

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 Clubhouse

Owner: Centaur (Palm Beach) Owner, LLC

Applicant (if not Owner): Same

Applicant's Address: 7108 Fairway Drive, Suite 340, Palm Telephone No. 561-346-0102

Agent: Cotleur & Hearing

Contact Person: George Missimer E-Mail: gmissimer@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: Max Strang , Strang Design and Peacock + Lewis - Architects and Planners

Engineer: Ballbe & Associates, INC.

Planner: Cotluer & 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: 10391 Panther National Blvd.

Section: 28 Township: 41 Range: 41

Property Control Number(s): 52414128010010134

Acreage: 391.57 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.:
Clubhouse

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 approval of the Panther National Clubhouse. See narrative for additional detail.

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

There is no impact to the surrounding area. Effective screening was planned for as part of the Panther National Master Master Plan.

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 approval 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 _____ (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Frank Weed
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 in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed George Missimer/ Coteleur & Hearing to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Centaur (Palm Beach) Onwer, LLC

[Signature]
Signature of Owner

Frank Weed / CEO

By: Name/Title

7108 Fairway Drive, Suite 340

Palm Beach Gardens, FL 33418

Street Address

City, State, Zip Code

P. O. Box

City, State, Zip Code

561-346-0102

Telephone Number

Fax Number

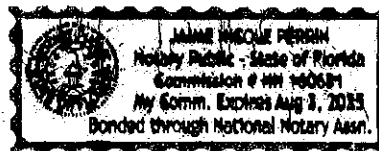
hedge@panternational.com

E-mail Address

Sworn and subscribed before me this 21 day of February, 2023

[Signature]
Notary Public

My Commission expires:
Aug 3, 2025



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

George Missimer

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
gmissimer@coteleur-hearing.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

2/14/2023
Date

FRANK WEED
Owner printed name

52414128010010011
Property Control Number

DESIGNEE/BILL TO:
Centaur (Palm Beach) Onwer, LLC

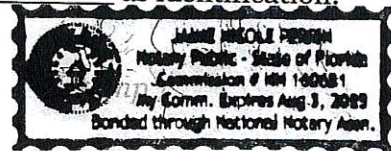
Designee Acceptance Signature: _____

NOTARY ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 21 day of February, 2023 by Frank Weed. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary public signature
James Nicole Perrin
Printed name



State of Florida at-large

My Commission expires: Aug 3, 2023

Panther National Clubhouse

Site Plan Application

March 1, 2023

Request:

On behalf of the property owner, Centaur (Palm Beach) Owner LLC, please accept this as our formal request for approval of the clubhouse site plan at the Panther National Golf Course. The Panther National Master Plan is approximately 392 acres within the Avenir PCD. The proposed plan is located within the approved Golf Course “tract I” and is consistent with the approximate location of the clubhouse identified on the Master Site Plan approved by Resolution 43, 2021. The Applicant proposes an amendment to the approved golf course site plan to include the golf course clubhouse. The proposed clubhouse will not be a separate parcel from the Golf Course property. The proposed site plan includes a new golf course clubhouse to serve the Jack Nicklaus signature and Justin Thomas designed 18-hole Championship Golf Course, nine-hole Par-3 and practice facility. The site plan is consistent with the proposed location of the clubhouse that was identified on the Master Site Plan approved by Resolution 43, 2021. The golf course clubhouse is co-designed by Max Strang and Peacock & Lewis Architects. The architectural design of the clubhouse is an environmental modernism inspired by the Sarasota School of Architecture.

The proposed clubhouse stands at two stories in height as you view it from the north but presents a single-story elevation from the south or Panther National Boulevard. The clubhouse is approximately 56,000 square feet gross square feet which includes large covered terraces and exterior arcades. The main “upper” level will include the primary dining room seating roughly 150 guests inside and out, locker rooms for both men and women, as well as the golf pro shop. The lower “plaza” level of the clubhouse will contain a smaller café and snack shop, a fitness workout area, and a tower wine bar. The wine bar will be located within the iconic tower structure that anchors the horizontal massing of the clubhouse and serves as a vertical circulation element between floors and visible from key vantage points on the golf course. One of the main characteristics of the clubhouse is its intent to bring in light and air throughout the spaces it creates. The building will be a low horizontal structure with large overhangs and covered open aired terraces allowing the indoor and outdoor spaces to blend seamlessly. The clubhouse design has all of the familiar elements of a golf course clubhouse, but its unique and modern approach sets it apart from the typical and will be unique to the City of Palm Beach Gardens.

The proposed site plan includes the location for future residential golf villas, approved as part of the Panther National Master Plan. The golf villas will not be designed as part of this application but will be submitted at a later date.

