

**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: <input type="text"/>                 |

**Project Name:** Avenir Town Center - Phases 1 and 2

Owner: Avenir Development, LLC

Applicant (if not Owner): Same

Applicant's Address: 777 S Flagler Dr, Suite 500 E, WPB, FL Telephone No. 305-510-7958

Agent: Urban Design Studio

Contact Person: Ken Tuma E-Mail: ktuma@udsflorida.com

Agent's Mailing Address: 610 Clematis St, Suite CU-02, WPB, FL 33401

Agent's Telephone Number: 561-366-1100

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

Architect: Zyscovich

Engineer: Ballbe & Associates, INC.

Planner: Urban Design Studio

Landscape Architect: Urban Design Studio

**Site Information:**

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

General Location: One mile east of Seminole Pratt-Whitney Rd. on north side of Northlake Blvd.

Address: 12253 Northlake Blvd.

Section: 28 Township: 41 Range: 41

Property Control Number(s): 52-41-41-28-01-001-0037

Acreage: 84.39 Current Zoning: MXD PCD Requested Zoning: MXD PCD

Flood Zone <sup>X</sup>                      Base Flood Elevation (BFE) – to be indicated on site plan <sup>N/A</sup>                     

Current Comprehensive Plan Land Use Designation: MXD

Existing Land Use: Vacant Requested Land Use: Mixed Use Community

Proposed Use(s) i.e. hotel, single family residence, etc.:                       
Mixed Use Town Center

Proposed Square Footage by Use: See submitted Site Plan for Phase 1/Phase 2

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):  
N/A - no residential units proposed in Phase 1/Phase 2

## 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 site plan approval for

Avenir Town Center located at the Avenir Planned Community Development (PCD). See attached

project narrative.

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

This site plan proposes no change to the approved development program. The request will not create any

additional impacts to the surrounding area. See attached project narrative.

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. A rezoning is not requested.

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

The Avenir Conservation area, Consisting of about 2,407-acres, was created through the adoption of Resolution 4, 2016. This site plan application does not change the approved conservation area.

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

As part of the Town Center project there will be Public Art elements located throughout the development in locations indicated on the submitted site plan.

6. Has project received concurrency certification?

Yes it has. Resolution 4, 2016 confirmed the concurrency certification for the Avenir project.

Date Received: \_\_\_\_\_

**Legal Description of the Subject Property**

(Attach additional sheets if needed)

**Or see attached deed for legal description.**

**Location**

The subject property is located approximately 1 mile(s) from the intersection of Seminole  
Pratt-Whitney & Northlake Blvd, on the  north,  east,  south,  west side of \_\_\_\_\_  
Northlake Blvd (street/road).

**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared Rosa Eckstein Schechter  
VP of Avenir Development, LLC who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting Siten Plan Approval in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Urban Design Studio to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Development, LLC

*Rosa Eckstein Schechter*  
Signature of Owner

Rosa Eckstein Schechter, Vice President

By: Name/Title

777 S Flagler Dr, Suite 500 E

West Palm Beach, FL 33401

Street Address

City, State, Zip Code

P. O. Box

City, State, Zip Code

305-510-7958

Telephone Number

Fax Number

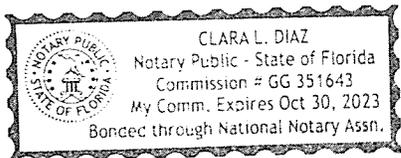
dlopez@waterstonebuilders.com

E-mail Address

Sworn and subscribed before me this 20 day of May, 2021.

*Clara L. Diaz*  
Notary Public

My Commission expires:



**Applicant's Certification**

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

  
\_\_\_\_\_  
Signature of Applicant

Owner

Rosa E. Schechter VP of Avenir Development, LI  
\_\_\_\_\_  
Print Name of Applicant

Optionee

777 S Flagler Dr, Suite 500 E  
\_\_\_\_\_  
Street Address

Lessee

West Palm Beach, FL, 33401  
\_\_\_\_\_  
City, State, Zip Code

Agent

305-510-7958  
\_\_\_\_\_  
TelephoneNumber

Contract Purchaser

\_\_\_\_\_  
Fax Number  
dlopez@waterstonebuilders.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.

[Signature]  
Owner signature

5/26/2021  
Date

Rosa Eckstein Schechter, VP of Avenir Development, L<sup>3</sup>  
Owner printed name

52-41-41-28-01-001-0037  
Property Control Number

**DESIGNEE/BILL TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Designee Acceptance Signature

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida

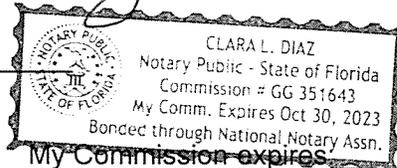
COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2021, by Rosa Eckstein Schechter. He or she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary public signature

\_\_\_\_\_  
Printed name

State of Florida at-large



My Commission expires \_\_\_\_\_

**Avenir Town Center Phase 1 and Phase 2  
Site Plan Review Application  
Project Narrative**

**July 28, 2021**



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Urban Design  
Land Planning  
Landscape Architecture

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**Request**

On behalf of the property owner, Avenir Development LLC, please accept this project narrative as part of the request for Site Plan Approval of Phases 1 and 2 of the Town Center commercial district on 51.37 acres of the Avenir Planned Community Development (PCD). The Avenir PCD is located north of Northlake Boulevard, south of Beeline Highway, and west of I-95 and the Turnpike. The subject Town Center commercial district is located within the southeast portion of the PCD, north of Northlake Boulevard and directly east of Coconut Boulevard, west of residential Site Plan #1 know as Watermark at Avenir.

The submitted Site Plan depicts a 51.37-acre Town Center commercial development, consisting of 29 buildings which comprise a total of 376,316 square feet of commercial uses. The construction of the development will be phased, as illustrated in the submitted plans, as Phase 1 and Phase 2. Phases 1 and 2 of the Town Center commercial district includes General Retail, Restaurant and Outdoor Restaurant space, Professional Office, a Grocery Store with a drive through for an Associated Pharmacy (Minor Conditional Use), a Drugstore or Pharmacy with drive through (Major Conditional Use), a Specialty Restaurant with Drive Through (Major Conditional Use), and a 90-room Hotel (Minor Conditional Use). Requests for approval of the Major and Minor Conditional Uses are provided under separate cover.

Consistent with the approved Avenir PCD Master Plan and PCD Development Standards, the submitted Site Plan includes the required "Premier", "Primary" and "Secondary" Streets. These streets intersect with the Avenir PCD Network Streets creating blocks and a grid-like network of vehicular and pedestrian connections within the Town Center. Commercial buildings have been located along the Premier Street and along portions of the Primary and Secondary Streets, with parking located behind buildings. The buildings will be three-story, two-story, or one-story with two-story features, and will provide expansive pedestrian cover and varied materials. In areas where a building is not provided along the street, community greens, linear parks, public plazas and landscaped open spaces with pedestrian amenities, including a variety of distinct architectural pedestrian features, have been provided. In total, the submitted Site Plan features 4.6 acres of public plazas, community greens and linear parks, many of which are included in Phase 1 of development. Most notably, a +/- 40,000 square foot Pedestrian Mews and a +/- 32,000 square foot Community Green/Dog Park is provided in Phase 1 of development. Sidewalks and a 12-foot-wide multi-use path have been provided throughout the Town Center along the Premier, Primary and Secondary streets, providing pedestrian connections between the commercial buildings, the public open spaces and the surrounding Avenir community. As depicted on the submitted plans, the large majority of the buildings in the Town Center have been designed with large outdoor seating areas for pedestrian gathering and/or restaurant outdoor seating which will also activate the Town Center. Areas designated for outdoor seating associated with restaurants is 6,994 square feet, or 874 seats, assuming 8 sf per seat.

There is a limited number of features of the submitted plans that deviate from the Avenir PCD Development Standards, for which the applicant is requesting waivers. These waivers largely result from the desire to balance the needs of the future tenants and the requirements of the Design Standards. As evidenced by the submitted plans, the applicant and consultant team have worked diligently to provide a site design that will create a vibrant, urban and pedestrian-focused Town Center.

### **Project Background**

The Avenir Planned Community Development (PCD) is located north of Northlake Boulevard, south of Beeline Highway, and west of I-95 and the Turnpike and was approved in 2016 on 4,763 acres of previously undeveloped land within the City of Palm Beach Gardens. More specifically, the Avenir PCD was approved by City Council in 2016 and included 2,407 acres of conservation area, 3,000 single family homes, 250 multi-family homes, 1,940,000 square feet of professional office, 200,000 square feet of medical office, 400,000 square feet of commercial space, 300 hotel rooms, 20 acres of agriculture, a 55-acre park, a 60-acre civic parcel, a 15-acre City annex site, and a 15-acre public school site. Later in 2016 an administrative amendment was approved which modified the development program to decrease Single-Family units from 3,000 to 2,960; add 960 Age-Restricted Single-Family units; and decrease Professional Office use from 1,940,000 to 1,800,000 square feet.

