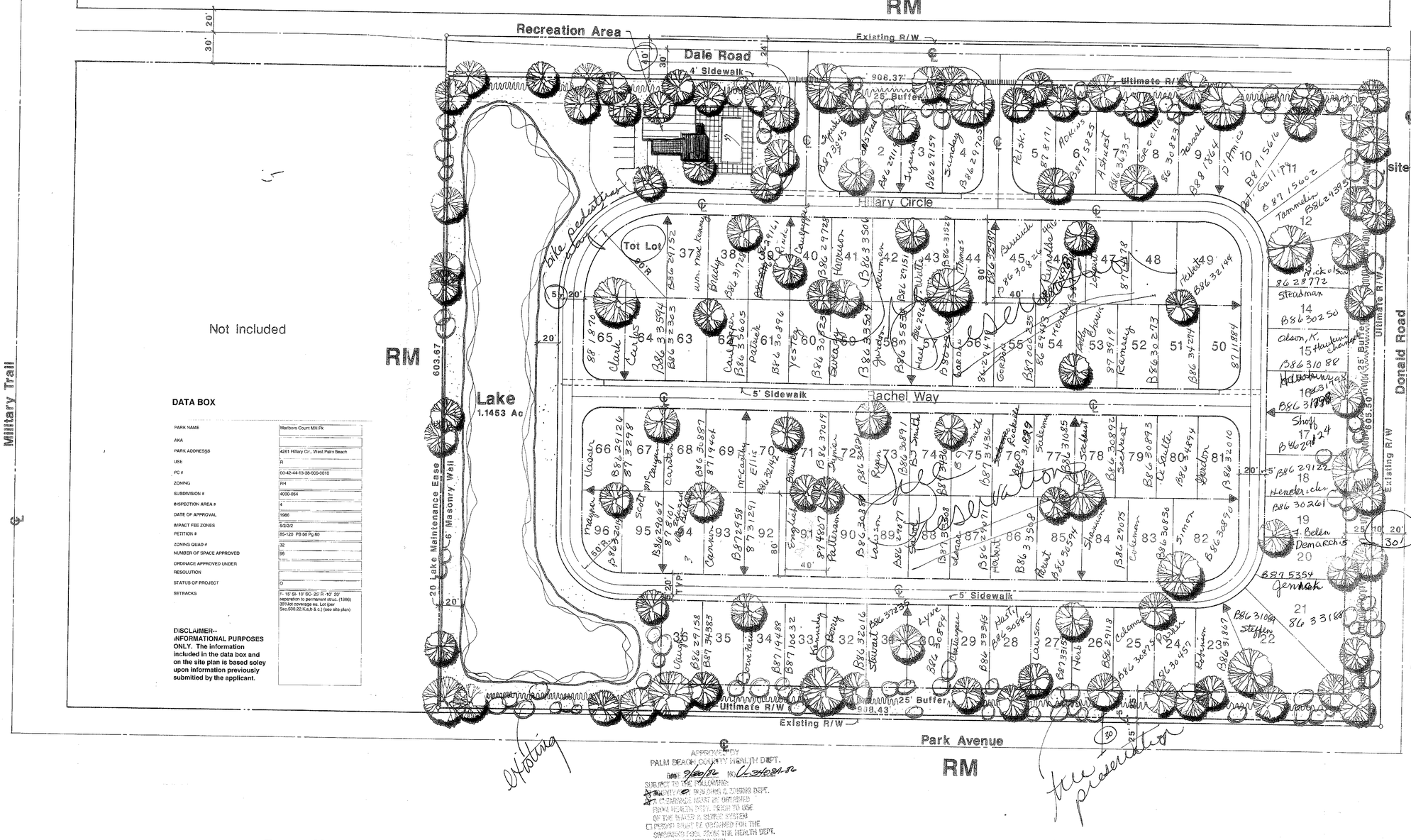


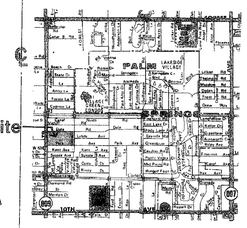
DATA BOX

PARK NAME	Marlboro Court MH Pk
AKA	
PARK ADDRESS	4261 Hillary Cir., West Palm Beach
USE	R
PC #	00-42-44-13-38-000-0010
ZONING	RH
SUBDIVISION #	4000-054
INSPECTION AREA #	4
DATE OF APPROVAL	1986
IMPACT FEE ZONES	5/2/2/2
PETITION #	85-120 PB 98 Pg 80
ZONING QUAD #	32
NUMBER OF SPACE APPROVED	96
ORDINACE APPROVED UNDER	
RESOLUTION	
STATUS OF PROJECT	O
SETBACKS	F- 15' SI- 10' SC- 20' R -10' 20' separation to permanent struc. (1986) 35%Max coverage ea. Lot (per Sec.500.22.K.a,b & c.) (see site plan)

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

APPROVED BY
PALM BEACH COUNTY HEALTH DEPT.
DATE 3/20/86 PC 00-42-44-13-38-000-0010
SUBJECT TO THE FOLLOWING:
☐ CONDITIONS OF BD. OF ADJ. & ZONING DEPT.
☐ A CLEARANCE MUST BE OBTAINED FROM HEALTH DEPT. PRIOR TO USE OF THE WATER & SEWER SYSTEM
☐ PERMIT SHALL BE OBTAINED FOR THE COMMUNITY POOL FROM THE HEALTH DEPT. PRIOR TO CONSTRUCTION.
☒ TO BE MAINTAINED, EXCEPT RECREATION AREA
BY

