

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- | | |
|--|--|
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other <input type="text"/> |

Date Submitted:

Project Name: Avenir- Town Center Phase 1A

Owner: Avenir Development LLC

Applicant (if not Owner): Same

Applicant's Address: 777 S Flagler Dr, Suite 500 E, West Palm Beach, FL 33411 Telephone No. 305-510-7958

Agent: Cotleur & Hearing

Contact Person: Donaldson E. Hearing E-Mail: dhearing@cotleur-hearing.com

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

Agent's Telephone Number: 561-747-6336

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

Architect: Zyscovich Architects

Engineer: Ballbe & Associates, INC.

Planner: Cotleur & Hearing

Landscape Architect: Cotleur & Hearing

Site Information:

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

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

Address: 12200 Northlake Blvd.

Section: 15 Township: 42 Range: 41

Property Control Number(s): 52414215000001040

Acreage: _____ Current Zoning: MXD PCD Requested Zoning: MXD PCD

Flood Zone ^X _____ Base Flood Elevation (BFE) – to be indicated on site plan ^{N/A} _____

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.: _____
See attached narrative

Proposed Square Footage by Use: See attached Narrative

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):
See attached narrative

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: Please see the 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. There is no rezoning with this request.

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.

Specifically there will be art locations along the Premier streets. These art elements will be added when their locations are submitted for site plan review.

6. Has project received concurrency certification?

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

Date Received:

[Empty box for 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 Daniel E. Lopez
Vice President-Authorized Signatory who, being by me first duly sworn, on oath deposed and says:

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

Name of Owner: Daniel E. Lopez

[Signature] Lopez E. Daniel, Vice President
Signature of Owner 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

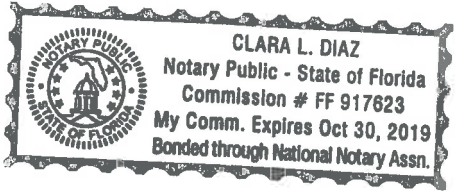
dlopez@waterstonebuilders.com

E-mail Address

Sworn and subscribed before me this 8th day of November, 2018.

[Signature]
Notary Public

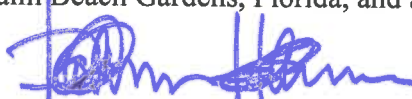
My Commission expires:



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

Donaldson E. Hearing

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

Telephone Number

Contract Purchaser

Fax Number

dhearing@coteleur-hearing.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

11/8/18
Date

Daniel E. Lopez
Owner printed name

5241421500001040
Property Control Number

DESIGNEE/BILL TO:

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

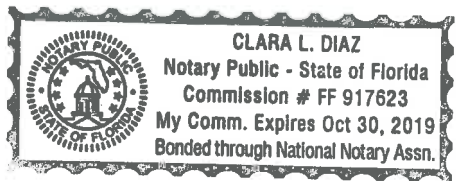
STATE OF Florida

COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 8 day of November, 2018, by Daniel Lopez. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary public signature

Printed name



State of _____ at-large

My Commission expires: _____

Avenir - Town Center Phase 1A

Site Plan Review Application

September 11, 2020

Request:

On behalf of the property owner, Avenir Development LLC, please accept this as our formal request for Site Plan Approval for Phase 1A of the Avenir Town Center District on 14.69 acres within the Town Center District (Parcel B) of the Avenir Planned Community Development (PCD). The development of the Town Center District is being triggered by the development applications for single family homes within Parcel A. The Town Center will serve as an amenity to the community and to the City of Palm Beach Gardens. The Avenir PCD is approximately 4,763 acres and is located north of Northlake Boulevard, south of Beeline Highway, and west of I-95 and the Turnpike. The subject site is located within the southwestern portion of the Town Center District and is directly adjacent to Northlake Blvd.

The Town Center consists of a total of 83.61 acres (84.39 acres per survey) and will contain a variety of uses. Approximately 250 multi-family homes, 400,000 square feet (SF) of commercial, and 150 hotel rooms, as approved on the master plan, will be located within the Town Center. As shown on the attached site plan, Phase 1A (approximately 14.69 acres) will contain primarily Commercial Retail uses. Including, a Grocery store, Retail with a liquor store (Minor Conditional Use), Drugstore or Pharmacy with drive through (Major Conditional Use), General Retail, Restaurant, General (Major Conditional Use), Restaurant, Specialty with drive through, and Restaurant, Quality. Along with the listed uses, the applicant is seeking approximately 2,011 square feet (SF) of outdoor seating. In addition to the site plan approval request we have included requests for the major and minor conditional uses under separate cover.

Consistent with the approved PCD master plan and Development Standards, the proposed site plan includes a portions of the required "Premier" street. On-street parking is proposed along the Premier Street. With enhanced sidewalks and landscaping on both sides of the streets, the requirements listed in the Development Standards are being exceeded.

In addition, Secondary streets are included intersecting the Premier street, creating a grid like pattern of development. Consistent with the design requirements, commercial buildings have been located along the Premier and Secondary street frontages. In the locations where buildings are not being provided, landscaped open spaces with pedestrian amenities have been provided. Buildings will be one to two stories but will all have at least two story scaled features.

There are some features of the site plan that deviate from the approved Development Standards. However, the Town Center has been and will continue to be designed to balance the needs and safety of pedestrians and motorists visiting the site. Deviations from the approved Development Standards will have corresponding waivers.