The approved PCD includes a Master Plan. The Master Plan provides the basic framework of the PCD, including network roadways and the allocation of the approved single-family homes, multi-family homes, professional and medical offices, commercial space, hotel uses, agricultural lands, public park and civic uses to what is known as Development Parcels A through J. The approved PCD also includes PCD Development Standards, a PCD Signage Program, and Ordinances and Resolutions with associated conditions of approval.

Since the original approval of the PCD in 2016 several amendments to the PCD and development applications for single family homes within development Parcel A have been approved by the City Council. Construction is currently underway on portions of the network roadways for the Avenir community and on several of the residential pods within Parcel A. This request for Site Plan Approval of Phases 1 and 2 of the Town Center District is triggered by the development of the single-family homes within Parcel A and the applicant's and City's common desire to provide the new and future residents of Avenir with services and amenities.

The Avenir Town Center, or development Parcel B of the PCD, is approved as a mixed-use district with up to 350,000 square feet of commercial space, 120,000 square feet of professional office, 150 hotel rooms and 250 multi-family units. The applicant's proposal for the Town Center provides for three phases of construction. Phase 1 and 2 are the commercial, office and hotel component of the Town Center. Phase 3 is the multi-family residential component of the Town Center. As shown on the submitted Site Plan, with this request, the applicant is seeking Site Plan Approval for Phases 1 and 2 to include a total of 376,316 square feet of non-residential uses over 51.37 acres. Phase 3 will include 32.84 acres of residential use and be the subject of a future site plan application.

## **Project History**

**PCD Approval:** The Avenir PCD was approved on May 5, 2016 by City Council through the adoption of Ordinance 3, 2016, Ordinance 4, 2016 and Resolution 4, 2016. The initial PCD approval for the 4,763-acre project includes 2,407 acres of conservation area, 3,000 single family homes, 250 multi-family homes, 1,940,000, square feet of professional office, 200,000 square feet of medical office, 400,000 square feet of commercial space, 300 hotel rooms, 20 acres of agriculture, a 55-acre park, a 60-acre civic parcel, a 15-acre City annex site, and a 15-acre public school site.

**PCD Amendment:** Consistent with Condition of Approval #3 of Resolution 4, 2016, an administrative amendment was approved on December 19, 2016 which modified the development program to decrease the Single-Family units to from 3,000 to 2,690 units (-310 units); add 960 Age-Restricted residential units; and decrease the Professional Office use from 1,940,000 square feet to 1,800,000 square feet (-140,000 square feet).

**CDD Creation:** On January 5, 2017 the City Council adopted Ordinance 17, 2016 with approved the creation of the Avenir Community Development District (CDD).

**PCD Amendment:** On August 2, 2018, City Council adopted Resolution 44, 2018, which modified the internal PCD roadway network, internal parcel boundaries, development standards and conditions of approval.

**SP Approval – Parcel A, Pod 5, Age-Restricted SF Homes:** On November 1, 2018, the City Council adopted Resolution 67, 2018, which approved a Site Plan #2, which approved 469-unit age-restricted, single-family residential subdivision on 195 acres within Parcel A. The Plat for Pod 5 was approved by the City Council was approved via Resolution 58, 2019.

**PCD Amendment & Agreements:** On December 6, 2016, the City Council adopted Resolution 81, 2018, which modified the internal PCD roadway network and conditions of approval, and adopted Resolution 82, 2018 and Resolution 87, 2018 which approved the Impact Fee Agreement and Workforce Housing Agreement.

**Boundary Plat:** On January 10, 2019, the City Council adopted Resolution 2, 2019, which approved the boundary plat for Avenir. As part of the boundary plat approval, 130 acres were donated to the City for Civic/Recreational uses and a future municipal annex. In addition, the plat provides 50 acres for economic development purposes. In addition, 2.5 acres of land was provided to the Seacoast Utility Authority for a future facility.

**SP Approval – Parcel A, Pods 1, 2, 3, & 4:** On January 10, 2019, the City Council adopted Resolution 3, 2019, which adopted Site Plan #1, which consists of 416 single-family homes on approximately 230.49 acres. Plats for Avenir Pods 1, 2, 3, and 4 have been approved by City Council via Resolution 24, 2019, Resolution 36, 2019, Resolution 25, 2019, and Resolution 27, 2019.

**SP and Plat Approval - Avenir Clubhouse & Rec Area:** The City Council adopted Resolution 38, 2019 on June 6, 2019, which approved the Avenir Clubhouse and Recreation Area site plan. The Council adopted Resolution 72, 2019 on November 7, 2019, which approved the Plat for the Clubhouse.

**SP Amendment – Parcel A, Pod 4:** On September 19, 2019, the City Council adopted Resolution 68, 2019, which approved the models, lot landscaping and entry feature for Pod 4.

**SP Amendment – Parcel A, Pods 1 & 3:** On December 23, 2019 the City Council approved the models, lot landscaping and entry features for Pods 1 and via Resolution 67, 2019.

**PCD Amendment:** An amendment to the PCD was approved by City Council through the adoption of Resolution 4, 2020 on January 9, 2020. The amendment grouped all approved medical uses within the project on Parcel D. In addition, 155,000 square feet of retail space was shifted from Parcel B to Parcel D. The amendment modified the location of a Parcel D driveway and permitted uses to include two uses: (1) Emergency health care/department and (2) recreation, private outdoor.

**SP Approval – Parcel A, Pods 6, 7 & 8, FPL Substation:** On June 4, 2020, the City Council adopted Resolution 35, 2020, which approved the Avenir Site Plan #3 for 390 homes on 152.55 acres within Pods 6, 7 & 8 of the project.

**SP Amendment – Parcel A, Pod 2:** Model homes and typical lot landscaping plans for Pod 2 were approved on September 10, 2020 through the adoption of Resolution 53, 2020.

**SP Approval – FPL Substation:** The site plan for the FPL Substation, which will help provide electrical service to the community, was approved on September 10, 2020 via adoption of Resolution 51, 2020.

**Avenir Master Signage Program:** On July 16, 2020, the City Council approved a Master Signage Program for the PCD including design criteria for residential pods entry signs, non-residential ground signs, and other various community signs via Resolution 40, 2020.

**PCD Amendment:** On June 3, 2021, the City Council approved a PCD Amendment via Resolution 27, 2021 to amend the PCD Master Plan to modify the internal parcel boundaries and create a new internal Workplace parcel, Parcel J; relocated 400,000 square feet of professional office from the 60-acre Workplace Parcel C to the Town Center Parcel B, Workforce Parcel D, and new Workplace Parcel J; and relocate 105,000 sf of commercial entitlement from Workplace Parcel D to the Town Center Parcel B and add a FPL utility easement adjacent to the substation, expand the Conservation area, modify PDC roadway network to add two new external PCD driveways connection the Town Center Parcel B and Workforce Parcel D to Northlake Boulevard, and modify the PCD’s internal roadway network to remove the two-lane, 56-ft wide District Street, and add a 60-ft District Street in Workplace Parcel D, modify the PCD buffers, Northlake Boulevard Parkway, and internal roadway buffer landscape plans; updated the PCD Development standards and list of permitted uses, and to modify certain conditions of approval in Res 4, 2016.

### **Location. Land Use, Zoning and Adjacent Uses**

The Avenir PCD is located within northeastern Palm Beach County and is within the municipal boundary of Palm Beach Gardens and is approximately 4,763 acres. More specifically, the Avenir PCD is located on the north side of Northlake Boulevard and west of Beeline highway. The Avenir PCD has a future land use designation of MXD (Mixed Use) and a zoning classification of Mixed Use with a Planned Community Development Overlay (MXD/PCD).

The Avenir Town Center, or Parcel B of the PCD, is located in the southeastern portion of the PCD, directly north of Northlake Boulevard, directly east of Coconut Boulevard, and consists of 84.39 acres. A boundary survey of the 84.39-acre Town Center property is provided electronically with this site plan submittal for reference. This parcel is identified as parcel control number 52-41-41-28-01-001-0037 by the Palm Beach County Property Appraiser.

The subject site plan application for Phase 1 and Phase 2 of the Avenir Town Center (the commercial portion) consists of 51.55 acres, as depicted on the submitted hard copy and electronic version of the Boundary Survey for Phases 1 and 2. Phase 3 of the Avenir Town Center (the residential portion) consists of 32.84 acres. The Boundary Survey for Phase 3 is provided electronically with this site plan submittal for reference.

