

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	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	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	47.582 POINTS

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'

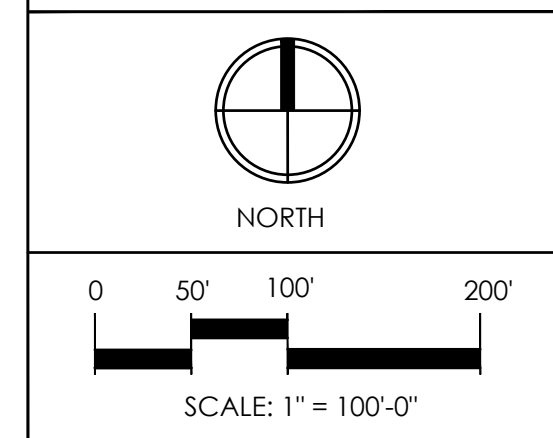
NOTES:
*AT NO TIME SHALL FENCES ENCR OACH ANY EASEMENTS



Consultants:

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

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



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

Site Plan
SHEET # SP.1