

| SITE DATA | |
|---|--|
| PETITION NUMBER | SPLN-22-04-00059 |
| PROJECT NAME | AVENIR - POD 21 |
| PROPERTY CONTROL NUMBER (S) | TBD (A-21 DOES NOT HAVE AN INDIVIDUAL PCN YET) FOR LARGE PORTION OF AVENIR CONTAINING A-21: 52-41-41-28-01-001-001 |
| SECTION / TOWNSHIP / RANGE | 16/42/41 (SECTION 16/ TOWNSHIP 42 SOUTH/ RANGE 41 EAST) |
| GROSS ACREAGE (A-21) | 62.78 AC |
| LAKE | |
| WATER SURFACE AREA | 8.35 AC |
| LITTORAL AREA | TBD SF |
| LAND USE DESIGNATION | MIXED USE (MXD) |
| ZONING | MXD PCD |
| LAND USE OVERLAY | WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA |
| RESIDENTIAL HOUSING TYPE | SINGLE FAMILY |
| RESIDENTIAL HOUSE CLASSIFICATION | DETACHED |
| TOTAL DWELLING UNITS | 204 DU |
| LOT SIZE | 130' X 50' |
| NET DENSITY (204 DU / AC) | 3.25 |
| BUILDING HEIGHT | MAX 3 STORIES / MAX 36' |
| OPEN SPACE REQUIRED (35% OF AC) PROPOSED | 21.9 AC / 30.1 AC |
| REQUIRED RECREATION AREA (3/4 AC PARK WITHIN 1/4 MILE OF EACH PARCEL) | 3/4 ACRE (WITHIN 1/4 MILE OF EACH PARCEL) |
| PROVIDED RECREATION AREA | 4.16 AC |
| TOTAL ON-STREET GUEST PARKING | 38 SPACES |
| REQUIRED LANDSCAPE POINTS PER OPEN SPACE | 33.564 POINTS |
| PROVIDED LANDSCAPE POINTS PER OPEN SPACE | 48,108 POINTS |

PROJECT TEAM

CIVIL ENGINEER
 BALLBE & ASSOCIATES
 2737 NORTHEAST 30TH PLACE
 FORT LAUDERDALE, FL 33306
 (954)491-7811

PLANNER/LANDSCAPE ARCHITECT
 INSITE STUDIO, INC.
 8144 OKEECHOBEE BLVD, SUITE A
 WEST PALM BEACH, FL 33411
 561-249-0940

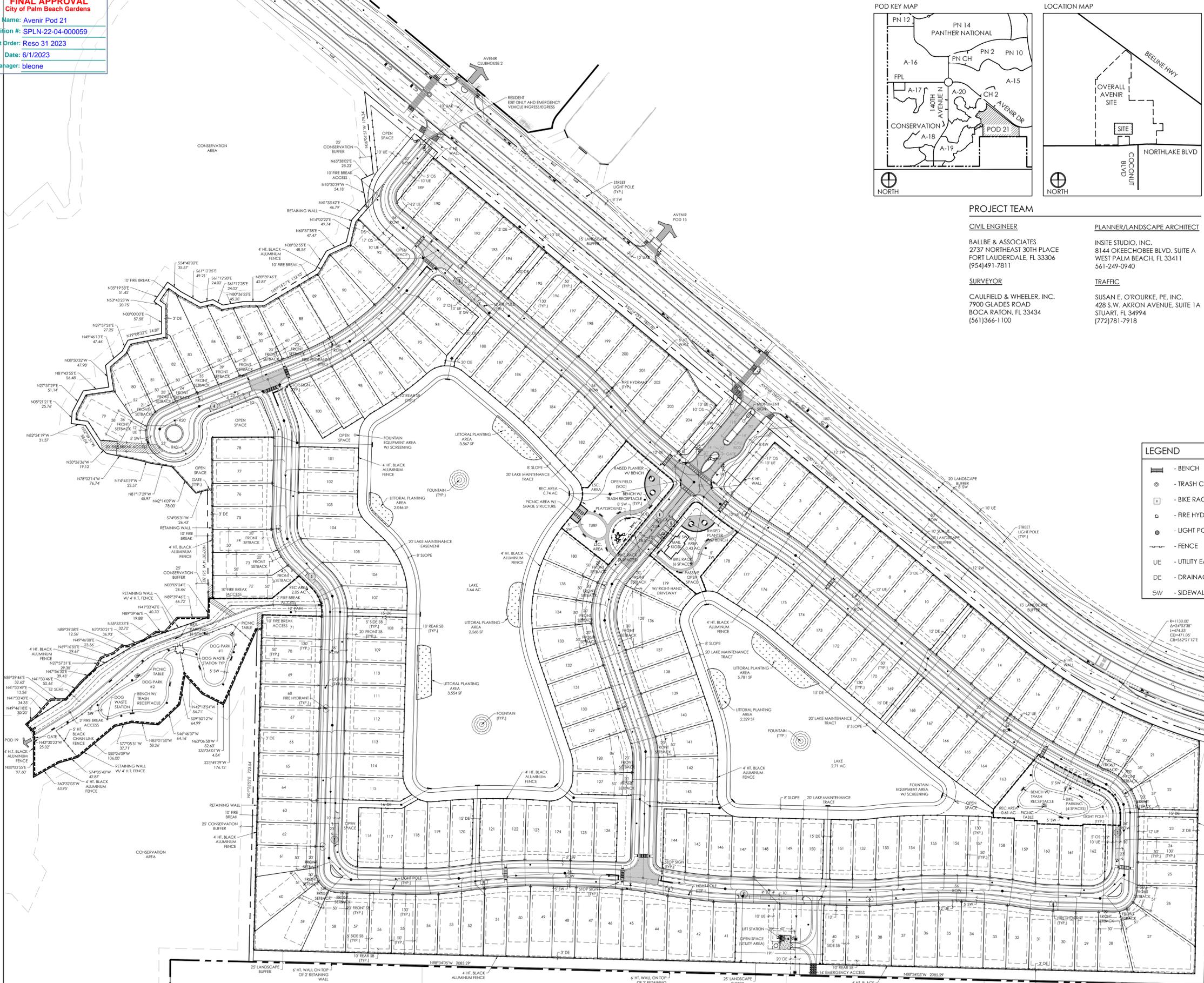
SURVEYOR
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD
 BOCA RATON, FL 33434
 (561)366-1100

TRAFFIC
 SUSAN E. O'ROURKE, PE, INC.
 428 S.W. AKRON AVENUE, SUITE 1A
 STUART, FL 34994
 (772)781-7918



Consultants:

Revisions:
 8/19/2022 - Resubmittal
 01/27/2023 - Resubmittal
 04/3/2023 - Resubmittal
 04/25/2023 - Resubmittal



LEGEND

N.T.S.

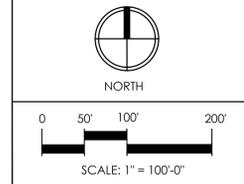
- BENCH
- ⊙ TRASH CAN
- BIKE RACK
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- FENCE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SW SIDEWALK

PROPERTY DEVELOPMENT REGULATIONS

| A-21 | REQUIRED | PROVIDED |
|-----------------------------|---------------|----------|
| LOT COVERAGE | MAX. 55% | 50.8% |
| BUILDING HEIGHT | 3 STORIES/45' | MAX 45' |
| LOT WIDTH | 50' | 50' |
| SETBACKS | | |
| FRONT (SIDE LOADED GARAGE) | 15' | 15' |
| FRONT (FRONT LOADED GARAGE) | 20' | 20' |
| SIDE | 5' | 5' |
| SIDE STREET (CORNER LOT)* | 10' | 5' |
| REAR | 10' | 10' |
| POOL/ SCREEN ENCLOSURE | | |
| SIDE | 5' | 5' |
| SIDE STREET (CORNER LOT) | 10' | 10' |
| REAR | 5' | 5' |
| PATIOS | | |
| SIDE | 2' | 2' |
| SIDE STREET (CORNER LOT) | 2' | 2' |
| REAR | 2' | 2' |
| FENCES | | |
| FRONT (FRONT & SIDE LOADED) | 20' | 20' |
| SIDE | 0' | 0' |
| SIDE STREET (CORNER LOT)* | 10' | 10' |
| REAR** | 0' | 0' |
| GENERATORS | | |
| FRONT | 20' | 20' |
| SIDE | 3' | 3' |
| SIDE STREET (CORNER LOT) | 10' | 10' |
| REAR | 3' | 3' |

