

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 style="width: 150px; height: 15px;" type="text"/> |

Date Submitted:

Project Name: Panther National at Avenir Master Plan & Spine Road

Owner: Avenir Holdings LLC

Applicant (if not Owner): Same

Applicant's Address: 777 S Flagler Dr, Suite 500 E, West Palm Beach, FL 33411 Telephone No. 305-510-7958

Agent: Cotleur & Hearing

Contact Person: Donaldson E. Hearing E-Mail: dhearing@cotleur-hearing.com

Agent's Mailing Address: 1934 Commerce Lane Suite 1, Jupiter, FL, 33458

Agent's Telephone Number: 561-747-6336

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

Architect: _____

Engineer: Ballbe & Associates, INC. _____

Planner: Cotleur & Hearing _____

Landscape Architect: Lucido & Associates _____

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: 12200 Northlake Blvd. _____

Section: 28 Township: 41 Range: 41 _____

Property Control Number(s): 52414128010010011 _____

Acreage: 520.48 Current Zoning: MXD PCD Requested Zoning: MXD PCD _____

Flood Zone ^X _____ 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.: _____
See attached narrative _____

Proposed Square Footage by Use: ^{See attached Narrative} _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):
463 single family lots _____

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 requesting site plan approval for the new Avenir community Panther National. This unique golf centric community is designed for the future. The use of golf carts is a central theme of the entire community. The inclusion of a golf course will further emphasize this use of alternate modes of transportation. In addition to the Panther National Masterplan, which includes the golf course tract, maintenance facility, golf clubhouse, sales center, there will be 5 residential Pods. Pods 10-14 are a mix of different lot sizes ranging from 60' frontage to one acre in size. See Narrative for more information.

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

The Applicant is proposing a site development plan that is consistent with the approved master plan.

Due to land preservation and sustainable techniques the surrounding area will not be negatively impacted.

The proposed uses will not have negative impacts on the surrounding areas.

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. There is no rezoning with this 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 Avenir Conservation area, Consisting of about 2,407-acres, was created through the adoption of Resolution 4, 2016. This site plan application 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)?

As part of the Avenir PCD there will be Public Art elements located throughout the development.

6. Has project received concurrency certification?

Yes it has. 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 1 mile(s) from the intersection of Seminole
Pratt-Whitney & Northlake Blvd., on the north, east, south, west side of Northlake Blvd.
(street/road).

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

Donaldson E. Hearing

Print Name of Applicant

Optionee

1934 Commerce Lane, Suite 1

Street Address

Lessee

Jupiter, FL 33458

City, State, Zip Code

Agent

561-747-6336

Telephone Number

Contract Purchaser

Fax Number

dhearing@coteleur-hearing.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.

[Signature]
Owner signature

June 30, 2020
Date

Rosa E. Schechter
Owner printed name, VP of Avenir Holdings, LLC

52414128010010011
Property Control Number

DESIGNEE/BILL TO:
Avenir Holdings LLC

[Signature]
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

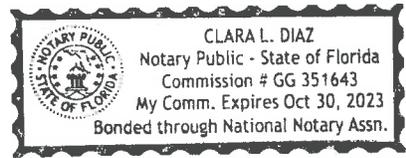
STATE OF Florida

COUNTY OF Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 30th day of June, 2020, by Rosa E. Schechter as VP of Avenir Holdings, LLC. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary public signature

Printed name



State of Florida at-large

My Commission expires: _____

Panther National Master Site Plan

May 14, 2021

Request:

On behalf of the property owner, Avenir Holdings LLC, please accept this as our formal request for site plan approval of Panther National Master Plan and Spine Road site plan. Located within the northwestern portion of the Avenir Planned Community Development (PCD), Panther National will debut as a new contemporary lifestyle community in the United States and the first of its kind in South Florida. Designed to be a community for aspiring individuals and families who expect the best. Panther National will be a project that redefines premium-gated community living in the 21st century. The overall site plan will consist of approximately 391 acres and include 218 single family homes, a Jack Nicklaus signature 18-hole championship core golf course, a 9 hole par-3 course, a clubhouse and the lifestyle center. Access through the Avenir development is provided off Coconut Boulevard, as well as from Spine Road #6 to its south. Eventually Coconut Boulevard will be extended north to the Bee-Line highway providing Panther National with a direct access point from the north. Public and private golf courses are a major conditional use within parcel A as indicated on the PCD Master Plan, most recently amended in December of 2019. A major conditional use application has been submitted for the golf course use at Panther National. Individual site plan applications have been submitted for each of the residential Pods, which are currently under review as well as the Golf Course and sales center. The site plans for the Golf Clubhouse, Lifestyle Center and Golf Maintenance Facility will be submitted in the future. The Architecture for the entry signage and guardhouses are included with this application.

