Avenir

City of Palm Beach Gardens

Treasure Coast Regional Planning Council
February 19, 2016
Project Overview

- Comprehensive Plan & Text Amendment (Ordinance 3, 2015)
- Rezoning (Ordinance 4, 2015)
- Master Plan Approval (Resolution 4, 2015)
- Design Guidelines (Resolution 4, 2015)
- Proportionate Share Agreement
Location & Site Details

- 4,763 ac undeveloped long-term AG use
- Over 75% characterized by non-native & invasive species
- Has severely degraded habitat functions
- 11,565' of frontage along Northlake Blvd.
- 1,687' of frontage along Beeline Hwy
- 4.5 miles wide (N-S) & 2.5 mile wide (E-W)
Evolution of the Plan

Initial Development Plan
June 2013

- 7,600 Residential Units
- 1,700,000 SF Non-Res
- 300-Room ALF
- 300-Room Hotel
- University
- School, Park, Civic parcels
- 1,889 ac flow-way/preservation

Proposed new land use and zoning category
Evolution of the Plan

2nd Development Plan
Oct 2014

4,760 Residential Units
1,600,000 Non-Res
300-room Hotel
University
School, Park, Civic Parcels
over 2,400 ac Conservation
Evolution of the Plan

1/6/16 Master Plan

- 3,735 SF Units
- 250 Workforce Housing Units
- 2,400,000 Non-Res
- 300-room Hotel
- 180 ac land dedication (park, recreation, civic & econ. dev. parcel)
- 2,407 ac Conservation
Final Master Plan

3,000 SF Units
250 MF Units
2,540,000 Non-Res
300-room Hotel
180 ac land dedication (park, recreation, civic & econ. dev. parcel)
2,407 ac Conservation
Rural Residential (RR10 and RR20)

Allows a total of 405 residential units
Mixed Use Development (MXD) with notation to cap development at the proposed development program and modify the UGB to include the project.

The Comprehensive Plan Amendment is legislative (Ch. 163 F.S.) and will be transmitted to DEO for the State expedited review process.

Mixed Use Development (MXD) land-use designation limited to the traffic equivalent of 3,000 single family units; 250 multi-family units; 1,940,000 square feet of professional office; 200,000 square feet of medical office; 400,000 square feet of commercial; 300 hotel rooms; agricultural use – 20 acres; public park – 55 acres; public civic/recreation parcel – 60 acres; police/fire/city annex – 15 acres; and public elementary school – 15 acres.
1. Include the 2,407 acre area proposed to become a future conservation area in the note on the Future Land Use Map and designate this area as Conservation land use rather than Mixed Use Development. The conservation of 2,407 acres of the subject property is a cornerstone to the justification of allowing the increases in density and intensity.
How do we ensure conservation area is protected?

1. Delineated on Master Plan
2. Platted as Conservation Area
3. Conservation Easement
4. Deeded to Governmental Agency
Percentage of Palm Beach Gardens

Non Conservation Area: 52%
Conservation Area: 48%
City of Palm Beach Gardens Future Land Use Map
It is suggested that you contact the Department of Planning and Zoning (661-741-2532) to verify the future land use classification of any parcel within the Town of Jupiter.
Condition #2

2. Establish plan policies clearly outlining the goals and objectives for restoration of the conservation area and a commitment to work with Palm Beach County and the SFWMD on the combined design and long-term management and operation of the Avenir and Mecca Farms restoration areas.
Implementing Policies

• FLUE Policy 1.1.1.15 requires a Mixed Use Development land use area to be developed as a Planned Community Development (PCD) or Planned Unit Development (PUD), which is implemented through rezoning, a required Master Plan, and Resolution.

• A Preserve Area Management Plan is required to be approved by the City that will specifically lay out the plan for restoration:

  “The Developer shall prepare a Preserve Area Management Plan for the 2,407-acre Conservation Area (upland and wetland preserve) identified on the PCD Master Plan. The plan shall: 1) identify locations in the preserve area where upland or wetland natural communities will be created, enhanced, or restored; 2) identify management procedures and provide a schedule for their implementation; 3) include procedures for maintaining suitable habitat for state and federally listed species; 4) include methods to remove nuisance and exotic vegetation and any other species that are determined to threaten the natural communities; 5) include plans to permanently mark the preserve area and provide access for passive recreation, education, or scientific study; and 6) identify a permanent funding source and define a responsible entity for the maintenance and implementation of the management plan in perpetuity. The management plan shall be approved by the City of Palm Beach Gardens in consultation with the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, and South Florida Water Management District prior to the initiation of any site clearing activity.” (Resolution 4, 2016)

