

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 modifications to the
existing clubhouse, surrounding areas and parking lots.

See Justification Statement

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 Coteleur & 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

City, State, Zip Code

Street Address

P. O. Box

City, State, Zip Code

561-630-0333 x 111

561-630-8286

Fax Number

Telephone Number

jwalkinshaw@troon.com

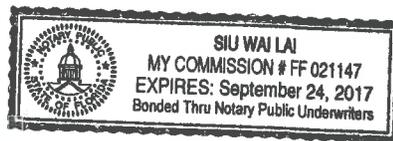
E-mail Address

Sworn and subscribed before me this 12 day of October, 2015.

[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-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Jay Walkinshaw
Owner signature

10-12-2015
Date

Jay Walkinshaw - General Manager
Owner printed name

52-43-41-31-11-001-0000
Property Control Number

DESIGNEE/BILL TO:
Frenchman's Reserve Country Club, Inc.

3350 Grande Corniche

Designee Acceptance Signature

Palm Beach Gardens, FL 33410

NOTARY ACKNOWLEDGEMENT

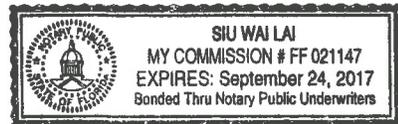
STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 12 day of October, 2015, by Jay Walkinshaw. He or she is personally known to me or has produced _____ as identification.

Notary public signature

Siu Lai
Printed name



State of Florida at-large

My Commission expires: 9/24/2017

Frenchman's Reserve Clubhouse

Major Site Plan Amendment

July 19, 2016

REVISED: October 26, 2016

Introduction

On behalf of the Applicant, Frenchman's Reserve Country Club, Inc., we are requesting approval of a Major Site Plan Amendment for proposed modifications to the existing clubhouse and surrounding amenities 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 within the City of Palm Beach Gardens, Florida.

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 PCD 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 conditions 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 the most recent major amendment to the clubhouse. This resolution allowed an expansion to the clubhouse by approximately 10,000 square feet, along with modifications to the tennis courts, pool, and guest room facilities.

Most recently, Administrative Amendment, ADMN-16-01-000649, was approved to permit the addition of two tennis court and one basketball court within the clubhouse property.

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). The PCD Master Plan designates the clubhouse parcel as a *Recreation Center*.

Subject Request

In order to enhance the existing clubhouse facilities, meet the needs of the existing members, and maintain a competitive advantage amongst the surrounding golf course communities,

Frenchman's Reserve is proposing to amend the existing clubhouse site plan. The amended plan will include interior and exterior changes. The interior changes include remodeling the kid's club area, fitness center, pro shop, men's and women's locker rooms/lounges, and spa. The spa remodel will include a new reception area and a covered skylight roof. The spa is also proposing to add three new courtyard spa treatment rooms at the north end. These new courtyard rooms will necessitate modifications to the exterior portion of the clubhouse. The fitness is proposed to expand by +/- 932 square feet.

A new porte cochere and valet drop-off is proposed at the east side of the Clubhouse. Members who are arriving to play a round of golf will use this area. To better accommodate the growing popularity of golf carts, the Applicant is proposing to add new golf cart parking spaces. Overall, the modifications to the east side of the clubhouse will formalize this area and provide for a more efficient flow of traffic.

Modifications of the areas surrounding the Clubhouse will also take place. These changes include a new "tennis center", remodeling of the pool area, and improvement to the golf cart staging and parking areas. Adjacent to the new courts, which were approved by ADMN-16-01-000649, the Applicant is proposing to construct a new +/- 1,590-square-foot "tennis center". The tennis center will include a pro shop, juice bar, and a covered viewing area for members and guests to watch tennis matches. One of the existing spa areas will be converted to a kid's splash pad and new pool shade cabanas will be added along the north side of the pool. The large main pool will remain in its current configuration and the existing pool deck will be minimally reconfigured to accommodate the new "Parc" restaurant.

