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:

- Planned Community Development (PCD)
- Planned Unit Development (PUD)
- Amendment to PCD, PUD or Site Plan
- Conditional Use
- Amendment to the Comprehensive Plan
- Administrative Approval
- Administrative Appeal
- Annexation
- Rezoning
- Site Plan Review
- Concurrency Certificate
- Time Extension
- Miscellaneous
- Other

Date Submitted:

Project Name: Avenir Site Plan #1 (Parcels A-1 & A-3) site plan amendment

Owner: Toll Southeast LP Company, Inc.

Applicant (if not Owner): Same

Applicant’s Address: 951 Broken Sound Pkwy, Suite 1800 Telephone No. (561) 999-1877

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: Toll Brothers
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 site plan amendment for Site Plan #1, more specifically, Parcel A-1 and A-3, for the approval of model homes, a model row, and an upgraded entry feature for each parcel. Please see 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. As such, the request will not create any additional impacts to the surrounding area. Please see the attached 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 ____________________________ 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 ____________________________ in the City of Palm Beach Gardens, Florida.

3. That he/she has appointed ____________________________ to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Toll Southeast LP Company, Inc.

Signature of Owner: ____________________________

951 Broken Sound Parkway NW, Suite 18C
Street Address: ____________________________

P. O. Box: 561-999-1877
Telephone Number: fpfliet@tollbrothers.com
E-mail Address: ____________________________

Sworn and subscribed before me this 17 day of September 2019.

Notary Public: ____________________________

My Commission expires: August 8, 2023
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

Optionee
Street Address
610 Clematis Street, #CU-02

Lessee
City, State, Zip Code
West Palm Beach, FL 33401

Agent
(561) 366-1100

Contract Purchaser
(561) 366-1111

Telephone Number
Fax Number
ktuma@udkstudios.com

E-Mail Address
PROJECT NARRATIVE
AVENIR PCD
SITE PLAN #1 AMENDMENT
SITE PLAN REVIEW
November 4, 2019

Request
Avenir Development, LLC, the owner of the approved Avenir Planned Community Development (PCD), and Toll Southeast LP Company, Inc., are requesting an amendment to the approved Avenir Site Plan #1, which consists of 416 single family homes located within four parcels directly east and north of the Avenir Town Center district. The Applicant is seeking to provide model homes and an enhanced entry feature for Pods 1 and 3.

Site Plan #1 was approved by the City Council on January 10, 2019 for the approval of 416 single family homes through the adoption of Resolution 3, 2019. Pods 1 and 3 were recently sold to Toll Southeast LP Company, Inc., which is related to the national homebuilder Toll Brothers, LLC. Six models are proposed for Pod 1 and five models in Pod 3. Elevations and typical lot landscaping plans have been provided with each model.

New entry features are proposed for Pod 1 and 3. Elevations of the entry feature and signage have been provided on the submitted development plans. The proposed entry features include tower features, parcel name, and fountain/trellis feature. The landscaping at the entrance medians have been upgraded from the approved design and planting on the sides of the entry drive have been increased to enhance the arrival experience.

No change in the Avenir development program is proposed with this request. No waivers are proposed with this request.

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 Boulevard. 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.

Pod 1 is located northwest of the Avenir Drive and Northlake Boulevard intersection. Parcel A-3 is located at the southeast corner of the Avenir Drive and Coconut Boulevard, just north of the Avenir Town Center district.

The subject sites 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 tables below summarize the existing Land Use designation, Zoning designation, and use of the surrounding properties for Parcels A-1 and A-3.
## PARCEL A-1 EXISTING ZONING AND LAND USE DESIGNATIONS

<table>
<thead>
<tr>
<th>DIRECTION</th>
<th>EXISTING USE</th>
<th>ZONING</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Parcel A-1 – Residential 98 units on 39.14 acres</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
</tr>
<tr>
<td>North</td>
<td>Parcel A-2 – Residential 92 units on 31.23 acres</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
</tr>
<tr>
<td>South</td>
<td>Northlake Boulevard</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Pierce Hammock Elementary School</td>
<td>PBC - Agricultural Residential (AR)</td>
<td>PBC – Rural Residential 10 (RR10)</td>
</tr>
<tr>
<td></td>
<td>The Acreage (Residential)</td>
<td>PBC - Agricultural Residential (AR)</td>
<td>PBC - Rural Residential 10 (RR10)</td>
</tr>
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<td></td>
<td>Avenir Drive and Ancient Tree PUD</td>
<td>PUD (RL-2)</td>
<td>Residential Low (RL)</td>
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<tr>
<td>West</td>
<td>Parcel B (Town Center)</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
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</tbody>
</table>

## PARCEL A-3 EXISTING ZONING AND LAND USE DESIGNATIONS

<table>
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<th>DIRECTION</th>
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<th>ZONING</th>
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</tr>
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<tbody>
<tr>
<td>Subject Site</td>
<td>Parcel A-3 – Residential 119 units on 32.05 acres</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
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<td>North</td>
<td>Parcel C – Economic Development Parcel</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
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<td>South</td>
<td>Parcel B (Town Center)</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
</tr>
<tr>
<td>East</td>
<td>Parcel A-2 – Residential 92 units on 31.23 acres</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
</tr>
<tr>
<td>West</td>
<td>Parcel D (Workplace)</td>
<td>PCD (MXD)</td>
<td>Mixed Use (MXD)</td>
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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 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. Parcel A-1 was approved for 98 units on 39.14 acres and Parcel A-3 was approved for 119 units on 32.05 acres as part of the Site Plan #1 approval.

