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Panther National at Avenir

Avenir Holdings, LLC

Palm Beach Gardens, Florida

PROPERTY DEVELOPMENT REGULATIONS

MXD DISTRICT (AC.)	PERMITTED	PROVIDED
LOT COVERAGE	MAX 55%	MAX. 55.00%
MAX BUILDING HEIGHT	3 STORIES/45'	2 STORIES/35'
LOT WIDTH	50'	70'-90'*
SETBACKS		
FRONT		20'
(SIDE LOADED GARAGE)		15'
SIDE		7.5'
SIDE STREET (CORNER LOT)		10'
REAR		10'
POOL / SCREEN ENCLOSURE / PATIOS		
SIDE		7.5'
SIDE STREET (CORNER LOT)		10'
REAR		5'
SETBACKS		
FRONT		20'
SIDE		2'
SIDE STREET (CORNER LOT)		2'
REAR		2'
FENCES		
FRONT		20'
SIDE		0'
SIDE STREET (CORNER LOT)		10'
REAR		0'
AT NO TIME SHALL FENCES ENCROACH ANY EASEMENTS		
GENERATORS		
FRONT		20'
SIDE		3'
SIDE STREET (CORNER LOT)		10'
REAR		3'
NOTE: THE 90' SERIES LOTS ARE DESIGNED TO RANGE FROM 70' TO 90' IN WIDTH AT THE SETBACK LINE.		

SITE DATA

PROJECT NAME:	POD 12 SITE PLAN
PETITION NUMBER:	SPLN-20-12-000046
NET AREA:	70.49 ACRES
LAND USE DESIGNATION:	MIXED USE (MXD)
ZONING:	MXD PCD
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY
	LOT SIZE = 90' x 160'*
RESIDENTIAL HOUSING CLASSIFICATION:	DETACHED
TOTAL DWELLING UNITS:	139 D.U.
NET DENSITY (D.U./AC.):	1.97 D.U./AC.
OPEN SPACE REQUIRED:	ACREAGE %
	24.7 AC. MIN. 35%

OPEN SPACE PROVIDED:	ACREAGE	SF	%
LANDSCAPE/SOD AREAS/L.M.T.	10.20 AC	444,244.08 SF	
PRIVATE OPEN SPACE (30% OF SF LOT AREA)	14.11 AC	614,551.93 SF	
WATER BODIES SURFACE AREA (MAX 50% OF REQ. OPEN SPACE)	1.84 AC	79,978.50 SF	
TOTAL	26.14 AC	1,138,774.51 SF	37.1%
WATER BODIES:	1.84 AC	79,978.50 SF	2.6%
RECREATION FACILITIES (PARKS):	0.00 AC	0 SF	0.0%
BUILDING LOT COVERAGE (55% OF SF LOT AREA)	25.86 AC	1,126,678.54 SF	36.7%
RIGHT OF WAYS:	11.43 AC	497,746.11 SF	16.2%
DRIVEWAYS/SIDEWALKS (15% OF SF LOT AREA)	7.05 AC	307,275.97 SF	10.0%
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W)	10.20 AC	444,244.08 SF	14.5%
PRIVATE OPEN SPACE (30% OF SF LOT AREA)	14.11 AC	614,551.93 SF	20.0%
TOTAL	70.49 AC	3,070,475.12 SF	100.0%

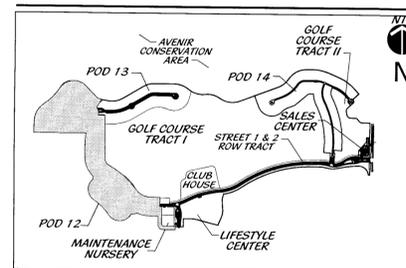
REQUIRED RECREATION AREA:
3/4 ACRE REQUIRED WITHIN 1/4 MILE OF EACH PARCEL

PROVIDED RECREATION AREAS:
GOLF COURSE TRACTS I & II AND CLUBHOUSE COUNT TOWARDS REQUIRED RECREATION AREAS

MAIL KIOSK PARKING PROVIDED: 8 SPACES
(ON-STREET PARALLEL SPACES)

*NOTE: THE 90' SERIES LOTS ARE DESIGNED TO RANGE FROM 70' TO 90' IN WIDTH AT THE SETBACK LINE.

