

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** DOA-2013-01334  
**Application Name:** Boca Pointe Y-2  
**Control No.:** 1973-00085  
**Applicant:** Boca Pointe Country Club Inc  
**Owners:** Boca Pointe Country Club Inc  
**Agent:** Land Design South, Inc. - Lindsay S Libes  
**Telephone No.:** (561) 537-4542  
**Project Manager:** Autumn Sorrow, Senior Site Planner

**TITLE:** a Development Order Amendment Request **REQUEST:** to modify the Master Plan, redesignate land area, and add units.

**APPLICATION SUMMARY:** Proposed is a Development Order Amendment to reconfigure the Master Plan for the Boca Pointe Planned Unit Development (PUD). Boca Pointe PUD was originally approved by the Board of County Commissioners (BCC) on June 28, 1973 which rezoned the site from the Agricultural Zoning District to the Residential Single Family Zoning District with a Special Exception to allow a PUD. The Boca Pointe Master Plan was last approved by the BCC on January 4, 2007 to allow the re-designation of residential to civic land to create 2 pods (Pod D1 and Pod D2), add two access points to newly created Pod D2, and modify conditions of approval (Environmental and Health).

The applicant is requesting to modify the Master Plan to re-designate an existing Recreation Pod (Y2) to allow residential use for a total of 100 multi-family dwelling units with 0.79-acre of recreation use and a 0.2-acre neighborhood park. One access point from Via De Sonrisa Del Norte will be provided.

**SITE DATA:**

Location:	On the east side of Powerline Road and SW 18th Street (Boca Pointe Y-2)
Property Control Number(s)	00-42-47-27-35-025-0020
Existing Land Use Designation:	Medium Residential (MR-5)
Proposed Land Use Designation:	No change proposed
Existing Zoning District:	Single-Family Residential District (RS) with a Special Exception for Planned Unit Development (PUD)
Proposed Zoning District:	No change proposed
Acreage:	Overall Acreage: 1,019.02 Affected Acreage: 14.08 acres
Tier:	Urban Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	N/A
Future Annexation Area	Boca Raton

**RECOMMENDATION:** Staff recommends approval of the request subject to 11 Conditions of Approval as indicated in Exhibit C.

**ACTION BY THE ZONING COMMISSION:** September 16, 2013: The Zoning Commission recommended approval of the request carried by a vote of 7-0.

**PUBLIC COMMENT SUMMARY:** At the time of publication, staff had received 64 contacts from the public regarding this project; 25 in support and 39 in opposition. The main reasons listed for opposition were: preference of 35 Zero-lot-line homes, changed views, property values decreased, no

privacy, noise, construction traffic, no advantages to existing residents, loss of recreation area, strained sewage system, removal of large mature trees, inconvenience to new location of fitness center, new homes are not needed, crime, construction debris, and a reduction in open space. In addition, the Boca Del Mar Improvement Association, an adjacent development association to Boca Pointe, indicated concerns about increased traffic and the County changing Master Plans to re-designate recreational space to residential and the long term overall impact this practice will have on the quality of life of the BDMIA members and the County.

**PROJECT HISTORY:**

<b>Application No.</b>	<b>Resolution and Request</b>	<b>Approval Date</b>
Petition 1973-085	Resolution R-73-380 approved a Rezoning from the Agricultural District to the Residential Single Family District and a Special Exception to allow a Planned Unit Development.	July 17, 1973
Petition 1973-085 (A)	Resolution R-83-1032 approved a Special Exception to amend the Master Plan, by relocation of open spaces, addition of dwelling units and deletion of dwelling units (overall reduction of 202 units) and addition of a guard gate at the north end of Via De Sonrisa Del Norte.	September 13, 1983
Petition 1973-085 (B)	Resolution R-89-1153 approved a Special Exception to amend the Master Plan to change the designation of Tract R from civic to residential, increase the density and permit 35 Category A dwelling units.	June 13, 1989
Petition 1973-085 (C)	Resolution R-89-1154 approved an amendment to the Master Plan to permit a Nursing Home (60 beds max) and a Type III CLF (616 beds max).	June 13, 1989
Petition 1973-085 (D)	Resolution R-90-516 approved a Modification of Commission requirements (aka Conditions of Approvals) for Condition 3 (Civic contribution).	March 27, 1990
Petition 1973-085 (E)	Resolution R-91-237 approved Modification of Commission requirements (aka Conditions of Approvals) for Condition 14 (walls and berms).	February 26, 1991
DOA2006-1371	Resolution R-2007-004 approved an amendment to the Master Plan to re-designate a portion of Pod D land use (residential to civic), add two access points to newly created Pod D2, and modify conditions of approval (Environmental and Health).	January 4, 2007

**SURROUNDING LAND USES:**

**NORTH:**

FLU Designation: Medium Residential (MR-5)  
 Zoning District: Residential Single Family/Special Exception for a PUD (RS/SE)  
 Supporting: Multi-family Residential (Tract A, Villa Sonesta at Boca Pointe Control No 1973-00085)

**SOUTH:**

FLU Designation: Medium Residential (MR-5)  
 Zoning District: Residential Single Family/Special Exception for a PUD (RS/SE)  
 Supporting: Multi-family Residential (The Plum at Boca Pointe Control No 1973-00085)

**EAST:**

FLU Designation: Medium Residential (MR-5)  
 Zoning District: Residential Single Family/Special Exception for a PUD (RS/SE)  
 Supporting: Single-family Residential (Villa Flora at Boca Pointe (Control No 1973-00085)

**WEST:**

FLU Designation: Medium Residential (MR-5)  
 Zoning District: Residential Single Family/Special Exception for a PUD (RS/SE)  
 Supporting: Water Management Tract (Boca Pointe Control No 1973-00085)

## FINDINGS:

### Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. **Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

Density: Boca Pointe PUD was approved in 1973 as a Planned Unit Development for a total of 4,066 units. Currently, the request for 100 units is less than the available standard density for the entire Boca Pointe PUD (1,019 acres, 4,700 units) and is less than the maximum dwelling unit potential for the entire Boca Pointe PUD (6,031 units).

Maximum density for Boca Point PUD:

Standard Density: MR-5 (2,828) + HR-8 (1,872) = 4,700 units total

With PUD Density: MR-5 (707) + HR-8 (624) = 1,331 units total

Total Dwelling unit potential = 6,031 units total

Total previously approved and vested units = 4,066 units total

Total unutilized dwelling unit potential = 1,965 units total remaining

FINDINGS: The request is consistent with the site's Land Use designations and the Palm Beach County Comprehensive Plan.

2. **Consistency with the Code** - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

The applicant is proposing to re-designate Pod Y2 of the Boca Pointe PUD from recreation to residential in order to redevelop the parcel with 100 multi-family residential units. The Pod is developed with a fitness center, pool and tennis courts. The proposed amendment complies with all applicable standards and provisions of the Unified Land Development Code (ULDC) for use, layout, function, and general development characteristics. The development is approved as a PUD and the request is in conformance with requirements for a PUD, as further outlined below:

- Conversion of Recreation to Residential:

When Boca Pointe PUD was first approved in 1973, the Code did not have specific recreational requirements; however,, there was an open space requirement to provide a minimum of 35% of the gross area of the PUD. Since the applicant is proposing a reduction in recreation, the entire PUD is affected and must comply with the current code in terms of recreation. The current ULDC recreational requirement is based on 0.006 acre per unit. Boca Pointe currently has 4,066 dwelling units and as such the recreational requirement is 24.39-acres. The applicant is proposing to add 100 multi-family units, bringing the total dwelling units to 4,166, which requires 24.99 (25) acres of recreation. The Parks Department has confirmed that the PUD is meeting the required recreation with the proposed conversion of Parcel Y-2 from recreation to residential. A total of 36.39 acres is proposed. The applicant is proposing 0.20-acre of Neighborhood Park; and 0.79-acre tract of recreation whereas the code requires 0.58-acre. The applicant has included a swimming pool and bath house, a park with benches and shade trees, and open fields for the future residents.

The existing fitness center will be relocated and rebuilt on the approximately 19.96 clubhouse parcel, at the west end of the PUD. The relocation and redevelopment of the fitness center on the clubhouse site will provide for a more convenient, easily accessible and compact recreation area for the residents of Boca Pointe. Pod Y2 is currently owned by Boca Pointe Country Club, Inc., a not-for-profit corporation.

Although not a code requirement, the applicant states in their justification statement that *"The Boca Pointe Community Association noticed all members within the PUD via mail on March 26, 2013. A meeting was held on May 10, 2013; at this meeting, approximately 85% of the members voted in favor of the conversion of Pod Y2 from recreation to residential and relocation of the fitness center to the clubhouse parcel."*

○ Property Development Regulations (PDRs):

The applicant is proposing multi-family units and is therefore subject to the PDRs of the Residential Medium (RM) Zoning District. The project has been designed to meet the required frontage, depth, building coverage, and the front, rear, and side setbacks.

○ Exemplary Design:

Article 3.E.2.A.4 of the ULDC states the objective of a Planned Development District (PDD) is to encourage ingenuity, imagination and design efforts on the part of the builders, architects, site planners and developers, to produce development that is in keeping with overall land use intensity and open space objectives of the ULDC and the Comprehensive Plan, while departing from the strict application of the dimensional standard of the traditional districts. With this petition the applicant is requesting an amendment to the Boca Pointe Master Plan and exemplary design is required in the affected area. The proposed site plan and commitments made within the applicant's Justification Statement submitted during the review process provide the following features to achieve the following PUD exemplary design objectives:

- 1) The recreation area provided 0.79 acre which exceeds the minimum requirement of 0.58 acres.
- 2) The plan proposes 0.20 acres of neighborhood parks.
- 3) Decorative paving is provided not only at the project entrance but on all the garage/driveway aprons for each individual multi-family unit.
- 4) The neighborhood park includes interconnected sidewalk systems as well as benches and canopy trees.

○ Workforce Housing (WFH):

The project is subject to the WHP as it is proposing 10 or more dwelling units. The project is using Limited Incentive Program which is available to projects requesting a bonus density below 50%; the applicant is requesting a 0% density bonus. The percentage of WHP units required is 2.5% of standard density, 8% of PUD density and 17% of WHP density bonus.

