



PALM BEACH
Gardens

Bayhill Estates/Rustic Lakes

Town Hall Meeting
October 25, 2017

Background

- Meetings with City staff and representatives from Bayhill Estates and the Preserve at Bayhill Estates July, 2017
- Financial information for each individual home owners and questions addressed
- Bayhill Estates and The Preserve at Bayhill Estates submitted Resolutions approved by HOA supporting Annexation August 17, 2017

Annexation Process Flow

- Florida Statutes, Involuntary Annexation. 171.0413



Process Flow

Area must meet F.S.171.043 urban purposes requirements

- Reasonably Compact
- Must not create an enclave



City prepares annexation report; files report with county.

- Levels of Service Report (Fire, Police, Utilities, Roads, Parks and Recreation)



City adopts annexation ordinance. Challenges must be filed within 30 days.

- Advertising requirements
- 1st reading – December 7, 2017
- 2nd reading – January 5, 2017

Process Flow continued...

Following adoption of Ordinance, ballot language sent to SOE (January 19, 2018)
Ordinance is submitted to a vote of the registered electors of the area proposed to be annexed

- Needs majority vote

- Referendum on annexation must not be held sooner than 30 days following the final adoption of the ordinance



Election day: Tuesday March 13, 2017



City files successful annexations with Department of State within 30 days.

Planning

- Development Projects – commercial & residential
- Rezoning
- Art in Public Places
- Annexation, Comprehensive Plan Amendments
- Intergovernmental Coordination

Development Compliance

- Business Tax Receipts
- Home Occupational License
- Liquor License
- Building permit compliance – fences, pools, screen enclosures, buildings, conditions
- Signs
- Special Events

GIS

- Mapping
- Addressing



Development Projects - Website

The screenshot shows a web browser window with the URL <http://www.pbgfl.com/175/Approved-Projects>. The page features a navigation menu on the left with categories: Approved Projects, Projects Under Review, and Projects Under Construction. Below these are icons for Records Search, Stay Informed, Transparency, Join Our Team, and Citizen Request. The main content area is titled "Approved Projects" and lists several project locations: Alton Clarity Pointe, Alton Parcel C, Avenir, Central Gardens, Mary Circle Commercial, Northlake Commons, and PGA Station. The "Alton - Clarity Pointe ALF" project is selected and detailed. It includes the address 4950 Donald Ross Road, project manager Peter Hofheinz, project agent Cotleur & Hearing, and property owner Pasteur Commercial Investments, LLC. The description is a request for site plan approval for a 256-bed assisted living facility. A table provides key dates and documents: Location Map (View Map (PDF)), Approval Date (November 16, 2016), Ordinance / Resolution # (Resolution 75, 2016), and Approved Site Plan or Rendering (View Site Plan (PDF)). The status is "Approved". A sidebar on the right contains information for the Planning & Zoning Department, including contact details, a planner on call, hours, and quick links to various resources.

Approved Projects

Alton Clarity Pointe

Alton - Clarity Pointe ALF
4950 Donald Ross Road
(Petition #: SPLN-16-03-000022/CUMJ-16-03-000040)

Project Manager: Peter Hofheinz, [Email](#)
Project Agent:
Company: Cotleur & Hearing
Property Owner: Pasteur Commercial Investments, LLC

Description: Request for Site Plan Approval for 256-bed Assisted Living Facility

Location Map	View Map (PDF)
Approval Date	November 16, 2016
Ordinance / Resolution #	Resolution 75, 2016
Approved Site Plan or Rendering	View Site Plan (PDF)

Status: Approved

Planning & Zoning Department
10500 N Military Trail
Palm Beach Gardens, FL 33410
[Directions](#)
561-799-4243
Fax: 561-799-4281
[Staff Directory](#)

