

AVENIR PARCEL D
LAND USE, MIXED USE (MXD)
ZONING: MXD PCO

LAKE
1.86 AC
BANK TO BANK

FUTURE
DEVELOPMENT
3.11 AC
WITH .5 AC
LAKE OVERLAP

RETENTION
14,132 SF

PROPOSED
2-STORY
NEIGHBORHOOD
HOSPITAL
49,870 SF

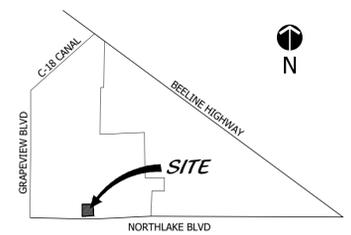
PROPOSED
2-STORY
MEDICAL
OFFICE BUILDING
25,758 SF

PROPOSED
3-STORY
MEDICAL
OFFICE BUILDING
46,992 SF

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
RAMP SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.
TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.
ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S
ALL BUILDING LIGHTING AND DOORS SHALL BE ON PHOTOCELL.
THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED DESIGN PRINCIPLES.
5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.
THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.
ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.
THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.
ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
ALL PAVEMENT MARKING AND STRIPING EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREA IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL, FOR CONFORMANCE WITH SECTION 78-344 OF THE CITY'S LDR'S. ROADWAY TRACTS SHALL BE DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT (CDD).

LOCATION MAP



PROJECT TEAM

OWNER/CLIENT:
AVENIR HEALTH PARK, LLC
550 BILTMORE WAY, SUITE 1110
CORAL GABLES, FL 33134
(305) 447-7494

DEVELOPER: SINA COMPANIES
5220 HOOD ROAD, SUITE 110
PALM BEACH GARDENS, FL 33418
(561) 547-8737

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
(561) 747-6336

ARCHITECT:
DAVIS STOKES COLLABORATIVE P.C.
7121 CROSSROADS BOULEVARD
BRENTWOOD, TENNESSEE 37027
(615) 726-0010

CIVIL ENGINEER:
MICHAEL B. SCHORRAH & ASSOCIATES
1850 FOREST HILL BOULEVARD,
SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

TRAFFIC CONSULTANT:
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
JUPITER, FL 34994
(772) 781-7918

ENVIRONMENTAL CONSULTANTS:
E.W. CONSULTANTS, INC.
2581 METROCENTER BOULEVARD,
SUITE 1
WEST PALM BEACH, FL 33407
(561) 291-7950

SITE DATA

PETITION NUMBER: SPLN-22-10-00063 AND CUMI-22-10-00071
PROJECT NAME: THE HEALTH PARK AT AVENIR
LAND USE DESIGNATION: MXD
ZONING DESIGNATION: PCO/MXD
SECTION/TOWNSHIP/RANGE: 28/41/41
PCN: 52-41-41-28-01-001-011

PHASE 1 PROJECT AREA: 9.99 AC
FUTURE DEVELOPMENT PARCEL: 3.11 AC
TOTAL PROJECT AREA: 13.09 AC

PROPOSED USE: HOSPITAL, MEDICAL OFFICE

TOTAL BUILDING SQ. FT.: 125,620

TOTAL FLOOR AREA RATIO (FAR): 0.29
BUILDING HEIGHT: MAX 65' / 4 STORY
PROPOSED: 55' / 3 STORY
LOT COVERAGE ALLOWED: MAX 70%
LOT COVERAGE PROVIDED: 13.99%

LAND USE COVERAGE

	SQ. FT.	ACRES	PERCENT
IMPERVIOUS	59,109	1.36	13.59%
BUILDING LOT COVERAGE	32,747	0.75	7.53%
SIDEWALKS	195,086	4.48	44.84%
VEHICULAR USE AREAS	286,942	6.59	65.95%
SUB TOTAL			
PERVIOUS AREAS			
LAKE	42,975	0.99	9.88%
RETENTION	14,132	0.32	3.25%
GREENSPACE	91,044	2.09	20.93%
SUB TOTAL	148,151	3.40	34.05%
TOTALS	435,093	9.99	100.00%

NOTE: CALCULATIONS OVER BY 1.74 SF (0.0004%) DUE TO CAD OPERATOR HUMAN ERROR.

