

SITE DATA

APPLICATION NAME CYPRESS CREEK PUD
 CONTROL NUMBER 1977-00052
 APPLICATION NUMBER ABNPD-2023-00996
 LAST BCC APPROVAL DATE(S) 6/14/1977
 RESOLUTIONS R-1977-00052
 TIER U/S
 FUTURE LAND USE LR-2
 EXISTING ZONING DISTRICT AR
 PROPOSED ZONING DISTRICT PUD
 OVERLAY(S) BOYNTON NEIGHBORHOOD PLAN
 PROPERTY CONTROL NUMBER 00424524120010010
 00424524120010020
 00424524120010030
 00424524030005852
 00424524030005851
 VACANT

EXISTING USE
 PROPOSED USE SINGLE-FAMILY RESIDENTIAL

REQUIRED GROSS ACREAGE 5 AC.
 PROPOSED GROSS ACREAGE 122.56 AC.
 PROPOSED HOUSING TYPE SINGLE-FAMILY
 TOTAL UNITS 160
 DENSITY 1.31 D.U. / AC.
 REQUIRED PARKING SPACES (2 SP/D.U.) 320 SP.
 PROVIDED PARKING SPACES 320 SP.

WORK FORCE HOUSING OBLIGATION* 4 D.U.
 *AS PER LETTER OF DETERMINATION RECEIVED 7/18/2023
 LIMITED INCENTIVE: FOR SALE. ALL WHP UNITS TO BE BOUGHT OUT AT \$551,772 (4 SINGLE FAMILY DU X \$137,943) PRIOR TO THE RELEASE OF THE 80TH BUILDING PERMIT (50%) PER ULDC ART. 5.G.I.C.4.d. PER PDD-2023-996 PLANNING CONDITION; PAID TO DEHS ON DATE TBD VIA RECEIPT #TBD.

REQUIRED RECREATION AREA (0.006X160 UNITS) 0.96 AC.
 PROVIDED RECREATION AREA 1.79 AC.
 REQUIRED CIVIC POD (2% OF GROSS) 2.45 AC.
 PROVIDED CIVIC POD AREA 2.45 AC.
 REQUIRED OPEN SPACE 40% (49.04 AC)
 PROVIDED OPEN SPACE 40.62% (49.78 AC)
 PROPOSED LAKE AREA 33.67 AC.
 TOTAL LAKE AREA 33.67 AC.
 TRAFFIC ANALYSIS ZONE (TAZ) 479

CONCURRENCY RESERVATION

| | |
|--------------------------------|----------------------|
| SINGLE-FAMILY | 160 UNITS |
| CIVIC POD (GOVERNMENT OFFICES) | 2.45 AC. (27,500 SF) |

