

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 _____ |

Date Submitted: _____

Project Name: Avenir PCD Amendment for Master Plan and Use changes

Owner: Avenir Holdings, LLC and Avenir Development, LLC

Applicant (if not Owner): Same

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

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

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

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

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

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

Architect: _____

Engineer: Ballbe and Associates, Inc. _____

Planner: Urban Design Kilday Studios _____

Landscape Architect: Urban Design Kilday Studios _____

Site Information:

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

General Location: One mile east of Seminole Pratt-Whitney Rd. on north side of Northlake Blvd. _____

Address: 12001 Northlake Boulevard _____

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

Property Control Number(s): See attached _____

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

Flood Zone B Base Flood Elevation (BFE) - to be indicated on site plan N/A _____

Current Comprehensive Plan Land Use Designation: MXD _____

Existing Land Use: Vacant Requested Land Use: Mixed Use Community _____

Proposed Use(s) i.e. hotel, single family residence, etc.: _____
N/A

Proposed Square Footage by Use: N/A _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):
Not applicable _____

Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: The Applicant is seeking a PCD Master Plan amendment to add two new driveways onto Northlake Boulevard, update PCD Roadway cross-sections and buffers, include commercial uses for Parcel D within the Avenir Development Standards, clarify Town Center development regulations, and amend development order conditions. Please see the Project Narrative for additional information.

2. What will be the impact of the proposed change on the surrounding area?
No proposed change in the development program with this request. Please see the Project Narrative for additional information.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.
Not applicable as this is not a rezoning request.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The 2,407-acre Avenir Conservation created through the adoption of Resolution 4, 2016. This request does not change the approved Conservation area.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

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

6. Has project received concurrency certification?

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

Date Received: May 5, 2016

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately 1 mile(s) from the intersection of Seminole Pratt-Whitney & Northlake Blvd. , on the north, east, south, west side of Northlake Boulevard (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Virginia Cepero, VP
of Avenir Holdings LLC who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting PCD Amendment in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma of Urban Design Kilday Studios to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Holdings, LLC

Virginia Cepero
Signature of Owner

777 S. Flagler Drive, Suite 500 E

Street Address

P. O. Box

Telephone Number

E-mail Address

Virginia Cepero, Vice President

By: Name/Title

West Palm Beach, FL 33401

City, State, Zip Code

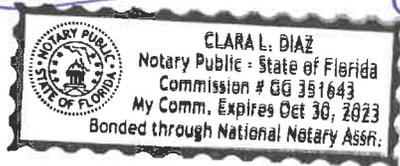
City, State, Zip Code

Fax Number

Sworn and subscribed before me this 11th day of February, 2020.

Clara L. Diaz
Notary Public

My Commission expires:



Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Virginia Cepero, VP
of Avenir Development, LLC who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting PCD Amendment in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma of Urban Design Kilday Studios to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Development, LLC

Virginia Cepero
Signature of Owner

550 Biltmore Way, Suite 1110

Street Address

P. O. Box

Telephone Number

E-mail Address

Virginia Cepero, VP
By: Name/Title

Coral Gables, FL 33134

City, State, Zip Code

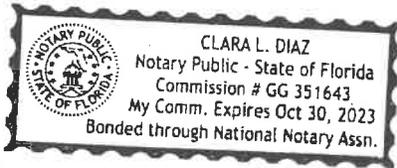
City, State, Zip Code

Fax Number

Sworn and subscribed before me this 11th day of February, 2020.

Clara Diaz
Notary Public

My Commission expires:



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

Ken Tuma, Urban Design Kilday Studios

Print Name of Applicant

Optionee

610 Clematis Street, #CU-02

Street Address

Lessee

West Palm Beach, FL 33401

City, State, Zip Code

Agent

(561) 366-1100

Telephone Number

Contract Purchaser

(561) 366-1111

Fax Number

ktuma@udkstudios.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.

Virginia Cepero
Owner signature

February 11, 2020
Date

Virginia Cepero, Vice President of Avenir Development, LLC
Owner printed name

Property Control Number

DESIGNEE/BILL TO:

Virginia Cepero
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

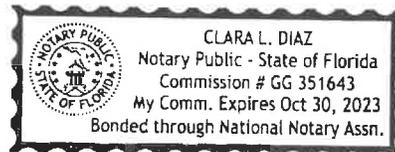
COUNTY OF MIAMI-DADE

I hereby certify that the foregoing instrument was acknowledged before me this 11th day of February, 2020, by Virginia Cepero. He or she is personally known to me or has produced _____ as identification.

