CITY OF PALM BEACH GARDENS
CITY COUNCIL
Agenda Cover Memorandum

Meeting Date: November 16, 2016
Ordinance 12, 2016

Subject/Agenda Item:
Balsamo Parcel – Large-Scale Comprehensive Plan Map Amendment
First Reading and Public Hearing: A request from Salvatore J. Balsamo Trust requesting a Large-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 96.80-acre parcel from Palm Beach County Rural Residential 1 unit/10 acres (RR-10) to Palm Beach Gardens Residential Low (RL), capping gross density of the property at 97 single-family units, and amending the Urban Growth Boundary to include the subject property located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard.

[X] Recommendation to APPROVE
[ ] Recommendation to DENY

Reviewed by: Director of Planning & Zoning Natalie M. Crowley, AICP Development Compliance NC for BW Bahareh Wolfs, AICP City Attorney R. Max Lohman, Esq.	**Originating Dept.:** Planning & Zoning: Project Manager Dawn C. Sonneborn, AICP, Principal Planner [ ] Quasi – Judicial [X] Legislative [X] Public Hearing **Advertised:** [X] Required [ ] Not Required Date: 11/1/16 Paper: Palm Beach Post	**Finance:** Accountant Tresha Thomas **Fees Paid:** Yes **Funding Source:** [ ] Operating [X] Other N/A **Budget Acct.#:** N/A Effective Date: N/A Expiration Date: N/A	**City Council Action:** [ ] Approval [ ] App. w/ Conditions [ ] Denial [ ] Continued to:____
Approved By: City Manager Ronald M. Ferris	**Affected parties:** [ ] Notified [X] Not Required		**Attachments:** • Development Application • Location Map • Existing Land Use Map • Ordinance 12, 2016 with Proposed Land Use Map • Service Letters • City's Traffic Consultant Letter

EXECUTIVE SUMMARY

The subject site is located in unincorporated Palm Beach County. The property is 96.80 acres and is located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard between the City's Sandhill Crane Golf Club on the east and the Avenir Planned Community District (PCD) on the west and north sides of the subject site.

The Applicant is requesting a Large-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 96.80-acre parcel from Palm Beach County Rural Residential 1 unit/10 acres (RR-10) to Palm Beach Gardens Residential Low (RL), capping gross density of the property at 97 single-family units and amending the Urban Growth Boundary to include the subject property.

The amendment meets the Level of Service (LOS) standards and is compatible with the surrounding area.

BACKGROUND

The 96.80 acres is located in unincorporated Palm Beach County and is vacant agricultural land. The Applicant has also submitted companion petitions for Voluntary Annexation, Rezoning, Concurrency, and Planned Unit Development (PUD) Master Plan and Site Plan approvals. The Voluntary Annexation was recommended for approval by the Planning, Zoning, and Appeals Board on September 10, 2016, by a vote of 7 to 0. The City Council approved the annexation on first reading on November 3, 2016, by a of vote of 5 to 0. The annexation is scheduled for the November 16, 2016, City Council meeting for second and final reading.

LAND USE AND ZONING AND COMPATIBILITY

The subject site has a Palm Beach County Rural Residential 1 unit/10 acres (RR-10) Future Land Use designation and a Palm Beach County zoning designation of Agricultural Residential (AR).

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Table 1. Existing Zoning and Land-Use Designations

EXISTING USE	ZONING	FUTURE LAND USE
Subject Property Vacant Agricultural Land	Agricultural Residential (AR) Palm Beach County	Rural Residential 1 unit/10 acres (RR-10) Palm Beach County
North Vacant Civic/Recreation Parcel G, Avenir PCD Palm Beach Gardens	Mixed Use Development (MXD) with Planned Community Development Overlay District (PCD) Palm Beach Gardens	Mixed Use Development (MXD) Palm Beach Gardens
West Vacant Parcel A, Avenir PCD Palm Beach Gardens	Mixed Use Development (MXD) with Planned Community Development Overlay District (PCD) Palm Beach Gardens	Mixed Use Development (MXD) Palm Beach Gardens
South Northlake Boulevard; Across Northlake Boulevard is Bay Hill Estates Residential Community Palm Beach County	Residential Estate (RE) Palm Beach County	Rural Residential 1 unit/2.5 acres (RR-2.5) Palm Beach County
East Golf Course Palm Beach Gardens	Public/Institutional (P/I) Palm Beach Gardens	Golf (G) Palm Beach Gardens

North and West: To the north and west of the subject property is the Avenir PCD at 0.84 du/ac. This is a mixed-use development with approval for the traffic equivalent of 3,000 single-family units; 250 multifamily units; 1,940,000 square feet of professional office; 200,000 square feet of medical office; 400,000 square feet of commercial; 300-room hotel; agricultural use - 20 acres; public park-55 acres; police/fire/city annex-15 acres; public civic/recreation-60 acres; and public school site-15 acres.

South: To the south across Northlake Boulevard is the Bay Hill Estates residential community developed at 0.5 du/ac.

East: To the east is the City's Sandhill Crane Golf Club.

