

**SITE DATA**

TOTAL LOT AREA (2,634,073 SF.)	60.47 AC
MOBILE HOME LOTS	320
GROSS DENSITY	5.29 DU/AC
CANAL R/W RESERVATION	1.49 AC
OPEN SPACE	
RECREATION AREA	4.55 AC
RETENTION AREA	5.62 AC
TYPICAL LOT SIZE	60' WIDE X 70' DEEP
INTERNAL ROAD R/W	20,060 L.F.
EXISTING ZONING	RS/SE
EXISTING LAND USE	HRB

**NOTES:**  
 BASE INFORMATION FOR THIS PROJECT WAS OBTAINED BY DAILEY FOTORNY, INC. AND DATED 12/11/92.

**LEGAL DESCRIPTION**

**PARCEL I**  
 BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), TOGETHER WITH THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), TOGETHER WITH THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE CENTER OF SAID SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE NORTH 02 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 1984.55 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 629.93 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 178.25 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 19.91 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 113.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 735.24 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 19.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 135.23 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 109.52 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 22ND AVENUE AS DESCRIBED IN ROAD PLAT BOOK 4, PAGES 249 AND 250, AND DESCRIBED IN OFFICIAL RECORD BOOK 3283, PAGES 1107 AND 1108, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 159.63 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 34.25 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 320.06 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 03 DEGREES 06 MINUTES 32 SECONDS EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.31 FEET THROUGH A CENTRAL ANGLE OF 73 DEGREES 04 MINUTES 10 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 45.50 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 432.30 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 81 DEGREES 46 MINUTES 02 SECONDS WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.02 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 08 MINUTES 49 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 631.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID SECTION 18; THENCE NORTH 89 DEGREES 05 MINUTES 02 SECONDS EAST, ALONG SAID LINE A DISTANCE OF 639.84 FEET TO THE POINT OF BEGINNING.

**PARCEL II**  
 A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S 1/2) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE CENTER OF SAID SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE NORTH 89 DEGREES 05 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID SECTION 18, A DISTANCE OF 3.00 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 178.25 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 19.91 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 113.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 735.24 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 19.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 135.23 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 109.52 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 22ND AVENUE AS DESCRIBED IN ROAD PLAT BOOK 4, PAGES 249 AND 250, AND DESCRIBED IN OFFICIAL RECORD BOOK 3283, PAGES 1107 AND 1108, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 159.63 FEET TO THE POINT OF BEGINNING.

**PARCEL III**  
 A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S 1/2) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 05 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID SECTION 18, A DISTANCE OF 3.00 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 178.25 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 19.91 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 113.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 735.24 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 19.45 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 135.23 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 109.52 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 22ND AVENUE AS DESCRIBED IN ROAD PLAT BOOK 4, PAGES 249 AND 250, AND DESCRIBED IN OFFICIAL RECORD BOOK 3283, PAGES 1107 AND 1108, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 159.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 05 MINUTES 56 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 717.63 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 61.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 605.12 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 56 SECONDS, A DISTANCE OF 129.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1061.79 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 13 MINUTES 34 SECONDS, A DISTANCE OF 208.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 24 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 432.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 19 MINUTES 59 SECONDS, A DISTANCE OF 123.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 89 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 45.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 54 MINUTES 52 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73 DEGREES 04 MINUTES 10 SECONDS, A DISTANCE OF 242.31 FEET TO POINT OF TANGENCY; THENCE SOUTH 17 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 08 MINUTES 49 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 08 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 34.25 FEET TO THE POINT OF BEGINNING.

*Show 12/16/04  
 Add 4' x 6' High PVC Fence*

**SUBJECT OF VARIANCE**  
 TYPE 'C' INCOMPATIBILITY LANDSCAPE BUFFER

- VARIANCE DATA:**
- 1. REQUIRED LLDC SECTION 6.8.A.23.B(3) AS FOLLOWS:  
 A 25' TYPE 'C' INCOMPATIBILITY LANDSCAPE BUFFER IS REQUIRED ON THE EXISTING MOBILE HOME PARK PROPERTY.  
 PROPOSED DELETE THE REQUIRED 25' WIDE MOBILE HOME PARK BUFFER.  
 VARIANCE: TO ALLOW REQUIRED BUFFER TO BE DELETED.
  - 2. REQUIRED TYPE 'B' OPEN SPACE LANDSCAPE BUFFER IS REQUIRED ON THE EXISTING MOBILE HOME PARK PROPERTY.  
 PROPOSED DELETE THE REQUIRED 20' WIDE MOBILE HOME PARK BUFFER.  
 VARIANCE: TO ALLOW REQUIRED BUFFER TO BE DELETED.

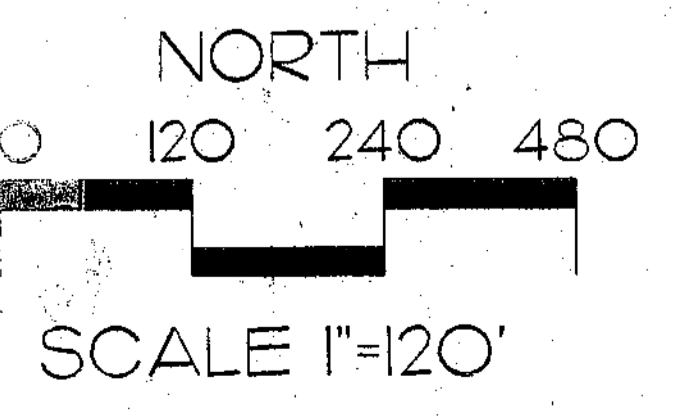
**DATA BOX**

PARK NAME	Sunny South MHP
AKA	
PARK ADDRESS	8710 Sunny South Ave., Boynton Bch
USE DENSITY	R 303
PC #	00-43-45-18-00-000-5075
ZONING FLU	RS HRB 37.81
SUBDIVISION #	4000-088
INSPECTION AREA #	
DATE OF APPROVAL	1980
IMPACT FEE ZONES	50204
PETITION #	79-293
ZONING QUAD #	10
NUMBER OF SPACE APPROVED	524
ORDINANCE APPROVED UNDER	
RESOLUTION	
IMP MAP#	IMP-05010
SETBACKS	

Date	5/7/96	Dr	OWW
By	5/14/96	REVISED	
File No.	1167.3	DOA SUBMITTAL	CWW
Drawing No.	98-35	VAR. CHANGED	JOAT
Path.	EA VAX.DWID		
Filename.	S2DOA.dwg		
Sheet.	1	Of	1

**ZONING FILE COPY**

**79-293B**  
 JUN 19 1996



Petition # 79-293 (A)  
 B. OF A. APPROVAL CERTIFICATION DRC ZONING COMMISSION BOARD OF COUNTY COMMISSION FINAL DRC

Ex #:	Date:
Ex #:	Date:
Ex #:	Date:
Ex #:	Date:

**SUNNY SOUTH ESTATES**  
 Palm Beach County, Florida  
 Master Site Plan (DOA)

**Kilday & Associates**  
 Landscape Architects/Planners  
 1551 Forum Place  
 Suite 100A  
 West Palm Beach, Florida 33401  
 (407) 689-5522 • Fax: (407) 689-2592

