DEVELOPMENT TEAM

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

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

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

TRAFFIC ENGINEER: TRAFFIC AND MOBILITY CONSULTANTS
3725 SE OCEAN BLVD, SUITE 201
STUART, FL 34996
(772) 781-7918

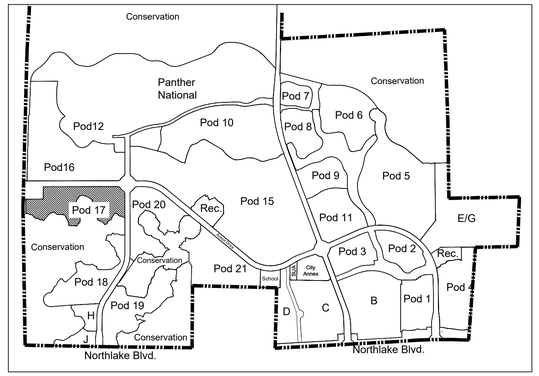
LEGEND

O.S.	OPEN SPACE TRACT
L.M.T.	LAKE MAINTENANCE TRACT
D.A.T.	DRAINAGE & ACCESS TRACT
U.E.	UTILITY EASEMENT
S.U.A.	SEACOAST UTILITY AUTHORITY
	STREET LIGHT
	FIRE HYDRANT
*	ENHANCED ARCHITECTURE (SIDE)
R	ENHANCED ARCHITECTURE (REAR)
	BIKE RACK
	BENCH
	TRASH RECEPTACLE
	DOG WASTE STATION
	4' HIGH DECORATIVE ALUMINUM FENCE
	DECORATIVE PAVERS

NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 09-24-25.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICK2ENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.

POD KEY MAP



PROPERTY DEV. REGULATIONS

LOT COVERAGE	MAX. 55.0%
BUILDING HEIGHT	3 STORIES/36'
LOT WIDTH	50'

SETBACKS

FRONT (SIDE LOADED GARAGES)	15'
WITH FRONT LOADED GARAGES	20'
SIDE	5'
SIDE STREET (CORNER LOT)	10'
REAR	10'

POOL / SCREEN ENCLOSURE

SIDE	5'
SIDE STREET (CORNER LOT)	10'
REAR	5'

PATIOS

SIDE	2'
SIDE STREET (CORNER LOT)	2'
REAR	2'

FENCES

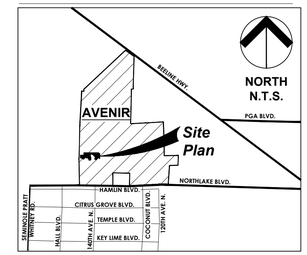
FRONT (FRONT & SIDE LOADED)	20'
SIDE	0'
SIDE STREET (CORNER LOT)	10'
REAR	0'

**AT NO TIME SHALL FENCES ENCROACH ANY EASEMENTS*

GENERATORS

FRONT	20'
SIDE	3'
SIDE STREET (CORNER LOT)	10'
REAR	3'

LOCATION MAP



SITE DATA

PETITION NUMBER:	TBD
PROJECT NAME:	AVENIR POD 17
PROPERTY CONTROL NUMBERS:	52-41-41-28-01-001-0136
SECTION / TOWNSHIP / RANGE:	28/41/41
GROSS ACREAGE:	53.175 ACRES
LAND USE DESIGNATION:	MIXED USE (MXD)
ZONING:	MXD PCD
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY
RESIDENTIAL HOUSING CLASSIFICATION:	DETACHED
TOTAL DWELLING UNITS:	**160 D.U.**
LOT SIZE: 50' x 130'	
NET DENSITY (160 D.U. / 53.18 AC.):	3.01 D.U./AC.
BUILDING HEIGHT:	MAX. 3 STORIES / MAX. 36'

OPEN SPACE REQUIRED	**ACREAGE**	**%**
(35% OF 53.175 AC)	18.61 AC. MIN.	35%

OPEN SPACE PROVIDED	**ACREAGE**	**%**
LANDSCAPE / SOD AREAS / L.M.T.*	8.19 AC. /356,722.966 S.F.	15.40%
PRIVATE OPEN SPACE	8.24 AC. / 358,795.008 S.F.	15.49%
WATER BODIES SURFACE AREA	6.84 AC. / 297,815.426 S.F.	12.86%
RECREATION FACILITIES (PARKS) @ 50%	0.86 AC. / 37,519.432 S.F.	1.62%
	24.13 AC / 1,050,852.832 S.F.	***45.37%***

