

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 _____ |
- Date Submitted: _____

Project Name: Avenir Clubhouse and Recreation Center

Owner: 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 or Marty R.A. Minor E-Mail: mminor@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: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: Randal Stofft Architects

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.: Clubhouse and Recreation Area

Proposed Square Footage by Use: 12,087 s.f. Clubhouse on 8.99 acres

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: Please see the attached Project Narrative.

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

No proposed change in the development program with this request. As such, the request will not create any additional impacts to the surrounding area. Please see the attached Project Narrative.

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 Manuel M. Mato, as President
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 Site Plan Approval 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

[Handwritten Signature]
Signature of Owner

Manuel M. Mato, President

By: Name/Title

777 S. Flagler Drive, Suite 500 E

Street Address

West Palm Beach, FL 33401

City, State, Zip Code

P. O. Box

(305) 562-7545

Telephone Number

City, State, Zip Code

Fax Number

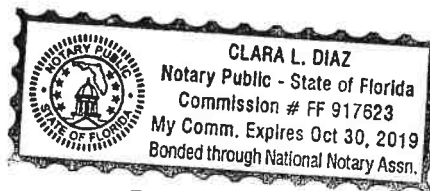
mmato@waterstonebuilders.com

E-mail Address

Sworn and subscribed before me this 15th day of August 2018

[Handwritten Signature]
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-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.

[Handwritten Signature]
Owner signature

August 15, 2018
Date

Manuel M. Mato, President of Avenir Development, LLC
Owner printed name

Property Control Number

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

x [Handwritten Signature]
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of August, 2018, by Manuel M. Mato, as Pres. of Avenir Development, LLC. He or she is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Notary public signature
Clara L. Diaz
Printed name



State of Florida at-large

My Commission expires: _____

PROJECT NARRATIVE
AVENIR PCD
Clubhouse and Recreation Area
SITE PLAN REVIEW

April 5, 2019



Urban Planning and Design
 Landscape Architecture
 Communication Graphics

Request

Avenir Development, LLC, the owner of the approved Avenir Planned Community Development (PCD), is requesting site plan approval for its Clubhouse and Recreation Area parcel. The Clubhouse and Recreation Area parcel is 8.99 acres in size and is located north and west of Parcel A-4 and south of the City’s Civic/Park parcel.

The Clubhouse and Recreation Area parcel is proposed to have a 12,087 square foot clubhouse, swimming pool with pool cabanas, tot lot, six pickleball courts, eight tennis courts and open play area for the benefit of the future Avenir residents. The proposed Clubhouse and Recreation Area site plan will augment the recreational facilities provided within each residential parcel and encourage an active lifestyle within the community.

The proposed development plan meets and exceeds all development standards within the PCD. No waivers are requested with this application.

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 site has been given a situs address of 12001 Northlake Avenue. The list of property control numbers by which the Property Appraiser’s office identifies the property is included as part of the City’s Development Application.

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 used for agricultural purposes. 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	City Civic/Recreation Parcel (Parcel E/G)	PCD (MXD)	Mixed Use (MXD)
South	Avenir Parcel A-4 (Residential)	PCD (MXD)	Mixed Use (MXD)
East	Avenir Parcel A-4 (Residential)	PCD (MXD)	Mixed Use (MXD)
West	Avenir Drive Oval-about and Parcel A-2 (Residential)	PCD (MXD)	Mixed Use (MXD)

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 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, City Council adopted Resolution 67, 2018, which approved Site Plan #2, which consists of 469 age-restricted homes on 141.59 acres.

On January 10, 2019, City Council adopted Resolution 3, 2019, which approved Site Plan #1, which consists of 416 single-family homes on 230.49 acres. On that same date, the City Council adopted the Avenir Boundary Plat through the approval of Resolution 2, 2019.

Site Plan Analysis

As indicated above, the Clubhouse and Recreation Area site plan will consist of a 12,087 square foot clubhouse on 8.99 acres. In addition to the clubhouse, the site is proposed to have a swimming pool with pool cabanas, tot lot, six pickleball courts, eight tennis courts, and open play area for the benefit of the future Avenir residents.

