

**CITY OF PALM BEACH GARDENS**  
**DEVELOPMENT APPLICATION**

**Planning and Zoning Department**  
**CITY OF PALM BEACH GARDENS**  
10500 North Military Trail  
Palm Beach Gardens, FL 33410  
(561) 799-4243 Fax (561) 799-4281

**Request:**

- |  |   |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD)           | <input type="checkbox"/> Annexation                 |
| <input type="checkbox"/> Planned Unit Development (PUD)                | <input type="checkbox"/> Rezoning                   |
| <input checked="" type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review           |
| <input type="checkbox"/> Conditional Use                               | <input type="checkbox"/> Concurrency Certificate    |
| <input type="checkbox"/> Amendment to the Comprehensive Plan           | <input type="checkbox"/> Time Extension             |
| <input type="checkbox"/> Administrative Approval                       | <input type="checkbox"/> Miscellaneous              |
| <input type="checkbox"/> Administrative Appeal                         | <input type="checkbox"/> Other <input type="text"/> |

Date Submitted:

**Project Name:** Avenir Pods 7 & 8 Site Plan Amendment for models, entry feature and model row

Owner: Avenir Development, LLC

Applicant (if not Owner): Pulte Home Company, LLC

Applicant's Address: 4400 PGA Blvd., Suite 700 Telephone No. (561) 268-5821

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 33410

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

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

Architect: Pulte Homes

Engineer: Ballbe and Associates

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 Road on north side of Northlake Blvd.

Address: Not assigned yet.

Section: 28 Township: 41 Range: 41

Property Control Number(s): 52-41-41-28-01-001-0021

Acreage: 49.99 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/Under Construction Requested Land Use: Residential neighborhood

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): N/A

## Justification

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

1. Explain the nature of the request: The Applicant is seeking a site plan amendment for Site Plan #3,  
more specifically Pods 7 & 8, for the approval of model homes, a model row and an updated entry feature  
for each parcel. 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 to the development program is requested with this application. As such, the request will  
not create any additional impacts. 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 Area 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)?

Not applicable.

6. Has project received concurrency certification?

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

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 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 Amendment for Site Plan #3, Pods 7 & 8 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

777 S. Flagler Drive, Suite 500 E  
Street Address

P. O. Box  
(305) 562-7545

Telephone Number  
mmato@waterstonebuilders.com  
E-mail Address

Virginia Cepero, Vice President

By: Name/Title  
West Palm Beach, FL 33401  
City, State, Zip Code

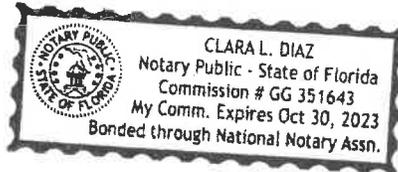
City, State, Zip Code

Fax Number

Sworn and subscribed before me this 11<sup>th</sup> day of December, 2019.

Clara L. 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, Suite CU-02  
\_\_\_\_\_  
Street Address
  
- Lessee West Palm Beach, FL 33401  
\_\_\_\_\_  
City, State, Zip Code
  
- Agent (561) 366-1100  
\_\_\_\_\_  
TelephoneNumber
  
- Contract Purchaser (561) 366-1111  
\_\_\_\_\_  
Fax Number
  
- ktuma@udkstudios.com  
\_\_\_\_\_  
E-Mail Address



Palm Beach Gardens Planning and Zoning Department  
10500 North Military Trail, Palm Beach Gardens, FL 33410  
561-799-4230

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

12/18/19  
Date

Avenir Development, LLC - Virginia Cepero, VP  
Owner printed name

52-41-41-28-01-001-0021  
Property Control Number

**DESIGNEE/BILL TO:**  
Pulte Home Company, LLC  
4400 PGA Boulevard, Suite 700  
Palm Beach Gardens, FL 33410

Aimee Carlson Aimee Carlson  
Designee Acceptance Signature  
Director - Land Development  
(Southeast Florida)

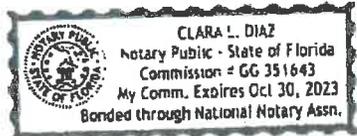
**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 18 day of Dec, 2019, 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**  
**PODS 7 & 8 SITE PLAN AMENDMENT**  
**FOR RESIDENTIAL MODELS**

December 20, 2019




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**Urban Planning and Design**  
**Landscape Architecture**  
**Communication Graphics**

**Request**

Avenir Development, LLC, the owner of the portion of the approved Avenir Planned Community Development (PCD) master plan known as Pods 7 & 8, is requesting an amendment to the Avenir Site Plan #3, located on the northern portion of the Avenir Development Area and east of the Coconut Boulevard extension. Avenir Development, LLC and the applicant, Pulte Homes Company, LLC is seeking approval of model homes and typical lot landscaping for Pods 7 & 8.