TRAFFIC CONCURRENCY FOR THE ABOVE USES HAS BEEN REQUESTED

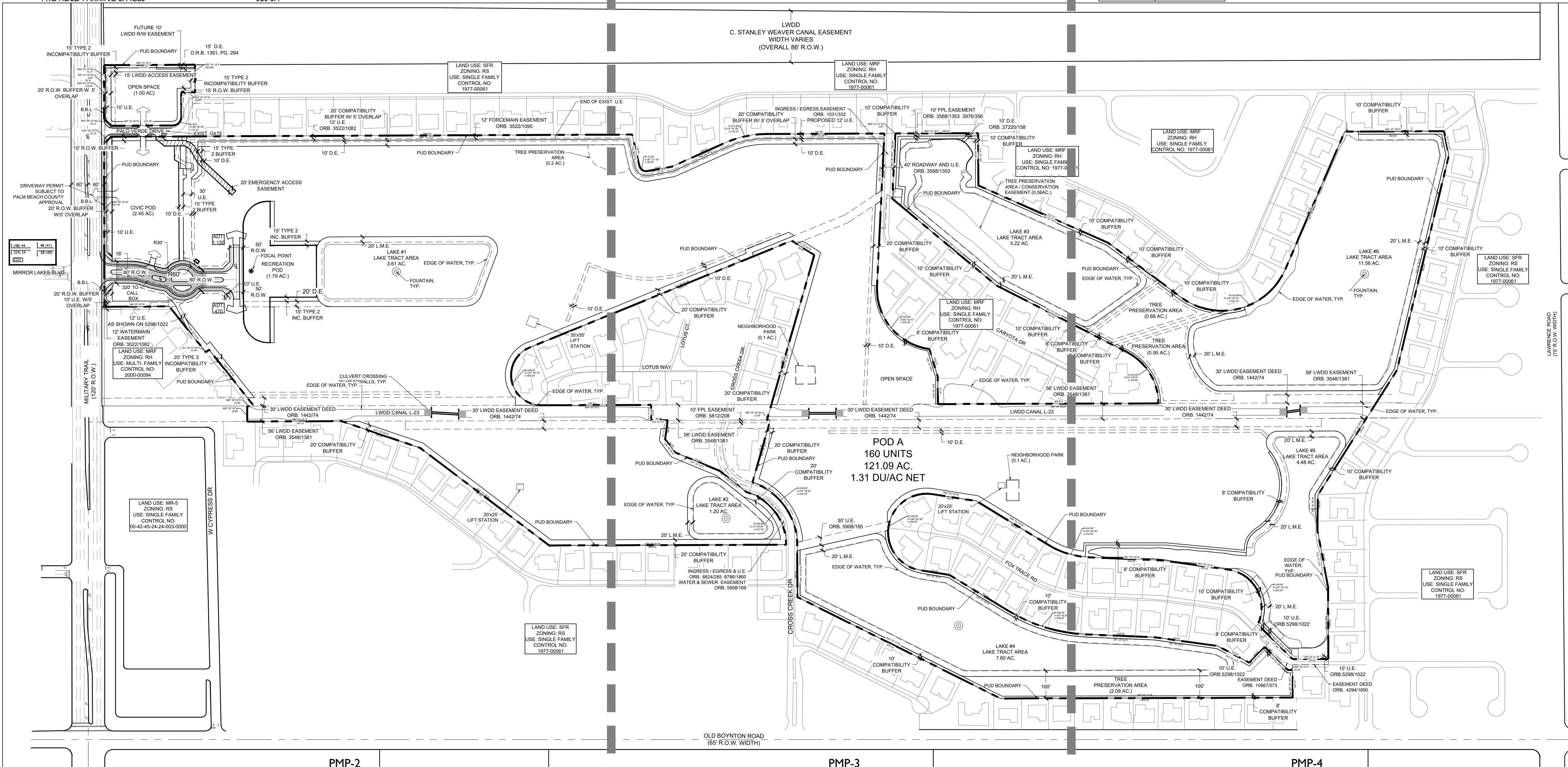
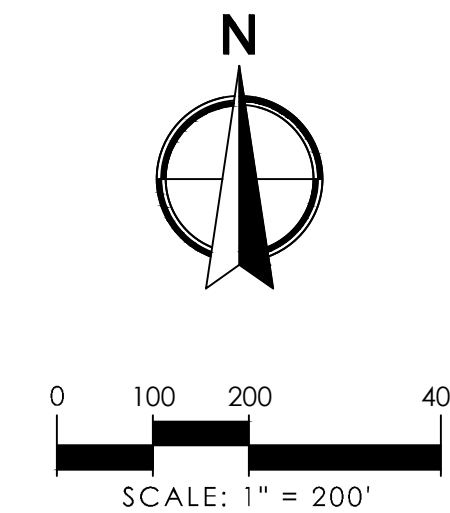
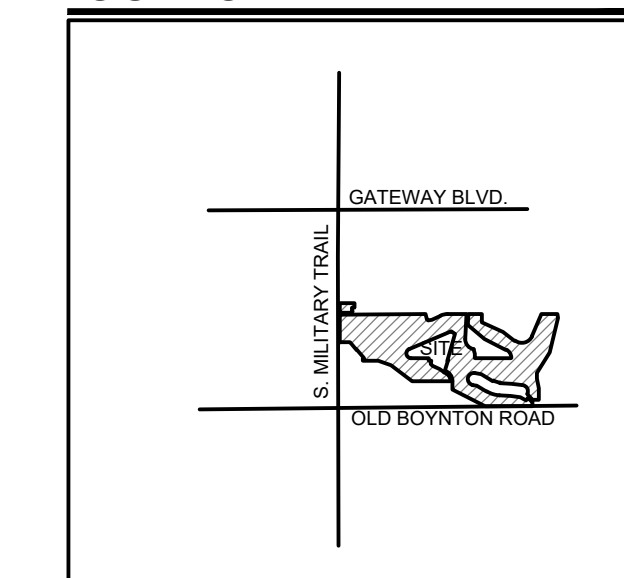
PROPERTY DEVELOPMENT REGULATIONS

