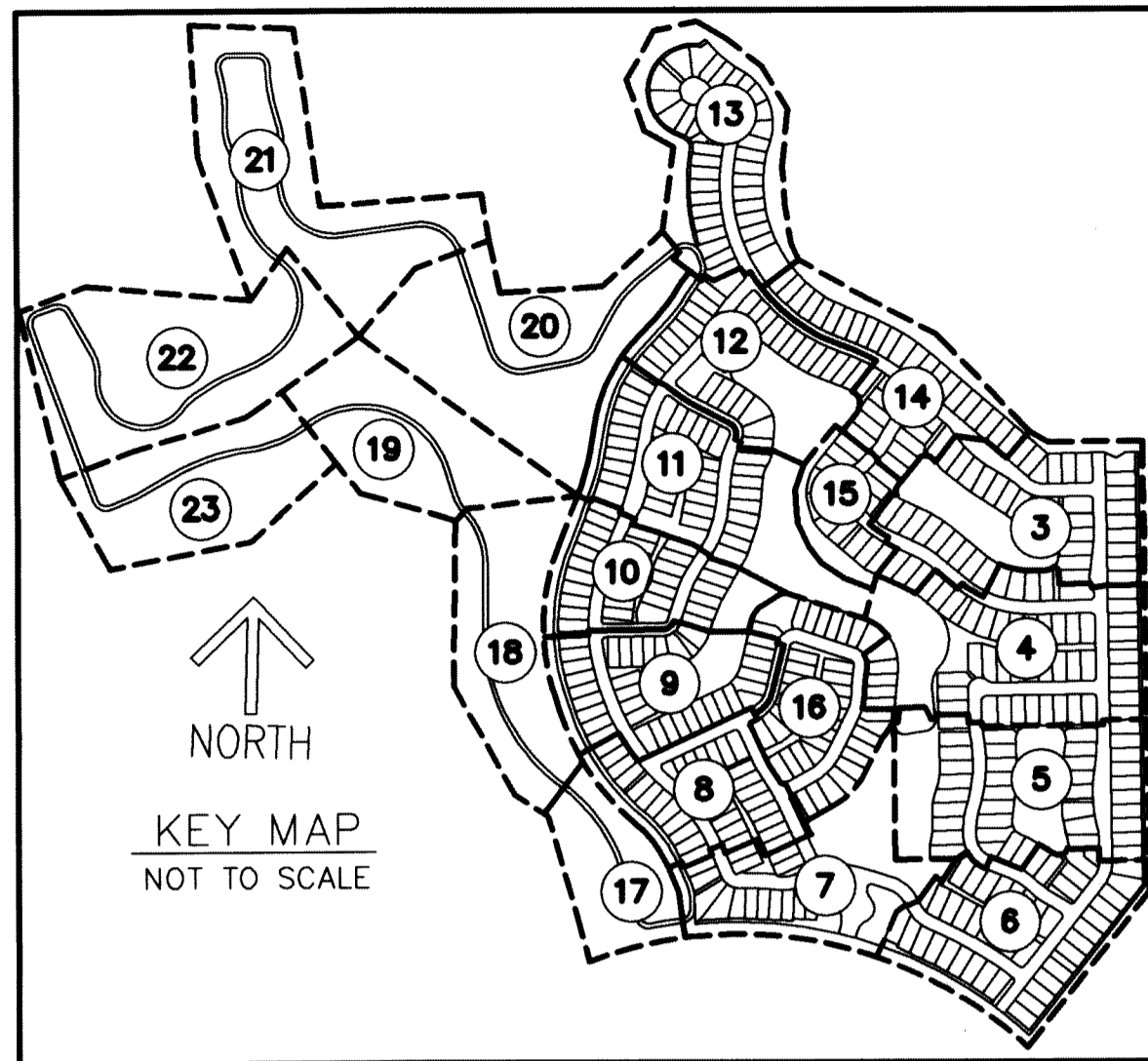


# AVENIR SITE PLAN 2 - POD 5

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",  
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF  
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTIONS 10 AND 15,  
 TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591



2

**SHEET 2 OF 23**

**TABULAR DATA:**  
 ZONING: MIXED USE PLANNED UNIT DEVELOPMENT  
 FUTURE LAND USE DESIGNATION: MIXED USE

TABULAR DATA	ACRES
RESIDENTIAL LOTS	81.455
TRACT R	23.114
TRACT RW1	0.191
TRACT RW2	0.084
TRACT RBE1	0.730
TRACT RBE2	0.508
TRACT RBE3	0.109
TRACT W1	2.330
TRACT W2	11.109
TRACT W3	1.780
TRACT W4	44.667
TRACT LM1	0.808
TRACT LM2	2.790
TRACT LM3	0.620
TRACT LM4	9.171
OPEN SPACE TRACT 1	0.921
OPEN SPACE TRACT 2	0.240
OPEN SPACE TRACT 3	0.065
OPEN SPACE TRACT 4	0.100
OPEN SPACE TRACT 5	0.105
OPEN SPACE TRACT 6	0.142
OPEN SPACE TRACT 7	0.122
OPEN SPACE TRACT 8	0.047
OPEN SPACE TRACT 9	0.870
OPEN SPACE TRACT 10	0.850
OPEN SPACE TRACT 11	0.540
OPEN SPACE TRACT 12	0.071
OPEN SPACE TRACT 13	0.132
OPEN SPACE TRACT 14	0.186
OPEN SPACE TRACT 15	0.100
OPEN SPACE TRACT 16	0.044
OPEN SPACE TRACT 17	0.176
OPEN SPACE TRACT 18	0.081
OPEN SPACE TRACT 19	0.061
OPEN SPACE TRACT 20	0.434

