



City of Palm Beach Gardens

Planning and Zoning Department - Case Details

Petition #: SPLN-24-05-0004

Petition Type: Site Plan Approval

Project Name: AVENIR

Status: Insufficient

Application Date: 5/28/2024

Description: Avenir Development, LLC, an owner of the approved Avenir Planned Community Development (PCD) and of the subject site, is requesting site plan approval for the proposed Pod 19 site plan, which consists of 133 single-family homes on 57 acres. Pod 19 is generally located in the northeast corner of the Northlake Boulevard and Panther National Boulevard intersection.

Project Manager: Brett Leone

Main Parcel #: 52414214110150210

Main Address: 12001 NORTHLAKE BLVD SITUS
PALM BEACH GARDENS, FL 33412

Site Information

Acres: 57

Flood Zone: X

Proposed Uses: Single Family neighborhood

Proposed Sq Ft By Use Type: N/A

Proposed Number and Type of Dwelling: 133 units

Justification

Impact on surrounding areas: The proposed residential site plan is consistent with the approved Avenir PCD master plan. Any impacts to the surrounding area were addressed during the master plan approval.

Preservation of natural resources: This requirement was addressed during the approval of the Avenir Master Plan.

Art in public places requirements: Not applicable.



Property Info

Project Name: AVENIR

Sub Project Name: WATERMARK AT AVENIR

Future Land Use: MIXED USE

Zoning: PCD

Additional Information

All associated parcel numbers:

52414128010010138 52414214110150210

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PROJECT NARRATIVE AVENIR POD 19 SITE PLAN REVIEW



May 28, 2024

Urban Design
Land Planning
Landscape Architecture

Request

Avenir Development, LLC, an owner of the approved Avenir Planned Community Development (PCD) and of the subject site, is requesting site plan approval for the proposed Pod 19 site plan, which consists of 133 single-family homes on 57 acres. Pod 19 is generally located in the northeast corner of the Northlake Boulevard and Panther National Boulevard intersection.

The proposed site plan will feature 133, 65-foot-wide single-family lots. The majority of the lots (114 lots) will be 65 feet by 140 feet, while the remaining 19 lots will be 65 feet by 130 feet in size. The project's main entrance will be located off Panther National Boulevard with and emergency access point/resident egress along Panther National Boulevard.

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 plan meets and exceeds all open space and park requirements for the residential portion of the PCD.

No architecture will be provided with this site plan application. Architectural elevations will be provided by the pod's future homebuilder as part of a site plan amendment.

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 19 is a portion of a larger parcel with a property control of 52-41-41-28-01-001-0138.

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	Avenir Pod 20	PCD (MXD)	Mixed Use (MXD)

South	Northlake Boulevard Vacant Lands	Palm Beach County: AR	Palm Beach County: Rural Residential 10 (RR10)
East	Avenir Conservation Area	PCD (MXD)	Mixed Use (MXD)
West	Avenir Parcel H and J	PCD (MXD)	PCD (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 December 6, 2018, City Council adopted Resolution 81, 2018 which modified conditions of approval to facilitate a Workforce Housing Agreement between the City and the Applicant.

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.

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, 4 and 5 have been approved by City Council.

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.

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).

On May 5, 2022, Avenir Pod 15 was approved by City Council through the adoption of Resolution 23, 2022 for the approval of 562 single family homes

On August 4, 2022, the Avenir Town Center Site Plan was approved by City Council through the adoption of Resolution 46, 2022. On November 3, 2022, the Avenir Townhomes site plan, which consists of 250 townhome units, was approved through the adoption of Resolution 66, 2022. On the same date, the Avenir Pod 20 site plan, which consists of a 144-lot subdivision, through the approval of Resolution 67, 2022.

On March 2, 2023, City Council adopted Resolution 13, 2023 which approved the site plan for the Avenir West Recreation Center. The West Recreation Center was approved for a 28,110-square foot clubhouse and outdoor amenities.

On July 13, 2023, City Council approved Resolution 28, 2023, which amended the Avenir PCD Master Plan to adjust parcel boundaries and identify future dog park locations. On the same date, Resolution 42, 2023 was adopted by City Council. This resolution approved the Avenir Pod 16 site plan, which consists of 491 single family homes in an age-restricted community. The City Council also adopted Resolution 43, 2023, which amended the Avenir Master Plan to shift the location of the Economic Development Parcel C to the eastern portion of Parcel D, shift uses and amended the Design Guidelines.

On October 23, 2023, the City approved an administrative amendment to the Avenir master plan. The amendment, which is consistent with adopted Proportionate Share Agreement for the project, provides for an additional 150 single family units within the Avenir Master Plan.

Site Plan Analysis

Pod 19 is proposed to include 133 single-family lots located directly east of Panther National Boulevard and directly north of Northlake Boulevard. The parcel will feature 114, 65-foot by 140-foot lots and 19 65-foot by 130-foot lots. The project's main entrance is off Panther National Boulevard with an emergency entrance/resident egress along Panther National Boulevard. Fifteen-foot-wide landscape buffers have been provided along Panther National Boulevard. The site plan 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.

The following is a site plan analysis for Pod 19:

Requirement	Avenir Design Standards	Proposed	Consistent?
Front Setback - Front-Loaded Garage	15 feet 20 feet	15 feet 20 feet	Yes
Side Setback	5 feet	5 feet	Yes
Side Street Setback	10 feet	10 feet	Yes
Rear Setback	10 feet	10 feet	Yes
Pool/Screen Enclosure Setbacks: Side Side Street Rear	5 feet 10 feet 5 feet	5 feet 10 feet 5 feet	Yes
Minimum Lot Width	50 feet	65 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

Eagleston Holly is the proposed street tree for the pod. For the neighborhood, a total of 39,855 landscape points is required and 42,113 points are provided. The site also provides for 44% of open space while 35% is required. Two parks are provided within the new neighborhood, which meets the standard of each lot being within ¼ mile of a park.