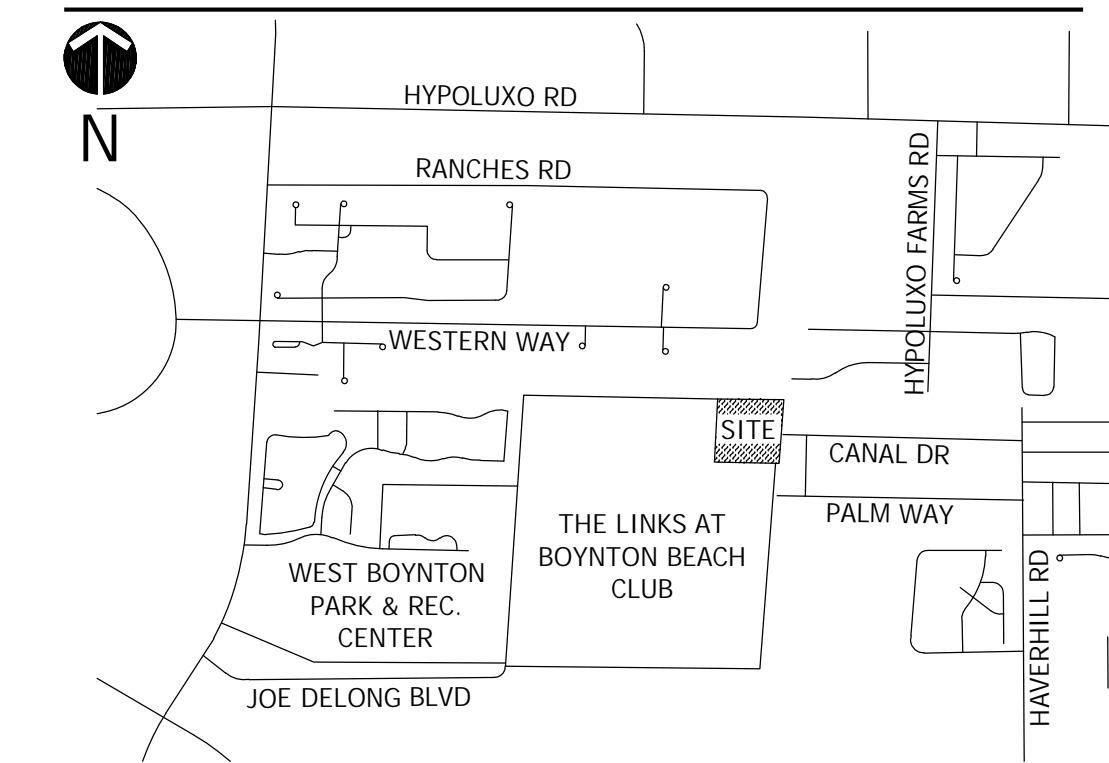


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC26000535

Boynton Golf Estates Final Subdivision Plan

LOCATION MAP



SITE DATA

APPLICATION NAME	BOYNTON GOLF ESTATES	
CONTROL NUMBER	2003-0086	
PROJECT NUMBER	0896-000	
LAST BCC APPROVAL DATE	12/19/2019	
RESOLUTION	R-2019-1954	
TIER	URBAN / SUBURBAN	
FUTURE LAND USE DESIGNATION	LR-1	
EXISTING ZONING DISTRICT	MUPD	
ZONING DISTRICT OVERLAY	RT (RS REGULATIONS APPLY) COALITION OF BOYNTON WEST RESIDENTIAL ASSOCIATIONS (COBWRA)	
SECTION 11, TOWNSHIP 45, RANGE 42	00-42-45-11-00-000-7000	
PROPERTY CONTROL NUMBER	00-42-45-11-00-000-7000	
EXISTING/APPROVED USE	TYPE III CONGREGATE LIVING FACILITY SINGLE FAMILY	
USE	SINGLE FAMILY	
SITE AREA	355,590 SF	8.16 AC
TOTAL DWELLING UNITS	13 SINGLE FAMILY DWELLING UNITS	
TOTAL TDRS (R-2005-608)	5 *	
(*) NO WHP REQUIRED. APPROVAL PREDATES THE PROGRAM.		
DENSITY	1.47 DU/AC	
DENSITY BONUS PROGRAM	TDR	
BUILDING HEIGHT	34'-10"	
NUMBER OF STORIES	2	
FINISH GRADE	+/- 17'	
RECREATION	REQ 0.17 AC	PROV 0.17 AC
TRAFFIC ANALYSIS ZONE (TAZ)	946	
CONCURRENCY		
13 SINGLE FAMILY DWELLING UNITS		
PARKING		
REAL ESTATE SALES MODEL (LOTS 7, 8, 9 & 10)	REQ 8	PROV 9
4 MODELS (2 PER MODEL)	8	9
HANDICAP (INCLUDED IN TOTAL)	1	1