The PUD has 2 Future Land Use designations within the PUD, MR-5 and HR-8. The Planning Division has identified that there are 656 standard density units remaining in within the PUD. Pod Y2 is requesting 100 multi-family units. Based on this information, the development proposal would only be subject to the 2.5% standard density, which equates to 3 required workforce housing units. The applicant has not determined the final disposition of the workforce housing. As a Condition of Approval, the applicant will have to provide staff with the details of the disposition of the WFH, prior to Final approval by the Development Review Officer.

○ Parking:

The applicant is proposing: 2-car garages for each individual multi-family unit to satisfy the required parking spaces (200 parking spaces); 31 guest parking spaces distributed throughout the development; and 2 handicap parking spaces.

○ Landscape/Buffering:

The applicant is proposing the required 5-foot Compatibility buffers along the north, south, and west property lines; the required 15-foot Right-of-Way buffer along the east property line abutting Via De Sonrisa Del Norte; and the 15-foot Incompatibility buffer between the recreation area and the residential units.

○ Signs:

The applicant is proposing to have one pair of entrance signs at both the north and south entrance points from Via De Sonrisa Del Norte. Proposed signage is consistent with ULDC Table 8.G.2.C, Entrance Sign Standards, with a maximum height of 8-feet and 60 square feet of sign face area. Staff has no objections to the requested signage.

The proposed modification to re-configure the Master Plan to re-designate land uses to allow 100 multi-family dwelling units within Pod Y2, a 14.08-acre parcel, is in compliance with the requirements for a PUD.

3. **Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed request to modify the Master Plan to re-designate Pod Y2 from the current designation of recreation to residential and to add 100 multi-family dwelling units is compatible with the surrounding area. Pod Y2 is bordered by the Lake Worth Drainage District (LWDD) lateral canals along all property lines, and further bordered by Via De Sonrisa Del Norte (an 80-foot right-of-way) along the north and east. Beyond the LWDD canals and right-of-way, the site is surrounded by a combination of single-family and multi-family dwelling units within the PUD. Subject to Conditions of Approval as indicated in Exhibit C, staff anticipates no adverse impacts to the surrounding properties from the request.

4. **Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed amendment to re-designate the Pod from recreation to residential and to add 100 multi-family dwelling units minimizes adverse effects, including visual impacts and intensity of the proposed use on adjacent lands through the existing and proposed conditions of approval and the Code. The applicant has designed the site to feature 100 multi-family dwelling units in 19 buildings. The site is surrounded by LWDD lateral canals along all property lines, and beyond by multi-family and single-family dwelling units. Staff does not anticipate any adverse impacts to the adjacent properties

5. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

**VEGETATION PROTECTION:** The property is an existing Private Recreation facility and does not support significant amounts of native vegetation.

**WELLFIELD PROTECTION ZONE:** The property is not located with a Wellfield Protection Zone.

**IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

6. **Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The amendment is consistent with the existing development pattern already established as it is proposing multi-family units by converting the existing recreation to residential. The applicant states that the existing fitness center will be relocated and rebuilt on the +/- 19.96 clubhouse parcel, at the west end of the PUD. The relocation and redevelopment of the fitness center on the clubhouse site will provide for a more convenient, easily accessible and compact recreation area for the residents of Boca Pointe. The subject site is internal to the Boca Pointe PUD and is surrounded by a combination of single-family and multi-family residential units.

7. **Adequate Public Facilities** – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

ENGINEERING COMMENTS:

The Property Owner shall combine the property into a single lot of record in accordance with provisions of Article 11 of the Unified Land Development Code.

The Property Owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department, Permit Section, prior to the application of a Building Permit.

SCHOOL IMPACTS:

In accordance with adopted school concurrency, a Concurrency Determination for 100 multi-family units had been approved on June 19, 2013 (Concurrency Case #13052401C). The subject property is located within Concurrency Service Area 21 (SAC 341B).

This project is estimated to generate approximately eighteen (18) public school students. The schools currently serving this project area are: Verde Elementary School, Boca Raton Community Middle School, and Boca Raton Community High School.

The Preliminary Site Plan (dated 7/11/13) shows a 10' by 15' school bus shelter location. A bus shelter condition of approval has been applied to this request.

PARKS AND RECREATION:

Based on the proposed 100 dwelling units 0.60 acres of on site recreation is required. The Preliminary Site Plan submitted indicates there will be 0.79 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

Boca Pointe was developed adhering to the 1972 code for PUDs. Boca Pointe's recreational acreage and amenities exceeded the 1972 code requirements, resulting in excess recreational capacity. The current ULDC recreational requirement is based on 0.006 acre per unit. Boca Pointe currently has 4,066 dwelling units and as such the recreational requirement is 24.39-acres. The applicant is proposing to add 100 multi-family units, bringing the total dwelling units to 4,166, which requires 24.99 (25) acres of recreation. The Parks Department has confirmed that the PUD is meeting the required recreation with the proposed conversion of Parcel Y-2 from recreation to residential. A total of 36.39 acres is proposed. The removal of Y-2's recreational amenities and acreage does not cause Boca Pointe to fall below the 1972 minimum or the current Code requirements.

FIRE/HEALTH/PALM TRAN:

No Staff Review Analysis

8. **Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

The applicant states that since the time of the previous approval, it has been determined that the PUD would benefit from the relocation of the fitness center, and subsequent redevelopment of the parcel as residential units. The fitness center will be relocated and rebuilt on the +/- 19.96 clubhouse parcel, at the west end of the PUD. The relocation and redevelopment of the fitness center on the clubhouse site will provide for a more convenient, easily accessible and compact recreation area for the residents of Boca Pointe. Pod Y2 is currently owned by Boca Pointe Country Club, Inc., a not-for-profit corporation and is an equity membership, where you have to be a member to use the facility. The clubhouse and fitness center facilities and golf course within Boca Pointe are available to members. Residents are not required to be members of the Club to reside in the development.

CONCLUSION:

Staff has evaluated the standards listed under Article 2.B.2.B 1-8 and determined that there is a balance between the need of change and the potential impacts generated by this change; therefore, staff is recommending approval of the DOA request. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended conditions of approval as indicated in Exhibit C.

## CONDITIONS OF APPROVAL

### EXHIBIT C

#### Development Order Amendment

#### ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-73-380 (Control 1973-085), R-83-1032 (Control 1973-085A), R-89-1153(Control 1973-085B), R-89-1154(Control 1973-085C), R-90-516(Control 1973-085D), R-91-237(Control 1973-085E), and R-2007-0004 (Control 1973-085), shall remain in effect, unless expressly modified herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. The conditions of approval as contained herein shall apply to Pod Y-2 only (the Affected area of Application DOA2013-1334), unless expressly stated. The approved Preliminary Master Plan is dated July 25, 2013 and the Preliminary Site and Regulating Plans are dated July 12, 2013. Modifications to the Development Order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the ULDC, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

#### ENGINEERING

1. Prior to issuance of the first building permit, the Property Owner shall combine the property into a single lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)

#### LANDSCAPE - GENERAL

1. Prior to final approval by the Development Review Officer (DRO), the Property Owner shall submit a set of landscape plans, which include the tree mitigation and relocation plan for review and approval by the Landscape Section. (DRO:LANDSCAPE - Zoning)

2. All palms required to be planted on the property by this approval shall meet the following minimum standards at installation:

- a. palm heights: sixteen (16) feet clear trunk;
- b. clusters: staggered heights ranging from sixteen (16) to twenty two (22) feet. Palm clusters to be planted in groups of five (5); and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (DRO: LANDSCAPE - Zoning)

3. Field adjustment of wall, fence, and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (DRO: LANDSCAPE - Zoning)

#### SCHOOL BOARD

1. Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall be constructed by the property owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential property owner. (CO: MONITORING - School Board)

2. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

## "NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD- School Board)

### COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

### DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.



Figure 1 Future Land Use Map

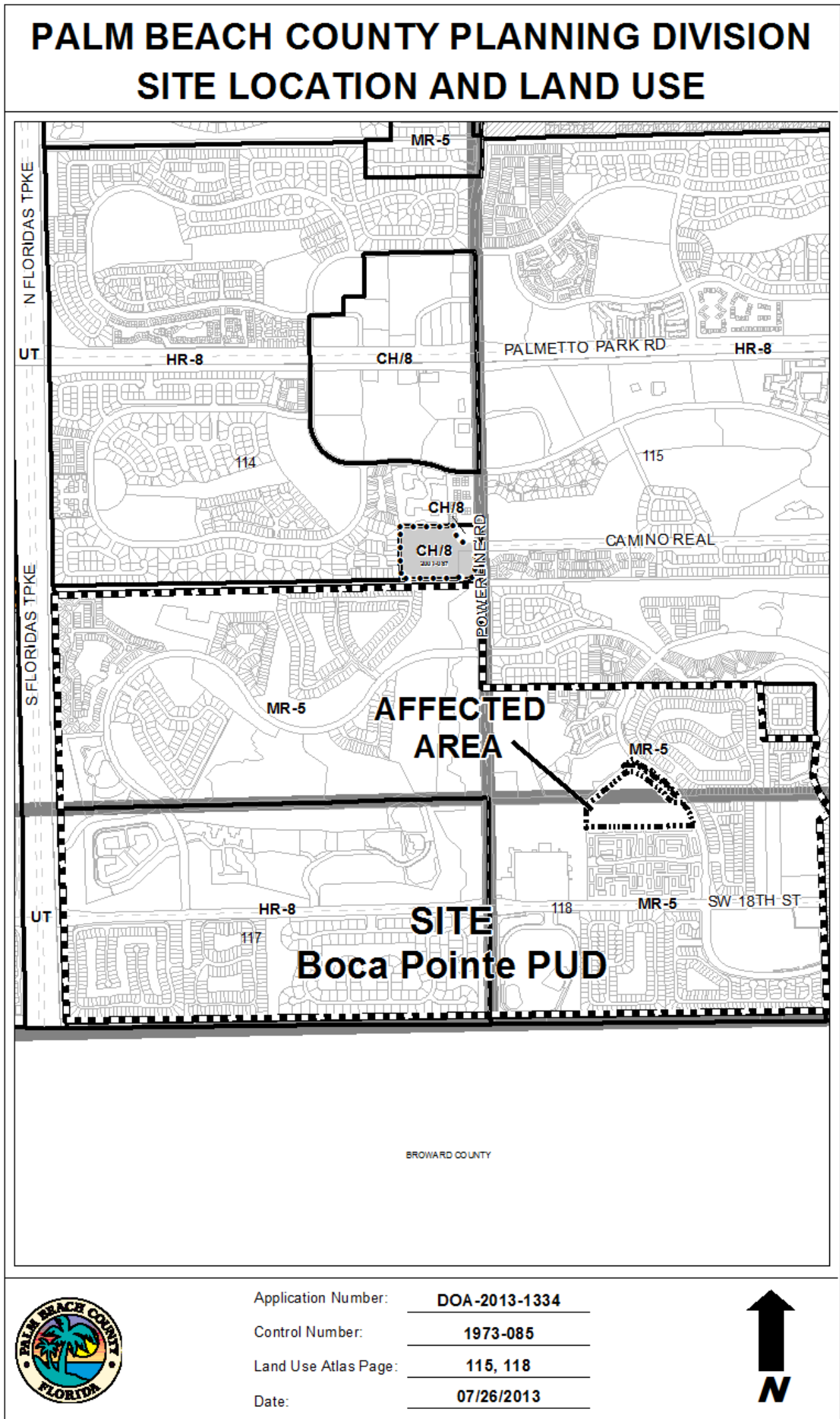


Figure 2 Zoning Quad Map

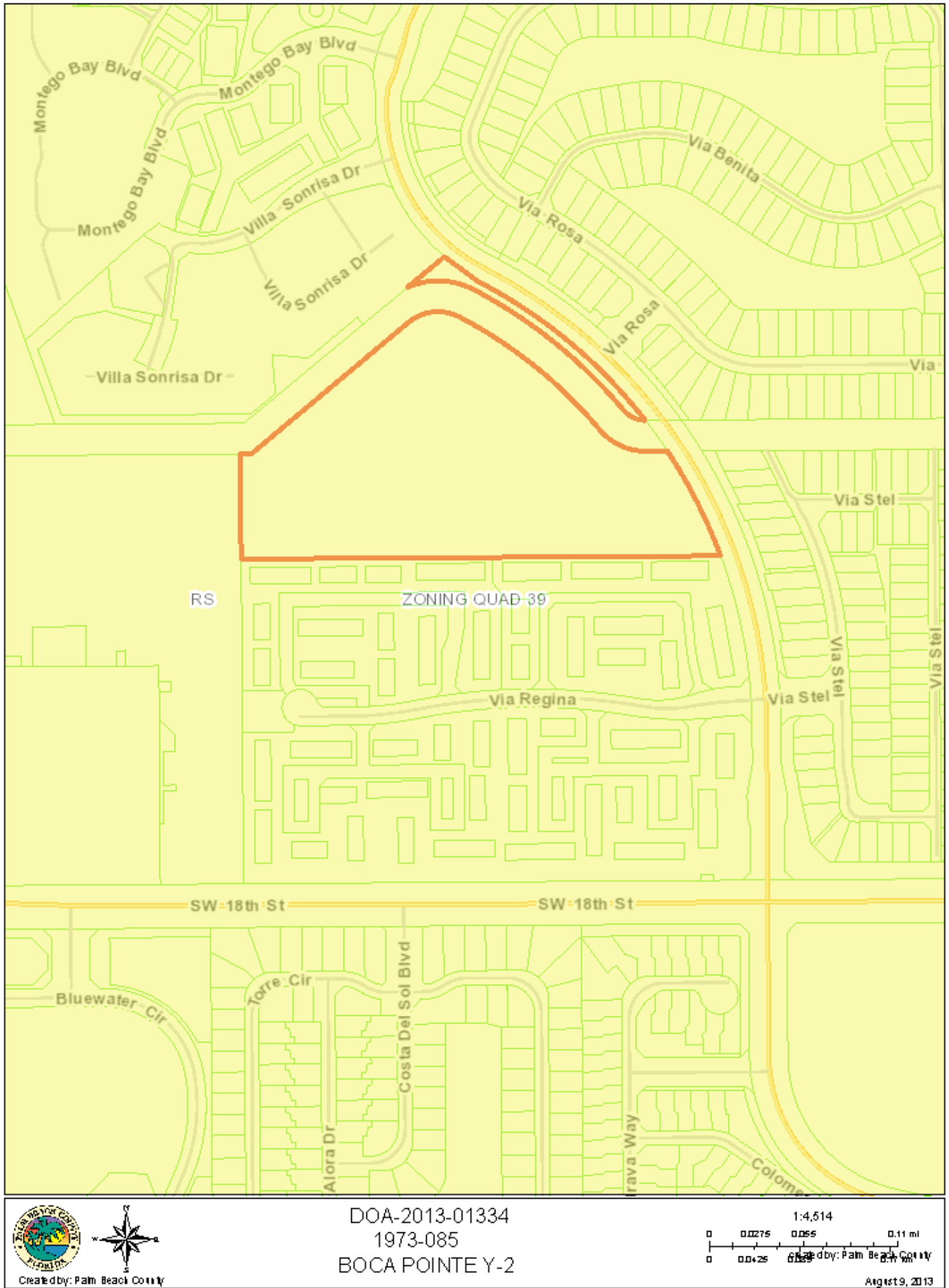


Figure 3 Aerial

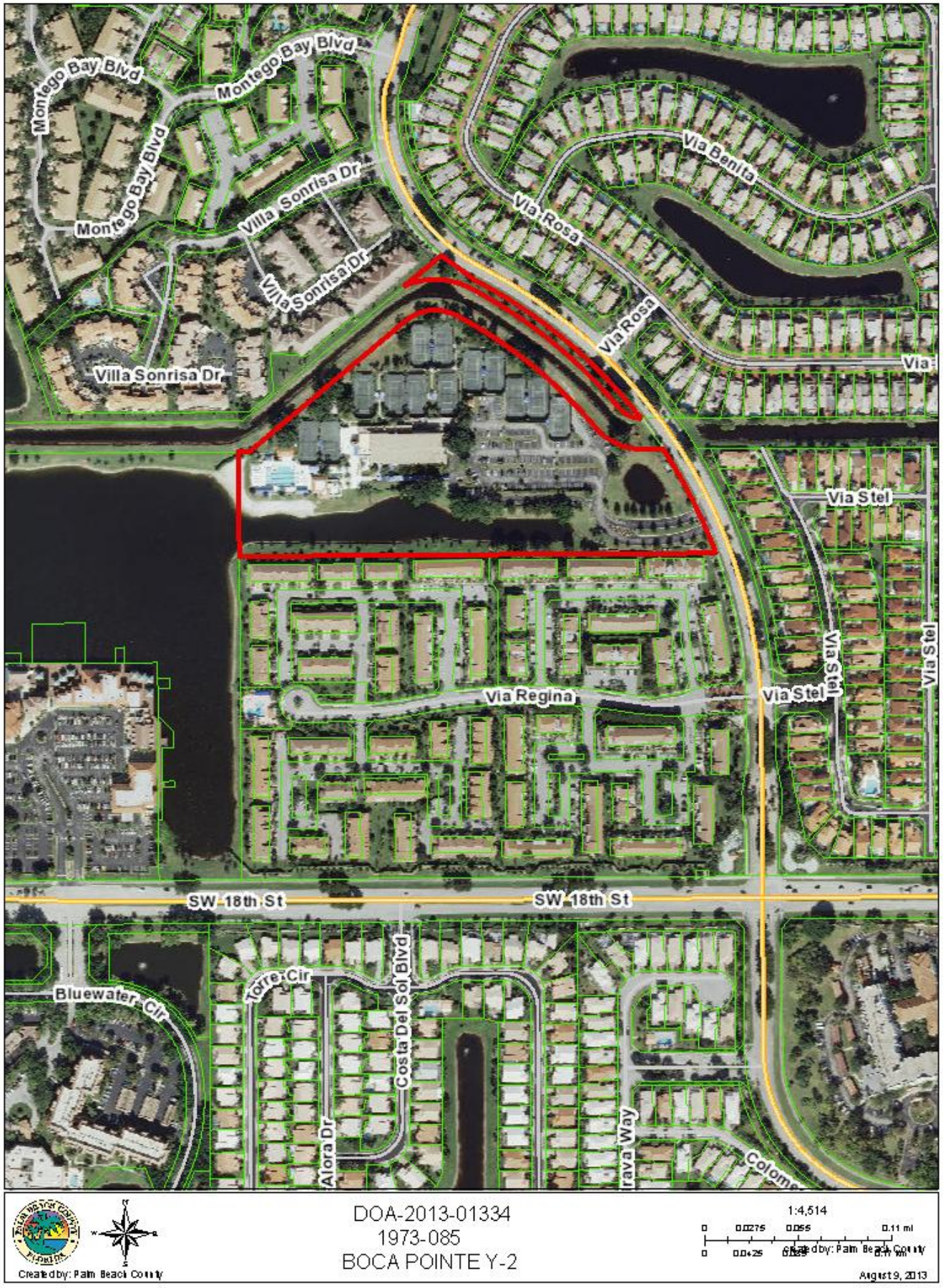


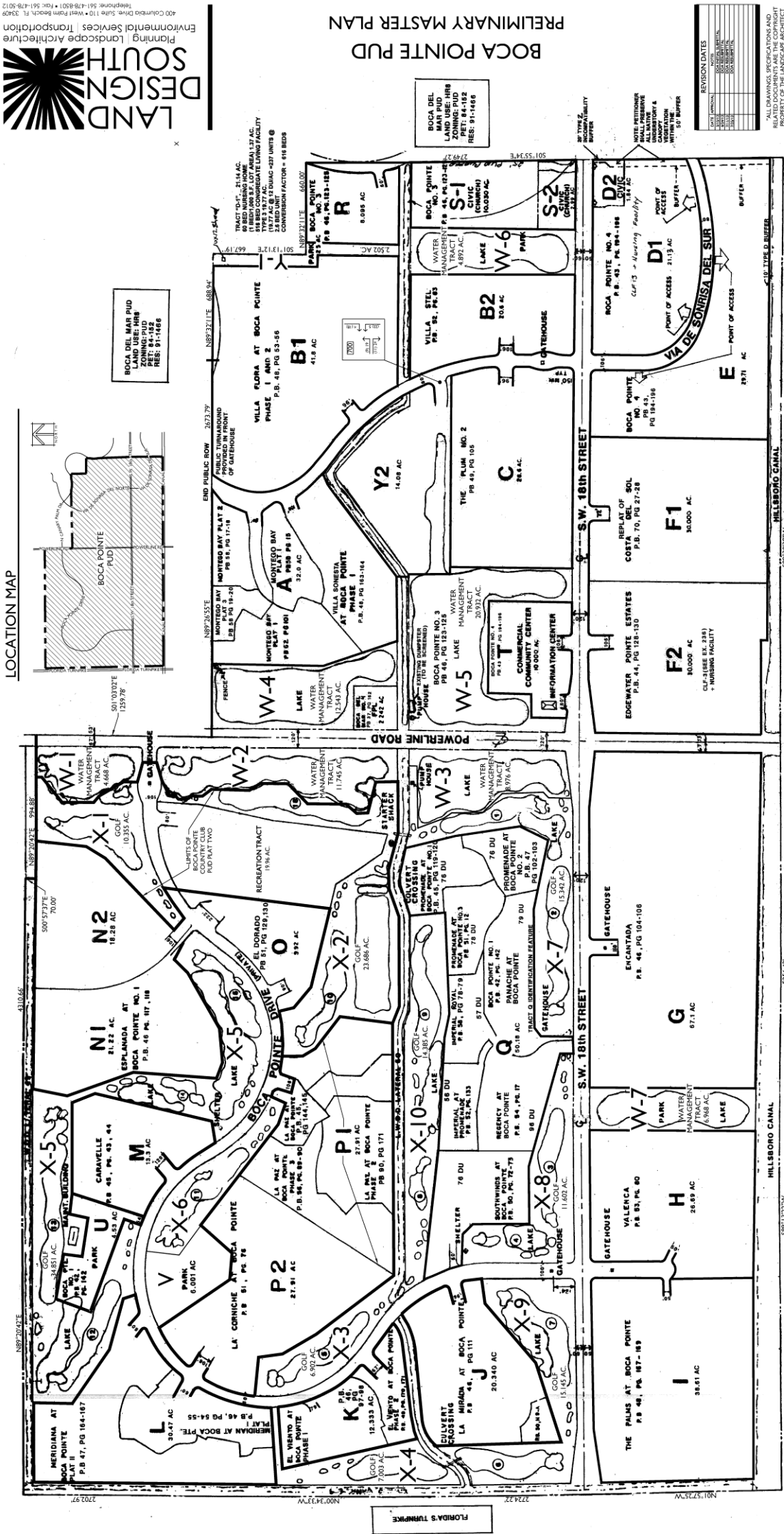
Figure 4 Preliminary Master Plan page 1 dated July 25, 2013



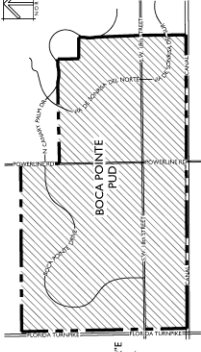
LAND DESIGN SOUTH  
 Planning, Landscapes, Architecture  
 Environmental Services, Transportation

400 Colorado Drive, Suite 110 • West Palm Beach, FL 33409  
 Telephone: 561-478-8011 • Fax: 561-478-0511

PRELIMINARY MASTER PLAN  
 BOCA POINTE PUD



LOCATION MAP



BOCA DEL MAR PUD  
 LAND USE/IRRIGATION  
 ZONING PUD  
 RES: 91-1466

REVISION DATES	
08/02/13	ISSUED FOR REVIEW
07/26/13	REVISED
07/11/13	REVISED
06/27/13	REVISED
06/20/13	REVISED
06/13/13	REVISED
06/07/13	REVISED
05/29/13	REVISED
05/22/13	REVISED
05/15/13	REVISED
05/08/13	REVISED
05/01/13	REVISED
04/24/13	REVISED
04/17/13	REVISED
04/10/13	REVISED
03/27/13	REVISED
03/20/13	REVISED
03/13/13	REVISED
03/06/13	REVISED
02/27/13	REVISED
02/20/13	REVISED
02/13/13	REVISED
02/06/13	REVISED
01/30/13	REVISED
01/23/13	REVISED
01/16/13	REVISED
01/09/13	REVISED
01/02/13	REVISED
12/26/12	REVISED
12/19/12	REVISED
12/12/12	REVISED
12/05/12	REVISED
11/28/12	REVISED
11/21/12	REVISED
11/14/12	REVISED
11/07/12	REVISED
10/31/12	REVISED
10/24/12	REVISED
10/17/12	REVISED
10/10/12	REVISED
10/03/12	REVISED
09/26/12	REVISED
09/19/12	REVISED
09/12/12	REVISED
09/05/12	REVISED
08/28/12	REVISED
08/21/12	REVISED
08/14/12	REVISED
08/07/12	REVISED
07/31/12	REVISED
07/24/12	REVISED
07/17/12	REVISED
07/10/12	REVISED
07/03/12	REVISED
06/26/12	REVISED
06/19/12	REVISED
06/12/12	REVISED
06/05/12	REVISED
05/29/12	REVISED
05/22/12	REVISED
05/15/12	REVISED
05/08/12	REVISED
05/01/12	REVISED
04/24/12	REVISED
04/17/12	REVISED
04/10/12	REVISED
04/03/12	REVISED
03/27/12	REVISED
03/20/12	REVISED
03/13/12	REVISED
03/06/12	REVISED
02/27/12	REVISED
02/20/12	REVISED
02/13/12	REVISED
02/06/12	REVISED
01/30/12	REVISED
01/23/12	REVISED
01/16/12	REVISED
01/09/12	REVISED
01/02/12	REVISED
12/26/11	REVISED
12/19/11	REVISED
12/12/11	REVISED
12/05/11	REVISED
11/28/11	REVISED
11/21/11	REVISED
11/14/11	REVISED
11/07/11	REVISED
10/31/11	REVISED
10/24/11	REVISED
10/17/11	REVISED
10/10/11	REVISED
10/03/11	REVISED
09/26/11	REVISED
09/19/11	REVISED
09/12/11	REVISED
09/05/11	REVISED
08/28/11	REVISED
08/21/11	REVISED
08/14/11	REVISED
08/07/11	REVISED
07/31/11	REVISED
07/24/11	REVISED
07/17/11	REVISED
07/10/11	REVISED
07/03/11	REVISED
06/26/11	REVISED
06/19/11	REVISED
06/12/11	REVISED
06/05/11	REVISED
05/29/11	REVISED
05/22/11	REVISED
05/15/11	REVISED
05/08/11	REVISED
05/01/11	REVISED
04/24/11	REVISED
04/17/11	REVISED
04/10/11	REVISED
04/03/11	REVISED
03/27/11	REVISED
03/20/11	REVISED
03/13/11	REVISED
03/06/11	REVISED
02/27/11	REVISED
02/20/11	REVISED
02/13/11	REVISED
02/06/11	REVISED
01/30/11	REVISED
01/23/11	REVISED
01/16/11	REVISED
01/09/11	REVISED
01/02/11	REVISED
12/26/10	REVISED
12/19/10	REVISED
12/12/10	REVISED
12/05/10	REVISED
11/28/10	REVISED
11/21/10	REVISED
11/14/10	REVISED
11/07/10	REVISED
10/31/10	REVISED
10/24/10	REVISED
10/17/10	REVISED
10/10/10	REVISED
10/03/10	REVISED
09/26/10	REVISED
09/19/10	REVISED
09/12/10	REVISED
09/05/10	REVISED
08/28/10	REVISED
08/21/10	REVISED
08/14/10	REVISED
08/07/10	REVISED
07/31/10	REVISED
07/24/10	REVISED
07/17/10	REVISED
07/10/10	REVISED
07/03/10	REVISED
06/26/10	REVISED
06/19/10	REVISED
06/12/10	REVISED
06/05/10	REVISED
05/29/10	REVISED
05/22/10	REVISED
05/15/10	REVISED
05/08/10	REVISED
05/01/10	REVISED
04/24/10	REVISED
04/17/10	REVISED
04/10/10	REVISED
04/03/10	REVISED
03/27/10	REVISED
03/20/10	REVISED
03/13/10	REVISED
