

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 type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input checked="" 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: Avenir Pod 10 Site Plan Review

Owner: Avenir Holdings, LLC

Applicant (if not Owner): Same

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

Agent: Urban Design Studio, Ken Tuma, Managing Principal

Contact Person: Ken Tuma E-Mail: ktuma@udsflorida.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: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: BSB Design

Engineer: Ballbe and Associates, Inc.

Planner: Urban Design Studio

Landscape Architect: Urban Design Studio

Site Information:

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

General Location: Avenir - One mile ease of Seminole Pratt-Whitney Rd, north of Northlake Boulevard

Address: No address assigned yet - Parcel A, SE corner of Spine Road #5A & Spine Road #8 on MP

Section: 28 Township: 41 Range: 41

Property Control Number(s): 52-41-41-28-01-001-0011

Acreage: 108.19 Current Zoning: MXD PCD Requested Zoning: MXD PCD

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

Current Comprehensive Plan Land Use Designation:

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

Proposed Use(s) i.e. hotel, single family residence, etc.:
262 Single Family Homes

Proposed Square Footage by Use: N/A

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

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 site plan approval for Avenir Pod 10. A total of 262 single-family lots are proposed within the 108.19 acres of Avenir Pod 10, which is located in Parcel A, southwest corner of Avenir Drive and Panther National Boulevard. Please see the Project Narrative.

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

The requested site plan is consistent with the adopted Avenir Master Plan and Development Standards.

As such, there is no change to the surrounding area which has been planned for residential use and wetland conservation.

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 area was created through the adoption of Resolution 4, 2016. This request does not impact 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)?

Not applicable with this residential site plan application.

6. Has project received concurrency certification?

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

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 0.94 mile(s) from the intersection of Avenir Drive & Coconut Boulevard, on the north, east, south, west side of Avenir Drive (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 Site Plan Review for Avenir Pod 10 in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma of Urban Design Stuido 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

Virginia Cepero, Vice President

By: Name/Title

West Palm Beach, FL 33401

City, State, Zip Code

P. O. Box

(305) 562-7545

Telephone Number

mmato@waterstonebuilders.com

E-mail Address

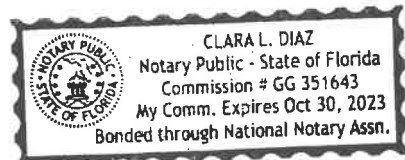
City, State, Zip Code

Fax Number

Sworn and subscribed before me this 29 day of March 2022.

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 Studio

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@udsflorida.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.

Virginia Cepero
Owner signature

3/29/2022
Date

Virginia Cepero, VP, Avenir Holdings, LLC
Owner printed name

52-41-41-28-01-001-0011
Property Control Number

DESIGNEE/BILL TO:
Avenir Development, LLC
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134

Virginia Cepero
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

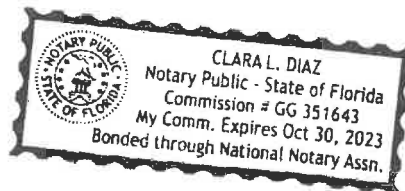
COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 29 day of March, 2022, by Virginia Cepero. He or she is personally known to me or has produced _____ as identification.

Clara L. Diaz
Notary public signature
Clara L. Diaz
Printed name

State of Florida at-large

My Commission expires: _____



Project Narrative

Avenir Pod 10

Site Plan Review

April 7, 2022



Urban Design
Land Planning
Landscape Architecture

Request

Avenir Holdings LLC, the owner of the approved Avenir Planned Community Development (PCD), is requesting approval of proposed Pod 10 site plan, which consists of 257 single family homes located within 108.19 acres. Pod 10 is generally located in the southwest corner of Coconut Boulevard and Panther National Boulevard.