NOTES:
 *AT NO TIME SHALL FENCES ENCR OACH ANY EASEMENTS

AVENIR - POD 21
 Palm Beach Gardens, Florida
AVENIR DEVELOPMENT, LLC



Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

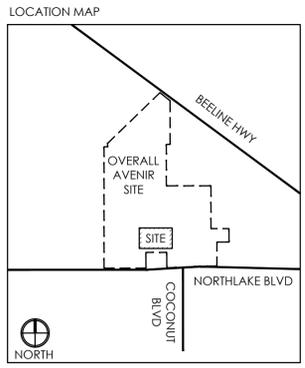
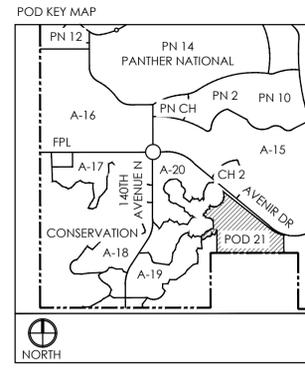
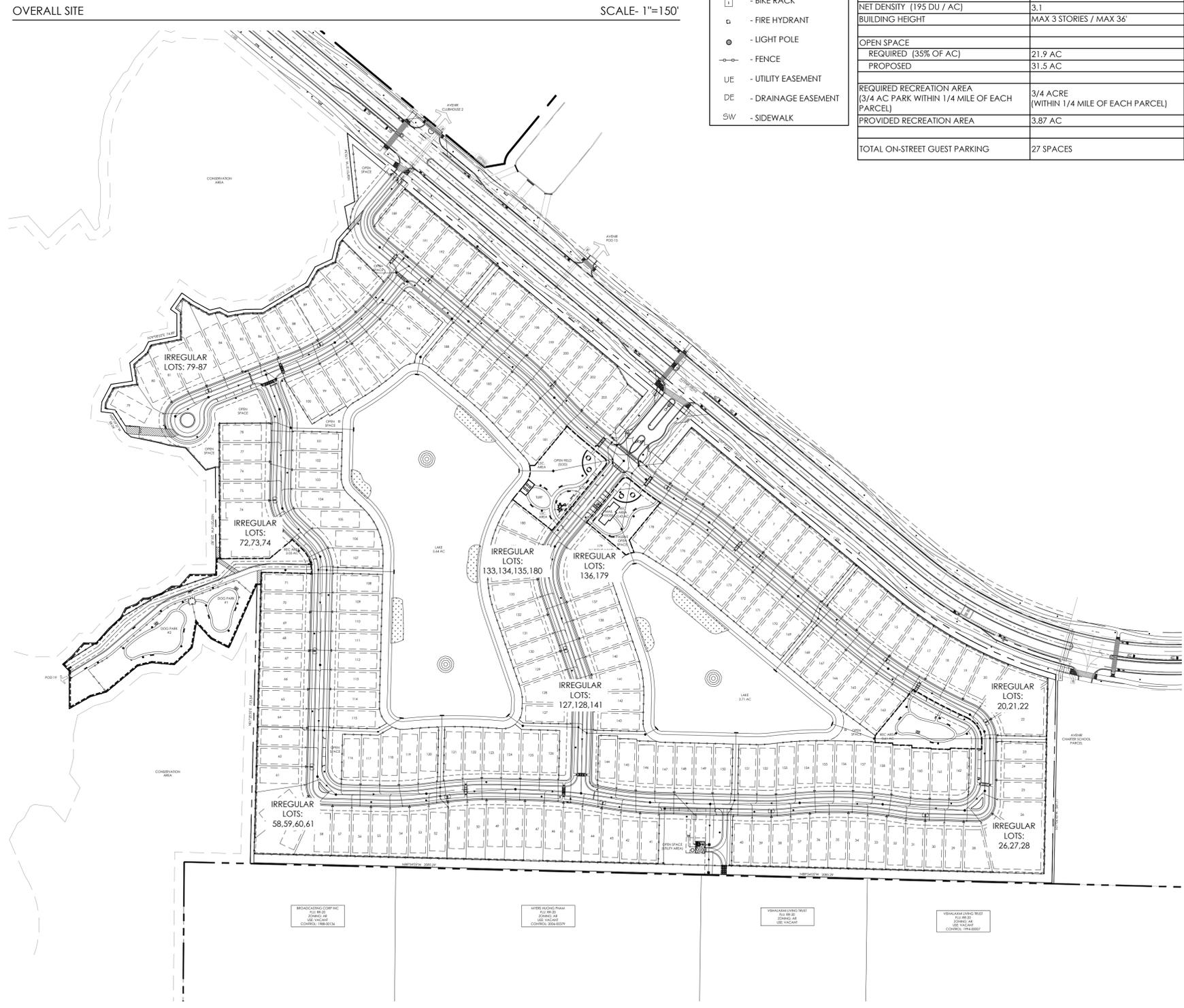
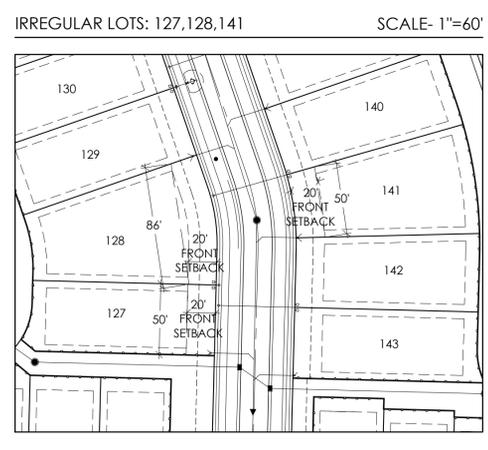
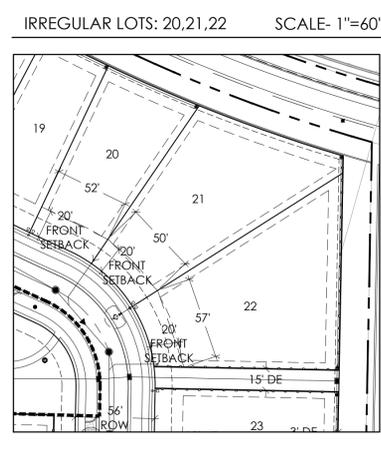
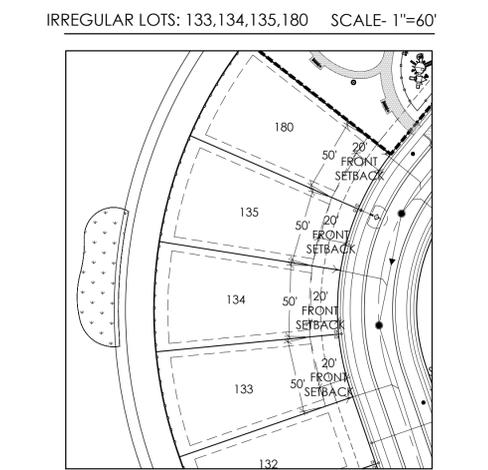
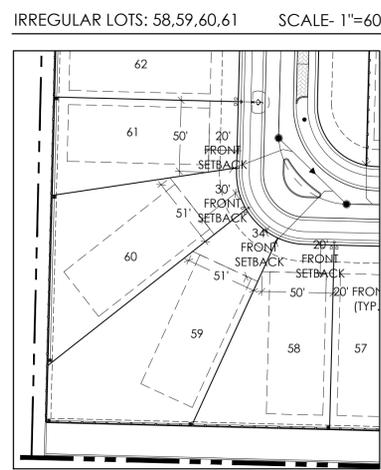
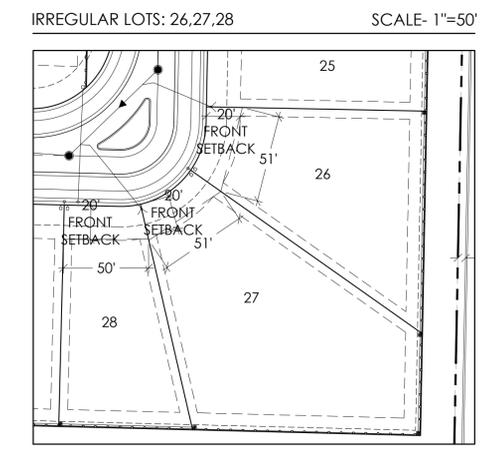
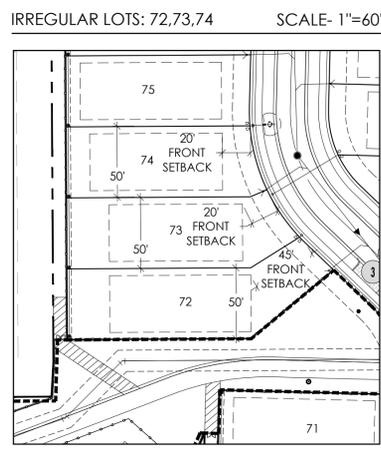
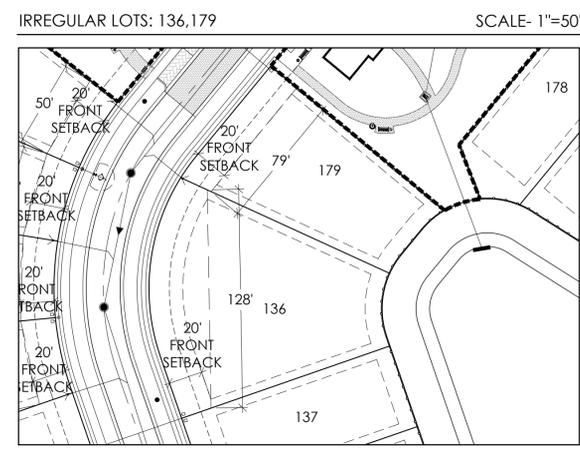
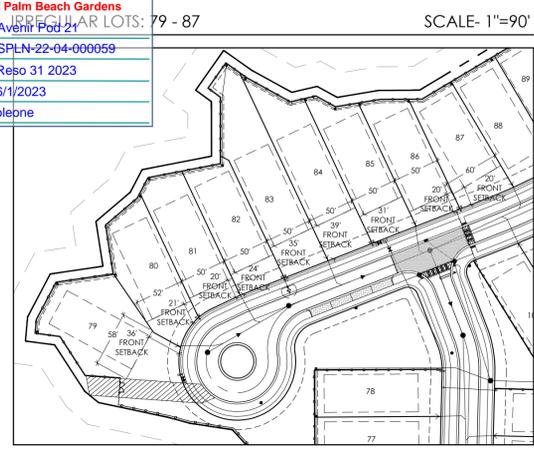
Site Plan
 SHEET # SP.1

