



City of Palm Beach Gardens

Planning and Zoning Department - Case Details

Petition #: PUDA-24-06-0005

Petition Type: Planned Unit Development Amendment
Project Name: BANYAN TREE PUD -- BANYAN PLACE
Status: In Review
Application Date: 6/24/2024
Description: Requesting a PUD Amendment to approve a new 8,300 Square Foot mixed use building at 3301 Northlake. One waiver is requested. Please see narrative for additional information.
Project Manager: Anne Bestland

Main Parcel #: 52434218200030030

Main Address: 3301 NORTHLAKE BLVD

PALM BEACH GARDENS, FL 33403

Site Information

Acres: 1.102 Flood Zone: X Proposed Uses: Medical and Restaurant

Proposed Sq Ft By Use Type: Medical = 3,300 Square Feet
Restaurant = 5,000 Square Feet

Proposed Number and Type of Dwelling: 0

Justification

Impact on surrounding areas: The proposed project will provide for positive changes within the surrounding area by improving the existing vehicle circulation and pedestrian circulation, improving the aesthetic look of the on-site building, and bringing in a new mix of tenants./uses which will compliment the neighboring properties within Phase III of the Banyan Tree PUD.

Preservation of natural resources: The proposed project complies with Section 78-301 of the City's LDRs by improving appearance of the property with new hardscape, landscape, and architecture, increasing the economic value of the land by providing for a mixture of new tenant uses, and abiding by the public, safety, and welfare of the property by improving vehicle circulation and pedestrian circulation.

Art in public places requirements: It is intended that the overage funds earmarked through Resolution 38, 2024 be applied to this petition's AIPP requirements.



Property Info

Project Name: BANYAN TREE PUD

Sub Project Name: BANYAN PLACE

Future Land Use: MIXED USE

Zoning: MXD

Additional Information

All associated parcel numbers:

52434218200030030

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Banyan Tree PUD Phase III: Building 3301
Planned Unit Development (PUD) Amendment Request
Justification Statement
June 24, 2024

Introduction

The applicant and owner, 3301 Northlake Blvd., LLC (FKA Haven A Go, LLC) requests approval of a Planned Unit Development (PUD) Amendment relating to the redevelopment of the 3301 Northlake Parcel within Phase III of the Banyan Tree PUD. The Banyan Tree PUD is (+/-) 12.64 acres and is located at the northeast and northwest corners of Northlake Boulevard and MacArthur Boulevard. The overall PUD contains Phases I, II, and III. The redevelopment of this parcel is an opportunity to provide enhanced architecture and landscape on a parcel which has existed for many years and functioned as a restaurant. The project will also complement the latest enhancements within Phase II and the recent enhancements of the bank parcel immediately to the west within Phase III.

The applicant proposes to retain major access points from Northlake and MacArthur, as well as connections to adjacent properties. The existing 5,000-square-foot restaurant building currently occupied by La Granja is proposed to be replaced with a new 8,300-square-foot building with medical and restaurant uses. The architectural upgrades will align with adjacent improvements in Northlake Gardens and the refreshed Fifth Third Bank.

Additionally, the applicant proposes several site improvements, including relocating the dumpster to the east property boundary, upgrading asphalt areas with decorative pavers, adding new landscaping, and enhancing the two vehicle intersections within the Phase III main drive circulation. The project also includes new signage, such as one new monument sign and tenant wall signs. One signage waiver is requested within this petition. These enhancements will significantly improve both the site's visual appeal and overall functionality.

Project Contact**Agent, Planner & Landscape Architect**

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Background

The Banyan Tree PUD was approved by Ordinance 41, 2001 and includes three phases. Ordinance 11, 2003 granted the Phase III site approval to allow professional office, financial institution (bank), and restaurant uses on the east side of MacArthur Boulevard. Consistent with this approval, all the buildings on the site provide for site access from Northlake Boulevard and MacArthur Boulevard.