The proposed site plan will feature 143, 65-foot by 130-foot single family lots and 114, 77-foot by 130-foot single family lots. The net density for Pod 10 is proposed to be 2.38 units per acre. Please note that this site plan approval request is consistent with the Avenir PCD approval and with the overall approved density of 0.81 unit per acre.

As indicated above, the proposed residential lots are located on lots which meet or exceed the minimum lot requirements of the Avenir Development Standards. The proposed development plans meet and exceed all open space and park requirements for the residential portion of the PCD. In addition to the provided parks, the Applicant has provided an oolite stone sitting wall at the two lake overlooks at the center of the project.

Architectural elevations for the proposed site plan will be provided at a later date when a homebuilder has been selected for the subject site. At that time, the Applicant will seek a site plan amendment for the elevations and lot landscaping plans.

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). Pod 10 is a portion of a larger parcel with a property control of 52-41-41-28-01-001-0011.

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 vacant.

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	Panther National Master Site Plan – Golf Course and Pod 14 entrance	PCD (MXD)	Mixed Use (MXD)
South	Proposed Pod 15 residential site plan	PCD (MXD)	Mixed Use (MXD)
East	Approved Pod 8 residential site plan	PCD (MXD)	Mixed Use (MXD)

West Palm Beach Office: 610 Clematis Street, Suite CU-02, West Palm Beach, FL 33401 P: 561-366-1100

Boynton Beach Office: 508 E. Boynton Beach Blvd., Boynton Beach, FL 33435 P: 561-736-8838

www.udsfloida.com LA0001739

West	Panther National Lifestyle Center parcel	PCD (MXD)	Mixed Use (MXD)
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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 and 4 have been approved by City Council. Model homes and entry features have been proposed and approved for Pods 1, 3 and 4.

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.

On June 3, 2021, City Council approved Resolution 27, 2021 which amended the Avenir Master Plan, Development Standards and updated the PCD Buffers and roadway cross-sections. The amendment relocated 400,000 square feet of professional office space throughout the project and created another Workplace District (Parcel J).

The residential site plan for Pod 9 was approved on March 3, 2022, through the adoption of Resolution 9, 2022. The Pod 9 site plan was approved for 118 single family homes.

Site Plan Analysis

Pod 10 is proposed to include 257 single family lots on 108.19 acres located directly west of Coconut Boulevard and directly south of future Panther National entrance road. The parcel will feature 143, 65-foot by 130-foot single family lots and 114, 77-foot by 130-foot in a gated neighborhood and will have vehicular access to Coconut Boulevard. The neighborhood will feature three neighborhood parks, which are located within a ¼ mile of each of the proposed lots. Within the parks, walking paths, a mail kiosk, benches, playground equipment and shade trees will be provided.

The following is a site plan analysis for Pod 10:

Requirement	Avenir Design Standards	Proposed	Consistent?
Front Setback - Front-Loaded Garage	15 feet 20 feet	15 feet 20 feet	Yes
Side Setback	5 & 7.5 feet	5 & 7.5 feet	Yes
Side Street Setback	10 & 15 feet	10 & 15 feet	Yes
Rear Setback	10 feet	10 feet	Yes
Pool/Screen Enclosure Setbacks: Side Side Street Rear	5 feet 10 feet 5 feet	5 feet 10 feet 5 feet	Yes
Minimum Lot Width	50 feet	65 feet	Yes
Maximum Lot Coverage	55%	55%	Yes
Minimum Open Space	35%	46.1%	Yes
Parks Requirement	0.75 acres within ¼ mile of each lot	0.75-acre park within ¼ mile of each lot	Yes
Landscaping Points	42,542.6 points	42,889.6 points	Yes

Landscaping

The Applicant has provided a wide palette of landscaping within the Pod 10 neighborhood with 16 different varieties of trees and 8 varieties of palms proposed. The proposed street tree is the Eagleston Holly and 325 street trees will be provided within the project. The proposed site plan features 46.1% or 50 acres of open space while the City requirement is 35% or 37.97 acres of open space is required. As a result, the Applicant is provided 12 additional acres of open space within the proposed neighborhood than what is required by the City regulations. In addition, the proposed plan provides for 42,889.6 landscape points while 42,542.6 points are required.