Clara L. Diaz
Notary public signature

Printed name

State of Florida at-large



My Commission expires: _____

PROJECT NARRATIVE

AVENIR PCD AMENDMENT

April 7, 2021



Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

Avenir Development, LLC, the owner and developer of a portion of the Avenir property, and Avenir Holdings, LLC, the owner of a portion of the Avenir property, are proposing an amendment to the project's Planned Community Development (PCD) Development Standards, Master Plan, the PCD roadway cross-sections and buffers, and development order conditions to address several items with regard to future development of the community, based on changes and information that have arisen as the project is developed.

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

- **Driveways:** New driveways are proposed connecting Northlake Boulevard to Parcels B and D respectively. These new driveways will be right-in, right-out access points leading to non-residential development within the Town Center (Parcel B) and Workplace (Parcel D) Districts. The two additional access points will help disperse traffic entering and exiting these parcels and are consistent with the modified grid pattern of streets required for these parcels. For the Parcel B and D access points from Northlake, the master plan has been updated to indicate full, future signalized intersections with larger arrows and right-in, right-out access with smaller arrows.
- **Master Plan:** Relocate the approved development area of 400,000 square feet of professional office space from the 60-acre, western portion of Parcel C to Parcels B, D, and a new Parcel J. The Workplace District, Parcel D, will receive 123,105 square feet of additional office space for this employment hub, where 900,000 square feet of professional office space, 200,000 square feet of medical office space and 155,000 square feet of commercial space are currently approved. The boundary of Parcel D is proposed to be expanded by 11.6 acres to accommodate the additional office area. The Town Center district, Parcel B, will receive 120,000 square feet of relocated office space to be located within an identified 19.75 acres. At the western portion of the project at the northwestern and northeastern corners of 140th Avenue North and Northlake Boulevard, a new Workplace District (Parcel J) is proposed. The new Workplace Parcel J will receive 156,895 square feet of office space on 16.27 acres and will follow Avenir's Workplace District standards. The Master Plan and Development Standards have been revised to reflect this new parcel. This request does not change the development area and commitments for the City-owned Economic Development Parcel (EDP), located on the eastern 50 acres of Parcel C. This relocation will allow for flexibility in the development of the medical and professional uses that are permitted in Parcel D, and proposed Parcel J, Workplace Districts. These uses will provide employment opportunities in the City while supporting the adjacent commercial and residential uses. The 60-acre, western portion of Parcel C would convert to future residential uses as Parcel A.

- Master Plan: With the proposed expansion of the Parcel D land area and development program, a 60-foot-wide right-of-way connecting Northlake Boulevard to the western extension of Avenir Drive has been shown on the updated Master Plan. As indicated in the revised traffic impact analysis, the roadway will serve the proposed uses within Parcel D while providing for internal connectivity within Avenir. A cross-section of the proposed 60-foot-wide right-of-way is included with this request.
- Master Plan: Shift 105,000 square feet of commercial/retail space from Parcel D back to the Town Center District. This change will result in the Town Center District having a total of 350,000 square feet of total commercial space and the Workplace District Parcel D will have 50,000 square feet of commercial space, which will be for accessory to the office uses within Parcel D. To confirm the accessory nature of the uses, the Applicant is proposing a condition that states: “Any individual site plan for Parcel D shall contain primarily professional and medical office uses with commercial retail uses permitted as accessory to those uses. Where both office and commercial retail uses are proposed, the uses shall be vertically-integrated.”
- Master Plan: Adjustment to the project’s Conservation Area and western PCD buffer to accommodate a needed Florida Power & Light (FPL) transmission into Avenir. The transmission line will be located within a 77-foot-wide easement from the west and will connect to the Avenir FPL substation, which received site plan approval on September 10, 2020 through the adoption of Resolution 51, 2020.
- Roadway Network: Modify the PCD’s future roadway network to remove the two-lane, 56-foot District Street, from the PCD Master Plan. As indicated in the traffic analysis included with this application, the District Street is not needed for the project’s traffic circulation requirements. A gated access to this portion of the project’s residential area will be provided during the site plan review process for the future neighborhoods.
- PCD Roadway Cross-Sections and Buffer Plans: The adopted PCD Roadway Cross-Sections and Buffers have been updated to reflect the updated landscape palette. The dimensions of the roadway cross-sections are not being revised. The Parkway plans on the western portion of the project are not proposed to change and continue to reflect the approved native plant palette.
- Avenir Development Standards: Update the allowable uses chart to include commercial/retail uses within the Workplace District (Parcel D), which was approved to have retail uses during the previous PCD amendment. The PCD Development Standards are also proposed to incorporate revisions to allow for the desired design of the Avenir Town Center. The proposed revisions are as follows:
 - Restaurant categories (general, specialty, and quality) and General Retail would be allowed within Parcel D in conjunction with office development, consistent with the proposed condition of approval regarding Parcel D site plan submittals. In addition, the permitted use chart within the Avenir Development Standards has been revised to exclude restaurants with drive-though as a permitted or conditional use within Parcel D.
 - Allow Professional and Medical Office uses as a permitted use within Town Center Parcel B.
 - Amend Workplace District development standards to reference the new Parcel J.