• Staff report (support data & analysis transmitted with Comp. Plan) includes requirement for the 2,407 acre-conservation area in findings of fact
The project is providing 2,407 acres of conservation (51% of project), which is compatible with and a key link in the surrounding preservation lands.
Provides key missing link in wildlife corridors and regional trail systems.
Percentage of Palm Beach Gardens

After Avenir

Non Conservation Area: 45%
Conservation Area: 55%
Condition #3

3. Include a phasing plan as part of the proposed amendment that would require construction of a balanced mix/ratio of housing and commercial uses through the build out of the project. This is one of the most valuable transportation mitigation tools that can be used to offset transportation impacts to the regional roadway network.
## Phasing Plan

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Civic/Recreation</td>
<td>60 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional Office</td>
<td>1,940,000 SF</td>
<td>225,000</td>
<td>225,000</td>
<td>450,000</td>
<td>1,040,000</td>
</tr>
<tr>
<td>Medical Office</td>
<td>200,000 SF</td>
<td>50,000</td>
<td>100,000</td>
<td>50,000</td>
<td></td>
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<tr>
<td>Commercial</td>
<td>400,000 SF</td>
<td>200,000</td>
<td>100,000</td>
<td>100,000</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>300 Rooms</td>
<td>150</td>
<td>150</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>55 Ac</td>
<td>55 ac</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Police/Fire/City Annex</td>
<td>15 Ac</td>
<td>15 ac</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public School</td>
<td>15 Ac</td>
<td>15 ac</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family</td>
<td>250 Units</td>
<td>250</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>3,000 Units</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
<td></td>
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</tbody>
</table>

- In each phase 50% of commercial must be constructed (example: 100,000 SQUARE FEET OF COMMERCIAL REQUIRED prior to moving to 2nd phase of residential units)
- OTHERWISE RESIDENTIAL DEVELOPMENT STOPS
Summary of Land Dedications

180 acres of dedicated land

- 55-acre public park
- 60-acre civic/recreation
- 15-acre police/fire/city annex
- 50-acre economic development parcel **
Condition #4

4. Establish minimum net densities for Avenir neighborhoods and districts that meet minimum transit-supportive density standards. The low densities referenced in the application materials do not support transit, do not promote compact, walkable communities, and appear to be inconsistent with the intent of the Mixed Use Development future land use designation.
The proposed project is surrounded by existing low-density residential communities and preserved natural areas.

**North:** Caloosa Residential & Hungryland Slough

**South:** Pierce Hammock Elem, vacant land, & The Acreage Residential

**East:** Airport, Lox. Slough, Sweetbay Natural Area, Grassy Waters Preserve, and existing residential communities: Osprey Isles, Carleton Oaks, Bay Hill Estates, Rustic Lakes, and Ibis

**West:** Mecca Farms, J.W. Corbett Wildlife Mgt Area, The Acreage
THE PROJECT AT 0.68 DU/AC IS COMPATIBLE WITH SURROUNDING RESIDENTIAL DENSITIES

North:
Caloosa 0.18 du/ac

South and West:
The Acreage 0.80 du/ac

East:
Osprey Isles 1.0 du/ac
Carleton Oaks 1.0 du/ac
Bay Hill Estates 0.5 du/ac
Ibis 1.25 du/ac
Other nearby existing communities have similar clustered development with large conservation/preservation areas.
Development Standards

The Applicant is complying with the PCD Overlay which encourages the use of architectural and design guidelines.

Development will occur in the form of districts to provide the framework for the new community

• Neighborhood Center District (Parcel A)
• Neighborhood District (Parcel A)
• Town Center District (Parcel B)
• Workplace District (Parcels C & D)
• Public/Institutional District (Parcels E, F, & G)
• Farm-to-Table District (Parcel H)
Development Standards

Public Space Standards

Park: Passive, unobstructed recreation (paths, trails, meadow, waterbodies, woodland and open shelters)

Green: Open space for unobstructed recreation (lawn and trees)

Square: Public gathering space – spatially defined by building frontages

Plaza: Public gathering/outdoor market areas, spatially defined by building frontages

Neighborhood Districts

- One Park, Green or Square within ¼ mile of each residential within Parcel A
- For each 300 acres, at least one to be a 1 ac minimum Park

Town Center District

- One Green or Square of at least 35,000 SF in size

Workplace District

- One Park, Green, Square or Plaza for each 50 acres
Development Standards

Neighborhood Center District
& Neighborhood District
Parcel A
Development Standards

