

PROJECT NARRATIVE

**SHERWOOD PARK
SHERWOOD FOREST PRD
Rezoning, Master Development
Plan Modification & Waivers**
February 16, 2021
April 19, 2021 Rev.
June 30, 2021 Rev



Urban Design
Land Planning
Landscape Architecture

REQUEST

Urban Design Studio, as agent for the property owner, Sherwood Park Golf Club, Inc, (Owner) and the contract purchaser/applicant, Pulte Home Company, LLC, (Applicant) has prepared and hereby respectfully submits these requests for Rezoning, Master Development Plan Modification, and one (1) Waiver for the 37.3-acre Sherwood Park Golf Club site (Site), for the proposed Sherwood Park 79-unit zero lot line single-family subdivision. Applicant has also filed companion requests for Land Use Map Amendment and Class II Site Plan Review with Administrative Waivers for the proposed residential development.

More specifically, this application is requesting the following:

- Rezone the Site from Open Space and Recreation (OSR) to Planned Residential Development (PRD).
- Modify the Master Development Plan to include the proposed 79 unit zero lot line single-family residential development.
- Approval of two (2) Waivers to Section 4.3.4(H)(3)a (Separation) and 4.3.4(K) (Setback) Zero Lot line Development, requiring the placement of a structure coterminous to a side property line provided the distance between the structure and the structure on the adjacent lot is a minimum of 15' and provide for 0' and 15' side setbacks.

The Site is located on the south side of Atlantic Avenue, at the terminus intersection of Atlantic Avenue and Barwick Road and is comprised of one parcel control number (PCN) 12-42-46-13-25-007-0030. The Owner ceased operation of the golf course and club use in April of 2018, after operating at a loss for years, and placed the property on the market for sale. The golf course was originally constructed in 1959 with the associated clubhouse, cart barn, and maintenance building, and was approved later as part of the Sherwood Forest Planned Residential Development (PRD), a residential community consisting, at that time, 125 single family dwelling units (Sherwood Forest). The PRD was later amended in 2002 to also include 72 multi-family dwelling units (Legacy at Sherwood Forest), not associated with the golf course use.

As noted, the Site currently has a Land Use designation of Open Space (OS), as well as Zoning designation of Open Space and Recreation (OSR). These designations do not allow for redevelopment of the site for the purposes of density or intensity, requiring a modification to both. The applicant is proposing to rezone the Site to the PRD zoning designation, consistent with the Sherwood Forest and Legacy at Sherwood Forest developments, and has filed a companion Land Use Map Amendment request to amend the land use to Low Density (LD). Additionally, the applicant is requesting Master Development Plan Modification, Waivers, and a Class II Site Plan Review with Administrative Waivers for the Site.

BACKGROUND / HISTORY

Based on information obtained from the City of Delray Beach and other records, the 74.91-acre Sherwood Forest PRD was originally within the jurisdictional boundary of Palm Beach County (PBC) and consisted of only Sherwood Park Golf Course, which was constructed and opened around 1960 and included the associated clubhouse, cart barn, and maintenance building. The golf course use was continuing to operate during the a voluntarily annexation request of the Owner of the entire 74.91-acre site into the City of Delray Beach in October of 1988.

In conjunction with the Annexation noted, the owner/applicant requested Conditional Use (CU) and Site Plan approvals as well as the abandonment of Forest Road. These requests were processed by the City concurrently and included the designs for the construction of a 131-unit single family zero lot line subdivision surrounding the existing golf course portion of the overall site. This Site Plan request was subsequently modified and approved to accommodate 125 units, which exist today as Sherwood Forest.

At its meeting of August 23, 1988, the City Commission approved the CU and Site Plan with conditions. One of the conditions related to the execution of an agreement between Sherwood Park Golf, Inc., Sherwood Forest Homeowner's Association, Inc., and the City of Delray Beach. The agreement was to restrict the development potential of the current golf course to an executive golf course, clubhouse and pro shop for 25 years, with 10-year automatic successive renewal periods (unless revoked in writing by all parties). The use restriction was solidified through the recording of the Dedication agreement recorded on March 21, 1990, in ORB 6392, Pages 287-288. This Dedication declaration is a covenant running with the land and is binding upon Sherwood Park Golf, Inc. and its successors and assigns. In November 2020, the Sherwood Forest HOA overwhelmingly voted to remove the deed restriction (please see attached letter from Board President John Colasacco).