Project History:

The Avenir Planned Community Development (PCD) was approved by City Council on May 5, 2016 with the adoption of Ordinance 3, 2016, Ordinance 4, 2016, and Resolution 4, 2016. The 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.

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 from 3,000 to 2,690 units (-310 units); add 960 Age-Restricted standard single family units; and decrease the Professional Office use from 1,940,000 square feet to 1,800,000 square feet (-140,000 square feet).

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. Several new PCD amendments have been approved since that have impacted the Town Center. A PCD amendment is in the review process currently for changes to the development program as well as the access points along Northlake Boulevard.

Location:

Parcel ID: 52414128010010030

The Avenir PCD is located within northeastern Palm Beach County and is within the municipal boundary of Palm Beach Gardens. Avenir is located on the North side of Northlake Boulevard and west of Beeline highway. A list of parcel control numbers identifying the properties included within this site plan application can be found above. The Avenir PCD is approximately 4,763 acres, 4.5 miles long (North-South) and 2.5 miles wide (East-West). The Avenir Town Center consists of a total of 84.39 acres, as identified on the attached survey. The site plan application for Phase 1A consists of 14.69 acres located in the southwestern portion of the Town Center District.

The Town Center Commercial District is surrounded by residential and office uses. Abutting the north and eastern boundary of the Town Center District is residential parcel A. To the west, Coconut Boulevard separates the Town Center from Parcel D-Workplace District. To the south is Northlake Boulevard.

| TOWN CENTER ABUTTING USES AND SETBACKS | | | |
|--|--|----------------------------|------------------------------|
| BOUNDARY | ABUTTING USE | BUFFER/SETBACK REQUIREMENT | BUFFER/SETBACK PROVIDED |
| NORTH | PARCEL A-RESIDENTIAL | 15' SETBACK | N/A |
| SOUTH | NORHLAKE BLVD. | 50' PARKWAY BUFFER | 50' PARKWAY BUFFER WITH PATH |
| EAST | PARCEL A-RESIDENTIAL | 15' SETBACK | N/A |
| WEST | AVENIR CONNECTOR ROAD/PARCEL D-WORKPLACE | 15' SETBACK | 15' SETBACK |

*The Town Center Phase 1A site plan does not abut the north or east district boundaries, thus no setback is required.

Land Use and Zoning:

The subject site is roughly 18% of the overall Town Center District. The future land use designation is MXD (Mixed Use) and the zoning is Mixed Use with a Planned Community Development Overlay (MXD/PCD). As stated previously, the site is located within the Parcel B-Town Center District, and is bounded to the north and east by residential Parcel A. To the west an 80’ Avenir Connector roadway separates the Town Center from Parcel D-Workplace District. To the south is Northlake Boulevard. For context, the zoning and land use designations of properties adjacent to the Avenir PCD are as follows.

| EXISTING SURROUNDING ZONING AND LAND USE | | | |
|--|---|-------------------------------------|--|
| NORTH | North Palm Beach County General Aviation Airport | Public Ownership (PO) | Utilities and Transportation- (UT) |
| | Hungryland Slough | PBG-Conservation (Cons) | PBG-Conservation (Cons) |
| | Caloosa (Residential) | PBC-Agriculture Residential (AR) | PBC-Rural Residential 10 (RR10) |
| SOUTH | Vacant (portion approved as Shops at Indian Trails) | PBC-PO, MUPD, AR, RE | PBC-CL/RR-5, RR10, RR2.5 |
| | Pierce Hammock Elementary School | PBC-Agriculture Residential (AR) | PBC-Rural Residential 10 (RR10) |
| | The Acreage (Residential) | PBC-Agriculture Residential (AR) | PBC-Rural Residential 10 (RR10) PBC-Rural Residential 20 (RR20) |
| | Vacant | PBC-Agriculture Residential (AR) | PBC-Rural Residential 20 (RR20) |
| EAST | North County General Aviation Airport | PBC-Public Ownership (PO) | PBC- Utilities and Transportation (U/T) |
| | Loxahatchee Slough | PBG-Conservation (Cons) | PBG-Conservation (Cons) |
| | PBG Municipal Golf Course | PBG-Golf (G) | PBG-Public & Institutional (P/I) |
| | Ancient Tree PUD | PBG-Planned Unit Development (RL-2) | PBG-Residential Low (RL) |
| WEST | Vacant (Mecca Farms) | PBC-Agriculture Residential (AR) | PBC-Rural Residential 10 (RR10) |
| | The Acreage (Residential) | PBC- Agriculture Residential (AR) | PBC-Rural Residential 10 (RR10) PBC-Rural Residential 2.5 (RR2.5) |

Access:

Access to the site will be from Northlake Blvd. and the future Coconut Blvd. Along Northlake Blvd. (six lane divided highway) there will be a Premier Street entrance, Secondary Street Entrance, and Primary Street entrance. Numerous pedestrian connections will be provided from the extensive internal sidewalk network within the Town Center to the adjacent pedestrian pathways along the 50-foot wide Northlake Blvd. Parkway buffer and 20-foot wide Coconut Blvd. buffer.