| ZONING DISTRICT | MINIMAL LOT DIMENSIONS | | | | MIN. SETBACKS | | | |
|---------------------|------------------------|----------------|-----------|-------------|-----------------|-------|------|------|
| | SIZE | WIDTH/FRONTAGE | DEPTH | MAX. HEIGHT | MAX. BLDG COVER | FRONT | SIDE | REAR |
| PUD RECREATION POD | REQUIRED 0.96 AC | 75' AVG. | 100' AVG. | 35' | 30% | 25' | 15' | 25' |
| | PROVIDED 1.85 AC | 513' | 250' | 35' | 30% | 25' | 15' | 25' |
| PUD RESIDENTIAL POD | REQUIRED 8,000 SF | 65' | 75' | 35' | 40% | 25' | 7.5' | 15' |
| | PROVIDED 8,255 SF | 65' | 127' | 35' | 40% | 25' | 7.5' | 15' |
| PUD CIVIC | REQUIRED 2.45 AC | 100' | 200' | 35' | 30% | 25' | 20' | 20' |
| | PROVIDED 2.45 AC | 435' | 296' | 35' | 30% | 25' | 20' | 20' |

LAKE TRACT ACREAGE

| | |
|--------------|------------------|
| LAKE #1 | 3.61 AC. |
| LAKE #2 | 1.20 AC. |
| LAKE #3 | 5.22 AC. |
| LAKE #4 | 7.60 AC. |
| LAKE #5 | 4.48 AC. |
| LAKE #6 | 11.56 AC. |
| TOTAL | 33.67 AC. |

LOCATION MAP



LEGEND

- AC. = ACRES
- ADT = AVERAGE DAILY TRIPS
- B.B.L. = BASE BUILDING LINE
- C.L. = CENTER LINE
- D.E. = DRAINAGE EASEMENT
- D.U. = DWELLING UNITS
- EX. = EXISTING
- FLU = FUTURE LAND USE
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PDR = PROPERTY DEVELOPMENT REGULATIONS
- PG. = PAGE
- R.A.S. = RESIDENTIAL ACCESS STREET
- R.O.W. = RIGHT-OF-WAY
- S.B. = SETBACK
- S.F. = SQUARE FEET
- SW = SIDEWALK
- T.B.A. = TO BE ABANDONED
- TY = TYPICAL
- U.E. = UTILITY EASEMENT
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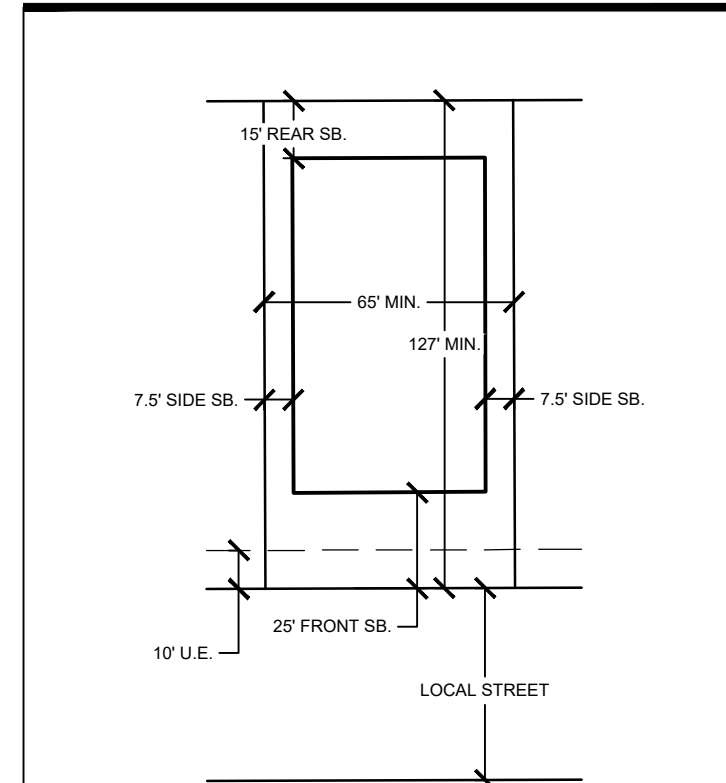
OPEN SPACE TABULAR DATA

| | |
|-----------------------------|------------------|
| OPEN SPACE REQUIRED (40%) | 49.04 AC. |
| OPEN SPACE PROVIDED (40.6%) | 49.78 AC. |
| RECREATION PODS | 1.79 AC. |
| CIVIC POD | 2.45 AC. |
| PROPOSED LAKES | 33.67 AC. |
| MISC. LANDSCAPE OPEN SPACE | 4.72 AC. |
| PERIMETER LANDSCAPE BUFFERS | 7.15 AC. |
| TOTAL | 49.78 AC. |