In 2022, and administrative approval referred to as ADMN-21-08-000935 granted architectural enhancements and landscape revisions to Phase III for the bank parcel located at 3305 Northlake. The parcel is occupied by a new bank tenant and the completion was completed in early 2023.

Land Use and Zoning

The subject site has a Future Land Use designation of Mixed Use (MXD) and a zoning designation of MXD with a PUD Overlay. The property is located within the Northlake Boulevard Overlay Zone (NBOZ) Central District and MacArthur Protection Overlay Zone (MPOZ). No changes to the existing land use and zoning designations are proposed.

Subject Request

The applicant is requesting approval of a PUD Amendment for the 3301 parcel of the Parcel III parcel within the Banyan Tree PUD. Phase III is divided into three parcels of land; the applicant proposes redeveloping the easternmost parcel that fronts Northlake Boulevard, identified on the site plan as Building 3301. To the west is the bank parcel which was completed through ADMN-21-08-000935. To the north is the remaining Phase III parcel within Banyan Tree PUD with office use which is not included in this petition; however, site access and connectivity is considered for Phase III as a whole.

The applicant is proposing to demolish the existing one-story restaurant on the subject parcel and construct an 8,300 square-foot single story building. The new building will consist of 5,000 square feet of restaurant use with 900 square feet of outdoor seating without service, and 3,300 square feet of medical office use. Special attention has been paid to site access, landscape, screening, buffering, materials, and incorporating high quality design.

Access & Vehicular Circulation

Phase III of the PUD has one existing vehicular access point at Northlake Boulevard and two existing vehicular access points from MacArthur Boulevard. Section 78-230(b)(5) of the NBOZ encourages shared access drives to enhance internal vehicular connections. The existing access points are shared among all three parcels within Phase III and will be retained.

No changes to circulation or access are proposed in this petition. However, the applicant plans to improve the two main vehicular intersections within Phase III. Currently, these intersections are confusing for drivers as they resemble roundabouts but function as traditional intersections. The proposed improvements include squaring off the southernmost intersection

and better defining pedestrian crosswalks. Additionally, the applicant proposes a central landscape feature at the northernmost intersection to function as a roundabout for vehicles.

Internally on the subject property, the applicant proposes large areas of decorative pavers on the south and east vehicular drives along the new building. This will provide an aesthetic enhancement and help slow down vehicles. The existing sidewalk along the Northlake Boulevard right-of-way and most pedestrian paver crosswalks within the subject parcel will remain or be improved. Pedestrians will also have access to the site from the existing public sidewalk connecting to MacArthur Boulevard.

Architecture and Signage

The applicant proposes demolishing the existing one-story restaurant on the subject parcel and constructing an approximately 8,300-square-foot, single-story building. This new structure will include 5,000 square feet of restaurant use plus 900 square feet of outdoor seating without service, and 3,300 square feet designated for medical office use. The proposed architectural style, colors, and materials for Building 3301 align with much of the Phase II architecture located west across MacArthur Boulevard, as well as with the clean color palette of the neighboring bank parcel. The building's design is consistent with the intent of Section 78-227(a)(1) of the NBOZ, which promotes architectural consistency and aids in the revitalization and redevelopment of this area. The applicant's future architectural vision stands as a strong statement, aiming for Phase II and Phase III to serve as a gateway to the City of Palm Beach Gardens, exhibiting cohesive and unified properties that flank the historic banyan tree on MacArthur Boulevard.