- Provide appropriate office category uses within the Permitted Use chart for new Parcel J. Those proposed uses are: Express or Parcel Delivery Office; Office, Medical or Dental; Office, Professional and Business; Optical, Optician or Optometrist Offices; Veterinary Office and Clinic; Places of Assembly; Governmental Uses; Post Office; Accessory Uses; Satellite Dishes, Accessory; and Construction Trailers.
- Convenience Store with Gas Station are proposed as an allowable use with a major conditional use approval within Parcel B. Required design elements for gas stations are currently approved within the Development Standards. The proposed use may include an accessory car wash, which will be reviewed during the site plan review process.
- Amend the Town Center allowable use list to add the phrase “with or without drive-through for accessory pharmacy” to the Grocery Store and “with or without drive-through” for the Drugstore use listings.
- Amend the following development standards within the Town Center district:
 - Revise Secondary Street standards to provide that on-street parking is an option (Page 14).
 - Revise the required connection point for the Town Center Premier Street from the Avenir Connector Road (Coconut Boulevard) to Northlake Boulevard (page 11).
 - Correct typo on Page 14 regarding parking lot landscaping requirements.
- Amend the existing development order conditions to reflect the following:
 - Revise Condition #2 of Resolution 4, 2016 to read:
 - (Condition #2 general phasing schedule and peak hour trips table to remain)
 - “These trip amounts are cumulative (i.e, they include trips from each previous phase), and were derived from the trips generated by the development program for each phase listed above. These trip totals were used to calculate the timing of proportionate share payments and the timing of other required traffic improvements. The density and intensity for the overall PCD development is based on the trip generation that is the basis of the Proportionate Share Agreement entered into between the Applicant and Palm Beach County ("Proportionate Share Agreement"), which vests the following trips: 58,171 daily, 4,733 AM peak hour, and 5,774 PM peak hour.”
- Revise Condition #6(b) of Resolution 4, 2016 to read:
 - The amount of Currently Utilized Trips for development, as that term is defined in the Proportionate Share Agreement, as determined by issued building permits.
- Revise Condition #23 of Resolution 4, 2016 to reflect the proposed additional vehicular connections to Northlake Boulevard:
 - Avenir shall have the following connections to the external roadway network consistent with the PCD Master Development Plan:
 - a) A minimum of ~~seven (7)~~ nine (9) connections to Northlake Boulevard, as generally depicted on the PCD Master Plan; and

- b) An internal roadway network as generally depicted on the PCD Master Plan shall be open to the public and shall not be gated.

Location

Avenir is generally located in northeastern Palm Beach County within the municipal limits of the City of Palm Beach Gardens and is approximately 4.5 miles in its longest dimension (north-south), and 2.5 miles in its widest dimension (east-west).

