

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: Panther National at Avenir Pod 13

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: Coteleur & 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: 26.76 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):
27 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 Pod 13 of

Panther National. This residential pod is located within the Avenir community in Palm Beach Gardens. There

are 27 single family homes within this pod. the lots are approximately .5 acre and 1 acre in size and the

architecture is proposed to be custom designed.

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:

George Missimer

Signature of Applicant

Owner

~~Donaldson E. Hearing~~ George Missimer

Print Name of Applicant

Optionee

777 S Flagler Dr, Suite 500 E

Street Address

Lessee

West Palm Beach, FL, 33401

City, State, Zip Code

Agent

305-510-7958

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.

Virginia Cepero
Owner signature

December 1, 2020
Date

Virginia Cepero
Owner printed name

52414128010010011
Property Control Number

DESIGNEE/BILL TO:
Avenir Holdings LLC

Virginia Cepero
Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Miami-Dade

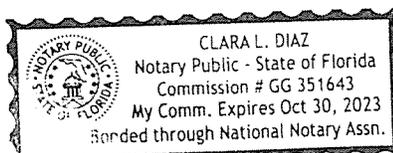
I hereby certify that the foregoing instrument was acknowledged before me this 1st day of December 1, 2020, by Virginia Cepero. He or she is personally known to me or has produced _____ as identification.

Clara L. Diaz
Notary public signature

Clara L. Diaz
Printed name

State of Florida at-large

My Commission expires: 10/30/2023



Panther National Pod 13 Site Plan

December 10, 2020

Request:

On behalf of the property owner, Avenir Holdings LLC, please accept this as our formal request for site plan approval of Panther National Pod 13. Located within the northwestern portion of the Avenir Planned Community Development (PCD), the Pod 13 site plan consists of a total of approximately 26.76 acres and has 27 single family lots. Direct access is provided off of Coconut Boulevard, as well as from Spine Road #6 via the internal east-west spine road that is part of the Master Site Plan Application.

All the proposed residential lots exceed the minimum lot requirements of the Avenir Development Standards. Lots have been designed to be an approximately .5 acres and 1 acre in size. Dimensions are not specifically referenced for these lots since there is no exact width needed. All the proposed lots greatly exceed the minimum development standards required per the Avenir Development Guidelines. Open space requirements are also being 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 preserve area.

The proposed Master Plan (Submitted under separate cover) includes two (2) golf course tracts totaling 222 acres. Tract I is intended to be an 18-hole "Core" Championship Golf Course. This golf course is being designed by a world-renowned Professional Golf Association (PGA) golf course architect and will be something completely unique to Palm Beach Gardens and South Florida. Golf Course Tract II has been designed to be a 9-hole par 3 course. This is a unique golf course amenity; it provides a break for players from traditional game play. Located adjacent to the par 3 course is the proposed sales center building. The sales center will ultimately be adaptively reused as a secondary clubhouse and rest area for residents and golfers. The primary golf clubhouse is to be designed on a portion of land within the overall Golf Course Tract I parcel. Additional tracts are being provided for the golf course maintenance facility, sports club, and buffer tracts. The golf course layout is being provided on the master plan, but a separate application will be submitted for the Clubhouse site plan. A Major Conditional Use application has been submitted for the golf course use.

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 preserve 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 520 Acres and is located in the northwest corner of the Avenir PCD, south of the nearly 2,500 acres of natural preserve.

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 PRESERVE AREA	PRESERVE 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 PRESERVE AREA	PRESERVE 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 Panther National master plan is roughly 520 acres of the overall Parcel A acreage. Pod 13 represents about 26.76 acres of the overall master plan. 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 preserve area and PCD boundary, and to the north the Avenir Preserve 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. 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.

Pod 13 will be accessed from the internal Panther National spine road that runs east and west via a connection through Pod 12. This spine road is to be included as part of the Panther National master site plan submittal. Pod 13 has one connection to Pod 12 that connects to the internal spine road and will not be gated.

Site Analysis:

As previously stated, the Panther National Pod 13 Site plan is comprised of a total of approximately 26.76 acres and includes 27 single family lots. The pod will be accessed through an internal east-west spine road 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.

Architectural models are not proposed for the .5 acre and 1 acre lots within Pod 13. Homes will be custom designed and will follow a set of design guidelines for the architecture to ensure a standard of quality.

	Avenir PCD Development Standards and City's LDRs	Consistent
Minimum Lot Width	50 feet	Yes
Open Space	35%	Yes
Lot Coverage	55%	Yes
Setbacks		
Front	Front: 15 feet Front Loaded Garage: 20 feet	Yes
Side (Lots less than or equal to 65 feet in width)	Side Interior: 5 feet Side Corner: 10 feet	Yes
Rear	10 feet	Yes
Pool/Screen Enclosure	Side Interior: 5 feet Side Corner: 10 feet Rear: 5 feet	
Building Height	3 Story/45 Feet	Yes
Landscaping	Points Required	Yes

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 preserve 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 future 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 preserve area. Immediately adjacent to this buffer is a 20-foot wide fire break that will be completely void of vegetation. A 6-foot tall wall is to be located at the edge of the fire break easement. This wall is located on the down slope of the berm, this reduces the visual height of the wall from the perspective of the Pod 13 lots within Panther National. A reduction in the height of this wall will provide a greater visual connection to the preserve area without sacrificing the security and protection of the residents.

Proposed Average .5 Acre Lot Setbacks	
Front:	25'
Side:	15'
Side: (corner)	20'
Rear:	20'
Pool/Screen Enclosure	
Side:	20'
Side: (corner)	20'
Rear:	20'
Patios	
Side:	2'
Side Street (corner):	2'
Rear:	2'
Fences	
Front:	25'
Side:	0'
Side Street (corner):	10'
Rear:	0'
Generators	
Front:	25'
Side:	3'
Side Street (corner):	10'
Rear:	3'

Proposed Average 1 Acre Lot Setbacks	
Front:	35'
Side:	20'
Side: (corner)	20'
Rear:	25'
Pool/Screen Enclosure	
Side:	20'
Side: (corner)	20'
Rear:	25'
Patios	
Side:	2'
Side Street (corner):	2'
Rear:	2'
Fences	
Front:	35'
Side:	0'

Side Street (corner):	10'
Rear:	0'
Generators	
Front:	35'
Side:	3'
Side Street (corner):	10'
Rear:	3'

Architecture:

Pod 13 has been designed for custom home architecture that will conform to design guidelines put together by Max Strang. The architectural style is not well represented in Palm Beach Gardens and brings and exciting new product.

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 with revealed snap-ties, and 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 preserve 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 preserve area. All landscaping will be provided in excess of the code requirements.

The design intent is to carry the theme of the nearby preserve into the community with the use of a predominantly native plant palette, including large mature Oaks, Pines & Sabals. The understory will be mostly native shrubs & grasses with a few sub-tropical species at key locations such as the entry & near the homes.

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.

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.

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 lighted, 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 Pod 13 site plan. Pod 13 is proposed to have custom homes built on the oversized lots, and the pod represents roughly 26 acres of the Panther National Master Site Plan. 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 sustainable principles centered around privacy and exclusivity.