As depicted on the approved Avenir PCD Master Plan, the Town Center District Parcel B is adjacent to Residential Parcel A to the north and east, and the Workplace District Parcel D to the west. To the west a Avenir network roadway (Coconut Boulevard) with 140' of right-of-way, and a 40' wide Parkway Buffer on both sides of the ROW, separates the Town Center from the Workplace District Parcel D. To the south of the Town Center District Parcel B is a 50' wide Parkway Buffer, and a 25' wide Seacoast Utility Authority Easement (SUA), separating the Town Center District Parcel B from the Northlake Boulevard right-of-way.

### **Vehicular and Pedestrian Project Access**

Access to the Town Center will be from Northlake Boulevard from the south, Coconut Boulevard from the west and the Avenir Connector Road to the north. Consistent with the Avenir PCD Master Plan, along the six-lane divided Northlake Boulevard there will be three vehicular access points. From west to east, there be a Secondary Street Entrance (known as Driveway #5), a Premier Street entrance (known as Driveway #5A) and a Primary Street entrance (known as Driveway #6). There will be five vehicular access point from Coconut Boulevard. From south to north, there will be two Secondary Street entrances (known as Driveways B.4 and B.5), an access drive intended to service the back of house for Buildings 1, 2 and 3 (known as Driveway B.6), access to a Primary Street/the Connector Road (known as Driveway B.7), and an access drive intended to serve Building 29, the hotel, known as Driveway B.8.

As depicted on the submitted plans, numerous pedestrian connections will be provided from the extensive internal sidewalk network within the Town Center to the adjacent pedestrian 12-foot-wide parkway path within the 50-foot-wide Northlake Boulevard Parkway buffer and within the 40-foot-wide Coconut Boulevard buffer.

Together, the grid-like network of streets and associated sidewalks/paths provide safe and efficient pedestrian and vehicular connections within the Town Center and to the rest of the Avenir community.

### **Town Center**

The proposed site plan includes "Premier", "Primary" and "Secondary" Streets as required by the Avenir PCD Design Standards. These streets intersect to create a grid-like network of streets and defined blocks. This internal Town Center grid intersects with the larger Avenir roadway network including Northlake Boulevard, Coconut Boulevard and the Avenir Connector Road which services the

uses to the north including the single-family homes in Parcel A and the Park/Civic and Recreations in Parcel E/G.

### Premier Street

Consistent with the approved PCD Development Standards, the Town Center's Premier Street serves as the "Main Street" for the Town Center District. The Premier Street is oriented north-south and connects Northlake Boulevard with the northern Primary Road. The southern two blocks of the Premier Street will be constructed in Phase 1 of development, with the northern two blocks of the Premier Street planned for construction in Phase 2 of development. The Premier Street is characterized by buildings or amenitized public plazas at the build-to-lines, pedestrian zones with 8-foot-wide sidewalks, on-street parking, 2-story and 3-story office buildings, and commercial buildings with 2-story character.

As depicted in the submitted Street Sections, at the Premier Street's intersection with Northlake Boulevard two (2) 11-foot-wide southbound lanes, one (1) 15-foot-wide northbound lane, and a 6-foot-wide landscape divider median is provided to allow for safe and efficient ingress and egress to the site. Once past the southernmost Secondary Street, the travel lanes narrow to one (1) 10-foot-wide southbound lane and one (1) 10-foot-wide northbound lane. Nine-foot wide on-street parking is provided on both sides of the street in this section, along with a 12-foot-wide landscape divider median. The reduced lane width will slow traffic as motorists enter the site. In the northern two blocks of the Premier Street one (1) 10-foot-wide southbound lane and one (1) 10-foot-wide northbound lane is provided, along with 9-foot wide on-street parking on both sides of the street is provided. The landscape divider median is eliminated in this section allowing for an urban experience and the opportunity to pedestrianize this portion of the street for special events. This section of the Primary Street also includes two (2) 29,000 square foot pedestrian plazas that can further enhance the ability to use this portion of the street for special events.

As required by the Development Standards, the Premier Streets will have a 15-foot-wide pedestrian zones with a minimum of 8-foot-wide clear sidewalk along both sides of the street. The pedestrian zones feature pavers, decorative streetlights, shade-providing landscaping, benches, and other forms of street furniture with a maximum spacing of 300 feet. Pavers and decorative surface treatments will be provided within the majority of the Premier Street travel lanes, in all on-street parking stalls, and at all cross walks. As detailed in the Analysis of Conformance with Avenir Development Standards section below, the Design Standards for the Premier Street are being met or exceeded.

### Primary Streets

Two (2) Primary Streets are proposed in the Town Center. One Primary Street is oriented west-east and connects Coconut Boulevard to the residential uses to the north of the Town Center and is commonly known as the Avenir Connector Road. This Street will be constructed in Phase 1 of development. The second Primary Street is oriented north-south, runs along the eastern edge of the Town Center, and connects Northlake Boulevard to the west-east Primary Street. The southern portion of this Street will be constructed in Phase 1 of development allowing for three full access points to the Town Center in Phase 1 of development. The northern portion of this Street will be constructed in Phase 2 of development. The Primary Streets are characterized by a 12-foot-wide multi-use path on one side of the street and five- to eight-foot-wide sidewalks on the other side of the street, on-street parking and amenitized community greens and linear parks. Where provided, buildings along the Primary Streets are pulled up the street. In addition, it is anticipated that the front doors of the

residential product to the north will front the west-east Primary Street activating the adjacent Primary Street and benefiting from the proximity of the proposed community green adjacent to the Primary Street.

As required by the Design Standards, no parking lot is closer than 50 feet from the Primary Streets, and where a parking lot is provided, a building, Public Plaza, Linear Park or Community Green is placed between the parking lot and the streets. The provided Linear Parks and Community Greens are amenitized by architectural features including shaded seating, benches, planters, pavers and decorative surface treatments. In addition, pavers and decorative surface treatments will be provided in all Primary Street on-street parking stalls and at all cross walks. As detailed in the Analysis of Conformance with Avenir Development Standards section below, the Design Standards for the Premier Street are being met or exceeded, with the exception a small portion of the eastern north-south oriented Primary Street where the minimum provided clear sidewalk on one side of the street is 5 to 6 feet, and therefore does not meet the minimum clear sidewalk requirement of 8 feet, but where a 12-wide multi-use path is provided on the other side of the street. See Waiver Request #3.

### Secondary Streets

Three (3) Secondary Streets are provided in the Town Center. Two (2) are west-east oriented and connect Coconut Boulevard to the easternmost Primary Road. One (1) is north-south oriented and connects Northlake Boulevard to the proposed Pedestrian Mews. The majority of the Secondary Streets will be constructed in Phase 1 of development. As stipulated in the Design Standards, the Secondary Streets lead to Premier or Primary Streets in order to provide access to full intersections on the Avenir Network Streets (Coconut Boulevard and Northlake Boulevard) and intersect only as right-in, right-out access points.

The Secondary Streets are characterized by buildings or public plazas at the build-to-lines, or where buildings are not provided, by portions of parking fields as permitted by the Design Standards. As required by the Design Standards, the parking fields are separated from the roadway with landscaping and pedestrian amenities, including a minimum 5-foot clear sidewalks, and a minimum 9-foot-wide landscape buffer with Palms, Trees, ground cover and 3-foot-tall hedge, where only a 5-foot-wide landscape buffer is required. Additionally, where parking lots front the Secondary Street for more than 150 feet, shaded pedestrian seating areas (architectural feature Type 2) are provided. The required landscape buffer, hedge and shaded seating is not provided adjacent to the parking field south of Building 1 (the grocery store's primary frontage) for a distance of 520 ft. A waiver is being requested to allow this deviation (See Waiver Request #4 & #5).

### Building Orientation

A total of 29 buildings are proposed in the Town Center. Buildings 1 through 8 are proposed as part of Phase 1 of development and Buildings 9 through 29 are proposed as part of Phase 2 of development.

Buildings 4, 5, 6, 7, 10a and 10b are oriented to front Northlake Boulevard. The intent is to create pedestrian activity along the project's Northlake Boulevard frontage and within the Northlake Parkway Buffer, and to anchor the project entryways at Northlake Boulevard. Special attention has been afforded to ensure superior four-sided architecture of these buildings, to provide spaces for comfortable outdoor restaurant dining to further activate this area, and to adequately screen any drive-through uses. As indicated on the submitted Site Plan, five (5) commercial bays are designated adjacent to Northlake Boulevard for restaurant uses, each with outdoor seating areas, totaling over

2,600 square feet of outdoor dining area. A large portion of the outdoor dining area is under architectural awnings and trellises providing shade. To accommodate a Pharmacy in Building 4, a drive thru facility is proposed to the west and south of the building. The drive through is buffered by interior landscaping as well as the Coconut Boulevard and Northlake Boulevard Parkway Buffers. To accommodate the needs of specialty food retailers a drive thru facility is provided on the west side of Building 6. This drive thru is screened from Northlake Boulevard by interior landscaping as well as the Northlake Boulevard Parkway Buffer including a 3-foot-high berm thoughtfully located to screen the drive thru facility.