Location Map



Legend

- Shade Trees (min. 40' o.c.) Laurel Oak, Acacia
- Shrubs (min. 24" in height, 5' width, 2' o.c.) Chaulkus, Ficus
- Turf
- Street Lighting
- Existing Trees

Site Data

Total Site Approx	13.75 Ac
Total Number of Lots	96
Total du/acre	6.98
Total Site Retention	1.1453 Ac
Open Space Includes:	5.39 Ac

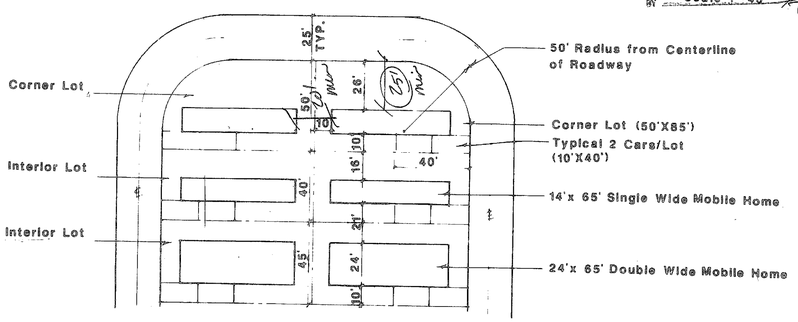
75% of Lakes - .81 Ac.
25% of Recreation Area - .18 Ac.
100% of Buffer - 1.34 Ac. (2340 l.f. x 25' wide)
100% Exterior Open Space - 3.06 Ac

Typical Lot Size 40'x80' less trailer 14'x65' and parking 20'x46'

LOT COVERAGE (35% max.)

DATE APPROVED 1-29-86
COUNTY ENGINEERING DEPT.
COUNTY HEALTH DEPT.
COUNTY ATTORNEY
ZONING DIVISION
BUILDING DIVISION
DEPT. OF FIRE RESCUE
PLANNING DIVISION

Detail: Typical Lot Layout



Scale 1"=40'

Conditions of Approval

Petition No. 85-120

1. Prior to site plan certification the master plan shall be amended to reflect the following:

a) Certification of employment of two (2) land use professionals in the design and development of the project plans pursuant to Code Section 500.22.G.

b) Reduction of the total number of dwelling units to a maximum of (7.0) dwelling units per gross acre.

c) Delineation of existing dense and significant wooded areas.

d) A twenty-five (25) foot wide minimum M.H.R.P buffer completely encircling the perimeter of the site with all proposed structures meeting or exceeding the minimum yard setback requirements pursuant to Section 500.22.K.1,2, and 3. This includes relocation of pool and decking and covered picnic structures to within required setback limits, measured from the inside of the M.H.R.P. buffer area.

e) Perimeter rear setback lines measured from the inside edge of the M.H.R.P. buffer area pursuant to Section 500.22.K.1.A.

f) Provision for a pedestrian circulation system pursuant to Section 500.22.J.6.

g) Minimum yard setback lines pursuant to Section 500.22.K.a,b. and c. The number of lots shall be reduced, if necessary, to accommodate the required minimum yard setback areas.

2. The developer shall preserve existing significant vegetation wherever possible and shall incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.

3. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.

4. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

5. This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4 as amended.

6. The property owner shall convey for the ultimate right-of-way of Donald Road and Park Avenue, 30 feet from centerline (approximately an additional 5 feet) all within 90 days of adoption of the Resolution by the Board of County Commissioners, and conveyances must be accepted by Palm Beach County prior to issuance of first Building Permit. The property owner shall convey for the ultimate rightsof-way of Dale Road 40 feet from centerline from Military Trail to Donald Road.

7. The property owner shall construct Dale Road as a 24' paved road, from Donald Road west to Military Trail concurrent with onsite paving and drainage improvements pursuant to a paving and drainage permit issued from the office of the County Engineer. Dale Road west of Donald Road shall align with the existing Dale Road east of Donald Road and the petitioner shall provide any rights-of-way and/or construction modifications necessary to accomplish this.

8. The property owner shall plat the subject property per the County Engineer's Approval.

9. The petitioner shall revise the Master Plan to provide for access from this site onto Dale Road.

10. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.

11. The property owner shall not draw any building permits or tie-down permits form mobile homes until the moratorium on sewer service is lifted.

12. The developer shall construct an opaque buffer within the required 25 foot M.H.R.P. buffer to consist of a combination of four foot high earth berm and landscaping and abutting the commercial area a solid masonry wall. The landscape treatment of the buffer shall be maintained in good condition at all times and replanted as necessary.

13. Full-time property management shall be provided for this mobile home rental park.

PETITION NO. 85-120
DATE SUBMITTED 1-13-86
EXHIBIT NO. 23
SUPERSEDES EXH. NO. 22

mh0028.igr
MARLBORO COURT MHP (DRC SP)
PET 85-120, EXH 23 SUPERSEDES EXH 22

FILE COPY

urban design studio
Urban Planning
Landscape Architecture
Graphic Design
2000 Palm Beach Lakes Blvd
Suite 600 The Concourse
West Palm Beach Florida
33409-6582
305.689.0066
Stuart Office
900 East Ocean Boulevard
Suite 126
Stuart Florida
33494
305.283.0022

Military/Cresthaven Mobile Home Park
Site Plan
Palm Beach County

Job Number	350225B
Drawn By	JD/DLN/CA
Date	1/14/86
Revisions	

Scale 1"=50'