The proposed clubhouse will feature an event hall, club room, café, kitchen, gym, aerobics room and kids room. In addition, the clubhouse will feature 1,332 square feet of outdoor seating. The clubhouse will overlook, through rows of Medjool Date Palms, the elongated roundabout on Avenir Drive. Between the clubhouse and the roundabout, terraced seating will be provided. The clubhouse features a British Colonial architectural style featuring large wrap-around porches, the use of transom windows and the hip and gable roofs.

The clubhouse is designed to serve Parcels A-1 through A-9 of the Community (but not Parcel A-5, which is age restricted). Therefore, the owners of units in Parcels A-1 through A-9 (but not A-5) will be assessed for the construction, operation and maintenance costs of the clubhouse and have the right to use it for no additional fee. Anyone else (including any other residents of Avenir and including the public) will have the right to use the clubhouse and will have to pay a fee to do so. The membership fee has not yet been set. The intent of the kitchen within the clubhouse is to offer full service for lunch, banquet events from time to time, and cooking classes held at certain times during the year. Dinner service is not anticipated at this time. Please note that the clubhouse also features a gym and aerobics room in addition to the sport courts and swimming pool.

The clubhouse and recreation facilities will also have 77 vehicle parking spaces and 25 golf cart parking space. The parking requirement for the proposed clubhouse is 1 space per 300 square feet. The City’s Code does not address parking requirement for tennis and pickleball courts. Based on the review of similar recreation facilities within the City, a parking ratio of 3.16 spaces per tennis/pickleball court has been used. As a result, the proposed clubhouse and recreational facilities require 98 spaces. The proposed site plan meets this parking requirement by providing 77 vehicle parking spaces and 25 golf cart spaces.

Access to the clubhouse will be from Avenir Road with an emergency access to the pool area from Parcel E/G, which is directly north of the pool area. Motorists, pedestrians and golf cart users will arrive at the main entrance, which will have a median and will be lined with Florida Royal Palms. Eight and 12-foot pedestrian connections are proposed from Avenir Drive and seven-foot wide sidewalk from Parcel A-4 and a five-foot sidewalk to the City’s Civic/Park parcel.

The site provides for 81% open space. As indicated in the table below, the proposed plan exceeds the City’s landscaping requirement. Live Oak, Pigeon Plums, Silver Buttonwoods, Pink Hibiscus, Royal Poinciana trees and Royal, Date, Alexander and Coconut Palms are proposed throughout the site.

The following is a site plan analysis for the Clubhouse and Recreation Area site plan:

Requirement	Avenir Design Standards/PBG Requirement	Proposed	Consistent?
Front Setback	20 feet	56 feet	Yes
Side Setback	5 feet	132 feet	Yes
Rear Setback	10 feet	593 feet	Yes
Maximum Building Height	3 stories/45 feet	1 story/36 feet top of roof	Yes
Maximum Lot Coverage	55%	4.7%	Yes
Minimum Open Space	35%	81%	Yes
Parking 1 space/300 SF for clubhouse & 3.16 spaces per tennis/pickleball court	98 spaces	77 parking spaces + 25 golf cart spaces	Yes
Landscape Points	12,102 points	20,111 points	Yes

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 will be provided 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. Avenir Road, which will connect Clubhouse site plan to Northlake Boulevard, will feature 8-foot and 12-foot wide multi-use pathways. These pathways will accommodate pedestrians, joggers, bicyclists and golf carts. In addition, the Avenir Site Plan #1 approval identifies two bus stop locations along Avenir Road. These bus stops are for the School District use, but can be used for other transportation options in the future. Within the parcel, 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 Clubhouse Parcel 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 parcel in conformance with the PCD development order.
- Condition #51 – Impervious surfaces to be minimized. – The design of Clubhouse site plan has been created to a minimum of 81% of the site or 7.3 acres of 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 models. Water-saving fixtures in the bathrooms and kitchens will also be used.
- Condition #64 and 65 – Police and Fire Rescue levels of service provision. – Letters seeking confirmation from the City’s Police and Fire Rescue departments have been requested. Copies of those letters are attached for your review.
- Condition #120 – Sign Program submitted to the City for review and approval prior to the first Certificate of Occupancy. – Signs for each parcel 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.