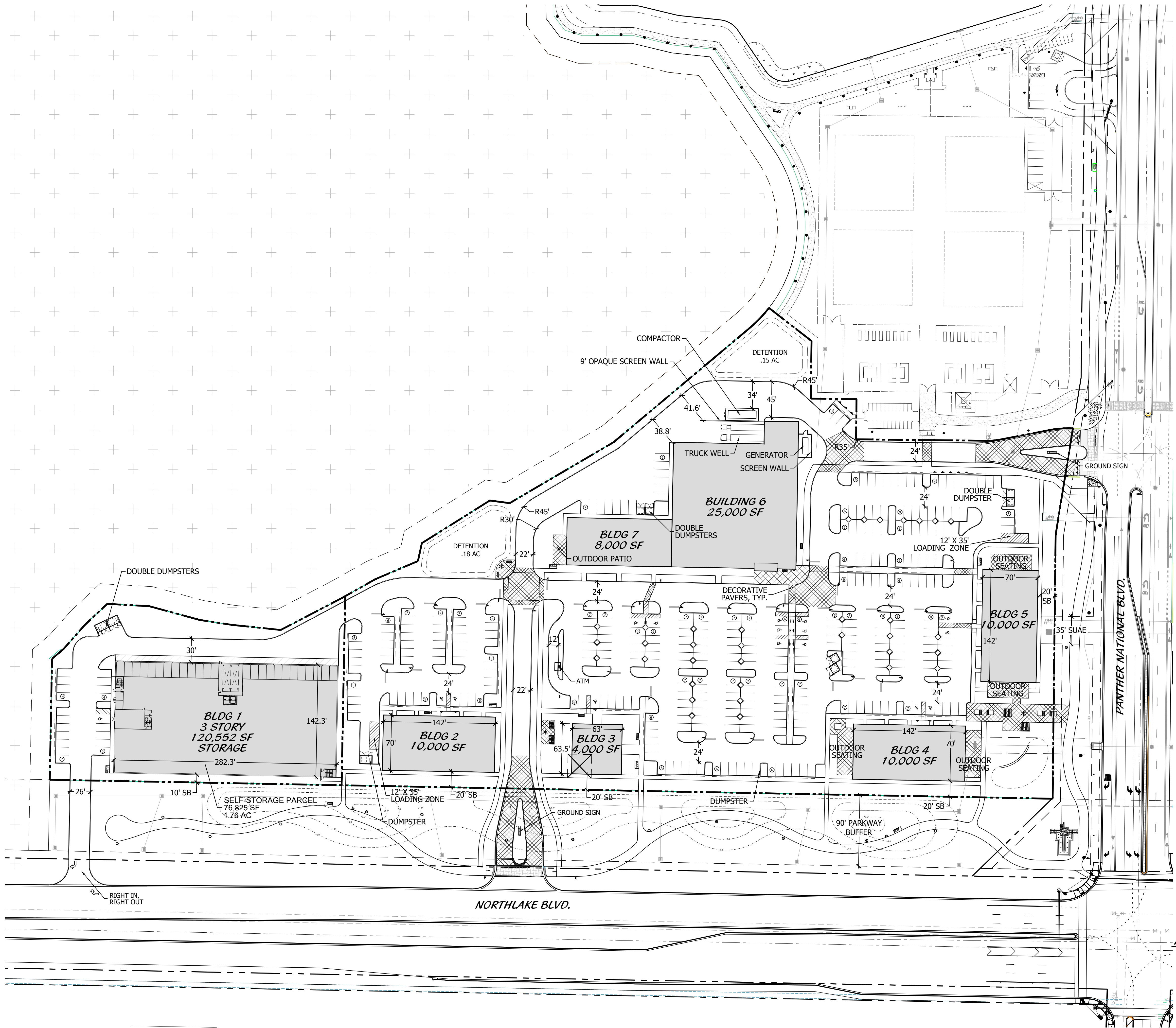




SITE DATA

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. 184,000

BUILDING HEIGHT MAX 65' / 4-STORY  
PROPOSED 55' / 3 STORY  
LOT COVERAGE ALLOWED MAX 70%  
LOT COVERAGE PROVIDED TBD

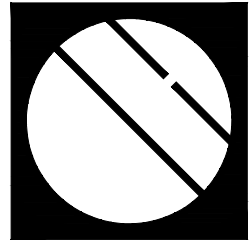
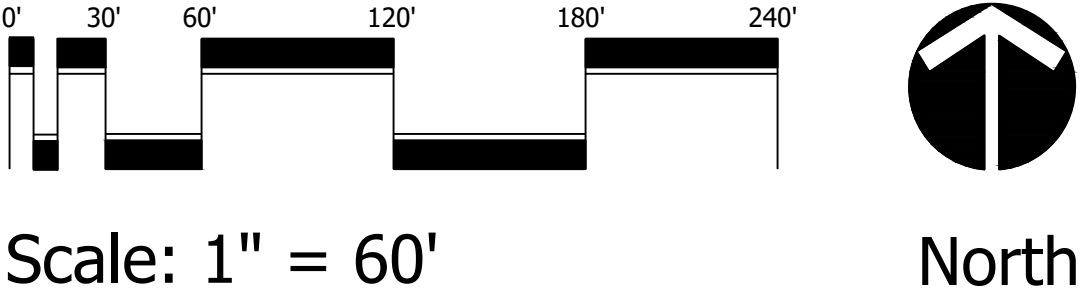
| PROPOSED DEVELOPMENT BUILDING NO. | USE               | BUILDING SF    |
|-----------------------------------|-------------------|----------------|
| 1                                 | SELF-STORAGE      | 117,000        |
| 2                                 | RETAIL/RESTAURANT | 10,000         |
| 3                                 | BANK              | 4,000          |
| 4                                 | RETAIL/RESTAURANT | 10,000         |
| 5                                 | RETAIL/RESTAURANT | 10,000         |
| 6                                 | GROCERY STORE     | 25,000         |
| 7                                 | RETAIL/RESTAURANT | 8,000          |
|                                   | <b>TOTAL</b>      | <b>184,000</b> |

PARKING REQUIRED 349  
PARKING PROVIDED 353  
ADA PARKING PROVIDED TBD  
GOLF CART PARKING 16

| PARKING DATA                           | PROPOSED SF | REQUIRED | PROVIDED |
|----------------------------------------|-------------|----------|----------|
| SELF-STORAGE (700 UNITS)               | 117,000     | 14       | 14- 20   |
| 1 SPACE/75 UNITS + 4 SPACES PER OFFICE | 29          | 14       |          |
| RETAIL/RESTAURANT/BANK                 | 67,000      | 335      | 339- 344 |
| SHOPPING CENTER 1 SPACE / 200 SF       | 16,750      |          |          |
| NOTE: MAX. RESTUARNT 25% GROSS SF      |             |          |          |

| TOTALS            |    | 349 | 353- 364 |
|-------------------|----|-----|----------|
| ADA PARKING       | 2% | 7   | 7        |
| GOLF CART PARKING |    |     | 0        |
| BICYCLE PARKING   | 5% | 17  | 18       |

Master Site Plan



Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

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Lic# LC-C000239

PARCEL J NEIGHBORHOOD  
COMMERCIAL  
AVENIR  
Palm Beach Gardens, Florida

DESIGNED GM/PH  
DRAWN RO  
APPROVED GM/PH  
JOB NUMBER 25-0910  
DATE 07-01-26  
REVISIONS

July 01, 2026 11:49:44 a.m.  
Drawing: 25-0910 SP.DWG