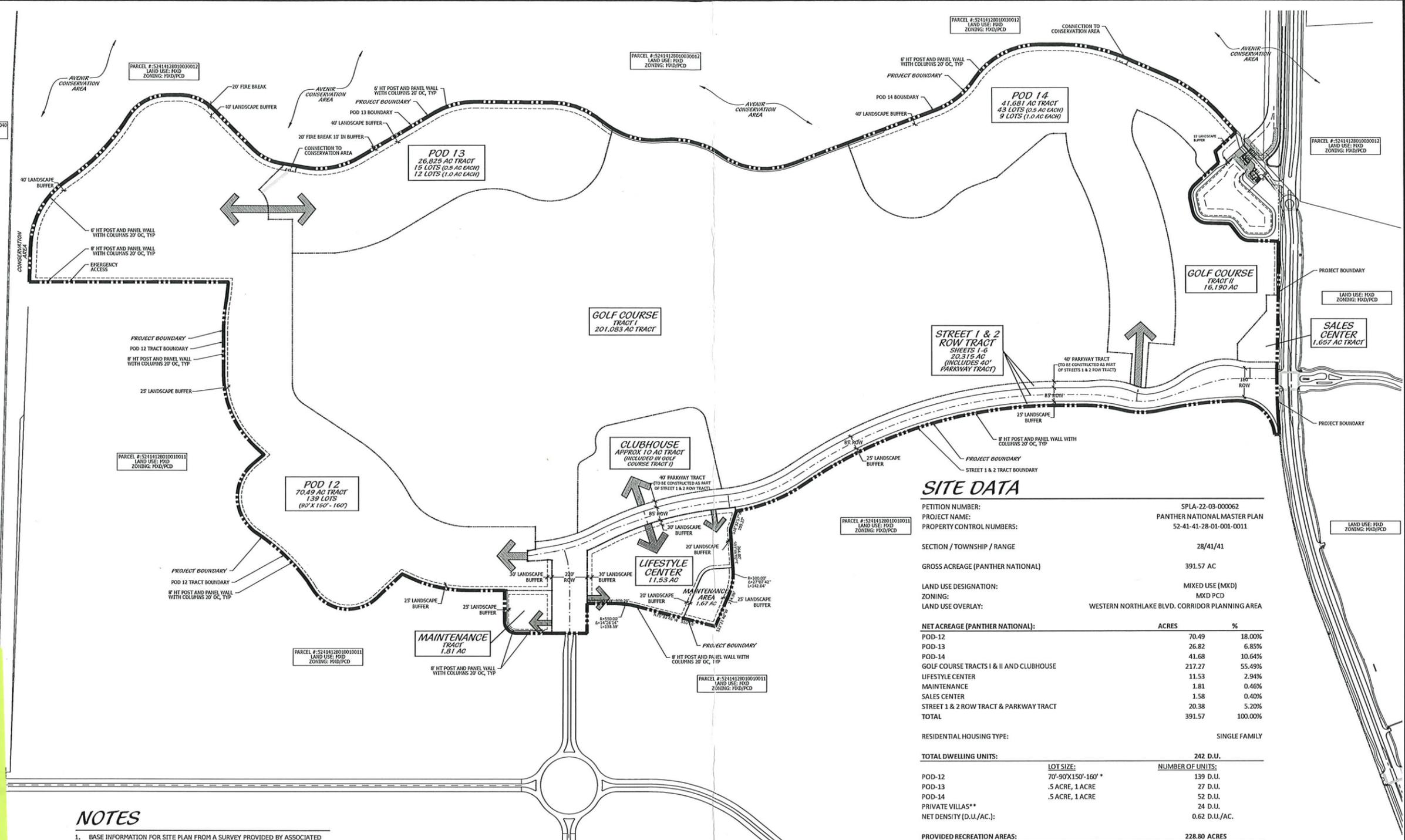


**PROJECT: PANTHER NATIONAL MASTER PLAN AMENDMENT**  
**PETITION: SPLA-22-03-000062**  
**DEV ORD: RESOLUTION 58, 2022**  
**DATE: OCTOBER 6, 2022**  
**PJT MGR: BRETT A. LEONE, SENIOR PLANNER**



**NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY ASSOCIATED LAND SURVEYORS, INC., DATED 05/07/2021.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SET BACK 5' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. REFER TO LANDSCAPE PLANS FOR DETAIL OF SITE FURNITURE.
13. ALL UN STAFFED GATES AND FIRE ACCESS GATES SHALL BE EQUIPPED WITH CLICK 2 ENTER AND KNOX BOX ENTRY SYSTEMS.
14. ALL GROUND MOUNTED EQUIPMENT SUCH AS BUT NOT LIMITED TO FPL BOXES, BACKFLOW PREVENTERS, SLA EQUIPMENT, MASTER IRRIGATION PUMP STATIONS, FOUNTAIN ELECTRIC METER STATIONS ETC, SHALL BE FULLY SCREENED TO THE HEIGHT OF THE EQUIPMENT.
15. PERIMETER FENCE / WALL IS SHOWN OFF OF THE PROPERTY LINE FOR PLAN LEGIBILITY. THE FENCE / WALL IS PROPOSED TO BE ON THE PROPERTY BOUNDARY. REFER TO SECTIONS DETAILS SHEETS.