In addition to orienting the building to Northlake Boulevard to anchor the project's Northlake Buffer, enhanced pedestrian and architectural features are provided at these entryways to create a sense of arrival and to screen any parking areas. The enhanced features include two 9,700 square foot plazas north of Buildings 6 and 7 which incorporate unique architectural screen wall elements providing an enhanced screen from the parking areas. The feature is made up of large horizontal blocks of oolite stone that is proposed to be surrounded by landscaping and seating, including a seating under a covered structure (see Architectural Feature Type 3 and 4). Architectural screen walls 7.5' high and including off-set panels and brick columns are provided on the west and east side of the entry portion of the Secondary Street north of Building 5 and west of Building 6 (see Architectural Feature Type 7). The walls are proposed to be surrounded by landscaping and seating.

Buildings 1 through 3 and 11 through 16 front on the northern Secondary Street providing for the required build-to-line. A large pedestrian area is provided including shade-providing landscaping, a minimum 5-foot clear sidewalk and pedestrian seating. The build-to-line is interrupted by a breezeway between Buildings 2 and 3 that leads to the golf cart parking palm court; by a +/- 40,000 square foot Pedestrian Mews between Buildings 3 and 16; and by the public plazas along the Premier or "Main Street" between Buildings 14 and 15. The Pedestrian Mews will be constructed as part of the Phase 1 development and extends to the northern edge of Phase 1 to the southern Secondary Street and features Architectural Features Type 1, 2, 5 and 6, as well as two potential locations for Art in Public Places. The Mews is afforded ample shade-producing landscaping, seating, decorative surface treatment and pavers, and provides a comfortable pedestrian connection from the planned residential uses to the north to the central portion of the Town Center. Enlargement plans of the Mews have been provided to properly detail the intricacies of the design and the hardscape elements. Pedestrian Plazas are provided at the intersection of the northern Secondary Street and the Premier Street, noting this intersection as a focal point of the Town Center. All buildings fronting this intersection provide enhanced plazas and/or outdoor eating areas.

Buildings 8, 9 and 17 through 26 front on the Premier or "Main Street". The Main Street is envisioned as the most active area of the Town Center with office, retail and dining opportunities. As previously mentioned, the Premier Street features pavers, decorative streetlights, shade-providing landscaping, benches, and other forms of street furniture with a maximum spacing of 300 feet. Pavers and decorative surface treatments will be provided within the majority of the Premier Street travel lanes, in all on-street parking stalls, and at all cross walks. Public plazas are provided on the west and east side of the Premier Street. Two (2) 6,600 square foot plazas are provided north of Buildings 8 and 9 and include architectural feature Type 5. Two (2) 29,000 square foot plazas are provided on the west and east side of the street in the northern portion. These plazas extend to the parking fields located behind the buildings drawing visitors to the Premier Street and will include unique surface and paver include art focal features and architectural Type 5 and 6.

### Building Architecture

The design firm selected by the applicant for the Town Center is Zyscovich Architects. Zyscovich Architects is an award-winning international firm with offices in Miami, Orlando, New York, and Bogota. The Avenir Town Center is envisioned as a transitional architecture styled project, which brings together the profile of traditional roof lines and proportions with the simplicity of more modern, clean structures and colors. It is the intent that visual interest will be achieved by the contrast of large straight-forward, right-angular architecture and linear design elements, with the mixture of textured and smooth finishes and rich palette of materials.

While the site plan locates all 29 buildings proposed in the Town Center, the submitted architectural package include only architectural elevations and floor plans for Buildings 1 through 8, which comprise the buildings in Phase 1 of development. The architectural package for buildings 9 through 29, or Phase 2 of development, will be provided with a future application, but will be of the same architectural style and quality.

As illustrated on the submitted architectural plans, Buildings 1 through 8 are designed with four-sided architecture. The building facades use adequate amounts of traditional and modern-day materials such as composite wood-like elements, glass, varying storefront systems, smooth stucco and varying architectural features including decorative wall mounted light fixtures, structural awnings, overhead trellises, and green wall trellises that will work together to create scale and depth. The mix of these materials and architectural features will provide for a unique development, create visual interest and encourage pedestrian activity.

### Public Pedestrian Oriented Open Spaces

The Applicant is proposing many different pedestrian features to provide a more comfortable experience and encourage people to visit the Town Center. All of the buildings proposed will have covered areas, including awnings and trellises a minimum of four (4) feet in depth, to provide shade and cover in excess of that required by the Design Standards. Benches and covered seating areas (see Architectural Types 1, 2 and 3) are located throughout the center to create a pedestrian friendly atmosphere. Shade trees are provided along sidewalks to provide for a pleasant walking experience. An expanded 12-foot-wide multi-purpose sidewalk is provided along the Primary Streets connecting the Northlake Boulevard Parkway buffer, the residential uses to the north, the Pedestrian Mews, and Coconut Boulevard Parkway buffer. Of most significance, is the substantial amount of area dedicated to public gathering space located throughout the Town Center, which comprises over 4.6 acres of the project, as enumerated below:

- +/- 40,000 sf Pedestrian Mews of in Phase 1
- 32,000 sf Community Green/Dog Park in Phase 1
- 5,088 sf Plaza in Phase 1 (west side of Premier St, north of Bldg 6)
- 5,750 sf Plaza in Phase 1 (east side of Premier St, north of Bldg 7)
- 6,600 sf Plaza in Phase 1 (west side of Premier St. north of Bldg 8)
- 6,600 sf Plaza in Phase 2 (east side of Premier St, north of Bldg 9)
- 29,000 sf Plaza in Phase 2 (west side of Premier Street, adj to Bldgs 19, 21, 23 & 25)
- 29,000 sf Plaza in Phase 2 (west side of Premier Street, adj to Bldgs 20, 22, 24 & 26)
- 13,000 sf Community Green in Phase 2 (south of Primary St)
- 11,500 sf Community Green in Phase 2 (south of Primary St)
- 8,400 sf Linear Park in Phase 2 (east of Primary St)

- 7,400 sf Linear Park in Phase 2 (east of Primary St)
- 7,900 sf Linear Park in Phase 2 (east of Primary St)
- 2,000 sf Linear Park in Phase 2 (east of Primary St)

**TOTAL: +/- 204,238 sq ft (4.6 acres)**

**Parking**

The proposed site plan provides parking in excess of code requirements in both Phase 1 and Phase 2 of development, including the required parking required for outdoor seating areas. The Site Plan provides a total of 1,188 parking spaces, when 1,071 spaces are required. An additional 42 Golf Cart spaces are provided.

**Multi-Modal Facility:**

Located throughout the Town Center are a variety of multi-modal and pedestrian oriented features that provide connectivity. Condition #37.i of Resolution 4, 2016 requires that a Multi-Modal Center be created within the Town Center. The applicant is proposing several multi-modal features within the Town Center. The facility is made up of four main parts, two park and ride drop-off/pick-up areas, a bicycle sharing station, and Golf Cart parking area. Locating these multi-modal transportation amenities throughout the site will promote the use of alternate modes of transportation and further separate the Avenir Town Center from the automobile centric commercial centers of the past. Additionally, located throughout the Town Center are electric vehicle charging stations. The Applicant is proposing a modern and sustainable design to enhance the unique community.

**Park and Ride**

The Applicant has incorporated opportunities for Park and Ride drop-off and pick-up spaces and is providing spaces totaling 5% of the required parking spaces, or 81 spaces. The parking locations are positioned on the west side of the Town Center, adjacent to Building 1 and on the east side of the Town Center, just west of the north-south oriented Primary Street. The provided 81 spaces have been identified on the site plan and appropriate signage is being provided. A detail of the proposed sign is provided in the submitted Signage Program. The Park and Ride spaces will be dedicated for park and ride users from 5am to 5pm. However, all other users will not be towed if parked in these spaces. Additionally, cars will not be towed if parked beyond 5PM, but there will be no overnight parking permitted.

**Bike Sharing Station**

The Applicant has committed to encouraging multi-modal transportation throughout the Town Center. 84 bicycle spaces are being provided, which is in excess of required 5% of the total parking provided. The Applicant is proposing to locate the required bicycle sharing station next to the Pedestrian Mews in proximity to Building 3. The bicycle sharing station is centrally located within the Town Center and will encourage many visitors and residents to utilize an alternate mode of transportation. A detail of a typical bike sharing station design is included with the revised plan sets. This is intended to provide Staff a better understanding and visualization of what this station will ultimately look like. However, it should be noted that these stations are typically associated with a vendor, and as one has not yet been selected the exact specifications of this station cannot be articulated. A separate business tax receipt will be required for the operation of the bike share station and will be coordinated with City Staff during construction of Phase 1.