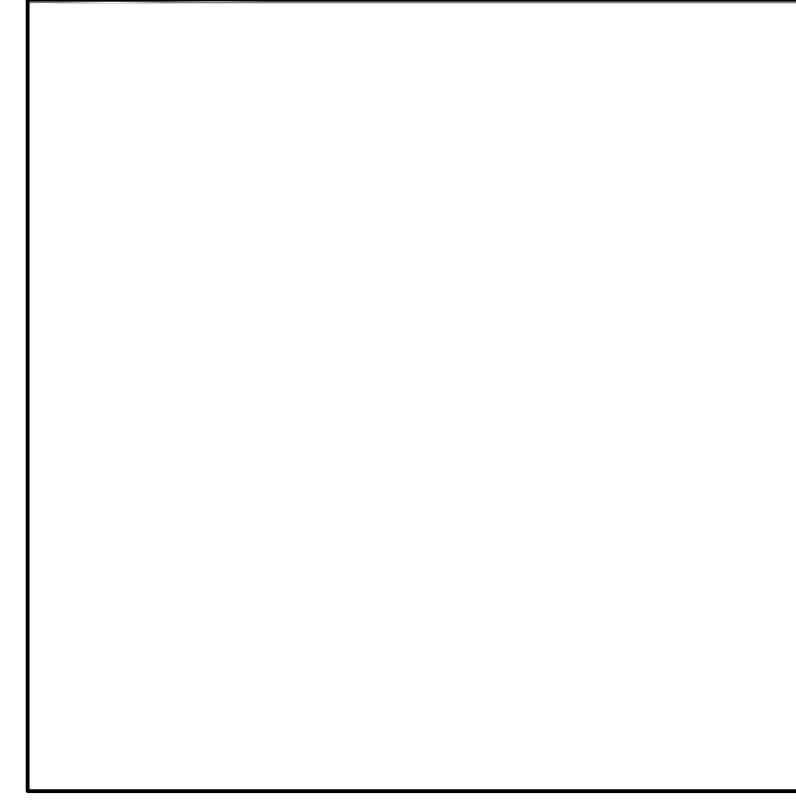
VESTED NONCONFORMITIES

| LAKE # | ACREAGE | ULDC SECTION | REQUIRED | EXISTING |
|---------------|-----------|--|---------------------------|--|
| 3 | 5.22 AC. | SECTION 4.B.10.C.4.d TYPE 2 EXCAVATION SEPARATIONS AND SETBACKS | 30' SETBACK 20' L.M.E. | 20' SETBACK NO L.M.E. |
| 5 (WEST BANK) | 4.48 AC. | SECTION 4.B.10.C.4.d TYPE 2 EXCAVATION SEPARATIONS AND SETBACKS | 30' SETBACK 20' L.M.E. | 4' SETBACK 12' L.M.E. SOUTH SIDE ONLY |
| 5 (EAST BANK) | 4.48 AC. | SECTION 4.B.10.C.4.d TYPE 2 EXCAVATION SEPARATIONS AND SETBACKS | 30' SETBACK 20' L.M.E. | 1' SETBACK NO L.M.E. |
| 6 | 11.56 AC. | SECTION 4.B.10.C.4.d TYPE 2 EXCAVATION SEPARATIONS AND SETBACKS | 30' SETBACK 20' L.M.E. | 6' SETBACK NO L.M.E. |