BROADCASTING CORP INC
 FLU RR 20
 ZONING: AR
 USE: VACANT
 CONTROL: 1988-00136

MYERS HUONG PHAM
 FLU RR 20
 ZONING: AR
 USE: VACANT
 CONTROL: 2006-00379

VISHALAM LIVING TRUST
 FLU RR 20
 ZONING: AR
 USE: VACANT

VISHALAM LIVING TRUST
 FLU RR 20
 ZONING: AR
 USE: VACANT
 CONTROL: 1994-00007



- LEGEND** N.T.S.
- BENCH
 - ⊙ TRASH CAN
 - BIKE RACK
 - ⊕ FIRE HYDRANT
 - LIGHT POLE
 - FENCE
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SW SIDEWALK

| SITE DATA | |
|---|---|
| PETITION NUMBER | SPLN-22-04-000059 |
| PROJECT NAME | AVENIR - POD 21 |
| PROPERTY CONTROL NUMBER (S) | TBD (A-21 DOES NOT HAVE AN INDIVIDUAL PCN YET) FOR LARGE PORTION OF AVENIR CONTAINING A-21: 52-41-41-28-01-0011 |
| SECTION / TOWNSHIP / RANGE | 16/42/41 (SECTION 16/ TOWNSHIP 42 SOUTH/ RANGE 41 EAST) |
| GROSS ACREAGE (A-21) | 62.78 AC |
| LAKE | |
| WATER SURFACE AREA | 10.89 AC |
| LITTORAL AREA | 15,165 SF |
| LAND USE DESIGNATION | MIXED USE (MXD) |
| ZONING | MXD PCD |
| LAND USE OVERLAY | WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA |
| RESIDENTIAL HOUSING TYPE | SINGLE FAMILY |
| RESIDENTIAL HOUSE CLASSIFICATION | DETACHED |
| TOTAL DWELLING UNITS | 195 DU |
| LOT SIZE | 100' X 40' |
| NET DENSITY (195 DU / AC) | 3.1 |
| BUILDING HEIGHT | MAX 3 STORIES / MAX 36' |
| OPEN SPACE REQUIRED (35% OF AC) | 21.9 AC |
| PROPOSED | 31.5 AC |
| REQUIRED RECREATION AREA (3/4 AC PARK WITHIN 1/4 MILE OF EACH PARCEL) | 3/4 ACRE (WITHIN 1/4 MILE OF EACH PARCEL) |
| PROVIDED RECREATION AREA | 3.87 AC |
| TOTAL ON-STREET GUEST PARKING | 27 SPACES |

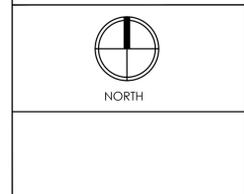


Consultants:

Revisions:

| | |
|------------|---------------|
| 8/19/2022 | - Resubmittal |
| 01/27/2023 | - Resubmittal |
| 04/3/2023 | - Resubmittal |
| 04/25/2023 | - Resubmittal |

AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC



Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

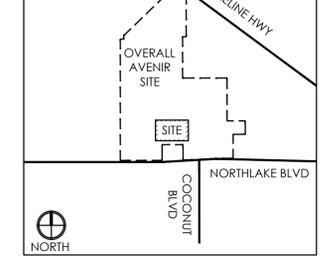
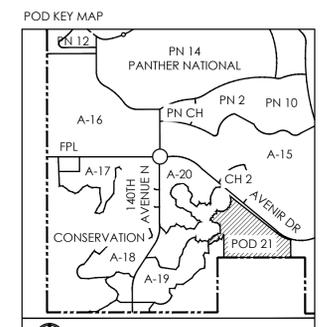
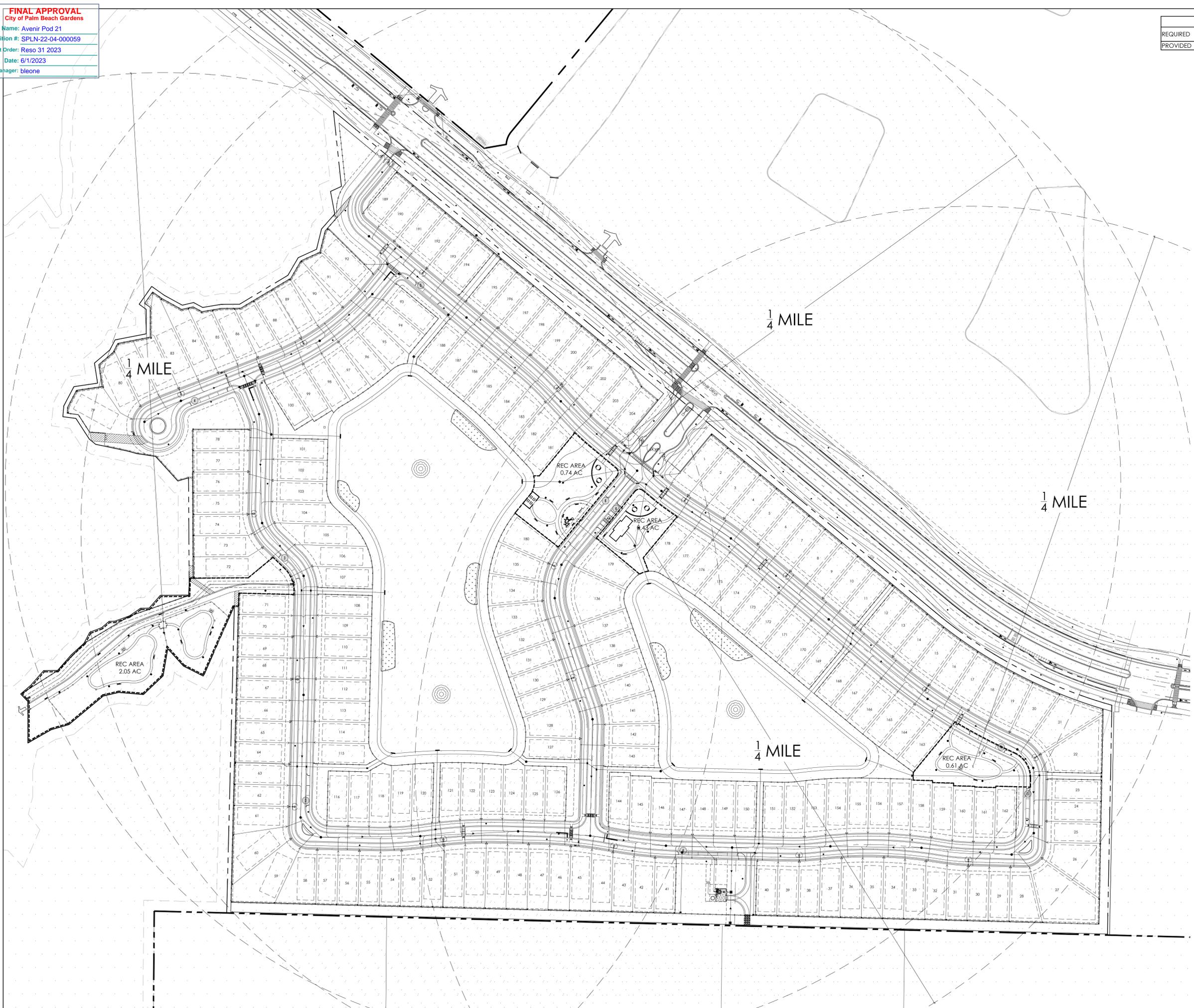
IRREGULAR SHAPE LOTS

SHEET # SP.2

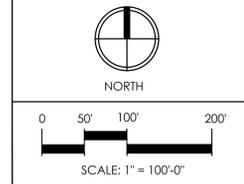
| PARKS REQUIREMENT | |
|-------------------|--------------------------------------|
| REQUIRED | MAXIMUM 1/4 MILE FROM LOTS TO PARK |
| PROVIDED | LESS THAN 1/4 MILE FROM LOTS TO PARK |

Consultants:

- Revisions:
- 8/19/2022 - Resubmittal
 - 01/27/2023 - Resubmittal
 - 04/3/2023 - Resubmittal
 - 04/25/2023 - Resubmittal



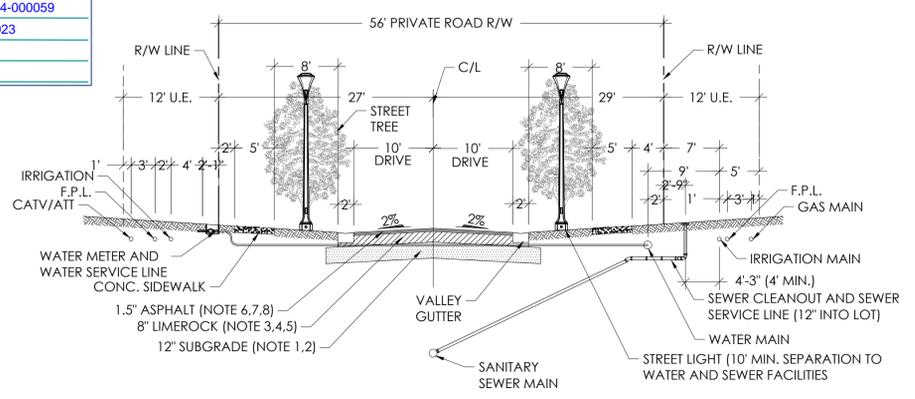
AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC



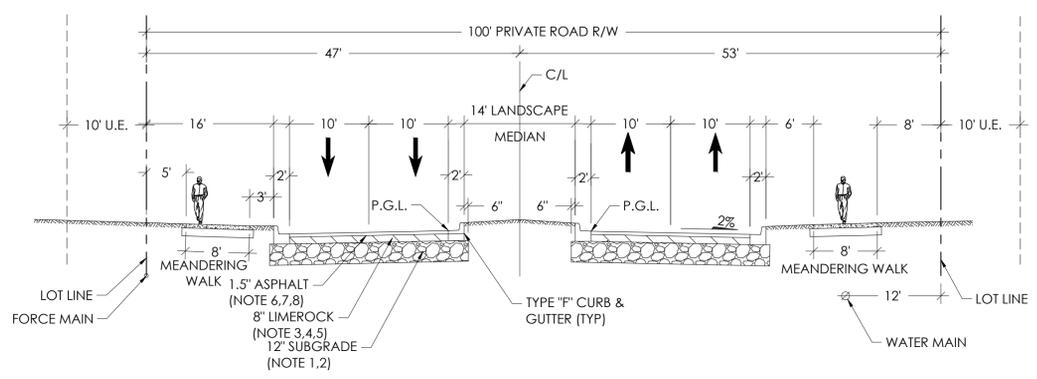
0 50' 100' 200'
 SCALE: 1" = 100'-0"

Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

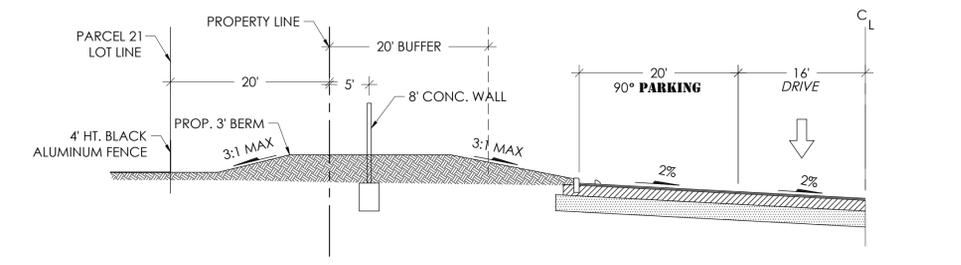
1/4 MILE PARK EXHIBIT



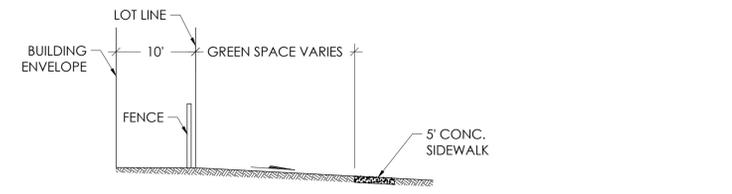
1 RESIDENTIAL STREET TYPICAL SECTION SCALE: 3/32" = 1'-0"



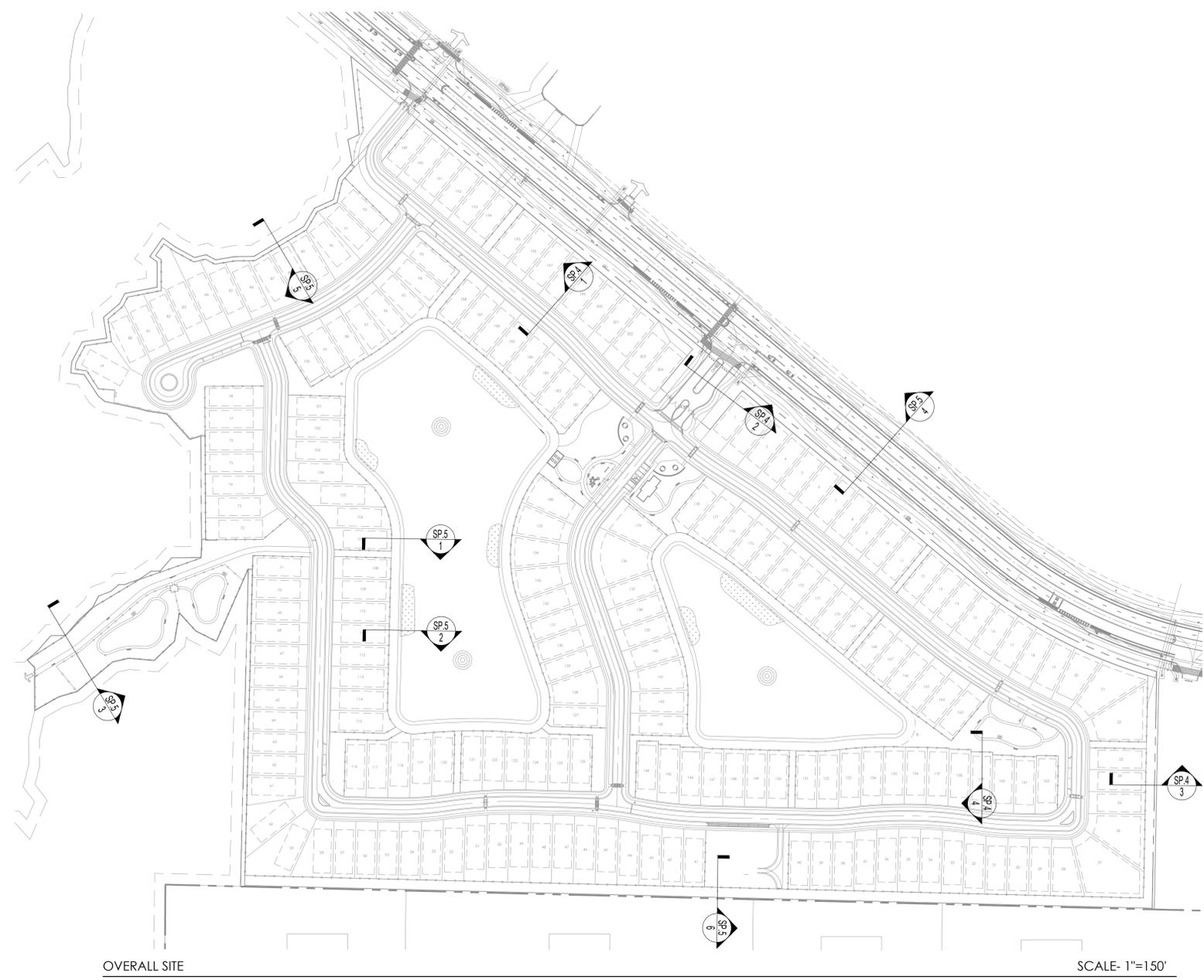
2 AVENIR DRIVE ENTRANCE ROAD SECTION SCALE: 3/32" = 1'-0"



3 PARCEL 21 & AVENIR CHARTER SCHOOL BOUNDARY SCALE: 3/32" = 1'-0"



4 OPEN SPACE BEHIND LOTS 158-162 SCALE: 3/32" = 1'-0"

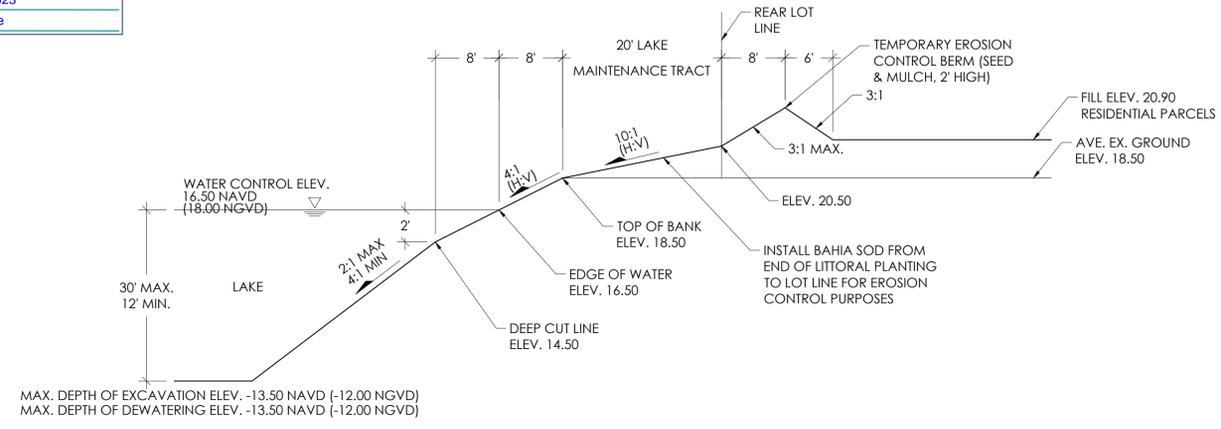


Consultants:

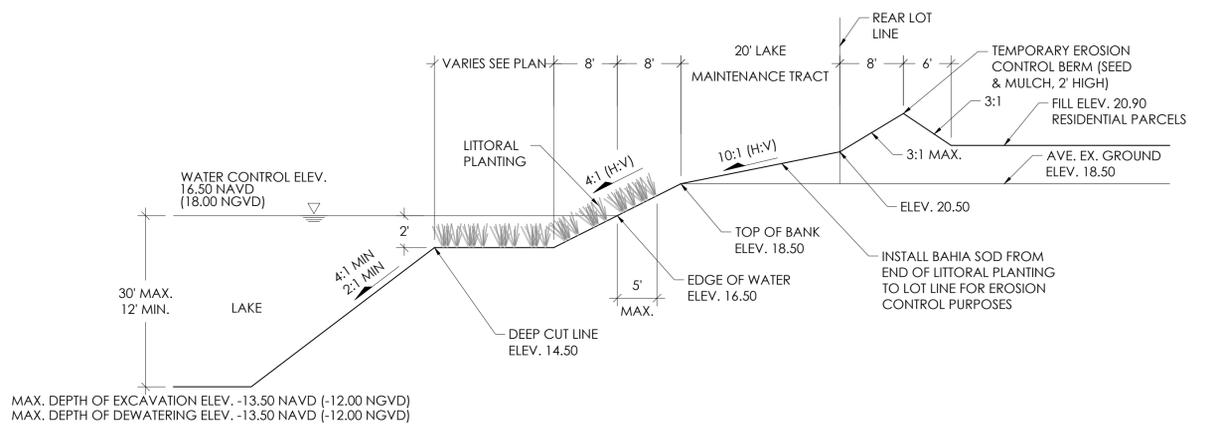
Revisions:

| |
|--------------------------|
| 8/19/2022 - Resubmittal |
| 01/27/2023 - Resubmittal |
| 04/3/2023 - Resubmittal |
| 04/25/2023 - Resubmittal |