### Golf Cart Parking

Golf Cart parking is located within Phase 1 of development of the Town Center. The presence of Golf Cart parking areas encourages an alternate mode of transportation for all Avenir residents. Designing the Avenir Town Center to be Golf Cart friendly will reduce the amount of automobile traffic within the center. Additionally, a Town Center that utilizes a smaller electric vehicle such as a Golf Cart will have the added benefits of reducing the amount of space needed for parking, reducing the noise associated with the Town Center, and reducing the amount of vehicle exhaust. The golf cart parking area is located on the northeastern portion of Phase 1 of development and has been designed as a multi-function plaza space with integrated landscape design to provide shade and visual interest.

### Landscaping

The landscaping within the Town Center is consistently themed and heavily native. Plantings have even been incorporated into the architecture of the buildings through the utilization of green trellises and green walls. The use of large shade trees in areas that have sufficient room for their growth will enhance the sustainability of the site design and provide shade for open areas, including the many public plazas, community greens, linear parks and the pedestrian mews. This landscape design was created with particular attention to the attenuation of the architecture and hardscape features to enhance the visual impacts of the site and provide a cohesive feeling.

### Coconut Boulevard Buffer

The landscape proposed within the Coconut Boulevard right-of-way is being reviewed under a separate application. An electronic copy of the latest plan set has been included with this submittal for reference. Despite a large landscape area being provided in the 40-foot-wide Coconut Boulevard Parkway buffer, additional landscaping is being provided within the Town Center. Immediately east of the 12-foot-wide multi-use path within the Parkway an additional 15' landscape buffer is proposed along the western edge of the Town Center Phase. The 15' landscape buffer provides a tiered effect along this boundary. A large 7-gallon Clusia hedge row is to be installed facing the parking areas of the Town Center. This will screen the parking areas from Coconut Boulevard. A Podocarpus hedge row is being provided to create a second tier, and a variety of native ground covers is being provided to create a third tier. The vertical elements being proposed in this area are Florida #1 full canopy Oak trees providing high-quality canopy coverage for the multi-use path.

### Northlake Boulevard Parkway Buffer

The Avenir PCD master plan approved a 50' parkway buffer along the Town Center's Northlake Boulevard frontage with an additional 35' of utility easements and 40' of additional right-of-way dedication. The submitted site and landscape plan proposes a 50' parkway buffer that will be an active recreational amenity and act as a passive park. The design concept includes a 12' multi-use path that meanders through native clusters of landscaping. This path is designed to be at compatible grades with the crosswalks and finished floor elevations of buildings fronting the parkway buffer to encourage people of all activity levels to use the paths for walking, biking and recreating. The buffer has been designed to correspond to the architecture of the buildings and not act as a screen, except where expansive and rolling berms provide screening to the parking areas and interest in the ground cover landscape design.

The landscape design concept for the Parkway Buffer is to create pastoral feel with large Live Oaks contrasted with formal Royal Palms. Live Oak with sizes ranging from 14' to 18' tall are used in groupings along the corridor, along with clusters of Coconut Palms and Cabbage Palmetto. A formal

row of large grey wood Royal Palms provide a sense of order and formality along Northlake Boulevard and provides consistency with what is installed in the portions of the Northlake Parkway Buffer east of the Town Center. The combination of these species will create a graceful and elegant environment unique to Avenir. To further enhance the landscape aesthetic, trees and palms will be up lit with LED lighting for more dramatic nighttime effects.

### **Utilities**

The Applicant has worked directly with the Seacoast Utility Authority to identify proper areas for the utility lines and devices such as Backflow preventers and grease traps. Due to the urban design intent of this development and the extensive 4-sided architecture, finding locations for the necessary items presents challenges. However, the proposed design incorporates locations of utility equipment and grease traps with consideration of all Seacoast Utility Comments these elements. The proposed site plan depicts these utilities in the best locations with the most opportunities for screening.

### **Signage**

A Master Signage Program is proposed for the Avenir Town Center. The proposed signage has been designed in conjunction with the project Architects, Landscape Architects, and Signage Consultants to provide thoughtful and appropriate way-finding throughout the Town Center.

The Master Signage Program provides for Multi-Tenant Ground Signs, Building Directional Signs, Building Directory Signs, and Identification Signs, the proposed quantity and general locations of which is provided on a Key Map in the Master Signage Program and on the submitted Site Plan. The Multi-Tenant Ground Signs, Building Directional Signs and Building Directory Signs have been designed to complement the architecture of the Town Center and include a custom palm pattern routed-out and backed-up internally lit cabinet with translucent white acrylic on the inside and an Oolite Stone column. The proposed Identification Signs are designed to provide the same shape, mounting pole, and logo to provide a cohesive and high-quality design. The maximum/minimum proposed sign specifications for the Multi-Tenant Ground Signs, Building Directional Signs, Building Directory Signs, and Identification Signs including height, width, sign area and letter size comply with City Code.

The Master Signage Program also provides for Wall Signage, the general location of which is provided on a Key Map in the Master Signage Program and on the submitted Architectural Elevations. The permitted Wall Signage maximum area and letter height for principal tenants and ground floor tenants proposed in the Master Signage Program complies with that permitted by City Code. The maximum signage area for principal tenants, as noted in the Code and proposed Master Signage Program, is 90 square feet or 5% of the façade to which it is attached. The principal tenants have been identified as Buildings 1, 11, 13 and 29. The maximum signage area for ground floor tenants, as noted in the Code and proposed Master Signage Program, is 70 square feet or 5% of the façade to which it is attached, and will apply to all other buildings, with the exception of the office buildings (buildings 19, 20, 21 and 22). The Code allows for one principal or ground floor tenant wall sign per tenant except that “commercial, retail, or commercial portions of projects within mixed use land use designations that front directly on a major roadway (arterial or collector) with no front parking, one (1) additional sign is allowed on the rear elevation of buildings, as long as the customer parking and access is located in the rear.” This provision allows for a second sign on Buildings 1, 4, 5, 6, 7, 8 and 9. The proposed Master Signage Program also allows for a second sign on all other buildings in the Town Center except those whose rear elevation front a service court (Buildings 2, portion of 3 and 12). While internal to the Town Center and not on a major roadway, the buildings for which the proposed Master Signage Program

allows for a second sign are designed with four-sided architecture and front on a Premier, Primary or Secondary Roadway and have parking in the rear and/or have a building façade fronting a public plaza. As such, the applicant believes it is appropriate to allow a second wall sign to effectively facilitate way-finding in the Town Center.

As stated previously, the general location of the proposed Wall Signage on a tenant façade is provided on a Key Map in the Master Signage Program and on the submitted Architectural Elevations. It should be noted that the signage box shown on the Architectural Elevations are just place holders. The below table provides a calculation of the facades based on the current architectural plans to which the proposed wall signs will be attached. The last column and provides for the maximum allowed wall signage indicates where the allowed 90 sf or 70 sf is less than the 5% of façade calculation.

<b>Wall Signage Area – Phase 1</b>					
<b>Building Number</b>	<b>Tenant Number</b>	<b>Building Sign Location</b>	<b>Tenant Facade (Square Footage)</b>	<b>Allowable Signage per Façade Measurements (Square Footage)</b>	<b>Allowable Signs per Master Signage Program</b> 5% of façade to which it is attached, or max. of 90 sq ft for principal tenants or 70 sq ft for ground floor tenant, whichever is less.
1	Tenant 1 - Principal	South Elev.	7,953 SF	398 SF	<b>90 sf and 70 sf</b>
	Tenant 2	South Elev.	462 SF	23 SF	23 SF
2	Tenant 1	South Elev.	572 SF	29 SF	29 SF
	Tenant 2		506 SF	25 SF	25 SF
	Tenant 3		330 SF	17 SF	17 SF
3	Tenant 1	South Elev.	990 SF	50 SF	50 SF
	Tenant 2	South Elev.	748 SF	37 SF	37 SF
		East Elev.	1,518 SF	76 SF	<b>70 SF</b>
4	Tenant 1	North Elev.	3,400 SF	170 SF	<b>70 SF</b>
		East Elev.	2,525 SF	126 SF	<b>70 SF</b>
5	Tenant 1	South Elev.	1,173 SF	59 SF	59 SF
	Tenant 2		644 SF	32 SF	32 SF
	Tenant 3		644 SF	32 SF	32 SF
	Tenant 4		1,173 SF	59 SF	59 SF
	Tenant 1	North Elev.	1,173 SF	59 SF	59 SF
	Tenant 2		644 SF	32 SF	32 SF
	Tenant 3		644 SF	32 SF	32 SF
	Tenant 4		1,173 SF	59 SF	59 SF