03/06/10	REVISED
02/27/10	REVISED
02/20/10	REVISED
02/13/10	REVISED
02/06/10	REVISED
01/30/10	REVISED
01/23/10	REVISED
01/16/10	REVISED
01/09/10	REVISED
01/02/10	REVISED
12/26/09	REVISED
12/19/09	REVISED
12/12/09	REVISED
12/05/09	REVISED
11/28/09	REVISED
11/21/09	REVISED
11/14/09	REVISED
11/07/09	REVISED
10/31/09	REVISED
10/24/09	REVISED
10/17/09	REVISED
10/10/09	REVISED
10/03/09	REVISED
09/26/09	REVISED
09/19/09	REVISED
09/12/09	REVISED
09/05/09	REVISED
08/28/09	REVISED
08/21/09	REVISED
08/14/09	REVISED
08/07/09	REVISED
07/31/09	REVISED
07/24/09	REVISED
07/17/09	REVISED
07/10/09	REVISED
07/03/09	REVISED
06/26/09	REVISED
06/19/09	REVISED
06/12/09	REVISED
06/05/09	REVISED
05/29/09	REVISED
05/22/09	REVISED
05/15/09	REVISED
05/08/09	REVISED
05/01/09	REVISED
04/24/09	REVISED
04/17/09	REVISED
04/10/09	REVISED
04/03/09	REVISED
03/27/09	REVISED
03/20/09	REVISED
03/13/09	REVISED
03/06/09	REVISED
02/27/09	REVISED
02/20/09	REVISED
02/13/09	REVISED
02/06/09	REVISED
01/30/09	REVISED
01/23/09	REVISED
01/16/09	REVISED
01/09/09	REVISED
01/02/09	REVISED
12/26/08	REVISED
12/19/08	REVISED
12/12/08	REVISED
12/05/08	REVISED
11/28/08	REVISED
11/21/08	REVISED
11/14/08	REVISED
11/07/08	REVISED
10/31/08	REVISED
10/24/08	REVISED
10/17/08	REVISED
10/10/08	REVISED
10/03/08	REVISED
09/26/08	REVISED
09/19/08	REVISED
09/12/08	REVISED
09/05/08	REVISED
08/28/08	REVISED
08/21/08	REVISED
08/14/08	REVISED
08/07/08	REVISED
07/31/08	REVISED
07/24/08	REVISED
07/17/08	REVISED
07/10/08	REVISED
07/03/08	REVISED
06/26/08	REVISED
06/19/08	REVISED
06/12/08	REVISED
06/05/08	REVISED
05/29/08	REVISED
05/22/08	REVISED
05/15/08	REVISED
05/08/08	REVISED
05/01/08	REVISED
04/24/08	REVISED
04/17/08	REVISED
04/10/08	REVISED
04/03/08	REVISED
03/27/08	REVISED
03/20/08	REVISED
03/13/08	REVISED
03/06/08	REVISED
02/27/08	REVISED
02/20/08	REVISED
02/13/08	REVISED
02/06/08	REVISED
01/30/08	REVISED
01/23/08	REVISED
01/16/08	REVISED
01/09/08	REVISED
01/02/08	REVISED
12/26/07	REVISED
12/19/07	REVISED
12/12/07	REVISED
12/05/07	REVISED
11/28/07	REVISED
11/21/07	REVISED
11/14/07	REVISED
11/07/07	REVISED
10/31/07	REVISED
10/24/07	REVISED
10/17/07	REVISED
10/10/07	REVISED
10/03/07	REVISED
09/26/07	REVISED
09/19/07	REVISED
09/12/07	REVISED
09/05/07	REVISED
08/28/07	REVISED
08/21/07	REVISED
08/14/07	REVISED
08/07/07	REVISED
07/31/07	REVISED
07/24/07	REVISED
07/17/07	REVISED
07/10/07	REVISED
07/03/07	REVISED
06/26/07	REVISED
06/19/07	REVISED
06/12/07	REVISED
06/05/07	REVISED
05/29/07	REVISED
05/22/07	REVISED
05/15/07	REVISED
05/08/07	REVISED
05/01/07	REVISED
04/24/07	REVISED
04/17/07	REVISED
04/10/07	REVISED
04/03/07	REVISED
03/27/07	REVISED
03/20/07	REVISED
03/13/07	REVISED
03/06/07	REVISED
02/27/07	REVISED
02/20/07	REVISED
02/13/07	REVISED
02/06/07	REVISED
01/30/07	REVISED
01/23/07	REVISED
01/16/07	REVISED
01/09/07	REVISED
01/02/07	REVISED
12/26/06	REVISED
12/19/06	REVISED
12/12/06	REVISED
12/05/06	REVISED
11/28/06	REVISED
11/21/06	REVISED
11/14/06	REVISED
11/07/06	REVISED
10/31/06	REVISED
10/24/06	REVISED
10/17/06	REVISED
10/10/06	REVISED
10/03/06	REVISED
09/26/06	REVISED
09/19/06	REVISED
09/12/06	REVISED
09/05/06	REVISED
08/28/06	REVISED
08/21/06	REVISED
08/14/06	REVISED
08/07/06	REVISED
07/31/06	REVISED
07/24/06	REVISED
07/17/06	REVISED
07/10/06	REVISED
07/03/06	REVISED
06/26/06	REVISED
06/19/06	REVISED
06/12/06	REVISED
06/05/06	REVISED
05/29/06	REVISED
05/22/06	REVISED
05/15/06	REVISED
05/08/06	REVISED
05/01/06	REVISED
04/24/06	REVISED
04/17/06	REVISED
04/10/06	REVISED
04/03/06	REVISED
03/27/06	REVISED
03/20/06	REVISED
03/13/06	REVISED
03/06/06	REVISED
02/27/06	REVISED
02/20/06	REVISED
02/13/06	REVISED
02/06/06	REVISED
01/30/06	REVISED
01/23/06	REVISED
01/16/06	REVISED
01/09/06	REVISED
01/02/06	REVISED
12/26/05	REVISED
12/19/05	REVISED
12/12/05	REVISED
12/05/05	REVISED
11/28/05	REVISED
11/21/05	REVISED
11/14/05	REVISED
11/07/05	REVISED
10/31/05	REVISED
10/24/05	REVISED
10/17/05	REVISED
10/10/05	REVISED
10/03/05	REVISED