OPEN SPACE

REQUIRED	PROVIDED	
MIN OPEN SPACE PER AVENIR DEVELOPMENT STANDARDS	15% MN	41.58%
ADDITIONAL OPEN SPACE REQUIRED PER LDR 78-344 (327 X 12 = 3,924 SF)	3,924 SF	3,924 SF
ADDITIONAL OPEN SPACE REQUIRED PER LDR 78-344 (81 X 24 = 1,944 SF)	1,944 SF	1,944 SF
TOTAL ADDITIONAL OPEN SPACE	5,868 SF	5,868 SF

PROPOSED DEVELOPMENT

BUILDING NO.	USE	BUILDING SF
1	HOSPITAL	49,870
2	FUTURE EXPANSION	3,000
3	MEDICAL OFFICE	46,992
	TOTAL	125,620

PARKING DATA

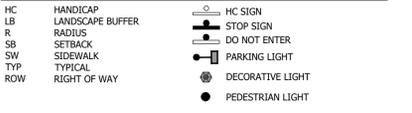
	PROPOSED SF	REQUIRED	PROVIDED
HOSPITAL	49,870	40	40
PATIENT BEDS (2 SPACES PER BED)	20	40	40
FUTURE EXPANSION	3,000	18	18
PATIENT BEDS	9	18	18
MEDICAL OFFICE (1/200)	72,750	364	422
TOTALS		422	422

PARKING DATA

	PROPOSED SF	REQUIRED	PROVIDED
ADA PARKING	2%	8	14
BICYCLE PARKING	5%	21	24 (6 BICYCLE/RACK)
ELECTRIC VEHICLE PARKING	N/A	N/A	10
FUTURE ELECTRIC VEHICLE PARKING	N/A	N/A	18

NOTES:
LOADING AREAS 12' X 35' PLUS 12' X 35' MANEUVERING AREA
OUTDOOR SEATING IS EXCLUDED FROM FAR CALCULATION
INCLUDES PEDESTRIAN AND WALKS PER 78-681 (B) (4)
ADDITIONAL OPEN SPACE REDUCED PARKING 1.5 SF PER 1 SF REMOVED = 3,367 SF
* 21 COVERED PARKING SPACES ARE RESERVED FOR CLINICIANS ACTIVELY WORKING WITHIN THE HOSPITAL AND MEDICAL OFFICE BUILDINGS

LEGEND



LEGAL DESCRIPTION

A PORTION OF PARCEL "A-1", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL A-1, NORTH 01° 06' 43" EAST FOR A DISTANCE OF 100.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID WEST LINE, NORTH 01° 06' 43" EAST FOR A DISTANCE OF 802.27 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 88° 53' 17" EAST FOR A DISTANCE OF 711.58 FEET; THENCE, SOUTH 03° 05' 58" EAST FOR A DISTANCE OF 474.15 FEET; THENCE, SOUTH 03° 10' 40" WEST FOR A DISTANCE OF 100.60 FEET; THENCE, SOUTH 03° 05' 58" EAST FOR A DISTANCE OF 173.71 FEET; THENCE, SOUTH 86° 54' 02" WEST FOR A DISTANCE OF 757.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.094 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

