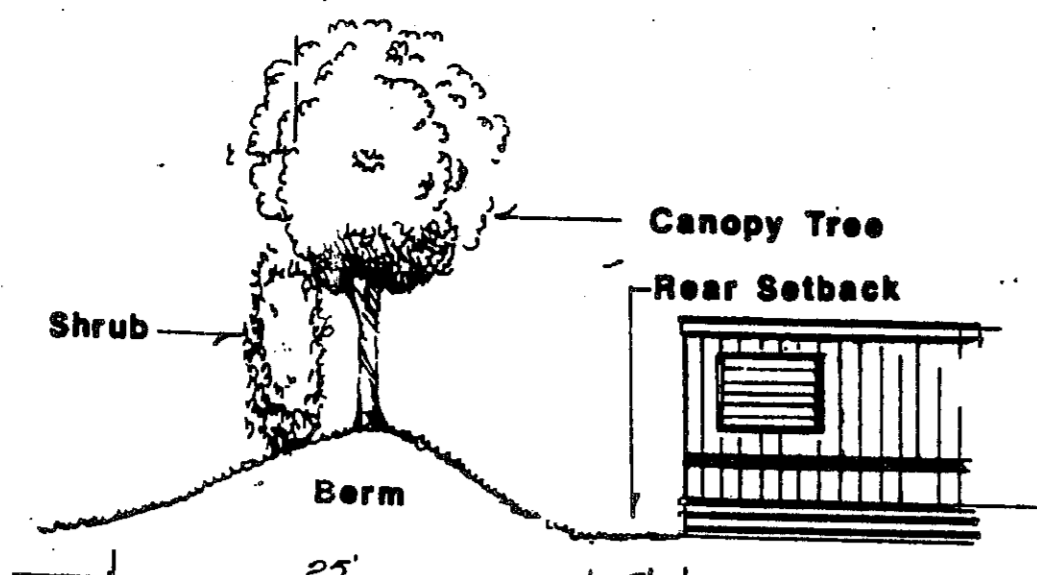


Plantation at Lantana
Palm Beach County, Florida
Master Plan

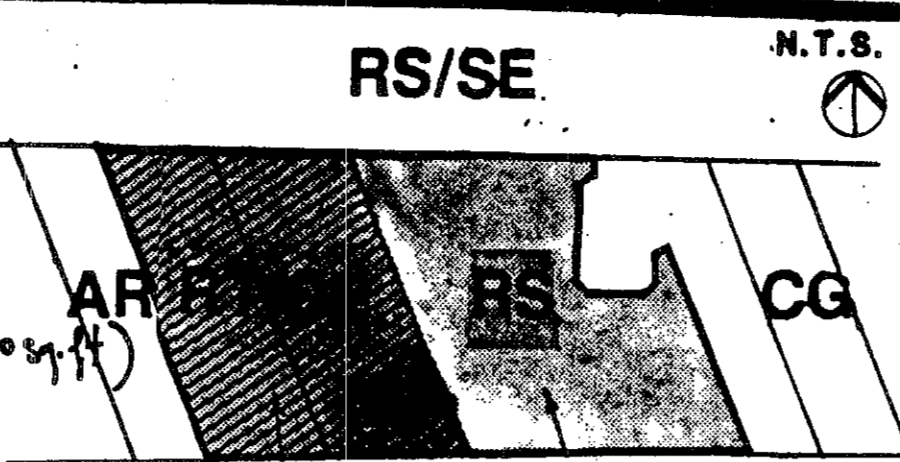
**** ADMINISTRATIVE AMENDMENT ****
STAFF: *Bob McCall* DATE: 3-30-01
Show two entrance signs approx 35 ft each, 8' max ht.



Typical Berm Detail
Landscape Buffer Scale: 1"=10'

**** ADMINISTRATIVE AMENDMENT ****
STAFF: *J. Murtan* DATE: 5/26/99
To relocate "Sales Management" office into an existing (laundry) structure within Recreation Area. This structure includes + Sales Management - only for this mobile home park (approx + Park Admin. office - existing 1400 sq ft) + laundry & restrooms - existing. Sales Mgmt. Office sells mobile homes to residents who lease lots in the development and is a service required for similar operations.