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

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

EXISTING ZONING AND LAND USE DESIGNATIONS			
DIRECTION	EXISTING USE	ZONING	LAND USE
North	Hungryland Slough	PBG - Conservation (CONS)	PBG - Conservation (CONS)
	Caloosa (Residential)	PBC - Agriculture Residential (AR)	PBC - Rural Residential 10 (RR10)
South	Vacant (portion approved as Shops at Indian Trails)	PBC - PO, MUPD, AR, RE	PBC – CL/RR-5, RR10, RR2.5
	Pierce Hammock Elementary School	PBC - Agricultural Residential (AR)	PBC – Rural Residential 10 (RR10)
	The Acreage (Residential)	PBC - Agriculture Residential (AR)	PBC - Rural Residential 10 (RR10) PBC - Rural Residential 20 (RR20)
East	North County General Aviation Airport	PBG - Public Ownership (PO)	PBC - Utilities and Transportation (U/T)
	Loxahatchee Slough	PBG - Conservation (CONS)	PBG - Conservation (CONS)
	PBG Municipal Golf Course	PBG - Public & Institutional (P/I)	PBG - Golf (G)
	Ancient Tree PUD	PBG – Planned Unit Development (RL-2)	PBG - Residential Low (RL)
West	Mecca Farms	PBC - Agriculture Residential (AR)	PBC - Rural Residential 10 (RR10)

	The Acreage (Residential)	PBC - Agriculture Residential (AR)	PBC - Rural Residential 10 (RR10) PBC – Rural Residential 2.5 (RR2.5)
Outparcel on Northlake	Vacant	PBC - Agriculture Residential (AR)	PBC - Rural Residential 20 (RR20)

History

The Avenir PCD was approved on May 5, 2016 by City Council through the adoption of Ordinance 3, 2016, Ordinance 4, 2016 and Resolution 4, 2016. The initial PCD approval for the 4,763-acre project includes 2,407 acres of conservation area, 3,000 single family homes, 250 multi-family homes, 1,940,000 square feet of professional office, 200,000 square feet of medical office, 400,000 square feet of commercial space, 300 hotel rooms, 20 acres of agriculture, a 55-acre park, a 60-acre civic parcel, a 15-acre City annex site, and a 15-acre public school site.

Consistent with Condition of Approval #3 of Resolution 4, 2016, an administrative amendment was approved on December 19, 2016 which modified the development program to decrease the Single-Family units to from 3,000 to 2,690 units (-310 units); add 960 Age-Restricted residential units; and decrease the Professional Office use from 1,940,000 square feet to 1,800,000 square feet (-140,000 square feet).

On August 2, 2018, City Council adopted Resolution 44, 2018, which modified the internal PCD roadway network, internal parcel boundaries, development standards and conditions of approval.

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

On January 10, 2019, the City Council adopted Resolution 2, 2019, which approved the boundary plat for Avenir. As part of the boundary plat approval, 130 acres were donated to the City for Civic/Recreational uses and a future City Hall annex. In addition, the plat provides 50 acres for economic development purposes. In addition, 2.5 acres of land was provided to the Seacoast Utility Authority for a future facility.

On January 10, 2019, the City Council adopted Resolution 3, 2019, which adopted Site Plan #1, which consists of 416 single-family homes on approximately 230.49 acres. The City Council adopted Resolution 38, 2019 on June 6, 2019, which approved the Avenir Clubhouse and Recreation Area site plan. Plats for Avenir Pods 1, 2, 3, 4 and 5 have been approved by City Council.

An amendment to the PCD was approved by City Council through the adoption of Resolution 4, 2020 on January 9, 2020. The amendment grouped all approved medical uses within the project on Parcel D. In addition, 155,000 square feet of retail space was shifted from Parcel B to Parcel D. The

amendment modified the location of a Parcel D driveway and permitted uses to include two uses: (1) Emergency health care/department and (2) recreation, private outdoor.

On June 4, 2020, the Avenir Site Plan #3 application was approved for 390 homes on 152.55 acres within Pods 6, 7 & 8 of the project. Model homes and typical lot landscaping plans Pod 2 were approved on September 10, 2020 through the adoption of Resolution 53, 2020. The site plan for the FPL Substation, which will help provide electrical service to the community, was also approved on September 10, 2020. The FPL substation was approved through the adoption of Resolution 51, 2020.