**TABULAR DATA:**

OPEN SPACE TRACT 21	0.057
OPEN SPACE TRACT 22	0.087
OPEN SPACE TRACT 23	0.066
OPEN SPACE TRACT 24	0.102
OPEN SPACE TRACT 25	0.078
OPEN SPACE TRACT 26	0.055
OPEN SPACE TRACT 27	0.064
OPEN SPACE TRACT 28	0.770
OPEN SPACE TRACT 29	0.045
OPEN SPACE TRACT 30	0.063
OPEN SPACE TRACT 31	0.119
OPEN SPACE TRACT 32	0.060
OPEN SPACE TRACT 33	0.058
OPEN SPACE TRACT 34	0.088
OPEN SPACE TRACT 35	0.046
OPEN SPACE TRACT 36	0.062
OPEN SPACE TRACT 37	0.060
OPEN SPACE TRACT 38	0.047
OPEN SPACE TRACT 39	0.292
OPEN SPACE TRACT 40	0.435
OPEN SPACE TRACT 41	0.070
OPEN SPACE TRACT 42	0.100
OPEN SPACE TRACT 43	0.745
OPEN SPACE TRACT 44	0.270
OPEN SPACE TRACT 45	0.063
OPEN SPACE TRACT 46	0.067
OPEN SPACE TRACT 47	0.092
TRACT PARK 1A	0.237
TRACT PARK 1B	0.390
TRACT PARK 1C	0.212
TRACT PARK 2A	0.257
TRACT PARK 2B	0.541
TRACT PARK 2C	0.224
TRACT PARK 2D	0.470
TRACT CLUBHOUSE	5.998
<b>TOTAL AREA THIS PLAT</b>	<b>197.143</b>

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 15 DAY OF July, 2019.

AVENIR COMMUNITY DEVELOPMENT DISTRICT  
 WITNESS: Michele Ray  
 PRINT NAME: Michele Ray  
 BY: Virginia Cepero  
 CHAIRMAN

WITNESS: Clara L. Diaz  
 PRINT NAME: Clara L. Diaz

**AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VIRGINIA CEPERO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN AUTHORIZED OFFICER OF SUCH ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, THAT IT ACCEPTS ITS DEDICATIONS SHOWN HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 2019.  
 MY COMMISSION EXPIRES: 10-30-2019  
 COMMISSION NUMBER: FF 917623  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.  
 PRINT NAME: Clara L. Diaz

**AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS ITS DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 15 DAY OF July, 2019.

AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
 WITNESS: Michele Ray  
 PRINT NAME: Michele Ray  
 BY: Manuel M. Mato  
 PRESIDENT

WITNESS: Clara L. Diaz

**AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA  
 COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 2019.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.  
 PRINT NAME: Clara L. Diaz

**MORTGAGEE'S JOINDER AND CONSENT:**

STATE OF Florida  
 COUNTY OF Miami-Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 29501, AT PAGE 274, AS MODIFIED BY MODIFICATION RECORDED ON OFFICIAL RECORDS BOOK 29832, AT PAGE 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF July, 2019.

AVENIR HOLDINGS, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Michele Ray  
 PRINT NAME: Michele Ray  
 BY: David Serwansky  
 NAME: DAVID SERWANSKY  
 TITLE: PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF Florida  
 COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED DAVID SERWANSKY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 2019.  
 MY COMMISSION EXPIRES: 10-30-2019  
 COMMISSION NUMBER: FF 917623  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.  
 PRINT NAME: Clara L. Diaz

**CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15th DAY OF August, 2019.

BY: Mark T. Marciano  
 MARK T. MARCIANO  
 MAYOR

ATTEST: Patricia Snider  
 PATRICIA SNIDER, CMC  
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15th DAY OF August, 2019.

BY: Todd Engle  
 TODD ENGLE, P.E.  
 CITY ENGINEER

**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 15 DAY OF July, 2019.

Jim Sullivan  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS6889

AVENIR COMMUNITY DEVELOPMENT DISTRICT  
 AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.

AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC.  
 AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC. NOTARY  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.

MORTGAGEE  
 MORTGAGEE NOTARY  
 CLARA L. DIAZ  
 Notary Public - State of Florida  
 Commission # FF 917623  
 My Comm. Expires Oct 30, 2019  
 Bonded Through National Notary Assn.

CITY OF PALM BEACH GARDENS  
 CITY OF PALM BEACH GARDENS ENGINEER  
 REVIEWING SURVEYOR