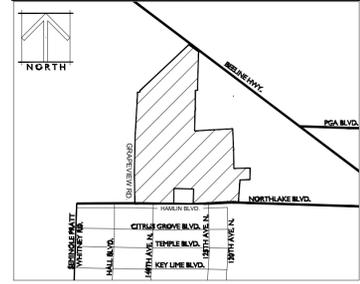


Location Map



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	0.82 DU/GROSS ACRE	--
NON-RESIDENTIAL		
MAXIMUM	40%	50%
PROVIDED	6.4%	50%

Site Data

PETITION NUMBER: PCDA-23-05-0001
 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: 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-23-05-0001
 Development Order: Resolution 43 2023
 Date: 7/13/2023
 Project Manager: Brett A. Leone, Principal Planner

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: 1,812.79 ACRES
 PARCEL B, TOWN CENTER: 83.61 ACRES
 PARCEL C, WORKPLACE/ECONOMIC DEVELOPMENT: 78.15 ACRES
 PARCEL D, WORKPLACE: 30.05 ACRES
 PARCEL E/G, PARK/CIVIC/RECREATION: 115.0 ACRES
 PARCEL H, AGRICULTURE: 10.39 ACRES
 PARCEL J, WORKPLACE: 4.15 ACRES
 ROW BUFFERS: 74.85 ACRES
 PARKWAY BUFFER: 22.17 ACRES
 RIGHT OF WAYS: 95.98 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: 1,368.19 ACRES (28.8%)

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: 130 ACRES

PRIVATE OPEN SPACE:

PARCEL A (1,812.79 ACRES) - 35% MIN.: 634.48 ACRES
 PARCEL B (83.61 ACRES) - 20% MIN.: 16.72 ACRES
 PARCEL C & D (108.2 ACRES) - 10% MIN.: 10.82 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)b.

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
- CONCEPTUAL ROADWAY

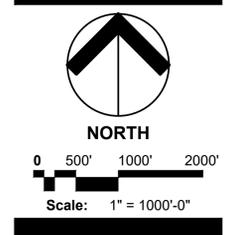


Urban Planning & Design
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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
PCD Master Plan



Date: 01.30.2020
 Project No.: 12-065.003
 Designed By: HLC/JEB
 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
 05.01.23 PBG Submittal - WJT
 05.22.23 PBG Resubmittal - WJT

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