Town Center Roadway Tracts:

The Town Center has three main roadway types, Secondary Streets, Primary Streets, and Premier or Main Street. Organized in a Block layout these streets have been designed according to the Avenir Development Standards. As required, all of the roadway tracts will be platted separately. Once platted, the roadway tracts will be dedicated to the Avenir Community Development District (CDD). The proposed roadway layout of the Town Center has one Premier Street running north-south, one Primary Street running north-south, and one Secondary Street running north-south. The main entrance to the Town Center will be from

Northlake Blvd. and will lead to Phase 1A of the Town Center. Waivers to the Development Standards are being requested, but for a majority of the Town Center roadway network all requirements are being met or exceeded; Including sidewalk widths, parallel parking dimensions, decorative surface treatments, pedestrian amenities, and landscaping.

Premier Street

The Premier Street is oriented north-south and will connect the Town Center to Northlake Blvd. Phase 1A of the Town Center only shows the portion of the Premier Street to be built in the first phase of development. Ultimately it is the goal of the developer to extend this Premier street into the development and provide additional retail opportunities.

The Premier Street will feature two 12-foot wide travel lanes, and 9-foot wide parallel parking spaces. As required by the Development Standards, the Premier Streets will have a 15-foot wide pedestrian path along either side of the street with a minimum of 8-foot wide clear area. The pedestrian area also features pavers, shade-providing landscaping, benches, other forms of street furniture with a maximum spacing of 300 feet, and decorative street lights. Pavers and decorative surface treatments are provided along a majority of the Premier Street and all cross walks. Phase 1A of the Town Center includes a portion of this Premier street. As the site matures and future tenants can be recruited, the remainder of the Town Center will be designed and the remainder of the premier street will be included with those additional phases.

Primary Street

The Primary Street will connect the secondary streets to the Town Center network. The Primary Street is not included with this phase of the Town Center and will be included in a later phase. The Applicant is proposing to create two main corridors within the Town Center, one a Premier Street and the other a Primary Street. Buildings along these corridors are pulled up to the street, and with the help of enhanced 4-sided architecture, are creating a unique sense of place within the Town Center.

Secondary Street

The Secondary Streets within the proposed Town Center site plan run east to west with a short section running north-south and connecting to Northlake Blvd. The Secondary Streets feature a 21-foot drive aisle and 6-foot sidewalks. When parking areas are provided to Secondary Streets, landscaping is provided in accordance with the Development Standards.

Site Analysis:

| Site Analysis: Avenir Town Center | | | |
|--|---|--------------------|------------|
| | Avenir PCD Development Standards and City's LDRs | Proposed Site Plan | Consistent |
| Development Area | 5 Acre | 14.69 Acres | Yes |
| Open Space | 10% | 32.99%* | Yes |
| Lot Coverage | 70% | 16% | Yes |
| Setbacks | | | |
| Front | 50 Feet from Northlake Blvd Additional Dedication and Utility Easements | 50 Feet | Yes |

| | | | |
|--------------------|--|---|-----|
| Side | 15 Feet from Residential Parcel A | N/A | Yes |
| Side Street | 15 Feet from Coconut Blvd | 20 Feet from Coconut Blvd | Yes |
| Rear | 15 Feet from Residential Parcel A | N/A | Yes |
| Building Height | 4 Story/65 Feet | 2 Story/40 Feet | Yes |
| Parking | 1/200 For Retail, and Fitness Center (Plus 1/200 For 3,848 SF of Outdoor Seating Area) = 818 Spaces Required | 554 Spaces (Including 42 Golf Cart Spaces) | Yes |
| Parking Space Size | 9'x23' On Street, 9'x18.5' Surface Parking With 26' Drive Aisle | 9'x23' On Street, 9'x18.5' Surface Parking With 26' Drive Aisle | Yes |
| Landscaping | Points Required | Points Provided | Yes |

*Note *1 Open Space shown is green space / pervious area. Open Space per 78-681 (b) (4) including pedestrian walkways and plazas equals 26%. Additionally, the open space does not include the 85' Parkway Buffer (50'+ 25 SUAE + 10' UE) or the proposed 40' Parkway buffer along Coconut.*

Site Plan Features:

Updates:

The Avenir Town Center Phase 1A has been through a series of revisions from the first plan that was submitted to the City for review. This was due to in part, changes to external roadway configurations, the Covid 19 Emergency, and challenges in providing a design that would function properly for the City of palm Beach Gardens and the retailers who will be occupying the space. The general layout of the Town Center has not changed but building orientations have shifted per comments made by Staff during the review and workshop meetings.

Building 1:

Building 1 has not changed in size or orientation, but it has shifted north to provide more room to the south for additional retail buildings. In moving Building 1 north the area that was proposed to be a parking lot is now proposed to be a dense natural landscape buffer. This buffer screens the loading and utility area located behind the large food retail building and has no visual breaks to the rear of the building. This was intentionally designed this way due to a common trend in the back of house designs within the region that allows clear views to the operational activities of a large food retailer.

Building 2 & 3:

The retail buildings located adjacent to Building 1 were shifted north in tandem with Building 1. The design largely stayed the same, but the breeze way that was originally designed to be between these two buildings and was subsequently removed has been added back. The golf cart parking palm courtyard also shifted north with Building 2 and 3 and provides direct access to the town center for residents of Avenir

who drive their golf carts. These retail buildings are designed with enlarged pedestrian areas and out door seating areas and architecture consistent with Building 1.

