



City of Palm Beach Gardens

Planning and Zoning Department - Case Details

Petition #: SPLN-25-10-0004

Petition Type: Site Plan Approval

Project Name: AVENIR

Status: In Review

Application Date: 10/23/2025

Description: Site Plan Review for Avenir
Pod 17

Project Manager: Brett Leone

Main Parcel #: 52414128010010136

Main Address:

Site Information

Acres: 53

Flood Zone: N/A

Proposed Uses: 160 Single family lots

Proposed Sq Ft By Use Type: 50 x130 feet lot size

Proposed Number and Type
of Dwelling: N/A

Justification

Impact on surrounding areas: No Negative impact to the surrounding area

Preservation of natural resources: Avenir was previously approved, pod 17 follows Avenir Design Standards

Art in public places requirements: N/A

Property Info

Project Name: AVENIR

Sub Project Name: N/A

Future Land Use: MIXED USE

Zoning: PCD

Additional Information

All associated parcel numbers:

52414128010010136

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Urban Design
Land Planning
Landscape Architecture

PROJECT NARRATIVE AVENIR POD 17 SITE PLAN REVIEW

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 17 site plan, which consists of 160 single-family homes on 53 acres. Pod 17 is generally located in the southwest corner of Avenir Drive and Panther National Boulevard intersection.

The proposed site plan will feature 160, 50-foot-wide single-family lots. The lots will be 50 feet by 130 feet in size. The project’s main entrance will be located off Avenir Drive with an 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 17 is a portion of a larger parcel with a property control of 52-41-41-28-01-001-0136.

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 16 Residential	PCD (MXD)	Mixed Use (MXD)
South	Conservation	PCD (MXD)	Mixed Use (MXD)
East	Avenir Pod 20 Residential	PCD (MXD)	Mixed Use (MXD)
West	Conservation	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.

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 17 is proposed to include 160 single-family lots located directly west of Panther National Boulevard and directly south of Avenir Drive. The parcel will feature 160, 50-foot by 130-foot lots. The project’s main entrance is off Avenir Drive with an emergency entrance/resident egress along Panther National Boulevard. Fifteen-foot-wide landscape buffers have been provided along Avenir Drive and 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 17:

Requirement	Avenir Design Standards	Proposed	Consistent?
Front Setback	15 feet	15 feet	Yes
Front-Loaded Garage	20 feet	20 feet	
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:			Yes
Side	5 feet	5 feet	
Side Street	10 feet	10 feet	
Rear	5 feet	5 feet	
Minimum Lot Width	50 Feet	50 Feet	Yes
Minimum Lot Coverage	55%	55%	Yes

Minimum Open Space	35%	45%	Yes
Parks Requirement	0.75 acres within ¼ mile of each lot	0.75 acres park within ¼ mile of each lot	Yes

Eagleston Holly is the proposed street tree for the pod. For the neighborhood, a total of 20,857 landscape points is required and 43,649 points are provided. The site also provides for 45% 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.