At present, there are no ground signs on the subject property. However, three ground signs exist within the Banyan Tree Phase III perimeter: one at the corner of MacArthur Boulevard and Northlake Boulevard (Fifth Third Bank), another at the primary Phase III entry at Northlake Boulevard, and a third sign at the MacArthur Boulevard entry. The applicant proposes a new ground sign facing Northlake Boulevard on the subject property. The proposed ground sign is 8 feet tall by 8 feet wide and matches the visual design of the approved ground signs at Northlake Gardens. A detail of this sign is included within the petition

The applicant proposes five ground floor tenant signs with 30-inch tall letters and a copy area of 80 square feet each. This allows tenants to use both upper and lower-case letters and include logos, making the signs visible to drivers. A waiver is being requested to allow for the increased signage letter height and copy area. The waiver request also includes two additional tenant signs, one for each end cap. The west end cap tenant's sign is visible from the internal Phase III main entry drive, and the east end cap sign faces the parking area and serves as the main entrance to that tenant bay. The new signage will improve wayfinding within the Banyan Tree PUD, which hosts multiple business types, ensuring patrons reach their intended destinations.

Landscape

The current buffer plantings along the southern edge of the subject property diminish its visual appeal, creating inconsistency with the neighboring 3305 parcel and the Phase II plantings. This inconsistency makes the commercial parcel economically unviable in today’s market. The landscape plan prioritizes site visibility, security, and safety while crafting a palette that echoes the consistent theme of Phase II of the PUD, visually connecting the parcels. Royal palms, Japanese blueberries, European fan palms, and Mexican cycads will remain key features along the Northlake Boulevard buffer.

The proposed landscape palette for the property includes many plant species similar to those in Phase II and the neighboring bank parcel, ensuring a cohesive aesthetic along Northlake Boulevard. This petition offers a unique opportunity to design a unified frontage on both sides of MacArthur Boulevard. The applicant has a track record of maintaining high-quality, detailed landscapes in Phase II, and aims to surpass that excellence with this application. A conceptual colored building elevation featuring foundation plantings is included in this petition.

Additionally, the plan considers the existing overhead powerlines along the Northlake Boulevard buffer and the eastern property boundary. The proposed landscape plan complies with the FPL Right Tree Right Place requirements. The applicant has extensive maintenance knowledge and an experienced team dedicated to maintaining the property's exceptional appearance in the years to come. Silver buttonwood trees are proposed within the east buffer, along with a hedge of clusia.

Parking

Traditionally, the Banyan Tree PUD has managed parking collectively, and the applicant intends to maintain this approach. To accommodate tenant flexibility, previous approvals have focused on maximum allowable uses rather than the actual existing tenant uses. A preliminary evaluation based on the most recent approval for Northlake Gardens (via ADMN-22-09-000991), combined with the proposed petition for the 3301 Building, indicates a shortfall of two spaces within the PCD. Please refer to the parking calculation chart below for a detailed breakdown of Phase III uses and details about Phases I and II.

PARKING CALCULATIONS	REQUIRED	PROVIDED
PHASE III BANK W/DRIVE THRU (1/250SF)	11	23
PHASE III RESTAURANT (1/150SF + 1/250SF)	53	39
PHASE III MEDICAL OFFICE (1/200SF)	17	17
PHASE III OFFICE (1/300SF)	83	93
TOTAL PARKING FOR PHASE III ONLY	164	172
TOTAL PARKING FOR PHASE II ONLY	239*	213
TOTAL PARKING FOR PHASE I ONLY	148	164
TOTAL PARKING FOR PHASES I, II, & III	551	549

*NOTE: The applicant proposes to decrease the restaurant intensity at Northlake Gardens, which will reduce the parking requirements and enable this petition to meet the overall parking requirements. A separate, concurrent site data update for Northlake Gardens will be shared with staff for approval.

Art in Public Places

Art in Public Places (AIPP) was approved through Resolution 38, 2024, on June 6, 2024, for Building North within the Banyan Tree PUD. The approved artwork is a stainless-steel flying egret sculpture created by artist Dan Shaughnessy IV. Within this approval, the location of the art was designated within the subject property of this petition in Phase III. This relocation ensures high visibility to vehicles passing by Northlake, the neighboring bank site, and the offices on the north side of the site.

Building North had a required AIPP contribution of \$15,378.63, while the approved art cost was \$38,000. The approval allows for the excess cost of the art to be credited towards future development within the Banyan Tree PUD. It is anticipated that the new 8,300-square-foot building associated with this petition will be covered by these art costs.