With the conditions of approval of Resolution 3, 2019, a requirement was placed upon Site Plan #1 which requires for model home elevations and entry features improvement to be reviewed and approved by the City. This application addresses these conditions for Parcels A-1 and A-3.

Discussion

Pod 1 Model Homes and Landscaping
As stated above, six single-family home models are proposed for the 98, 70-foot wide lots within Pod 1. Each of the six model homes will have four elevation options, which will provide 24 distinct elevations options within the project. Building materials include flat concrete roof tiles, light stucco finishes for the walls, impact rated doors and windows, shutters, railings, veneer stone and standing seam metal accent roofs.

The proposed Parcel A-1 model homes are:

- **Clearwater**: The two-story, four-bedroom home is proposed to have 4,996 square feet of total area. Four parking spaces are required and six spaces are provided.
- **Corrine**: The two-story, three-bedroom home is proposed to have 4,523 square feet of total area. Three parking spaces are required and four spaces are provided.
- **Jennings**: The two-story, four-bedroom home is proposed to have 4,728 square feet of total area. Four parking spaces are required and five spaces are provided.
- **Maddington**: The one-story, four bedroom home is proposed to have 4,225 square feet of total area. Four parking spaces are required and four spaces are provided.
- **Shirley**: The two-story, four-bedroom home is proposed to have 4,531 square feet of total area. Four parking spaces are required and four spaces are proposed.
- **Edmonton**: The one-story, three-bedroom home is proposed to have 3,372 square feet of total area. Three parking spaces are required and four spaces are proposed.
In addition to the parking provided on each lot, 17 additional guest parking spaces are provided throughout Pod 1. Paver driveways and sidewalks are proposed for each lot.

Typical lot landscaping plans have been provided for your review. Lots will feature shade trees, flowering trees, palms, accent and regular shrubs, groundcovers and sod. The plant palette feature Live Oaks, Southern Magnolia, Silver Buttonwood, Pigeon Plumm, Crape Myrtle, Hibiscus, Jatropha, and Tabebuia Trees. The palette of palms include Alexander, Sabal, Coconut, Spindle, Christmas and Roebeleni palms.

**Pod 3 Model Homes**
Five single-family home models are proposed for the 119, 50-foot wide lots within Parcel A-3. Each of the five model homes will have four elevations options. The elevations options will provide for 20 distinct elevation options for the parcel. Building materials include flat concrete roof tiles, light stucco finishes for the walls, impact rated doors and windows, shutters, railings, veneer stone and standing seam metal accent roofs.

The proposed Pod 3 models are:

- **Edmonton:** The one-story, three-bedroom home is proposed to have 3,372 square feet of total area. Three parking spaces are required and four spaces are proposed.
- **McKenna:** The one-story, three-bedroom home is proposed to have 3,229 square feet of total area. Three parking spaces are required and five spaces are provided.
- **Sabrina:** The one-story, three-bedroom home is proposed to have 3,018 square feet of total area. Three parking spaces are required and four spaces are provided.
- **Torrance:** The two-story, four-bedroom home is proposed to have 3,807 square feet of total area. Four parking spaces are required and five spaces are provided.
- **Roland:** The two-story, four-bedroom home is proposed to have 3,987 square feet of total area. Four parking spaces are proposed and four spaces are provided.

In addition to the parking provided on each lot, 11 additional guest parking spaces are provided throughout Pod 3. Paver driveways and walkways are proposed for each lot.

Typical lot landscaping plans have been provided for your review. Lots will feature shade trees, flowering trees, palms, accent and regular shrubs, groundcovers and sod. The plant palette feature Live Oaks, Southern Magnolia, Silver Buttonwood, Pigeon Plum, Crape Myrtle, Hibiscus, Jatropha, and Tabebuia Trees. The palette of palms include Alexander, Sabal, Coconut, Spindle, Christmas and Roebeleni palms.

The Applicant is proposing anti-monotony standards to allow for a variety of building elevations within the neighborhoods. These standards are:

- No two dwelling units having the same elevation theme shall be built adjacent to one another nor across the street from each other.
- No more than three floor plan models shall be constructed next to one another.
• Upon submittal of building permits for each single-family home, the applicant shall provide a designation plan indicating the floor plan model, elevation theme, and color scheme to be utilized on all adjacent lots.