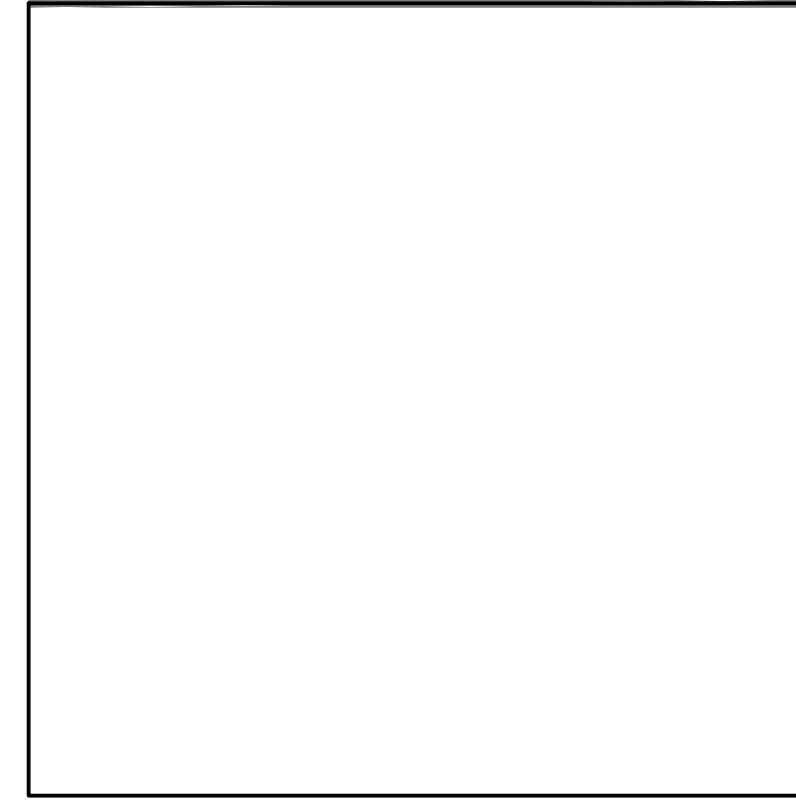
TYPICAL LOT DETAIL



AMENDMENTS



ZONING STAMP

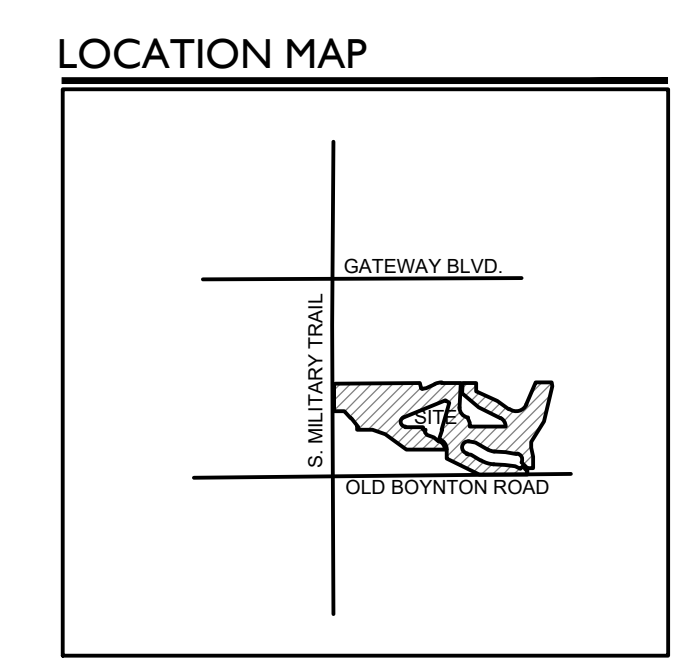
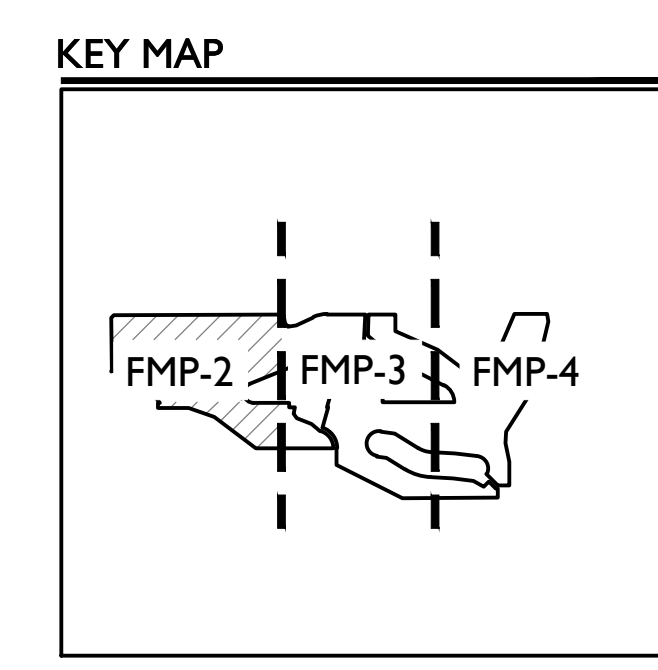
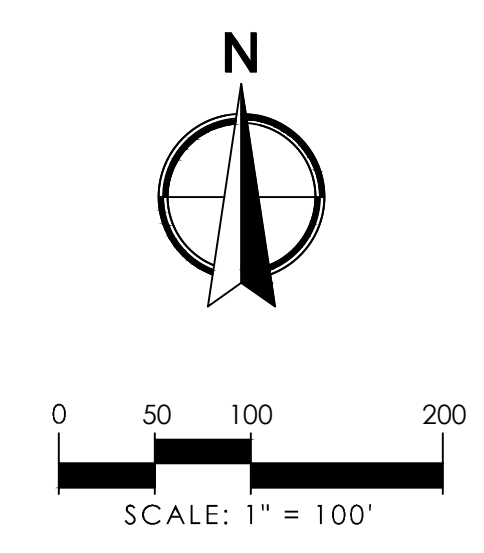


| CERT. NO. | DATE | BY |
|-----------|----------|---------------------------|
| 1 | 08/16/23 | RESUBMITTAL - SUFFICIENCY |
| 2 | 10/23/23 | RESUBMITTAL |
| 3 | 11/27/23 | RESUBMITTAL |
| 4 | 01/22/24 | RESUBMITTAL |
| 5 | 02/26/24 | RESUBMITTAL |



PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-03-13
 INITIAL SUBMITTAL JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA
PRELIMINARY MASTER PLAN



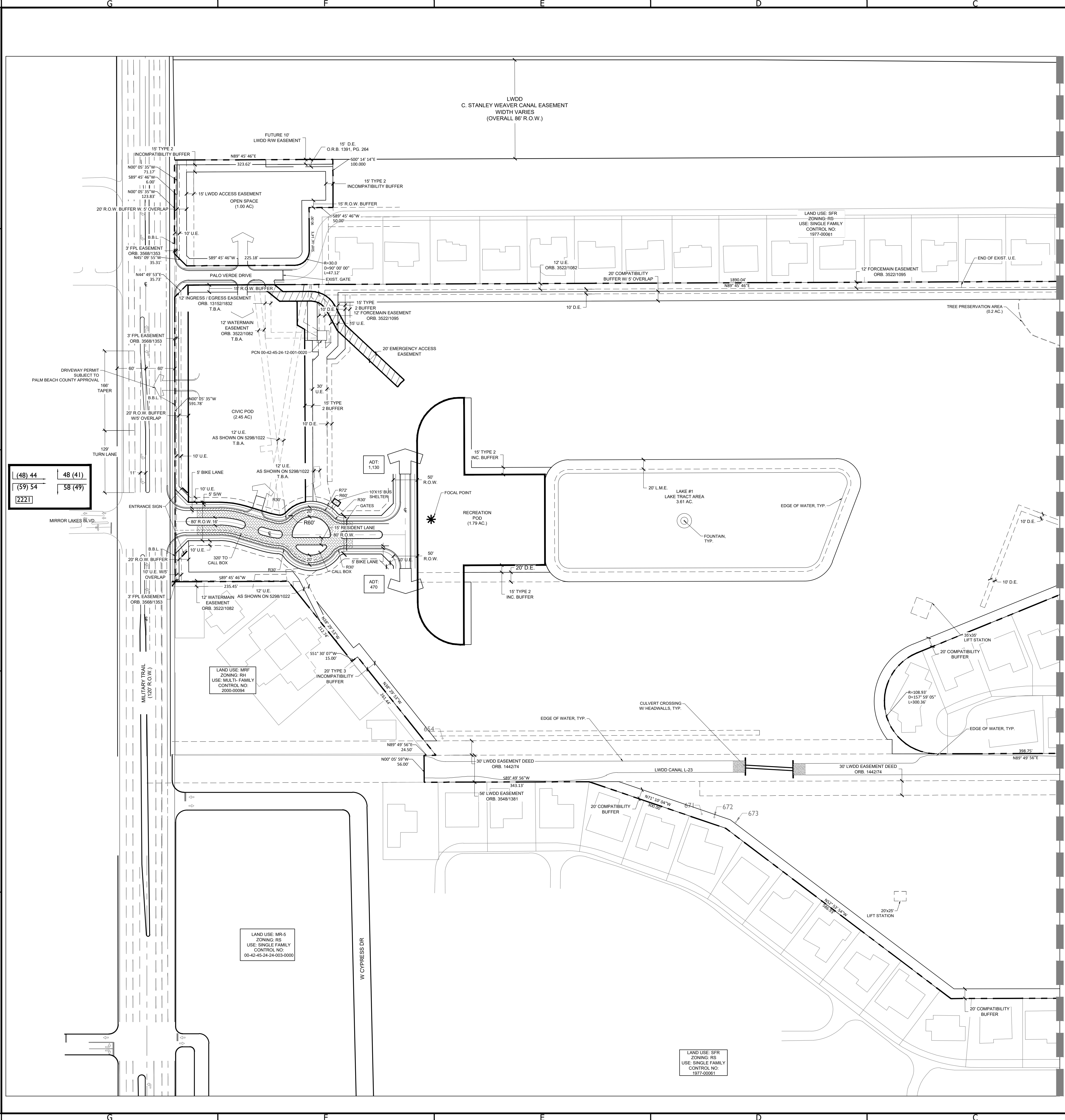
SITE DATA
 APPLICATION NAME: CYPRESS CREEK PUD
 CONTROL NUMBER: 1977-00052, 1977-00061
 APPLICATION NUMBER: ABNPOD-2023-00996