The pedestrian corridor that runs adjacent to Building 3 has remained largely consistent with the previous designs with several minor adjustments to provide for better traffic circulation and pedestrian safety. Landscaping and covered seating areas are provided in regular intervals along this pedestrian greenway to create an experience and break up the large expanse of pavement necessary for a retail Town Center in this location.

Building 4:

Building 4 was originally designed as a pharmacy with drive thru, the proposed site plan still shows this to be a Pharmacy with drive thru, but the placement of the building has been adjusted to the south-west corner. By pushing this building to the corner of Northlake and Coconut Boulevards it has anchored this corner of the Town Center and hidden the drive thru in the rear of the building. Due to the additional room now located in the rear of the building a large landscape island has been designed to screen the drive thru from the internal portions of the Town Center. The Pharmacy building has been designed to be consistent with the Town Center architecture in style and color. In working with an end user and purchaser of this pharmacy location the building is able to be designed according to the specifications of the company and later adjustments will not be necessary.

Building 5:

Retail Building 5 has changed from previous versions submitted to the City for review. This building has been reoriented to front the north-south Secondary street entrance from Northlake Blvd. The intent of the Applicant is to provide frontage along this secondary street and engage the street. A large plaza space was also designed at the north end of the building for additional activation. As with Building 4, Building 5 has been designed with 4 sided architecture.

Building 6:

Building 6 has changed from previous adaptations of the site plan as well. Building 6 has been positioned to front the Premier street entrance from Northlake Blvd. As with Building 5, Building 6 also has a large plaza area to the north. Parking is however located on the north and west sides of building 6. To accommodate the needs of specialty food retailers a drive thru has been designed on the west side of building 6 for the western most tenant bay. This drive thru is both screened from Northlake Blvd. and from the internal portions of the Town Center. In the extensive planning for this Town Center discussions with dozens of potential tenants made it imperative that this kind of facility be designed now so that future modifications would not be requested. Building 6 anchors the corner of the main entrance to the Town Center and sets the stage for future phases of development in regards to provided pedestrian and hardscape areas. 4-sided architecture is of course provided.

Building 7:

Building 7 is now the last building to be planned as part of Phase 1A of the Town Center. This building has been adjusted by removing the previously propoed drive thru on the eastern side. After discussions with retailers and taking City Staff comments into consideration it was found this location did not function as well as the drive thru location at Building 6. Building 7 anchors the opposite corner of the main entrance along the premier street entrance form Northlake Blvd. and also provides 4-sided architecture.

Overall:

The applicant is requesting site plan approval for an enhanced pedestrian focused Town Center for the Avenir Community. The proposed site plan for the Avenir Town Center will contain 7 proposed commercial buildings. These buildings are located on a grid of pedestrian-oriented streets. The proposed uses include Grocery store, Retail with a liquor store (Minor Conditional Use), Drugstore or Pharmacy with drive through (Major Conditional Use), General Retail, Restaurant, General (Major Conditional Use), Restaurant, Specialty with drive through, and Restaurant, Quality. These conditional use requests have been submitted for Staff's review.

Pedestrian Amenities:

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 and awnings to provide shade and cover. Benches and covered seating areas are located throughout the center to create a pedestrian friendly atmosphere. Another element that enhances the pedestrian experience is the landscaping. All of the interior landscaping has been designed with the forethought of its benefit to all visitors. Shade trees are being provided in excess of the required minimum sizes and the locations of the landscaping do not make for an inconvenient walking experience.

Expanded and multi-purpose sidewalks are located throughout the project and provide for an integrated and connected pedestrian friendly design. Covered seating areas are placed at regular intervals to enhance the walkability of the Town Center.

Parking:

The Applicant had previously performed a parking study and Traffic study for the proposed Phase 1A, but the proposed site plan provides parking in excess of code requirements. The Phase 1A site plan is providing 512 parking spaces and 42 Golf cart spaces. This is more than enough parking per code requirements for the proposed site plan and use square footages.

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 Phase 1A of the Town Center. The facility is made up of three main parts, a park and ride drop-off/pick-up area, 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. The parking locations are positioned on the west side of the Town Center. The Applicant recognizes that the Development Order suggests that the Park and Ride spaces be above and beyond that required by the Minimum Code parking. The Applicant has

Bike Sharing Station:

The Applicant has committed to encouraging multi-modal transportation throughout the Town Center. Bicycle racks are being provided in excess of 5% of the total parking provided. The Applicant is proposing to locate the required bicycle sharing station next to the pedestrian

greenway and directly adjacent 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.

Golf Cart Parking:

Golf Cart parking is located within Phase 1A 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 1A and has been designed as a multi-function plaza space with integrated landscape design to provide shade and visual interest.

Architecture:

The design firm selected by Avenir 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. Visual interest is achieved by the contrast of large straight-forward, right-angular architecture and linear design elements. The mixtures of textured and smooth finishes along with a rich palette of materials define architectural elements such as towers, overhanging roofs, and covered pedestrian areas.

Phase 1A contains 7 buildings of varying sizes. The building facades will 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 that will create scale and depth. The mix of these materials will provide for a unique development. All buildings are highly articulated and exceed the minimum standards of Avenir Development Standards. The design of the buildings creates visual interest and will encourage pedestrian activity.

There are a number of squares and pedestrian areas which lead to various focal points of the development. These areas are dynamic and include a variety of amenities, such as, benches, water features, and specialized landscape areas for gathering. This project will be architecturally unique and create a pedestrian oriented place for people to shop and enjoy.