The following is a description of the four architectural styles being proposed for each model.

A. Antilles: The Antilles style is a reflection of classical Caribbean plantation homes. The siding accent cladding is representing the original wood frame walls. The Dutch gables create a distinctive roof form that allowed cross ventilation of the attic. Pre-air-conditioning, rooms were often built with very high ceilings, so there are some raised-plate elements to depict high ceilings. The simple architectural brackets and garage trellis reflect the historical use of wood frame construction.

B. Boca Raton: The Boca Raton style is a representation of classic Mediterranean style homes built around the 1920s and 1930s. The look boasts hard edges, geometric shapes and characters of Art Deco design. Stone cladding is used as an accent to the stucco clad walls. The materials used are representative of everything from a post machine age production, in the shape of the crown molding, the square-cut stone, and double brackets. Siding is not used, as the stucco finish was more durable in the ocean climate.

C. Coastal: The Coastal style elevation is representative of the original wood-frame, siding clad homes built as beach houses in the early 20th century. The Coastal style is more eclectic and borrows many elements from several cultures. Dutch gables were incorporated as an element borrowed from the Antilles style. The extended roof overhangs are used to represent the original deep overhangs used as a shading device over openings. The wood accent brackets and rafter tails are used more conservatively than the ones on the Antilles style, as these homes to reflect the less-formal attitude of beach living.

D. West Indies: The West Indies style pulls many of the traditional Spanish-style elements. The full stucco walls represent formal architecture that settlers were familiar with back home but adapted to less-formal attitude of island living and specific demands of subtropical climates. Gable ends are used with gable accents, whether they are decorative vent pipe or iron cross accents. The metal shed roofs bring an island element that are not used in the other island styles, differentiating the West Indies style. There are also wall scallops, to add some Island flair.

**New Entry Features**

With this site plan amendment request, the Applicant is proposing to upgrade the entry features and landscaping for Pod 1 and 3.

As part of the Site Plan #1 approval, the Pod 1 entrance featured a six-foot by 15-foot neighborhood sign in the median with Medjool Date Palms and flanked by Florida Royal Palms. With the proposed amendment, the Applicant is seeking to provide an enhanced entry features which includes the neighborhood sign and tower feature. The tower feature and signage will feature oolite stone, like the other areas features within Avenir, and include a fountain element.
The entry feature median landscaping has been enhanced with the following improvements to the approved landscaping plan:

- Replaced Sod with Annuals to reduce amount of turf;
- Added additional Crinum Lilies in front of entry feature to create a larger accent planting;
- Substituted Dwarf Podocarpus for Green Island Ficus to match plant material used at the main entry to Avenir;
- Substituted Gulf Muhly Grass and Annuals for African Iris to provide a consistent plant palette in front of the gate.

At the sides of the Pod 1 entry drive, the landscaping plan has been upgraded to provide the following:

- Replaced Sod with Gulf Muhly Grass and Annuals to reduce amount of turf;
- Added Podocarpus behind Cocoplum to increase layering along walls;
- Added Ligustrum Trees between Royal Palms to provide mid-level landscape;

For the Pod 3 entry median, the landscaping has been enhanced through the following improvements to the approved landscape plan:

- Replaced Sod with Annuals to reduce amount of turf;
- Added additional Red Sister Ti Plants in front and behind entry feature to provide more accent plants;
- Substituted Dwarf Podocarpus for Mexican Heather to match plant material used at the main entry to Avenir;
- Substituted Gulf Muhly Grass and Annuals for Asparagus Fern to provide a consistent plant palette in front of the gate.

Along the sides of the Pod 3 entry drive, the approved landscaping has been increased by:

- Replaced Sod with Gulf Muhly Grass and Annuals to reduce amount of turf
- Added Podocarpus behind Cocoplum to increase layering along wall

**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. The Coconut Boulevard extension, which will connect Site Plan #3 to Avenir Drive and Northlake Boulevard, will feature 8-foot and 12-foot wide multi-use pathways. These pathways will accommodate pedestrians, joggers, bicyclists and golf carts. Within the subject parcels, additional pathways and connections to adjacent public spaces have been provided. 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. – As no change is proposed in the number of dwelling units, an updated traffic impact analysis is not required.

• 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 Parcels A-1 and A-3 has been provided prior to the land alteration of that area.

• Condition #47 – Removal of exotic species. – All exotics has been removed from the subject parcels.

• Condition #51 – Impervious surfaces to be minimized. – The proposed models do not exceed the lot coverage limitations.

• 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. – Service letters have been issued by the Police and Fire Rescue departments. Those letters were submitted with Site Plan #1.

• Condition #120 – Sign Program submitted to the City for review and approval prior to the first Certificate of Occupancy. – Signs for each parcel is provided to the City for its review and approval.

• Condition #121 – Gateway sign installation. – The required City Gateway sign will be constructed consistent with the approved timeframe within the PCD development order.