Three park areas are provided for the neighborhood. At the main entrance, a 0.75-acre park is proposed with the mail kiosk, playground equipment, picnic tables and benches are proposed. For the western portion of the site, a 1.36-acre park is proposed with walking paths, benches and a tot lot. At the central portion of the site, an 0.87 park is provided in walking trails, benches and open play areas. Please note that this park area includes a lift station for the Avenir project. Access to this lift station will be from Panther National Boulevard. In addition to these park areas, lake overlooks with oolite stone steps have been also been provided.

Access

The project's main entrance will be located off of Coconut Boulevard. An emergency entrance and resident egress point has also been located along Coconut Boulevard, north of the Pod 10 main entrance and south of the Panther National/Coconut Boulevards intersection. On the western edge of the project, an emergency access point with a sodded, stabilized base, is proposed from the adjacent Panther National Lifestyle Center to the subject site.

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 and the submitted site plan are consistent with the requirements of these conditions.

- Condition #17 – Dedication of additional right-of-way for Northlake Boulevard. – The proposed dedication of this right-of-way is provided for within 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 has been provided to the City.
- 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. Coconut Boulevard, which will connect the proposed Pod 10 site plan to Avenir Drive and Northlake Boulevard, features 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.
- Condition #35 – Updated traffic impact analysis with a cumulative total of approved trips prior to each site plan approval. – An updated traffic impact analysis has been provided with this application.
- Conditions #38, 39, 40 and 93 – Provisions for the requirements within the plat. – The Avenir plat was recently approved by the City Council. The approved plat identifies the conservation area, dedications to the City and future rights-of-way.
- Condition #45 – Environmental survey of subject site prior to land alteration. – An environmental survey of the site will be provided prior to any land alteration of that area.
- Condition #47 – Removal of exotic species. – Prior to construction within the subject site, all exotics will be removed from the pod in conformance with the PCD development order.
- Condition #51 – Impervious surfaces to be minimized. – The design of the Pod 9 site plan has been created to provide a minimum of 40% of the site or 13.17 acres as open space. The City and project requirement for residential neighborhoods is 35% open space.
- Condition #53 – Submittal of Best Management Procedures to City prior to first infrastructure permit. – Agricultural uses within Avenir is being minimized as the project is being developed for the approved mixed-use community. The project's environmental consultant created Best Management Procedures for the project. The Avenir Community Development District will manage and monitor the BMPs.
- Conditions #55 and 59 – Determination of adequate potable water allocation from Seacoast Utility Authority. – Previously submitted to the City files is the October 10, 2016 letter from Seacoast Utility Authority confirming sufficient potable water supplies for the project.

- Condition #56 – Treated wastewater effluent is preferred source of irrigation water. - SUA currently has no facilities in the area to provide reclaimed water. According to the provided letter from SUA, “If the project is ultimately connected to the Seacoast sanitary sewage system, the resulting reclaimed water can be applied off-site”. Irrigation water for the project will be provided from the on-site lake or from wells. No residential lots will have individual wells.
- Condition #61 – Soil treatment and stabilization required. – The Applicant acknowledges this requirement and will comply with all National Pollutant Discharge Elimination System requirements.
- Condition #62 – Incorporation of green building principles within proposed buildings. – Impact and energy-efficient windows will be used in all of the proposed homes. Water-saving fixtures in the bathrooms and kitchens will also be used.
- Condition #120 – Sign Program submitted to the City for review and approval prior to the first Certificate of Occupancy. – Signs for each pod will be provided to the City for its approval.
- Condition #121 – Gateway sign installation. – The required City Gateway sign will be constructed consistent with the approved timeframe within the PCD development order.