WAIVER CHART

Waiver #	Code Section	Code Requirement	Waiver Request
#1	Section 78-285, Permitted Signs	One flat/wall sign for principal structure or building identification or principal tenant permitted.	Request for proposed Building #2 to have 3 total building ID/principal tenant wall signs.
#2	Avenir Development Standards (Workplace District)	0'-30' Front Build-to-zone	Request for proposed Building #1 to be setback 107' from the front property line. (77.7' after completion of expansion)
#3	Section 78-285, Permitted Signs	One flat/wall sign for principal structure or building identification or principal tenant permitted.	Request for proposed Building #3 to have 2 total building ID/principal tenant wall signs.
#4	Avenir Development Standards (Workplace District)	50% of a front or side of a building facade must be within the build-to-zone	Request for proposed Building #1 to have 0% within the build-to-zone
#5	Section 78-285, Permitted Signs	One flat/wall sign for principal structure or building identification or principal tenant permitted.	Request for proposed Building #1 to have 3 total building ID/ Principal tenant wall signs.
#6	Section 78-315, Landscaping and screening required for every nine vehicular parking spaces located in landscape islands.	landscape islands shall be required for every nine vehicular parking spaces located in landscape islands.	Request proposing no more than 10 parking spaces in- or out-of-zone.
#7	Section 78-285, Permitted Signs	Building Directional Signs are permitted to be a maximum of 6' tall letters.	Request for proposed 6.85 SF Building Directional Signs to accommodate 6' tall letters.

Site Plan



FINAL APPROVAL
City of Palm Beach Gardens

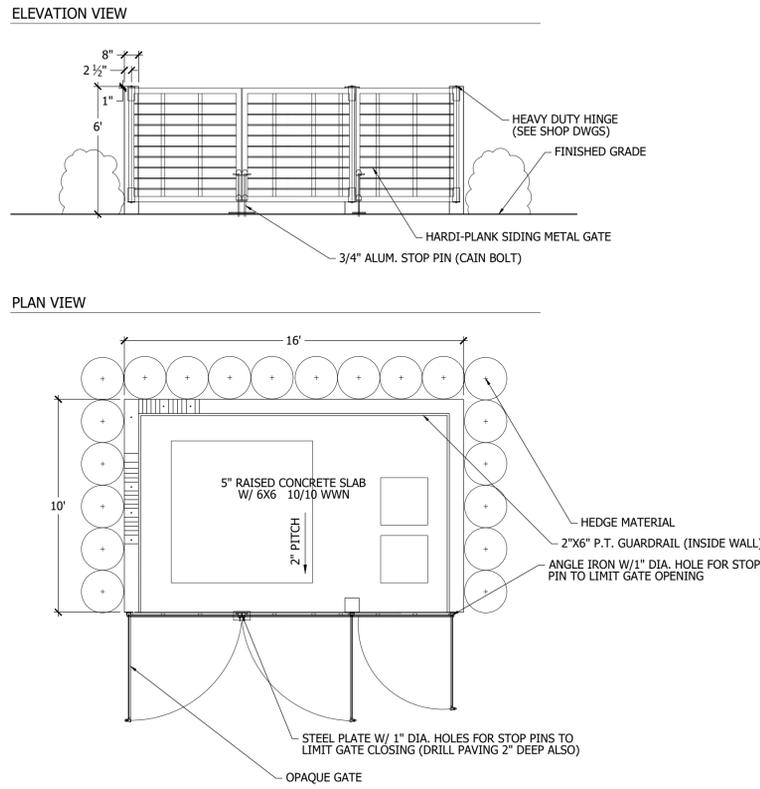
Project Name: Avenir Health Park
Petition #: SPLN-22-10-00063
Development Order: Resolution 65, 2023
Date: 12/6/2023
Project Manager: Brett A. Leone, Principal Planner

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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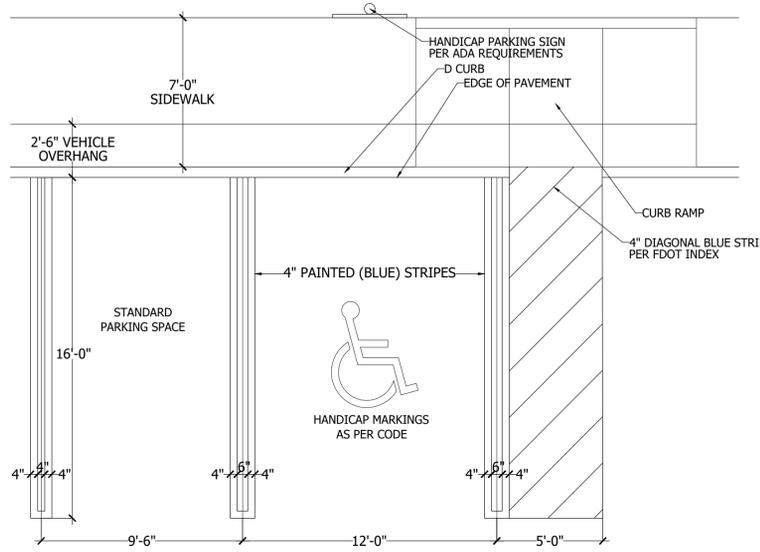
The Health Park at Avenir
SINA Development Companies
Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
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DATE	09-21-22
REVISIONS	08-29-23 01-17-23 03-03-23 03-14-23 06-20-23