Amend Master Plan

The Avenir Master Plan is proposed to be amended to improve access to the subject site and circulation within the PCD. Two new right-in, right-out driveways are proposed from Northlake Boulevard to create a more efficient traffic flow accessing the Avenir Town Center (Parcel B) and the Workplace District (Parcel D). These access points will help disperse traffic and efficiently access each parcel's grid street network.

With this change, the Avenir Town Center parcel (which is designated for a mixture of commercial, office, a hotel, and residential uses) will have three access points from Northlake Boulevard. These access points will direct traffic into planned streets within the Town Center district which will serve the various uses within the district. These access points are proposed in addition to the planned driveways from Coconut Boulevard and the Town Center Access Road already included on the Master Plan. The proposed additional access points to the project's non-residential parcels from Northlake Boulevard will distribute traffic into these districts without creating any additional impacts to the PCD's internal roadway network. These access points on Northlake Boulevard have been coordinated with Palm Beach County, which is providing access points to new commercial developments in the unincorporated area.

The proposed second access on the Parcel D's 2,200 linear-foot (0.4 mile) frontage along Northlake Boulevard is comparable to the Gardens Mall, which provides for three (3) full intersections along its 0.35-mile frontage along PGA Boulevard.

The Applicant is also seeking to relocate the approved development area of 400,000 square feet of professional office space from the 60-acre, western portion of Parcel C to Parcels B, D, and a new Parcel J. The Workplace District, Parcel D, will receive 123,105 square feet of additional office space for this employment hub. In addition, 105,000 square feet of commercial space is being shifted from the Workplace District to the Town Center District. The Workplace District on the updated Master Plan now includes an internal, 60-foot-wide roadway which will connect Northlake Boulevard to the western extension of Avenir Drive, providing for added internal connectivity for Avenir. This roadway will improve traffic circulation within the district.

The Town Center district, Parcel B, will receive 120,000 square feet of relocated office space and 105,000 square feet of relocated commercial area. In addition, 19.75 acres of land within the district

has been identified as the location for the proposed future office uses. The size of Parcel B is not proposed to change.

At the western portion of the project at the northwestern and northeastern corners of 140th Avenue North and Northlake Boulevard, a new Workplace District (Parcel J) has been created. The areas of Residential Parcel A and Agriculture Parcel H have been adjusted to provide for Parcel J. The new Workplace Parcel J will receive 156,895 square feet of office space on approximately 16 acres and will follow Avenir's Workplace District standards. The Master Plan and PCD Development Standards have been revised to reflect this new parcel. Parcel J will provide future employment activities within the western portion of project, which will develop after the eastern portion has been constructed.

This request does not change the development area and commitments for the City-owned Economic Development Parcel (EDP), located on the eastern 50 acres of Parcel C. This relocation will allow for flexibility in the development of the medical and professional uses that are permitted in Parcel D. These uses will provide employment opportunities in the City while supporting the adjacent commercial and residential uses. The western portion of Parcel C would convert to future residential uses as Parcel A, which will allow future residents to be closer to the Town Center district and facilitate pedestrian, bicycle, or golf cart access in addition to vehicular access.

An analysis of these additional driveways and roadway network amendment has been prepared by Traffic Engineer O'Rourke Engineering & Planning and is included for your review.

The Master Plan is proposed to be revised to provide for a necessary 77-foot-wide FPL transmission line easement through the western PCD Buffer to provide for off-site transmission lines to connect to the approved Avenir FPL Substation, which was approved on September 10, 2020 through the adoption of Resolution 51, 2020. The FPL transmission easement encompasses 2.13 of the approved conservation area within the southwestern portion of the PCD. The master plan in this area has been amended to add 2.13 acres of conservation area so this utility provision results in no net loss of conservation area. Information on the affected portions of the conservation easement has been provided with this application by the project's environmental consultant, EW Consultants, Inc.

PCD Buffers and Roadway Cross-Sections

In the nearly four years since the approval of the Avenir project, the landscaping along Northlake Boulevard, Avenir Drive, and within the eastern PCD buffer have evolved to reflect additional planning, responses to governmental comments, utility conflicts, and design decisions. The PCD Buffers and Roadway Cross-sections have been revised to reflect this updated landscape design. The dimensions of the approved roadway cross-sections and buffers have not been changed.