	<i>Tenant 1</i>	<i>East Elev.</i>	<i>1,357 SF</i>	<i>68 SF</i>	<i>68 SF</i>	
	<i>Tenant 4</i>	<i>West Elev.</i>	<i>1,357 SF</i>	<i>68 SF</i>	<i>68 SF</i>	
6	Tenant 1	South Elev.	943 SF	47 SF	47 SF	
	Tenant 2		437 SF	22 SF	22 SF	
	Tenant 3		437 SF	22 SF	22 SF	
	Tenant 4		851 SF	43 SF	43 SF	
	Tenant 1	North Elev.	851 SF	43 SF	43 SF	
	Tenant 2		437 SF	22 SF	22 SF	
	Tenant 3		437 SF	22 SF	22 SF	
	Tenant 4		851 SF	43 SF	43 SF	
		<i>Tenant 1</i>	<i>East Elev.</i>	<i>1,587 SF</i>	<i>79 SF</i>	<b><i>70 SF</i></b>
		<i>Tenant 4</i>	<i>West Elev.</i>	<i>1,587 SF</i>	<i>79 SF</i>	<b><i>70 SF</i></b>
7	Tenant 1	South Elev.	690 SF	35 SF	35 SF	
	Tenant 2		437 SF	22 SF	22 SF	
	Tenant 3		690 SF	35 SF	35 SF	
	Tenant 4		690 SF	35 SF	35 SF	
	Tenant 1	North Elev.	690 SF	35 SF	35 SF	
	Tenant 2		437 SF	22 SF	22 SF	
	Tenant 3		690 SF	35 SF	35 SF	
	Tenant 4		690 SF	35 SF	35 SF	
		<i>Tenant 1</i>	<i>East Elev.</i>	<i>1,725 SF</i>	<i>86 SF</i>	<b><i>70 SF</i></b>
		<i>Tenant 4</i>	<i>West Elev.</i>	<i>1,725 SF</i>	<i>86 SF</i>	<b><i>70 SF</i></b>
8	Tenant 1	North Elev.	1,173 SF	59 SF	59 SF	
	Tenant 3	South Elev.	1,173 SF	59 SF	59 SF	
	Tenant 1	West Elev.	828 SF	41 SF	41 SF	
	Tenant 2		644 SF	32 SF	32 SF	
	Tenant 3		736 SF	37 SF	37 SF	
	Tenant 1	East Elev.	828 SF	41 SF	41 SF	
	Tenant 2		644 SF	32 SF	32 SF	
	Tenant 3		736 SF	37 SF	37 SF	

### Lighting

Decorative streetlights are being proposed throughout the Town Center District. These decorative lights will remain consistent throughout the district and will be used along pedestrian spaces and plazas. Within the parking areas and along the Primary Streets, 25-foot-tall functional LED light fixtures are proposed, consistent with City Code standards. 18-foot-tall poles are provided elsewhere within the Town Center, including along streets, building facades, pedestrian plazas and landscaped areas and provide lighting levels consistent with City Code standards. 12-foot-tall FPL fixtures are specified on the provided photometric plans for the Northlake Boulevard Parkway Buffer. The proposed poles are consistent with the poles being proposed for the Coconut Boulevard Parkway Buffer.

**Analysis of Conformance with Avenir Development Standards**

Below is an analysis of the proposed Avenir Town Center site plan and its compliance with the Avenir Development Standards.

<b>BLOCK LENGTH</b>			
<b>Design Guideline Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Waiver Required</b>
Minimum Block Length*	250 feet	Nine of 29 block lengths are less than 250 ft. <b>See Waiver Summary Chart.</b>	<b>YES</b>
Maximum Block Length*	600 feet	See submitted sheet SP11-Block Diagram. No block length exceeds 600 feet except when a park, plaza or enhanced pedestrian/open space area is provided that meets or exceeds 8% of the subject block length.	No
Maximum Block Perimeter Distance*	1,800 feet	See submitted sheet SP11-Block Diagram. No block perimeter exceeds 600 feet except when a park, plaza or enhanced pedestrian/open space area is provided that meets or exceeds 8% of the subject block length.	No
Maximum Block Length along District Boundaries*	1,000 feet and 8-foot-wide pedestrian connections every 500 feet.	See submitted sheet SP11-Block Diagram. No block length along district boundaries exceeds 1,000 feet. 8-foot-wide pedestrian connections are provided every 500 feet.	No
<p>* Block lengths and block perimeters may be exceeded if a park, lake, plaza or enhanced pedestrian/open space area is provided. The width of the park, plaza or enhanced pedestrian/open space area shall meet or exceed 8% of the subject block length.</p>			

**TOWN CENTER DISTRICT DEVELOPMENT REGULATIONS**

<b>Design Guideline Standard</b>	<b>Mixed Use &amp; Non-Residential Buildings</b>	<b>Proposed</b>	<b>Waiver Required</b>
Minimum Lot Area	Determined by Development Pattern	55.51 ac	No
Minimum Lot Width	Determined by Development Pattern	1,631 ft	No
Maximum Lot Coverage	70%	12.57%	No
Maximum Building Height	4 story/65 feet	All buildings will not exceed 4 story/65 feet	No
Minimum Height on Premier Streets	Two-story or Two-story character	Buildings 6, 7, 8, 9, 14, 15, 17, 18, 23 & 24 have 2-story character. Building 21 & 22 – 2 story Building 19 & 20 – 3 story	No
Maximum Density	N/A	N/A	No
Building Setbacks from District Boundary <ul style="list-style-type: none"> <li>▪ Eastern Boundary</li> <li>▪ Northern Boundary</li> <li>▪ Western Boundary</li> <li>▪ Southern Boundary</li> </ul>	15 feet 15 feet 15 feet 50 feet	Eastern: Minimum 157 feet Northern: N/A - Residential SP Western: Minimum 43 feet Southern: Minimum 11 feet. <b>See Waiver Summary Chart</b>	No No No <b>YES</b>
Community Green or Square	Min 35,000 sq ft	+/- 40,000 sf Pedestrian Mews of in Phase 1	No
Open Space	Min. 20% (Sec. 78-155 (o)(4))	16.73 acres (32.5%)	No
Landscape Points	80,227 Points Required	135,345 Points Provided	No

<b>PREMIER STREET</b>			
<b>Design Guideline Development Standard</b>		<b>Proposed</b>	<b>Waiver Required</b>
Percent of Buildings at Build-To-Line	90% of Building at or Within 10 feet of Streets Build-to-Line	100%	No
On-Street Parking	Required	On-Street Parking provided	No
On-Street Parking Stalls	Min 9' x 23' for parallel parking	On-Street Parking stalls at min. 9' x 23' provided	No
On-Street Parking Islands	Min 45 sf landscape island every 5 stalls or mid-block crossing	Yes Min 45 sf landscape island every 5 stalls or mid-block crossing	No
Parking Lot Along Street Frontage	Not permitted closer than 50 feet from Street and must be separated from Premier Road by building or Park	- Parking lot proposed west of entry Premier Road is setback 65 ft from Road and separated from Road by plaza. - Parking lot proposed east of entry Premier Road is setback 55 ft from Road and separated from Road by plaza.	No
Pedestrian Area & Clear Sidewalk Area	Min. 15 feet wide on both sides with 8 ft wide sidewalk on both sides	Min. 16 ft wide pedestrian area on both sides with 8 ft wide sidewalk on both sides.	No
Pedestrian Amenities	Benches and trash receptacles shall be provided; Benches shall be provided every 300 feet.	Benches and trash receptacles shall be provided; Benches are provided every 300 feet.	No
Pedestrian Crossings	Decorative Surface/Pavers for Crosswalks	Decorative Surface/Pavers are provided for Crosswalks	No
Tenant Frontage	Tenants less than 25,000 sf in size may not occupy more than 120 feet of Premier	No retail or commercial tenant on the Premier Street occupies more than 120 feet of	No

	Street Frontage. Tenants greater than 25,000 sf shall not occupy more than 300 feet of Premier Street frontage.	Premier Street frontage.	
Street Trees	Street trees every 30 feet of frontage, except where arcades are provided. Minimum height: <ul style="list-style-type: none"> <li>▪ Trees - 18'</li> <li>▪ Palms - 22'</li> </ul>	Street trees are provided every 30 feet of frontage at the required minimum height.	No
Arcades	Where there are arcades, planters or pots are required at ratio of 1 per 60 ft of arcade frontage.	N/A – Building arcades not proposed.	No
Storefront Doorways	Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.	Out-swinging store front doorways are inset a minimum of 3 feet.	No