- LEGEND**
- AC. = ACRES
 - ADT = AVERAGE DAILY TRIPS
 - C.L. = CENTER LINE
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MP SHEET 3 OF 4

AMENDMENTS

ZONING STAMP



(48) 44 | 48 (41)
 (59) 54 | 58 (49)
 22221

LAND USE: MR-F
 ZONING: RH
 USE: MULTI-FAMILY
 CONTROL NO.: 2000-00054

LAND USE: MR-5
 ZONING: RS
 USE: SINGLE FAMILY
 CONTROL NO.: 00-42-45-24-24-000-00000

LAND USE: SFR
 ZONING: RS
 USE: SINGLE FAMILY
 CONTROL NO.: 1977-00061

| NO. | DATE | REVISION |
|-----|----------|---------------------------|
| 1 | 08/10/23 | RESUBMITTAL - SUFFICIENCY |
| 2 | 10/20/23 | RESUBMITTAL |
| 3 | 11/27/23 | RESUBMITTAL |
| 4 | 01/22/24 | RESUBMITTAL |
| 5 | 02/26/24 | RESUBMITTAL |

CERT. NO.: 6091
 951.687.2220

WGI
 WGIinc.com
 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

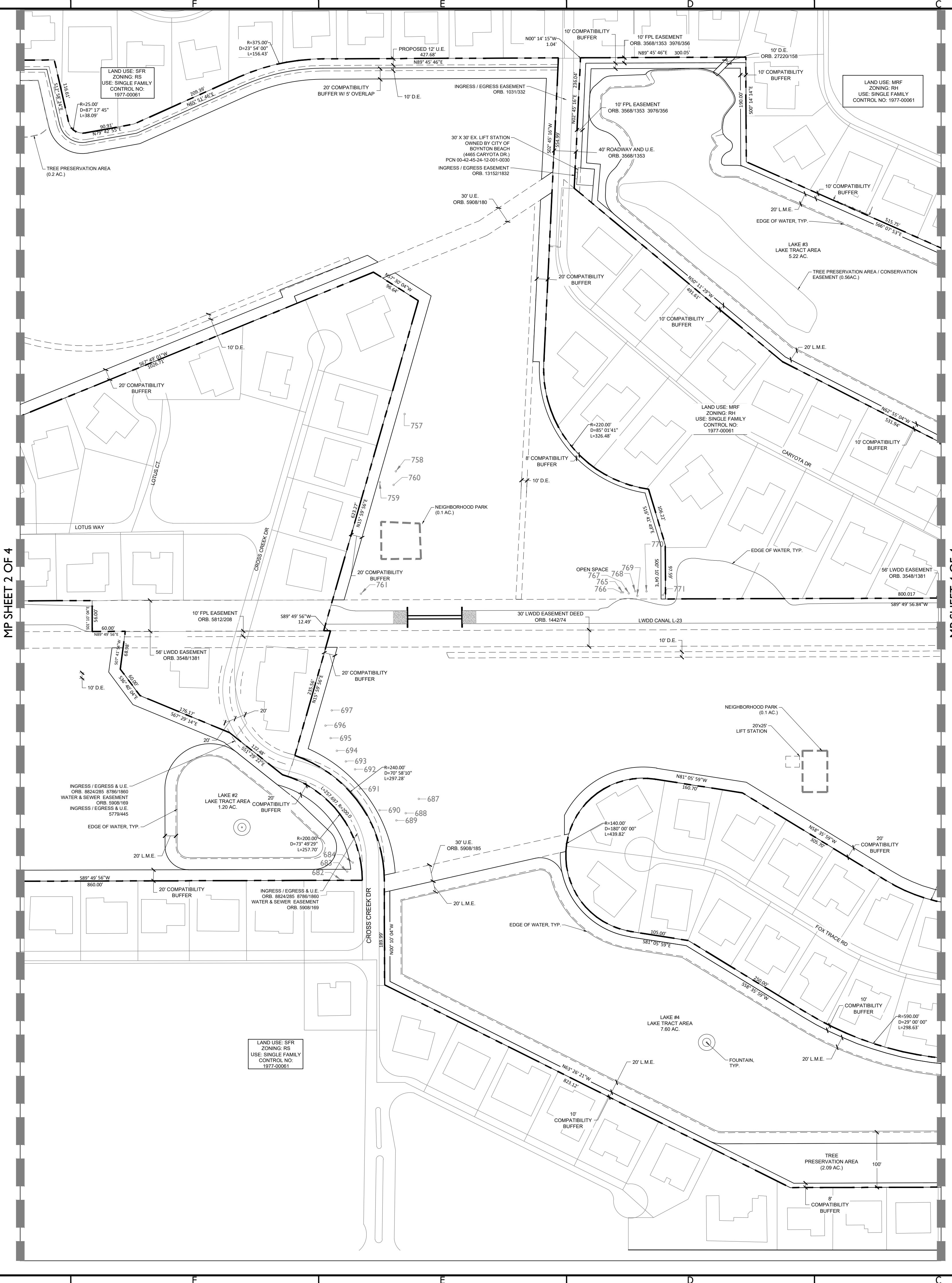
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WGI, INC.
 ON 2024-03-13