NOTE: SITE PLAN BASED ON BOUNDARY SURVEY PROPOSED BY WILLIAM J. WRIGHT REFERENCE #16-0229, SIGNED AND SEALED BY WILLIAM WRIGHT ON 01-19-2017.		

PROJECT TEAM

OWNER/CLIENT: NAMB A ONE STAR LLC 11111 BISCAYNE BLVD. STE 725 MIAMI, FL 33181 786.426.6496 CONTACT: HERMANN ZINGG	ENGINEER: GGB ENGINEERING, INC. 2699 STIRLING ROAD, STE C-202 FT. LAUDERDALE, FL 333112 954.936.9899 CONTACT: GARY BLOOM
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DONALDSON HEARING	SURVEYOR: WRIGHTPSM 2263 NW 3RD AVE BOCA RATON, FL 33431 772.538.1858 CONTACT: WILLIAM WRIGHT
ARCHITECT: MATEU ARCHITECTURE 8887 SW 131ST STREET MIAMI, FL 33176 305.233.3304 CONTACT: ARMANDO RIZO	

AMENDMENTS

ZAR 2016-1079 08-08-2016 AM
ZAR 2017-0223 04-17-2017 AM
ZAR 2019-0591 08-20-2019 DP
ZAR 2020-0122 03-16-2020 AJJ

ZONING STAMP

PROJECT#: 00896-000
CONTROL #: 2003-00086
APPLICATION#: DRO-2005-00478
RESOLUTION#: R-2005-0607,
R-2005-0608, R-2005-1130,
R-2005-1131

EXHIBIT #: 7
SUPERSEDES #:5
DATE APPROVED:09-26-2005
PROJET MANAGER:
A. HARPER

PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				DENSITY	FAR	BLDG. COVER			
		SIZE	WIDTH	DEPTH	FRONT			SIDE	STREET	REAR	
REQUIRED	RT/RS	6,000	65'	75'	1.47		40%	25'	7.5'	15'	15'
PROVIDED	RS	6,000	65'	83'MIN	1.47		40%	25'	7.5'	15'	15'

