

FOR LOTS NOT SUBJECT TO 88-115 OR DATA BOX SETBACKS MARKED "RS DW & SW"

PARK NAME	Mas Verde
AKA	King's Mill
MARK ADDRESS	5608 Lake Worth Rd, LA Worth
USE	R
PC #	00-42-44-28-00-000-3010
ZONING	M1
SUBDIVISION #	4000-588
INSPECTION AREA #	6
DATE OF APPROVAL	1996
IMPACT FEE ZONES	5/2/24
REVISION #	08-11673-110LUP18
ZONING QUAD #	286
NUMBER OF SPACE APPROVED	1958 B
ORDINANCE APPROVED UNDER	1958 B
RESOLUTION	0
STATUS OF PROJECT	0
SETBACKS	F-28 from prop. roads 15' from all other roads 30' to 10' or 10' boundary 10'-12' lots of 15'-15' FASDC 20' FASDC 20' sep

DISCLAIMER-
INFORMATIONAL PURPOSES ONLY. The information included in the data box and on the site plan is based solely upon information previously submitted by the applicant.

conditions

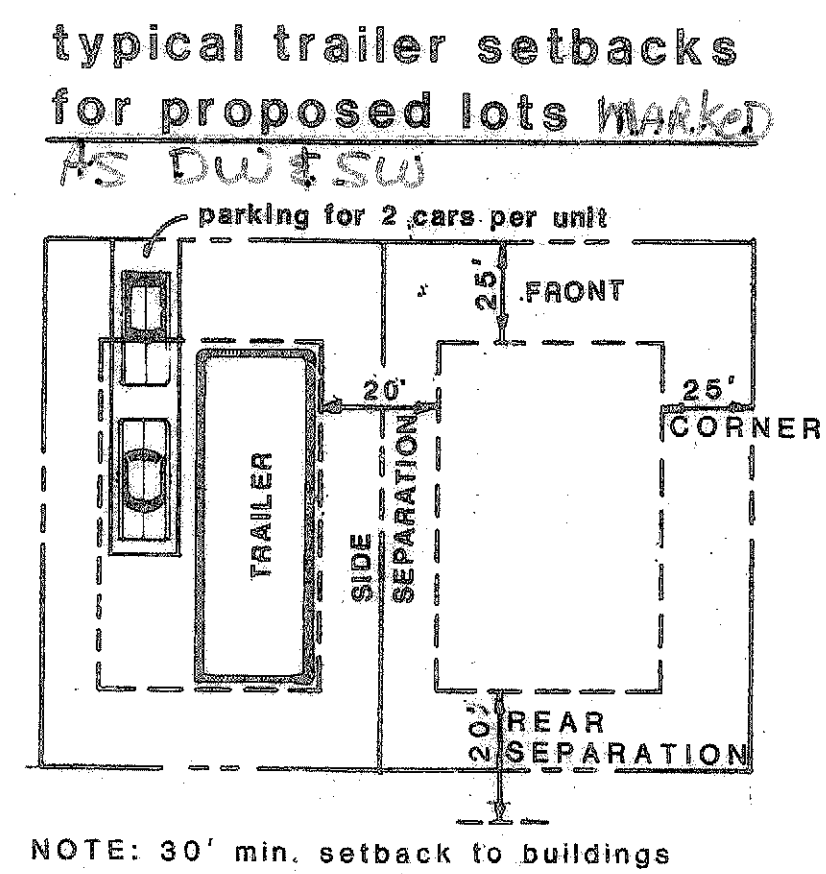
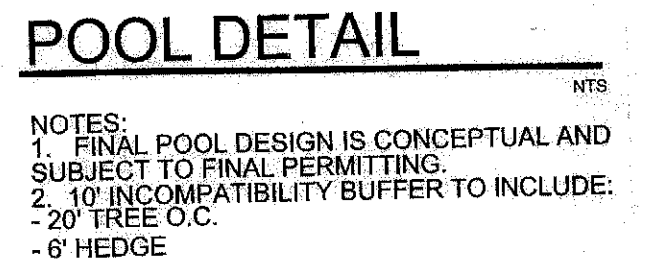
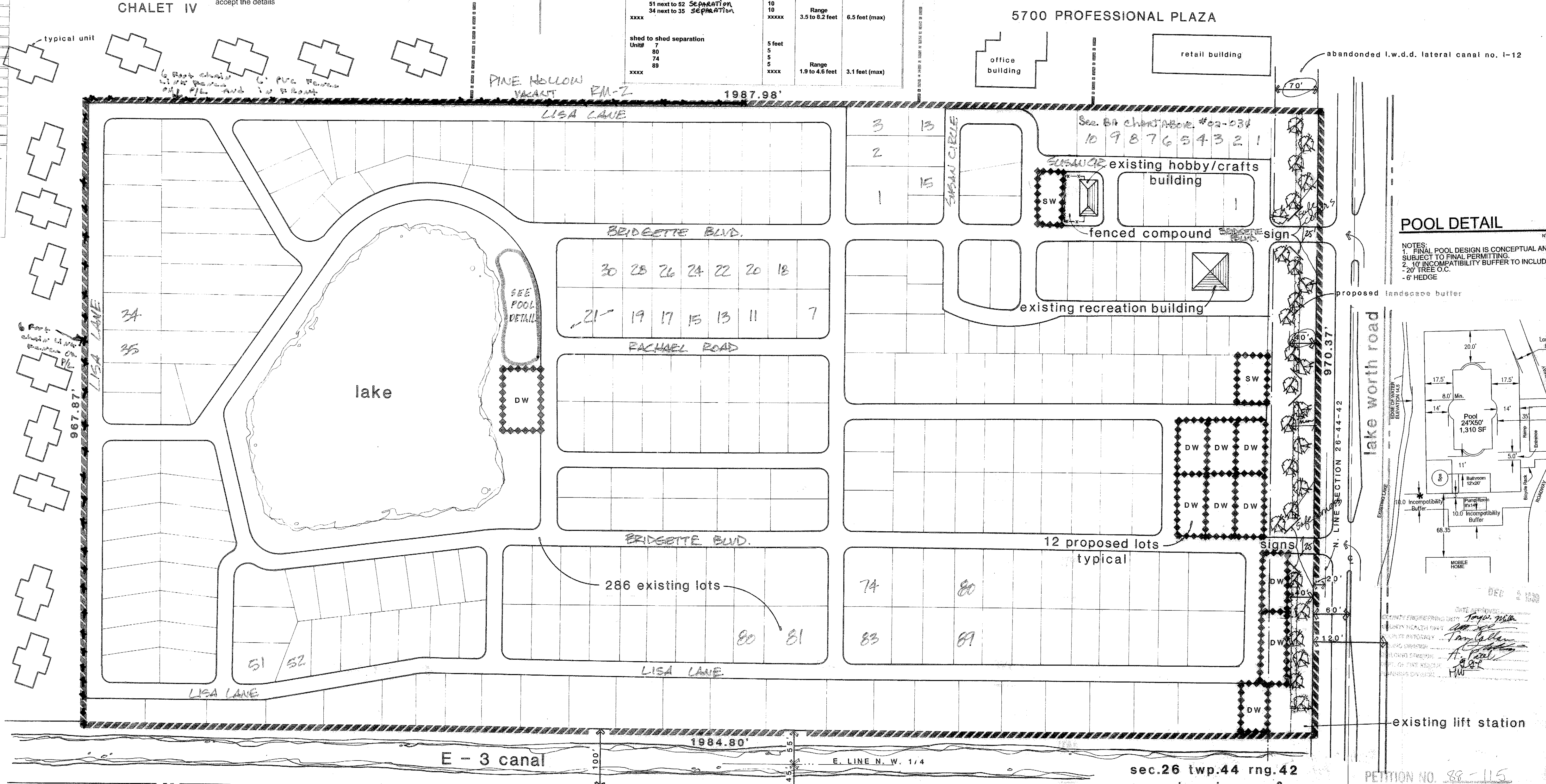
- Prior to Site Plan Certification, the site plan shall be amended to indicate the following:
 - Indicate a typical lot showing all setbacks, repairs and parking areas;
 - Hedge planting of twenty-four (24) inches high and twenty-four (24) inches on center in the landscape strip separating vehicular use areas from abutting right-of-way;
- The development shall be limited to 286 mobile home rental units.
- All proposed units must meet current property development regulation for a Mobile Home Recreational Park.
- Prior to Site Plan Review Committee submittal, the petitioner shall:
 - Provide an inventory on the proposed lots of existing trees and significant vegetation;
- Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site.
- Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water.
- The developer shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application.
- The property owner shall pay a Fair Share Fee in the amount and manner required by the Fair Share Contribution for Road Improvements Ordinance as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$1,600.00 (40 units x \$20.75 per trip).
- In addition the petitioner shall contribute the amount of \$222.00 as established in Article V section 3 (Minimum Project Standards) of the Traffic Performance Standards Code. These total funds of \$1822.00 shall be paid prior to the issuance of first Building Permit.
- If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$222.00 shall be credited toward the increased Fair Share Fee.
- Failure to comply with any conditions of approval may result in the denial or revocation of a building permit, the issuance of a stop-work order, the denial of a Certificate of Occupancy on any building or structure, or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.