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 trellises, green walls, and green screens. 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 better shade for open areas. The plant mix utilized within the first phase is provided below. This landscape design was created with particular attention to the attenuation of the architecture. Having landscape correspond to architectural design enhances the visual impacts of the site and provides a cohesive feeling. Thoughtful landscape design also extends into the species selection for the project. High quality species have been selected for their contribution to the site and their survivability.

Plant list:

| Botanical Name | Common Name |
|-----------------------------------|-------------------------------------|
| Canopy/Accent Trees | |
| ANNONA GLABRA | POND APPLE |
| BOUGAINVILLEA X `BARBARA KARST` ~ | BARBARA KARST BOUGAINVILLEA VINE |
| BULNESIA ARBOREA | VERAWOOD |
| BURSERA SIMARUBA | GUMBO LIMBO |
| BURSERA SIMARUBA ~ * ^ | GUMBO LIMBO |
| CASSIA BAKERIANA | PINK SHOWER TREE |
| CONOCARPUS ERECTUS SERICEUS ~ * ^ | SILVER BUTTONWOOD TREE |
| DELONIX REGIA | ROYAL POINCIANA |
| GARCINIA SPICATA | GARCINIA |
| HIBISCUS STANDARD~ | HIBISCUS TREE |
| ILEX 'EAGLESTON' | EAGLESTON HOLLY |
| JATROPHA INTEGERIMA ~ | JATROPHA |
| LIGUSTRUM JAPONICUM ~ ^ | JAPANESE PRIVET |
| LIGUSTRUM JAPONICUM ~ ^ | JAPANESE PRIVET |
| LIGUSTRUM JAPONICUM | JAPANESE PRIVET |
| LIGUSTRUM JAPONICUM~ | JAPANESE PRIVET |
| MYRCIANTHES FRAGANS | TWINBERRY |
| QUERCUS VIRGINIANA ~ * ^ | LIVE OAK |
| QUERCUS VIRGINIANA | LIVE OAK |
| QUERCUS VIRGINIANA `CATHEDRAL`~ | CATHEDRAL LIVE OAK |
| SWIETENIA MAHAGONI ~ * ^ | SWEET MAHOGANY |
| TAXODIUM DISTICHUM ~ * ^ | BALD CYPRESS |
| TAXODIUM DISTICHUM ~ * ^ | BALD CYPRESS |
| TIBOUCHINA GRANULOSA | PURPLE GLORY TREE |

| Palm Trees | |
|--|-------------------------------|
| ARCHONTOPHOENIX ALEANDRAEA | ALEXANDRA PALM |
| BISMARKIA NOBILIS `SILVER SELECT` ~ | SILVER BISMARK PALM |
| CHAMAEROPS HUMILIS ~ | EUROPEAN FAN PALM |
| CHAMAEROPS HUMILIS ~ | EUROPEAN FAN PALM |
| CHAMAEROPS HUMILIS~ | EUROPEAN FAN PALM |
| COCOS NUCIFERA `GREEN MALAYAN` ~ | COCONUT PALM |
| COPERNICIA ALBA | CARANDAY PALM |
| COPERNICIA BAILEYANA | BAILEYANA PALM |
| LIVISTONA DECIPIENS ~ | RIBBON PALM |
| PHOENIX HYBRID RECLINATA x ROEBELINII ~^ | RECLINATA ROEBELINII CROSS |
| PHOENIX ROEBELINII~^ | PYGMY DATE PALM |
| PHOENIX DACTYLIFERA `MEDJOOL` ~ ^ | MEDJOOL DATE PALM |

| | |
|---------------------------|------------------------|
| PHOENIX SYLVESTRIS ~ ^ | SYLVESTER DATE PALM |
| PTYCHOSPERMA ELEGANS ~ ^ | TRIPLE ALEXANDER PALM |
| PTYCHOSPERMA ELEGANS ~ ^ | ALEXANDER PALM |
| PTYCHOSPERMA ELEGANS ~^ | DOUBLE ALEXANDER PALM |
| PTYCHOSPERMA ELEGANS ~^ | ALEXANDER PALM |
| ROYSTONEA ELATA ~ * ^ | FLORIDA ROYAL PALM |
| ROYSTONEA ELATA ~ * ^ | FLORIDA ROYAL PALM |
| SABAL PALMETTO~ | SABAL PALMETTO |
| SABAL PALMETTO | CABBAGE PALM |
| SABAL PALMETTO ~ * ^ | CABBAGE PALM |
| SABAL PALMETTO ~ * ^ | CURVED CABBAGE PALM |
| THRINAX RADIATA | FLORIDA THATCH PALM |
| THRINAX RADIATA ~ * ^ | THATCH PALM |
| VEITCHIA MERRILLII ~ | CHRISTMAS PALM |
| VEITCHIA MONTGOMERYANA ~^ | MONTGOMERY PALM |
| VEITCHIA MONTGOMERYANA ~^ | TRIPLE MONTGOMERY PALM |
| VEITCHIA MONTGOMERYANA~^ | DOUBLE MONTGOMERY PALM |