Planner On Call
561-799-4222

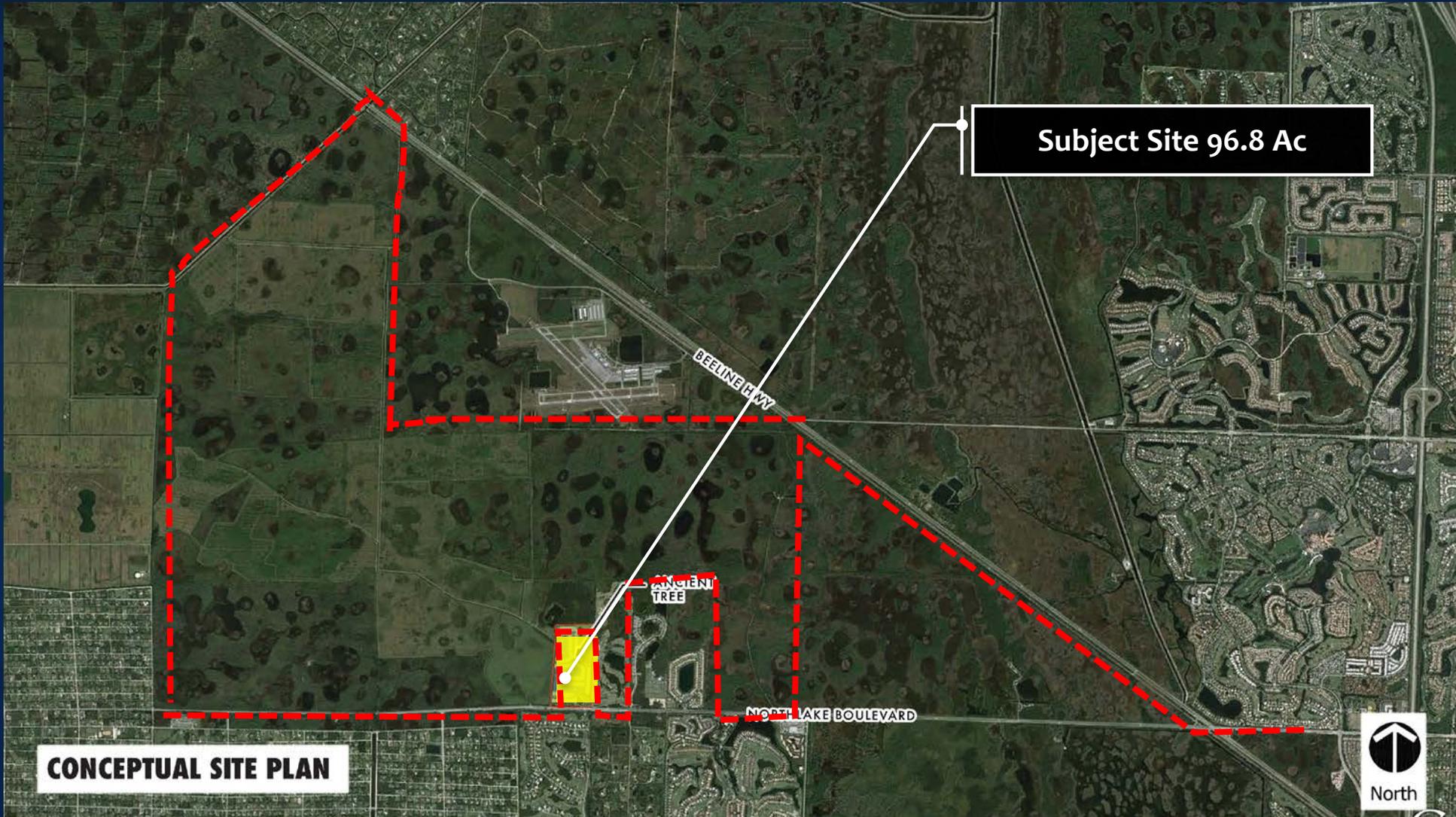
Hours
Monday - Friday
8 a.m. - 5 p.m.

QUICK LINKS

- [Current P&Z Pending Schedule \(PDF\)](#)
- [Code of Ordinances](#)
- [Fee Schedule \(PDF\)](#)
- [Public Rec](#)

