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:
☐ Planned Community Development (PCD)  ☐ Annexation
☐ Planned Unit Development (PUD)  ☐ Rezoning
☒ Amendment to PCD, PUD or Site Plan  ☐ Site Plan Review
☐ Conditional Use  ☐ Concurrency Certificate
☐ Amendment to the Comprehensive Plan  ☐ Time Extension
☐ Administrative Approval  ☐ Miscellaneous
☐ Administrative Appeal  ☐ Other

Date Submitted:

Project Name: Avenir PCD Amendment for Medical Uses

Owner: Avenir Holdings, LLC

Applicant (if not Owner): Same

Applicant’s Address: 550 Biltmore Way, Suite 1110 Telephone No. (305) 461-2440

Agent: Urban Design Kilday Studios, Ken Tuma, Managing Principal

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

Agent’s Mailing Address: 610 Clematis Street, #CU-02, West Palm Beach, FL 33401

Agent’s Telephone Number: (561) 366-1100

FOR OFFICE USE ONLY

Petition Number: __________________ Date & Time Received: __________________

Fees Received

Application $ __________________ Engineering $ __________________

Receipt Number: __________________
Engineer: 
Planner: Urban Design Kiday Studios
Landscape Architect: Urban Design Kiday Studios

**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: 12001 Northlake Boulevard

Section: See attached  Township: 41, 42  Range: 41

Property Control Number(s): See attached

Acreage: 4,762.9 ac  Current Zoning: MXD PCD  Requested Zoning: MXD PCD

Flood Zone B  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.:  
N/A

Proposed Square Footage by Use: N/A

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):  
Not applicable
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 seeking a PCD Master Plan amendment to shift all the approved medical uses onto Parcel D. In addition, the list of permitted uses within the PCD is proposed to be amended to include Emergency Departments as a major conditional use. Please see the Project Narrative for additional information.

2. What will be the impact of the proposed change on the surrounding area?
No proposed change in the development program with this request. The request is to shift approved medical office area to Parcel D within the PCD. As no increase in the development program is proposed, there will be no increase in impact to surrounding properties. Please see the Project Narrative for additional information.

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 as this is not a rezoning 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 2,407-acre Avenir Conservation created through the adoption of Resolution 4, 2016. This request 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)?

Art in Public Places requirements will be addressed during the applicable site plan application.

6. Has project received concurrency certification?

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

Date Received: May 5, 2016

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 Boulevard (street/road).
Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Manuel M. Mato, VP of Avenir Holdings 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 PCD Amendment in the City of Palm Beach Gardens, Florida.

3. That he/she has appointed Ken Tuma of Urban Design Kilday Studios to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Holdings, LLC
Signature of Owner
777 S. Flagler Drive, Suite 500 E
Street Address

Manuel M. Mato, Vice President
By: Name/Title
West Palm Beach, FL 33401
City, State, Zip Code

P. O. Box
(305) 562-7545

Telephone Number
mmato@waterstonebuilders.com
E-mail Address

Sworn and subscribed before me this 3rd day of May, 2019.

Notary Public

My Commission expires:

CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917823
My Comm. Expires Oct 30, 2019
Bonded through National Notary Assn.
Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared David Serviansky 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 a PCD Amendment in the City of Palm Beach Gardens, Florida.

3. That he/she has appointed Ken Tuma and Urban Design Kilday Studios to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: AVENIR DEVELOPMENT, LLC

Signature of Owner

550 Biltmore Way, Suite 1110
Street Address

P. O. Box
(305) 461-2440
Telephone Number
ds@landstardevelopment.com
E-mail Address

Sworn and subscribed before me this 18th day of June 2019.

Notary Public

My Commission expires:

CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917623
My Comm. Expires Oct 30, 2019
Bonded through National Notary Assn.
**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**  

<table>
<thead>
<tr>
<th>Owner</th>
<th>Ken Tuma, Urban Design Kilday Studios</th>
</tr>
</thead>
<tbody>
<tr>
<td>Optionee</td>
<td>610 Clematis Street, #CU-02</td>
</tr>
<tr>
<td>Lessee</td>
<td>West Palm Beach, FL 33401</td>
</tr>
<tr>
<td>Agent</td>
<td>(561) 366-1100</td>
</tr>
<tr>
<td>Contract Purchaser</td>
<td>(561) 366-1111</td>
</tr>
</tbody>
</table>

Fax Number  
ktuma@udkstudios.com  
E-Mail Address
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.