The proposed amended eastern Northlake Boulevard frontage features an expanded and more tropical landscape palette. The plan incorporates large Florida Royal Palms with 20 feet of grey wood and three different sizes of Southern Live Oaks. In addition, grasses have been added to reduce the amount of sod within the 90+ foot buffer and road shoulder. The originally approved plan only included sod for the road shoulders. This subject buffer proposed is consistent with the buffer

approved with Site Plan #1. The western Northlake Boulevard Parkway buffer will remain as approved, which incorporates conservation area lands and a native plant palette.

The eastern PCD buffer is proposed to be updated to reflect that the approved berm was revised to incorporate the adjacent Ancient Tree PUD buffer. The inclusion of a clusia hedge with the Southern Live Oaks, Red Maple, Wax Myrtles and Cabbage Palms helps create a more opaque buffer than originally approved.

The Northlake Boulevard median is proposed to be upgraded and updated to reflect the streetscape plans being reviewed by Palm Beach County, which owns this section of Northlake Boulevard. The median landscaping will include Wild Date Palms, Southern Live Oaks, and Sabal Palms along with Coontie, Bougainvillea, Podocarpus, Cocoplum, Dwarf Firebush, and Muhly Grass in the understory. Please note that in the original approval, sod was proposed for the road shoulders and adjacent utilities easements. With the updated plans, Muhly and Faxahatchee Grasses are proposed.

Within the internal PCD roadways, the cross-sections are proposed to be amended to expand the approved landscape palette. The amended plans show increased variety in canopy and palm trees along with shrubs, grasses and groundcovers.

Avenir Development Standards

When the Avenir PCD was created, the Avenir Development Standards were designed to guide the development within the mixed-use project. The Development Standards dictate the setbacks, building heights, permitted uses, streetscape requirements and street network criteria.

As additional planning occurred since the 2016 PCD approval, the Development Standards have been subsequently amended to include additional uses which were not anticipated at the time of the original approval.

In January 2020, the Avenir PCD master plan was amended to allow for up to 155,000 square feet of commercial space to be located within the Workplace District (Parcel D), which is west of the designated Avenir Town Center. At that time, no commercial uses were proposed for Parcel D.

With this PCD Amendment, the Applicant is reducing the amount of commercial space within Parcel D to 50,000 square feet. This limited amount will allow for these uses to serve the 1,223,105 square feet of proposed professional and medical office within Parcel D. The Applicant is requesting a condition of approval which will tie the development of commercial and office uses within Parcel D. The proposed condition is: ““Any individual site plan for Parcel D shall contain primarily professional and medical office uses with commercial retail uses permitted as accessory to those uses. Where both office and commercial retail uses are proposed, the uses shall be vertically-integrated.”

The Development Standards have been revised to address the potential permitted uses within Parcel D as allowed by the master plan. The PCD Development Standards are also proposed to incorporate

revisions to allow for the desired design of the Avenir Town Center. The proposed revisions are as follows:

- Restaurant categories (general, specialty, and quality) and General Retail would be allowed within Parcel D in conjunction with office development, consistent with the proposed condition of approval regarding Parcel D site plan submittals. In addition, the permitted use chart within the Avenir Development Standards has been revised to exclude restaurants with drive-through as a permitted or conditional use within Parcel D.
- Allow Professional and Medical Office uses as a permitted use within Town Center Parcel B.
 - Amend Workplace District development standards to reference the new Parcel J.
 - Provide appropriate office category uses within the Permitted Use chart for new Parcel J. Those proposed uses: Express or Parcel Delivery Office; Office, Medical or Dental; Office, Professional and Business; Optical, Optician or Optometrist Offices; Veterinary Office and Clinic; Places of Assembly; Governmental Uses; Post Office; Accessory Uses; Satellite Dishes, Accessory; and Construction Trailers.
 - Convenience Store with Gas Station, is proposed as an allowed use with a Major Conditional Use approval within Parcel B. Required design elements for gas stations are currently approved within the Development Standards. The proposed use is a key component in any commercial area. Although considerable planning and investment has been directed to non-vehicular transportation within the project with the provision of golf cart pathways, large sidewalks and bicycle lanes, residents living within Avenir and visitors will be arriving to the community by a motor vehicle. The proposed use will provide the needed fuel for these vehicles. The essential nature of this use is reflected in the state requirement that each fuel station provides a generator for storm and post-storm events. The proposed use is part of the variety of uses that make up a successful commercial area.
 - Amend the Town Center allowable use list to add the phrase “with or without drive-through for accessory pharmacy” to the Grocery Store and “with or without drive-through” for the Drugstore use listings. The provision of a drive-through facility will allow residents to pick up prescriptions from their car. This will also allow any sick or contagious residents to receive the prescribed treatment without entering the store and possibly exposing other shoppers.
 - Amend the following development standards within the Town Center district:
 - Revise Secondary Street standards to allow on-street parking as optional (Page 14). This will allow more flexibility in the design of the Town Center district.
 - Revise the required connection point for the Town Center Premier Street from the Avenir Connector Road (Coconut Boulevard) to Northlake Boulevard (page 11). This change reflects that the majority of off-site visitors will access the site from Northlake Boulevard consistent with the desired design for the Town Center commercial district.
 - Correct typo on Page 14 regarding parking lot landscaping requirements. The corrected sentence is under the landscaping section and should read: “For every 5 spaces of on-street parallel parking spaces or for every 9 or of perpendicular or angled parking with a parking lot, a landscape island shall be