Neighborhood Center District (Parcel A)

- Allows a range of SF house types
- In close proximity to Town Center & Workplace Districts
- Front Build-to-Zones
Development Standards

Neighborhood District (Parcel A)
- Detached SF
- Front setbacks and private rear yards
- Majority of Parcel A

76’ to 150’ Lots

50’ to 75’ Lots
Development Standards
**Development Standards**

**Town Center District (Parcel B)**
- *Northlake Boulevard Frontage*
- *Mix of commercial & civic uses*
- *Walkable environment*
- *Multi-family units*
- *Continuous street façade along sidewalks*

Retail Building

Mixed Use Building
Development Standards

Town Center District (Parcel B)
- Specialty Building Types

Gas Stations – shopfront facing street with pumps & parking in rear

Drive-through – shopfront facing street with drive-through on side or rear
Development Standards

Workplace District (Parcels C & D)
- Provides for a variety of jobs
- Office, medical and civic
- Buildings define street edge
- Public spaces
- Pedestrian and bike-friendly environment
Development Standards

District Streets

<table>
<thead>
<tr>
<th>Street Name</th>
<th>STREET 70-48</th>
<th>STREET 60-36</th>
<th>STREET 60-52</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROW</td>
<td>70 feet</td>
<td>60 feet</td>
<td>60 feet</td>
</tr>
<tr>
<td>Pavement width</td>
<td>48 feet to Face-of-Curb</td>
<td>36 feet to Face-of-Curb</td>
<td>52 feet to Face-of-Curb</td>
</tr>
<tr>
<td>Intended Movement</td>
<td>Free Movement</td>
<td>Free Movement</td>
<td>Free Movement</td>
</tr>
<tr>
<td>Lanes</td>
<td>2 Lanes</td>
<td>2 Lanes</td>
<td>2 Lanes</td>
</tr>
<tr>
<td>On-Street Parking</td>
<td>9 feet Marked 1-Side, 175° Angled Marked</td>
<td>6 feet Marked, On Both Sides</td>
<td>9 feet Marked, on both sides</td>
</tr>
<tr>
<td>Travel Lane Width</td>
<td>10 or 11.5 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>1' - 2'</td>
<td>1' - 2'</td>
<td>1' - 2'</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>10-12 foot Sidewalk</td>
<td>11 foot Sidewalk</td>
<td>8 foot Sidewalk</td>
</tr>
<tr>
<td>Planter Type</td>
<td>5 foot Tree wells</td>
<td>5 foot Tree wells</td>
<td>6 foot Planting Strip</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>Trees at 30' to 40' o.c. Avg</td>
<td>Trees at 30' to 40' o.c. Avg</td>
<td>Trees at 40' to 50' o.c. Avg</td>
</tr>
</tbody>
</table>
Development Standards

P/I follows standard City code Section 78-142 – intended for schools, parks, recreation and civic uses

Proposed Agriculture– requires a Major Conditional Use and City Council approval
5. Adopt a series of transit-supportive plan policies for this area that will positively influence the design of Avenir to better accommodate transit options.
Transit supportive plan policies

*The implementing PCD rezoning Resolution 4, 2016 contains Conditions of Approval for Transportation Demand Mitigation Strategies, including:*

- 2,407 acres shall be dedicated as conservation preserved lands.

- The Avenir PCD development order shall include the provision of at least 250 residential units as affordable and/or workforce housing units (125 units at 60% of the Area Median Income-AMI and 125 units at 120% of AMI).

- To ensure a balanced development with a diversity of uses, the project shall include a phasing plan and/or conditions of approval requiring minimum commercial uses to be concurrent with residential uses.
Transit supportive plan policies

- The Property Owner shall coordinate with the City and Palm Tran on future studies and possible funding mechanisms, such as a transit district, to bring transit to the project.

- The Property Owner shall provide bus stops and bus bays along Northlake Boulevard as required by Palm Tran for a future transit route, utilizing the City’s approved bus shelter design.