May 3, 2019

Date

Owner signature

Manuel M. Mato, VP of Avenir Holdings, LLC
Owner printed name

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 3rd day of May 2019, by Manuel M. Mato, VP of Avenir Holdings, LLC. He or she is personally known to me or has produced as identification.

Clara L. Diaz  
Printed name

State of Florida at-large  
My Commission expires:  

Notary public signature
Request
Avenir Development, LLC, the owner and developer of a portion of the Avenir property, and Avenir Holdings, LLC, the owner of a portion of the Avenir property, are proposing an amendment to the project’s Planned Community Development (PCD) Development Standards and Master Plan to address several items with regards to future development at the site.

The Applicants are seeking the following changes to the Avenir PCD:

- **Driveways:** The approved driveway from Northlake Boulevard to Parcel D is proposed to be shifted to approximately 1,500 linear feet west of Coconut Boulevard. This location has been approved by Palm Beach County and is consistent with the Northlake Boulevard widening plans. This driveway will be a full intersection as the driveway will line up with an approved driveway on the south side of Northlake Boulevard.

- **Master Plan:** Modify the adopted Master Plan to group all approved medical uses within Parcel D. Parcel D is located at the northwest corner of Northlake Boulevard and Coconut Boulevard and consists of 110 acres. On the approved PCD Master Plan, 100,000 square feet of medical office use is approved within both Parcels C and D. With this request, we are seeking to shift 100,000 square feet of medical office from Parcel C to Parcel D to accommodate a planned health care hub within Parcel D.

- **Master Plan:** Shift 155,000 square feet of approved retail space from Parcel B to Workplace Parcel D. This approved retail space was not included in the current site plan for the project’s commercial district in Parcel B.

- **Avenir Development Standards:** Amend the Development Standards for the PCD as follows:
  - Revise the definition of the Emergency Health Care permitted, which is currently defined as “Emergency health care are establishments not affiliated with a hospital or hospital emergency room, providing walk-up emergency medical care.” The Applicants are seeking to modify this condition to include emergency health care providers who are affiliated with a hospital.
  - Modify the Development Standards to allow the Private Outdoor Recreation use within the Town Center district (Parcel B) as a conditional use. Currently, Private Outdoor Recreation uses are permitted uses and only within Parcel A.
  - Modify the public space requirements for Parcel D to include this standard: “In addition to the above requirement, Parcel D shall provide additional gathering area(s) where residents can meet during their workday activities. This area shall include shaded pedestrian seating areas and wider sidewalks. This gathering area shall be a minimum of one acre in size.”
Location
Avenir is generally located in northeastern Palm Beach County within the municipal limits of the City of Palm Beach Gardens and is approximately 4.5 miles in its longest dimension (north-south), and 2.5 miles in its widest dimension (east-west). The site has been given a situs address of 12001 Northlake Boulevard. The list of property control numbers by which the Property Appraiser’s office identifies the property is included as part of the City’s Development Application.

The subject site has a Mixed Use (MXD) future land use designation and a Mixed Use zoning designation with a Planned Community District (PCD) overlay. The site is currently under development.

The table below summarizes the existing Land Use designation, Zoning designation, and use of the surrounding properties.

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<th>DIRECTION</th>
<th>EXISTING USE</th>
<th>ZONING</th>
<th>LAND USE</th>
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<td>The Acreage (Residential)</td>
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<td>PBC - Rural Residential 10 (RR10) PBC - Rural Residential 20 (RR20)</td>
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<td>PBG - Public &amp; Institutional (P/I)</td>
<td>PBG - Golf (G)</td>
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<td>PBG – Planned Unit Development (RL-2)</td>
<td>PBG - Residential Low (RL)</td>
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**History**

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 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 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).

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.

On November 1, 2018, the City Council adopted Resolution 67, 2018, which approved a 469-unit age-restricted, single-family residential subdivision on 195 acres within Parcel A.

