

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: Avenir Pod 18 - Site Plan Review

Owner: Avenir Development, LLC

Applicant (if not Owner): _____

Applicant's Address: 777 S. Flagler Dr., #500E, WPB, FL Telephone No. (305)461-2440

Agent: Ken Tuma of Urban Design Studio

Contact Person: Ken Tuma E-Mail: ktuma@udsflorida.com

Agent's Mailing Address: 610 Clematis St., #CU-02, West Palm Beach, FL 33401

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

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

Architect: N/A

Engineer: Ballbe and Associates, Inc.

Planner: Urban Design Studio

Landscape Architect: Urban Design Studio

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: West of Panther National Boulevard and North of Northlake Boulevard

Address: _____

Section: 28 Township: 41 Range: 41

Property Control Number(s): 52-41-41-28-01-001-0128

Acreage: 49.23 acres Current Zoning: MXD PCD Requested Zoning: MXD PCD

Flood Zone B Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: Mixed Use

Existing Land Use: Vacant Requested Land Use: Residential neighborhood

Proposed Use(s) i.e. hotel, single family residence, etc.: _____
Single Family Residential

Proposed Square Footage by Use: _____

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

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 Avenir Pod 18.

A total of 103 single family homes on 49.23 acres within Pod 18, which is located within Parcel A of the Avenir
Planned Community District (PCD). The subject site is located west of Panther National Boulevard and north
of Northlake Boulevard. Please see the Project Narrative for additional information.

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

The requested site plan in consistent with the approved Avenir Master Plan and Development Standards and
any impacts have been planned.

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 Conservation Area was created through the adoption of Resolution 4, 2016. This request does not impact 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 as this request is for a residential site plan.

6. Has project received concurrency certification?

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

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 $\frac{1}{3}$ mile(s) from the intersection of Northlake Blvd. and Panther National Blvd/ , on the north, east, south, west side of Panther National Blvd. (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 Approval for Avenir Pod 18 in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma of Urban Design Studio to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Avenir Development, LLC

Rosa E. Schechter
Signature of Owner

Rosa E. Schechter, Vice President

By: Name/Title

777 S. Flagler Drive, #500E

Street Address

West Palm Beach, FL 33401

City, State, Zip Code

P. O. Box

City, State, Zip Code

(305) 562-7545

Telephone Number

Fax Number

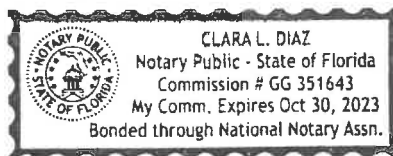
mmato@waterstonebuilders.com

E-mail Address

Sworn and subscribed before me this 25 day of August, 2022.

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 of Urban Design Studio

Print Name of Applicant

Optionee

610 Clematis Street, #CU-02

Street Address

Lessee

West Palm Beach, FL 33401

City, State, Zip Code

Agent

(561) 366-1100

Telephone Number

Contract Purchaser

Fax Number

ktuma@udsflorida.com

E-Mail Address



PLANNING AND ZONING DEPARTMENT

Permit Number: _____

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 ten (10) days from date of invoice. If payment is not received, the City may utilize the security deposit for reimbursement 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's 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

8-25-2022

Date

Avenir Development LLC

Owner printed name

52-41-41-28-01-001-0128

Property Control Number

DESIGNEE/BILL TO:

Avenir Development, LLC - c/o Virginia Cepero, Vice President

777 S. Flagler Drive, #500E, West Palm Beach, FL 33401

Designee Acceptance Signature: _____

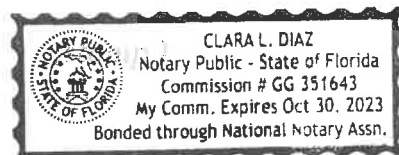
NOTARY ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of August, 2022, by _____ . 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: _____

CITY OF PALM BEACH GARDENS

10500 N. Military Trail Palm Beach Gardens, FL 33410-4698

www.pbgfl.com

**Project Narrative
Avenir Pod 18
Site Plan Review
September 26, 2022**



Urban Design
Land Planning
Landscape Architecture

Request

Avenir Development LLC, an owner of the approved Avenir Planned Community Development (PCD) of the subject site, is requesting site plan approval for the proposed Pod 18 site plan, which consists of 101 large, single-family homes lots on 49.23 acres. Pod 18 is generally located in the southwest corner of the Avenir PCD, west of Panther National Boulevard and north of Parcel H.

The proposed site plan will feature 79, 80-foot by 140-foot single-family lots and 22, 80-foot by 130-foot single family lots. The project’s main entrance will be located off of Panther National Boulevard with an emergency access point north of the main entrance. The gross density for Pod 18 is proposed to be 2.05 units per acre. Please note that this proposed site plan is consistent with the Avenir PCD approval and with the overall approved density of 0.81 unit per acre.

