

SITE DATA

APPLICATION #	DOA-2013-01057
CONTROL#	84-152
PROJECT#	00205-000
NAME OF DEVELOPMENT	BOCA DEL MAR PUD
TIER	UIS
EXISTING USE	RESIDENTIAL/VACANT
PROPOSED USE	RESIDENTIAL: TH / MF / ZLL / TYPE 1 CLF
FUTURE LAND USE	HR-8
ZONING DISTRICT	AR-PUD
SECTION/TOWNSHIP/RANGE	21/47/42, 22/47/42, 26/47/42, 27/47/42, 28/47/42, 34/47/42, 35/47/42
PCN OF AFFECTED AREA	00-42-47-26-05-641-0000 00-42-47-27-56-000-0691

CONCURRENCY APPROVAL
 MULTIFAMILY - 92 UNITS
 TOWNHOME - 45 UNITS
 ZLL RESIDENTIAL - 115 UNITS
 CONGREGATE LIVING FACILITY (TYPE I) - 6 BEDS

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

TRAFFIC ANALYSIS ZONE	684 & 685
BCC APPROVAL	11/17/05
RESOLUTION:	R-2005-2293
GROSS ACREAGE:	129.894 AC.
NET ACREAGE:	122.697 AC.
GROSS ACRES PER UNIT (255 UNITS/129.89 AC.):	1.96 DU/AC.

UNIT TYPES	
MULTIFAMILY	92
TOWNHOME	45
ZLL	115
CLF	3
TOTAL UNITS	255

CONGREGATE LIVING FACILITY (TYPE I) 4,560 S.F./6 BEDS*
 *TOTAL UNIT COUNT IS 251 (ROUNDED TO 3) - BASED ON 2.39 BEDS PER UNIT

RECREATION AREA REQUIRED (.006 AC. / UNIT)	1.51 AC.
RECREATION AREA PROVIDED*	3.01 AC.
*CALCULATION DOES NOT INCLUDE NEIGHBORHOOD PARKS	
MAX. BUILDING HEIGHT	35'
MAX. # OF STORIES	2 STORIES
OPEN SPACE PROVIDED WITHIN AFFECTED AREA	94.82 AC. (73.00%)
WORKFORCE HOUSING UNITS REQUIRED (2.5% OF 255):	6 UNITS*
*WFH UNITS TO BE BOUGHT OUT @ \$81,500 PER UNIT	

SITE AREA TABULAR

POD:	TYPE	UNITS	ACREAGE	POD DENSITY
POD 64A	ZLL	17	14.18 AC.	1.20
POD 64B	ZLL/TH	15/19	24.48 AC.	1.39
POD 64C	TH	26	21.56 AC.	1.21
POD 64D	MF	43	23.49 AC.	1.83
POD 64E	ZLL/MF/CLF	42/49/3*	26.84 AC.	3.48
POD 64F	ZLL	41	16.33 AC.	2.51
POD 69A	---	---	3.01 AC.	---
SUBTOTAL		255	129.894 AC.	1.96