Existing Zoning



DATA BOX

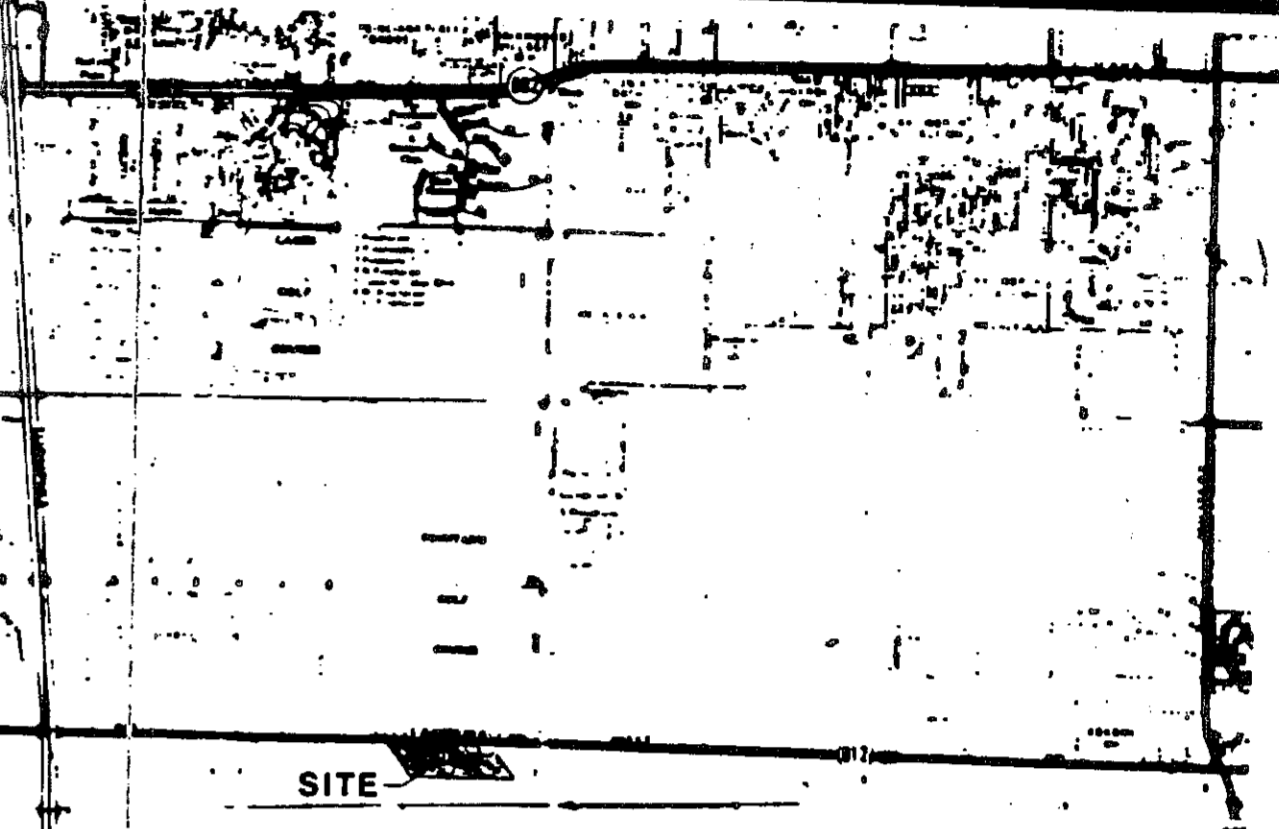
PARK NAME	Plantation at Lantana
AKA	Palm Beach Plantation
PARK ADDRESS	6900 Lantana Rd., Lantana
USE DENSITY	R 107
PC #	00-42-44-39-00-03B-0046
ZONING FLU	AR
ACRES	17.50
SUBSECTION #	4555-109
INSPECTION AREA #	9
DATE OF APPROVAL	1996
IMPACT FEE ZONES	5/02/04
PETITION #	86-027 Rezone SE
ZONING QUAD #	34
NUMBER OF SPACES APPROVED	214
RESOLUTION	MHP-05-09
MHP Map ID	
SETBACKS	

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.