Figure 5 Preliminary Master Plan page 2 dated July 22, 2013



BOCA POINTE PUD  
PRELIMINARY MASTER PLAN  
PALM BEACH COUNTY, FLORIDA

RECREATION AREA DATA		OPEN SPACE DATA	
POD/ TRACT	BLDG. UNITS	POD/ TRACT	ACRES
A	337	X-1	4,658
B	50	X-2	6,805
C	251	X-3	7,001
D	477	X-4	7,203
E	325	X-5	7,406
F	337	X-6	7,608
G	350	X-7	7,811
H	362	X-8	8,013
I	374	X-9	8,216
J	386	X-10	8,418
K	398	X-11	8,621
L	410	X-12	8,823
M	422	X-13	9,026
N	434	X-14	9,228
O	446	X-15	9,431
P	458	X-16	9,633
Q	470	X-17	9,836
R	482	X-18	10,038
S	494	X-19	10,241
T	506	X-20	10,443
U	518	X-21	10,646
V	530	X-22	10,848
W	542	X-23	11,051
X	554	X-24	11,253
Y	566	X-25	11,456
Z	578	X-26	11,658
AA	590	X-27	11,861
AB	602	X-28	12,063
AC	614	X-29	12,266
AD	626	X-30	12,468
AE	638	X-31	12,671
AF	650	X-32	12,873
AG	662	X-33	13,076
AH	674	X-34	13,278
AI	686	X-35	13,481
AJ	698	X-36	13,683
AK	710	X-37	13,886
AL	722	X-38	14,088
AM	734	X-39	14,291
AN	746	X-40	14,493
AO	758	X-41	14,696
AP	770	X-42	14,898
AQ	782	X-43	15,101
AR	794	X-44	15,303
AS	806	X-45	15,506
AT	818	X-46	15,708
AU	830	X-47	15,911
AV	842	X-48	16,113
AW	854	X-49	16,316
AX	866	X-50	16,518
AY	878	X-51	16,721
AZ	890	X-52	16,923
BA	902	X-53	17,126
BB	914	X-54	17,328
BC	926	X-55	17,531
BD	938	X-56	17,733
BE	950	X-57	17,936
BF	962	X-58	18,138
BG	974	X-59	18,341
BH	986	X-60	18,543
BI	998	X-61	18,746
BJ	1010	X-62	18,948
BK	1022	X-63	19,151
BL	1034	X-64	19,353
BM	1046	X-65	19,556
BN	1058	X-66	19,758
BO	1070	X-67	19,961
BP	1082	X-68	20,163
BQ	1094	X-69	20,366
BR	1106	X-70	20,568
BS	1118	X-71	20,771
BT	1130	X-72	20,973
BU	1142	X-73	21,176
BV	1154	X-74	21,378
BW	1166	X-75	21,581
BX	1178	X-76	21,783
BY	1190	X-77	21,986
BZ	1202	X-78	22,188
CA	1214	X-79	22,391
CB	1226	X-80	22,593
CC	1238	X-81	22,796
CD	1250	X-82	22,998
CE	1262	X-83	23,201
CF	1274	X-84	23,403
CG	1286	X-85	23,606
CH	1298	X-86	23,808
CI	1310	X-87	24,011
CJ	1322	X-88	24,213
CK	1334	X-89	24,416
CL	1346	X-90	24,618
CM	1358	X-91	24,821
CN	1370	X-92	25,023
CO	1382	X-93	25,226
CP	1394	X-94	25,428
CQ	1406	X-95	25,631
CR	1418	X-96	25,833
CS	1430	X-97	26,036
CT	1442	X-98	26,238
CU	1454	X-99	26,441
CV	1466	X-100	26,643
CW	1478	X-101	26,846
CX	1490	X-102	27,048
CY	1502	X-103	27,251
CZ	1514	X-104	27,453
DA	1526	X-105	27,656
DB	1538	X-106	27,858
DC	1550	X-107	28,061
DD	1562	X-108	28,263
DE	1574	X-109	28,466
DF	1586	X-110	28,668
DF	1598	X-111	28,871
DF	1610	X-112	29,073
DF	1622	X-113	29,276
DF	1634	X-114	29,478
DF	1646	X-115	29,681
DF	1658	X-116	29,883
DF	1670	X-117	30,086
DF	1682	X-118	30,288
DF	1694	X-119	30,491
DF	1706	X-120	30,693
DF	1718	X-121	30,896
DF	1730	X-122	31,098
DF	1742	X-123	31,301
DF	1754	X-124	31,503
DF	1766	X-125	31,706
DF	1778	X-126	31,908
DF	1790	X-127	32,111
DF	1802	X-128	32,313
DF	1814	X-129	32,516
DF	1826	X-130	32,718
DF	1838	X-131	32,921
DF	1850	X-132	33,123
DF	1862	X-133	33,326
DF	1874	X-134	33,528
DF	1886	X-135	33,731
DF	1898	X-136	33,933
DF	1910	X-137	34,136
DF	1922	X-138	34,338
DF	1934	X-139	34,541
DF	1946	X-140	34,743
DF	1958	X-141	34,946
DF	1970	X-142	35,148
DF	1982	X-143	35,351
DF	1994	X-144	35,553
DF	2006	X-145	35,756
DF	2018	X-146	35,958
DF	2030	X-147	36,161
DF	2042	X-148	36,363
DF	2054	X-149	36,566
DF	2066	X-150	36,768
DF	2078	X-151	36,971
DF	2090	X-152	37,173
DF	2102	X-153	37,376
DF	2114	X-154	37,578
DF	2126	X-155	37,781
DF	2138	X-156	37,983
DF	2150	X-157	38,186
DF	2162	X-158	38,388
DF	2174	X-159	38,591
DF	2186	X-160	38,793
DF	2198	X-161	38,996
DF	2210	X-162	39,198
DF	2222	X-163	39,401
DF	2234	X-164	39,603
DF	2246	X-165	39,806
DF	2258	X-166	40,008