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 City Hall 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.

Amend Master Plan

The Applicant is requesting a modification to the approved Master Plan to shift 100,000 square feet of medical office space from Parcel C to Parcel D. This change would place all of the approved medical office space within Parcel D allowing for the creation of a unified medical campus type development for ease for those coming to the property for medical uses.
Parcel D is located at the northwest corner of Northlake Boulevard and Coconut Boulevard and consists of 110 acres. With the proposed change, Parcel D will be approved for up to 200,000 square feet of medical office along with the previous approved uses.

The revision will allow for a creation of a health care hub, where complementary services and uses can operated efficiently. Having the project’s medical uses split between the two locations within the project limited the scope and size of potential medical users locating within the project.

Concurrent with this redesign, the Applicant is requesting to shift 155,000 square feet of approved retail space from Parcel B to Parcel D. This shift would allow for the development of uses which provide goods and services to the community and helps maintain the commercial attractor/node envisioned for the community at the Northlake and Coconut Boulevard intersection.

The proposed Master Plan Amendment does not alter the approved development program nor impact any concurrency requirements. The overall amount of medical office and commercial uses within Avenir remains the same. Therefore, impacts of the PCD do not change. Any traffic impacts associated with this amendment request would relate to turn lanes and stacking, each of which are reviewed during the review process associated with each future site plan application.

As part of the redesign, the Applicant is seeking to shift west the approved driveway from Northlake Boulevard directly into Parcel D. This driveway will be now be approximately 1,500 linear feet west of Coconut Boulevard and will be a full intersection. This location has been approved by Palm Beach County is coordinated with the Northlake Boulevard widening plans.

**Amend the Avenir Development Standards**

The Applicants are seeking to amend the adopted Development Standards to modify the definition of the “Emergency Health Care” use to facilitate the development of the planned medical hub and to allow currently approved uses such as the Private Outdoor Recreation use to be also permitted within the Town Center district. As stated above, these proposed amendments do not change the Avenir development program or concurrency reservation or impacts.

The approved Avenir Development Standards lists “Emergency health care” as an allowable use within Parcels B and C as a major conditional use. The City’s major conditional use process requires that the request use and associated site plan be reviewed at public hearings and meet specific criteria in the land development regulations.

Currently, the Emergency health care use is defined as: “Emergency health care. Emergency health care are establishments not affiliated with a hospital or hospital emergency room, providing walk-up medical care.”
With the requested amendment, the definition would read: “Emergency health care/Department. Emergency health care are establishments not which may or may not be affiliated with a hospital or hospital emergency room, providing walk-up medical care.”

With the proposed change, emergency health care services would be permitted as major conditional uses no matter the affiliation of the health care provider. It should also be noted that hospitals, which feature an emergency care function, are permitted within Avenir Parcels C and D as major conditional uses.

The Applicants are also seeking to add the “Private Outdoor Recreation” use as a major conditional use within the project’s Town Center District (Parcel B). Currently, Private Outdoor Recreational uses are allowed as a major conditional use within the Residential district (Parcel A).

The Private Outdoor Recreation use was added to the allowable uses within the Avenir Development Standards through the first amendment to the Avenir PCD, which was approved through Resolution 44, 2018 on August 2, 2018. The use was added to the list of allowable uses to facilitate the desired use of “crystal lagoon” within the project. Crystal lagoons are multi-acre water features that can accommodate swimmers and small watercraft.

The Applicants are seeking to provide these recreational amenities in both Parcels A and B. A site plan application for the crystal lagoon has been submitted for the Town Center District. Adding the “Private Recreation Use” to the allowable uses within the Avenir Development Standards, will allow for this amenity to be constructed in the Town Center district.

The Applicant is also seeking to modify Public Space requirements of the Development Standards for Parcel D. The proposed revision would require an additional acre of public open space for Parcel D as uses are being shifted to this Workplace District. With the revision, the proposed public space requirement for the Workplace Districts are (new language underlined): “The Workplace District (Parcels C and D) shall contain at least 2 public spaces of at least ½ acre in size, for each 50 acres of land area. In addition to the above requirement, Parcel D shall provide additional gathering area(s) where residents can meet during their workday activities. This area shall include shaded pedestrian seating areas and wider sidewalks. This gathering area shall be a minimum of one acre in size.”