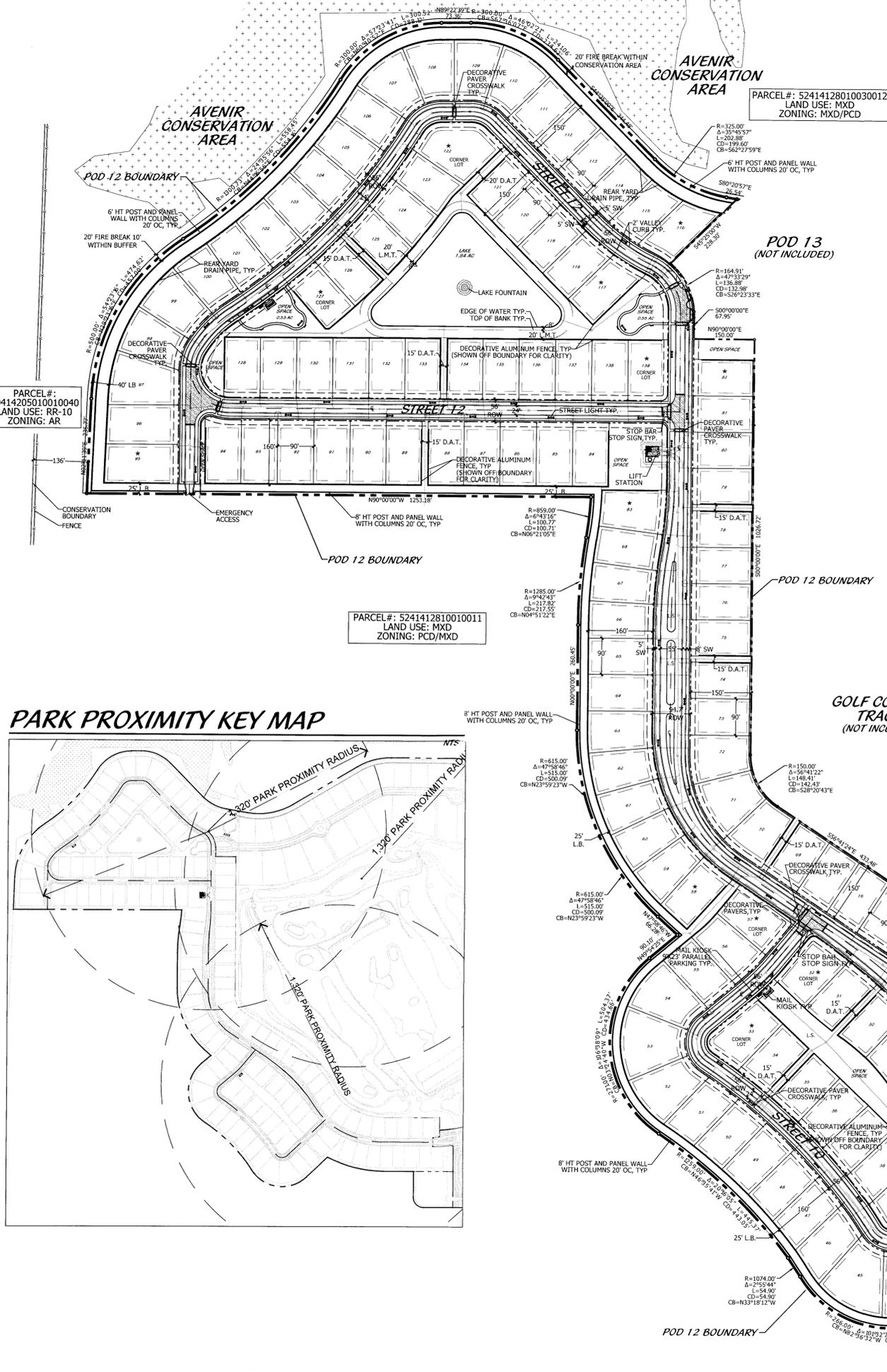
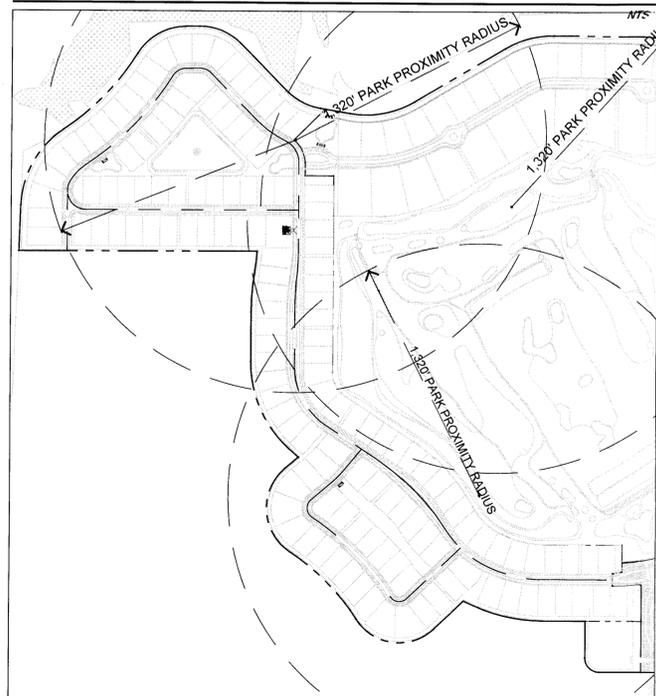
PARCEL KEY MAP