The surrounding residential properties are developed at densities between 0.5 du/ac and 1.25 du/ac and consist of Osprey Isles, Carlton Oaks, Ibis, and Bay Hill Estates. Property to the southwest includes The Acreage, which has been developing since the 1980s and contains properties ranging from 1.25 to 2 du/ac. The Applicant is proposing a 97-unit single-family community at 1.0 du/ac. The proposed project is compatible with the surrounding area.

EXISTING SITE DETAILS

The 96.80-acre subject site is located at the north side of Northlake Boulevard approximately three-quarters of a mile east of Coconut Boulevard. The property abuts the City's Sandhill Crane Golf Club to the east, and the Avenir PCD to the north (Parcel G – civic/recreation) and the west (Parcel A – residential). The property has approximately 1,455 feet of linear frontage on Northlake Boulevard. According to the Environmental Assessment (EA) submitted by the Applicant, the property is presently undeveloped and has been disturbed by agricultural use (row crops and pasture) for many years. The vacant property currently has cattle on site. The northwestern portion of the site contains a sparse canopy of slash pine, oaks, and cabbage palms.

Under the current Palm Beach County Future Land Use designation of Rural Residential 1 unit/10 acres (RR-10), a total of 9.68 dwelling units are permitted on the subject property.

SUBJECT REQUEST

The Applicant is requesting a Large-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 96.80-acre parcel from Palm Beach County Rural Residential 1 unit/10 acres (RR-10) to Palm Beach Gardens Residential Low (RL), capping gross density of the property at 97 single-family units and amending the Urban Growth Boundary to include the subject property. The Applicant is also requesting rezoning to the City's Planned Unit Development Overlay District (PUD)/RL-2 zoning district in a companion petition. This petition provides for the dedication of a 14.30-acre Open Space parcel to be dedicated to the City. This parcel is located adjacent to the City's municipal golf course property.

CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

The proposed Large-Scale Comprehensive Plan Map Amendment, along with the Applicant's request to restrict the proposed development to a maximum of 97 single-family units at 1.0 du/ac, is consistent with many of the Goals, Objectives, and Policies of the various elements of the City's Comprehensive Plan. An example of some of the goals, objectives, and policies are listed below:

FUTURE LAND USE ELEMENT

Goal 1.1: Continue to ensure a high quality living environment through a mixture of land uses that will maximize Palm Beach Gardens' natural and man-made 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.

Staff Analysis: The request for the City's Future Land Use designation of Residential Low (RL), with a restricting note on the Future Land Use Map capping gross density of the property at 97 single-family units at 1.0 du/ac, is compatible with the surrounding character of the existing residential communities and the recently approved mixed-use project (Avenir) abutting the north and west property lines of the subject property.

Policy 1.1.1.3.: Residential Low (RL): The predominant dwelling type in the Residential Low category is single-family detached housing and those uses consistent with the Land Development Regulations. The category is intended to accommodate developments comparable to PGA National, and the older residential communities of the City. The compatible zoning districts for this category shall be the RL1, RL2, and RL3 zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City's Land Development Regulations.

Residential Low shall be located within the urban service boundary, and shall be located in areas that afford an attractive natural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where residential low uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

Staff Analysis: As noted previously, the Applicant will be capping the gross density of the property at 97 single-family units at 1.0 du/ac. By further restricting the subject property to this low density and also requesting rezoning to the City's Planned Unit Development Overlay District (PUD)/RL-2 zoning district in a companion petition, the subject request is compatible with this policy.

Goal 1.2.: Encourage development or redevelopment activities, while promoting strong sense of community, and consistent quality of design; and do not threaten existing neighborhood integrity and historic and environmental resources.

Staff Analysis: The proposed project is consistent with other surrounding developments in the area with a residential density of 1.0 du/ac. It will have large single-family lots (11,000-square-foot minimum lot area), a community clubhouse, and vehicular/pedestrian cross-access to the City's abutting municipal golf course to the east. Therefore, the proposed project is consistent with this policy.

Objective 1.2.3. of Goal 1.2: *Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.*

Staff Analysis: Service availability letters have been issued for this project, confirming that the various levels of service established in the City's Comprehensive Plan can be maintained. Letters have been provided by Seacoast Utilities, the Solid Waste Authority, and the City's Police, Fire and Recreation Departments. In addition, a 14.30-acre Open

Space parcel is proposed to be dedicated to the City for recreational purposes, which abuts the existing municipal golf course. The Applicant's request to modify the Urban Growth Boundary (UGB) to include the proposed project ensures that the proposed residential community will be developed with the required level of services. Therefore, the proposed project is consistent with this policy.

TRANSPORTATION ELEMENT

Policy 2.1.1.7.: Future Land Use Map Amendments shall be internally consistent with all Elements of the City's Comprehensive Plan. Using the maximum amount of potential development based on the intensity standards established in the Future Land Use Element, a transportation analysis is required for a proposed Future Land Use Map Amendment, demonstrating whether there is available uncommitted capacity on the roadways. The analysis shall include, but is not limited to, a five-year short-term. If the analyses demonstrate a roadway will operate below the adopted level of service, then the necessary roadway improvement or alternative measures to maintain the adopted level of service should be identified and if the necessary measure is a capital improvement it should be included within the first five years of the financially feasible capital improvement program or on the long range transportation map depending on the timing of the need for the improvement to the roadway. Alternatively, the potential amount of development that is permitted on the site shall be reduced to ensure the future land use plan is coordinated with the transportation plan.