Consistency with the Comprehensive Plan
The proposed request is consistent with the Goals, Objectives and Policies of the City’s Comprehensive Plan. Below are several examples that the subject request is consistent with the Goals, Objectives and Policies, of the City’s Comprehensive Plan.

FUTURE LAND USE ELEMENT
Goal 1.1.
Goal 1.1. of the Future Land Use element states: “Continue to ensure a high quality living environment through a mixture of land uses that will maximize Palm Beach Gardens’ Natural and manmade resources while minimizing any threat to the health, safety, and welfare of the City’s
citizens that is caused by incompatible land uses which consider the intensities and densities of land use activities, their relationship to surrounding properties and the proper transition of land uses.”

The approved Avenir Master Plan creates the environment to ensure a high-quality of living that City residents have enjoyed for more than 50 years. The majority of the site, 2,407 acres (51% of the property), will be environmentally enhanced and dedicated for conservation purposes to allow for the preservation of natural resources on site, both upland and wetland environments. The conservation area will be located on the northern portion of the site where it will be adjacent to and in close proximity to other environmentally-sensitive lands and conservation areas allowing for connectivity and restoration of habitats and water flow. The southern portion of the site will be a mixed use community featuring a variety of residential and non-residential uses within a pedestrian-friendly environment.

The requested amendment would allow for medical uses to be shifted to Parcel D of the Avenir PCD Master Plan and add new uses within the project. The request does not amend the development program, the Conservation area or the boundaries of the PCD. As such, the request, like the original approval, is consistent with the Goal of the Future Land Use element of the Comprehensive Plan.

Policy 1.1.1.15.: Mixed Use Development (MXD):
Policy 1.1.1.15 states: “The Mixed Use Development category is designed for new development which is characterized by a variety of integrated land use types. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service proposed developments. This Future Land Use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. To create a functioning, multi-faceted type of development, mixed use development is dependent on the successful integration of distinct uses. Integration is defined as the combination of distinct uses on a single site where the impacts from differing uses are mitigated through site design techniques, and where impacts from differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.”

The approved Avenir mixed-use community is consistent with the referenced policy as it closely integrates various land use types within a pedestrian and bicycle-friendly environment. The location of these various requested land uses in a horizontally-integrated manner will help internalize vehicular trips and encourage affordable living arrangements through the provision of a variety of housing types and sizes and less dependence on the automobile as the sole transportation factor. The subject request does not change the approved mix of uses within the 4,793-acre site. The proposed amendment will allow for the medical uses to be grouped within Parcel D at the intersections of Northlake and Coconut Boulevards. The proposed changes will efficiently bring healthcare services to the Avenir community. The approved mixed-use
community brings about the desired character of development envisioned by the City and by this policy.

TRANSPORTATION ELEMENT

Objective 2.1.1: To maintain specific level of service (LOS) standards on the roadways.

With the approved phasing of Assured Construction (publicly committed roadway improvements), committed roadway improvements by the developer and Proportionate Share payments for several roadway links and intersections, the project will mitigate its impacts that may result in a level-of-service (LOS) increase. The proposed shift in medical office space and the proposed possible uses does not affect the phasing of infrastructure improvements.

Goal 2.2: Continue to develop and maintain sustainable, safe and efficient intermodal transportation linkages through a balance of traffic circulation systems, public transportation, and pedestrian and bicycle networks.

The approved Master Plan illustrates the approximate location of seven (7) vehicular access points to the project from Northlake Boulevard. The number of access points to Northlake Boulevard is not proposed to change with this request. The proposed modification to the Master Plan will group medical uses in the same geographic location, which will be convenient to future patients of the health care uses.

HOUSING ELEMENT

Objective 3.1.2.: Assist the private sector to provide housing of the various types, sizes, and costs to meet the housing needs of all existing and anticipated populations of the City. Toward this objective, the City shall maintain, land development regulations, consistent with Section 163.3202(1), F.S., facilitate public and private sector cooperation in the housing delivery system.