- Approved
- Under Review
- Under Construction

ANCIENT TREE AKA BALSAMO



**STATUS:
APPROVED**

96.80 ACRES

**97 RESIDENTIAL
SINGLE FAMILY
HOMES**

CONCEPTUAL SITE PLAN



**PALM BEACH
Gardens**

ANCIENT TREE LAND DEDICATION



2.43 Acre Rec. Site

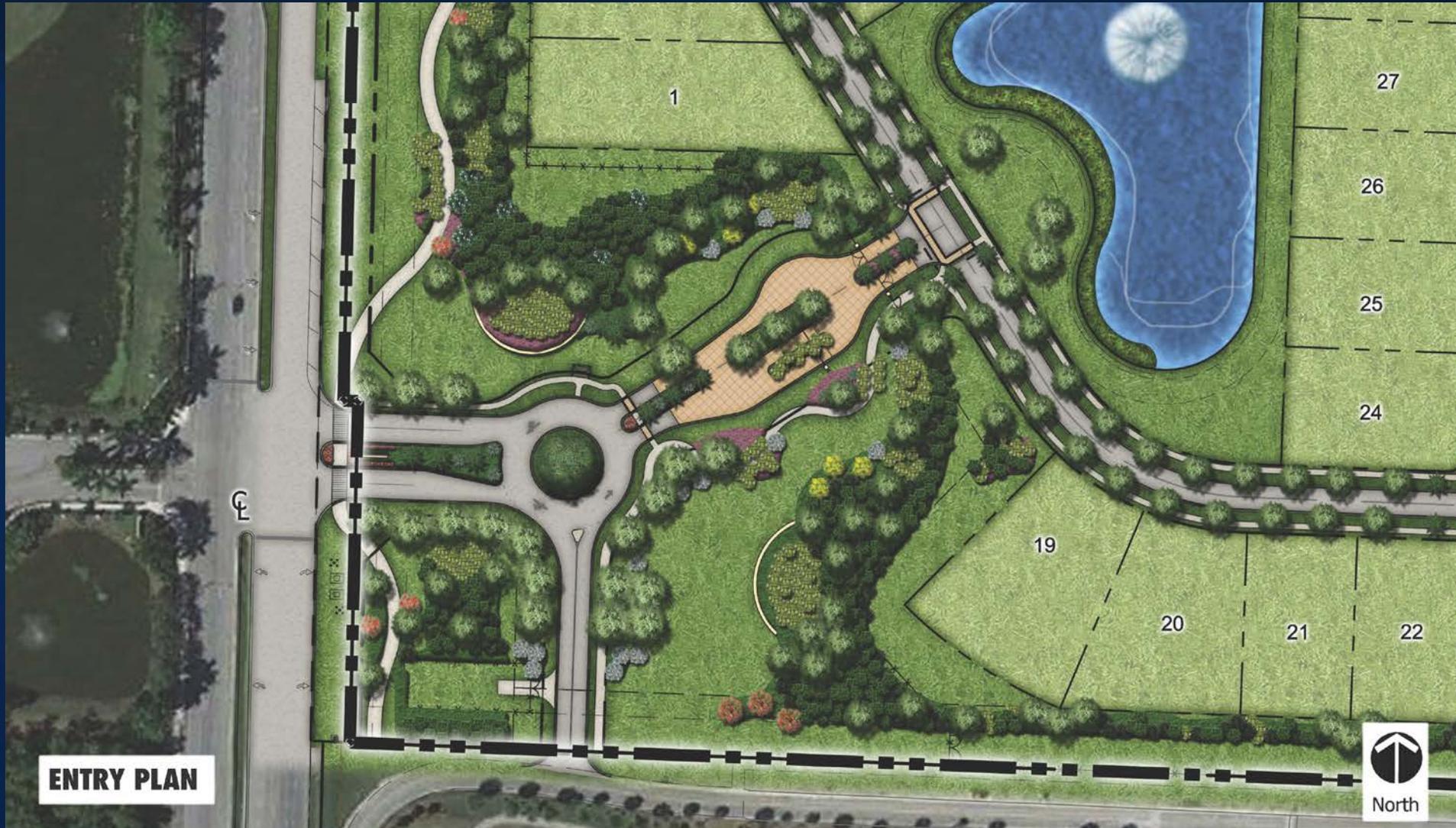
14.3 Acre O.S. Dedication

CONCEPTUAL SITE PLAN



A BEACH
Residents

ANCIENT TREE ENTRANCE



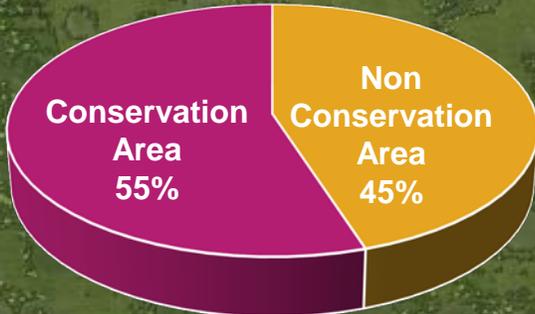
ENTRY PLAN

STATUS: APPROVED

**ENTRANCE TO
ANCIENT TREE
SHARED BY
ENTRANCE TO
SANDHILL CRANE
GOLF COURSE**

**NEW SIGNAL TO BE
INSTALLED**

AVENIR PCD



DEVELOPMENT PROGRAM	
Single Family	3,000 units
Multi-Family	250 units
Professional Office	1,940,000 SF
Medical Office	200,000 SF
Commercial	400,000 SF
Hotel	300-Rooms
Field-to-Table (AG)	20 AC
Park (land dedication to City)	55 AC
Civic/Recreation (land dedication to City)	60 AC
Police/Fire/City Annex (land dedication to City)	15 AC
Public School – Elementary (land dedication to School District)	15 AC
Conservation Land	2,407 AC
Development Area	2,345 AC
Residential Density	0.68 du/ac
R/W Dedication (Northlake Blvd.)	10.6 AC
Total Land Area	4,763

AVENIR SITE PLAN #1



1 FRONT ELEVATION 'B'



STATUS: UNDER REVIEW

172.45 ACRES – 4 GATED PARCELS

484 RESIDENTIAL SINGLE FAMILY HOMES

PARCEL A-1: 101 HOMES

PARCEL A-2: 105 HOMES

PARCEL A-3: 122 HOMES

PARCEL A-4: 156 HOMES

PALM BEACH
Gardens

AVENIR SITE PLAN #2



1 FRONT ELEVATION 'B'
1/4" = 1'-0"



1 FRONT ELEVATION 'A'
1/4" = 1'-0"

STATUS: UNDER REVIEW

184.52 ACRES

**479 AGE-RESTRICTED RESIDENTIAL SINGLE
FAMILY HOMES (PARCEL A-5)**

**269 HOMES WITH 50' X 130' LOTS
210 HOMES WITH 60' X 130' LOTS**

Questions?