Other conditions included that one third of the lots contain 3-bedroom units to promote the family nature of the development; and a single-story limitation on some of the lots adjacent to the Hamlet. The Commission also made the determination that the residential development is integrated with the golf course to the extent that there is sufficient common open space. The development proposal included upgrading of the golf course clubhouse and a second-floor addition be dedicated for use by the Sherwood Forest Homeowners Association and that the homeowners have golf course membership opportunities. Applicant notes that the

Sherwood Forest HOA current has private Cabana facility with pool and tennis court amenities for the residents of Sherwood Forest.

With the adoption of the City's Comprehensive Plan and Future Land Use Map in November 1989, the FLUM designation for the Sherwood Golf Course PRO was formally changed from Single Family to: Low Density Residential (0-5 du/ac) for the single-family component; Recreation and Open Space for the golf course; and Medium Density Residential (5-12 du/ac) for the out parcels fronting Atlantic Avenue (driving range). With the adoption of the City's Land Development Regulations and Zoning Map in October 1990, the residential components (low density and medium density) of the Sherwood Forest PRD were rezoned from PRD-L to PRD (Planned Residential Development) and the golf course was rezoned from PRD-L to OS (Open Space).

Then in June of 2002, the Planning and Zoning Board approved a modification to the Master Development Plan for the Sherwood Forest PRD to include the redevelopment of the golf course driving ranges, fronting on Atlantic Avenue, as the Legacy at Sherwood Forest residential community, consisting of 72 multi-family units with independent recreational amenities. The Site Plan Review and Appearance Board subsequently approved the Class V Site Plan request for the Legacy at Sherwood Forest development with conditions in August of 2002.

Governing approvals found in the records for the PRD include the following:

May 13, 1963: Action by Delray City Commission

- **Resolution 1449:** Resolution approving the vacation of certain easements shown on a Plat recorded dated May 4, 1916, in. Plat Book 6, Page 53, Palm Beach County, Florida, Public Records

October 10, 1977: Action by Delray City Commission

- **Resolution 60-77:** Resolution approving the extension of sanitary sewer to the subject property and others.

October 11, 1988: Action by Delray City Commission

- **Ordinance 80-88:** Ordinance approving the voluntary annexation of the entire 74.91-acre Sherwood Park Golf Course property that included the golf course, single family residential area and multi-family area. 74.91-acre property, along with the initial zoning of PRD-L.

October 25, 1988: Action by Delray City Commission

- **Resolution 67-88:** Resolution abandoning Forest Road within the proposed Sherwood Forest Development. The existing right of way was proposed for abandonment as part of the development project. It is noted that the entire right-of-way is to revert to the original owner pursuant to original grant of deed. The abandonment was to be completed concurrent with original platting, but a special request has been made to accelerate it' s processing.

- Approval of the existing 125 single-family dwelling unit development that is adjacent the golf course on the south, east, and west.

June 17, 2002: Action by Delray Planning and Zoning Board

- Approved a modification to the Master Development Plan, amending the PRD to include the redevelopment of the golf course driving ranges as the Legacy at Sherwood Forest, a 72-unit multi-family development.

August 28, 2002: Action by Site Plan Review and Appearance Board

- Approved the Class V Site Plan for Legacy at Sherwood Forest with conditions.

PLATS:

- **Sherwood Forest Plan No. 1:** This is the original plat approval that subdivided the land in Tracts G-1 and G-2 (currently the multi-family area), the golf course, and provided for the subdivision of the roadways and single-family lots. Plat Book 62, Pages 163-168.
- **Legacy at Sherwood Forest:** Platting the 72 dwelling unit multi-family development and granting easements to the Golf Course and Sherwood Forest developments. Plat Book 96, Pages 126-128.

Pre-application Meetings

Applicant met with City Staff in 2018, and again for a pre-application video conference on January 11, 2021, to discuss the recent activities of the Applicant with the Sherwood Forest residents and HOA, as well as review the proposed site redevelopment and possible required waivers. Also discussed were the appropriate approval processes, proposed reduced ROW, and the existing Lake Worth Drainage District canal.