DUMPSTER DETAIL



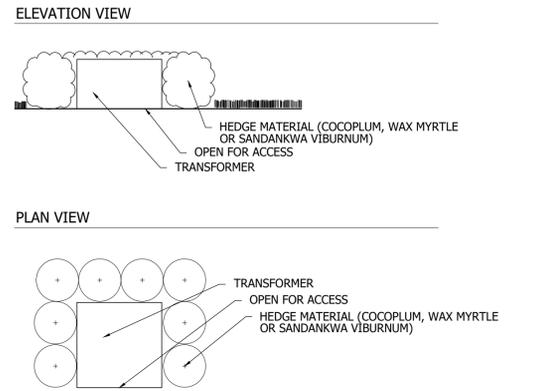
STANDARD AND HANDICAP PARKING DETAIL



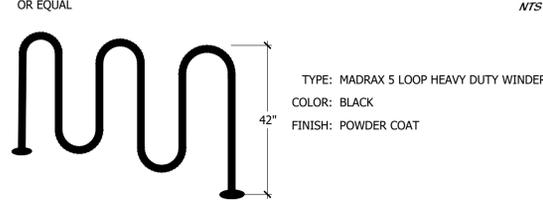
HANDICAP SYMBOL DETAIL



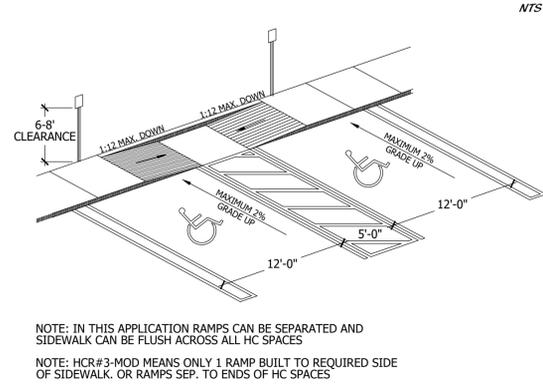
TRANSFORMER DETAIL



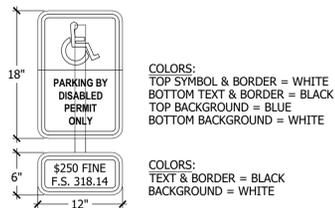
BIKE RACK DETAIL



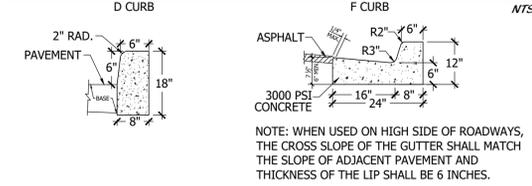
HANDICAP RAMP DETAIL



HANDICAP SIGN DETAIL



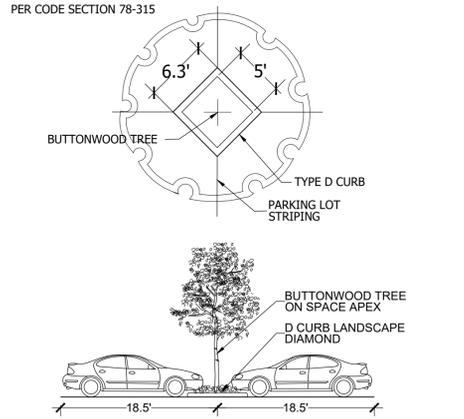
CURB DETAILS



EV CHARGER AND SIGN DETAILS

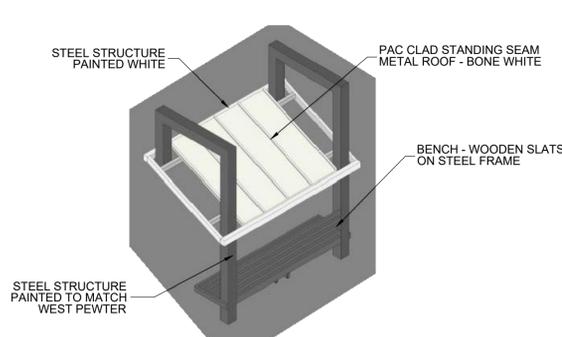


LANDSCAPE DIAMOND DETAIL

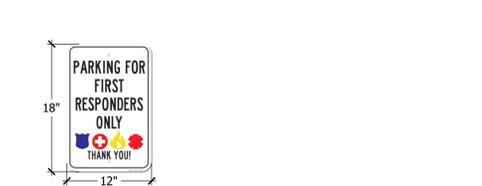


SHADE STRUCTURE BENCH DETAIL

SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS PREPARED BY DSC ARCHITECTS FOR FULL DETAIL.



FIRST RESPONDER SIGN DETAIL



TRASH CAN DETAIL

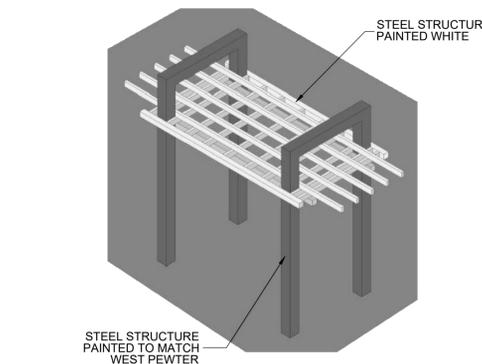


BENCH DETAIL



ARCHITECTURAL ELEMENT DETAIL

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Site Details



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The Health Park at Avenir
SINA Development Companies
Palm Beach Gardens, Florida

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Health Park