The requested residential parcels within the Panther National site plan consist of:

- Pod 12: 139 homes on 90'x150' and 90'x160' lots of approximately .3 acres
- Pod 13: a total of 27 homes, 15 on .5 acre lots and 12 homes on 1 acre lots
- Pod 14: a total of 42 homes, 43 on .5 acre lots and 9 homes on 1 acre lots

As indicated above all the proposed residential lots exceed the minimum lot requirements of the Avenir Development Standards. All open space requirements have also been met or exceeded.

The Avenir PCD is approximately 4,763 acres and is located north of Northlake Boulevard, south of Beeline Highway, and west of I-95 and the Turnpike. The subject site is located within the northwestern portion of Avenir and is directly adjacent to the Avenir conservation area.

The proposed Master Plan includes two (2) golf course tracts totaling approximately 217 acres. Tract I is a Jack Nicklaus signature 18-hole "Core" Championship Golf Course. Jack Nicklaus is an internationally recognized Professional Golf Association (PGA) golf course architect and will be creating something completely unique to Palm Beach Gardens and South Florida. Golf Course Tract II is a 9-hole par 3 course. This is a unique golf course amenity, and it provides a break for players from traditional game play as well as a first-class training facility. Located adjacent to the par 3 course is the sales center and golf amenity building. The sales center will house offices and meeting areas to conduct sales in the initial build out of

the project but also be utilized for future resale activity. In addition to accommodating the sales component the building will be used as a secondary clubhouse and rest area for members.

Project History:

The Avenir Planned Community Development (PCD) was approved by City Council on May 5, 2016 with 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 from 3,000 to 2,690 units (-310 units); add 960 Age-Restricted standard single-family 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. In December of 2019 the most recent amendment to the Avenir PCD and Design Standards was approved through the Planning and Zoning Board. This most recent amendment made changes to facilitate the design of the Town Center and Workplace Districts.

There have been several approvals for residential pods within Avenir. Site Plan 1 approved residential pods 1 through 4. Other residential pods have since been approved and even more still under review. The proposed development remains consistent with the approved Avenir Master Plan.

Location:

Parcel ID: 52414128010010011

The Avenir PCD is located within northeastern Palm Beach County and is within the municipal boundary of Palm Beach Gardens, located on the North side of Northlake Boulevard. A list of parcel control numbers identifying the properties included within this site plan application can be found above. The Avenir PCD is approximately 4,763 acres, 4.5 miles long (North-South) and 2.5 miles wide (East-West). The Master site plan for the golf course/residential consists of about 391 acres and is located in the northwest corner of the Avenir PCD, south of the nearly 2,500 acres of natural conservation area.

Located within Parcel A, the golf course/residential is an allowable use. However, the golf course will be a major conditional use.

ABUTTING USES AND SETBACKS			
BOUNDARY	ABUTTING USE	BUFFER/SETBACK REQUIREMENT	BUFFER/SETBACK PROVIDED
NORTH	Avenir Conservation Area	Conservation Area buffer	Provided
SOUTH	Avenir residential parcel A	15' landscape buffer	15' landscape buffer
EAST	Spineroad #2 (Coconut Blvd.), Avenir pump station	15' landscape buffer, 10' landscape buffer	15' landscape buffer, 10' landscape buffer

WEST	Avenir Conservation Area	Conservation Area buffer	Provided
-------------	--------------------------	--------------------------	----------

With predominantly residential uses surrounding the proposed master site plan, the golf course addition will be completely compatible within its planned location.