Staff Analysis: The Applicant has submitted the required transportation analysis for the Comprehensive Plan Map Amendment. The project is proposed to be built in one (1) phase. The analyzed links for Northlake Boulevard have been identified as not meeting the level of service standards for year 2040. These deficiencies on the County roadway network are projected to occur with or without the proposed projects. For those deficiencies caused by the proposed development, a general mitigation program has been established that includes Transportation Demand Management (TDM) strategies that will be implemented through the project's development order, as generally outlined below:

1. Provide shared vehicular access with the adjacent municipal golf course property through the project's entrance located on Northlake Boulevard.
2. Provide non-motorized linkages with the abutting Avenir Parcel G (City's Civic/Recreation parcel) and Parcel A (residential).
3. Provide a bus bay or bus stop along Northlake Boulevard frontage, as requested by Palm Tran.

Policy 2.2.1.6.: Encourage connectivity of roadways and cross connection of property with similar or compatible land uses in the City to reduce congestion on arterial and collector roads, including bicycle and pedestrian connections, and utilize traffic calming measures to minimize the traffic impacts on residential neighborhoods.

Staff Analysis: As noted above in the TDM strategies, the Applicant is providing public vehicular and pedestrian cross-access to the municipal golf course to the east and non-motorized linkages to the north and west Avenir parcels. Therefore, the proposed project is consistent with this policy and will adequately mitigate the Level of Service (LOS) deficiencies.

CONSISTENCY WITH THE STRATEGIC REGIONAL POLICY PLAN AND STATE COMPREHENSIVE PLAN

The proposed Comprehensive Plan Amendment is consistent with the Strategic Regional Policy Plan that supports creation of new neighborhoods and communities that create a balanced well-planned, compatible mix of land uses appropriately located so that state, local, and regional goals are achieved. The proposed new residential development is compatible with the surrounding area, which will be served in the future by a mix of land uses proposed for the western area of the City. The new community will provide residential units to serve the City's future population growth. The proposed Comprehensive Plan Map Amendment is also consistent with the State Comprehensive Plan that contains policies pertaining to communities and environments for healthy residents, providing water resources, and recreational lands.

HISTORICAL AND ARCHEOLOGICAL RESOURCES

A Cultural Resource Assessment Survey was conducted by the Applicant as part of the development review process. As a result of the survey, no archaeological sites or isolated artifacts were encountered. The Assessment found that a dirt trail on the subject property was identified as Vavrus Ranch Road and was determined to be historic and was subsequently recorded and assessed (#8PB16330). However, it is not considered eligible for listing on the National Register of Historical Places (NRHP).

LEVELS OF SERVICE ANALYSIS

Sanitary Sewer and Potable Water

The property is located within the Seacoast Utility Authority (SUA) sewer service area. Subject to prevailing fees, charges, policies, and practices, SUA proposes to provide sanitary sewer service collection, distribution, and treatment. Service will be provided through the existing Interlocal Agreement between Palm Beach County and SUA for the Purchase and Sale of Bulk Potable Water and Wastewater Service. The proposed 97 single-family unit residential project will generate 33,000 total gallons per day (GPD) of potable water and 24,000 GPD of sanitary sewer. SUA has issued a letter which indicates that SUA currently has sanitary sewer and potable water capacity to serve the proposed development. The proposed project meets the City's sewer LOS standard of 107 gallons per resident per day and the potable water LOS standard of 189 gallons per resident per day.

Solid Waste

The proposed development is projected to generate 0.82 tons of solid waste per day. The Solid Waste Authority of Palm Beach County (SWA) is the provider of solid waste disposal and recycling services for the proposed development. SWA has provided a letter providing certification that SWA has disposal capacity available to accommodate the proposed development. The letter constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, five-(5) year and 10-(ten) year planning periods. The North County Landfill has an estimated 25,557,627 cubic yards of landfill capacity remaining. SWA has completed construction of a second Waste-to-Energy facility and began operation of the facility in 2015, which will significantly provide additional capacity. The Applicant has sufficiently demonstrated that the proposed project will meet the City's LOS standard for solid waste of 7.13 pounds per day, twice per week.

Recreation

The current Citywide recreation and open space inventory total is approximately 348.39 acres. Based on the current population, the City exceeds the Level of Service (LOS) of 5.0 acres per 1,000 population. The proposed development will generate an estimated 228 residents, for a required total of 0.23 acres of improved neighborhood and community parks and other recreation and open space facilities. The project proposes to dedicate a 14.30-acre Open Space parcel to the City, which abuts the City's existing Sandhill Crane Golf Club and will be used for recreation purposes associated with the golf course. The City's Recreation Division has confirmed in a letter dated August 25, 2016, that the LOS has been met.