Sec. 78-158. Waivers to Planned Development District Requirements.

TYPE	CODE	REQUIREMENT(S)	PROPOSED	DEVIATION
Permitted Signs – Ground Floor Tenant Wall Sign	78-285: Table 24	24” Letter Height and 70 Square Feet Maximum Area	30” Letter Height and 80 Square Feet Maximum Area for 5 signs	Increased Letter Height of 6” and 10 Square Feet for 5 Tenant Signs
		1 Sign per Tenant Space or Bay	2 Additional Signs for End Cap Users	2 Signs

Request:

Ground Floor Tenant Wall Signage: The applicant proposes five ground floor tenant signs, each with a letter height of 30 inches and a copy area of 80 square feet. This design provides tenants with the flexibility to use upper and/or lower-case letters and incorporate logos, ensuring the signage remains visible to vehicular traffic. Maintaining consistent signage sizes among all tenants in the new building prevents a hierarchy of tenant names and ensures uniformity in the signage. There is no request for a principal tenant sign, which is permitted under LDR Section 78-285. This section allows for one larger principal tenant wall sign with a letter height of 36 inches and a copy area of 90 square feet.

Additionally, the waiver request includes two additional tenant signs, one for each end cap. The west end cap tenant has visibility within the internal Phase III main entry drive. The east end cap faces parking within the subject parcel and serves as the main entrance to this tenant bay.

This waiver request aligns with the signage waivers previously approved for Northlake Gardens within the Banyan Tree PUD, which is also owned by the applicant.

(i) Criteria. A request for the city council to approve a waiver from one or more of the standards and requirements applicable to a planned development, PUD, or PCD shall comply with a majority of the criteria listed below:

(1) The request is consistent with the city's comprehensive plan.

Response: This request aligns with the goals of the city's comprehensive plan, specifically policies 1.1.3.1 and 1.3.3.1 of the Future Land Use Element. It further regulates signage within the Northlake Boulevard Corridor. The signage in this proposal has been strategically designed to create a symmetrical building façade with the addition of the proposed wall signs, ensuring a more uniform signage plan within the Banyan Tree PUD.

(2) The request is consistent with the purpose and intent of this section.

Response: The proposed waiver request aligns with the purpose and intent of Sec. 78-158 by providing larger, more uniform signage consistent with existing signs within the PUD. This approach benefits the property owner and tenants within Phase III, as well as the city, by maintaining consistency with previous approvals and aiding in wayfinding. Additionally, the site plan is creative and innovative, incorporating visually stimulating focal points, new AIPP art, improved vehicle safety at intersections, and complementary tenant uses to further enhance the walkable nature of the parcel.

(3) The request is in support of and furthers the city's goals, objectives, and policies to establish development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips, and a sense of place.

Response: This request supports the city's goals by enhancing the wall signage within the new building in the Banyan Tree PUD, promoting architectural significance and creating a sense of place. Symmetrical and proportional signage enhances a building's architecture and sets a standard for adjacent properties. By creating a uniform signage plan at 80 square feet, the request eliminates the hierarchy based on tenant bay location and improves functionality.

Additionally, the request improves wayfinding for tenants in the endcap units, providing signage facing west for vehicles and guiding pedestrians to the east endcap tenant's main entry. It is important to note that the building's permitted principal tenant sign is being reduced from a 36-inch letter height and 90 square feet of copy area to a 30-inch letter height and 80 square feet of copy area.

(4) The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for PUDs.

Response: This request for a signage waiver benefits the future success of the tenants and enhances the site's safety and pedestrian-friendliness. Site plan improvements include enhancing the design safety of the two existing intersections within Phase III and making pedestrian crosswalks more prominent to drivers. Additionally, the site plan proposes new decorative pavers within the main drives to slow down vehicles and increase pedestrian safety within the project.