- The Property Owner shall provide a Multi-Modal Center within the Town Center Parcel “B” that includes:
  - A Park and Ride lot
  - A Bike Sharing Facility

- The Avenir PCD development order shall include Transportation Demand Management (TDM) policies which shall include, but not be limited to, Ride Sharing and Compressed Work Week strategies for the Workplace district.
Road Improvements

- Commence construction of the Avenir Connector from Northlake Blvd to the Beeline Hwy as min 2-lanes within early 1st phase
- Commence construction of Northlake Boulevard from 140th Avenue N. to SR 7 from 4-lanes to 6-lanes within early 1st phase

NOT A REQUIREMENT OF CONCURRENCY
Condition #6

6. Illustrate the boundaries of the areas to be developed as part of the proposed amendment. This is critical in assuring the proposed plan of development will be built as represented and compatible with the current and future operations of the North Palm Beach County General Aviation Airport and adjacent natural areas.
Master Plan
North PB County Airport

• Consistent with Interlocal Agreement between City of Palm Beach Gardens

• North County Airport & City staff & Applicant have been collaborating on plan and are agreeable to disclosure language to be included in HOA docs
Condition #7

7. Work with the Town of Jupiter to resolve their concerns and extra-jurisdictional issues related to an intensity and density cap, use conversion limitations, and public beach and boat launch facility access impacts; and work with the City of West Palm Beach to adequately address their concerns over extra-jurisdictional impacts related to traffic, increased stormwater runoff, Grassy Waters Preserve’s water quality, endangered species and their habitat, and the quality of life in the Western Communities.
Extra-Jurisdictional Issues

• County Impact fees controlled by Palm Beach County

• Residential conversion cap of 20% within Resolution 4, 2016:

…” A maximum of 20 percent of each of the referenced land uses may be increased or decreased. However, in no case, shall the maximum amount of residential units increase over the above listed program. No residential density bonuses shall be permitted”

• West Palm Beach – SR7 County determination for traffic study
Summary

Comprehensive Plan Criteria:

✓ Levels of Service Analysis
✓ Compatibility and Consistency with Comprehensive Plan
Level of Service Analysis

The Applicant has demonstrated the proposed Comprehensive Plan Map amendment meets the Level of Service standards established in the City’s Comprehensive Plan.

- Sanitary Sewer & Potable Water
- Solid Waste
- Recreation
- Drainage
- Fire and Police
- Schools
- Traffic
How do we ensure Mitigation is enforced?

• Mitigation Strategies are contained within the support data & analysis of Ordinance 3, 2016 and will be further included in Resolution 4, 2016.

• Section 78-157 requires MXD land use to be rezoned to PUD or PCD. Therefore, the necessary implementing Resolution will include all mitigation strategies.
Summary of Public Benefits

180 acres of dedicated land

- 55-acre public park
- 60-acre civic/recreation
- 15-acre police/fire/city annex
- 50-acre economic development parcel
- 2,407 acres of land, preserved and restored
Fiscal Impact Analysis

- Construction Activity - $1.6 billion
- Construction Earnings - $1 billion
- Construction Employment – 15,900 jobs
- Ongoing Activity - $725 million annually
- Ongoing Earnings - $386 million annually
- Permanent Employment – 5,860 permanent jobs

NET Impact of $12.3 Million in Ad Valorem Revenue at build-out

Contribution of $27.0 million in impact fees

The proposed development is consistent with the Overall Goals, Objectives, and Policies of the City’s Economic Development Element
What is the future without these changes?

• 405 “ranchette” home sites could occur utilizing septic tanks
• No large-scale plans for conservation and preservation
• No key link in the regional natural resource system
• Compartmentalized development over time with numerous separate parcels sold off
• No north-south collector road
• No traffic mitigation strategies to provide needed roadway improvements
• No public land dedications
Thank you
Public Outreach & Local Government Coordination

Courtesy copies provided to:

- City of West Palm Beach
- North County Airport
- Palm Beach County
- Indian Trails Improvement District

IPARC Notice - November 23, 2015  
(sends to all applicable Municipalities)

TCRPC Staff review

Applicant’s Public Open House Workshops:

- November 2013 – PGA National Resort
- Citywide Open House Meeting at Doubletree Hotel:
  - 4/7/14
  - 4/23/14
  - 5/5/14
Why this is NOT urban sprawl

Ch. 163.3177 (6)(a)9.a.

Staff analyzed the primary indicators of urban sprawl development and the applicant has demonstrated the project is not urban sprawl.

The Avenir project:

• Does not provide single-use development – a variety of residential and non-residential uses are proposed with accessibility from two major roadways
• It is within close proximity to existing developments served by urban services
• Is not proposing strip, ribbon pattern, or isolated development
• Protects the natural resources by conserving and preserving 51% of the property and significantly increases the amount of functional open space
• Maximizes the use of existing public facilities and services – all level of service/capacity letters have been issued
• Will assist in the efficient provision of facilities and services to serve the new and surrounding residences