Drainage

The proposed surface water management system will be designed to meet the requirements of the South Florida Water Management District's Basis of Review, the City, the Northern Palm Beach County Water Control District, and all other applicable permitting agencies with jurisdiction over the proposed development. Legal positive outfall is available via discharge to the water management system in the adjacent Avenir residential development with ultimate outfall northeasterly to the water catchment area. A drainage statement has been provided that demonstrates the proposed development meets the LOS standard of the City for drainage at a 3-day, 25-year event. The City Engineer has certified the drainage for the project can be provided.

Public Safety

The Police Department (letter dated July 26, 2016) and Fire Department (letter dated July 20, 2016) have indicated they have the capacity to serve the proposed project to maintain the Police and Fire/EMS Levels of Service (LOS).

Schools

On August 22, 2016, the School District of Palm Beach County issued a School Capacity Availability Determination letter. The impact review reports that the elementary school is at 93% utilization, middle school at 72% utilization, and high school at 78% utilization. The letter also notes that school age children may not be assigned to the public school closest to their residences. In the Applicant's companion petition to rezone the property and provide a Master Plan and Site Plan, the Palm Beach County School District has requested a school bus shelter be provided on site. The Applicant has complied with this request.

Conclusion of Level of Service Analysis

The Applicant's analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, schools, recreation, police and fire services, and traffic. Therefore, the proposed Comprehensive Plan Map Amendment will not pose a negative impact on the public facilities in the area. The City has determined that adequate capacity exists.

NEARBY LOCAL GOVERNMENT COMMENTS/OBJECTIONS

Staff provided the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) notice on September 26, 2016. No comments have been received to date.

COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

The subject petition was reviewed by members of the DRC at a meeting held on June 22, 2016. Through the various DRC review rounds and the Applicant's resubmittals, there are no comments or objections. All service providers indicated capacity to service the proposed project.

PUBLIC NOTICE

The petitions have been publicly noticed according to Section 78-54 of the City's Code, with published ad, mailed notices, and posting of signs on the property.

PLANNING, ZONING, AND APPEALS BOARD (PZAB)

The PZAB reviewed the subject petition on October 13, 2016, and recommended approval to the City Council by a vote of 7 to 0.

TRANSMITTAL TO STATE LAND PLANNING AGENCY

Upon first reading, the Comprehensive Plan Amendment package will be transmitted to the State land planning agency, which is the Department of Economic Opportunity (DEO), and applicable agencies for review, as required by Section 163.3184, *Florida Statutes*.

STAFF RECOMMENDATION

Staff recommends APPROVAL of Ordinance 12, 2016, as presented on First Reading, based upon the following findings of fact:

1) The proposed amendment is consistent with the existing overall Goals, Objectives, and Policies of the City's Comprehensive Plan.
2) The proposed amendment is consistent with the overall existing Goals, Objectives, and Policies of the Regional Strategic Policy Plan and State Comprehensive Plan.
3) The proposed Comprehensive Plan Map Amendment has demonstrated the proposed development meets the Level of Service standards for all service providers.
4) The proposed changes to the Future Land Use Map are compatible with the surrounding area based upon the proposed low residential density of 1.0 dwelling units per acre.

CITY OF PALM BEACH GARDENS
CITY COUNCIL
Agenda Cover Memorandum

Meeting Date: November 16, 2016
Ordinance 13, 2016
Resolution 76, 2016

Subject/Agenda Item:
Balsamo Parcel – Rezoning and Planned Unit Development (PUD) Overlay Approval
First Reading and Public Hearing: A request from Salvatore J. Balsamo Trust requesting to rezone a 96.80-acre parcel from Palm Beach County Agricultural Residential (AR) to Palm Beach Gardens Residential Low (RL-2) with a Planned Unit Development Overlay District (PUD), including a PUD Master Plan and Development Guidelines for 97 single-family units on property located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard.

[X] Recommendation to APPROVE
[ ] Recommendation to DENY

Reviewed by: Director of Planning & Zoning Natalie M. Crowley, AICP Development Compliance NC for BW Bahareh Wolfs, AICP City Attorney R. Max Lohman, Esq. **Approved By:** City Manager Ronald M. Ferris	**Originating Dept.:** Planning & Zoning: Project Manager Dawn C. Sonneborn, AICP, Principal Planner [X] Quasi – Judicial [ ] Legislative [X] Public Hearing **Advertised:** [X] Required [ ] Not Required Date: 11/1/16 Paper: Palm Beach Post **Affected parties:** [ ] Notified [X] Not Required	**Finance:** Accountant Sob for TT Tresha Thomas **Fees Paid:** Yes **Funding Source:** [ ] Operating [X] Other N/A **Budget Acct.#:** N/A Effective Date: N/A Expiration Date: N/A	**City Council Action:** [ ] Approval [ ] App. w/ Conditions [ ] Denial [ ] Continued to:____ **Attachments:** • Development Application • Location Map • Development Plans • Design Guidelines • Traffic Approval Letters • Traffic Study • Ordinance 13, 2016 • Resolution 76, 2016

EXECUTIVE SUMMARY

The subject site is located in unincorporated Palm Beach County. The property is 96.80 acres and is located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard between the City's Sandhill Crane Golf Club on the east and the Avenir Planned Community District (PCD) on the west and north sides of the subject site.