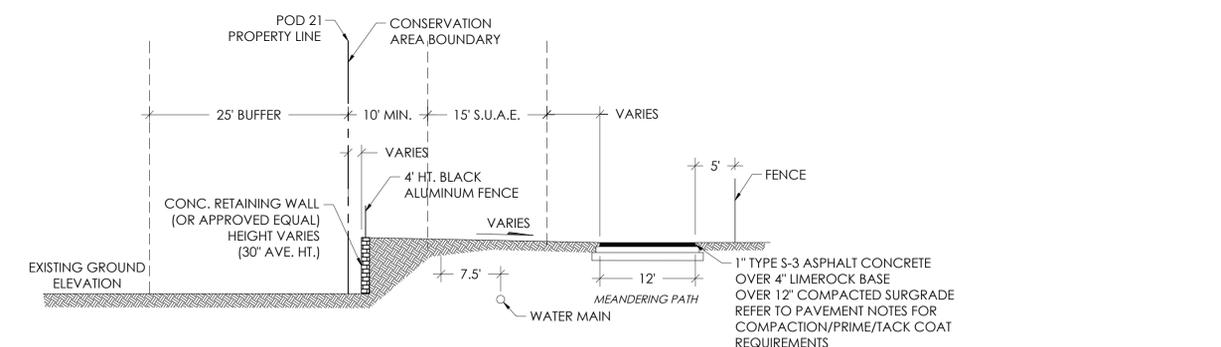
AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC



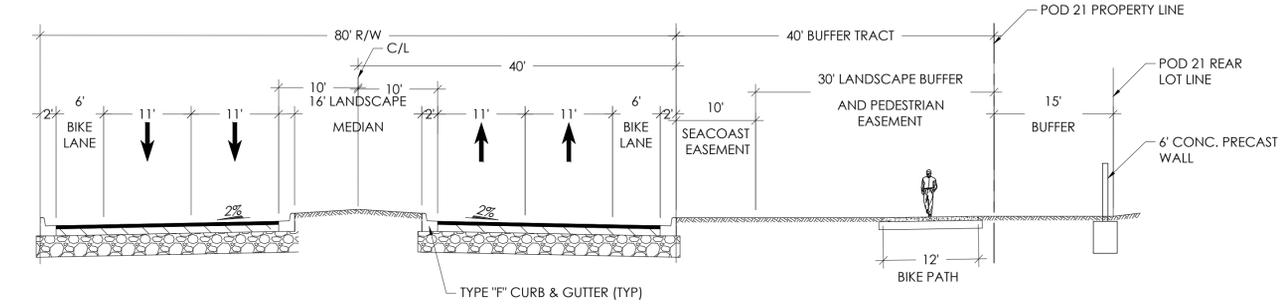
1 TYPICAL LAKE SECTION SCALE: 3/32" = 1'-0"



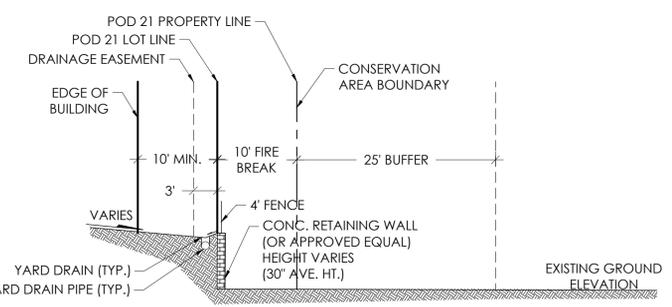
2 TYPICAL LAKE SECTION WITH LITTORAL PLANTING SCALE: 3/32" = 1'-0"



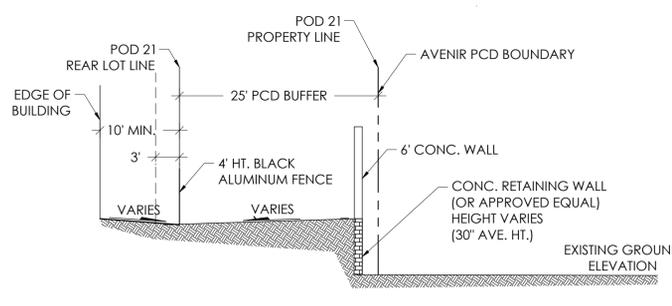
3 CONSERVATION AREA ADJACENT TO POD 21 DOG PARK SCALE: 3/32" = 1'-0"



4 AVENIR DRIVE ADJACENT TO POD 21 SCALE: 3/32" = 1'-0"



5 PARCEL 21 & CONSERVATION AREA BOUNDARY SCALE: 3/32" = 1'-0"



6 PARCEL 21 SOUTH BOUNDARY SCALE: 3/32" = 1'-0"

Consultants:

Revisions:

| |
|--------------------------|
| 8/19/2022 - Resubmittal |
| 01/27/2023 - Resubmittal |
| 04/3/2023 - Resubmittal |
| 04/25/2023 - Resubmittal |

AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC

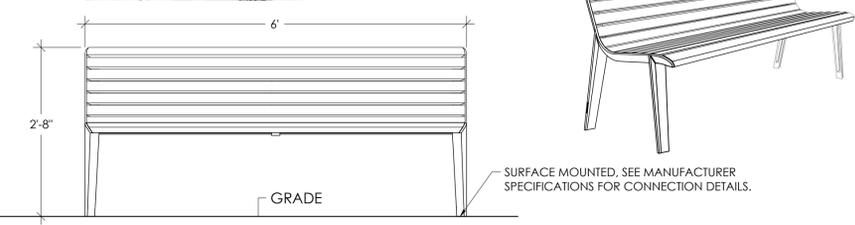
Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

Site Plan
 Details

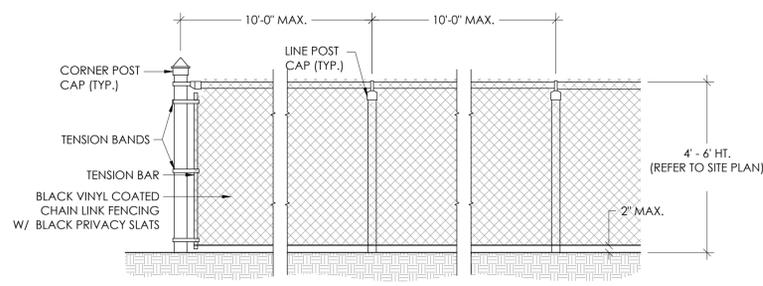
SHEET # SP.5



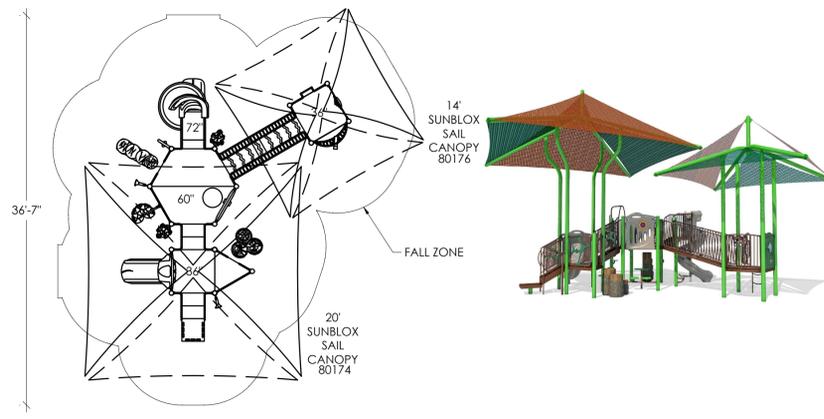
GREENWAY BENCH
 PRODUCT: EMJAU BENCH (OR SUBSTANTIALLY SIMILAR ALTERNATE)
 MANUFACTURER: MMCITE
 FRAME FINISH: POWDER COATED
 FRAME COLOR: GRAPHITE GRAY
 SEAT: TROPICAL HARDWOOD SLATS



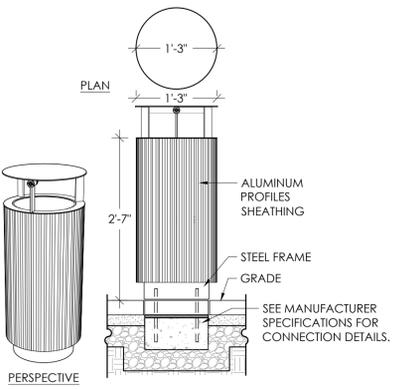
1 BENCH SCALE: 3/4" = 1'-0"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS & MANUFACTURER INSTRUCTIONS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION.



4 CHAIN LINK FENCE AT LIFT STATION SCALE: 1/2" = 1'-0"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS & MANUFACTURER INSTRUCTIONS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION.

