</i>	MF- One space per bedroom plus 5%	2 space per unit (buildings 1, 23 & 25)	No	Yes
<i>Stall Dimensions</i>	9'x18.5' 9 x 23 parallel	9'x18.5' 9 x 23	App'd waiver Yes & App'd waiver	Resolution 48, 2005
<i>Parking Above Code Requirement</i>	10% maximum above required (48 spaces)	23.3% above required (477 required +48 permitted at 10%= 525; 588 provided -525 permitted =65 spaces over 10%)	No	Yes
<i>Landscaping</i>				
<i>Buffers -Parkway</i>	90' along Central 55' along PGA	81.8' (8.2'lot encroachment into buffer) 55'	No Yes	Yes

Existing and Proposed Waivers:

Under Section 78-158 Waivers to planned unit development district requirements, waivers are permitted when proposed development "...utilize planning, design, and architectural concepts that will benefit the city." The entire redesigned was based on providing a higher end product that gave a sense of a private hideaway, a home away from it all while only minutes from the core activity of the City of Palm Beach Gardens. This project is being redesigned in a way that is sensitive to both the existing built community and the un-built, established preserve and buffer areas. It will offer residential lots for townhomes and zero-lot line homes, neither of which have specific development regulations in the code, but instead use the PUD provisions to request waivers that require the design to justify their use.

Under the criteria to grant waivers (shown below) you must be consistent with the Comprehensive Plan and the purpose and intent of this section, which this project is consistent with both. It furthers comprehensive plan policies for compatibility and efficient use on land. It promotes parkways and preserves as not only amenities but as aesthetic statements that help establish the sense of place that describes Palm Beach Gardens.

Additionally, waiver criteria 3 through 8 address the project's impact to the public and resources. The amended PUD will maintain large buffers and a native preserve area and extend the feel of those natural elements into the central lake area. While the neighboring community will find the reduced number of units (from 245 to 154) and elimination of three story buildings, as well as the placement of the single family zero lot homes on the northern portion of the site more in keeping with the character that many of them prefer.

As intended by the PUD regulations, waivers are permitted when justified by innovation and higher quality development. Since no standard regulations exist for smaller lot development like townhomes and zero lot single family homes; waivers must be requested and justified and the developments must be Planned Unit Developments. This community not only justifies its waivers through the protection of the native resources but through architectural significance. The variety of streetscape and façade character presented in a Mediterranean styled architecture provides visual interest as well as a sense of identity. Landscaping points are exceeded. Consistent with criteria 9 through 11, the requests are not solely economic, the compatibility is improved with adjacent properties thus promoting the public welfare.

Criteria for waivers is provided for in Section 78-158 of the code.

Section 78-158 (i) ***Criteria.***

1. The request is consistent with the city's comprehensive plan.
2. The request is consistent with the purpose and intent of this section.
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.
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.
5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded.
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.
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.
8. Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.
9. 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.
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.

The following are existing waivers that were approved by Resolution 48, 2005:

1. Sections 78-341, 78-343, 78-344(h), Intent; location of required parking; and construction and Maintenance, to allow for 50 on-street parallel parking spaces; (please note we are continuing to have these spaces but believe code addresses them now.)
2. Section 78-498, Road Surfacing Improvements, to allow for nine-foot-wide rear alleys with a one-foot curb on each side;
3. Section 78-344(l)(1), Construction and Maintenance, to allow for 84, nine-foot-wide parking spaces (please note the only 9 foot spaces on the proposed plan are the perpendicular on-street guest spaces);
4. Section 78-141, Residential Zoning Districts, allow for 28 townhouse buildings with a height of three stories (this is no longer required) ;
5. Section 78-285, Permitted Signs, to allow for two entry signs. (the signage is not to be changed.)