provided within a minimum of 5 feet in width and a minimum landscape area of 45 feet.”

Development Order amendments

The Applicant is seeking to modify Condition #2 of the PCD development order to clarify the vested trips for the Avenir project. The notation on the Future Land Use Map provides for development that would generate traffic based on uses associated with the trips that were approved by Palm Beach County and mitigated by the Proportionate Fair Share Agreement entered into between Avenir Holdings LLC and Palm Beach County dated May 3, 2016 (now assigned to Avenir Development), which vests the following trips for the Avenir PCD: 58,171 daily; 4,733 AM peak hour, of which 2,491 are inbound and 2,242 are outbound; and 5,774 PM peak hour, of which 2,343 are inbound and 3,431 are outbound. The proposed additional language clarifies the intent so that anyone reviewing the development order does not have to cross reference back to the County approvals to determine the actual available trips. Condition #6(b) is proposed to be amended to provide clarity that the project’s reported trips are tied to the issuance of the building permits when the impacts/trips will occur. Condition #23 is proposed to be updated to be consistent with the proposed Avenir Master Plan.

In addition, the Applicant is looking to update several conditions of approval to be consistent with the proposed PCD Amendments contained within this request.

The Applicant is seeking to amend the existing development order conditions of to reflect the following:

- Revise Condition #2 of Resolution 4, 2016 to read:
 - (Condition #2 general phasing schedule and peak hour trips table to remain)
 - “These trip amounts are cumulative (i.e, they include trips from each previous phase), and were derived from the trips generated by the development program for each phase listed above. These trip totals were used to calculate the timing of proportionate share payments and the timing of other required traffic improvements. The density and intensity for the overall PCD development is based on the trip generation that is the basis of the Proportionate Share Agreement entered into between the Applicant and Palm Beach County ("Proportionate Share Agreement"), which vests the following trips: 58,171 daily, 4,733 AM peak hour, and 5,774 PM peak hour.”
- Revise Condition #6(b) of Resolution 4, 2016 to read:
 - The amount of Currently Utilized Trips for development, as that term is defined in the Proportionate Share Agreement, as determined by issued building permits.
- Revise Condition #23 of Resolution 4, 2016 to reflect the proposed additional vehicular connections to Northlake Boulevard:

- Avenir shall have the following connections to the external roadway network consistent with the PCD Master Development Plan:
 - a) A minimum of ~~seven (7)~~ nine (9) connections to Northlake Boulevard, as generally depicted on the PCD Master Plan; and
 - b) An internal roadway network as generally depicted on the PCD Master Plan shall be open to the public and shall not be gated.

Consistency with the Comprehensive Plan

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

FUTURE LAND USE ELEMENT

Goal 1.1.

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

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

The requested amendment would redistribute of professional office space within the project, allow for specific commercial uses within Parcel D, expand the roadway and buffer landscape palette, and to uses within the Town Center district. The request does not change the development program, the size of the Conservation Area, or the boundaries of the PCD. As such, the request, like the original approval, is consistent with the Goal of the Future Land Use element of the Comprehensive Plan.

