55/194

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAT NO I

TROPICAL BREEZE ESTATES

LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST

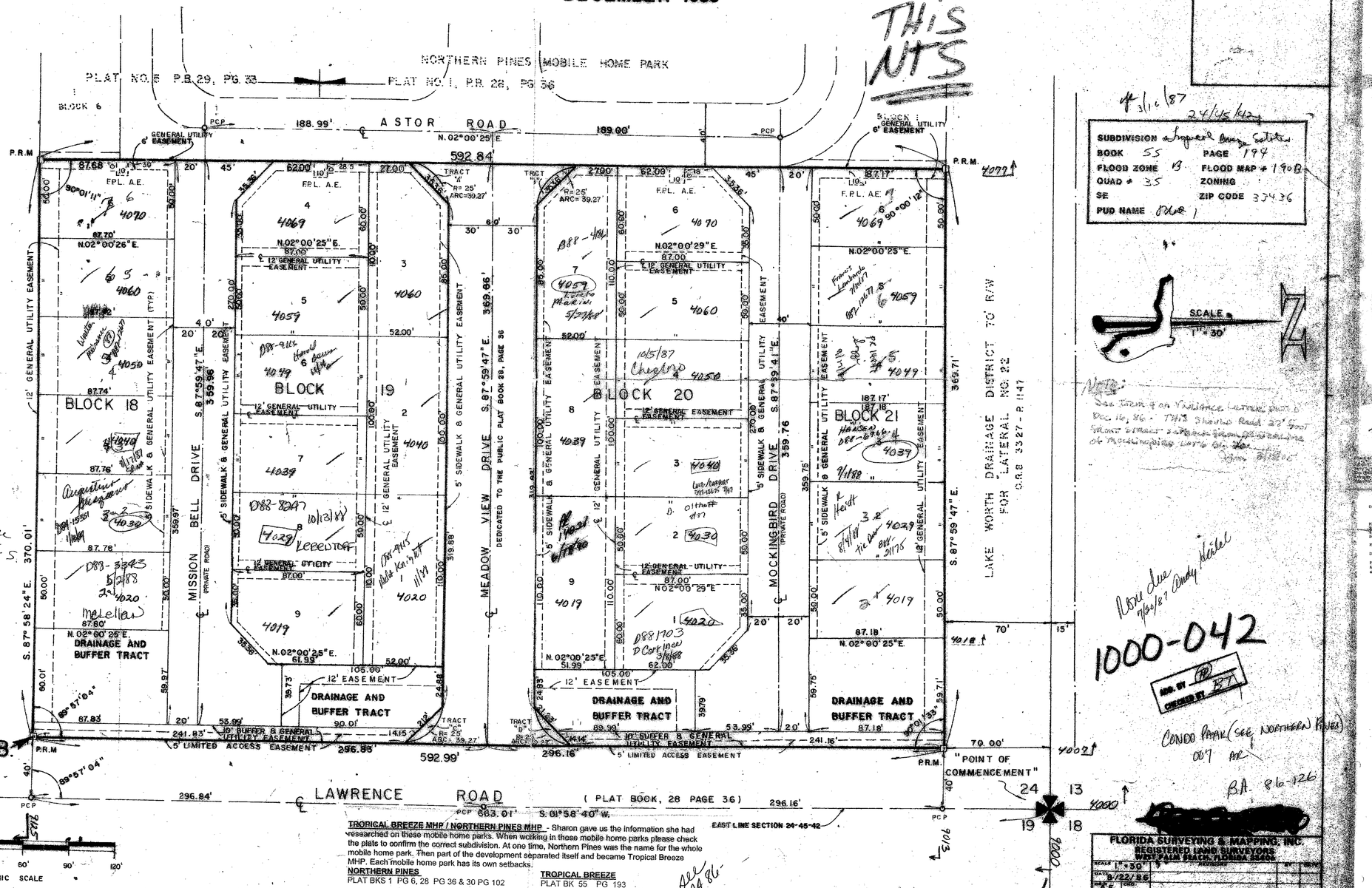
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

DECEMBER 1986

194

THIS NTS



TROPICAL BREEZE MHP / NORTHERN PINES MHP - Sharon gave us the information she had researched on these mobile home parks. When working in these mobile home parks please check the plats to confirm the correct subdivision. At one time, Northern Pines was the name for the whole mobile home park. Then part of the development separated itself and became Tropical Breeze

NORTHERN PINES
PLAT BKS 1 PG 6, 28 PG 36 & 30 PG 102

FRONT SETBACK	15' MIN TO R.O.W.
SIDE INTERIOR	6' MIN
REAR	10' MIN
SIDE CORNER	15' MIN TO R.O.W.