The following is a list of the proposed waivers that are being requested for the PUD amendment application:

Section	Item	Required / Allowed	Proposed	Waiver Requested
1. 78-141, Table 10	Front Setback (RM)	30'	SFD – 15' (Lots 1, 2 & Buildings 1, 23 & 25) 18.5' All others	15'
	Side Setback (RM)	10'	SFD – 0' & 10' MF – 0' & 6'	10'
	Side Corner Setback (RM)	20'	SFD – 10' for zero side/12.5' for non-zero side MF – 6' (Buildings 9, 11,13,15 only)	14'
	Rear Setback (RM)	20'	10'	10'
	Minimum Site Area (RM)	6,500 s.f.	SFD – 4,140 s.f. MF – 2,248 s.f.	4,252 s.f.
	Minimum Lot Width (RM)	90'	SFD – 50' MF – 28'	22'
	Maximum Lot Coverage (RM)	35%	SFD – 53% MF – 67%	32%
2. 78-231	Parkway	90'	81.8'	8.2'

	Overlay District - Central Boulevard			
3. 78-345, Table 33	Number of Required Parking	1 per bedroom plus guest	Max. 2 plus guest Buildings 1, 23 & 25 only	1 space per unit
4. 78-345 (d)(1)	Increase of Required Parking	10% (48 spaces)	23% (111 spaces)	63 spaces
5. 78-506	Sidewalks	Both sides of street unless cul du sac	Generally one side, with added walks on the main loop road	Along residential lots
6. 78-314	Street trees	Shade Tree (25ft at maturity)	Varied landscape selection	For each lot

Please note that all the requested waivers fulfill these criteria:

Section 78-158 (i) **Criteria.**

1. The request is consistent with the city's comprehensive plan. - *the request is not only consistent but furthers Comp Plan policy that promotes the protection of natural resources and encourages clustering development.*
2. The request is consistent with the purpose and intent of this section.- *the request provides an innovative approach to the design that a single family experience in a more dense setting with significant buffers and upland areas being maintained.*
8. Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.- *the site plan maintains significant perimeter buffers with its neighbors as well as a 55 foot buffer along PGA Boulevard and an average of at least 90 feet along Central. The impact of the reduction in the district standards are internalized to the project.*
9. The request is not based solely or predominantly on economic reasons. -*the requested waivers are not based primarily on economic reasons as the proposed development is reducing units to offer the alternative lot configuration with townhomes and zero-lot line homes. The product type dictates the need for many of the waivers as does the redesign of the project utilizing the design framework from the original approval.*
10. The request will be compatible with existing and potential land uses adjacent to the development site. *The proposed project continues to be residential, the requests actually allows for a zero lot home and is proposed as a less intense residential community, it is even more consistent with single family character to the north.*
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. *To the contrary the requested waivers allow for the flexibility in design elements to better address multiple goals of the Comp Plan while maintaining the public health, safety and welfare.*

Additional Waiver Justification:

1. Section 78-141 Residential zoning district regulations – Table 10 – Property Development Regulations for the RM district;		
a. Front Setback (RM)- Required	30'	Proposed: SFD – 15' (Lots 1, 2 & Building 1, 23 & 25)
b. Side Setback (RM)	10'	SFD – 0' & 10' MF – 0' & 6'
c. Side Corner Setback (RM)	20'	SFD – 10' zero side/12' non-zero MF – 6' (Buildings 9, 11,13,15 only)
d. Rear Setback (RM)	20'	10'
e. Minimum Site Area – SFD	6,500 s.f.	SFD – 4,140' s.f. MF – 2,248 s.f.
f. Minimum Lot Width –	90'	SFD – 50' MF – 28'
g. Maximum Lot Coverage:	35%	SFD – 53% MF – 67%

These requested waivers allow for the redesign of the community for a higher valued product, single family zero-lot line homes and larger townhomes while maintaining the preserve and large buffers on PGA Boulevard in the hub of activity in Palm Beach Gardens. It offers a design that promotes protection of natural area, common area and open space but affords individuals some private yard space to make their own. Waivers are required as no specific regulations are provided in the code for zero lot line and town homes.

Criteria 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 request encourages a sense of place for residents in the architectural and natural character created in the community that is scaled to provide pedestrian experiences with the surrounding built environment along the PGA corridor.*

Criteria 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 requests to reduce the standards of the district provides the opportunity to create an alternative housing type with more clustered homes thus maintaining the character of the natural areas buffers.*

Criteria 5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded. *–the waivers that permit*

the townhomes and zero-lot homes will allow open space and the preserve areas to exceed the minimum requirements.