| Shrubs | |
|--|----------------------------------|
| AGAVE AMERICANA `GAINESVILLE BLUE` ~ | GAINESVILLE BLUE AGAVE |
| AGAVE AMERICANA `GAINESVILLE BLUE` ^ | GAINESVILLE BLUE CENTURY PLANT |
| ALCANTAREA ODORATA | SILVER BROMELIAD |
| BOUGAINVILLEA X `BARBARA KARST` ~ | BARBARA KARST BOUGAINVILLEA VINE |
| CLUSIA GUTTIFERA ~ * ^ | CLUSIA |
| CLUSIA GUTTIFERA ~ * ^ | CLUSIA |
| COCCOTHRINAX BORHIDIANA | GUANO PALM |
| CODIAEUM VARIEGATUM `ELEANOR ROOSEVELT` | ELEANOR ROOSEVELT CROTON |
| CODIAEUM VARIEGATUM `FRANKLIN ROOSEVELT` ~ | CROTON |
| CORDYLINE TERMINALIS `AUNTIE LOU` ~ | AUNTIE LOU TI PLANT |
| CRINUM ASIATICUM `QUEEN EMMA` ~ | RED CRINUM LILY |
| CRINUM ASIATICUM `QUEEN EMMA` ~ | RED CRINUM LILY |
| ELEOCARPUS DECIPIENS | ELEOCARPUS DECIPIENS |
| ELEOCARPUS DECIPIENS | ELEOCARPUS DECIPIENS |
| ELEOCARPUS DECIPIENS | ELEOCARPUS DECIPIENS |
| FICUS REPENS | CREEPING FIG VINE |
| FURCRAEA GIGANTEA | FALSE AGAVE |
| PODOCARPUS MAKII ~ | PODOCARPUS |
| PODOCARPUS MAKII ~ | PODOCARPUS |

| | |
|--|--------------------------------|
| PODOCARPUS MAKII~ | PODOCARPUS |
| PODOCARPUS MAKII~ | PODOCARPUS |
| POLYALTHIA LONGIFOLIA PENDULA | INDIAN MAST TREE |
| SANSEVIERIA TRIFASCIATA `BLACK GOLD` | BLACK GOLD SANSEVIERIA |
| SCHEFFLERA ARBORICOLA "TRINETTE" ~ | TRINETTE COLUMN |
| TRACHELOSPERMUM JASMINOIDES | JASMINE VINE |
| TRACHELOSPERMUM JASMINOIDES | JASMINE VINE |
| ZAMIA FLORIDANA ~ * ^ | COONTIE |
| ZAMIOCULCAS ZAMIFOLIA | ZZ PLANT |
| ACALYPHA WILKESIANA `MACROPHYLLA` | RED COPPERLEAF |
| ANNUALS | ANNUALS |
| ARACHIS GLABRATA | PERENNIAL PEANUT |
| ARISTADA STRICTA BEYRICHIANA ~ * ^ | WIREGRASS |
| ASPARAGUS DENSIFLORUS `MEYERS` ~ | FOXTAIL FERN |
| BROMELIAD | BROMELIAD |
| BULBINE FRUTESCENS | YELLOW BULBINE |
| CHRYSOBALANUS ICACO ~ * ^ | COCOPLUM |
| CHRYSOBALANUS ICACO `HORIZONTAL` ~ * ^ | DWARF COCOPLUM |
| CHRYSOBALANUS ICACO ~ * ^ | COCOPLUM |
| CODIAEUM VARIEGATUM `MANGO` ~ | CROTON |
| FICUS MACROPHYLLA `GREEN ISLAND` | GREEN ISLAND FICUS |
| HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' | DOUBLE PEACH HIBISCUS |
| HIBISCUS ROSA-SINENSIS ~ ^ | HIBISCUS |
| ILEX VOMITORIA `SHILLINGS DWARF` ~ * ^ | DWARF YAUPON HOLLY |
| IXORA COCCINEA `NORA GRANT` ~ ^ | RED IXORA |
| JASMINUM VOLUBILE~ | WAX JASMINE |
| LIRIOPE MUSCARI ~ ^ | LIRIOPE |
| MUHLENBERGIA CAPILLARIS ~ * ^ | PINK MUHLY GRASS |
| PHILODENDRON `BURLE MARX` | BURLE MARX PHILODENDRON |
| PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~ ^ | DWARF PODOCARPUS |
| PODOCARPUS MACROPHYLLUS `PRINGLES` | DWARF PODOCARPUS |
| SCHEFFLERA ARBORICOLA `TRINETTE` ~ | DWARF VARIEGATED SCHEFFLERA |
| SERENOA REPENS `CINEREA` ~ * ^ | SILVER SAW PALMETTO |
| TRIPSACUM FLORIDANA ~ * ^ | DWARF FAKAHATCHEE GRASS |
| ZAMIA FLORIDANA ~ * ^ | COONTIE |
| CELEBRATION BERMUDA | BERMUDA |

Northlake Boulevard Buffer

The Avenir PCD master plan approved a 50' parkway buffer in front of the Avenir Town Center with an additional 35' of utility easements and 40' of additional right-of-way dedication. The site plan for Phase 1A proposes a 50' parkway buffer of universal design that will be an active recreational amenity and act

as a passive park. The design concept includes a 12' multi-modal path that meanders through native clusters of landscaping. This path is designed to be at the 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. It should be noted that the buffer has been designed to correspond to the architecture of the buildings and not act as a blanket screen. The proposed 50' parkway buffer is consistent with the intent of the Avenir Design Guidelines in its requirement of a 50' building setback from the right-of-way line.