**DEVELOPMENT TEAM**

**PROPERTY OWNER**  
 CENTAUR (PALM BEACH) OWNER, LLC  
 7104 FAIRWAY DRIVE, SUITE 123  
 PALM BEACH GARDENS, FL 33418  
 CONTACT: SCOTT HEDGECOCK  
 PHONE: 561-346-0102

**SITE PLANNER**  
 COTLEUR & HEARING  
 1934 COMMERCE LANE, SUITE 1  
 JUPITER, FLORIDA 33458  
 PHONE: 561-747-6336  
 FAX: 561-747-1377

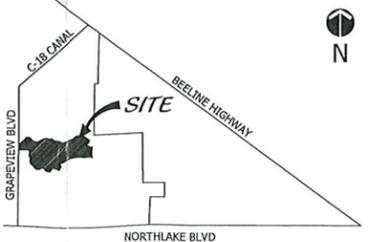
**SURVEYOR**  
 CAULFIELD & WHEELER  
 7900 GLADES ROAD  
 BOCA RATON, FL 33434  
 PHONE: 561-992-1991

**CIVIL ENGINEER**  
 BALLBE & ASSOCIATES  
 2737 NE 30TH PLACE  
 FORT LAUDERDALE, FL 33306  
 PHONE: 564-491-7811

**LANDSCAPE ARCHITECT**  
 LUCIDO & ASSOCIATES  
 701 SE OCEAN BLVD  
 STUART, FL 34994  
 PHONE: 772-220-2100

**TRAFFIC ENGINEER**  
 O'ROURKE ENGINEERING & PLANNING  
 869 SE FEDERAL HIGHWAY, SUITE 402  
 STUART, FL 34994  
 PHONE: 772-781-7918

**LOCATION MAP**

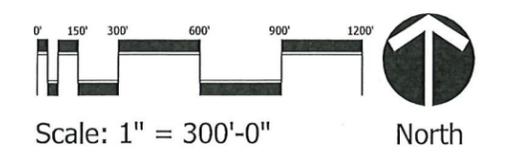


**SITE DATA**

PETITION NUMBER:	SPLA-22-03-000062
PROJECT NAME:	PANTHER NATIONAL MASTER PLAN
PROPERTY CONTROL NUMBERS:	52-41-41-28-01-001-0011
SECTION / TOWNSHIP / RANGE:	28/41/41
GROSS ACREAGE (PANTHER NATIONAL):	391.57 AC
LAND USE DESIGNATION:	MIXED USE (MXD)
ZONING:	MXD PCD
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
<b>NET ACREAGE (PANTHER NATIONAL):</b>	<b>ACRES %</b>
POD-12	70.49 18.00%
POD-13	26.82 6.85%
POD-14	41.68 10.64%
GOLF COURSE TRACTS I & II AND CLUBHOUSE	217.27 55.49%
LIFESTYLE CENTER	11.53 2.94%
MAINTENANCE	1.81 0.46%
SALES CENTER	1.58 0.40%
STREET 1 & 2 ROW TRACT & PARKWAY TRACT	20.38 5.20%
<b>TOTAL</b>	<b>391.57 100.00%</b>
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY
<b>TOTAL DWELLING UNITS:</b>	<b>242 D.U.</b>
	<b>LOT SIZE: NUMBER OF UNITS:</b>
POD-12	70'-90'X150'-160'* 139 D.U.
POD-13	.5 ACRE, 1 ACRE 27 D.U.
POD-14	.5 ACRE, 1 ACRE 52 D.U.
PRIVATE VILLAS**	24 D.U.
NET DENSITY (D.U./AC.):	0.62 D.U./AC.
<b>PROVIDED RECREATION AREAS:</b>	<b>228.80 ACRES</b>
GOLF COURSE TRACTS I & II AND CLUBHOUSE (BUFFER NOT INCLUDED)	217.27 AC
LIFESTYLE CENTER	11.53 AC
<b>TOTAL AREA:</b>	<b>228.80 AC</b>

\*NOTE: THE 90' SERIES LOTS ARE DESIGNED TO RANGE FROM 70' TO 90' IN WIDTH AT THE SETBACK LINE AND 150' TO 160' IN LENGTH.  
 \*\*PRIVATE VILLAS ARE PROPOSED TO BE LOCATED WITHIN THE CLUBHOUSE, SALES CENTER, OR LIFESTYLE CENTER PARCELS.

**Master Site Plan**



**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
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 www.cotleurhearing.com  
 Lic# LC-26000535

**Panther National at Avenir**  
 CENTAUR (PALM BEACH) OWNER, LLC  
 Palm Beach Gardens, Florida

DESIGNED	JLD
DRAWN	DEH
APPROVED	19-12-12
JOB NUMBER	07-15-20
DATE	08-24-20
REVISIONS	04-20-22 02-21-21 09-24-20
	07-21-22 05-13-21 09-30-20
	08-17-22 06-14-21 10-19-20
	02-18-22 11-24-20

August 17, 2022 5:44:32 p.m.  
 Drawing: 191212.MP.DWG

SHEET 1 OF 1

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