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Panther National at Avenir

Avenir Holdings, LLC
Palm Beach Gardens, Florida

SITE DATA

PROJECT NAME: AVENIR GOLF SITE PLAN
NET AREA: 26.76 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 = .5 & 1 ACRE
RESIDENTIAL HOUSING CLASSIFICATION: DETACHED
TOTAL DWELLING UNITS: 27 D.U.
NET DENSITY (D.U./AC.): 1.01 D.U./AC.
OPEN SPACE REQUIRED: 9.4 AC. MIN. 35% ACREAGE %

OPEN SPACE PROVIDED:	ACREAGE	SF	%
LANDSCAPE/SOD AREAS/L.M.T.	3.37 AC	146,806.33 SF	
PRIVATE OPEN SPACE (30% OF SF LOT AREA)	6.01 AC	261,894.38 SF	
WATER BODIES SURFACE AREA (50% OF REQ. OPEN SPACE)	0.00 AC	- SF	
TOTAL	9.38 AC	408,700.71 SF	35.1%

WATER BODIES:	ACREAGE	SF	%
RECREATION FACILITIES (PARKS):	0.00 AC	- SF	0.0%
BUILDING LOT COVERAGE (55% OF SF LOT AREA)	11.02 AC	480,139.70 SF	41.2%
RIGHT OF WAYS:	3.34 AC	145,699.49 SF	12.5%
DRIVEWAYS/SIDEWALKS (15% OF SF LOT AREA)	3.01 AC	130,947.19 SF	11.2%
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W)	3.37 AC	146,806.33 SF	12.6%
PRIVATE OPEN SPACE (30% OF SF LOT AREA)	6.01 AC	261,894.38 SF	22.5%
TOTAL	26.76 AC	1,165,487.09 SF	100.0%

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

PROVIDED RECREATION AREAS:
COMMUNITY GOLF COURSE AND CLUBHOUSE COUNT TOWARDS REQUIRED RECREATION AREAS

GUEST PARKING PROVIDED:
(ON-STREET PARALLEL SPACES) 3 SPACES

PROPERTY DEVELOPMENT REGULATIONS

MXD DISTRICT (AC.)	REQUIRED	PROVIDED
LOT COVERAGE	MAX 55%	MAX. 55.00%
MAX BUILDING HEIGHT	3 STORIES/45'	3 STORIES/45'
LOT WIDTH	50'	VARRIES, >50'

*LOTS ARE DESIGNED TO CONFORM TO A MINIMUM AREA, .5 ACRE LOTS AND 1 ACRE LOTS ARE PROVIDED, ALL LOTS EXCEED THE MINIMUM FRONTAGE.

SETBACKS	REQUIRED	PROVIDED
FRONT	15'	25'-35'
WITH FRONT LOADED GARAGES	20'	25'-35'
SIDE	7.5'	15'-20'
SIDE STREET (CORNER LOT)	10'	20'
REAR	10'	20'-25'

POOL / SCREEN ENCLOSURE / PATIOS	REQUIRED	PROVIDED
SIDE	7.5'	20'
SIDE STREET (CORNER LOT)	10'	20'
REAR	5'	20'