TROPICAL BREEZE
PLAT BK 55 PG 193

FRONT SETBACK	15' MIN TO R.O.W.
SIDE INTERIOR	7.5 MIN
REAR	10' MIN
SIDE CORNER	15' MIN TO R.O.W.

BA 86-126

55/194

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33401

SCALE 1"=50'
DATE 8/22/86
K.F.

PLAT OF TROPICAL BREEZE ESTATES

DATA BOX

PARK NAME	Tropical Breeze Estates
AKA	entrance of Northern Pines
PARK ADDRESSS	4343 Meadowview Dr, Boynton Bch
USE DENSITY	C
PC #	00-42-45-24-
ZONING FLU ACRES	AR HR8
SUBDIVISION #	1000-042
INSRECTION AREA #	7
DATE OF APPROVAL	1980
IMPACT FEE ZONES	6/22/4
PETITION #	PB 55 Pg 193,194
ZONING QUAD #	30
NUMBER OF SPACE APPROVED	38
ORDINACE APPROVED UNDER	
RESOLUTION	
MHP MapID	MHP-06-21
SETBACKS	F-25 frm pub road F-15' SI-7.5' SO-15 R-25' (Verified 10-16-07) EXCEPT AS VARIANCES ATTACHED Lot coverage 40%

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

SUBDIVISION Imperial Orange Estates
BOOK 55 PAGE 194
FLOOD ZONE B FLOOD MAP # 190B
QUAD # 35 ZONING
SE ZIP CODE 33436
PUD NAME Phase 1

SCALE 1" = 30'

NOTE: See item 4 on Variance letter dated Dec 16, 86 - THIS should read 27' feet front street setback from centerline of Meadowview Drive

Curtis & Associates
Consulting Engineers, Planners & Surveyors
Boynton Beach, Florida

December 16, 1986

Mr. Robert G. LaCava, President
Northern Pines Mobile Home Park
4343 Meadowview Dr.
Boynton Beach, Florida 33436

RE: Petition No. BA-86-126

Dear Mr. LaCava:

Please be advised that the Palm Beach County Board of Adjustment at the Public Hearing held on December 11, 1986 approved the following variances to allow a Mobile Home Park:

1. a variance of 13 feet, to allow a rear setback of 12 feet for Lots 2,3,4,5,6,7 of Block 18
2. a variance of 15 feet to allow a rear setback of 10 feet for Lots 1,2,4,5,6,7,8 of Block 19 and for Lots 1,2,3,4,5,6,8,9 of Block 20
3. a variance of 17.5 feet to allow a rear setback of 7.5 feet for Lot 3 of Block 19 and for Lot 7 of Lot 19
4. a variance of 8 feet to allow a side yard (south) setback from the centerline of Mission Bell Drive (7 feet from base building line) for Lot 6, Block 18
5. a variance of 4 feet to allow a 27 foot side onstar (west) setback from the centerline of Astor Road (3 feet from base building line) for Lot 4 of Block 18 and for Lot 6 of Block 19
6. a variance of 13 feet to allow a rear setback of 12 feet for Lots 2,3,4,5,6,7 of Block 21
7. a variance of 8 feet to allow a 27 foot front street setback from the centerline of Mission Bell Drive (7 feet from base building line) for Lot 4 of Block 21

Pursuant to Section 401.3(D), the approved variances automatically expire on December 11, 1987, if building construction is in accordance with the plans for which such variances were granted, the not been initiated.

Please submit this letter to the building department when applying for a building permit.

For any further information concerning this petition, please contact the Palm Beach County Zoning Department at 3400 Belvedere Road, West Palm Beach, or call 471-3600.

Sincerely,

Curtis M. Ewart
Curtis M. Ewart
Principal Planner

CME/DR/lsg

3400 BELVEDERE ROAD . WEST PALM BEACH, FLORIDA 33406 . (305) 471-3620

Now due 7/30/87 Cindy Hesler

1000-042

ADD. BY PD
CHECKED BY BT

CONDO PARK (SEE NORTHERN PINES) 007 AR

BA 86-126

1986 SETBACKS MHCP
F = 15
SI = 7.5
SO = 7.5
R = 25
LOT COV. 40%