PRIMARY STREET			
Design Guideline Development Standard		Proposed	Waiver Required
Percent of Buildings at Build-To-Line	70% of Building at or within 10 feet	100%	No
On-Street Parking	Required	On-Street Parking provided	No
On-Street Parking Stalls	Min 9' x 23' for parallel parking	On-Street Parking stalls at min. 9' x 23' provided	No
On-Street Parking Islands	Min 45 sf landscape island every 5 stalls or mid-block crossing	Yes Min 45 sf landscape island every 5 stalls or mid-block crossing	No
Parking Lot Along Street Frontage	Not permitted closer than 50 feet from Street and must be separated	- Parking lot proposed on Primary Street (east) is minimum 50 ft	No

	from Premier Road by building or Park	from Road and separated from Road by linear park. - Parking lot proposed south of Primary Street (north) is setback minimum 77 ft from Road and separated from Road by Community Green. - Parking lot proposed on Primary Street (west) is minimum 50 ft from Road and separated from Road by linear park.	
Sidewalk Clear Area	Min. 8 feet	- Minimum sidewalk of 5 ft and 6 ft on western side of eastern Primary Street; <b>See Waiver Summary Chart.</b> - Minimum sidewalk of 8 on northern Primary Street.	YES
Pedestrian Crossings	Decorative Surface/Pavers for Crosswalks	Decorative Surface/Pavers are provided for Crosswalks	No
Street Trees	Street trees every 30 feet of frontage, except where arcades are provided. Minimum height: ▪ Trees - 16' ▪ Palms - 18'	Street trees are provided every 30 feet of frontage at the required minimum height.	No
Storefront Doorways	Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.	Out-swinging store front doorways are inset a minimum of 3 feet.	No

SECONDARY STREET			
Design Guideline Development Standard		Proposed	Waiver Required
% of Buildings at Build-To-Line	65% of Building at or within 10 feet	100%	No
On-Street Parking	Optional	On-Street Parking not provided on Secondary Streets	No
Parking Lot Along Street Frontage	Permitted	Parking is located along street frontage	No
Parking Stalls in Parking Lot	Min 9'x18.5' with 26' wide drive aisle	- 9'x18.5' with 26' wide drive aisle in lots with 90-degree parking stalls. - 18' wide drive aisle in lots with 45-degree parking stalls.	No
Parking Lot Separation	Min 5 foot landscape strip with min 3' hedge or garden wall provided between pkg lot and pedestrian area	A minimum 9 ft wide landscape strip is provided with Palms, Trees, ground cover and 3' hedge between all Secondary Streets and a parking lot, with the exception of the parking filed south of Building 1 for a distance of 520 ft where a landscape strip and hedge is not provided. <b>See Waiver Summary Chart.</b>	<b>YES</b>
Pedestrian Amenities	Parking Lots that extend more than 150 feet along Street shall provide shaded pedestrian seating a min. of 90 sq ft in size.	Parking lots that extend more than 150 feet along a Secondary Street provide shaded pedestrian seating (architectural feature Type 2) equating to a min of 90 sf in size, with the exception of the northern Secondary Street, in the parking field south of Building 1, for a	<b>YES</b>

		distance of 520 ft where no pedestrian seating areas are provided. <b>See Waiver Summary Chart.</b>	
Parking Lot Landscape Island	No more than 9 stalls before 45 sf landscape area.	Yes	No
Sidewalk Clear Area	Min. 5 feet	A minimum 5 ft clear sidewalk is provided on Secondary Streets.	No
Street Trees	Street trees every 30 feet of frontage, except where arcades are provided. Minimum height: ▪ Trees & Palms – 14'	Street trees are provided every 30 feet of frontage at the required minimum height.	No
Storefront Doorways	Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.	Out-swinging store front doorways are inset a minimum of 3 feet.	No

<b>BUILDING PEDESTRIAN COVER SUMMARY TABLE</b>			
<b>Building</b>	<b>Type Street</b>	<b>Required</b>	<b>Provided</b>
<b>1</b>	Secondary	50%	86%
<b>2</b>	Secondary	50%	56%
<b>3</b>	Secondary	50%	84%
<b>4</b>	Secondary	50%	61%
<b>5</b>	Secondary	50%	99%
	Secondary	50%	102%
<b>6</b>	Premier	60%	106%
	Secondary	50%	75%
<b>7</b>	Premier	60%	76%
	Secondary	50%	64%

<b>8</b>	Premier	60%	67%
	Secondary North (plaza)	50%	78%
	Secondary	50%	78%

<b>BUILDING GROUND FLOOR OPENINGS SUMMARY TABLE</b>			
<b>Building</b>	<b>Type Street</b>	<b>Required</b>	<b>Provided</b>
<b>1</b>	Secondary	40%	<b>32% - Waiver Requested</b>
<b>2</b>	Secondary	40%	56%
<b>3</b>	Secondary	40%	72%
<b>4</b>	Secondary	40%	<b>35% - Waiver Requested</b>
<b>5</b>	Secondary	40%	80%
	Secondary	40%	76%
<b>6</b>	Premier	60%	72%
	Secondary	40%	67%
<b>7</b>	Premier	60%	63%
	Secondary	40%	48%
<b>8</b>	Premier	60%	60%
	Secondary North (plaza)	40%	59%
	Secondary	40%	59%

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## Summary of Requested Waivers

The utilization of innovative design and the creation of a unique development with market driven commercial standards have triggered the need to deviate from the approved Avenir PCD Design Standards for the Town Center. Below is summary table of the waivers being requested with this Site Plan Review. As indicted below, six (6) waivers are being requested.

<b>WAIVER REQUEST SUMMARY CHART</b>				
<b>No.</b>	<b>Avenir Development Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Waiver Request/ Deviation from Required</b>
1	Minimum Block Length (Town Center)	250 ft	Block C: 227' (west) 199' (east) Block D: 194' (west) 239' (north) 181' (east) Block E: 177' (west) 144' (east) Block F: 241' (west/east) Block B: 241' (west/east)	Block C: 23' (west) 51' (east) Block D: 56' (west) 11' (north) 69' (east) Block E: 73' (west) 106' (east) Block F: 9' (west/east) Block B: 9' (west/east)
2	Minimum Building Setback (Southern District Boundary)	50 ft from southern district boundary	Building 4: 42.7 ft Building 5: 12 ft Building 6: 22.7 ft Building 7: 11 ft Building 10a: 11 ft Building 10b: 11 ft	Building 4: 7.3 ft Building 5: 38 ft Building 6: 27.3 ft Building 7: 39 ft Building 10a: 39 ft Building 10b: 39 ft
3	Sidewalk Clear Area (Primary Street)	Minimum 8 ft Clear Area	Sidewalk with minimum 5 ft on west side of eastern Primary Street.	Relief from 3 ft of clear sidewalk on west side of eastern Primary Street.
4	Parking Lot Separation (Secondary Street)	Minimum 5 ft landscape strip with minimum 3 ft hedge or garden wall provided between parking lots and pedestrian area.	Landscape strip and hedge not provided for a distance of approximately 520 ft south of Building 1 where the Secondary Street abuts at parking lot.	Relief from 5 ft landscape strip and 3 ft hedge or garden wall on a Secondary Street where it abuts a parking lot for a distance of approximately 520 ft.

5	Pedestrian Seating (Secondary Street)	Parking Lots that extend more than 150 ft along Street shall provide shaded pedestrian seating a min. of 90 sq ft in size.	No shaded seating provided between the parking lot and the Secondary Street south of Building 1 for a distance of approximately 520 ft.	Relief from the requirement for shaded seating between the parking lot and Secondary Street for a distance of approximately 520 ft.
6	Ground Floor Opening (Secondary Street)	Building facades at ground level shall have at least 50% of the length defined by windows, doors or arcade openings.	<ul style="list-style-type: none"> <li>• Building 1: 32% (262'-1" façade, 84'-9"/32% ground floor openings provided)</li> <li>• Building 4: 35% (136'-8" façade; 48'-4"/35% ground floor openings provided)</li> </ul>	<ul style="list-style-type: none"> <li>• Building 1: Relief of 47' or 18% of required ground floor openings.</li> <li>• Building 4: Relief of 20' or 15% of required ground floor openings.</li> </ul>

**Waiver Request #1**

The Avenir PCD Development Standards stipulate a minimum and maximum block length, a maximum block perimeter distance and a maximum block length along district boundaries. As illustrated on the submitted Block Diagram, in large part, the proposed block system compiles the Development Standards. As indicated in the above table and on the Block Diagram, the Blocks that front on Northlake Boulevard (Blocks C, D and E) and the Blocks immediately to the north of Blocks C, D and E (Blocks B and F) do not meet the minimum Block Length. The Town Center development parcel is constrained on the west district boundary line by the access point at the Coconut Boulevard roundabout on the north, and by the Northlake Boulevard ROW line on the south. In order to provide at least two curb cuts on Coconut Boulevard to create the desired grid-like network, the resulting block widths fall slightly short of the required 250 feet (227' for Block C and 241' for Block B & F). The block widths of Blocks C, D and E are further reduced as you go east by the existing geometry of Northlake Boulevard, which shifts northward as you go east. The block widths proposed for Blocks C, D, E, B and F are a result of site and design constraints, and continue to meet the intent of the Design Standards by allowing for the grid-like, walkable street network desired for the Town Center.

