

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 checked="" type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other <input type="text"/> |

Date Submitted:

Project Name: Frenchman's Reserve Clubhouse

Owner: Frenchman's Reserve County Club, Inc.

Applicant (if not Owner): _____

Applicant's Address: 12750 Alt. A1A, PBG FL 33410 Telephone No. 561-630-0333

Agent: Cotleur & Hearing

Contact Person: Donaldson 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 x 102

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

Architect: GliddenSpina + Partners - John Glidden

Engineer: _____

Planner: Cotleur & Hearing - Donaldson Hearing

Landscape Architect: Cotleur & Hearing - Donaldson Hearing

Site Information:

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

General Location: Within the Frenchman's Reserve PCD - Alt. A1A and Hood Road

Address: 3350 Grande Corniche, PBG, FL 33410

Section: 41 Township: 43 Range: 52

Property Control Number(s): 52-43-41-31-11-001-0000

Acreage: 14.11 Current Zoning: PCD/ P/I Requested Zoning: PCD/ P/I

Flood Zone X500 Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: Residential Low

Existing Land Use: Residential Low Requested Land Use: Residential Low

Proposed Use(s) i.e. hotel, single family residence, etc.: Clubhouse

Proposed Square Footage by Use: _____

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

N/A

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 proposing to modify the existing preserve area
around the golf course as part of the overall golf course redesign.

See Justification Statement for further explanation.

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

There will be no impact to the surrounding areas. The proposed modifications to the clubhouse are internal
within the Frenchman's Reserve PCD.

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.

The Applicant is not proposing to rezone the property as part of this application.

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 subject site is currently developed. Any existing vegetation that is impacted will be mitigated for.

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 in not anticipated to be triggered.

6. Has project received concurrency certification?

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 0 mile(s) from the intersection of Hood Rd
& Grande Corniche, on the north, east, south, west side of Grande
Corniche (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Jay Walkinshaw

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 PUD Amendment in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Cotleur & Hearing to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Frenchman's Reserve Country Club, Inc.

Jay Walkinshaw
Signature of Owner

Jay Walkinshaw - General Manager

By: Name/Title

3370 Grande Corniche

Palm Beach Gardens, FL 33410

Street Address

City, State, Zip Code

P. O. Box

City, State, Zip Code

561-630-0333 x 111

561-630-8286

Telephone Number

Fax Number

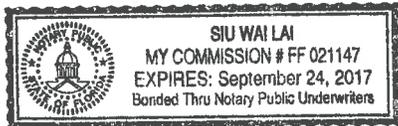
jwalkinshaw@troon.com

E-mail Address

Sworn and subscribed before me this 12 day of May, 2016.

[Signature]
Notary Public

My Commission expires:
9/24/2017



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

Jay Walkinshaw - General Manager

Print Name of Applicant

Optionee

3370 Grande Corniche

Street Address

Lessee

Palm Beach Gardens, FL 33410

City, State, Zip Code

Agent

561-630-0333 x 111

Telephone Number

Contract Purchaser

561-630-8286

Fax Number

jwalkinshaw@troon.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-imbusement 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.

Jay Walkinshaw
Owner signature
Jay Walkinshaw - General Manager
Owner printed name

May 12, 2016.
Date
52-43-41-31-11-001-0000
Property Control Number

DESIGNEE/BILL TO:
Frenchman's Reserve Country Club, Inc.
3350 Grande Corniche
Palm Beach Gardens, FL 33410

Designee Acceptance Signature

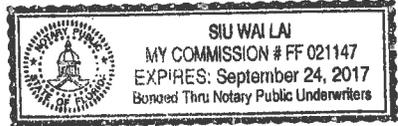
NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 12 day of May, 2016, by Jay Walkinshaw. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary public signature
Siou Lai
Printed name



State of Florida at-large

My Commission expires: 9/24/2017

Frenchman's Reserve PCD

Preserve Relocation

PCD Amendment

October 19, 2016

Introduction

On behalf of the Applicant, Frenchman's Reserve Country Club, Inc., we are requesting a PCD Amendment for proposed modifications to the existing configuration of the golf course and preserve areas within the Frenchman's Reserve Planned Community Development (PCD). Frenchman's Reserve is located on the south side of Alternate A1A, at the intersection of Hood Road and Alternate A1A in the City of Palm Beach Gardens, Florida.