- (5) The request for one or more waivers results from innovative design in which other minimum standards are exceeded.

Response: The requested signage waiver aims to enhance various facets of the site, including functionality, aesthetics, and flexible design. The proposed 80 square feet of copy area and 30-inch letter height will allow tenants a more creative design process for their signage, complementing the building's architectural features and remaining proportional to the tenant space. The two additional endcap signs will further enhance wayfinding for vehicles and pedestrians.

The site plan exceeds the minimum standards for the project by improving vehicle intersections through the main Phase III drive and increasing the visibility of pedestrian crosswalks. Additionally, the applicant proposes decorative pavers within the parking drive aisles, which enhance aesthetics and slow down vehicles for increased safety. The new AIPP art within the parcel provides a beautiful focal point visible to many patrons within the Banyan Tree PUD. Furthermore, the proposed landscaping, including impeccably maintained zoysia grass extended from neighboring parcels, will enhance the overall appearance and appeal of the project.

- (6) The request demonstrates that granting of the waiver will result in preservation or valuable natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas.

Response: There are no natural resources or environmentally sensitive lands on site that will be impacted by this request. The parcel exists as a developed parcel today with infrastructure. The proposal will redevelop the existing development parcel.

- (7) The request clearly demonstrates public benefits to be derived, including, but not limited to, such benefits as no-cost dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.

Response: The request provides significant public benefits, including wayfinding, the implementation of desirable architectural design, strengthened pedestrian linkages, and traffic calming techniques to slow down vehicles. Additionally, the introduction of three new mixed-use tenants will serve the residents of Palm Beach Gardens, enhancing the community's amenities and overall quality of life.

- (8) Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.

Response: The proposed waiver will not cause adverse impacts to adjacent properties. The signage waiver will improve wayfinding within the Banyan Tree PUD, providing clear and safe directions for drivers and pedestrians. The Banyan Tree PUD contains many different tenants and uses. By ensuring the signage is optimized, this request will eliminate confusion on-site and ensure patrons reach their intended destinations.

(9) The request is not based solely or predominantly on economic reasons.

Response: The waiver request is not based solely on economic reasons. It aims to meet the needs of future tenants and provide uniform wayfinding signage for drivers and pedestrians visiting the Banyan Tree PUD.

(10) The request will be compatible with existing and potential land uses adjacent to the development site.

Response: The signage waiver request aligns with existing approvals and conditions within the Banyan Tree PUD and the commercial district of the Northlake Boulevard Corridor. This request will establish a uniform signage plan for the new 3301 Northlake Building, eliminating potential signage hierarchy. Additionally, the new endcap signage enhances wayfinding for vehicles accessing the site from the west and for pedestrians seeking the front entrance of the east endcap. This request is compatible with adjacent land uses, as the improved signage will better direct visitors to their intended destinations.

(11) The request demonstrates the development will be in harmony with the general purpose and intent of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Response: As mentioned in response #2, this request aligns with the purpose and intent of this section by providing signage consistent with existing conditions and approvals within the Banyan Tree PUD, eliminating potential signage hierarchy through a uniform copy area. Furthermore, this request benefits the public by assisting with wayfinding and better directing visitors to their intended locations. Granting the waiver will not be detrimental or injurious to the public health, safety, and welfare.

Conclusion

In conclusion, the proposed redevelopment of the 3301 Northlake Parcel within Phase III of the Banyan Tree PUD presents an opportunity to revitalize and enhance a long-standing establishment, aligning with the evolving landscape and architectural standards of the area. Our team has crafted a proposal that harmonizes with existing uses and introduces design elements aimed at supporting both functionality and aesthetic appeal. We eagerly anticipate engaging in further discussions and collaborations with the City, stakeholders, and potential tenants to ensure a seamless integration that enriches the landscape and architectural fabric of this vibrant community. Thank you for your consideration, and we remain committed to advancing this project in alignment with the shared vision for the future of the Banyan Tree PUD.