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 25' tall are used in groupings along the corridor. Sabal and coconut palms provide visual diversity and provide continuity with the parkway buffer east of the Town Center. A formal row of large grey wood Royal Palms provide a sense of order and formality along Northlake Blvd. 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 night time effects.

Coconut Boulevard Buffer Concept

This landscape buffer will be complementary to the Northlake Blvd. parkway buffer but on a smaller scale. To remain consistent similar plant materials will be provided. However, to create a more defined corridor, street trees will be provided and equally spaced to create harmony. Coconut Blvd. will also contain a parkway buffer similar in design to what has been proposed for the eastern connector road.

Signage:

The applicant has prepared a master signage plan for the Avenir Town Center Phase 1A. The signs have been designed in conjunction with the Town Center Architects, Landscape Architects, and the specially selected signage consultant.

Pedestrian-Orientation:

Consistent with the adopted Development Standards for the project, the proposed Avenir Town Center provides a grid of Premier and Secondary Streets. A Primary street is to be constructed in a later phase. A block plan has been included with the submittal to better showcase the network of streets and accentuate how the buildings have been massed. An extensive network of enhanced sidewalks is provided on both sides of the streets. Pedestrian courtyards are planned throughout the district. Please note that signature architectural elements and shade structures are being provided as designed by Zyscovich Architects.

Lighting:

Decorative streetlights are being proposed throughout the Town Center District along the Premier and Secondary Streets. These decorative lights will remain consistent throughout the district and will be used along pedestrian courtyards and plazas. Within the parking areas, 25-foot tall functional LED light fixtures are proposed, consistent with City Code standards. Accent lighting will be provided along building facades, pedestrian plazas and courtyards, and landscaped areas.

Analysis of Conformance with Avenir Development Standards:

Below is an analysis of the proposed Avenir Town Center site plan and its compliance with the PCD's Development Standards. The analysis will determine what waivers will be needed to achieve the requested site plan.

Premier Street Frontage

| | Development Standards Requirement | Proposed Site Plan | Waiver? |
|---|--|--------------------|---------|
| Block Length | Maximum 600 Feet | 583 | No |
| Block Perimeter | Maximum 1,800 Feet | 1,853 | No |
| % Of Buildings At Build-To Line | 90% Of Building At Or Within 10 Feet | Provided | No |
| Maximum Lot Coverage | 70% | Provided | No |
| On-Street Parking | Required | Provided | No |
| Parking Space Size | 9' X 18.5' For 90 Degree Parking, 9' X 23' For Parallel | Provided | No |
| Parking Lot Along Street Frontage | Prohibited | Not Provided | No |
| Pedestrian Area | 15 Feet on Each Side of Street | Provided | No |
| Sidewalk Clear Area | 8 Feet | Provided | No |
| Pedestrian Covering, I.E. Awnings, Balconies, Arcades, Etc. | 60% | Provided | No |
| Central Plaza Provided | Encouraged. | Provided | No |
| Pedestrian Crossings | Decorative Surface/Pavers for Crosswalks, Intersections, Public Spaces | Provided | No |
| Tenant Frontage Size | Tenants Less Than 25,000 Square Feet in Size May Not Occupy More Than 120 Feet of Premier Street Frontage. Tenants Greater Than 25,000 Square Feet Shall Not Occupy More Than 300 Feet of Premier Street Frontage. | Provided | No |

| | | | |
|---|--|------------------------|----|
| Bicycle Lanes | No | Not provided | No |
| Elevation Features, Windows, Doorways, And Openings | 60% of The Length of the Elevation | Provided | No |
| Pedestrian Benches | Bench Every 300 Feet | Provided | No |
| Street Light Poles | Decorative Lights Required | Provided | No |
| Landscaping | Street Trees Located Every 30 Feet of Frontage. Minimum Heights 18 Feet – Trees 22 Feet – Palms | Street trees provided. | No |

*Note: *2 Enhanced pedestrian areas provided in cumulatively in excess of 8% per Development Standards sign Guidelines*

Secondary Streets

| | Development Standards Requirement | Proposed Site Plan | Waiver? |
|---------------------------------|--|--|---------|
| Block Length | Maximum 600 Feet | 583 | No *2 |
| Block Perimeter | Maximum 1,800 Feet | 1,853 | No *2 |
| % Of Buildings At Build-To Line | 65% Of Building At Or Within 10 Feet | Building #4,6 not within Build-to-zone | Yes |
| Maximum Lot Coverage | 70% | Provided | No |
| On-Street Parking | Required Except For Residential | Provided | Yes |
| Sidewalk Clear Area | 5 Foot Minimum | Provided | No |
| Bicycle Lanes | No | No | No |
| Pedestrian Benches | Shaded Sitting Area Every 150 Feet of Parking Lot Frontage | Provided | No |

| | | | |
|--------------------|--|----------|----|
| Street Light Poles | Decorative Lights Required | Provided | No |
| Landscaping | Street Trees Located Every 30 Feet of Frontage. Minimum Heights 14 Feet – Trees and Palms 5-Feet of Landscaping Between Secondary Road Pedestrian Area And Parking Lot | Provided | No |

*Note:*2 Enhanced pedestrian areas provided in cumulatively in excess of 8% per Development Standards.*