ZONING CONDITIONS:

- The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided he completes the time-extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- By August 20, 2002, the applicant shall submit the BA result letter, a revised site plan reflecting all notes and conditions as previously denoted on approved exhibit 19 (12/20/88) for certification through the DRC process. Also denote on the revised site plan the BA conditions of approval and the approved setback and separation variances as shown below. (DATE: MONITORING DRC-BOFA)

(See File or Hyperlinked staff report for variance details) This format unable to accept the details

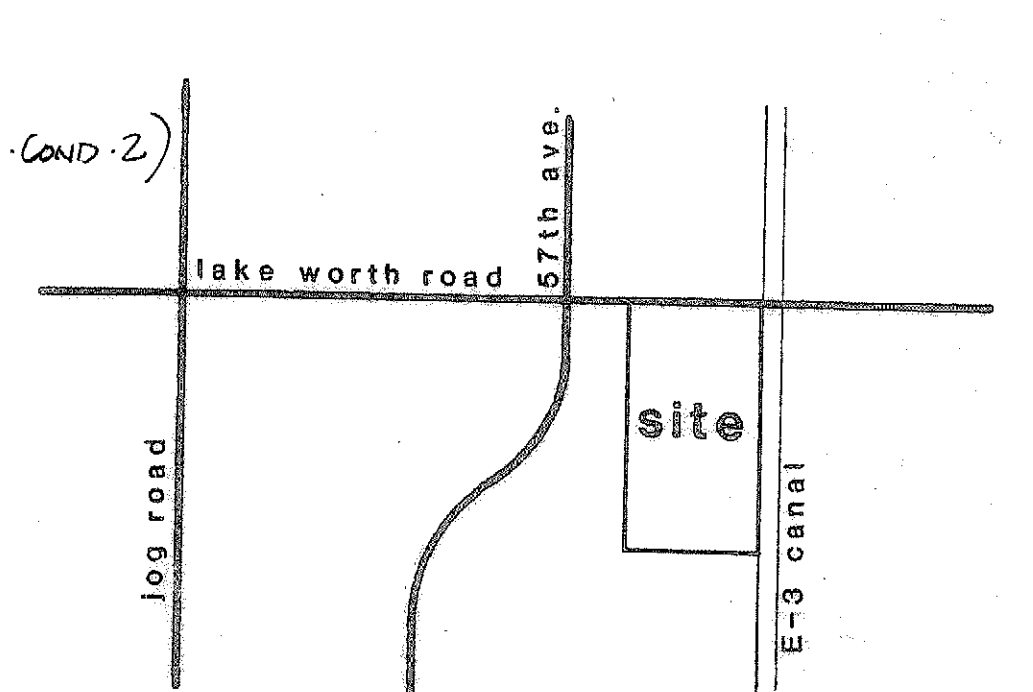
AGENDA ITEM	CODE SECTION	REQUIREMENT	PROPOSED	VARIANCE
BA2002-034	* SEE (EXHIBIT A) NEXT PAGE			
Front yard setback Unit #1	BRIDGETTE BLD.	10 feet	8.5 feet	1.5 feet
Rear yard Setback Units #1 thru #10	SUSAN CIRCLE	10 feet	Range 1.8 to 9.6 feet	8.2 feet (max)
Mobile Home to Mobile Home Separation Unit# 2 next to 15 = END TO END		10 feet	10	
22 next to 13		10	10	
24 next to 15		10	10	
28 next to 19		10	10	
31 next to 32 SEPARATION		10	10	
34 next to 35 SEPARATION		10	10	
XXXX		XXXX	3.5 to 8.2 feet	6.5 feet (max)
shed to shed separation Unit# 7		5 feet	5	
80		5	5	
74		5	5	
89		5	5	
XXXX		XXXX	Range 1.9 to 4.6 feet	3.1 feet (max)



site data

total site area	44.19 ac
total dwelling units	298 du (MAX. COND. 2)
gross density	6.74 du/ac
total open space	27.92 ac
retention lake	5.12 ac
roads / paved area	7.8 ac
recreation facility	.18 ac
building coverage	7.0 ac
building height	25 ft
total trees required	1284
parking	2/unit

location map n.t.s.



notes

- ◆◆◆ denotes 12 additional lots.
 - there are presently 286 lots existing on site.
 - SW single wide trailer
 - DW double wide trailer
 - 19 numbered lots subject to variance approval BA 2002-034
- scale: 1" = 80'

Concurrence Approval* mobile homes 298 units
Concurrence is approved for the above uses and amounts shown on this plan.
ADMINISTRATIVE AMENDMENT
Add 6' PVC Fence and 6' Chain Link Fence.
DATE 7/2/02
DATE 2/2/05

sec.26 twp.44 rng.42
current zoning ag & cg
proposed zoning rs/mhrp
zoning petition no. 88-115
aerial page 249
zoning quad. sheet 33

petition no. 88-115
DATE SUBMITTED 11-14-88
EXHIBIT NO. 19
SUPERSEDES EXH. NO. 3.
PROJECT NO. 4000-053

MAS VERDE MOBILE HOMES

SITE PLAN

FINAL PLAN SIGNATURE ONLY APPROVED 2/09/05
Orla Cummings site plan post area

STANLEY/WANTMAN, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH • ORLANDO • FORT MYERS
LOMBARD CENTER 2000 LOMBARD STREET WEST PALM BEACH, FLORIDA 33407 (305)842-7444