Petition #: SPLN-22-10-000063
Development Order: Resolution 65, 2023
Date: 12/6/2023
Project Manager: Brett A. Leone, Principal Planner

DESIGNED	DEH
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	03-14-23
	06-20-23

September 26, 2023 9:00:03 a.m.
Drawing: 21-0701 SP.DWG

PAVER DETAILS

OR EQUAL NTS



DARK BROWN TAN TAUPE SAND DUNE DARK BROWN

CROSSWALKS
 TREMRON PLANK PAVERS
 4"x12" X 100MM
 COLORS: TAN, TAUPE, DARK BROWN
 STAGGERED RUNNING BOND IN DIRECTION OF CROSSWALK,
 NO BORDER, 8" HEADER CURB ON EACH SIDE

VEHICULAR ENTRY, ROUNDABOUT
 TREMRON STONEHURST 80MM PAVER
 6"x9" 9"x9" 9"x12"
 COLORS: SAND DUNE, STANDARD FINISH
 HERRINGBONE PATTERN
 SOLDIER COURSE BORDER
 4"x8" 80MM
 COLOR: DARK BROWN

HOSPITAL VEHICULAR DROP OFF
 TREMRON 4"x8" 80MM PAVER
 COLORS: SAND DUNE, STANDARD FINISH
 HERRINGBONE PATTERN
 SOLDIER COURSE BORDER
 4"x8" 80MM
 COLOR: DARK BROWN

STRIPING AND STOP BARS
 TREMRON 4"x8" 80MM PAVER
 COLORS: WHITE



PEDESTRIAN PLAZA
 TREMRON PLANK PAVERS
 PLANK COMBO (4"x12", 4"x16" X 60MM)
 COLORS: TAN, TAUPE, DARK BROWN
 STAGGERED RUNNING BOND, NO BORDER