Waiver Summary Table:

| | Development Standards Section/LDR | Required | Proposed | Waiver? |
|---|---|--|---|--|
| 1 | Parallel Parking Along Secondary Streets | Yes, Except for Residential | Parallel spaces are proposed on one Secondary Street | Waiver to Development Standards Regulation for Parallel Spaces |
| 2 | Building Setback, Build-to-zone Requirement | 65% of building located within 10' of secondary street build-to-line | 100% of building #4 and #6 located more than 10' from build-to-line of the Secondary Street | Waiver for 100% of Building #4 and #6 setback distance from Secondary Street |
| 3 | Town Center-Block Length | Minimum 250-Feet Not to Exceed Maximum 600-Feet *2 | Minimum not met, 242-Feet | Waiver for block length less than minimum by 8-feet |
| 4 | Drive Through Lane | Waiver required for Drive through Lanes | 3 Drive throughs | Waiver requested for the presence of the Drive throughs |

Due to the changing development standards and market driven commercial standards, several waivers will be required from the Avenir Development Standards and the City of Palm Beach Gardens Land Development Regulations. The utilization of innovative design and creation of a completely unique development has triggered the need to deviate from the approved Development Standards, which were created prior to the conceptual designs and building layouts from Zyscovich Architects and Cotleur & Hearing. A comprehensive list of waivers and justifications is included below.

Waiver #1 - Waiver #1 is in reference to the Avenir Town Center Development Standards Secondary Streets section, which requires parallel parking to be provided along secondary streets. The use of innovative design and changing development standards based on individual end users has made the inclusion of on-street parking along a majority of the Secondary Streets not possible. Increased pedestrian

amenities are planned along these streets to provide for a more walkable environment. At Staff's request, on-street parallel parking was removed from the Secondary Streets. Instead, dense landscape and pedestrian covered seating areas were added to create a more walkable streetscape.

Waiver #2 - Waiver #2 is in reference to the Avenir Town Center Development Standards Building Setback requirement along Secondary Streets. Building #4 is located at the south west corner of the Town Center and is pushed up against the Northlake Parkway Buffer. Due to this, 100% of Building #3 is located outside of the 10' maximum setback from the Secondary Street Build-to-line. Due to the shape of the building and the retail operational standards of the end users the building it is located further than 10' from the Northlake Blvd. Build-to-line. Building #4 is proposed to have 4-sided architecture and will be engaging the corner of the Town Center. Building #6 is also proposed to be outside of the 10' to a build-to-zone for the secondary street due to it engaging Northlake Blvd. at the main entrance to the Town Center. This building is proposed to have 4 sided architecture and pedestrian plaza space on the northern side.

Waiver #3 - Within Phase 1A of the Town Center there are four blocks. Block E does not meet the minimum length of 250-feet as outlined within the Design Standards. This shortened block length is located along the Secondary street. The corridors created along the Streets have been designed with shorter block lengths to provide for greater walkability and connectivity through the Town Center. An important note when discussing the intended purpose of a block length requirement is to improve the walkability of a development. Taking all of the architectural elements and pedestrian amenities into consideration, the intent of the block length requirement is not lost due to the requirements of the Development Standards not being met.

Waiver #4 - Waiver #7 is being requested for the presence of a drive through associated with the uses within the Town Center. As highlighted within the Avenir Development Standards for the Town Center, the presence of drive throughs is not prohibited. Contingent upon the design considerations within the Development Standards being satisfied, the presence of a drive through is allowed. The need for specific tenants to have a drive through is without question. The Applicant has created a pedestrian oriented Town Center with a variety of multi-modal elements. However, without the incorporation of automobile elements the Town Center would not operate effectively. Without the presence of a drive through it would not be possible to attract a variety of specialty users.

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 in *italics*.

(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 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 commercial district for the Avenir community. Please note that the applicant is providing additional landscaping and pedestrian amenities. 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 waiver for the variation to the Design Guideline standards, the applicant will be creating an environment that is as easy to access for pedestrians as well as motorists. The proposed site plan provides a 12-foot wide sidewalk within the Northlake Blvd and Coconut Blvd parkway. The proposed Avenir Town Center features unique and contemporary buildings which possess architectural interest and significance. The requested waivers will allow the creation of a high-quality aesthetic environment within the Avenir Town Center District consistent with City standards. Along the street frontages pedestrian covering and areas of interest are provided. These sidewalk amenities will be used as hundreds of Avenir residents will be within a five-minute walk to the Town Center.

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

As indicated above, the Avenir Town Center Site Plan application PUD exceeds several of the minimum standards including the provision of open space and landscaping points. In addition, the proposed landscaping within the project exceeds the City's landscaping standards.

(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, contemporary architectural style and enhanced pedestrian facilities. 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 Development Standards, the Avenir Town Center features a pedestrian-oriented environment which provide linkages to the adjacent arterial roadways of Northlake Blvd and Coconut Blvd. A contemporary architecture is being proposed.

(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 the approved landscape buffers along Northlake Blvd and Coconut Blvd.

(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, aiding to their health and safety.



**Cotleur &
Hearing**

1934 Commerce Lane · Suite 1 · Jupiter · Florida · 33458
561-747-6336 · Fax 561-747-1377 · Lic.# LC-C000239

Donaldson E. Hearing, PLA, ASLA, LEED
Principal
Cotleur & Hearing
561-747-6336
dhearing@cotleur-hearing.com