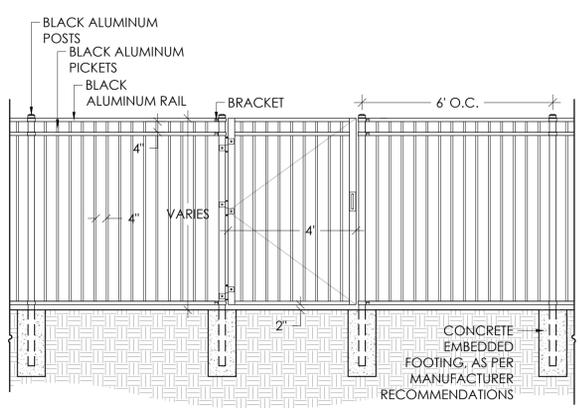


8 GAMETIME GORDON POND #PS19006 WITH SUNBLOX SAIL CANOPIES SCALE: 1/8" = 1'-0"

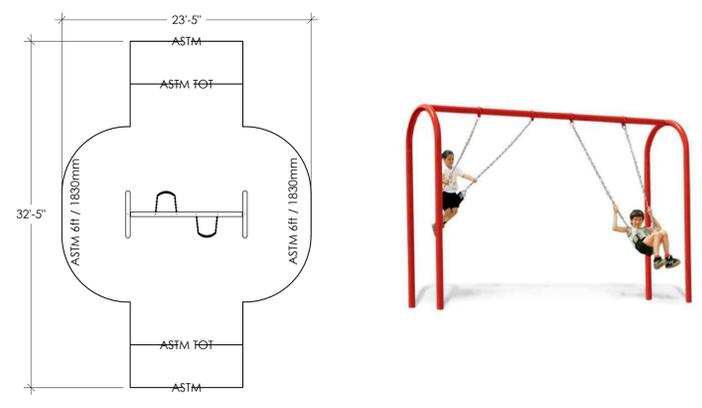


TRASH RECEPTACLE
 PRODUCT: QUINBIN (OR SUBSTANTIALLY SIMILAR ALTERNATE)
 MANUFACTURER: MMCITE
 FRAME FINISH: POWDER COATED
 FRAME COLOR: CAPRI BLUE
 SHEATHING: ALUMINUM PROFILES
 SHEATHING FINISH: POWDER COATED
 SHEATHING COLOR: LIGHT GRAY
 COVER: YES

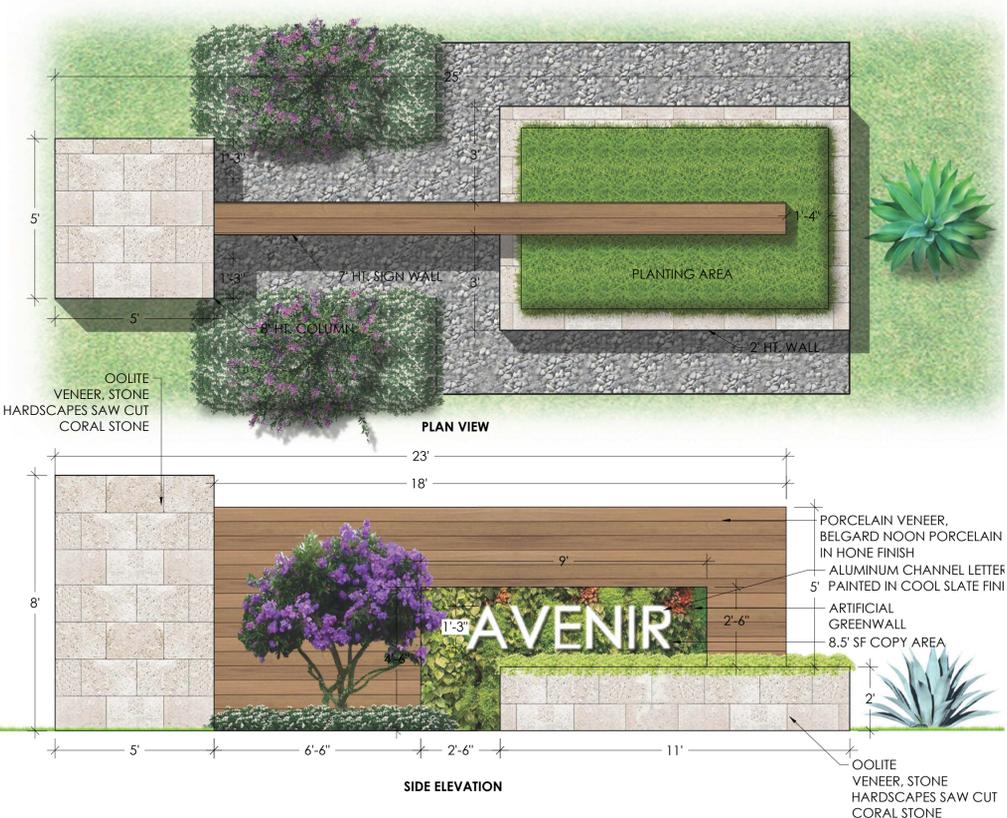
2 TRASH RECEPTACLE SCALE: 3/4" = 1'-0"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS & MANUFACTURER INSTRUCTIONS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION.



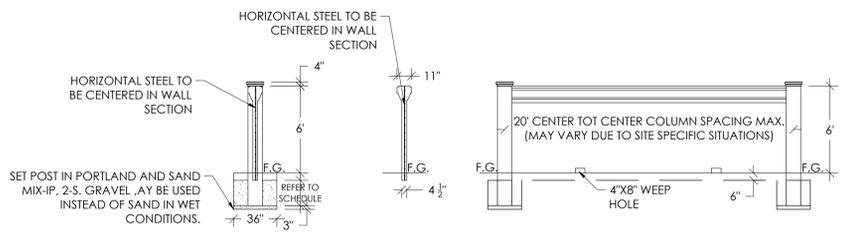
5 FENCE W/ GATE SCALE: 3/8" = 1'-0"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION.



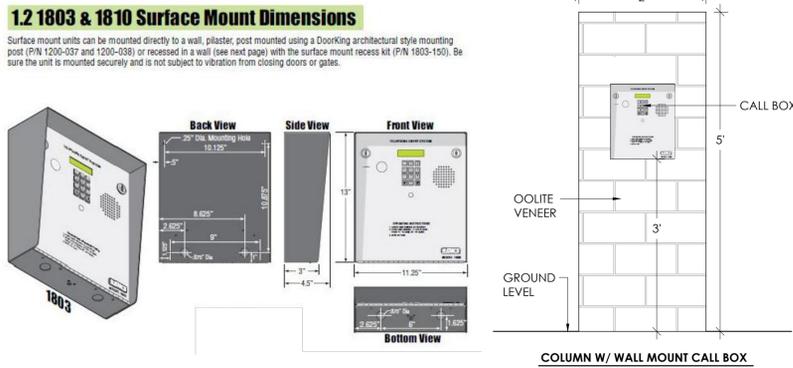
9 PLAYSIMPLE ARCH SWING 2-SEATS SCALE: 1/8" = 1'-0"



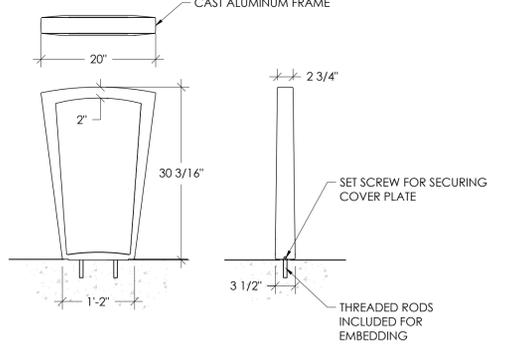
3 MONUMENT SIGN DETAIL SCALE: 3/8" = 1'-0"
 NOTES: *THE SIGN AREA IS PROPOSED TO HAVE LIGHTING



6 TYPICAL 6' HIGH POST 7 PANEL CONCRETE WALL SCALE: 3/4" = 1'-0"



10 TYPICAL CALL BOX DETAIL SCALE: N.T.S.



7 EMMERSON BIKE RACK - BY LANDSCAPE FORMS SCALE: 3/4" = 1'-0"
 NOTES: PRODUCT TO BE SECURELY ANCHORED AS PER ENGINEERING PLANS

Consultants:

Revisions:
 8/19/2022 - Resubmittal
 01/27/2023 - Resubmittal
 04/3/2023 - Resubmittal
 04/25/2023 - Resubmittal

Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

Site Plan
 Details

Consultants:

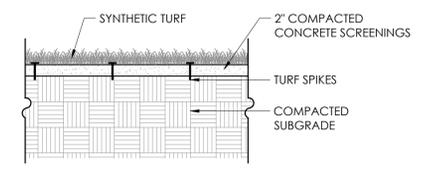
Revisions:

| |
|--------------------------|
| 8/19/2022 - Resubmittal |
| 01/27/2023 - Resubmittal |
| 04/3/2023 - Resubmittal |
| 04/25/2023 - Resubmittal |

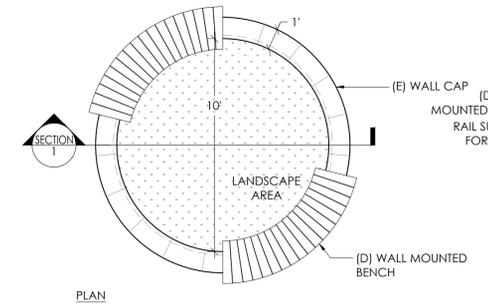
AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC

| | |
|------------|------------|
| Drawn By: | TAC |
| Drawing #: | 1274 |
| Date: | 04/04/2022 |