Criteria 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 preserve area exceeds the required acreage of 4.63 to 4.96 acres.*

Criteria 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. *—see above*

2. Section 78-231 – Parkway Overlay District – To allow encroachment of approximately 8.2' into the required 90' buffer along Central Boulevard. This encroachment is not with a building but a private lot line associated with the redesign unit type for this development. The 4,434.2 square footage of the encroachment is more than made up at the entry ways with the extension of the buffer areas (6,855.03 square feet) and the fact that the other perimeter buffers are maintained at 170 feet to the north, 100 feet plus to the east and 55 feet along the south on PGA Boulevard. Thus buffers more than meet the code intent. The site also provides larger than required preserve area. This is a minor encroachment with the lots that does not impact the visual character or the native preserve. Previously sidewalks encroached in these areas.

Criteria 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 request to average the buffer will not negatively impact the visual look or function of the buffer and affords the opportunity to maintain or exceed the 100 foot width of the upland preserve.*

Criteria 5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded. *—the waiver permits a better design in terms of how the resident experiences the space while not compromising the intent and function of the buffer.*

Criteria 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 requests to pinch the buffer allows for the preserve area width to be maximized in this design. The preserve area exceeds the required acreage of 4.63 to 4.96 acres.*

Criteria 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. *—see above*

3. Section 78-345 – Number of Required Parking – Table 33 – to allow the reduction in the number of required parking spaces for three (3) proposed building. Buildings 1, 23 & 25 have a smaller front setback as referenced with the proposed waiver under Section 78-141 Property Development Regulations, front setback to permit for more reasonable back yards for the owners. This request maintains the optimum position of the unit on the lot based on balancing the competing design priorities. It affords the resident a minimal backyard with a minimum of two spaces per unit (with guest parking provided above code requirements.)

We believe the space is more important for people to use than the cars. Though Gardens requires one space per bedroom for the townhomes it is not uncommon that the third bedroom is used by guest or as a home office. As the community is also providing a surplus of parking for clubhouse functions (50 spaces) and for the townhome area (22 vs. 15 spaces), there is more than sufficient parking to meet any added demand.

Criteria 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 request is part of the larger function of the community design, this is important in creating the sense of place for the residents. The requests allows for parking to be dictated more by the design and function of this community versus standard code, consistent with the intent of PUD's.*

Criteria 5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded. *—the waiver permits for parking to be design in the way the community is anticipated to function. As there are zero lot and town homes which are not established in the code, it stands that the other regulations would need some flexibility in their application. The overall design attempts to maximize the buffers and open space and upland areas while addressing the more urban nature of the site. The use of the lot is maximized for the owner.*

Criteria 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*

preserve area located in the perimeter is set in location and shifts in the roadway and lot width would impact the perimeters and existing utility placement.

- Criteria 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. *—this project as designed permits respecting the original public process that created the perimeter design.*
4. Section 78-345(d)(1) – to allow an increase in the parking spaces required above the allowed 10% increase. The parking is designed to allow for the common area to be parked and for some additional guest spaces, as noted above, and for the single family unit to have an additional parking space in the driveway (4 vs the required 3 spaces.) This is not considered to be excessive but a good design consideration.

- Criteria 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 request allows for parking to address the community needs and is in keeping with the way it is designed to function for both common gathering and private use. The overall design works to establish a sense of place with architecture considerations and amenitizing the natural resources for the residents.*

- Criteria 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 request for additional parking allows for the community gathering areas to have additional parking and promotes their use as well as respects the private aspects of individual home ownership.*

5. Section 78-506 – Sidewalks – To allow alternative sidewalk design based on the nature of the design concept to allow zero-lot and town homes on private lots. As the code does not dictate the design and provides for consideration of smaller single family subdivisions on cul-du-sacs, similar flexibility is requested here.

- Criteria 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*

request encourages a sense of place for residents in the architectural and natural character created in the community that is scaled to provide some pedestrian access in more public areas while respecting the more private aspects for the community. The scale of the community is also dictates a less formal and less intense approach to the internal pedestrian system.