DF	2270	X-167	40,211
DF	2282	X-168	40,413
DF	2294	X-169	40,616
DF	2306	X-170	40,818
DF	2318	X-171	41,021
DF	2330	X-172	41,223
DF	2342	X-173	41,426
DF	2354	X-174	41,628
DF	2366	X-175	41,831
DF	2378	X-176	42,033
DF	2390	X-177	42,236
DF	2402	X-178	42,438
DF	2414	X-179	42,641
DF	2426	X-180	42,843
DF	2438	X-181	43,046
DF	2450	X-182	43,248
DF	2462	X-183	43,451
DF	2474	X-184	43,653
DF	2486	X-185	43,856
DF	2498	X-186	44,058
DF	2510	X-187	44,261
DF	2522	X-188	44,463
DF	2534	X-189	44,666
DF	2546	X-190	44,868
DF	2558	X-191	45,071
DF	2570	X-192	45,273
DF	2582	X-193	45,476
DF	2594	X-194	45,678
DF	2606	X-195	45,881
DF	2618	X-196	46,083
DF	2630	X-197	46,286
DF	2642	X-198	46,488
DF	2654	X-199	46,691
DF	2666	X-200	46,893
DF	2678	X-201	47,096
DF	2690	X-202	47,298
DF	2702	X-203	47,501
DF	2714	X-204	47,703
DF	2726	X-205	47,906
DF	2738	X-206	48,108
DF	2750	X-207	48,311
DF	2762	X-208	48,513
DF	2774	X-209	48,716
DF	2786	X-210	48,918
DF	2798	X-211	49,121
DF	2810	X-212	49,323
DF	2822	X-213	49,526
DF	2834	X-214	49,728
DF	2846	X-215	49,931
DF	2858	X-216	50,133
DF	2870	X-217	50,336
DF	2882	X-218	50,538
DF	2894	X-219	50,741
DF	2906	X-220	50,943
DF	2918	X-221	51,146
DF	2930	X-222	51,348
DF	2942	X-223	51,551
DF	2954	X-224	51,753
DF	2966	X-225	51,956
DF	2978	X-226	52,158
DF	2990	X-227	52,361
DF	3002	X-228	52,563
DF	3014	X-229	52,766
DF	3026	X-230	52,968
DF	3038	X-231	53,171
DF	3050	X-232	53,373
DF	3062	X-233	53,576
DF	3074	X-234	53,778
DF	3086	X-235	53,981
DF	3098	X-236	54,183
DF	3110	X-237	54,386
DF	3122	X-238	54,588
DF	3134	X-239	54,791
DF	3146	X-240	54,993
DF	3158	X-241	55,196
DF	3170	X-242	55,398
DF	3182	X-243	55,601
DF	3194	X-244	55,803
DF	3206	X-245	56,006
DF	3218	X-246	56,208
DF	3230	X-247	56,411
DF	3242	X-248	56,613
DF	3254	X-249	56,816
DF	3266	X-250	57,018
DF	3278	X-251	57,221
DF	3290	X-252	57,423
DF	3302	X-253	57,626
DF	3314	X-254	57,828
DF	3326	X-255	58,031
DF	3338	X-256	58,233
DF	3350	X-257	58,436
DF	3362	X-258	58,638
DF	3374	X-259	58,841
DF	3386	X-260	59,043
DF	3398	X-261	59,246
DF	3410	X-262	59,448
DF	3422	X-263	59,651
DF	3434	X-264	59,853
DF	3446	X-265	60,056
DF	3458	X-266	60,258
DF	3470	X-267	60,461
DF	3482	X-268	60,663
DF	3494	X-269	60,866
DF	3506	X-270	61,068
DF	3518	X-271	61,271
DF	3530	X-272	61,473
DF	3542	X-273	61,676
DF	3554	X-274	61,878
DF	3566	X-275	62,081
DF	3578	X-276	62,283
DF	3590	X-277	62,486
DF	3602	X-278	62,688
DF	3614	X-279	62,891
DF	3626	X-280	63,093
DF	3638	X-281	63,296
DF	3650	X-282	63,498
DF	3662	X-283	63,701
DF	3674	X-284	63,903
DF	3686	X-285	64,106
DF	3698	X-286	64,308
DF	3710	X-287	64,511
DF	3722	X-288	64,713
DF	3734	X-289	64,916
DF	3746	X-290	65,118
DF	3758	X-291	65,321
DF	3770	X-292	65,523
DF	3782	X-293	65,726
DF	3794	X-294	65,928
DF	3806	X-295	66,131
DF	3818	X-296	66,333
DF	3830	X-297	66,536
DF	3842	X-298	66,738
DF	3854	X-299	66,941
DF	3866	X-300	67,143
DF	3878	X-301	67,346
DF	3890	X-302	67,548
DF	3902	X-303	67,751
DF	3914	X-304	67,953
DF	3926	X-305	68,156
DF	3938	X-306	68,35



Figure 7 Preliminary Master Regulating Plan page 2 dated May 15, 2013



LAND DESIGN SOUTH  
 Planning | Landscape Architecture  
 Environmental Services | Transportation

400 Columbus Drive, Suite 110 • West Palm Beach, FL 33409  
 Telephone: 561-478-8501 • Fax: 561-478-5012

BOCA PONTE PUD  
 PRELIMINARY MASTER PLAN  
 PALM BEACH COUNTY, FLORIDA

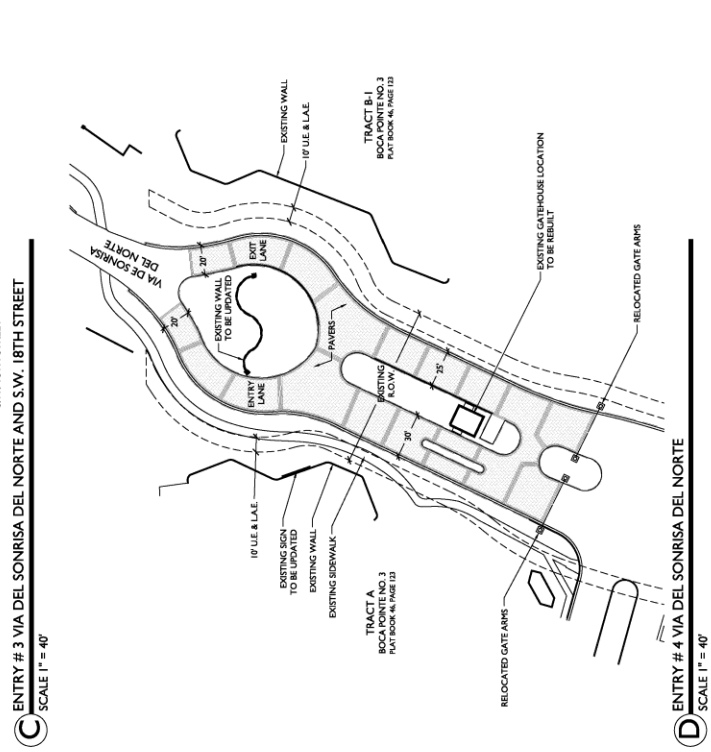
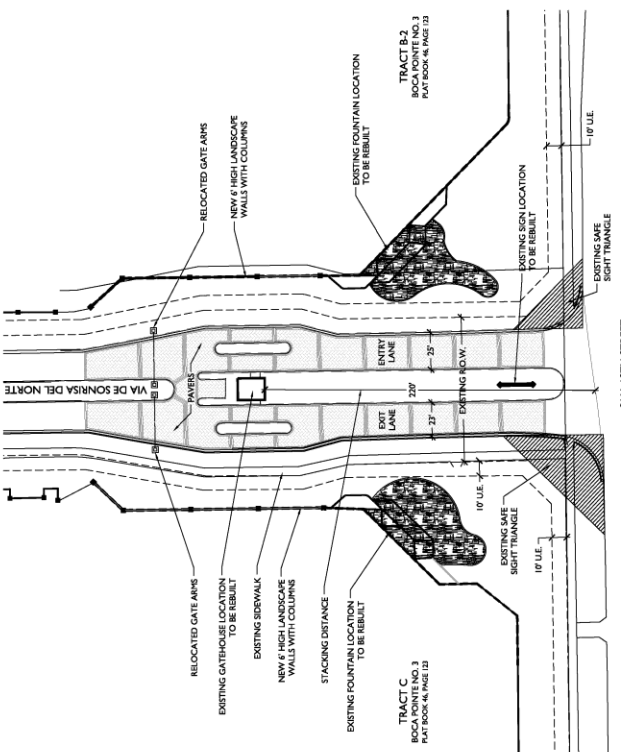
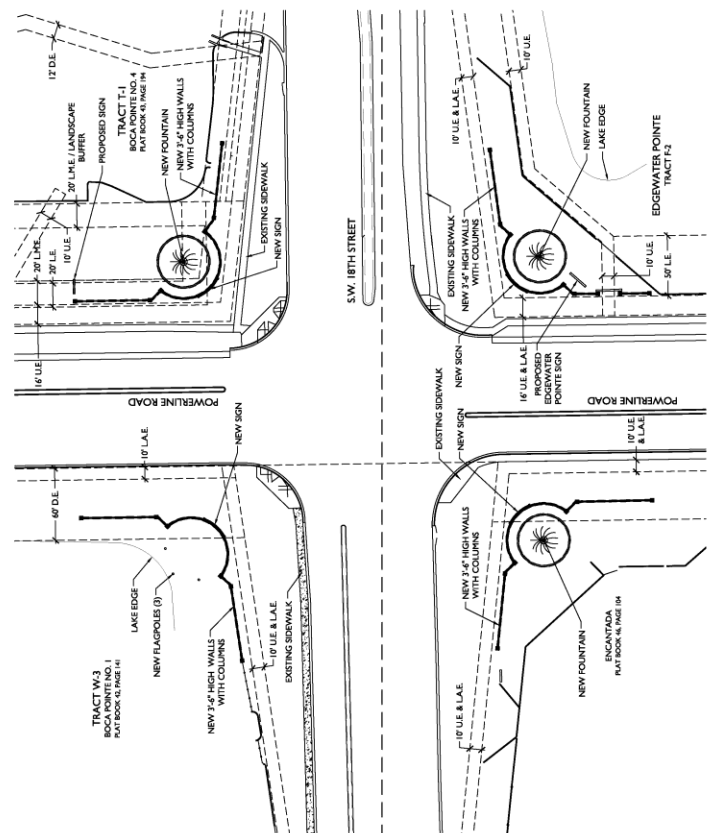
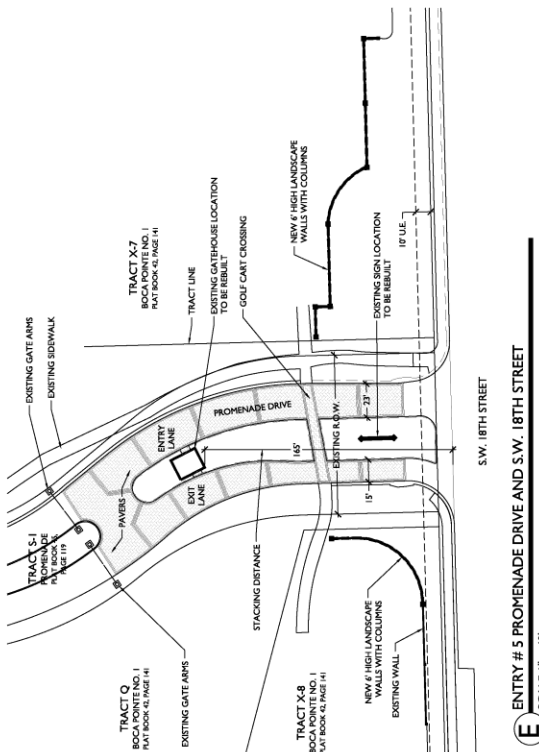
REVISION DATES	
DATE	DESCRIPTION

