

Location Map



HUNGRYLAND SLOUGH
PBG ZONING
CONSERVATION (CONS)
PBG FLU
CONSERVATION (CONS)

CALOOSA
PBC ZONING
AGRICULTURE RESIDENTIAL (AR)
PBC FLU
RURAL RESIDENTIAL 10 (RR10)

MECCA FARMS
PBC ZONING
AGRICULTURE RESIDENTIAL (AR)
PBC FLU
RURAL RESIDENTIAL 10 (RR10)

8PB11489
ARCHAEOLOGICAL SITE
(APPROX. LOCATION)

CONSERVATION AREA
2,407 ACRES

Upland Preservation
336.68 Acres

DEVELOPMENT AREA
2,345.3 AC.

Parcel A
Residential
1,732.71 Acres
- Single Family (3,000 DU)
- Hotel (150 Rooms)

Parcel A

SWEETBAY NATURAL AREA
PBC ZONING
PUBLIC OWNERSHIP (PO)
UTILITIES & TRANSPORTATION (UT)

NORTH PALM BEACH COUNTY
GENERAL AVIATION AIRPORT
PBC ZONING
PUBLIC OWNERSHIP (PO)
PBC FLU
UTILITIES & TRANSPORTATION (UT)

Maximum Intensity Standards for MXD

LAND USE COMPONENT	LAND ALLOCATION/ GROSS UNIT PER ACRE	MAXIMUM LOT COVERAGE
RESIDENTIAL		
MAXIMUM	7.0 DU/GROSS ACRE	--
PROVIDED	0.68 DU/GROSS ACRE	--
NON-RESIDENTIAL		
MAXIMUM	40%	50%
PROVIDED	5.8%	50%

Site Data

PETITION NUMBER: PPCD-13-07-000005
 PROPERTY CONTROL NUMBERS:
 52-41-41-28-00-000-5010 52-41-41-32-00-000-5010 52-41-41-33-00-000-1020
 52-41-42-05-00-000-1000 52-41-42-04-00-000-9000 52-41-42-10-00-000-9000
 52-41-42-08-00-000-1010 52-41-42-09-00-000-1010 52-41-42-17-00-000-1000
 52-41-42-16-00-000-1010 52-41-42-15-00-000-1000 52-41-42-14-00-000-3020
 GROSS ACREAGE: 4,762.9 ACRES
 EXISTING LAND USE DESIGNATION: RR10 & RR20
 PROPOSED LAND USE DESIGNATION: MIXED USE (MXD) - 4,762.9 ACRES
 EXISTING ZONING: PDA
 PROPOSED ZONING: MXD PCD
 EXISTING LAND USE OVERLAY: WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA
 EXISTING & PROPOSED ZONING OVERLAY: CONDITIONAL USE FOR AGRICULTURAL USES - 20 ACRES

Land Use Designation Summary

GROSS ACREAGE: 4,762.9 ACRES
 ROW DEDICATION: 10.6 ACRES (20' ROW DEDICATION - NORTHLAKE BLVD)
 NET ACREAGE: 4,752.3 ACRES

DEVELOPMENT AREA: 2,345.3 ACRES (49% OF NET)
 PARCEL A, RESIDENTIAL: 1,732.71 ACRES
 PARCEL B, TOWN CENTER: 50 ACRES
 PARCEL C, WORKPLACE/ECONOMIC DEVELOPMENT: 110 ACRES
 PARCEL D, WORKPLACE: 110 ACRES
 PARCEL E, PARK: 55 ACRES
 PARCEL F, PUBLIC SCHOOL: 15 ACRES
 PARCEL G, CIVIC/RECREATION: 60 ACRES
 PARCEL H, AGRICULTURE: 20 ACRES
 PCD BUFFERS: 4.15 ACRES
 ROW BUFFERS: 69.24 ACRES
 PARKWAY BUFFER: 22.17 ACRES
 RIGHT OF WAYS: 92.14 ACRES
 UTILITY EASEMENTS ALONG NORTHLAKE: 4.89 ACRES