Land Use and Zoning:

The subject site is roughly 391 acres of the overall Parcel A acreage. The future land use designation is MXD (Mixed Use) and the zoning is Mixed Use with a Planned Community Development Overlay (MXD/PCD). As stated previously, the site is located within the Parcel A-Residential District, and is bounded to the east and south by other portions of residential Parcel A. To the west, the proposed master site plan abuts the conservation area and PCD boundary, and to the north the Avenir conservation area. For context, the zoning and land use designations of properties adjacent to the Avenir PCD are as follows.

EXISTING SURROUNDING ZONING AND LAND USE			
NORTH	North Palm Beach County General Aviation Airport	Public Ownership (PO)	Utilities and Transportation-(UT)
	Hungryland Slough	PBG-Conservation (Cons)	PBG-Conservation (Cons)
	Caloosa (Residential)	PBC-Agriculture Residential (AR)	PBC-Rural Residential 10 (RR10)
	Sweet Bay Natural Area	Public Ownership (PO)	Utilities and Transportation-(UT)
SOUTH	Vacant (portion approved as Shops at Indian Trails)	PBC-PO, MUPD, AR, RE	PBC-CL/RR-5, RR10, RR2.5
	Pierce Hammock Elementary School	PBC-Agriculture Residential (AR)	PBC-Rural Residential 10 (RR10)
	The Acreage (Residential)	PBC-Agriculture Residential (AR)	PBC-Rural Residential 10 (RR10) PBC-Rural Residential 20 (RR20)
	Vacant	PBC-Agriculture Residential (AR)	PBC-Rural Residential 20 (RR20)
EAST	North County General Aviation Airport	PBC-Public Ownership (PO)	PBC- Utilities and Transportation (U/T)
	Loxahatchee Slough	PBG-Conservation (Cons)	PBG-Conservation (Cons)
	PBG Municipal Golf Course	PBG-Golf (G)	PBG-Public & Institutional (P/I)
	Ancient Tree PUD	PBG-Planned Unit Development (RL-2)	PBG-Residential Low (RL)
WEST	Vacant (Mecca Farms)	PBC-Agriculture Residential (AR)	PBC-Rural Residential 10 (RR10)
	The Acreage (Residential)	PBC- Agriculture Residential (AR)	PBC-Rural Residential 10 (RR10) PBC-Rural Residential 2.5 (RR2.5)

Access:

Access to Avenir is primarily from Northlake Blvd., but direct access to the proposed Panther National Community will be from Coconut Boulevard and Avenir spine road #6. In the future, access will also be provided to the north with a connection to the Bee-Line Highway. A phasing plan has been included for the construction of the remainder of the roads. As with the rest of the Avenir community, there has been a heavy focus on creating a community that embraced and was designed to support alternate modes of

transportation, such as golf carts. Wider pedestrian areas have been incorporated into the plans and are connected to the exterior portions of this site plan.

Site Analysis:

As previously stated, the Panther National Site plan is comprised of a total of approximately 391 acres and includes 3 residential pods, totaling 218 single family lots. The pods will be internally connected by an east-west roadway (Street 1 & 2) that will contain a 12-foot-wide multi-use pathway and an 8-foot-wide sidewalk. The 8-foot-wide pedestrian path will connect to the planned 12-foot-wide multi-use pathway along Coconut Boulevard through a unique entry feature. The intersection of the east-west roadway and Coconut Blvd. is aligned with the entrance of the adjacent residential pod to the east.

Architectural models are being proposed for the 90-foot series lots. These models have been designed by renowned architect Max Strang and represent the quality and design intent of the proposed Panther National community.

This application includes the Panther National Master Plan and the detailed site plan for the Spine Road. It should be noted that 40-foot parkway tract on the north side of the ROW and the 25-foot buffer tract on the south side of the ROW are included as part of the detailed site plan. This area is being included due to the installation of landscape along the ROW. However, the landscape located adjacent to the golf course is not intended to create a visual screen. Views to the golf course are directed utilizing landscaping but in no way is it intended for there to be a divide between the golf course and the community. Street 1 & 2 has been designed as an 85-foot-wide ROW and detailed cross sections have been included, but portions are considerably wider due to expanded medians and the entry guardhouses.