Located on the northeastern side of the site, the clubhouse is approached through a tree lined boulevard driveway with a gradual accent of twenty-four feet from the main roadway to the main covered drop off. Upon arriving at the open aired lobby, guests will be greeted with a view overlooking the 18th hole of the golf course and the limitless expanse of the 2,000-acre conservation area in the distance. At the main level

of the clubhouse, guests are offered with the choice of entering the indoor seating of the main dining room, sit outside on the covered terrace dining area, descend to the plaza level via the main tower stair, enter the main lobby to take the elevator to the plaza level or continue along the open covered arcade to the locker rooms or golf pro shop to check in for your round. The men’s and women’s locker rooms are in the central portion of the main level of the clubhouse and include interior and exterior covered lounge areas with long views to the north overlooking the golf course. As the main level is approximately 12’ above the Plaza level the views and vantage points from the many public spaces and lounge areas are uninterrupted. The golf pro shop anchors the west side of the building and has a direct line of sight to the vehicle bag drop area and first tee. As you descend to the plaza level, you are able to enjoy a drink or sandwich at the café, again indoors or outdoors under a covered terrace. The café will also serve as the half-way-house for golfers who wish to get some food and beverages between the front nine and back nine. A fitness room with work out areas will also be included at the plaza level to provide services to members prior to the lifestyle center being completed. The majority of the space at the lower level of the building is dedicated to the golf cart storage and operations needed for the golf course. The main receiving area for the kitchens and other deliveries and services will be accommodated at the lower level with a large, enclosed service yard to the east of the main parking lot. The iconic tower of the clubhouse serves as a ceremonial staircase taking you from the main-level down to the plaza and also has a small viewing window overlooking the golf course. At the base of the tower is a small intimate wine room and private dining space.

Project History:

The Avenir Planned Community Development (PCD) was approved by the 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.

Resolution 43, 2021 approved the Panther National Master Site Plan, consisting of 391 acres of Parcel A of the Avenir PCD. The 18-hole core championship golf course is approximately 201 acres of the Panther 2 National master plan. The major conditional use for a private golf course was approved by Resolution 44, 2021. Additionally, the golf course site plan was approved through Resolution 44, 2021. The golf course site plan provided the hole layout and confirmed the approximate location for the clubhouse.

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 Panther National 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.

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	25' 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

Land Use and Zoning:

The Panther National Master Plan is roughly 391 acres of the overall Parcel A acreage. The golf course represents about 217 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 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	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	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)

Clubhouse:

As shown on the Master Plan, the golf course clubhouse is located on the northeast side of the overall site. Its central location within Panther National will make it easily accessible for residents via golf cart, bicycle, walking or by vehicle from their homes. The clubhouse is designed for the golf enthusiast but also to provide a gathering place for all of Panther National residents and outside members. All residents of Panther National will have access to the clubhouse and its dining and recreational offerings. Limited golf play will be included; however, a full golf membership will be required to have full access to the golf course and members locker rooms. As the initial phase of the Panther National amenities, the clubhouse will ultimately be supported by the Lifestyle Center, located across the street, which is planned to include swimming pools, tennis courts, pickleball courts and fitness area for all.

The clubhouse is approximately 56,000SF overall, but the architectural design blends the lines between the internal space and the exterior. Extensive amounts of outdoor patio space are provided to enhance the experience and promote the connection to the natural landscape. Included on the lower level of the clubhouse is a golf cart storage area that will have a limited number of golf carts due to the large number of community residents that will utilize their own golf carts. A total of 37,558 square feet of the overall structure is usable space (air conditioned and covered outdoor seating) that is proposed to be parked at one space per 300 square feet. With the parking requirement for the 18-hole championship golf course, 9-hole par-3, and the clubhouse, a total of 233 spaces are required. Vehicle and golf cart parking is provided in excess of the code requirements for the proposed uses.

The clubhouse and the golf course have been designed to be uniquely integrated into the site by grading the various levels throughout the user experience. From the entrance to the clubhouse site, the property gradually elevates approximately 20-feet to the entrance of the upper floor of the clubhouse. From the rear perspective of the site the clubhouse is two stories in height, but one story from the front elevation.

Architecture:

The clubhouse is a modern contemporary design with the use of natural materials throughout and an emphasis on the integration of natural light and open air covered gathering spaces. Designed by Max Strang, the clubhouse is set atop the site and presents itself as a one-story building as you approach the main vehicular drop-off area, which is also anchored by the iconic tower seen from all sides of the structure. An open-air lobby welcomes you as you approach the building and pass thru the entrance area to overlook the expanse of the golf course high above the 18th green and central lake of the golf course

layout. Long vistas north will bring into view the 2,000-acre conservation area as well as the pedestrian plaza below. A variety of amenities within the clubhouse are seamlessly brought together with this indoor and outdoor experience with the long views to the north. Planters and open spaces are introduced along the interior spaces to bring in the natural light as well as landscape elements, so the building feels open and full of light. The design of these spaces has intentionally bridged the gap between the exterior natural environment and the interior built environment. The clubhouse design reflects a forward-thinking approach seen throughout the design of every element within the community. The design challenges the perception on a high-end golf community and provides a unique experience for the next generation of the golf community.

Landscaping:

The landscaping theme of the clubhouse site will be the same as the golf course in using predominantly native plant materials and species to blend the architecture with the look and feel of the pine uplands within the conservation area. All the landscaping for the site will be provided more than the code requirements and is designed to look and feel as natural as possible. The native landscape material is integral to the design of the building itself and corresponds to the landscape proposed throughout the community. Reductions in irrigation consumption is expected using native plant species.

Conclusion:

The Applicant, Centaur (Palm Beach) Owner LLC, is formally requesting approval of a major modification to the approved site plan for the Panther National Golf Course for the addition of the golf course clubhouse. The unique and modern design of both the clubhouse and the surrounding land will bring this modern golf style community the golf amenity consistent with the quality of the golf course being constructed. The proposed site plan changes are consistent with the applicable development requirements and with the approved Panther National Master Plan.