ALL DRAWINGS AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. NO REPRODUCTION OF DRAWINGS, SPECIFICATIONS OR ANY PART THEREOF IS PERMITTED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

SCALE: SEE DETAILS  
 DRAWING NO.: 2012-01-11-00-027-02  
 SHEET # RP.2

AMENDMENTS

ZONING STAMP





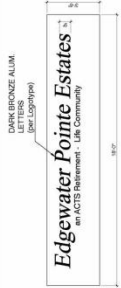
BOCA POINTE PUD  
PRELIMINARY MASTER PLAN  
PALM BEACH COUNTY, FLORIDA

REVISION DATES	
DATE	DESCRIPTION

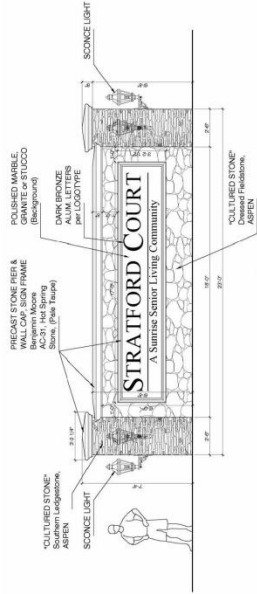
ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT FIRM OF DESIGN SOUTH, INC. NO REPRODUCTION OF DRAWINGS, SPECIFICATIONS, OR RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

SCALE: SEE DETAILS  
DRAWN BY: CLK  
DRAWING #: 2012B-1\_PMP\_MAR12/13  
FILE #: 1945.1

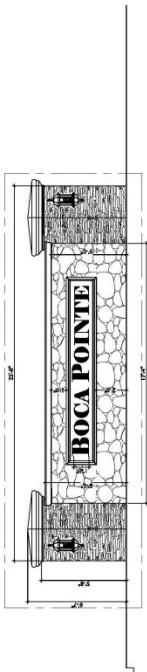
SHEET #  
RP.3



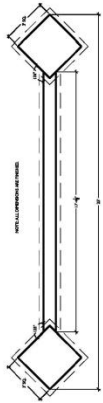
**J** EDGEWATER POINTE  
SCALE 1/4" = 1'



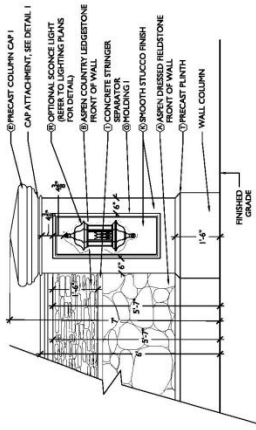
**K** STRATFORD COURT  
SCALE 1/4" = 1'



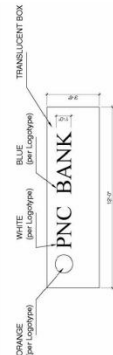
**G** TYPICAL ENTRY SIGN (ENTRIES 1, 2, 3, AND 5)  
SCALE 1/4" = 1'



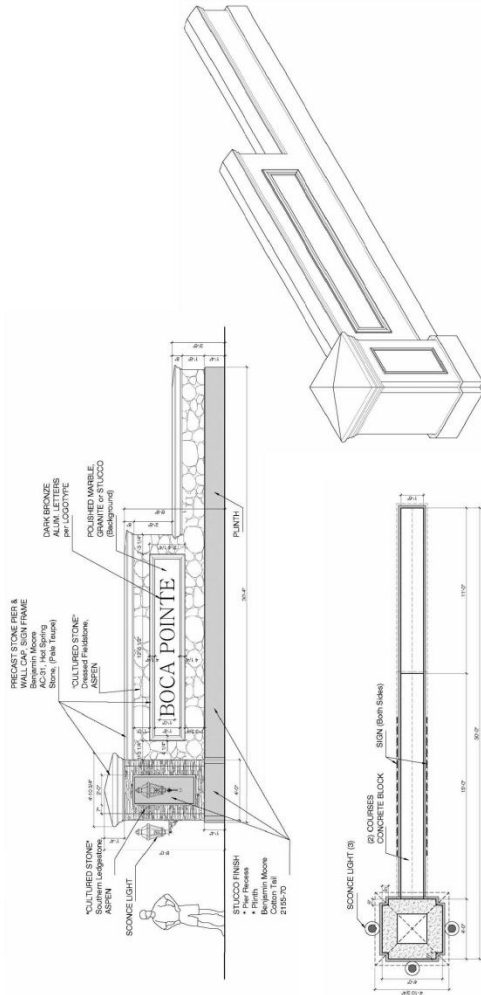
**H** TYPICAL LANDSCAPE WALLS  
SCALE 1/2" = 1'



**I** PNC BANK SIGN (OFF SITE SIGN)  
SCALE 1/4" = 1'



**L** PROJECT IDENTIFICATION SIGNS  
SCALE 1/4" = 1'



AMENDMENTS

ZONING STAMP



Figure 9 Preliminary Site Plan Pod Y2 dated July 11, 2013



BOCA POINTE TRACT Y2  
PRELIMINARY SITE PLAN  
PALM BEACH COUNTY, FLORIDA

**SITE DATA**  
 BOCA POINTE TRACT Y2  
 CONTROL NO. 1973-0085  
 APPLICATION NO. 1973-0085  
 LAST BCC APPROVAL JULY 26, 1996  
 RESOLUTION # R-1337  
 FUTURE LAND USE DESIGNATION COMMERCIAL  
 APPLICABLE OVERLAY(S) N/A  
 SECTION 17 CONTROL # TOWNSHIP # 47  
 RANGE # 42  
 EXISTING USE RECREATION  
 PROPOSED USE MULTIFAMILY  
 TOTAL PROPOSED DWELLING UNITS 144 UNITS  
 TOTAL PROPOSED PARKING SPACES 200 SPACES  
 MULTI-FAMILY (4 UNITS) 144 UNITS  
 MULTI-FAMILY (2 UNITS) 2 UNITS  
 WORKSPACE HOUSING UNITS REQ. 7 (2.0 AC)  
 WORKSPACE HOUSING UNITS PROVIDED 3 UNITS  
 CONCURRENT RESERVATION # 06 (UNITS)  
 (MULTIFAMILY) APPROVED FOR THE ABOVE USES AND THE ABOVE AMOUNT OF CREWTRAIL (UNITS)  
 200 SPACES  
 RESIDENT PARKING PROVIDED (WITHIN GARAGES) 200 SPACES  
 GUEST PARKING PROVIDED (OUT OF GARAGES) 31 SPACES  
 PROPOSED HANDICAP PARKING 2  
 BUILDING HEIGHT REQUIRED 2  
 TOTAL PROPOSED REC. AREA PROVIDED 79 AC  
 TRAFFIC ANALYSIS ZONE 7 AC  
 OPEN SPACE PROVIDED 781 AC (55.4%)

**LEGEND**  
 LINES = 15' MIN. WALKWAY DRAINAGE DISTRICT  
 CL = CENTER LINE  
 C.W. = CROSSWALK  
 S.F. = SQUARE FEET  
 L.A.E. = LAKE ACCESS EASIMENT  
 L.B. = LANDSCAPE BUFFER # 7 MIN. FIRE EIGHT ACCESS ROUTE

MULTIFAMILY PROPERTY DEVELOPMENT REGULATIONS				
SIZE	LOT DIMENSIONS DEPTHS	BLOCK COV.	FRONT SIDE	REAR STREET
REQUIRED 800 SF	60' 75'	40%	15' 15'	20' 15'
PROPOSED 14.08 AC	672.54' 126.29'	24%	61'	15' 25' 15'

NO.	DATE	REVISIONS

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR RELATED DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT."