Street 1 & 2 ROW Tract:

As part of the approval for the Panther National Master Plan, the Applicant has submitted the roadway plan for the main entrance roads to Panther National. This project area is referred to as Street 1 & 2 ROW Tract. As part of this proposed plan the Applicant has submitted full conceptual civil, landscape plans, and architectural drawings for the proposed guardhouses. Additional applications are proposed to proceed concurrently for the remaining areas of the Master Plan.

The main entrance to Panther National is designed to reflect its intention of a modern and contemporary golf community built within a natural setting of the Florida ecosystem. The design approach is to build “within” the natural settings of the property that would have presented itself in this location. The south side of the entrance is a Vignette of the nearby upland preserve designed to bring the natural landscaping back into the project’s forefront. It includes a natural water feature or “wetland” as a focal point for pedestrian and golf cart access. It reflects a natural setting in the development and will be planted with native littoral and upland plants. As you approach the Panther National entry, you will know you have arrived at something special and different than the other properties within Avenir. The landscape design at the entry utilizes a predominate native plant palette to emphasize the natural surroundings and will be consistent with the golf course and community common areas. The north side of the entry will provide a similar approach to the landscaping as you enter off Coconut Boulevard but will also include the site for the sales center, where prospective residents will be greeted. The design intent is to have a location outside of the main entry gates that will permit scheduled guests to access the sales center without having to enter the overall property. This will limit non-residents from gaining access to the community and be a purpose-built structure at the front of the community. Both the east entrance and the south entrance will have a manned security guardhouse designed in the same manner and architectural aesthetic as the clubhouse, sales center, and other amenity buildings.

Golf Course:

The golf course is very strategically located adjacent to the very large Avenir conservation area. The Golf Course and associated clubhouse will be the centerpiece of the private gated community, designed for the discerning golf enthusiast. The course is being designed as a PGA Championship Core golf course. This distinction comes from the quality of the design and the orientation of the course. Typical golf course communities in South Florida will begin with the design of the residential pods, and the golf course design will follow fitting in to the established residential lot layouts. The Panther National course has been designed differently, the golf course will not be divided by residential streets and homes. Instead, single family lots are located around the perimeter of the course. This layout reduces the overall land area necessary for the golf course and allows for a more logical progression of both golf and residential design. Visually, the congregating of golf holes has the opposite effect, creating a consolidated area for the golf course creates the visual effect of a much larger land area with more spectacular views. In addition, the golf course will flow naturally and allow for reduced space provided between each hole and therefore shorter playing times.

The residential properties and golf course, with its additional amenities, will bring an exciting opportunity for residents and provide support for the golf cart centric community design of Avenir. As with the rest of the Avenir PCD, the golf course represents something new and exciting within the City of Palm Beach Gardens and the South Florida region.

Pod 12:

The Residential Pod 12 consists of 139 90-foot series residential lots that are 150-160 feet deep and approximately 1/3-acre or 13,500 SF. Pod 12 is situated along the western portion of Panther National. An enhanced streetscape and larger front setbacks provide a green and open pedestrian experience. Many of the lots within this parcel will enjoy lake front and golf course views taking advantage of the open nature of Panther National.

As with all the residential lots within Panther National, the 90-foot series lots within Pod 12 have been designed to far exceed the requirements set within the Avenir Design Guidelines. The lots have been designed to be an average of 90'x150' but the allowable range is between 70-feet and 90-feet wide and 150 to 160-feet in length. These lots are all compatible with the standard front setback of 20-feet. The range of widths has been specifically created to facilitate the design intent of the community and is compatible with the model architecture proposed.

Pod 13:

The lots within Pod 13 are a mix of half-acre lots and one acre lots. There are 15 half-acre lots and 12 one acre lots that are located in some of the most ideal areas of the community. The lot types are split by the 64' ROW that provides access to each lot. The Half acre lots are located on the north side of the ROW and the one acre lots on the south. Located at the southern boundary of the large conservation area the half acre lots will benefit from the privacy and natural setting. On the other side of the street the larger one acre lots are immediately adjacent to the large golf course parcel and will have scenic views to the unique course and native landscape. The half-acre and one-acre series lots are designed based on an average land area rather than minimum dimensions. These lots do have larger required setbacks than what is required on all other lots in Panther National and in all of Avenir. The enhanced and unique lots are designated for modern customized architecture.