Legend

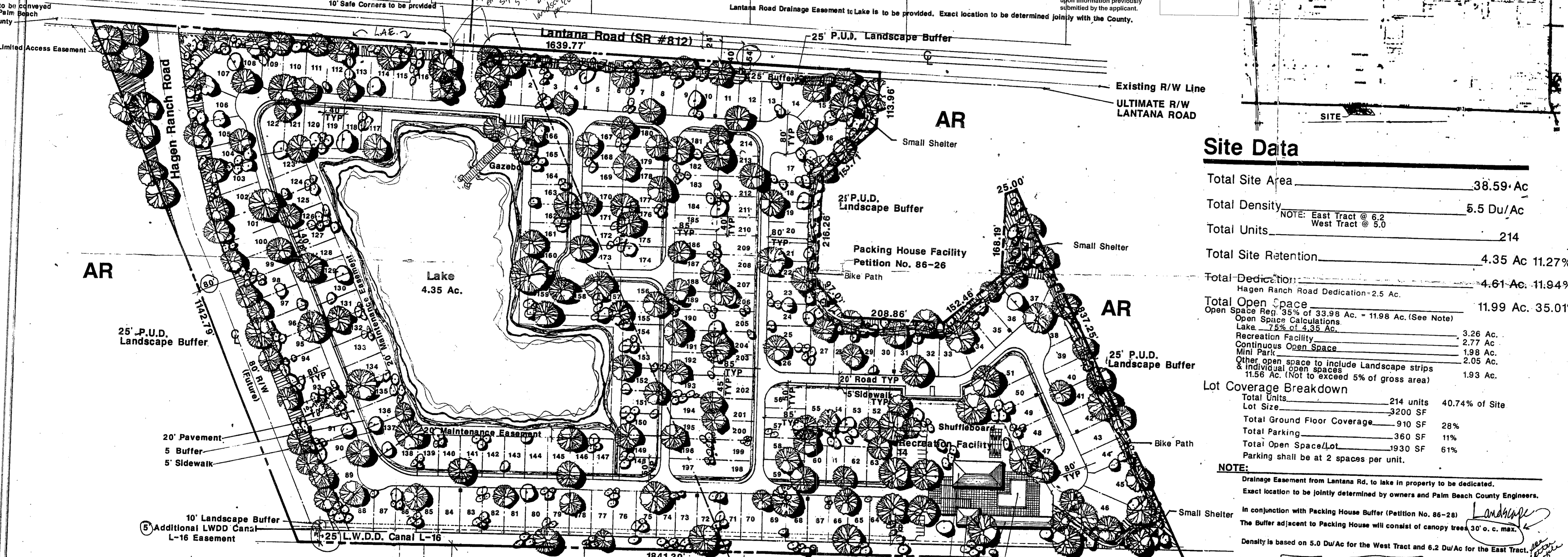
- Proposed Trees
- Existing Trees
- Hedge
- Lights

Location Map



Florida Growers Supply, Inc. (Nursery Operation) AR

Fountains South Golf Course RS/SE



Site Data

Total Site Area	38.59 Ac
Total Density	5.5 Du/Ac
Total Units	214
Total Site Retention	4.35 Ac 11.27%
Total Dedication	4.61 Ac 11.94%
Total Open Space	11.99 Ac 35.01%
Open Space Reg. 35% of 33.98 Ac. = 11.98 Ac. (See Note)	
Open Space Calculations:	
Lake - 7.5% of 4.35 Ac.	3.26 Ac.
Recreation Facility	2.77 Ac.
Continuous Open Space	1.98 Ac.
Mini Park	2.05 Ac.
Other open space to include Landscape strips & individual open spaces	1.93 Ac.
11.56 Ac. (Not to exceed 5% of gross area)	
Lot Coverage Breakdown	
Total Units	214 units 40.74% of Site
Lot Size	3200 SF
Total Ground Floor Coverage	910 SF 28%
Total Parking	360 SF 11%
Total Open Space/Lot	1930 SF 61%
Parking shall be at 2 spaces per unit.	

NOTE:
Drainage Easement from Lantana Rd. to lake in property to be dedicated. Exact location to be jointly determined by owners and Palm Beach County Engineers.
In conjunction with Packing House Buffer (Petition No. 86-28) The Buffer adjacent to Packing House will consist of canopy trees 30' o.c. max.
Density is based on 5.0 Du/Ac for the West Tract and 6.2 Du/Ac for the East Tract.
Lot lines are [descriptive] and are [boundary lines only] for a rental community.
Minimum number of trees required is 1121, some preserved. - bldg permit must be accompanied by tree survey.
Open space calculation is based on net area for development - the Total site area less Dedications.

Conditions of Approval

- The property owner shall pay a Pair Share Fee in the amount and manner required by the Pair Share Contribution for Road Improvements Ordinance as it presently exists or as it may from time to time be amended. The Pair Share Fee for this project presently is \$46,230.00 (\$75 triplex x \$60.40 per triplex).
 - The petitioner shall convey to the Lake Worth Drainage District right-of-way for Lateral Canal No. 16, by Quit Claim deed or an Easement deed in the form provided for the subject property within ninety (90) days of adoption of the resolution by the Board of County Commissioners.
 - Property owner shall provide Palm Beach County a certified survey to include a limited access easement along Lantana Road, delineation of the recreation area, delineation of the drainage area, and entrance road location per the County Engineer's approval.
 - The petitioner shall execute and record a Unity of Title acceptable to the County Attorney's office for the subject property prior to master or site plan certification.
- Petition 86-27(A)**
- The following conditions are recommended:
- The conditions of all previous approvals shall remain in force unless expressly modified herein.
 - Prior to site plan approval the site plan shall be revised to reflect the following:
 - a demonstration of compliance with the mobile home rental park open space requirements by including the methods of open space calculations within the site data.
 - The property owner shall convey for the ultimate right-of-way of:
 - Lantana Road 54 feet from the centerline,
 - Hagen Ranch Road, (80 feet total) on an alignment approved by the County Engineer prior to Site Plan Certification of the Master Plan within 90 days of the approval of the Resolution approving the project.