Surrounding Uses

Below is information on the adjacent properties to the PRD.

| Adjacent Property | Land Use Designation | Zoning Designation | Existing Use | Municipality |
|-------------------|----------------------|--------------------|--|--------------|
| NORTH | N/A | N/A | Atlantic Avenue | Delray Beach |
| | TRN | RM-9 | Colony Palms (MF Res Dev.) | Delray Beach |
| | TRN | POC | Financial Institution | Delray Beach |
| SOUTH | LD, OS | R-1-A, OS | Seagate CC and Golf Course (SF Res Dev.) | Delray Beach |
| EAST | LD, OS | R-1-A, OS | Seagate CC and Golf Course (SF Res Dev.) | Delray Beach |

| | | | | |
|-------------|--------|-----------|--|--------------|
| WEST | TRN | POC | Financial Institution | Delray Beach |
| | LD | R-1-A | Country Club Acres (SF Res Dev.) | Delray Beach |
| | LD, OS | R-1-A, OS | Seagate and Course (SF Res Dev.) CC Golf | Delray Beach |

Prior Recreation/Clubhouse Use

Minutes from the August 23, 1988 City Council meeting show that the golf course was intended to be an ‘integral’ part of the project. Integration of the single-family use and the golf course were to be met by 1) reserved/preferred membership, 2) clubhouse was to be reconstructed and a second floor provided for the HOA use, and 3) the declaration prohibiting redevelopment of the course for 25 years or longer as agreed upon by all parties (see Dedication document recorded in ORB 6392, Pages 287-288.)

The Applicant has met with the residents of Sherwood Forest on multiple occasions and, as a result, it is the intent of the Applicant to continue to provide membership access to the proposed clubhouse, as well as use by the Sherwood Forest HOA for meetings and other sanctioned events. Applicant notes that the Sherwood Forest community current has private Cabana facility with pool and tennis court amenities for the residents of Sherwood Forest.

In November 2020, the Sherwood Forest HOA overwhelmingly voted to remove the deed restriction (please see attached letter from Board President John Colasacco), supporting the proposed redevelopment of the Site.

Proposed Redevelopment

The Site is currently a vacated golf course use consisting of 18 holes, clubhouse, cart barn and maintenance building, all of which are in complete disrepair. Due to the location of the site at the center of an existing PRD, the applicant has designed the site to provide a residential use compatible with the existing residential communities within the approved PRD.

The proposed development has access to Atlantic Avenue via a private 85’ signalized shared access drive (Tract E-1) within the PRD. This access drive provides access to all three (3) developments within the PRD, with access being gated for the Sherwood Forest HOA immediately past the proposed entry to Sherwood Park. Sherwood Forest HOA has a secondary gated access to Atlantic Avenue along the western border of the PRD. The applicant is proposing Sherwood Park be a gated community, similar to the Sherwood Forest community within the PRD.

The development is proposed to consist of 79 single-family zero lot line residential lots with a clubhouse facility and other recreation amenities, such as fitness center, pool, and tot lot, along with passive park areas and other open spaces and extended lakes.

The applicant is proposing a zero lot line product that uses 0' and 10' side setbacks in order to provide for a more compact and sustainable development. As noted, this design provides for a total of 10' separation between structures. Allowing the zero lot line product with reduced separation also allows the applicant to provide for additional lake areas, as noted above, and open space, which has been previously settled with the Sherwood Forest HOA and residents for their agreement to release the Site from its obligation to operate as a golf course with club facility, as noted above.

To accomplish this compact development scenario, the applicant is requesting approval for two (2) Waivers to allow a 5' reduction in the required 15' building separation between structures and 5' reduction of the required 15' side setback for a zero lot line product. The request provides the opportunity for the creation of lakes and buffers, as requested by the existing residents (see Waiver Section for additional details.)

Perimeter / Lot Landscape

Applicant is preserving a number of the existing trees and palms in place, where possible, and relocating specimen type trees and palms into buffers and throughout the site. Applicant is also working with City staff for the possibility of tree mitigation offsite, however no materials are proposed to be mitigated at this time. See Tree Disposition Plan (LP-9 and LP-10) for additional details.

Development is proposed to incorporate 15' perimeter landscape buffers on the north south east and west boundaries. Additionally, there are large lakes proposed where the Site abuts the Sherwood Forest community, at their request. Additionally, at the request of the Sherwood Forest residents, the buffer has been designed to provide for cluster planting adjacent the lakes to provide for vistas for the residents. Buffer materials will include live oaks, sabal palms, cocoplum hedging, fire bush, crape myrtles, combo limbo, tabebuia, and other smaller ground cover materials. The entry and cul-de-sac designs include date palms, Japanese privet, flax lily, foxtail fern firebush, and annuals. The internal streets will be lined with Foxtail palm and each lot will meet the requirements for new single family detached lots.