As indicated above, the proposed residential lots are located on lots which meet or exceed the minimum lot requirements of the Avenir Development Standards. The proposed development plans meet and exceed all open space and park requirements for the residential portion of the PCD.

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). Pod 18 is located at the southwest corner of the Avenir PCD, west of Panther National Boulevard, and north of Parcel H. The subject site is adjacent to approved and platted preserve areas on its northern and western boundaries.

The subject site has a Mixed Use (MXD) future land use designation and a Mixed Use zoning designation with a Planned Community District (PCD) overlay. The site is currently vacant.

The table below summarizes the existing Land Use designation, Zoning designation, and use of the surrounding properties.

EXISTING ZONING AND LAND USE DESIGNATIONS			
DIRECTION	EXISTING USE	ZONING	LAND USE
North	Approved Avenir PCD Conservation Area	PCD (MXD)	Mixed Use (MXD)

West Palm Beach Office: 610 Clematis Street, Suite CU-02, West Palm Beach, FL 33401 P: 561-366-1100

Boynton Beach Office: 508 E. Boynton Beach Blvd., Boynton Beach, FL 33435 P: 561-736-8838

www.udsfloida.com LA0001739

South	Parcel H (Agriculture)	PCD (MXD)	Mixed Use (MXD)
East	Panther National Boulevard/Parcel A (vacant)	PCD (MXD)	Mixed Use (MXD)
West	Approved Avenir PCD Conservation 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 initial 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. The City Council adopted Resolution 38, 2019 on June 6, 2019, which approved the Avenir Clubhouse and Recreation Area site plan. Plats for Avenir Pods 1, 2, 3 and 4 have been approved by City Council. Model homes and entry features have been proposed and approved for Pods 1, 3 and 4.

An amendment to the PCD was approved by City Council through the adoption of Resolution 4, 2020 on January 9, 2020. The amendment grouped all approved medical uses within the project on Parcel D. In addition, 155,000 square feet of retail space was shifted from Parcel B to Parcel D. The amendment modified the location of a Parcel D driveway and permitted uses to include two uses: (1) Emergency health care/department and (2) recreation, private outdoor.

On June 4, 2020, the Avenir Site Plan #3 application was approved for 390 homes on 152.55 acres within Pods 6, 7 & 8 of the project. Model homes and typical lot landscaping plans Pod 2 were approved on September 10, 2020 through the adoption of Resolution 53, 2020. The site plan for the FPL Substation, which will help provide electrical service to the community, was also approved on September 10, 2020. The FPL substation was approved through the adoption of Resolution 51, 2020.

On June 3, 2021, City Council approved Resolution 27, 2021 which amended the Avenir Master Plan, Development Standards and updated the PCD Buffers and roadway cross-sections. The amendment relocated 400,000 square feet of professional office space throughout the project and created another Workplace District (Parcel J).

The residential site plan for Pod 9 was approved on March 3, 2022, through the adoption of Resolution 9, 2022. The Pod 9 site plan was approved for 118 single family homes. On May 5, 2022, Avenir Pod 15 was approved by City Council through the adoption of Resolution 23, 2022. The Pod 15 approval was for 562 single family homes.

Site Plan Analysis

The proposed Pod 18 site plan, which consists of 101 large, single-family homes lots on 49.23 acres, is generally located in the southwest corner of the Avenir PCD, west of Panther National Boulevard and north of Parcel H. The proposed site plan will feature 79, 80-foot by 140-foot single-family lots and 22, 80-foot by 130-foot single family lots. The project’s main entrance will be located off of Panther National Boulevard with an emergency access point north of the main entrance. The gross density for Pod 18 is proposed to be 2.05 units per acre.

Fifteen-foot-wide landscape buffers have been provided along Panther National Boulevard and a 10-foot buffer adjacent to the future agricultural Parcel H. A 10-foot-wide firebreak is provided for adjacent to preserve area adjacent to the west and north of the subject pod. The neighborhood will feature neighborhood parks, which are located within a ¼ mile of each of the proposed lots. Within the parks, walking paths, a mail kiosk, benches, playground equipment and shade trees will be provided.

For the site plan, a total of 15,321 landscaping points are required and 31,013 points, more than double of the code requirement, are proposed.

The following is a site plan analysis for Pod 18:

Requirement	Avenir Design Standards	Proposed	Consistent?
Front Setback - Front-Loaded Garage	15 feet 20 feet	15 feet 20 feet	Yes
Side Setback	7.5 feet	7.5 feet	Yes
Side Street Setback	15 feet	15 feet	Yes
Rear Setback	10 feet	10 feet	Yes
Pool/Screen Enclosure Setbacks: Side	5 feet	5 feet	

Side Street	10 feet	10 feet	
Rear	5 feet	5 feet	Yes
Minimum Lot Width	50 feet	80 feet	Yes
Maximum Lot Coverage	55%	55%	Yes
Minimum Open Space	35%	35%	Yes
Parks Requirement	0.75 acres within ¼ mile of each lot	0.75-acre park within ¼ mile of each lot	Yes