

715 MOBILE HOME PARK PHASE II S/P

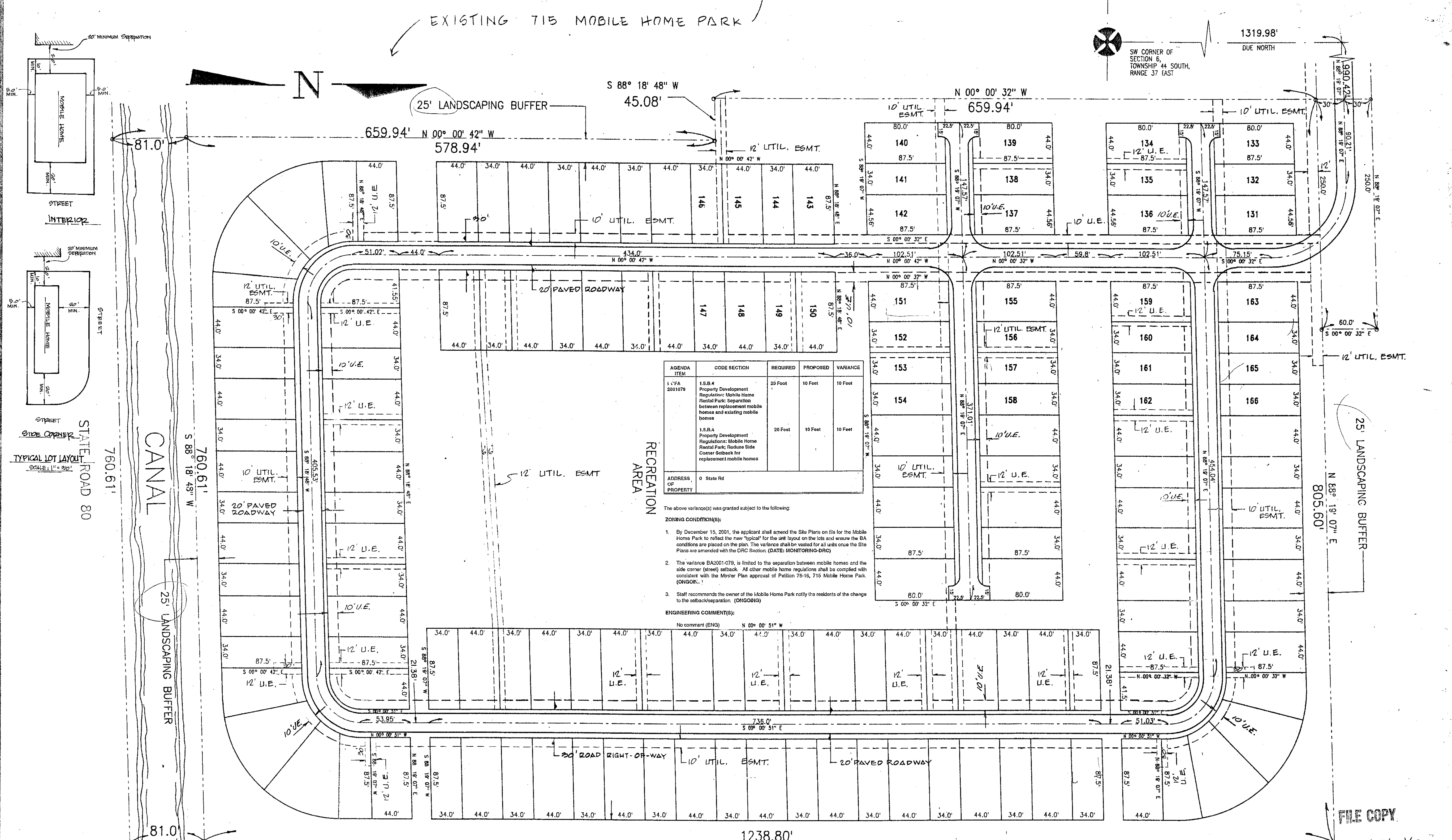
REVISIONS  
REV. 6/23/01

Weyant & Associates, Inc.  
Consulting Engineers & Planners  
West Palm Beach, Florida

PREPARED FOR  
the 715 MOBILE HOME PARK  
of BELLE GLADE, INC.

PHASE II  
SITE PLAN

DATE  
12-3-81  
SHEET  
2  
OF 10  
5115



AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
1. CPA 2001079	1.5.B.4 Property Development Regulation: Mobile Home Rental Park: Separation between replacement mobile homes and existing mobile homes	25 Foot	10 Feet	10 Foot
	1.5.B.4 Property Development Regulation: Mobile Home Rental Park: Reduce Side Corner Setback for replacement mobile homes	20 Foot	10 Feet	10 Foot

ADDRESS OF PROPERTY: State Rd

The above variance(s) was granted subject to the following:  
ZONING CONDITION(S):  
1. By December 15, 2001, the applicant shall amend the Site Plans on file for the Mobile Home Park to reflect the new "typical" for the unit layout on the lots and ensure the SA conditions are placed on the plan. The variance shall be voided for all units once the Site Plans are amended with the DRC Section. (DATE: MONITORING-DRC)  
2. The variance BA3001-079, is limited to the separation between mobile homes and the side corner (street) setback. All other mobile home regulations shall be complied with consistent with the Master Plan approval of Petition 75-16, 715 Mobile Home Park. (ONGOING)  
3. Staff recommends the owner of the Mobile Home Park notify the residents of the change to the setback/separation. (ONGOING)  
ENGINEERING COMMENT(S):  
No comment (ENG)

**SITE TABULATION DATA**

TOTAL PROJECT AREA	=	22.31	AC
TOTAL NUMBER OF DWELLING UNITS	=	150	UNITS
GROSS DENSITY (PHASE II)	=	6.7	UNITS/AC.
TOTAL AREA IN RESIDENTIAL USE (INCL PKG.)	=	11.83	AC. (53%)
OPEN PKG AREA (1/2 PER LOT)	=	1.38	AC.
ROAD AREA (30' R/W)	=	2.68	AC. (12%)
RECREATION AREA	=	2.80	AC. (12.5%)
NATURAL AREA	=	5.00	AC. (22.5%)

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SECTION 6, TOWNSHIP 44 S., RANGE 37 E., RUN DUE NORTH A DISTANCE OF 1319.98' ALONG THE WEST LINE OF SAID SECTION 6; THENCE N.88°-19'-07"E. A DISTANCE OF 990.42' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME COURSE A DISTANCE OF 805.6'; THENCE S.00°-00'-51"E. A DISTANCE OF 1319.80' TO A POINT ON THE SOUTH LINE OF SECTION 6; THENCE S.88°-18'-47"W. A DISTANCE OF 760.61' ALONG THE SOUTH LINE OF SAID SECTION 6; THENCE N.00°-00'-42"W. A DISTANCE OF 659.94'; THENCE S.88°-18'-48"W. A DISTANCE OF 45.08'; THENCE N.00°-00'-32"W. A DISTANCE OF 659.94' BACK TO THE POINT OF BEGINNING.

LESS THE SOUTHERLY 81.00' THEREOF.  
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAYS OF RECORD.  
CONTAINING 22.31 ACRES MORE OR LESS.

PETITION NO. 7616  
DATE SUBMITTED 2/17/84  
EXHIBIT NO. 21  
SUPERSEDES EXH. NO. 20

*Handwritten note:* Add new typical for the unit layout on lots per BOPA 2001079 approval.

*Handwritten signature:* [Signature]