*TOTAL INCLUDES THE 6 BED CLF. CALCULATED AS 2.51 (ROUNDED UP TO 3) BASED ON 2.39 BEDS PER UNIT

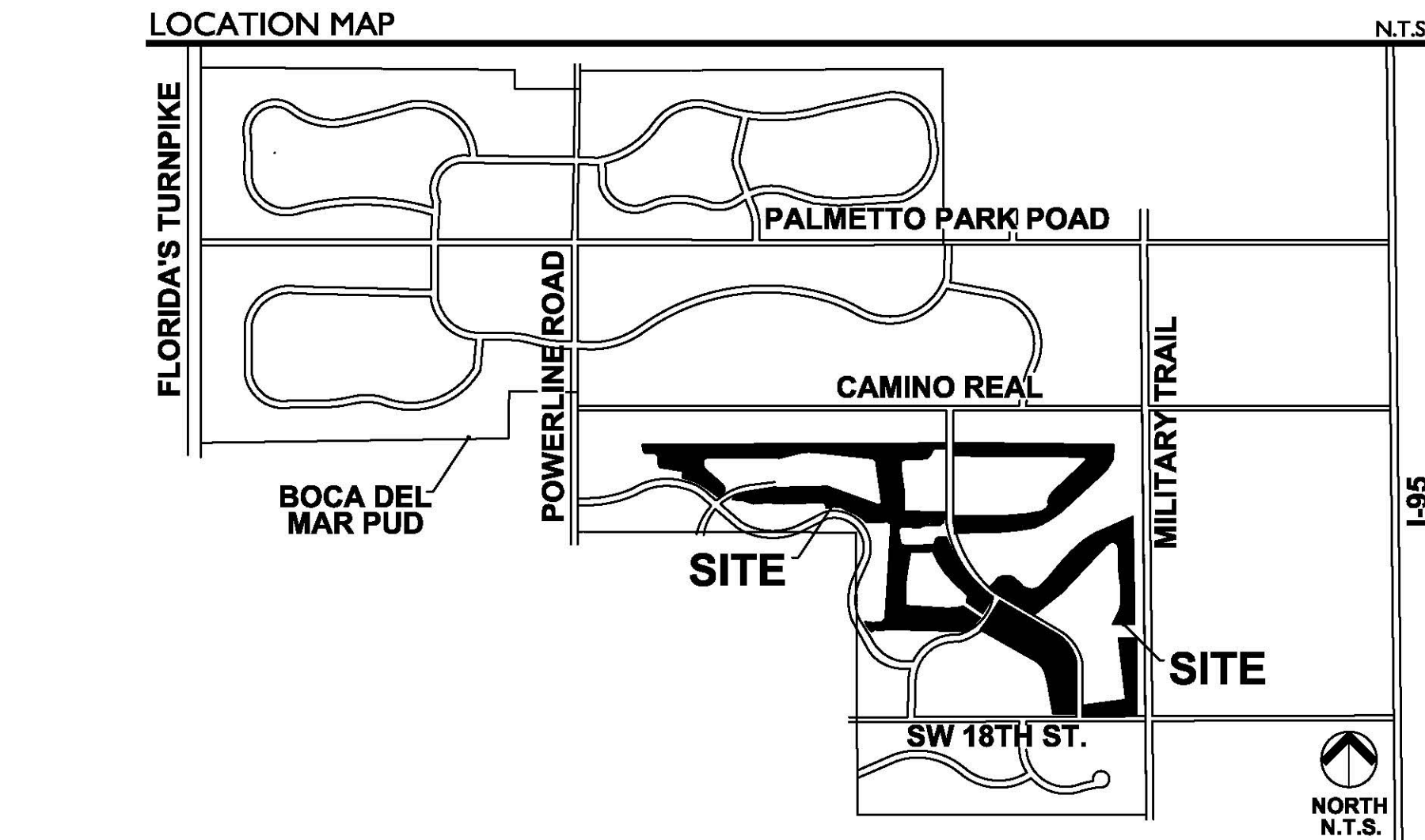
POD 64G LESS OUT (L.W.D.D. Lateral No. 50 - (ORB 10900/221 & 24120/1653))	2.868 AC.
POD 64C LESS OUT (L.W.D.D. Lateral No. 50 - (ORB 10900/221 & 24120/1653))	4.329 AC.
TOTAL POD AREA	252 units 122.697 AC. (115 ZLL, 45 TH, 92 MF)

AMENDMENTS

DATE	APPROVAL	NOTES
4/11/11		DEVELOPMENT CRISIS AMENDMENT
7/20/11		RESUBMITTAL #1
10/01/11		RESUBMITTAL #2
10/01/11		RESUBMITTAL #3
12/01/11		REVISIONS
03/01/12		RESUBMITTAL #4

ZONING STAMP

DRAWN BY: DHM/CES
 DRAWING #: 2014-4-28_BCC Changes_685.2.dwg
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A) EXISTING NON-CONFORMITIES

CODE SECTION	REQUIREMENT	PROPOSED	DIFFERENCE
A	PDD BIKE LANE REQUIREMENT (3.E.1.C.2.e.)	BIKE LANE PROVIDED ON STREETS WITH R.O.W. ≥ 80'	SEE CHART A-1

*THIS CHART IDENTIFIES ALL NONCONFORMITIES WITHIN THE AFFECTED AREA OF THE SITE PLAN PER ARTICLE I.E.1.C.2.e. OF THE ULDC.

A-1) BIKE LANES ON 80' R.O.W.

ROAD	PROVIDED?
POWERLINE RD.	YES
MILITARY TRAIL	YES
CAMINO REAL	NO
SW 18th STREET	NO
N. CANARY PALM DR.	NO
VIA DE SONRISA DEL NORTE	NO
PALM O'ORO RD.	NO
CAMINO DEL MAR	NO
PACIFIC BLVD.	NO

LEGEND

AC = ACRES	O.H.M.E. = OVERHANG MAINTENANCE EASEMENT
ADT = AVERAGE DAILY TRIPS	O.S. = OPEN SPACE
B.D.E. = BUFFER DRAINAGE EASEMENT	PB = PLAT BOOK
CL = CENTER LINE	P.L. = PROPERTY LINE
CLF = CONGREGATE LIVING FACILITY	R.A.S. = RESIDENTIAL ACCESS STREET
DU = DWELLING UNITS	R.O.W. = RIGHT OF WAY
F.P.&L. = FLORIDA POWER AND LIGHT	S.W. = SIDEWALK
L.A.E. = LIMITED ACCESS EASEMENT	S.F. = SQUARE FEET
L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT	SP = SPACE
L.B. = LANDSCAPE BUFFER	T.B.A. = TO BE ABANDONED
L.M.E. = LAKE MAINTENANCE EASEMENT	TH = TOWN-HOME UNIT
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	T.R. = TO REMAIN
M.F. = MULTI-FAMILY UNIT	U.E. = UTILITY EASEMENT
N.P. = NEIGHBORHOOD PARK	ZLL = ZERO LOT LINE



MIZNER TRAIL PROPERTIES AT BOCA DEL MAR PUD PRELIMINARY SUBDIVISION PLAN
 PREPARED FOR MIZNER TRAIL GOLF CLUB, LTD.
 PALM BEACH COUNTY, FLORIDA

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