The Applicant is requesting to rezone a 96.80-acre parcel from Palm Beach County Agricultural Residential (AR) to Palm Beach Gardens Residential Low (RL-2) with a Planned Unit Development Overlay District (PUD), including a PUD Master Plan and Development Guidelines for 97 single-family units on property located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard.

BACKGROUND

The 96.80 acres is located in unincorporated Palm Beach County and is vacant agricultural land. The Applicant has also submitted companion petitions for Voluntary Annexation, Comprehensive Plan Map Amendment, and Concurrency. The Voluntary Annexation was recommended for approval by the Planning, Zoning, and Appeals Board on September 10, 2016, by a vote of 7 to 0, and was approved on first reading at the November 3, 2016 City Council meeting.

LAND USE AND ZONING

The subject site has a Palm Beach County Rural Residential 1 unit/10 acres (RR-10) Future Land Use designation and a Palm Beach County zoning designation of Agricultural Residential (AR).

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Table 1. Existing Zoning and Land-Use Designations

EXISTING USE	ZONING	FUTURE LAND USE
Subject Property Vacant Agricultural Land	Agricultural Residential (AR) Palm Beach County	Rural Residential 1 unit/10 acres (RR-10) Palm Beach County
North Vacant Civic/Recreation Parcel G, Avenir PCD Palm Beach Gardens	Mixed Use Development (MXD) with Planned Community Development Overlay District (PCD) Palm Beach Gardens	Mixed Use Development (MXD) Palm Beach Gardens
West Vacant Parcel A, Avenir PCD Palm Beach Gardens	Mixed Use Development (MXD) with Planned Community Development Overlay District (PCD) Palm Beach Gardens	Mixed Use Development (MXD) Palm Beach Gardens
South Northlake Boulevard; Bay Hill Estates Residential Community Palm Beach County	Residential Estate (RE) Palm Beach County	Rural Residential 1 unit/2.5 acres (RR-2.5) Palm Beach County
East Golf Course Palm Beach Gardens	Public/Institutional (P/I) Palm Beach Gardens	Golf (G) Palm Beach Gardens

EXISTING SITE DETAILS

The 96.80-acre subject site is located at the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard. The property abuts the City's Sandhill Crane Golf Club to the east, and the Avenir PCD to the north (Parcel G – civic/recreation) and the west (Parcel A – residential). The property has approximately 1,455 feet of linear frontage on Northlake Boulevard. According to the Environmental Assessment (EA) submitted by the Applicant, the property is presently undeveloped and has been disturbed by agricultural use (row crops and pasture) for many years. The property currently has cattle on site. The northwest portion of the site contains a sparse canopy of slash pine, oaks, and cabbage palms.

SUBJECT REQUEST

The Applicant is requesting to rezone a 96.80-acre parcel from Palm Beach County Agricultural Residential (AR) to Palm Beach Gardens Residential Low (RL-2) with a Planned Unit Development Overlay District (PUD), with a Master Plan approval and Development Guidelines for 97 single-family units.

PROJECT DETAILS

The proposed development will consist of 97 single-family units with a community clubhouse. The project includes a 14.30-acre Open Space parcel located adjacent to the City's municipal golf course to be dedicated to the City. The Applicant has requested a project name for the community to be Ancient Tree. The project has been designed with a main entry from Northlake Boulevard that will also provide public access to the City's adjacent municipal golf course. The entry will contain a large circular drive surrounding a featured Strangler Fig tree. Beyond the public access road will be a gated entry to the community. All lots are proposed to be custom-built, and the Applicant has provided general Design Guidelines to be adopted with the development order.

Drainage

The proposed surface water management system will be designed to meet the requirements of the South Florida Water Management District's Basis of Review, the City, the Northern Palm Beach County Water Control District, and all other applicable permitting agencies with jurisdiction over the proposed development. Legal positive outfall is available via discharge to the water management system in the adjacent residential development (Avenir) with ultimate outfall northeasterly to the water catchment area, through a 30-foot Seacoast Utility Authority easement provided in the northeast corner of the property. A drainage statement and conceptual engineering plans have been provided that demonstrate the proposed development meets the City's Level of Service (LOS) standard for drainage at a 3-day, 25-year event. The City Engineer has certified the drainage for the project can be provided.

Lakes

The community proposes two (2) large lakes with fountains containing 17.90 acres of surface water, littoral plantings, and an upland transitional Littoral Zone Tree Island/Oak and Palm Hammock in the northern Lake 2. There is 86,586 square feet of Littoral Zone provided, where 38,830 is required. The majority of the residential lots are located around the lakes. The remaining lots will abut either the 90-foot landscaped parkway buffer or the adjacent golf course and Open Space parcel that includes the perimeter buffers.

Perimeter Buffers

The Master Plan provides for a 90-foot-wide buffer along Northlake Boulevard to be consistent with the adjacent 90-foot-wide buffer on the Avenir project to the west. This buffer will be bermed and will provide a meandering 12-foot-wide multi-purpose path that will connect to the Avenir 12-foot-wide path. A 20-foot-wide perimeter buffer is provided on the west, east, and north sides of the project. On the east side, the terminus of the 20-foot buffer is where it abuts the 14.30-acre Open Space parcel. Then, a required eight-(8) foot buffer is provided along the northern boundary of the recreation parcel, abutting

the Open Space parcel. A required eight-(8) foot buffer is also provided on the east and north perimeters of the Open Space parcel.