The security of the community is paramount to the success of the vision of Panther National and the clientele it will be catering to. A 40-foot buffer with the required berm is located across the entire northern boundary of the community. This berm prevents 100% of runoff from Panther National from flowing into the conservation area. Immediately adjacent to this buffer is a 20-foot-wide fire break that will be completely void of vegetation. The Applicant has worked with the City to provide the necessary fire access paths in case access to the fire break easement is necessary.

Pod 14:

Inside Pod 14 there is also a mix of one acre and half-acre lots. There are 43 half-acre lots and 9 one acre lots, and they are generally located to the northeast corner of Panther National. The Pod is located immediately adjacent to the 18-hole "Core" championship course golf course parcel to the west and to the par-3 golf course parcel to the east. The conservation area abuts the pod to the north. The one acre lots have again been positioned along the golf course to take full advantage of the golf front views. As with Pod 13, the Pod 14 series lots are all half-acre and one-acre series lots. This means they are enhanced lots and exceed all of the Avenir Design Guidelines. These larger lots have been designed based on an average land area rather than specific dimensions. This creates a more unique and varying setting for the custom homes.

The security of the community is paramount to the success of the vision of Panther National and the clientele it will be catering to. A 40-foot buffer with the required berm is located across the entire northern boundary of the community. This berm prevents 100% of runoff from Panther National from flowing into the conservation area. Immediately adjacent to this buffer is a 20-foot-wide fire break that will be completely void of vegetation. The Applicant has worked with the City to provide the necessary fire access paths in case access to the fire break easement is necessary.

Sales Center:

The sales center has been strategically located at the main entrance of Panther National. Providing the sales center before the main gates of the community allows for prospective home buyers to visit without entering the community unaccompanied. These home buyers will be able to tour models within the community accompanied by a sales member via a golf cart. For this reason, the model homes are proposed to be constructed through the normal permitting process and without a separate site plan approval. The models will not require parking and there will be no offices within each unit.

The architecture for the sales center has been designed to reflect the "Sarasota School" movement and "Regional Modernist" approach. The facility is completely secured from the areas outside the community through a combination of walls, fences, gates, and landscaping. As stated, the facility will be utilized as a sales center for prospective home buyers to come and see what the community has to offer. The sales center is connected to the main Panther national network of sidewalks and multi-use paths via a 12' wide multi-use path connection on the southern side of the building.

The Sales Center is also to be used as a secondary clubhouse amenity servicing the par-3 golf course. Sales activities will be on one side of the building and club amenities will accommodate the other. Sales activities are projected to remain in place at this facility indefinitely due to the resale of homes.

Architecture:

The residential pods within the project will be a mix of 1 acre lots, .5 acre lots, and .3 acre lots. At this time the Applicant is working with designers to develop neighborhood and architectural designs to compliment

the high-end community being designed. Proposed model architecture for the 90-foot series lots have been submitted as part of the residential pod site plan applications.

The architecture of the proposed entry guardhouse has been included with this application. The guardhouse is consistent with the aesthetic of the proposed model homes and is representative of the Sarasota School of Architecture styling. The modern approach brings a new element to Avenir and the City of Palm Beach Gardens.

Words from the Architect:

“The Sarasota School of Architecture, emerging in the 1950s and 60s, was underpinned by a sense of practicality. Paul Rudolph, Ralph Twitchell, and a band of “twenty-something” architects redefined how to live by the water in America’s subtropics. According to them, the prevailing style of Mediterranean Revival architecture had no place here. Instead, a new approach of “building light and building smart” took hold. Their specific responses to site and climate contributed to a progressive new era in American architecture. Today, the ‘Sarasota School’ movement is recognized as a high point of ‘Regional Modernist’ architecture.

The architecture that Strang Design proposes for the residences at Panther National is focused on Regional and Environmental Modernism. Deep overhangs protect large expanses of glass, and provide shaded area, both indoors and outside. Vertical fins act as a coarse brise soleil, and filter the daylight to the interior spaces. These fins reduce heat gain, provide privacy, and create a unique identity for the homes. Concrete is used as an exterior finish, in board formed surface and revealed snap-ties expresses the means of construction. Exterior materials are continued into the home, highlighting the connection of interior and exterior spaces in the design. The landscape architecture embraces a palette of native plants, tolerant to the harsh conditions of South Florida, and sustainable over the long term.”