0 25 50 75 100  
 NORTH  
 SCALE: 1" = 50'-0"  
 DRAWN BY: DMH, CES  
 DRAWING #: 2013.03\_SPL\_P02\_Y2\_P4  
 FILE #: 360327

SHEET #  
PSP.1

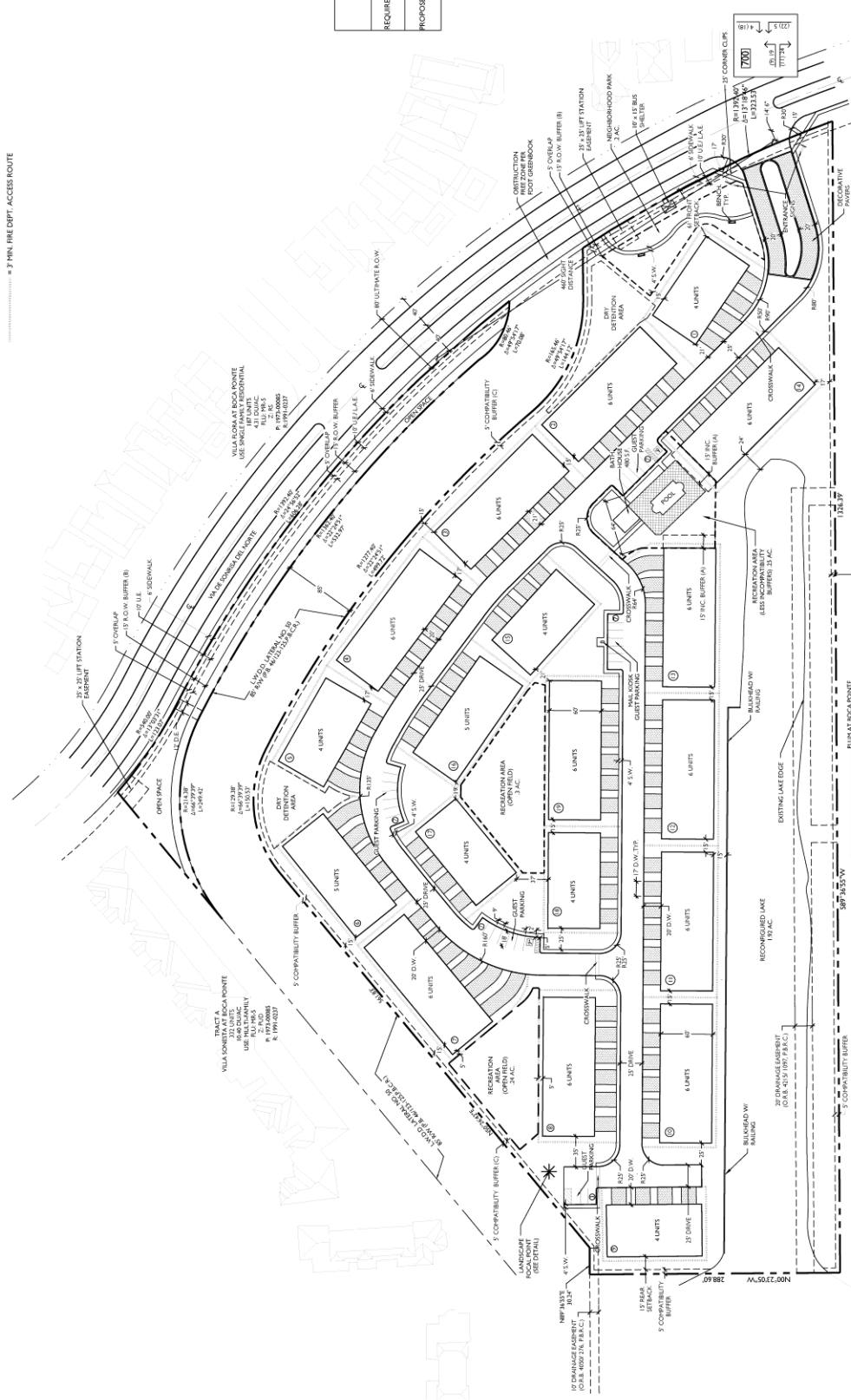
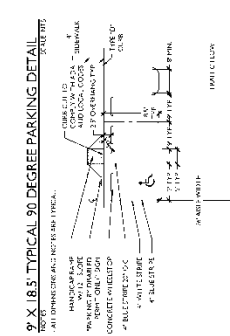
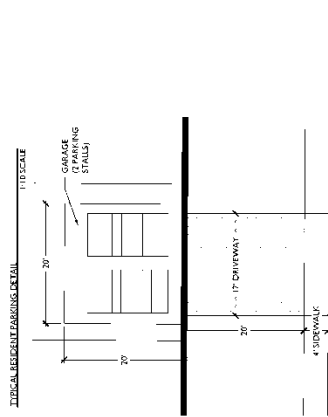


Figure 10 Preliminary Regulating Plan Pod Y2 dated July 11, 2013



LAND DESIGN SOUTH  
 Planning Landscape Architecture  
 Environmental Services Transportation  
 400 Chambers Drive, Suite 110 • Ft. Lauderdale, FL 33309  
 Phone: (561) 479-8889 • Fax: (561) 479-2012

BOCA POINTE TRACT Y2  
 PRELIMINARY REGULATING PLAN  
 PALM BEACH COUNTY, FLORIDA



TREE REQUIREMENT CHART

MINIMUM TREE QUANTITIES PER LOT (1/1500 S.F.)	REQUIRED	PROPOSED
RESIDENTIAL LOT (1/1500 S.F.)	4 (1)	4 (1)
MINIMUM TREE QUANTITIES PER LOT (1/750 S.F.)	1 (2)	1 (2)

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS SHALL BE THE PROPERTY OF LANDSCAPE ARCHITECT AND MUST BE KEPT IN STRICT CONFIDENCE BY THE ARCHITECT. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION IS PROHIBITED."

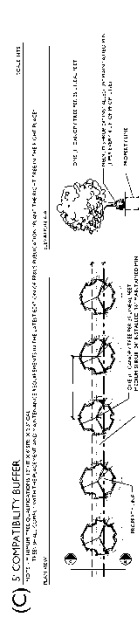
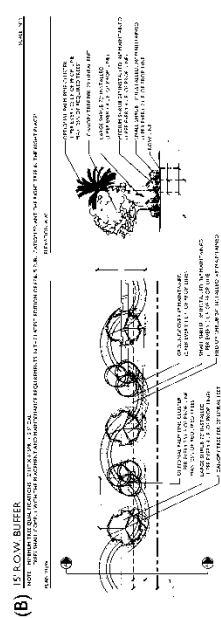
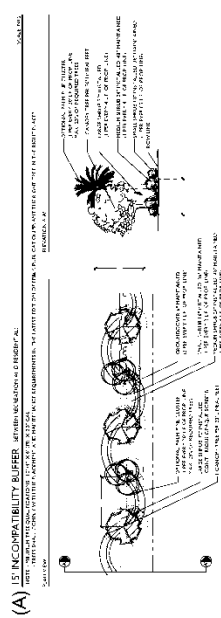
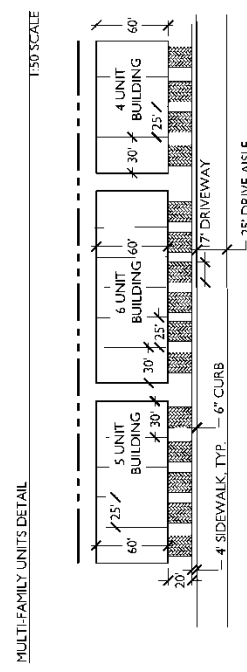
PRELIMINARY REGULATING PLAN

SCALE: 1/8" = 1'-0"  
 DRAWING # 10-17-13-D-1007-041  
 FILE # 1007  
 DATE: 10/27/13

LD'S PROJECT SCHEDULE

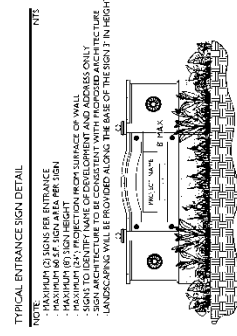
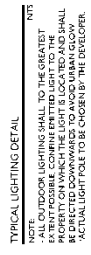
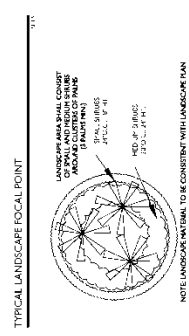
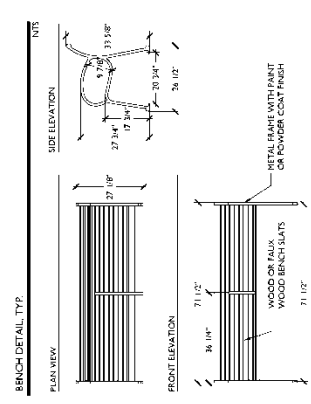
DATE	DESCRIPTION

SHEET #  
 PRP.2



AMENDMENTS

ZONING STAMP



DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMEHDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Tom Feniger, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [ ] Chairman - Board of Governors [position - e.g., president, partner, trustee] of Boca Pointe Country Club Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 7144 Boca Pointe Drive  
Boca Raton, FL 33433
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Tom Feniger  
Tom Feniger, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 13 day of May, 2013, by Thomas Feniger, [X] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



Lisa P. Hancock  
Notary Public

Lisa P. Hancock  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: December 6, 2015

LAND DESCRIPTION:

Tract Y-2, BOCA POINTE NO. 3, according to the Plat thereof, as recorded in Plat Book 46, Pages 123 through 125, Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and containing 613, 415 square feet (14.08 acres) more or less.

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

<b>Name</b>	<b>Address</b>
Boca Pointe Country Club, Inc.	Not for profit corporation