To complete the perimeter buffer of the residential community, a 20-foot Buffer Tract is provided behind each lot that abuts the 14.30-acre Open Space parcel.

Landscaping

The overall community landscape palette will consist of predominately native species. The predominate trees are Magnolias, Live Oaks, Slash Pines, and Cabbage Palms. Character Live Oaks are proposed for the entry medians, with a large Strangler Fig in the circular entry. A wide span of meandering landscaping buffer the entry road from the residential lots, with two (2) curved stacked stone low feature walls on either side. Street trees within the community will be Live Oaks. The landscaping in the center of the cul-de-sacs propose Triple Sylvester Date Palms, shrubs and ground cover, with the largest cul-de-sac containing a cluster of Cabbage Palms, Queen Sago Palm, shrubs and ground cover.

The 90-foot-wide buffer along Northlake Boulevard will be bermed and will contain predominately native plantings with Cabbage Palms, Red Crepe Myrtles, Live Oaks, Magnolias, Southern Red Cedars, Slash Pines, Wax Myrtles, shrubs, and ground covers, similar and complimentary to the abutting proposed Avenir 90-foot-wide buffer.

The 20-foot perimeter buffers along the east, north, and west perimeters will be bermed and contain landscaping such as Slash Pines, Southern Red Cedar, Live Oaks, Mule Palms, Wax Myrtle, shrubs, and ground cover. The 20-foot Buffer Tract will contain groupings of Sabal Palms, Live Oaks, and ground cover behind the lot abutting the Open Space parcel.

Due to the proposed custom-build for the single-family homes, typical lot landscape exhibits are provided in the proposed Development Guidelines and on the landscape plans. Exhibits for typical interior lots, corner lots, and front-loaded garage units are provided. Shade trees will consist of Live Oak, Gumbo Limbo, and Mahogany, with a mixture of ornamental trees, flowering trees, large palms, accent shrubs, and ground covers.

The project proposes 77,920 landscape points, where 58,287 points are required by Code, and includes 20-foot perimeter buffers on the north, west, and east sides abutting the residential lots, where eight-(8) foot buffers are required by Code.

Environment

Section 78-250(a)(1) of the City's LDRs require a minimum of 25 percent of environmentally significant uplands to be preserved on site or mitigated. The Applicant's Environmental Assessment Report states there are approximately 35 acres of low-quality

wetlands that consist of pasture areas that are seasonally inundated and are dominated by pasture grasses and nuisance species of grasses and weeds. The Applicant will be required to address any jurisdictional wetlands with the South Florida Water Management District (SFWMD) and the Army Corps of Engineers (ACOE).

Recreation and Open Space

The project proposes a 2.43-acre private recreation parcel with a conceptual design. Due to the conceptual design, a separate petition will be required for review and approval by the City. Pedestrian and golf cart access to the City's abutting municipal golf course to the east is provided for the residents at the recreation parcel and at the cross-access roadway from Northlake Boulevard. The pedestrian access from the recreation parcel will be provided through a gate-card system that each resident will have. Open space areas are provided between Lots 61 and 62, which provides a 30-foot Seacoast Utility Authority (SUA) easement for water and sewer lines to connect to the adjacent proposed residential project to the west. An open space area is also provided adjacent to Lot 79, which contains a 30-foot SUA easement for stormwater outfall and a 20-foot drainage tract for water and sewer lines that will connect through the future development to the north.

In addition, a 14.30-acre Open Space parcel is provided in the northeast portion of the property, adjacent to the City's municipal golf course, and will be dedicated to the City. The subject property proposes 37.19 acres of total open space, where 33 acres are required.

Access, Circulation, and Sidewalks

The project proposes one (1) main entry from Northlake Boulevard, which will also serve as a public access to the City's adjacent municipal golf course to the east. The City's golf course entry will be re-aligned to connect to Bay Hill Estates to the south. A traffic signal is proposed for this intersection, as permitted by Palm Beach County, which will align with the Bay Hill residential community's main access point to the south.

Beyond the public entry, the project will have a private entry consisting of one (1) set of click-to-enter gates, and beyond that will be decorative entry gates with another click-to-enter system as required by the City's Fire Department for emergency access purposes. The decorative access gates consist of arched aluminum rails in a dark bronze finish with a coquina-finished wall located between the entry and exit gates, and columns with lighting fixtures flanking the gates. No manned gatehouse is proposed.

The internal roadways are proposed at 20 feet with a two-(2) foot valley gutter curb. Roadways have been designed with cul-de-sacs and adequate turning radii for fire vehicle maneuverability. Five-(5) foot sidewalks are proposed on both sides of the internal roadways. Pedestrian and golf cart access to the City's adjacent golf course to the east is proposed at the recreation parcel, with an eight-(8) foot path that will have a locked access gate for resident use only. Pedestrian and golf cart access is also provided along

an eight-(8) foot sidewalk that is adjacent to the public access road to the golf course at the main entry off Northlake Boulevard. A meandering sidewalk is located within the buffer along Northlake Boulevard that will connect to the proposed Avenir community to the west.