CONSERVATION OVERLAY AREA: 2,407 ACRES (51% OF NET)
 TOTAL NET ACREAGE: 4,752.3 ACRES

MXD PCD DEVELOPMENT PROGRAM	
CONSERVATION AREA	2,407 ACRES
DEVELOPMENT AREA	2,345.3 ACRES
SINGLE FAMILY	3,000 UNITS
MULTI FAMILY	250 UNITS
COMMERCIAL	400,000 SF
MEDICAL OFFICE	200,000 SF
PROFESSIONAL OFFICE	1,940,000 SF
HOTEL	300 ROOMS (APPROX. 80,000 SF)
PARK (LAND DEDICATION)	55 ACRES
POLICE/FIRE/CITY ANNEX (LAND DEDICATION)	15 ACRES
CIVIC/RECREATION (LAND DEDICATION)	60 ACRES
PUBLIC SCHOOL (LAND DEDICATION)	15 ACRES
AGRICULTURAL	20 ACRES
ROW DEDICATION (NORTHLAKE)	10.6 ACRES
TOTAL PCD MXD LAND AREA	4,762.9 ACRES
RESIDENTIAL DENSITY	0.68 DU/AC
OFFICE/COMMERCIAL/HOTEL INTENSITY	0.23

Residential Summary

GROSS DENSITY: 0.68 DU/AC (3,250 UNITS/4,762.9 ACRES)
 SINGLE FAMILY: 3,000 UNITS
 MULTI FAMILY: 250 UNITS

Non-Residential Summary

PCD NET INTENSITY: 0.23 FAR (2,620,000 SF/ 255 ACRES)
 COMMERCIAL: 400,000 SF
 MEDICAL OFFICE: 200,000 SF
 PROFESSIONAL OFFICE: 1,940,000 SF
 HOTEL: 300 ROOMS (APPROX. 80,000 SF)

MXD PCD Open Space Summary

PER SEC. 78-155 (01)(1) - MIN. 20% COMMUNITY SERVING OPEN SPACE REQUIRED FOR OVERALL 4,752.3 ACRES (950.46 ACRES)

REQUIRED OPEN SPACE: 950.46 ACRES
 PROVIDED OPEN SPACE: 1,295.51 ACRES (27.3%)

ENVIRONMENTALLY SENSITIVE LANDS
 UPLAND PRESERVE: 297 ACRES (COMBINATION OF UPLAND PRESERVE AND WETLAND AREAS MAY NOT EXCEED 50% OF THE REQUIRED 950.46 AC OR 475.23 AC PER SEC. 78-681 (0)(3))
 WETLAND/WETLAND BUFFERS/FLOW WAY: 178 ACRES
PEDESTRIAN AREAS:
 ROW BUFFERS: 69.24 ACRES (ALONG AVENIR NETWORK STREET)
 PARKWAY BUFFER: 22.17 ACRES
PUBLIC PARKS:
 PARK: 55 ACRES (100% INCLUDED PER SEC. 78-681(b)(5))
RECREATION FACILITIES:
 CIVIC/RECREATION: 30 ACRES (LIMITED TO 50% PER SEC. 78-681(b)(1))
PRIVATE OPEN SPACE:
 PARCEL A (1,732.71 ACRES) - 35% MIN.: 606.45 ACRES
 PARCEL B (50 ACRES) - 20% MIN.: 10 ACRES
 PARCEL C & D (220 ACRES) - 10% MIN.: 22 ACRES
 PARCEL F (15 ACRES) - 10% MIN.: 1.5 ACRES
OTHER OPEN SPACE:
 PCD BUFFERS: 4.15 ACRES

Upland Preserve

MIN. 25% OF EXISTING UPLANDS REQUIRED FOR PRESERVATION PER SECTION 78-250(a)(1)(a).

PCD NATIVE UPLANDS (EXISTING): 728 ACRES PINE FLATWOODS
 REQUIRED PCD UPLAND PRESERVE: 182 ACRES (25%)
 PROVIDED PCD UPLAND PRESERVE: 336.68 ACRES (46.2%)

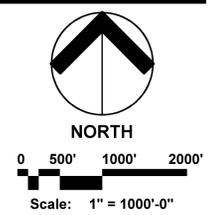


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Landscape Architecture
Communication Graphics

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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
PCD Master Plan



Date: 8/07/2014
 Project No.: 12-065.001

Designed By:
 Drawn By:
 Checked By:

Revision Dates:

10-01-2014	
04-17-2015	TLM_Resubmittal
07-27-2015	WJT_Resubmittal
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