BENCH DETAIL

NTS



PEDESTRIAN PLAZA WITHIN BUFFER
 WAUSAUTILE.COM
 KNIFE CONCRETE BENCH
 ACID WASH
 COLOR: A23 GRAY

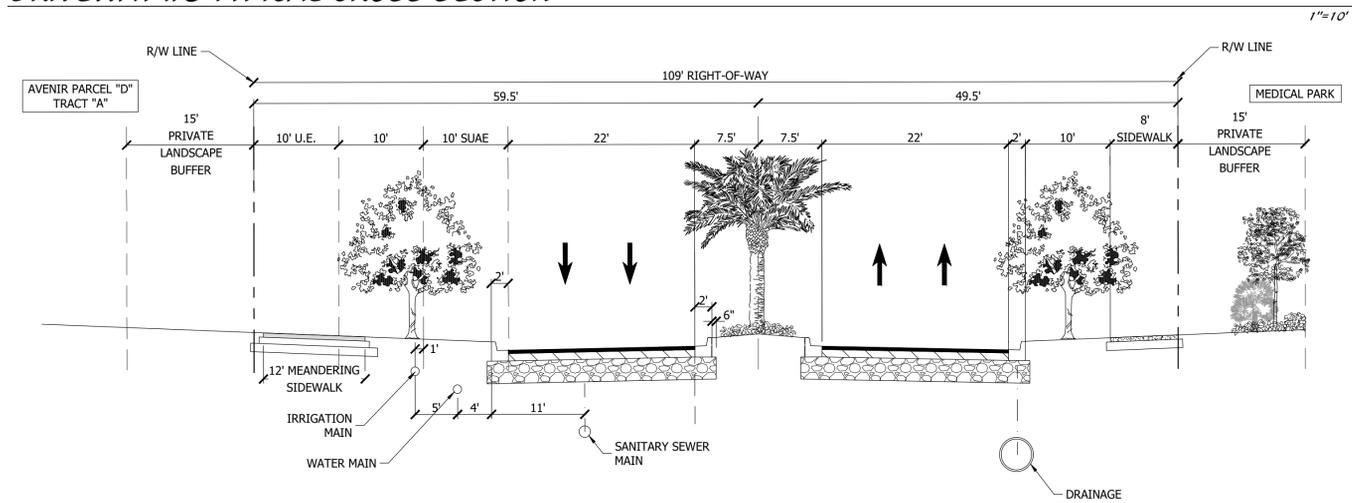
TABLE AND CHAIR DETAIL

NTS



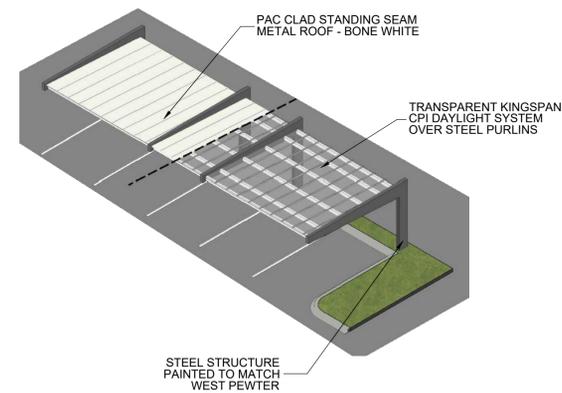
MOB 3 PEDESTRIAN PLAZA
 LANDSCAPE FORMS
 BRAVO BISTRO
 POWDER COATED METAL
 COLOR: CARBON

DRIVEWAY #3 TYPICAL CROSS SECTION



COVERED PARKING DETAIL

SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS PREPARED BY DSC ARCHITECTS FOR FULL DETAIL. NTS



FINAL APPROVAL
 City of Palm Beach Gardens

Project Name: Avenir Health Park

Petition #: SPLN-22-10-000063

Development Order: Resolution 65, 2023

Date: 12/6/2023

Project Manager: Brett A. Leone, Principal Planner

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September 26, 2023 9:00:03 a.m.
 Drawing: 21-0701 SP.DWG

SHEET 3 OF 3
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Site Details