In addition, the Applicant's companion Comprehensive Plan Map Amendment petition requires a transportation mitigation program, which includes Transportation Demand Management (TDM) strategies that will be implemented through the project's Development Order. This will include the requirement to provide non-motorized linkages to the abutting Avenir project. This will occur through the open space area located in the northwest corner of the project to provide access to Parcel G-Civic/Recreation, which also connects further north to the Park-Parcel E and to the Conservation Area north of the park. Linkages will also occur through the open space areas located at the ends of the two (2) cul-de-sacs abutting Avenir residential Parcel A.

Transit and School Bus Locations

Palm Tran has requested a 10-foot by 30-foot transit easement along Northlake Boulevard for a future bus stop. This easement has been provided on the Master Plan and is incorporated into the 90-foot parkway buffer.

The Palm Beach County School District has requested a public school bus shelter. This is located adjacent to the circular entry within the public roadway portion of the project. Both bus locations will utilize the City's artistic bus shelter design provided in the Master Plan details.

Lighting

Decorative street lights are proposed within the community, and pedestrian lighting is proposed along the Northlake Boulevard parkway pedestrian path. The conceptual recreation parcel design proposes one (1) tennis court that that will be lit. A photometric plan has been submitted by the Applicant that ensures light spillover will not interfere with nearby residential lots. The tennis lighting will be on an automatic turn-off between the hours of 9:00 p.m. and 6:00 a.m..

Signage

One (1) monument entry sign is proposed for the "Ancient Tree" community in the entry median. It will consist of bronze anodized cast aluminum 11-inch letters on a smooth stucco base with coral stone surround. The overall size of the wall sign is 23.5 feet by seven-(7) feet, six-(6) inches and is flanked by columns with lighting fixtures at the ends. The sign copy area is approximately 19 square feet. The materials will consist of coral stone and coquina.

Model Row

The homes are proposed to be custom built for each homeowner. However, the Applicant may construct a maximum of five (5) model units to facilitate sales for the community. These will be custom spec homes indicative of the architectural style and character of the community. Models are proposed for Lots 13 through 17, with a total of 12 parking spaces on Lot 18.

Design Guidelines and Architecture

The 97 single-family units are proposed for custom-built homes. The Applicant has provided Design Guidelines for the project. The guidelines are general in nature to guide development due to the future custom-build of the homes. The guidelines address items such as: maximum height of 36 feet/two-(2) stories; accessory structures; driveways, walkways, rear patios and their proposed materials; screen enclosures; corner lot treatments, and setbacks. The lots will be a minimum of 11,000 square feet, with a 90-foot minimum lot width, and 35 percent building coverage, all consistent with the RL-2 zoning district. Building and screen enclosure setbacks are as follows:

	Front	Rear	Side	Street Side
Building	25 feet (FLG) & 15 feet (SLG)*	15 feet	7.5 feet*	15 feet*
Screen Enclosure	n/a	10 feet*	7.5 feet*	15 feet*

*Waiver requested
(FLG) – Front-loaded Garage
(SLG) – Side-loaded Garage

Architectural guidelines are provided that include general information on the elevation styles for both the homes and community clubhouse, which are proposed with Mediterranean Revival, Florida Mediterranean, Craftsman, Mission, and Monterey styles, with photos of each style provided, along with a sampling of materials and paint colors in earth tones.

A 2.43-acre recreation center with a community clubhouse is also proposed for a custom-build in the future. The PUD Master Plan contains conceptual architectural plans and an overall conceptual design for the recreation parcel. A condition of approval has been provided requiring the Applicant to submit a site plan petition in the future for the recreation parcel.

Traffic and Concurrency

The project meets the Traffic Performance Standards (TPS) of Palm Beach County and the City of Palm Beach Gardens. Letters from the City's Traffic Consultant dated September 23, 2016, and from Palm Beach County dated September 22, 2016, are

included with this Staff Report. The project will generate 970 net daily trips per day, with 73 AM peak trips and 102 PM peak trips. The Applicant is required to enter into a Proportionate Share Agreement with Palm Beach County, which is in progress.

Waiver Request/Staff Analysis

The Applicant is requesting four (4) waivers with this petition.

Table 2. Waiver Requests

	Code Section	Requirement	Proposed	Waiver	Staff Support
1	Section 78-141, Table 10, Front Setback (RL-2)	25 feet	15 feet for side-loaded garages	Ten (10) feet for side-loaded garages	Approval
2	Section 78-141, Table 10, Side Setback for Building and Screen Enclosure (RL-2)	10 feet	7.5 feet	2.5 feet	Approval
3	Section 78-141, Table 10, Side Street Setback for Building and Screen Enclosure (RL-2)	20 feet	15 feet	5 feet	Approval
4	Section 78-141, Table 10, Rear Setback (RL-2) for Screen Enclosure	15 feet	10 feet	5 feet	Approval