Policy 1.1.1.15.: Mixed Use Development (MXD):

Policy 1.1.1.15 states: *“The Mixed Use Development category is designed for new development which is characterized by a variety of integrated land use types. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding*

uses, desired character of the community, and the capacity of public facilities to service proposed developments. This Future Land Use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. To create a functioning, multi-faceted type of development, mixed use development is dependent on the successful integration of distinct uses. Integration is defined as the combination of distinct uses on a single site where the impacts from differing uses are mitigated through site design techniques, and where impacts from differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.”

The approved Avenir mixed-use community is consistent with the referenced policy as it closely integrates various land use types within a pedestrian and bicycle-friendly environment. The location of these various requested land uses in a horizontally-integrated manner will help internalize vehicular trips and encourage affordable living arrangements through the provision of a variety of housing types and sizes and less dependence on the automobile as the sole transportation factor. The subject request does not change the approved mix of uses within the 4,793-acre site. The approved mixed-use community brings about the desired character of development envisioned by the City and by this policy.

TRANSPORTATION ELEMENT

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

With the approved phasing of Assured Construction (publicly committed roadway improvements), committed roadway improvements by the developer and Proportionate Share payments for several roadway links and intersections, the project will mitigate its impacts that may result in a level-of-service (LOS) increase. The proposed additional driveways will help ensure efficient dispersal of traffic entering the project and the clarification of trips and when the impacts of those trips are determined provide that impacts are mitigated for the applicable trips when they occur.

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

The approved Master Plan illustrates the approximate location of seven (7) vehicular access points to the project from Northlake Boulevard. With this amendment, two additional access points will be provided to allow traffic to access the high-demand, non-residential use while limiting conflict with resident traffic.

HOUSING ELEMENT

Objective 3.1.2.: *Assist the private sector to provide housing of the various types, sizes, and costs to meet the housing needs of all existing and anticipated populations of the City. Toward this objective,*

the City shall maintain, land development regulations, consistent with Section 163.3202(1), F.S., facilitate public and private sector cooperation in the housing delivery system.

The approved Avenir development program will continue to feature single-family homes and townhomes in a variety of sizes and costs. With the approved Master Plan, employment and educational uses will be located close to the planned residential areas. As such, the need for an automobile or automobiles for a family will decrease, which will increase the affordability of the residential units within the project.

Compliance with Avenir development order

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

- Condition #17 – Dedication of additional right-of-way for Northlake Boulevard. – The dedication of this right-of-way is provided for by the Avenir Plat, which was approved in January 2019.
- Condition #26 – Surety required for referenced traffic signal improvements. – The performance security for the required traffic signal improvements was provided this year prior to the first permit for vertical construction.
- Condition #28 – Dedication of sufficient property for roadway connections to Northlake Boulevard. – The referenced area has been identified for dedication on the approved Avenir Plat.
- Conditions #34 and 37 – Evaluating alternative mobility options. - A variety of mobility options have been provided within the proposed Avenir community. The Coconut Boulevard extension and Avenir Drive feature 8-foot and 12-foot wide multi-use pathways. These pathways will accommodate pedestrians, joggers, bicyclists and golf carts. Within the proposed site plan, additional pathways and connections to adjacent public spaces have been provided on the revised site plan. These mobility options will help decrease automobile traffic within the Avenir community and surrounding roadways.
- Conditions #38, 39, 40 and 93 – Provisions for the requirements within the plat. –The approved plat identifies the conservation area, dedications to the City and future rights-of-way as contemplated by these conditions.
- Condition #45 – Environmental survey of subject site prior to land alteration. – Environmental surveys of undeveloped sites have been provided prior to any land alteration of the impacted areas.
- Condition #47 – Removal of exotic species. – Prior to construction, all exotics are removed from a specified development parcel in conformance with the PCD development order.
- Conditions #55 and 59 – Determination of adequate potable water allocation from Seacoast Utility Authority. –Seacoast Utility Authority has previously confirmed sufficient potable water supplies for the project.

- Condition #61 – Soil treatment and stabilization required. – The Applicant continues to comply with all National Pollutant Discharge Elimination System requirements.
- Condition #64 and 65 – Police and Fire Rescue levels of service provision. –City’s Police and Fire Rescue departments’ confirmations of service provision have been provided and are on file with the City.