Landscaping:

As stated previously, the landscaping of Panther National is proposed to be predominantly native species with focus on providing an elegant and exclusive environment. Plant communities will be organized by species and locations to create seamless transitions of plant communities from the golf course and residential pods to the natural conservation areas. However, it should be noted that the landscaping cannot be connected physically due to the fire break and berm/buffer requirements that divide Panther National from the conservation area. All landscaping will be provided in excess of the code requirements.

The design intent is to carry the theme of the nearby conservation area into the community with the use of a predominantly native plant palette, including large mature Oak trees, Pine trees, and Sabal palm trees. A few non-native canopy trees such as Banyan trees will be used sparingly at key locations along the roadways. The understory will be mostly native shrubs & grasses with a few sub-tropical species at key locations such as the entry & near the homes.

Landscape designs for the Street 1 & 2 ROW have been included with this submittal. Large canopy Oak trees provide shade for the various walking and multi-use paths, but a variety of trees are used within the development. The use of tree root barriers is proposed for most trees that are part of the streetscape.

An important feature to keep in mind is the separation between the conservation area and the development area. While it is the full intent of the developer and landscape architect to draw on the natural beauty of the landscape, there will be a significant ‘Fire Break’ between the residential pods and the conservation area landscape. This fire break will be 20’ wide and an additional 40’ buffer tract is provided before the commencement of the single family lots in pods 12, 13, and 14. This transition to the

conservation area to the north is significantly different than the other residential pods on the east side of Coconut Boulevard due to the elevations within the conservation area. In order to account for the differences in drainage conditions a berm is required to be constructed within the 40' buffer tract.

The Panther National community has been designed for privacy and exclusivity. The buffers designed are intended to preserve the natural views to the greatest extent possible while not sacrificing security and privacy.

Sustainability of Design:

The design intent behind the Panther National community is to integrate the modern world with the natural Florida landscape. The proposed modern architecture provides a simple approach to capturing the beauty of the surroundings while maintaining an elegance to its own. The asymmetrical approach to design lends itself to the natural setting and to separating the community from traditional design and redundant uniformity. Order is still preserved throughout the community through the use of consistent architectural elements.

The landscape design uses predominantly native plant material which will require less water, fertilization, shearing and in general maintenance that most Florida sub-tropical plant require. This means, less energy is spent on cutting, pruning and overall maintenance of the property. Also, the dense landscaping within the perimeter buffers have less sod which will reduce mowing, water and energy.

Signage:

A Master signage plan has been created and approved for the residential neighborhoods within Avenir. To keep a consistently branded community the street signs will remain consistent with what has been previously approved. The neighborhood monument signs have been identified on the site plan and detailed drawings and color renderings will be provided.

Pedestrian Corridors and Lighting:

As with all of Avenir, providing substantial pedestrian paths capable of multiple modes of transportation such as bikes and golf carts as well as walkers and joggers, has been a priority. Creating an integrated community and a safe environment is dependent upon well designed streetscapes. All pedestrian paths are appropriately lit, and all community areas are connected to the network of sidewalks and multi-use paths. The main east-west road through Panther National has been designed with a wide multi-use path and connects to the community to the network provided within Coconut Boulevard.

Conclusion:

The Applicant is requesting approval of the Panther National Master Site Plan, detailed Street 1 & 2 Rights-Of-Way, entrance signage and guardhouses. The proposed architecture for the entry guardhouse being submitted with this application is indicative of the style and character that will be utilized throughout the project. It will set the tone for what is to come in the subsequent applications and architectural proposals. Subsequent applications are to follow for each residential pod, golf course maintenance facility, clubhouse, sales center, and the Lifestyle Center. These areas are included within the overall development boundaries to demonstrate the concept for the buildout of the Panther National community. This exciting new addition to Avenir and the City of Palm Beach Gardens will be completely unique in South Florida and is being designed with environmentally sustainable principles centered around privacy and exclusivity.