1) The Applicant is requesting a waiver from Section 78-141, Table 10, *Property Development Regulations – Residential Zoning Districts*, which contains the property development regulations for residential districts. The project's underlying zoning designation is Residential Low (RL-2); therefore, the Applicant is seeking relief from the development standards for the RL-2 zoning district. The RL-2 zoning district requires a 25-foot front setback. The Applicant proposes a 15-foot front setback for side-loaded garage units only, for a waiver of ten (10) feet. The community has been designed with front-and side-loaded garages to provide a variety of residential street frontage character. The Applicant is requesting the waiver to add this architectural interest and character. Staff supports the waiver request because the variety of front setbacks within the community will provide for visual and architectural interest. The internal streets/rights-of-way will include sidewalks on both sides of the street, street trees, and utility easements. *Staff recommends approval.*

2) The Applicant is requesting a waiver from Section 78-141, Table 10 *Property Development Regulations – Residential Zoning Districts*, which contains the property development regulations for residential districts. The RL-2 zoning district requires a side setback of ten (10) feet or ten (10) percent of the lot width, whichever is greater. The Applicant proposes a 7.5-foot side setback for buildings and screen enclosures, a waiver of 2.5-feet. The proposed 15-foot separation between homes still provides for adequate separation between homes and provides adequate screening of mechanical equipment and foundation landscaping. The Applicant has significantly

reduced the overall residential density for the community at 1.0 dwelling units per acre with the companion Comprehensive Plan Map Amendment. In addition, 7.5-foot side setbacks are consistent with the development standards approved for many of the similar sized lots, such as in the BallenIsles and Mirasol PCDs. *Staff recommends approval.*

3) The Applicant is requesting a waiver from Section 78-141, Table 10, *Property Development Regulations – Residential Zoning Districts*, which contains the property development regulations for residential districts. The RL-2 zoning district requires a street side setback of 20 feet. The Applicant proposes a 15-foot side setback for building and screen enclosures, which is a waiver of five (5) feet. The Applicant has provided a typical lot landscape exhibit in the PUD Master Plan that provides for enhanced landscaping along the street side setback, with the pool layout typically designed on the interior side for more privacy. The Design Guidelines also address corner lot treatments with additional architecture and landscaping on the street side. *Staff recommends approval.*

4) The Applicant is requesting a waiver from Section 78-141, Table 10 *Property Development Regulations – Residential Zoning Districts*, which contains the property development regulations for residential districts. The RL-2 zoning district requires a rear setback of 15 feet for structures, which includes screen enclosures. The waiver request is only for the screen enclosures. The homes will meet the required building setback of 15 feet. The Applicant proposes a 10-foot rear setback for screen enclosures only, which is a waiver of five (5) feet. The community has been designed with the rear of all lots abutting either a lake, the 90-foot-wide landscape buffer along Northlake Boulevard, the perimeter 20-foot landscape buffers, or the perimeter 20-foot buffer tract adjacent to the 14.30-acre Open Space parcel. No lots are designed back-to-back. This rear setback for screen enclosures is consistent with many of the planned residential developments with similar size lots in the City that have been approved with specific property development standards that accommodate and support a creative site design and housing product. *Staff recommends approval.*

For all the waivers supported by Staff, the overall design of the residential community has been enhanced with a greater amount of open space (33 acres required, 37.19 acres provided), increased landscape points (58,287 required, and 77,920 points provided), and increased perimeter buffers. The project also provides for a separate 14.30-acre Open Space parcel to be dedicated to the City, abutting the existing municipal golf course. The increased open space calculations and landscape points do not include this parcel.

CONSISTENCY WITH COMPREHENSIVE PLAN

With the Applicant's companion petition to amend the Future Land Use designation from Palm Beach County Rural Residential (RR-10) to Palm Beach Gardens Residential Low (RL), capping gross density of the property at 97 single-family units, and amending the Urban Growth Boundary (UGB) to include the subject property, the proposed rezoning

and PUD Master Plan are consistent with the overall intent of the goals, objectives, and policies of the City's Comprehensive Plan.

REZONING ANALYSIS

The proposed rezoning to a Planned Unit Development Overlay District (PUD) with an underlying Residential Low (RL-2) zoning district is consistent with the City's Land Development Regulations (Section 78-154) and Comprehensive Plan, as stated above. Rezoning the parcel from Palm Beach County Agricultural Residential (AR) to Palm Beach Gardens Residential Low (RL-2) with a Planned Unit Development Overlay District (PUD) is consistent with the surrounding zoning designations. The PUD will provide the proposed project with the necessary flexibility to accommodate a creative, aesthetically pleasing design.

COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

The subject petition was reviewed by members of the DRC at a meeting held on June 22, 2016. At this time, all comments related to the project have been satisfied.

PUBLIC NOTICE

The petitions have been publicly noticed according to Section 78-54 of the City's Code, with published ad, mailed notices, and posting of signs on the property.

PLANNING, ZONING, AND APPEALS BOARD (PZAB)

The PZAB reviewed the subject petition on October 13, 2016, and recommended approval to the City Council by a vote of 7 to 0.

STAFF RECOMMENDATION

Staff recommends APPROVAL of Ordinance 13, 2016, as presented on First Reading.