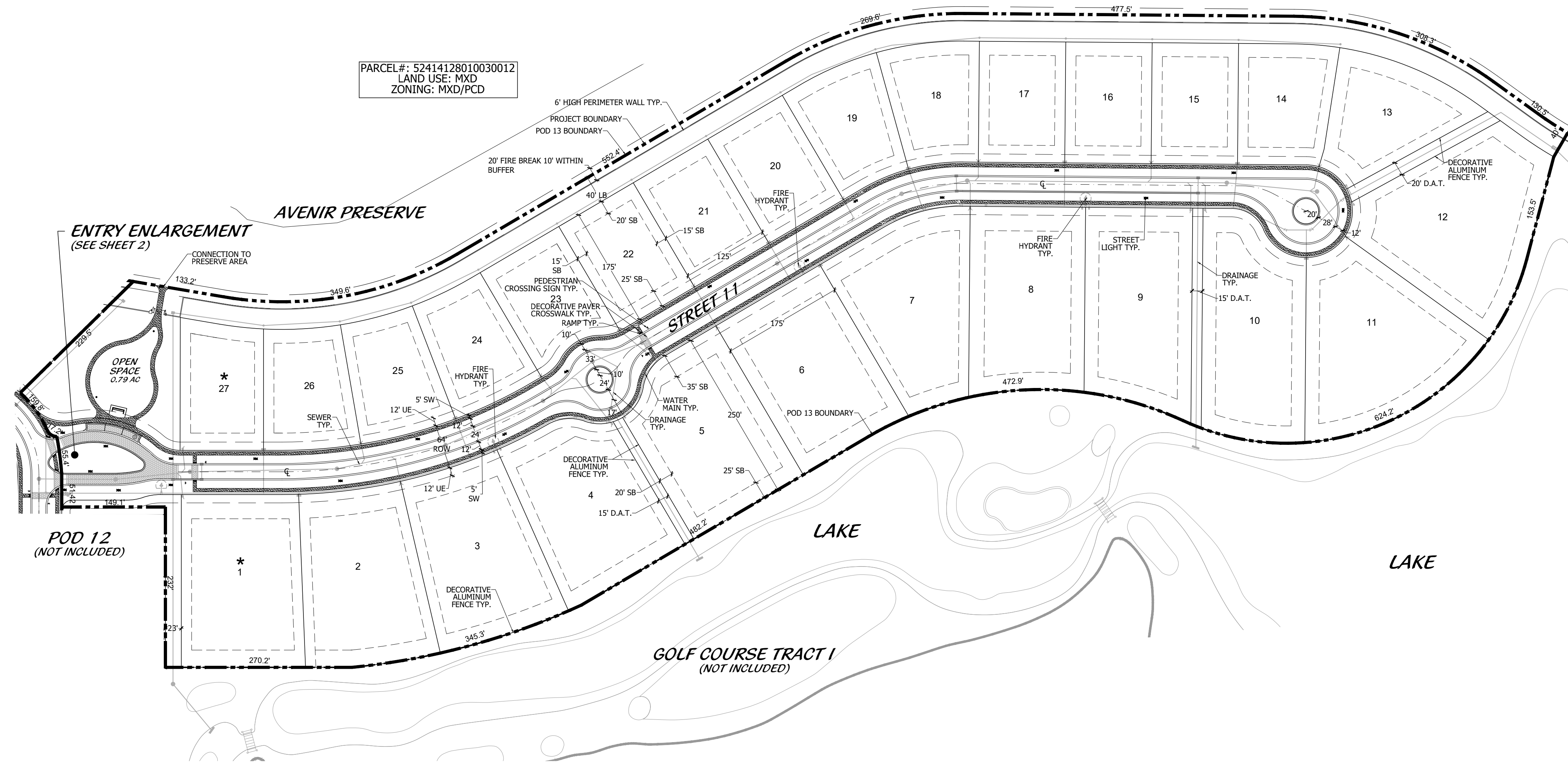
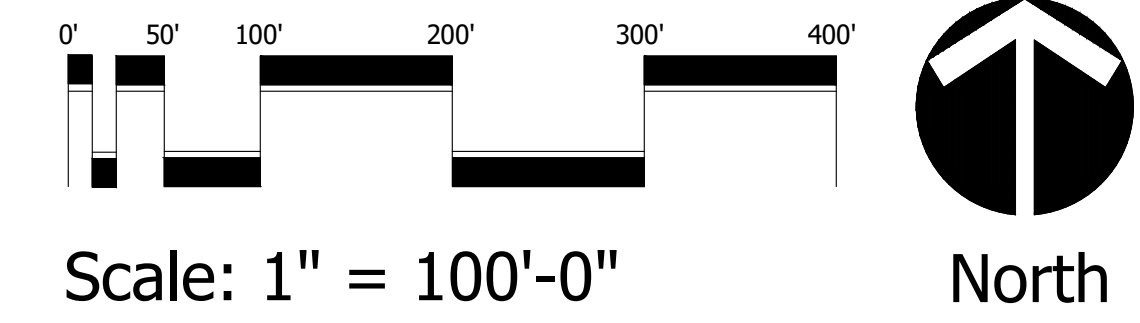
SETBACKS	REQUIRED	PROVIDED
PATIOS		
SIDE	2'	2'
SIDE STREET (CORNER LOT)	2'	2'
REAR	2'	2'

