

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

SITE DATA	
PETITION NUMBER	TBD
PROJECT NAME	AVENIR A-21
PROPERTY CONTROL NUMBER (S)	TBD (A-21 DOES NOT HAVE AN INDIVIDUAL PCN YET) FOR LARGE PORTION OF AVENIR CONTAINING A-21: 52-41-41-28-01-001-0011
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	11.03
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	3.65 AC

LEGEND

N.T.S.

- BENCH
- ⊙ TRASH CAN
- BIKE RACK
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- 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 36'
LOT WIDTH	50'	40'
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:

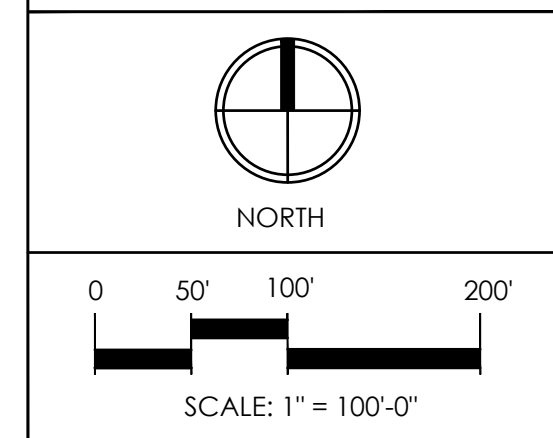
- * ON SIDE YARDS WHERE THERE IS LESS THAN 5 FEET BETWEEN AN EASEMENT LINE AND THE BUILDING SETBACK, THE SIDE YARD FENCE SETBACK SHALL BE EQUAL TO THE BUILDING SETBACK, AFFECTED LOTS:
- ** AT NO TIME SHALL FENCES ENCR OACH ANY EASEMENTS



Consultants:

Revisions:

AVENIR A-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
 FILE RR-20
 ZONING: AR
 USE: VACANT
 CONTROL: 1988-00136

MYERS HUONG PHAM
 FILE RR-20
 ZONING: AR
 USE: VACANT
 CONTROL: 2004-00139

VISHALAXMI LIVING TRUST
 FILE RR-20
 ZONING: AR
 USE: VACANT

VISHALAXMI LIVING TRUST
 FILE RR-20
 ZONING: AR
 USE: VACANT
 CONTROL: 1994-00007