It is the intent of the applicant to continue discussions with LWDD as to the future of the existing canal, however no changes are proposed to the existing canal at this time and applicant will refrain from any planting within the canal ROW.

Concurrency

The PRD as a whole is currently serviced by the City of Delray Beach for water and sewer service, as well as Fire and Emergency Services (Delray Beach Fire Station 114). Furthermore, the City recently prepared a study for the site in 2019 that resulted in confirmation that the City's water treatment and distribution facilities and the existing City's sewer treatment facilities are adequate to serve the proposed residential development. Additionally, offsite

improvements have been identified by the City to the existing sewer transmission facilities to provide service to the proposed project.

Applicant has also received letters from FPL, ATT, and FPU (see submitted documents), however; was unable to successfully contact Comcast via email or phone for the required utility notification letter (see submitted email transmittals). Applicant will work with other outside service providers such as waste disposal, and the like.

The applicant has provided a traffic statement, prepared by Juan Ortega, for the proposed redevelopment of the site as a single-family detached use, and has submitted same to PBC for review and approval.

The site has legal positive outfall to the LWDD L-34 canal, located on the Site. The site is not located in any Palm Beach County wellfield protection areas.

Platting

The applicant will Plat the property as required, establishing the required Home Owners Association. Copies of the Plats for Sherwood Forest and Legacy at Sherwood Forest have been included for your record.

REVIEW CRITERIA – REZONING

A change of zoning district designation must comply with Section 2.4.5(D) of the City's Code and requires a statement of the reasons for the change. The section lists three "valid reasons" for approving the change and that the City Commission must find that the rezoning fulfills at least one of the "valid reasons". This application fulfills the last two reasons (2 & 3) in that there is a change of circumstance that makes the current zoning inappropriate and that the requested zoning is similar in intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and or neighborhood.

Valid reasons for approving a change in zoning include:

- (1) That the zoning had previously been changed, or was originally established, in error;*
- (2) That there has been a change in circumstance which makes the current zoning inappropriate;*
- (3) That the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.*

The change in circumstance is based on the closing of the prior use of a private golf course on the property due to the challenges of rising costs of maintenance and operations and decreased interest by the public. The City's zoning for this property since its annexation has been OSR, while the surrounding communities within the Development have been rezoned to

PRD with underlying land use designations of a low and medium density, with between 3 and 12 units to the acre.

With these changed circumstances of the use, the requested rezoning of the property to the PRD with corresponding request for Low Density land use designation is similar in the density allowed under the LUMA LD district for up to 5 dwelling units to the acre, and comparable with the existing Zoning and Land Use designations of the surrounding communities within the development. The proposed density for the Sherwood Park development is 2.18 dwelling units to the acre. This modification will also amend the overall density of the PRD from 2.62 dwelling units to the acre (197 units on 74.9 acres) to 3.68 dwelling units to the acre (276 units on 74.9 acres).

REVIEW CRITERIA – PLANNED RESIDENTIAL DEVELOPMENT

Pursuant to Section 4.4.7, the PRD district provides a residential zoning district with flexible densities in which multi-family and single-family dwellings are designed together to promote improved design, character and quality of development. Prior to approving a Master Development and Site Plans, the following review criteria for PRD zoning must be considered; following each of these criteria is an explanation of how this application complies with each.

Section 4.4.7, Planned Residential Development District (PRD) /

(F)(2) Dev Standards

The following standards apply to the overall development project:

- (a) At least 50 percent of the units must be in single family detached units where the overall density is six units per acre or less, or at least 40 percent where the overall density is greater than six units per acre;

Response: Once approved, the PRD will have a total of 276 dwelling units, of which 204 will be single family detached units (74%) and 72 multi-family (26%). At 74.91 acres, this equates to a density of 3.68 units to the acre, meeting this requirement.

- (b) Fifteen percent of the gross area of the site must be placed in common open space where the overall density is six units per acre or less, or at least 20 percent where the overall density is greater than six units per acre;

Response: The Sherwood Park development has been designed to provide for 10.36 acres (27.75%) of common open space area. A re-assessment of the open space provided for the PRD overall is 15.79 acres (21.1%), both of which meet this criterion.

(c) Minimum site area is five acres.

Response: The PRD is 74.91 acres in size, meeting this requirement.

(H) Special regulations.