Criteria 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 request enhances the ability to have larger buffer and preserve areas consistent with the original approval.*

Criteria 5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded. *-the waivers that permit the townhomes and zero-lot homes will allow open space and the preserve areas to exceed the minimum requirements. It allows for the design to use existing layout but create more individualized higher valued homes.*

6. Section 78-314 – Street Trees — To allow alternative planting design for the “streets”. These internal drives vary in the planting palette in order to make the most of the limited planting areas created due to the existing utility configurations and the desire to maintain the perimeter buffers and preserve in tact. The request is to alter from the one canopy tree per lot to material that is more compatible with the size of the space and the desire for it to be sustainable over time. We have been working with forestry staff on the alternative selections.

Criteria 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 request encourages maintaining landscaping as suitable even when the circumstances of design make it more challenging. The goal is to balance the multiple objectives while still creating a sense of place along the private drive.*

Criteria 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. *-this community still maintains the preserve and its restored areas which do exceed the code requirements. The landscape points also exceed minimum code requirements.*

Criteria 5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded. *-the waiver permits the townhomes and zero-lot homes which are a more innovative design approach to this more urban setting. The adjustment to landscaping requirements allows for added flexibility in this clustered design.*

Parking:

As noted there are several parking waivers that address the size of stall (for guest spaces on street) and number of spaces (more than the 10% allowed over the code requirement and only 2 per unit for buildings 1, 23 and 25.) The intent to provide adequate and well distributed parking for the community is maintained. The site is designed with 588 spaces. Single family zero lot homes are parked as required (1 per bedroom, 3 per unit) plus an additional space in the drive way (each lot has 4 spaces.) Each townhome, except for those in the waiver request to reduce required parking by one space to provide more useable space to the people, has 3 spaces and guest parking that exceeds the required 15 spaces (there are 22 total spaces.) Additionally, the center community lake and clubhouse also provides another 50 spaces.

Landscaping:

The landscaping theme for the common area has been taken from the established native preserve. Please note the re-created upland buffers utilizing 100% native materials. Home sites will provide more variation and a tropical flair with the use of palms.

Lakes have been landscaped to create a naturalistic setting to enhance lake views from the residential units. The lakes also exceed the required littoral planting size and quantities.

The table below shows how the proposed plan exceeds required points.

	LANDSCAPE POINTS
Required Landscape Points	70,941
Provided Landscape Points	73,597.5

Thus, the overall project as proposed will exceed the required landscape points required for this project by 10%.

Surrounding Uses:

Existing Zoning and Land Use Designations

EXISTING USE	ZONING	FUTURE LAND USE
<i>SUBJECT PROPERTY:</i>	PUD (underlying RM)	RM
<i>TO THE NORTH:</i> Bent Tree	RL-2	RM

EXISTING USE	ZONING	FUTURE LAND USE
<i>TO THE SOUTH:</i> PGA Commons West Woodland Lakes	MXD RM	MXD RM
<i>TO THE EAST:</i> Gardens of Woodberry	RM	RM
<i>TO THE WEST:</i> Old Palm PCD	PCD	RM

Architectural Elements

With the redesign of the PUD, the homes are resized to target a higher end residential market with a more substantial unit. The amended plan provides for zero lot line single family homes and larger 2-story multi-family townhomes. Lots provide a range of private yard areas to appeal to a variety of interests. The community has been redesigned to create a stronger tie to the preserves in a more private setting. Meanwhile, the central lake and clubhouse is maintained as a hub for the overall community.

The multi-family townhomes will have a Mediterranean styled architecture in keeping with the traditional Palm Beach Gardens character. Design elements include stucco finish with cultured stone veneer accents, barrel tile roofs, decorative shutters for the windows on the second floor along with some private balconies and optional entry fountains. There are two building types (containing 28' and 33' units) and six unit types. The townhomes will have two (2) car garages.

The single family zero lot line units are also Mediterranean styled with stucco finish, and a mix of entry accents including cultured stone veneer, balconies, columns, shutters, light fixtures and window treatment. The variation in the accent features is used to create 8 different facades for the homes. The architecture is designed to allow each home to offer subtle design elements for individual distinction while maintaining a sense of community in the scale, color selections and general Mediterranean theme. These units also have barrel tile roofs and decorative shutters on the second story. The single family units have a two (2) car garage.