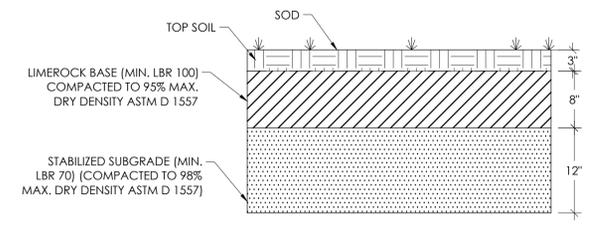
Site Plan Details



1 TURF 1"=10"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION



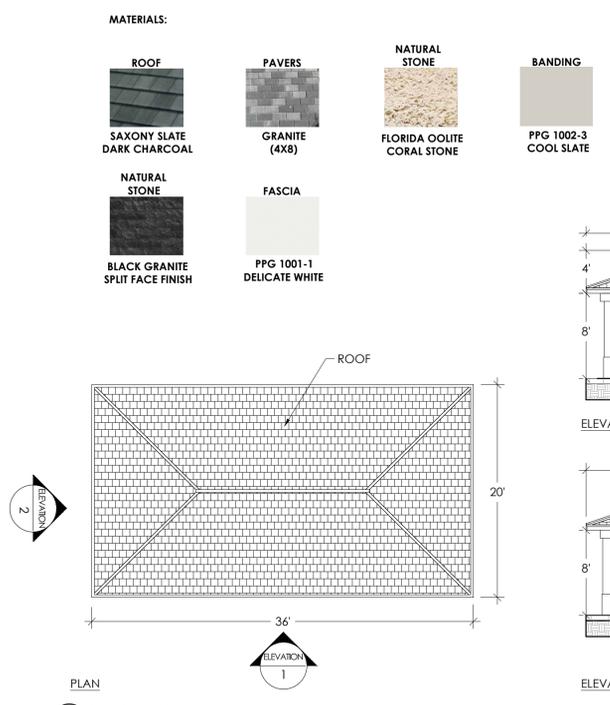
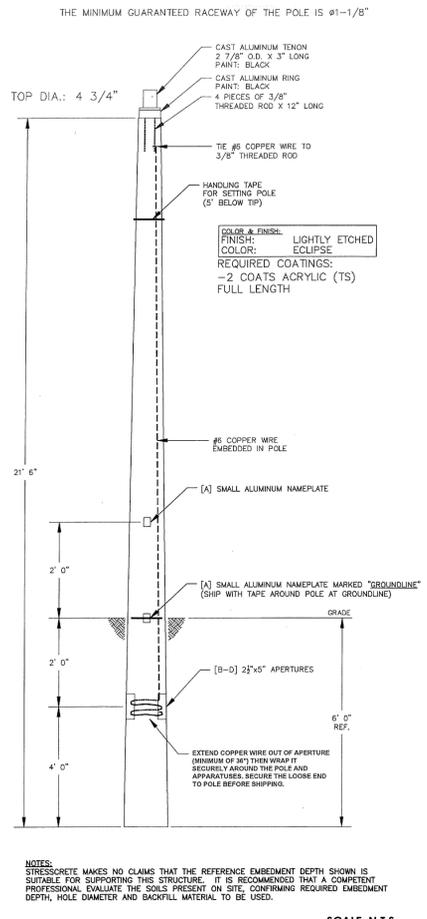
2 RAISED PLANTER WITH BENCH 1/4"=10"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION



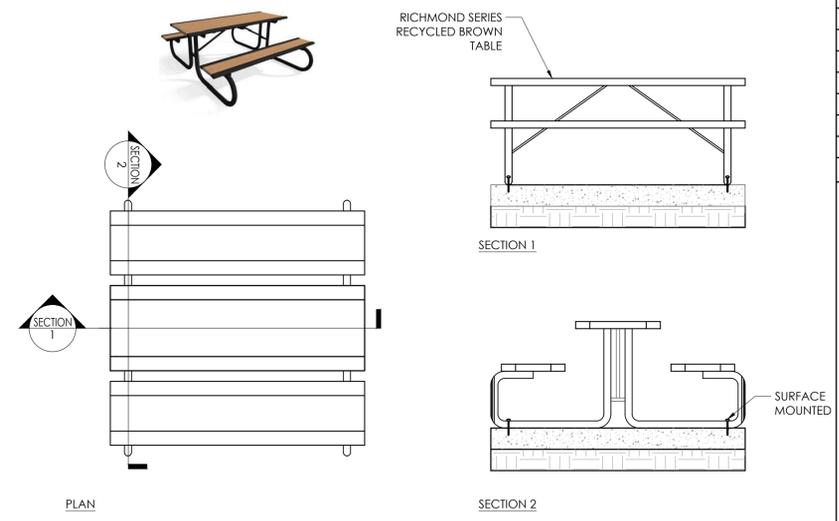
3 FIRE BREAK TRACT ACCESS DETAIL SCALE: N.T.S.

CONSERVATION AREA
 THIS PROPERTY IS A HABITAT CONSERVATION AREA DESIGNED BY THE CITY OF PALM BEACH GARDENS SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE U.S. ARMY CORPS OF ENGINEERS.
 THIS PROPERTY SUPPORTS NATIVE FLORIDA WILDLIFE INCLUDING DEER, BOBCATS, SNAKES, ALLIGATORS, AND NATIVE BIRDS.
 CONSERVATION ACTIVITIES INCLUDE PRESCRIBED BURNING TO ENHANCE HABITAT AND REDUCE THE RISK OF WILDFIRE.

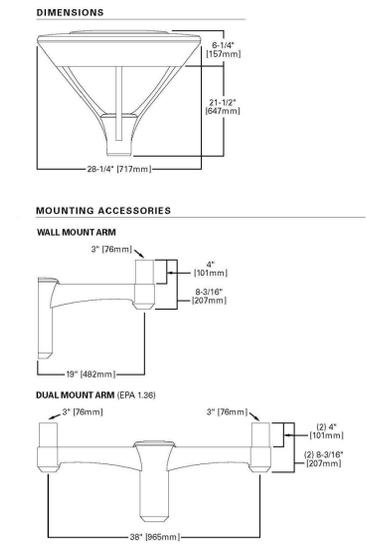
4 TYPICAL SIGNAGE ADJACENT TO CONSERVATION AREA



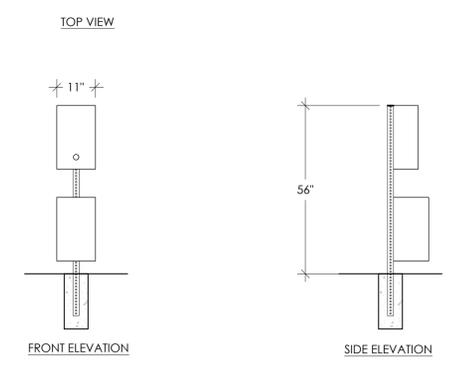
6 SHADE STRUCTURE 1/8"=10"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION



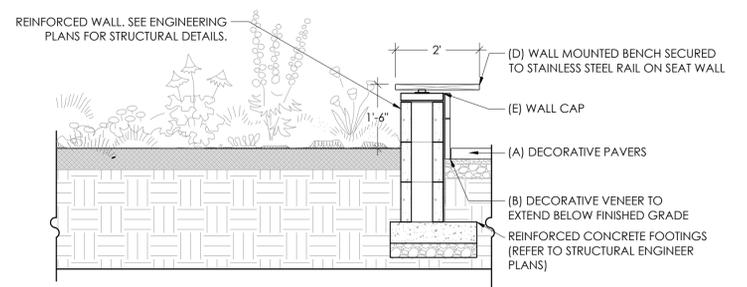
7 PICNIC TABLES 1/2"=10"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION



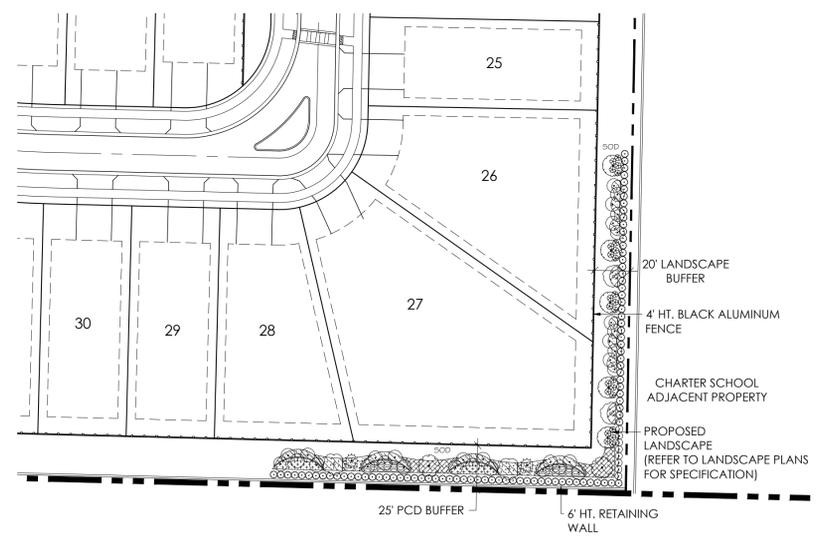
5 LIGHT POLE DETAILS SCALE: N.T.S.



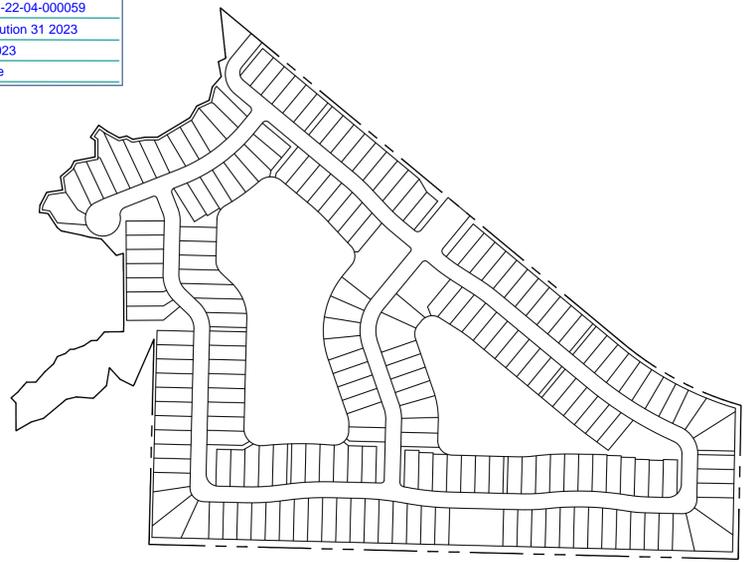
8 DOG WASTE COLLECTION STATION SCALE: 3/4"=1'-0"
 ANOVA FURNISHINGS: DOG WASTE COLLECTION STATION
 FINISH: POWDER-COATED FINISH ON DISPENSER AND GALVANIZED STEEL POST
 MATERIAL: ALUMINUM CONSTRUCTION WITH SCREENED SIGNAGE
 CAPACITY: HOLDS 1,000 PET WASTE BAGS