LEGEND

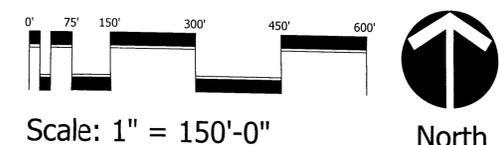
ADA	AMERICAN DISABILITIES ACT	STOP SIGN	DECORATIVE PAVERS
LB	LANDSCAPE BUFFER	DO NOT ENTER	SIDEWALK
R	RADIUS	PEDESTRIAN CROSSING SIGN	LITTORAL PLANTING
SB	SETBACK	STREET LIGHT	BIKE RACK
SJAE	SEACOAST UTILITY	AUTHORITY EASEMENT	DECORATIVE FENCE
SW	SIDEWALK	STREET LIGHT	MAIL KIOSK
O.S.	OPEN SPACE TRACT	ENHANCED ARCHITECTURE	PEDESTRIAN BOLLARD
L.M.T.	LAKE MAINTENANCE TRACT	PEDESTRIAN LIGHT	
D.A.T.	DRAINAGE & ACCESS TRACT	FIRE HYDRANT	
ROW	RIGHT OF WAY	CENTER LINE	
L.S.	LANDSCAPE	PARKING SPACE NUMBER	

PARK PROXIMITY KEY MAP



STREETS 1 & 2 ROW TRACT (NOT INCLUDED)

Pod 12 Overall Site Plan



Scale: 1" = 150'-0"

North

PROJECT: PANTHER NATIONAL - POD 12
PETITION: SPLN-20-12-000046
DEV ORD: RESOLUTION 1, 2022
DATE: JANUARY 14, 2022
PJT MGR: BRETT A. LEONE, SENIOR PLANNER

DESIGNED	JD
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	19-1212
DATE	07-15-20
REVISIONS	09-28-20
	08-18-21
	10-19-20
	07-01-21
	12-04-20
	08-08-21
	01-22-21
	09-21-21
	02-12-21

September 21, 2021 9:39:22 a.m.
Drawing: 191212 SP.DWG

SHEET 1 OF 9
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