

Land Description

ALL OF THAT PART OF THE WEST ONE-HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 46, RANGE 43 EAST, LYING NORTH OF THE RIGHT OF WAY OF STATE ROAD 806 (ATLANTIC AVENUE), PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

LOTS 1 TO 25, INCLUSIVE, BLOCK A; THE 16 FEET WIDE ALLEYS WITHIN SAID BLOCK; THE RIGHT OF WAY OF KANSAS AVENUE; THE WEST ONE-HALF OF THE RIGHT OF WAY OF OHIO AVENUE; AND THE RIGHT OF WAY OF GEORGIA STREET LYING WEST OF THE RIGHT OF WAY OF OHIO AVENUE; OCEAN CITY ESTATES, ACCORDING TO THE PLAT THEREROF (VACATED BY PALM BEACH COUNTY RESOLUTION DATED MARCH 25, 1969); AS RECORDED IN PLAT BOOK 13, PAGE 22 OF THE PUBLIC RECORDS OF PALM COUNTY, FLORIDA. LESS THE SOUTH 20 FEET THEREOF, WHICH HAS BEEN CONVEYED TO THE STATE

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 177,641 SQUARE FEET/4.0781 ACRES, MORE OR

Property Development Regulations R-1-A Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN. FLOOR AREA	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)	DENSITY (DU/AC)
REQUIRED	7,500 sf	60' / 80'	100'	60' / 80'	1,000 sf	25'	15'	7.5'	10'	35'	N.A.
PROVIDED	9,294 sf	75' / 85'	104'	75' / 85'	1,000 sf	25'	15'	7.5'	10'	35'	2.94

Site Notes

- Existing Land Use TRN (Transitional)
 Proposed Land Use Same

- Existing Zoning A (Agriculture)
 Proposed Zoning R-1-A (Single Family)
 Existing Use Landscape Nursery
- 6. Proposed Use Single Family Residential 7. All new utilities on site shall be placed underground
- 8. Water, sewer, electric, telephone, & cable television
- existing at site.



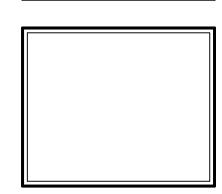
2295 NW Corporate Blvd. Su Boca Raton, Florida 33431 561-910-0330

Covelli Design Associates Inc.

Plan

Garden Site

Date Scale PN# As Noted



Drawing No.