(1) The density for a PRD is established by a numerical suffix affixed to the designation and shown on the zoning map i.e. PRD-8 limits the density to eight units per acre. To seek a density greater than that shown in such a manner, it is necessary to rezone the property. If there is no density suffix, then the maximum density shall be as allowed by the Land Use Map.

Response: Applicant is not requesting to exceed the PRD-6 established for the site.

(2) Prior to approving a Master Site Plan, the Planning and Zoning Board must make findings that:

(a) The development plan provides for an effective and unified treatment of the development potential of the site, making appropriate provisions for the preservation of scenic features and amenities of the site;

Response: The is an existing PRD site. The applicant is proposing to redevelop a prior private golf course use that is no longer in operation. Redevelopment of this site as a single-family detached community is complimentary to the two existing communities and provides for an effective and unified treatment of the development potential. Applicant is additionally providing large lakes as part of the buffer between the proposed residential development and the existing single-family community.

(b) The development plan fosters harmony with existing or proposed development in areas surrounding the site.

Response: There are two existing communities within the PRD. The applicant is proposing to redevelop a prior private golf course use that is no longer in operation. Redevelopment of this site as a single-family detached community is complimentary to the two existing communities and fosters harmony with the existing developments as well as a transition between the existing single-family and multi-family communities.

(c) Buildings in the layout shall be an integral part of the development and have convenient access to and from adjacent uses and blocks;

Response: The is an existing PRD site. The applicant is proposing to redevelop a prior private golf course use that is no longer in operation. The existing communities do not provide access between them as the existing single-family development (first to be constructed) is a gated community and does not desire

connectivity. The applicant is also proposing to gate the Sherwood Park community for security purposes. Currently the Sherwood Forest community does not have pedestrian connectivity to Atlantic Avenue. This redevelopment proposes to complete the pedestrian connectivity throughout the PRD. All communities within the PRD have vehicular access to Atlantic Avenue via the existing 85' access road.

- (d) In the multiple family portion, individual buildings shall be related to each other in design, masses, materials, placement, and connections so as to provide a visually and physically integrated development. Treatment of the sides and rear of buildings shall be comparable in amenity and appearance to the treatment given to the front.

Response: The multi-family development within the PRD is an existing community which has been previously approved to meet all requirements.

- (e) The landscape treatment for plazas, streets, paths, and service and parking areas shall be designed as an integral part of a coordinated landscape and street furniture design.

Response: This is not applicable.

- (f) The location, shape, size, and character of the common open space must be suitable for the contemplated development in terms of density, population characteristics, and housing types;

Response: The is an existing PRD site with existing communities. The applicant is proposing to redevelop a prior private golf course use that is no longer in operation. The Applicant is proposing over 10 acres of open space and recreation areas within the Sherwood Park community, providing for ample area. Also being proposed are internal clustered buffers with large lakes that provide views and pleasing open areas for both the Sherwood Forest residents and future Sherwood Park residents. Additionally, the existing Sherwood Forest community will have access to the proposed Clubhouse for shared amenities and meeting space.

- (g) Common open space must be used for amenity or recreational purposes and must be suitably improved for its intended use. Natural features, worthy of preservation, shall be incorporated into the common open space system;

Response: The is an existing PRD site. The applicant is proposing a shared use of the proposed clubhouse with the Sherwood Forest community for amenities and meeting space, and has incorporated large lakes and clustered buffering around the shared perimeter with Sherwood Forest, as requested, to provide for an enhanced buffer system with view vistas.

- (h) Roads, pedestrian ways, and open space shall be designed as an integral part of the overall design and shall be properly related to buildings and appropriately landscaped;

Response: There is an existing PRD site. All roads and pedestrian ways have been previously established, however with this redevelopment the pedestrian connection will be extended to the Sherwood Forest community and full pedestrian connectivity established. The applicant is providing large lakes and clustered buffer system at the request of the existing single-family community. Otherwise, the applicant is proposing recreation and open space amenities for the proposed community that meet this criterion.

- (i) There shall be an adequate amount of pedestrian ways and landscape spaces to limit pedestrian use of vehicular ways, and to separate pedestrian ways and public transportation loading places from general vehicular circulation;

Response: There is an existing PRD site. All roads and pedestrian ways outside the redevelopment site have been previously established, however with this redevelopment the pedestrian connection will be extended to the Sherwood Forest community and full pedestrian connectivity established. The applicant is proposing pedestrian linkage on both sides of the internal roadways, also limiting the need for pedestrians to use the vehicular ways. No public transportation enters the PRD today. Additionally, and as conditioned by the Sherwood Forest residents, no internal pedestrian or bike connections are proposed between the existing and proposed single family developments.