Site Plan #3 is currently being review by the City for the approval of 391 single family homes on 152.55 acres within Pods 6, 7, & 8. For Pods 7 & 8, Pulte Homes will be constructing the 146 single family homes proposed within the two pods. Four models are proposed for the 70' x 130' lots within the subject pods. Each model will have two possible elevations, which will provide up to eight elevation possibilities within the two neighborhoods. Elevations and typical lot landscaping plans have been provided with each model.

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). Avenir Pods 7 & 8 is located at the northern portion of the PCD development area and east of the Coconut Boulevard extension. The property control number for Pods 7 & 8 is 52-41-41-28-01-001-0021.

The subject pods have 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.

For the subject Avenir Pods 7 & 8, the following chart lists the existing zoning and land use designations:

<b>POD 7 &amp; 8 EXISTING ZONING AND LAND USE DESIGNATIONS</b>			
<b>DIRECTION</b>	<b>EXISTING USE</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Site	Avenir Pod 7 (48 single family units) & Pod 8 (98 single family units)	PCD (MXD)	Mixed Use (MXD)

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**610 Clematis Street**  
**Suite CU02**  
**West Palm Beach, FL 33401**  
**561.366.1100 561.366.1111 fax**  
**www.udkstudios.com 1**  
**LCC000035**

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North	Avenir Conservation Area	PCD (MXD)	Mixed Use (MXD)
South	Avenir Parcel A residential area	PCD (MXD)	Mixed Use (MXD)
East	Avenir Pod 6 (245 single family units)	PCD (MXD)	Mixed Use (MXD)
West	Avenir Parcel A residential area	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, 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.

City Council adopted Resolution 68, 2019 on September 19, 2019, which approved model homes, a model row and a revised neighborhood entry for Avenir Pod 4. On December 5, 2019, the City Council approved Resolution 67, 2019, which adopted home models, lot landscaping plans and enhanced entrance for Avenir Pod 1.

## Discussion

### Pods 7 & 8 Model Homes and Landscaping

As stated above, four single-family home models are proposed for the 146 70-foot wide lots within Pods 7 and 8. Each model home will have two elevation options which will provide eight (8) distinct elevation options within the project. Enhancements have been provided for corner, lake and other special lots adding to the diversity of architectural elevation options available. Building materials include flat and barrel roof tiles, varied stucco finishes for the walls, impact rated doors and windows, decorative composite brackets, columns, pre-cast decorative details and lap siding.

The proposed model homes for Pods 7 & 8 are:

- Stardom. This single-story two bedroom (with optional third bedroom) home is proposed to have 2,880 square feet of total area in the base plan and up to 3,402 square feet with options selected. Two parking spaces are required and four are provided in the base plan.
- Reverence: This single-story three bedroom (with optional fourth bedroom) home is proposed to have 3,273 square feet of total area in the base plan and up to 4,126 square feet with options selected. Three parking spaces are required and five are provided.
- Stellar: This single-story three bedroom (with optional fourth bedroom) home is proposed to have 3,063 square feet of total area in the base plan and up to 3,652 square feet with options selected. Three parking spaces are required and five are provided.
- Renown: This single-story three bedroom (with optional fourth bedroom) home is proposed to have 3,512 square feet of total area in the base plan and up to 4,125 square feet with options selected. Three parking spaces are required and six are provided.

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, Jatropha, and Tabebuia Trees. The Southern Live Oak is the proposed street tree for the project. The palette of palms include Alexander, Sabal, Date, Coconut, Spindle, and Christmas palms.

For each lot, City Code requires a minimum of two trees and two palms. As a minimum, the Applicant is proposing to have 5 to 6 trees and 6 to 8 palms, depending upon the model footprint, per lot. This additional landscaping is in excess of the City's code requirements and will form the base landscaping palette from which homebuyers can add upon.

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 of the same 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. Florida Mediterranean: The Florida Mediterranean style is a reflection of the graceful and serene homes popular in early 20th century South Florida. Key building materials are tiled roofs, stucco finishes and decorative stone features. Key design elements include arches and columns, bay windows and corbels.
- B. 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 but keeps an informal feeling overall. Key features include decorative shutters, sporadic use of wood accent brackets, rafter tails and lap siding.

#### **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.