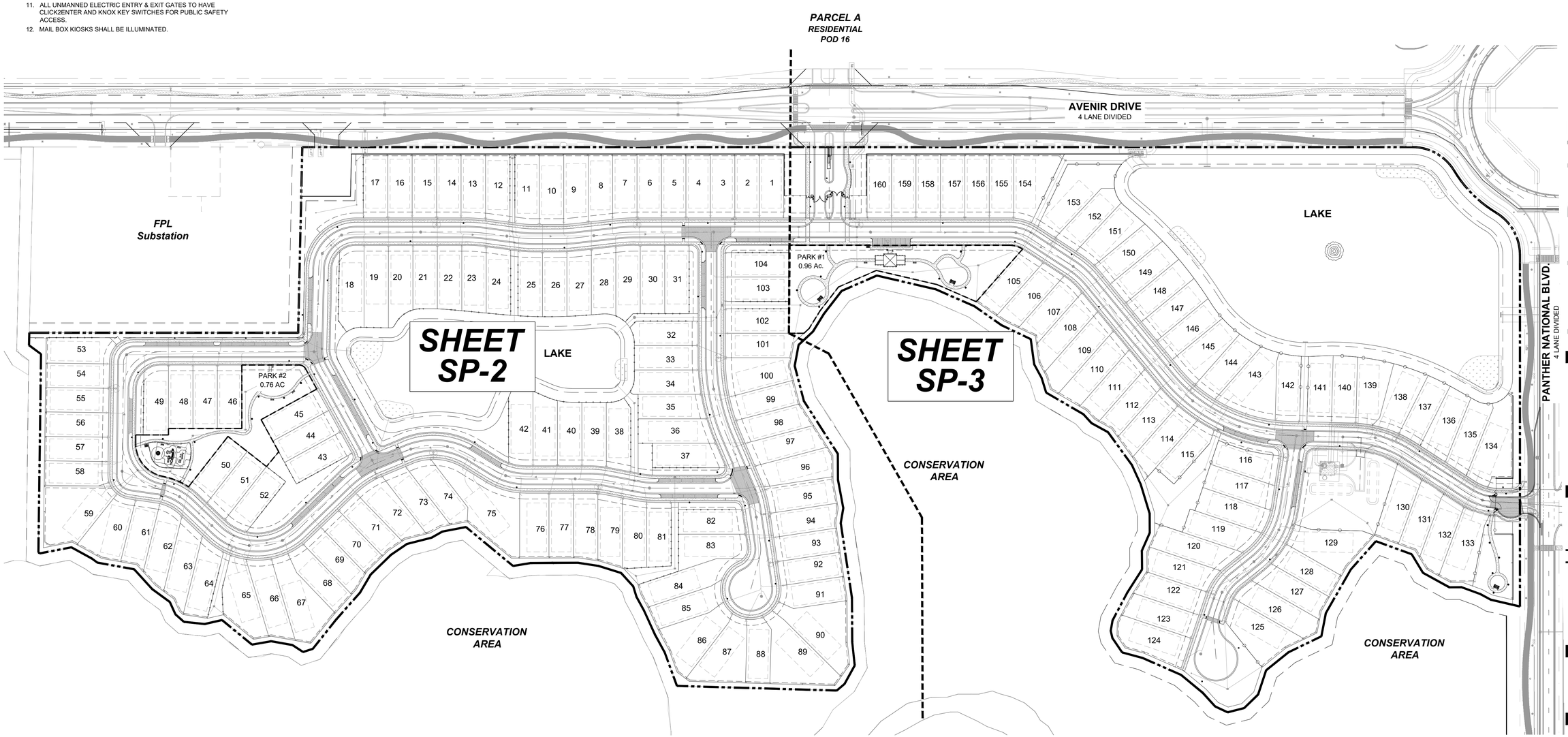
L.M.T. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscape/sod areas.

WATER BODIES:	6.84 AC.
RECREATION FACILITIES (PARKS):	1.72 AC.
BUILDING COVERAGE (55% OF SF LOT AREA):	15.10 AC.
RIGHT OF WAYS:	8.97 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	4.12 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W):	8.19 AC.
PRIVATE OPEN SPACE (30% OF SF LOT AREA):	8.24 AC.
TOTAL AREA:	***53.18 AC.***

REQUIRED RECREATION AREA:
¾ AC. PARK WITHIN ¼ MILE OF EACH PARCEL

PROVIDED RECREATION AREA: **1.72 AC.**

GUEST PARKING PROVIDED: 68 SPACES
(ON-STREET SPACES)



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Avenir - Pod 17
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan

Drawing name: H:\CIVIL\Avenir Pod 17 - SP\PL_059\Drawings\Site Plan\2025.11.04_Pod 17_SUBMITTAL.dwg

NORTH

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

Date:	May 2024
Project No.:	12-065.059
Designed By:	WJT
Drawn By:	WJT
Checked By:	WJT

Revision Dates:
2025-11-04 SUBMITTAL

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