Project Contact

Agent/Planner - Cotleur & Hearing

Donaldson Hearing / Nicole Plunkett

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

Phone: (561) 747-6336 x 102

E-mail: dhearing@cotleur-hearing.com

Background

The Frenchman's Reserve Planned Community Development (PCD) was approved by the City Council through the adoption of Ordinance 4, 2001. Frenchman's Reserve is located directly east of the intersection of Hood Road and Alternate A1A. The Master Plan approval included 530 single-family dwelling units, an 18-hole golf course, and a 45,000 square-foot clubhouse facility. The PCD encompasses approximately 434 acres of property.

The PCD was amended by Ordinance 34, 2009 to transfer condition of approval to Resolution 97, 2009 and allow the reduction of the lake maintenance easement from 20 feet to 15 feet. One of the affected lakes, Tract L2, was located within the golf course area.

Resolution 176, 2001 approved an expansion to the clubhouse by approximately 10,000 square feet, along with tennis courts, pool, and guest room facilities.

Land Use and Zoning

The subject property has a zoning designation of Planned Community Development (PCD) with a Future Land Use designation of Residential Low (RL).

Project Description

Frenchman's Reserve has initiated an update to the existing golf course design. The existing golf course has not had a major redesign since 2001. In order to remain competitive amongst the other golf course communities in the surrounding area, it is important that life be brought back to the existing course. Over the last several years, many of the surrounding communities have completed similar significant updates to their golf courses.

As part of the overall update, the Applicant is proposing to add approximately 4 acres of the existing preserve area to the golf course. The portion of preserve to be added to the golf course is located along the southern property boundary of the PCD, south of the driving range, and west of the 18th hole tee box. In an effort to reconcile the loss in preserve acreage, the Applicant has identified several locations throughout the golf course and Clubhouse areas that are proposed to be converted to preserve area in order to reconcile the acreage lost. The Applicant has provided an exhibit showing a total of 5.03 acres of additional areas proposed to be added to the PCD preserve area. The selected areas were strategically selected based on their proximity to existing preserves and quality of vegetation in the area. A preserve relocation exhibit identifying the selected areas and a written assessment, which describes each area has been provided herein.

Preserve Areas

There are 12 total areas which are identified on the preserve relocation exhibit as proposed preserve locations. Areas A, B, C, C-2, D, and D-2 are expansions of existing preserve areas and are mostly considered as scrub preserve. Areas E, F, G, and H are adjacent to the existing homes and provide ten (10) feet of clearance for fire protection and accessibility. Areas I and J are located in the northeast portion of the site and are considered a mix of upland/wetland preserve complex. A planting palette of native upland vegetation will include Slash Pines, Oaks and Sabal Palms with the canopy and a midstory/groundcover palette of Saw Palmetto, Cocoplum, and Muhly grasses. Landscape plans for all 12 preserve areas have been provided herein.

Short Course

The proposed short course within the 4.02 acre affected area will include a putting green, a tee box to hit range balls from the south side of the range, a 45-yard practice hole, a 60-yard practice hole, and a 90-yard practice hole. A short course site plan has been provided herein. A 30-foot landscape buffer runs along the south side of the short course and a landscape plan, consisting of native plants, has been included herein.

Traffic

There is no change in the number of golf course holes as a result of this request. Therefore, there is no increase in trips.

Conclusion

This Applicant has provided the above information and accompanying exhibits to staff for their review. We feel that the proposed PCD amendment is consistent with the City's Comprehensive

Frenchman's Reserve PCD – Preserve Relocation
PCD Amendment
CH 15-1010.01
October 19, 2016

Plan and zoning regulations. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.