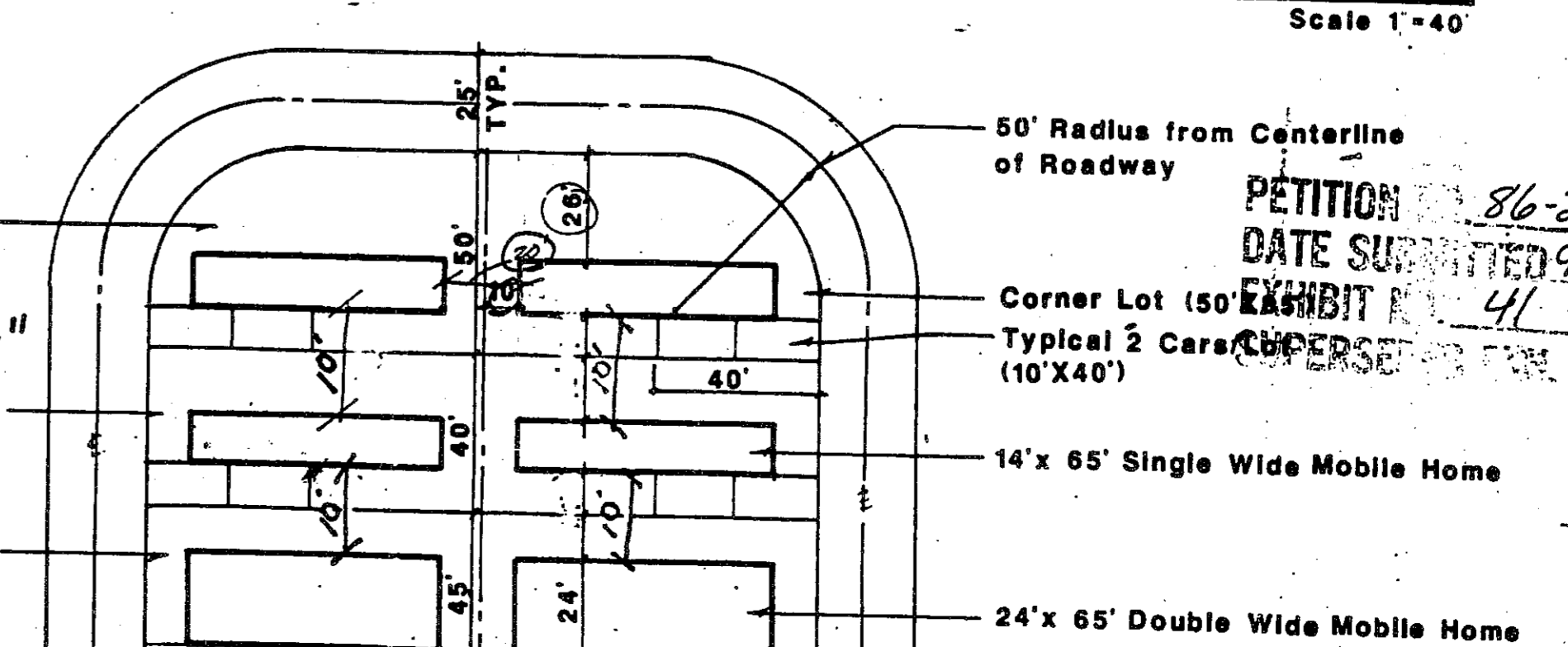
approved plan @ 5.0 Du/Ac AR 20.91 Ac
86-27(A)

approved plan @ 6.2 Du/Ac AR 17.68 Ac
86-27(A)

**** ADMINISTRATIVE AMENDMENT ****
STAFF: *Keith Updegraff* DATE: 5/19/97
Changed setbacks of mobile homes from 80' - 30 feet between each home see typical lot

DATE APPROVED	9/24/86
COUNTY ENGINEERING DEPT	<i>Johna Smith</i>
COUNTY HEALTH DEPT	<i>John Smith</i>
COUNTY ATTORNEY	<i>John Smith</i>
ZONING DIVISION	<i>John Smith</i>
PLANNING DIVISION	<i>John Smith</i>

Detail: Typical Lot Layout



Job Number 35165.01
Drawn By JD EL
Date 7.25.86
Revisions 8.12.86
9.8.86(SITE DAT)