FENCES	REQUIRED	PROVIDED
FRONT	20'	25'-35'
SIDE	0'	0'
SIDE STREET (CORNER LOT)	10'	10'
REAR	0'	0'

*AT NO TIME SHALL FENCES ENCR OACH ANY EASEMENTS

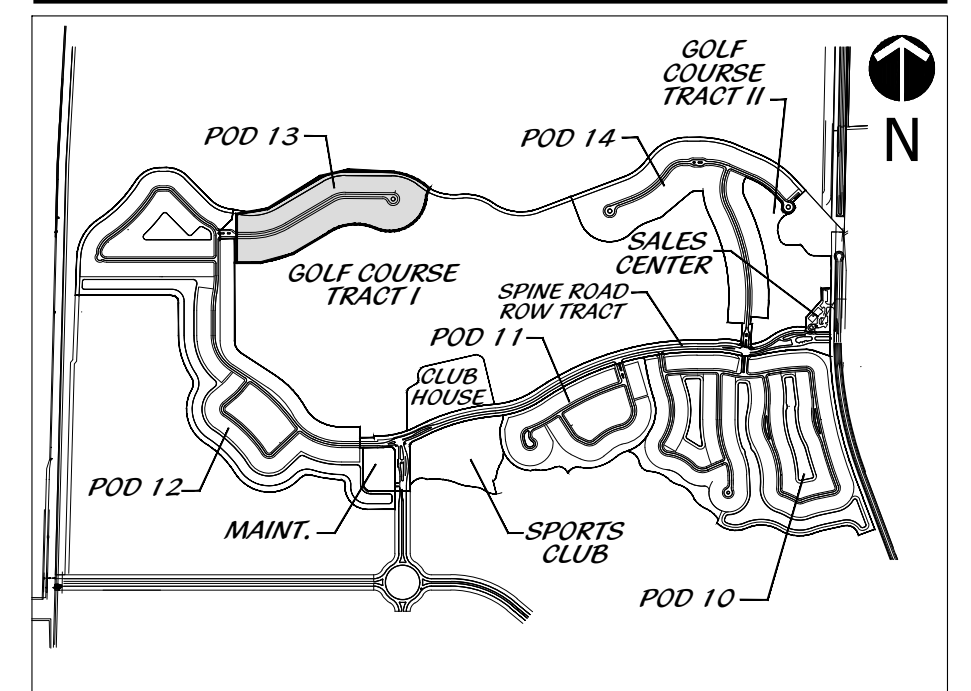
GENERATORS	REQUIRED	PROVIDED
FRONT	20'	25'-35'
SIDE	3'	3'
SIDE STREET (CORNER LOT)	10'	10'
REAR	3'	3'

Pod 13 Site Plan



PARCEL #: 52414128010030012
LAND USE: MXD
ZONING: MXD/PCD

PARCEL KEY MAP



LEGEND

- ADA AMERICAN DISABILITIES ACT
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- ROW RIGHT OF WAY
- L.S. LANDSCAPE
- CL CENTER LINE
- ③ PARKING SPACE NUMBER
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING SIGN
- STREET LIGHT
- PEDESTRIAN LIGHT
- * ENHANCED ARCHITECTURE
- PARKING LIGHT
- FIRE HYDRANT
- DECORATIVE PAVERS
- LITTORAL PLANT
- SIDEWALK
- BIKE RACK
- DECORATIVE FENCE
- MAIL KIOSK

DESIGNED	JID
DRAWN	JD
APPROVED	DEH
JOB NUMBER	19-1212
DATE	07-15-20
REVISIONS	09-28-20
	10-19-20
	12-04-20

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