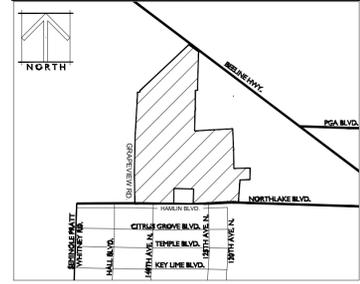


Location Map



### Maximum Intensity Standards for MXD

LAND USE COMPONENT	LAND ALLOCATION/ GROSS UNIT PER ACRE	MAXIMUM LOT COVERAGE
<b>RESIDENTIAL</b>		
MAXIMUM	7.0 DU/GROSS ACRE	--
PROVIDED	0.82 DU/GROSS ACRE	--
<b>NON-RESIDENTIAL</b>		
MAXIMUM	40%	50%
PROVIDED	6.4%	50%

Site Data

PETITION NUMBER: PCDA-23-03-000046  
 PROPERTY CONTROL NUMBERS:  
 52-41-41-28-00-000-5010 52-41-41-32-00-000-5010 52-41-41-33-00-000-1020  
 52-41-42-05-00-000-1010 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: MIXED USE (MXD) - 4,762.9 ACRES  
 EXISTING ZONING: MXD PCD  
 EXISTING LAND USE OVERLAY: WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA

**FINAL APPROVAL**  
City of Palm Beach Gardens

**Project Name:** Avenir PCD Amendment

**Petition #:** PCDA-23-03-000046

**Development Order:** Resolution 38, 2023

**Date:** 7/13/2023

**Project Manager:** Brett A. Leone

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: 2,342.81 ACRES (49% OF NET)  
 PARCEL A, RESIDENTIAL: 1,759.82 ACRES  
 (Includes 2.5 ACRES FOR SUA MAINTENANCE FACILITY)  
 PARCEL B, TOWN CENTER: 83.61 ACRES  
 PARCEL C, WORKPLACE/ECONOMIC DEVELOPMENT: 50 ACRES  
 PARCEL D, WORKPLACE: 111.6 ACRES  
 PARCEL E/G, PARK/CIVIC/RECREATION: 115 ACRES  
 PARCEL H, AGRICULTURE: 10.39 ACRES  
 PARCEL J, WORKPLACE: 16.27 ACRES  
 PCD BUFFERS: 4.15 ACRES  
 ROW BUFFERS: 74.85 ACRES  
 PARKWAY BUFFER: 22.17 ACRES  
 RIGHT OF WAYS: 85.52 ACRES  
 UTILITY EASEMENTS ALONG NORTHLAKE: 4.89 ACRES

CONSERVATION OVERLAY AREA: 2,409.09 ACRES (51% OF NET)  
TOTAL NET ACREAGE: 4,752.3 ACRES

MXD PCD DEVELOPMENT PROGRAM	
CONSERVATION AREA	2,409.09 ACRES
DEVELOPMENT AREA	2,342.81 ACRES
SINGLE FAMILY	2,690 UNITS
AGE RESTRICTED	960 UNITS
MULTI FAMILY	250 UNITS
COMMERCIAL	400,000 SF
MEDICAL OFFICE	200,000 SF
PROFESSIONAL OFFICE	1,800,000 SF
HOTEL	300 ROOMS (APPROX. 80,000 SF)
PARK (LAND DEDICATION)	55 ACRES
POLICE/FIRE/CITY PARCEL (LAND DEDICATION)	15 ACRES
CIVIC/RECREATION (LAND DEDICATION)	60 ACRES
ELEMENTARY SCHOOL	600 STUDENTS
AGRICULTURAL	10.39 ACRES
ROW DEDICATION (NORTHLAKE)	10.6 ACRES
TOTAL PCD MXD LAND AREA	4,752.3 ACRES
RESIDENTIAL DENSITY	0.82 DU/AC
OFFICE/COMMERCIAL/HOTEL INTENSITY	0.19 FAR

Residential Summary

GROSS DENSITY: 0.82 DU/AC (3,900 UNITS/4,762.9 ACRES)  
 SINGLE FAMILY: 2,690 UNITS  
 AGE RESTRICTED: 960 UNITS  
 MULTI FAMILY: 250 UNITS

Non-Residential Summary

PCD NET INTENSITY: 0.24 FAR (2,480,000 SF/ 233.61 ACRES)  
 COMMERCIAL: 400,000 SF  
 MEDICAL OFFICE: 200,000 SF  
 PROFESSIONAL OFFICE: 1,800,000 SF  
 HOTEL: 300 ROOMS (APPROX. 80,000 SF)

MXD PCD Open Space Summary

PER SEC. 78-155 (a)(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: 1,300.95 ACRES (27.3%)

**ENVIRONMENTALLY SENSITIVE LANDS**

UPLAND PRESERVE: 297 ACRES (COMBINATION OF UPLAND PRESERVE AND WETLAND/WETLAND BUFFERS/FLOW WAY)  
 WETLAND/WETLAND BUFFERS/FLOW WAY: 178 ACRES (WETLAND AREAS MAY NOT EXCEED 50% OF THE REQUIRED 950.46 AC OR 475.23 AC)

**PEDESTRIAN AREAS:**

ROW BUFFERS: 74.85 ACRES (ALONG AVENIR NETWORK STREET)  
 PARKWAY BUFFER: 22.17 ACRES

**PARKS / RECREATION FACILITIES:**

PARK / CIVIC / RECREATION: 85 ACRES

**PRIVATE OPEN SPACE:**

PARCEL A (1,759.82 ACRES) - 35% MIN.: 615.94 ACRES  
 PARCEL B (83.61 ACRES) - 20% MIN.: 16.72 ACRES  
 PARCEL C & D (150 ACRES) - 10% MIN.: 15 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)  
 PCD NATIVE UPLANDS (EXISTING): 728 ACRES PINE FLATWOODS  
 REQUIRED PCD UPLAND PRESERVE: 182 ACRES (25%)  
 PROVIDED PCD UPLAND PRESERVE: 336.68 ACRES (46.2%)

**NOTE:**

- PARCEL DRIVEWAYS ARE CONCEPTUAL ONLY.
- CRITTER CROSSING LOCATIONS ARE CONCEPTUAL ONLY

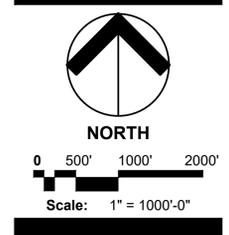
CONCEPTUAL DOG PARK LOCATION



Urban Planning & Design  
 Landscape Architecture  
 Communication Graphics  
 610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX 561.366.1111  
 www.udsfllorida.com  
 #LCC000035

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



Date: 01.30.2020  
 Project No.: 12-065.003  
 Designed By:  
 Drawn By: HLC/JEB  
 Checked By: KT

**Revision Dates:**

- 01.30.20 PBG Resubmittal - WVVO
- 06.11.20 PBG Submittal - WJT
- 11.16.20 PBG Submittal - JEB
- 12.14.20 PBG Resubmittal - JEB
- 04.02.21 PBG Submittal - JEB
- 04.21.21 PBG Resubmittal - JEB
- 02.24.23 PBG Submittal - WJT
- 04.18.23 PBG Resubmittal - WJT
- 05.30.23 PBG Resubmittal - WJT