- (j) The location and design of pedestrian ways should emphasize desirable views of new and existing development.

Response: There is an existing PRD site. All roads and pedestrian ways outside the redevelopment site have been previously established, however with this redevelopment the pedestrian connection will be extended to the Sherwood Forest community and full pedestrian connectivity established. All existing streets in the PRD are tree lined. The applicant is proposing pedestrian linkage on both sides of the internal roadways, with palm lined streets providing for desirable views of the proposed passive lake side park and large usable open space.

- (k) Tot lots and recreational areas shall be a feature of all new housing developments containing more than 12 units and located outside the downtown area. (Ord. No. 23-20, § 21, 9-10-20)

Response: The applicant is proposing a clubhouse, tot lot, and passive lake side park for the Sherwood Park site, and although recreation has been previously established for the other two (2) communities in the PRD, Sherwood Forest residents will have shared use of the proposed clubhouse amenities and meeting spaces.

WAIVER REQUESTS

As noted above, the applicant is requesting two (2) Waivers be approved for the proposed zero lot line single-family development. These Waivers are to reduce the required building separation for proposed zero lot line product and allow for a 10' separation between structures and 10' side building setback. More specifically

- **Section 4.3.4(H)(3)a** – (Separation) Zero Lot line Development, requires the placement of a structure coterminous to a side property line provided the distance between the structure and the structure on the adjacent lot is a minimum of 15'. Applicant is requesting to reduce this separation requirement to 10' (-5').
- **Section 4.3.4(K)** – (Setbacks) Zero Lot line Development requires 0' and 15' side setback for all zero lot line structures. Applicant is requesting to reduce the 15' side setback to 10' (-5').

In order to satisfy the agreement with the adjacent Sherwood Forest residents, the applicant finds it necessary to reduce the buildable area and increase the open space area in an effort to provide for the large lake amenity that buffers the two communities, as well as provide for the required open space for the proposed community. By reducing the building separation, the applicant is better able to provide for a more compact community. Creating this unique community design, clustered buffers and lakes, and open spaces, not only benefits the residents, but also allows the opportunity to create unique wildlife habitats within the PRD.

By approving these Waivers, the applicant is able to implement this unique community design by reducing space between the buildings and redistributing to the perimeter of the proposed community. The proposed combined 10' setback is commonly used for zero lot line homes in other municipalities in Palm Beach County and provides sufficient space between homes to allow for light, air and utilities and the additional 5' allows for homes to include a 2-car garage and a front door facing the street, which are proposed in this community.

The applicant has reviewed the requirements for Section 2.4.5, for the granting of a waiver, and provides the following:

(5) Findings. Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;

Response: The requested waivers are internal to the project and will have no effect on the neighboring area. The granting of the waivers will however allow the applicant to provide for an enhanced shared buffer and lake system within the PRD, benefiting both the existing Sherwood Forest residents and the future residents of Sherwood Park

- (b) Shall not significantly diminish the provision of public facilities;

Response: The requested waivers are internal to the project and will have no effect on public facilities.

Shall not create an unsafe situation; and,

Response: The requested waivers do not create an unsafe situation. The proposed 10' side setback/building separation width is not uncommon in other jurisdictions and exists in a number of successful communities throughout Palm Beach County, including BallenIsles and Evergreen in Palm Beach Gardens, Ibis in West Palm Beach, and Old Raintree Golf Course in Pembroke Pines. Additionally, the City of Delray Beach has recently processed and approved an application for Banyan Court, a similar traditional zero lot line community with building separations of 10'. Pulte has additionally developed a number of communities utilizing this model, including Sonoma Isles, where Pulte is building \$1m+ homes. There are numerous benefits to this design concept.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Response: The requested waivers are specific to this application and community and any other circumstance would need to be reviewed on its own merit.

CONCLUSION

On behalf of the owner and applicant, Urban Design Studio, respectfully requests approval of this request to Rezone the Site and modify the Master Development Plan for the RPD, as well as grant approval of the requested Waivers to allow for this unique design and opportunity for the community. The Project Managers at Urban Design Studio are Wendy Tuma, Principal, and Sandra Megrue, Senior Planner, who can be reached at (561) 366-1100 or via email at wtuma@udsflorida.com and smegrue@udsflorida.com.