

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 Sales Center

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: 1.83 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):
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 requesting site plan approval for a Sales Center/
Amenity building located at the entrance of the Panther national Community. During the initial building phases
of Panther National the permanent building is to be utilized as a sales center for potential buyers to come and
discuss the options within the community. The building will be later utilized as an amenity for the par 3 golf
course to the west.

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).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Virginia Cepero
Vice President-Authorized Signatory who, being by me first duly sworn, on oath deposed and says:

1. That ~~he/she~~ Avenir Holdings LLC is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting Site plan Approval in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Donaldson E. Hearing/ Cotleur & Hearing to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Holdings LLC

Virginia Cepero
Signature of Owner

Virginia Cepero, Vice President

By: Name/Title

550 BILTMORE WAY, SUITE 1110

Coral Gables, FL 33134

Street Address

City, State, Zip Code

P. O. Box

City, State, Zip Code

305-447-7487

Telephone Number

Fax Number

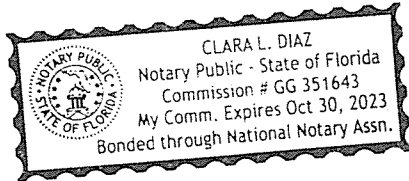
vc@landstardevelopment.com

E-mail Address

Sworn and subscribed before me this 1st day of December, 2020.

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
<input type="checkbox"/> Owner	Donaldson E. Hearing _____ Print Name of Applicant
<input type="checkbox"/> Optionee	777 S Flagler Dr, Suite 500 E _____ Street Address
<input type="checkbox"/> Lessee	West Palm Beach, FL, 33401 _____ City, State, Zip Code
<input checked="" type="checkbox"/> Agent	305-510-7958 _____ Telephone Number
<input type="checkbox"/> 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

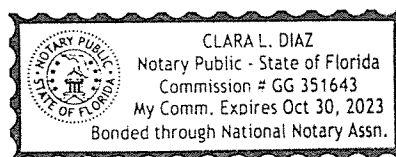
I hereby certify that the foregoing instrument was acknowledged before me this 1st day of December, 2020, by Virginia Cepero. He or she is personally known to me or has produced _____ as identification.

Clara L. Diaz
Notary public signature

Clara L. Diaz
Printed name

State of Florida at-large

My Commission expires: 10/30/2023



Panther National Sales Center

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 the Panther National Sales Center. The Sales Center site plan consists of approximately 1.83 acres. Located within the northwestern portion of the Avenir Planned Community Development (PCD), the Panther National site plan consists of a total of approximately 520 acres and has 463 single family homes. Direct access is provided off of Coconut Boulevard, as well as from Spine Road #6. The proposed Sales Center is intended to serve the entire Panther National community. Potential residents will come to the Sales Center and tour the community and the residential pods listed below for the area that suits them the best.

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

- Pod 10: 196 homes on 60'x140' lots, .2 acres
- Pod 11: 51 homes on 70'-90'x150' lots, .3 acres
- Pod 12: 137 homes on 70'-90'x150' lots, .3 acres
- Pod 13: 14 homes on .5 acres, 13 homes on 1 acre
- Pod 15: 43 homes on .5 acres, 9 homes on 1 acre

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 site plan will be used exclusively as a sales center until it is determined that one is no longer needed. At this juncture it will be converted to an additional amenity clubhouse for the par-3 golf course which it is located adjacent to. Adaptively reusing the building for an alternate use allows for higher quality design and materials to be used rather than a temporary sales center which are often used.

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 subject site is roughly 1.83 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 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.

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 has been designed to take advantage of its adaptive reuse potential and prime location adjacent to the proposed par 3 golf course. At a later date the facility will be able to act as an amenity to the community. being situated away from residents and directly adjacent to the par 3 course creates an excellent opportunity to reuse this space. This is another example of the level of design and forethought that Panther National is being planned with.

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 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.

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 Sales Center Site Plan and Architecture. The sales center has been designed with great intent and forethought. Having this designated area for homebuyers to come will improve the home buying experience and provide for a more cohesive operation. 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.