The approved Avenir development program will continue to feature single-family homes and townhomes in a variety of sizes and costs. With the approved Master Plan, employment and educational uses will be located within close proximity to the planned residential areas. As such, the need for an automobile or automobiles for a family will decrease, which will increase the affordability of the residential units within the project. As stated above, the request to group medical uses within Parcel D will provided the desired services within the community and not along the adjacent roadways or communities.

Compliance with Avenir development order

With the approval of Resolution 4, 2016, which created the Avenir Planned Community Development, there were several conditions of approval which are to be addressed prior to each site plan approval. Below is a summary on how the Applicant and the submitted site plan are consistent with the requirements of these conditions.

- Condition #17 – Dedication of additional right-of-way for Northlake Boulevard. – The proposed dedication of this right-of-way is provided for within the Avenir Plat, which was approved in January 2019.
• **Condition #26** – Surety required for referenced traffic signal improvements. – The performance security for the required traffic signal improvements will be provided prior to the first permit for vertical construction.

• **Condition #28** – Dedication of sufficient property for roadway connections to Northlake Boulevard. – The referenced area has been identified for dedication on the approved Avenir Plat.

• **Conditions #34 and 37** – Evaluating alternative mobility options. - A variety of mobility options have been provided within the proposed Avenir community. The Coconut Boulevard extension, which will connect Site Plan #3 to Avenir Drive and Northlake Boulevard, will feature 8-foot and 12-foot wide multi-use pathways. These pathways will accommodate pedestrians, joggers, bicyclists and golf carts. Within the proposed site plan, additional pathways and connections to adjacent public spaces have been provided on the revised site plan. These mobility options will help decrease automobile traffic within the Avenir community and surrounding roadways.

• **Condition #35** – Updated traffic impact analysis with a cumulative total of approved trips prior to each site plan approval. – Not applicable as no site plan approval is requested with this application.

• **Conditions #38, 39, 40 and 93** – Provisions for the requirements within the plat. – The Avenir plat was recently approved by the City Council. The approved plat identifies the conservation area, dedications to the City and future rights-of-way.

• **Condition #45** – Environmental survey of subject site prior to land alteration. – An environmental survey of the Parcel D will be provided prior to any land alteration of that area.

• **Condition #47** – Removal of exotic species. – Prior to construction within the subject site, all exotics will be removed from the parcel in conformance with the PCD development order.

• **Condition #51** – Impervious surfaces to be minimized. – The future design of the site plan within Parcel D will exceed the project’s open space standards.

• **Condition #53** – Submittal of Best Management Procedures to City prior to first infrastructure permit. – Agricultural uses within Avenir is being minimized as the project is being developed for the approved mixed-use community. The project’s environmental consultant created Best Management Procedures for the project. The Avenir Community Development District will manage and monitor the BMPs.

• **Conditions #55 and 59** – Determination of adequate potable water allocation from Seacoast Utility Authority. – Previously submitted to the City files is the October 10, 2016 letter from Seacoast Utility Authority confirming sufficient potable water supplies for the project.

• **Condition #56** – Treated wastewater effluent is preferred source of irrigation water. - SUA currently has no facilities in the area to provide reclaimed water. According to the provided letter from SUA, “If the project is ultimately connected to the Seacoast sanitary sewage system, the resulting reclaimed water can be applied off-site”. Irrigation water for the project will be provided from the on-site lake or from wells. No residential lots will have individual wells.
• Condition #61 – Soil treatment and stabilization required. – The Applicant acknowledges this requirement and will comply with all National Pollutant Discharge Elimination System requirements.

• Condition #62 – Incorporation of green building principles within proposed buildings. – Impact and energy-efficient windows will be used in proposed buildings. Water-saving fixtures in the bathrooms and kitchens will also be used.

• Condition #64 and 65 – Police and Fire Rescue levels of service provision. – City’s Police and Fire Rescue departments confirmation of service provision have been provided and are on file with the City.

• Condition #120 – Sign Program submitted to the City for review and approval prior to the first Certificate of Occupancy. – Signs for each parcel will be provided to the City for its approval.

• Condition #121 – Gateway sign installation. – The required City Gateway sign will be constructed consistent with the approved timeframe within the PCD development order.