**Waiver Request #2**

The Avenir PCD Development Standards stipulates that buildings be setback a minimum of 50 feet from the "Southern boundary (along Northlake Boulevard)". On approved Master Plan for the Avenir PCD the required 50-foot-wide Northlake Boulevard Parkway Buffer is south of the Parcel B Town Center district boundary. As such, if the buildings were setback 50 feet from the southern district boundary the buildings in the Town Center would be setback a minimum of 100 feet from the Northlake

Boulevard right-of-way. In discussions with staff, it has been determined that the desire is to create pedestrian activity along the project's Northlake Boulevard frontage and within the Northlake Parkway Buffer. In response, the applicant is providing six (6) buildings fronting on Northlake Boulevard. Special attention has been afforded to ensure superior four-sided architecture of these buildings and to provide spaces for comfortable outdoor restaurant dining to further activate this area. As indicated on the submitted Site Plan, five (5) commercial bays are designated adjacent to Northlake Boulevard for restaurant uses, each with outdoor seating areas, totaling over 2,600 square feet of outdoor dining area within these buildings. A large portion of the outdoor dining area is under architectural awnings and trellises providing shade. To achieve the desired design outcome of pedestrian activity along the project's Northlake Boulevard frontage, the applicant is requesting a waiver to the required minimum building setback to the southern district boundary to allow buildings to be within seven (7) feet of the district boundary.

### Waiver Request #3

The Avenir PCD Development Standards stipulates a minimum clear sidewalk area for Premier, Primary and Secondary Streets. As indicated in the Analysis of Conformance with Avenir Development Standards portion of this narrative, all Premier and Secondary streets provide the required clear sidewalk areas. The applicant is requesting a waiver for only a small portion of a proposed Primary Street. The Avenir PCD Development Standards stipulate that a minimum of sidewalk clear area of eight (8) feet be provided on Primary Streets. As illustrated on the submitted site plan and cross sections, two (2) Primary Streets are proposed; one (1) west-east oriented street and one (1) north-south oriented street. Both Primary Streets provide a 12-foot-wide multi-use path on one side of the Street, and the west-east oriented Primary Street provides the required 8-foot clear sidewalk on the other side of the street. The north-south oriented Primary Street provides blocks with 5- and 6-foot clear sidewalk on the other side of the street. The reduced clear sidewalk with is a result of lane geometry and the desire to provide for an adequate landscape zone. As such, the applicant is requesting a waiver to allow relief from up to three (3) feet of clear sidewalk on the west side of the north-south oriented Primary Street. Given that a 12-foot wide multi-use path is provided along all Primary Streets, the applicant believes the small portions of 5- and 6-foot clear sidewalks continue to meet the intent of the Avenir PCD Design Standards.

### Waiver Request #4 and #5

The Avenir PCD Development Standards stipulate that parking lots provided on Secondary Streets be separated from the street by a minimum five (5) foot wide landscape strip with a minimum three (3) foot tall hedge or garden wall, and further that any parking lot on a Secondary Street that extends more than 150 feet provide shaded pedestrian seating comprising of a minimum of 90 square feet in size. As depicted on the submitted site plan and landscape plan, the large majority of the Secondary Street interaction with parking areas comply with these criteria. However, there is a small portion of the Secondary Street, on the south side of the Secondary Street located south of Building 1, for a distance of approximately 520 feet where the required landscape strip, hedge and shaded seating is not provided. Building 1 is intended to be utilized as a Grocery Store with a drive-thru Pharmacy and is an important component of the Town Center. The Grocery Store is a necessary service for the Avenir Community and acts to anchor the Town Center and to attract other quality tenants. The Grocery Store, like all large retailers, has design criteria that require efficient and convenient access to the store's main entry and stipulates that this area be free from obstructions. As such, the applicant is requesting a waiver from the required landscape strip, hedge and seating in this area. It should be noted that the north side of the Secondary Street in this area provides for shade-producing landscaping,

seating and a minimum 5-foot clear sidewalk to provide pedestrian refuge and access to retailers on the north side of the Secondary Street.

#### Waiver Request #6

The Avenir PCD Development Standards require minimum ground floor building openings, expressed as a percentage of the façade and defined as windows, doors or arcade openings, for all building facades facing Premier, Primary and Secondary Streets. As depicted in the Ground Floor Opening Summary Table above and on the submitted Architectural Elevations, the minimum required ground floor opening is provided for all buildings included in the architectural package with the exception of Building 1 and Building 4. Buildings 1 and 4 are located on Secondary Streets where the Design Standards require 50% of the façade provide ground floor openings. Building 1 and Building 4 provide 32% and 35%, respectively. Building 1 is intended to be a Grocery Store with drive-thru Pharmacy, and Building 4 is intended to be a Pharmacy with a drive-thru window. The percentage of ground floor openings is limited by the tenant's desire to make optimal use of the interior space, to ensure the successful implementation of the store's business concept, to promote of energy efficiency, and to create a positive consumer experience. National tenants have very specific design requirements because they have invested heavily in their business models including specific layouts that guide shoppers through the stores and provide an environment conducive to a pleasant, efficient shopping experience. The store designs promote energy efficiency by reducing the need for extra temperature control necessitated by numerous ground floor openings. Due to these strict requirements of these tenants a waiver is being requested to allow Building 1 to provide 35% ground floor openings in lieu of the required 50%, and Building 4 to provide 32% ground floor openings in lieu of the required 50%. The applicant believes that the variety of architectural colors, materials and features, including building pedestrian cover that meets the requirements of the Avenir PCD Design Standards, ensures the buildings continue to meet the high-quality standards envisioned for the Town Center.

#### Waiver Criteria Compliance

Consistent with the requirements of Section 78-158 of the City's LDRs, the waiver request shall comply with a majority of the criteria listed within the code. The City's waiver criteria are listed below in bold and the responses follow.

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

With the aforementioned waivers, the applicant is requesting to deviate from standards set by the Avenir PCD Development Standards to create an urban, pedestrian-oriented commercial Town Center for the Avenir community. The proposal to create this pedestrian-oriented Town Center is consistent with the requirements of Policies 1.1.1.15. and 1.3.6.3. of the Future Land Use Element of the City's Comprehensive Plan. These policies require a pedestrian-oriented environment, and for the City to encourage walking within the City. As stated above, the proposed Avenir Town Center provides for many pedestrian facilities. As such, the request is consistent with the City's Comprehensive Plan.

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

The purpose and intent of this Section 78-158 is to promote creative and innovative design through the planned development process. With the waiver requests, the applicant is able to provide a

contemporary, successful commercial district for the Avenir community. As such, the waiver requests are consistent with the purpose and intent of Section 78-158.

**(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.**

With the requested waivers from the Avenir PCD Development Standards, the applicant will be creating an environment that is as easy for pedestrians and motorists to access from the Avenir network roads, and that will allow for an innovative and successful Town Center consistent with City standards.

**(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.**

As indicated above in the Compliance Analysis Charts, with the exception of the requested waivers outlined above, the Avenir Town Center Site Plan application meets or exceeds the standards set forth for the Town Center. The Town Center exceeds the minimum standards for the provision of open space and landscaping points, and the provision of public gathering space.

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

The proposed Avenir Town Center employs various innovative techniques in its design, such as building layouts, creation of large plazas, greens and parks, contemporary architectural style and enhanced pedestrian facilities and architectural amenities. The request for the referenced waivers from the Design Guideline standards is consistent with these efforts.

**(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 proposed waivers and site plan will not impact the existing upland preserve areas or the drainage for the site. As such, this criterion has been met.

**(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.**

As required by the City's Comprehensive Plan, Zoning Code and the Avenir PCD Development Standards, the Avenir Town Center features a pedestrian-oriented environment which provides linkages to the adjacent arterial roadways of Northlake Boulevard and Coconut Boulevard. Additionally, the project provided over 4.6 acres for the creation of public plazas, community greens, linear parks and a dog park, all of which will greatly benefit the residents of Avenir and the Palm Beach Gardens community at large.

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

The requested waivers will only affect the internal layout of the Avenir Town Center. The Town Center will be screened by landscape buffers along Northlake Blvd and Coconut Blvd. No adverse impacts are being created due to the requested waivers.

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

The requested waivers allow for the functionality of a modern commercial district within a modified grid pattern for streets within the project. The additional landscaping, open space, plaza areas and pedestrian facilities were not provided for economic reasons.

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

The requested Avenir Town Center site plan, street layout and sidewalk widths and locations are compatible to the Avenir PCD Master Plan, the Development Standards, the approved Avenir PCD construction plans and proposed plans for adjacent neighborhoods. As such, the request meets this criterion.

**(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.**

As previously stated, the requested waivers allow for the functionality of a modern commercial district within a modified grid pattern of streets within the project. The proposed waivers will not be injurious to the area or detrimental to the public health, safety and welfare. The applicant believes the pedestrian orientation of the site plan will encourage more walking by the community's residents, assisting their health and safety.

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