In addition, the current "Parc" dining venue will be relocated from inside the clubhouse to a new +/- 6,642-square-foot building on the east side of the pool area. Currently, only some residents and golfers frequent the "Parc" dining venue. Relocating the restaurant outside will allow more members to utilize this amenity and allow those enjoying the pool to conveniently sit outside and enjoy the restaurant without having to "dress up" in normal restaurant attire to dine inside as they do today. The new freestanding "Parc" dining venue area will continue to service casual dining, pool dining, and golfers, but will now provide a casual tropical atmosphere and Florida outdoor lifestyle that is more welcoming and convenient for all patrons.

A new +/- 1,965 square foot golf teaching facility is proposed for the south of the existing halfway house. The building will have two bays that will allow golf professionals to teach private lessons and provide shelter from the weather elements. The pathways leading to the proposed golf teaching facility are twelve (12) feet wide to allow a specialty emergency vehicle to access this area of the clubhouse property.

Architecture

The architecture for the proposed modifications to the Clubhouse will be constant with the existing architecture of the Clubhouse and the Frenchman's Reserve Country Club. The Mediterranean Revival style architecture will continue through to the new "Parc" restaurant, the expanded spa, the new tennis center, and the new covered valet/porte cochere. The materials and colors of the proposed modifications to the Clubhouse will match those of the existing Clubhouse.

Landscaping

The landscape was designed to improve areas where construction impact will occur and to preserve as much as the existing vegetation as possible. The affected areas include the new tennis facility, the new "Parc" dining venue, the revised parking areas, the pool cabana area, and the golf teaching facility. The plant palette is consistent with the existing landscape and integrates into the character of the site easily. Plant material is specified at a large size to blend with the mature landscape of the site. Care has been taken to preserve the landscape theme of the clubhouse. Using large oaks in the parking lot provides shade to cars, tall palms around the proposed tennis facility and drop off locations add to the tropical feel, while more native material such as sabals and grasses are used by the proposed golf cart parking area. A redesigned water feature has been created off the dining patio of the "Parc" dining venue with palms and understory designed to create a focal point from the patio and not block the view to the golf course.

Vehicular Access

The Applicant is not proposing any modifications to the existing access points to the Clubhouse from Grande Corniche. As discussed above, the Applicant is proposing to modify the existing vehicular access to the loading and service court area at the east side of the clubhouse to accommodate for the proposed changes to the east parking area. These changes come as a result of the proposed valet / drop-off area at this side of the Clubhouse. Access to the loading and service area will remain on the east side of the building, but the drive aisle will be shifted to the west side of the existing landscape island. This shift will allow for a more direct point of ingress and egress to the court area for deliveries.

To the north of the spa and kid's club, the Applicant is proposing to modify the existing drop-off area with a sidewalk leading to both the spa/fitness center and kid's club. This will accommodate the new tennis center. This drop-off has been designed to City Fire Department standards.

The Applicant has included an auto turn analysis with the submittal to demonstrate that the proposed parking lot changes and drop-off areas provide adequate access for emergency vehicles as well as a garbage truck to the load and service court.

Pedestrian Access

The Applicant is proposing to construct a sidewalk connection with a handrail from the proposed golf cart parking within the western parking lot uphill to the main entrance of the clubhouse. The handicap accessibility will remain the same and access will occur from the bottom of the central valet uphill to the main clubhouse entrance.

Parking

The proposed modifications of the Clubhouse require a total of 329* parking spaces are required per the City's current parking code (four spaces per hole plus one space per 300 square feet of clubhouse). As part of the redesign of the parking areas, the Applicant is proposing a total of 358 standard vehicular and golf cart parking spaces.

The west parking lot will be reconfigured to accommodate a tennis court and the east parking lot is being modified for the new valet drop-off area at the east side of the Clubhouse. As part of the parking lot modifications, the Applicant is proposing to add more standard parking spaces and golf cart parking spaces at the site.