LEGEND

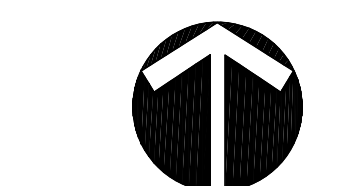
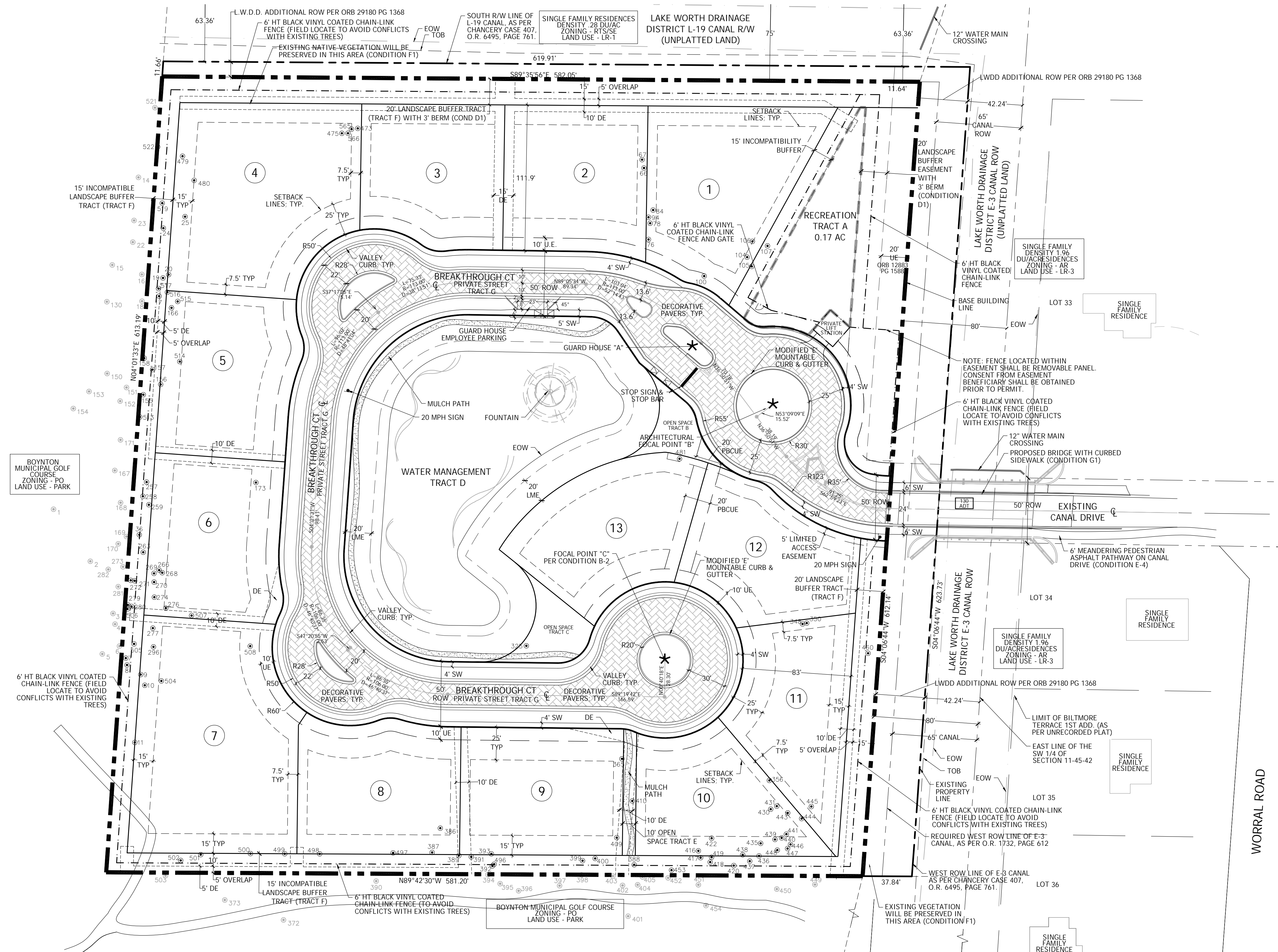
CONC	CONCRETE
LB	LANDSCAPE BUFFER
MPH	MILES PER HOUR
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

NOTES

SEE REGULATION PLAN FOR MODEL INFORMATION

LEGAL DESCRIPTION

(AS PER O.R. BOOK 18965, P.G. 0990, CONTAINED IN THE TITLE SEARCH PERFORMED AND ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 03/07/2016)
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 45, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
LESS AND EXCEPT THE EAST 42.24 FEET AND THE NORTH 63.36 FEET THEREOF.
CONTAINING 8.785 ACRES, MORE OR LESS.



Scale: 1" = 40'
February 25, 2020 9:37:15 a.m.
Drawing: 16-0210 FSBP.DWG