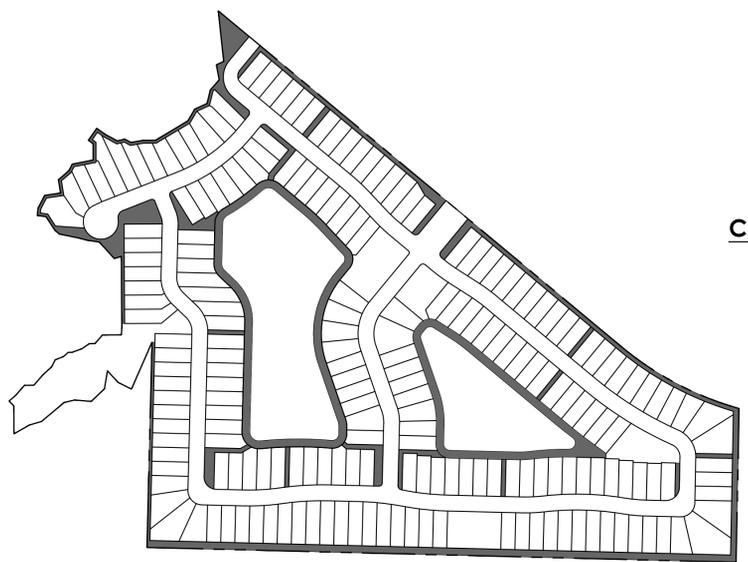
9 WALL MOUNTED BENCH 1/2"=10"
 NOTES: *DETAILS PROVIDED FOR MATERIAL SPECIFICATION, LOCATION AND GENERAL OVERALL DIMENSIONS. REFER TO ENGINEERING PLANS FOR STRUCTURAL AND DIMENSIONAL REQUIREMENTS FOR CONSTRUCTION



10 SOUTHWEST CORNER PCD BUFFER DETAIL (LOT 27)



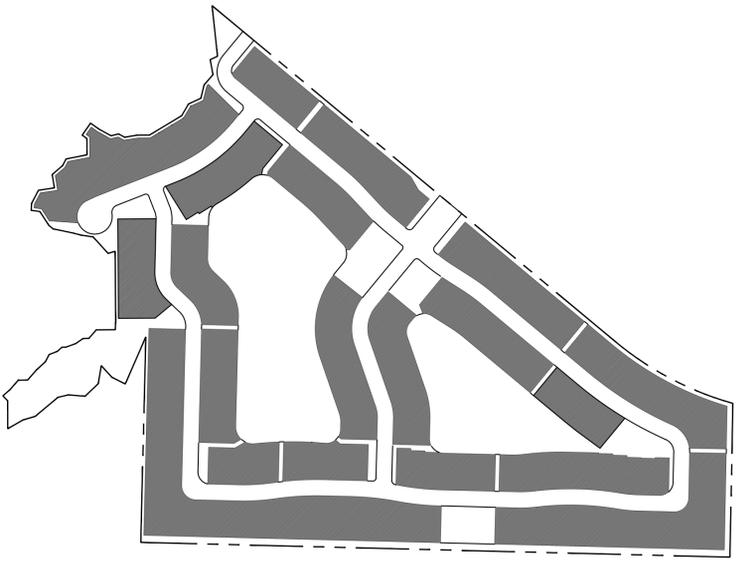
**PROPERTY BOUNDARY
 (NET SITE AREA)**
 62.78 AC.
 (2,734,768 S.F.)
 =100%



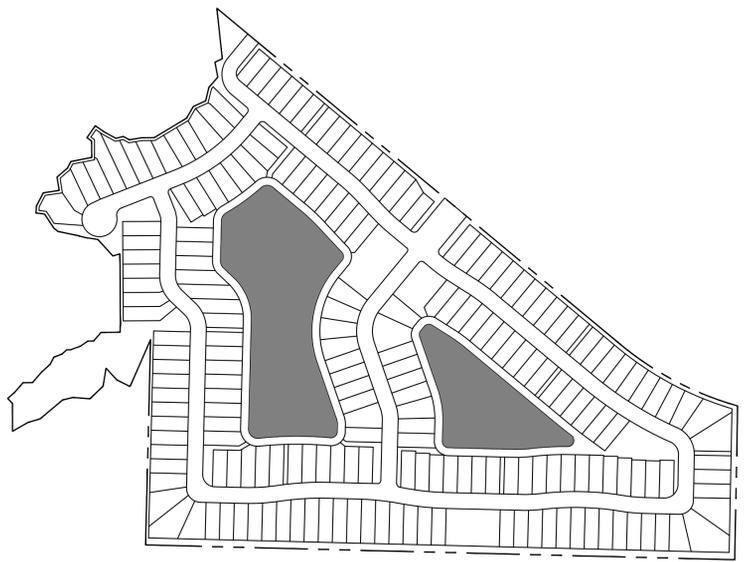
COMMON LANDSCAPE AREAS
 7.45 AC.
 (325,078 S.F.)
 =11.9%

| OPEN SPACE CALCULATIONS | | | |
|-----------------------------|-------------------------|---------------------|------------|
| | ACREAGE | SF | % |
| COMMON LANDSCAPE AREAS | 7.45 AC. | 325,078 SF | 11.9% |
| WATER BODIES (SURFACE AREA) | 8.35 AC. | 363,636 SF | 13.3% |
| RECREATIONAL FACILITIES | 4.32 AC. | 187,998 SF | 6.9% |
| PRIVATE LANDS | 9.97 AC. | 434,446 SF | 15.9% |
| TOTAL: | 30.09 AC. | 1,311,158 SF | 48% |
| REQUIRED: 35% (21.9 AC) | PROVIDED: 48% (30.1 AC) | | |

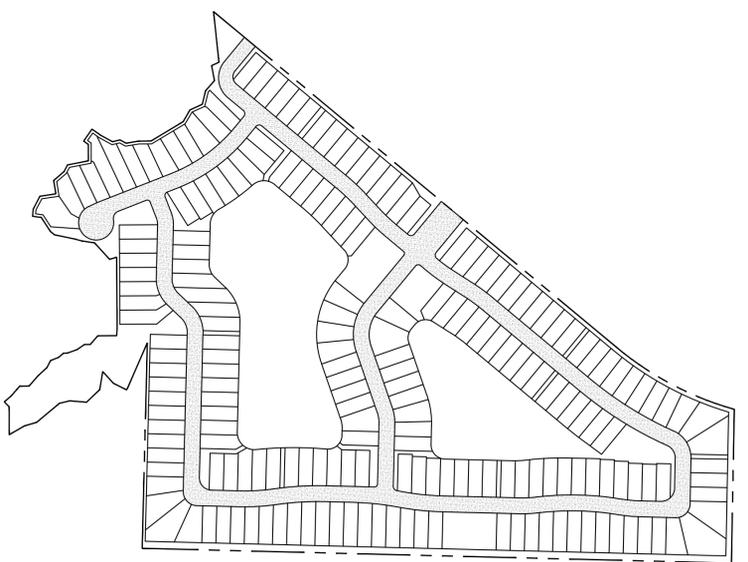
*PRIVATE LANDS ASSUMES 30% OF GROSS BUILDING AREA



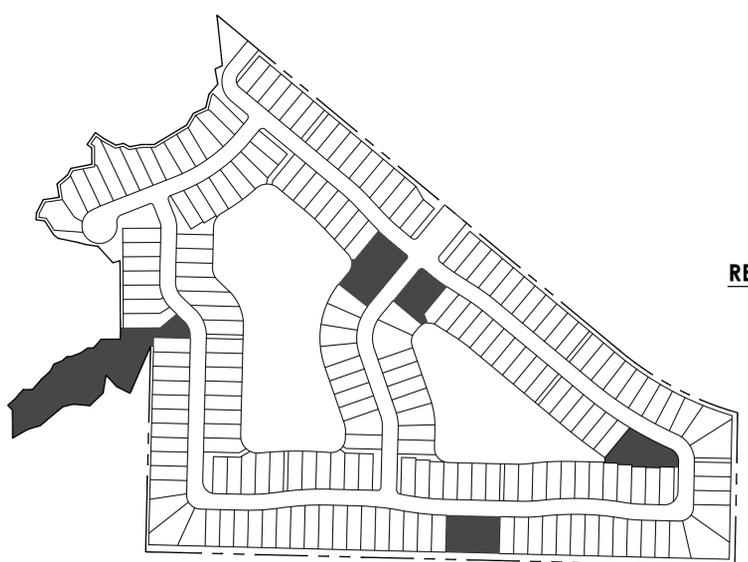
**BUILDING COVERAGE
 (GROSS LOT AREA)**
 33.25 AC.
 (1,448,153 S.F.)
 =52.9%
 MAX ALLOWABLE
 BUILDING AREA
 55% = 34.53 AC.
 1,504,122.4 (S.F.)



WATER BODIES (SURFACE AREA)
 8.35 AC.
 (363,636 S.F.)
 =13.3%



RIGHT-OF-WAY
 9.41 AC.
 (409,903 S.F.)
 =15.0%



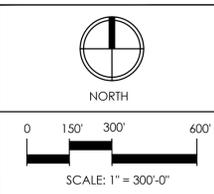
**RECREATIONAL FACILITIES- PARKS &
 UTILITY AREA**
 4.32 AC.
 (187,998 S.F.)
 = 6.9%

Consultants:

Revisions:

| |
|--------------------------|
| 8/19/2022 - Resubmittal |
| 01/27/2023 - Resubmittal |
| 04/3/2023 - Resubmittal |
| 04/25/2023 - Resubmittal |

AVENIR - POD 21
 Palm Beach Gardens, Florida
 AVENIR DEVELOPMENT, LLC



Drawn By: TAC
 Drawing #: 1274
 Date: 04/04/2022

**OPEN SPACE
 PLAN**

SHEET # **OSP.1**