

SITE DATA

PETITION NUMBER: N/A
 PROJECT NAME: AVENIR PARCEL J NEIGHBORHOOD COMMERCIAL
 LAND USE DESIGNATION: MXD
 ZONING DESIGNATION: PCD/MXD
 SECTION/TOWNSHIP/RANGE: 28/41/41
 PCN: 52-41-41-28-01-001-0137

TOTAL PROJECT AREA: 10.85 AC
 PROPOSED USE: RETAIL/RESTURANT/SELF-STORAGE
 TOTAL BUILDING SQ. FT.: 168,000

TOTAL FLOOR AREA RATIO (FAR): #REF!
 BUILDING HEIGHT: MAX 65' / 4-STORY
 PROPOSED: 55' / 3 STORY
 LOT COVERAGE ALLOWED: MAX 70%
 LOT COVERAGE PROVIDED: TBD

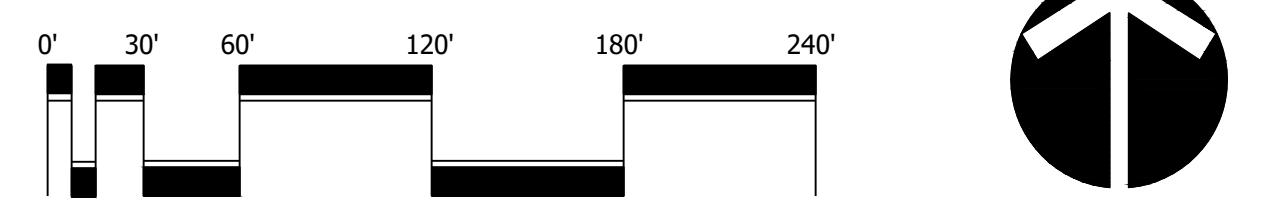
PROPOSED DEVELOPMENT BUILDING NO.	USE	BUILDING SF
1	SELF-STORAGE	117,000
2	BANK	3,500
3	RETAIL/RESTAURANT	10,000
4	RETAIL/RESTAURANT	10,000
5	RETAIL/RESTAURANT	10,000
6	RETAIL/RESTAURANT	5,000
7	DAYCARE	12,500
TOTAL		168,000

PARKING REQUIRED: 227
 PARKING PROVIDED: 352
 ADA PARKING PROVIDED: TBD
 GOLF CART PARKING: 32

PARKING DATA	PROPOSED SF	REQUIRED	PROVIDED
SELF-STORAGE (700 UNITS)	117,000	14	33
1 SPACE/75 UNITS + 4 SPACES PER OFFICE	29	14	
RETAIL/RESTAURANT/BANK	38,500	193	280
SHOPPING CENTER 1 SPACE / 200 SF			
NOTE: MAX. RESTUARNT 25% GROSS SF	9,625		
DAYCARE (200 STUDENTS)	12,500	20	39
1 SPACE/ 10 STUDENTS + 1 SPACE PER VAN			

TOTALS
 ADA PARKING: 2% (5 REQUIRED, 20 PROVIDED)
 GOLF CART PARKING: 16 PROVIDED
 BICYCLE PARKING: 5% (11 REQUIRED, 18 PROVIDED)

Concept Plan 7.3

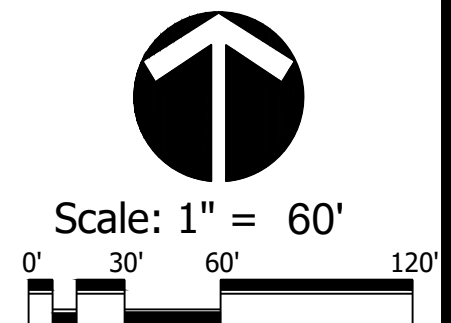


Scale: 1" = 60'

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**PARCEL J NEIGHBORHOOD
 COMMERCIAL
 AVENIR**
 Palm Beach Gardens, Florida

DESIGNED	XX
DRAWN	XX
APPROVED	XX
JOB NUMBER	25-0910
DATE	XXX
REVISIONS	



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