To demonstrate that there is more than sufficient parking for the Clubhouse and in keeping with the City's recent parking policies for recreation facilities, the Applicant has provided an expanded parking calculation that incorporates ITE Manual parking rates for the accessory uses (i.e. tennis courts, basketball courts, pool, and playground area). This combination of parking calculations requires a total of 329* parking spaces. The Applicant is proposing 358 total standard vehicular and golf cart parking spaces, which far exceeds the needs of the facility. See Table 1 below.

Included in the total number of parking spaces the Applicant is proposing 251 standard parking spaces, seven handicap spaces and 100 golf cart parking spaces. See Table 2 below. Currently, many residents park their golf carts in standard spaces around the Clubhouse. By providing more golf cart spaces, the Applicant is formalizing parking for golf cart users and will ensure that the standard parking spaces are available for vehicles.

Unlike many of the larger country club communities found throughout the City, the smaller size of the Frenchman's Reserve PCD and the central location of its clubhouse allow the majority of the residents to utilize alternative modes of transportation to get to the clubhouse. Residents often walk, bike, or utilize golf carts when golfing, going to dinner at the clubhouse, attending club events, or simply visiting friends. The increasing popularity of the golf cart is seen as a positive trend throughout gated communities. Frenchman's Reserve sees the clubhouse renovation as an opportunity to improve facilities and access for golf carts in the hopes of encouraging their continued use.

Table 1

PARKING TABLE				
USE	SF/# OF COURTS	ITE Code	RATE	PARKING REQ.
ITE PARKING RATE				
TENNIS COURT	8	490	3.16 sp / ct*	25
BASKETBALL	1	490	3.16 sp / ct*	3
POOL	6,718	N/A	(INCLUDED IN CLUBHOUSE PARKING)	0
GOLF COURSE	18	N/A	4 sp / Hole	72
PLAYGROUND/TOT LOT	1	N/A	N/A	0
CITY CODE PARKING RATE				
CLUBHOUSE	35,268	N/A	1/300 SF	118
FITNESS & SPA	18,290	N/A	1/300 SF	61
PARC RESTAURANT	6,750	N/A	1/300 SF	22
PARC OUTDOOR DINING	1,750	N/A	1/300 SF	6
KIDS CLUB	3,038	N/A	1/300 SF	10
TENNIS CENTER	1,590	N/A	1/300 SF	5
GOLF TEACHING CENTER	1,965	N/A	1/300 SF	7
TOTAL				329

*NOTE: Tennis courts and basketball courts parking calculations are from the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition since the City Code does not specify parking rates for these uses.

Table 2

PARKING TYPE BREAKDOWN	
STANDARD VEHICLE PARKING	251
HANDICAP PARKING	7
GOLF CART	100
TOTAL	358

Lighting

The Applicant is proposing to install new light poles and fixtures on the west side of the Clubhouse along the sidewalk that leads from the tennis courts to the north and continues south towards the halfway house. In addition a new light pole and fixture is proposed for the terminal island for the middle row of parking. Two new light poles are also proposed on the east side of the eastern parking area. The proposed light poles and fixture will match the existing ones on site. Two existing light poles and fixtures will be relocated north of the spa to accommodate the expanded sidewalk and drop-off area.

Engineering

The applicant is proposing to relocate the existing 12' SUA easement in order to avoid conflicts with the proposed future tennis court. An existing fire hydrant will be relocated into the landscape island adjacent to its current location and a water line will be shifted with the easement. In the event where the Applicant does not immediately build the proposed future tennis court, a secondary Ph 1 Site Plan has been provided which shows the existing 12' SUA easement and all utilities adjacent to the tennis courts to remain in their current locations. The only water line adjustment will occur around the new Tennis Center.

Traffic

All of the proposed changes are intended to better meet the needs of the existing club members and their families. No increase in membership is proposed as a result of the requested modifications; therefore, no increase in traffic is anticipated.

Conclusion

The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review. We thank you for your time and consideration of this matter and look forward to working with staff through this process.