INITIAL SUBMITTAL
 JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA
 PRELIMINARY MASTER PLAN

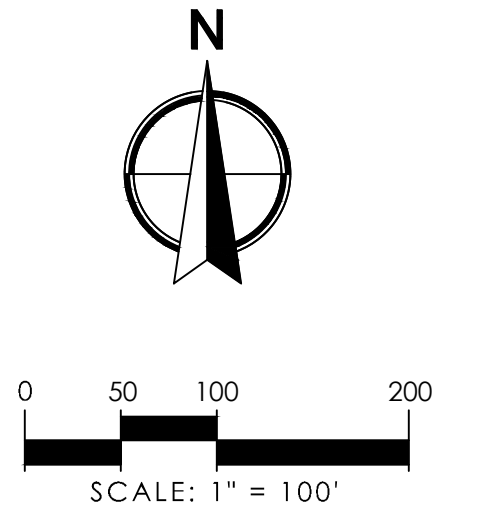
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PMP-2
 2 OF 4
 PROJECT/CASE #

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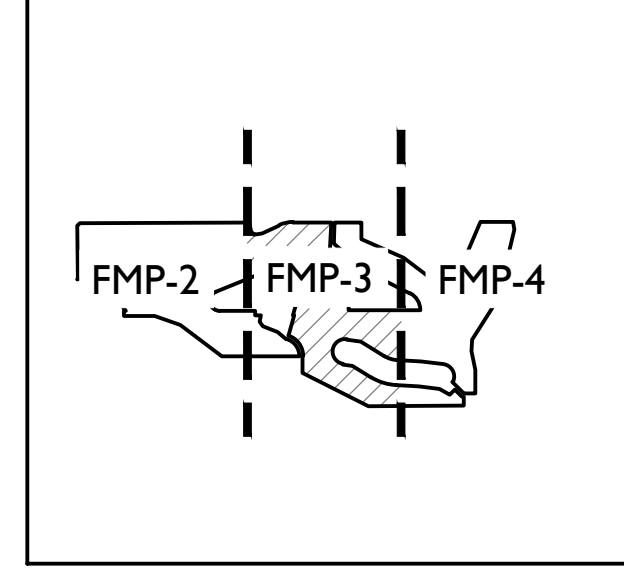


MP SHEET 2 OF 4

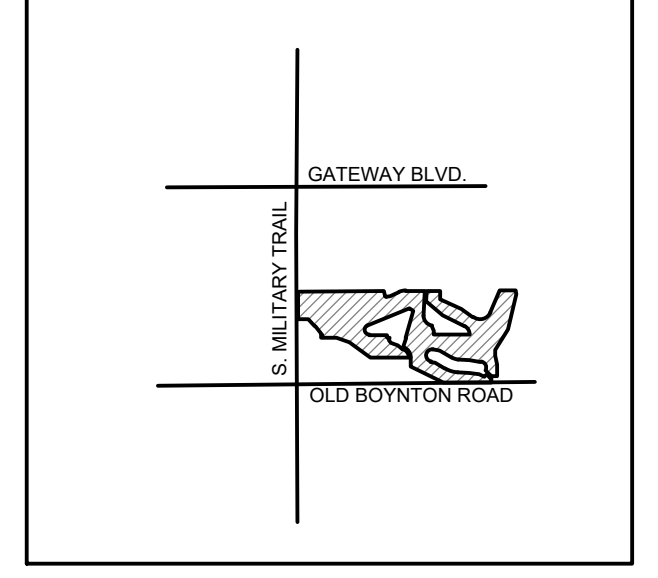
MP SHEET 4 OF 4



KEY MAP



LOCATION MAP



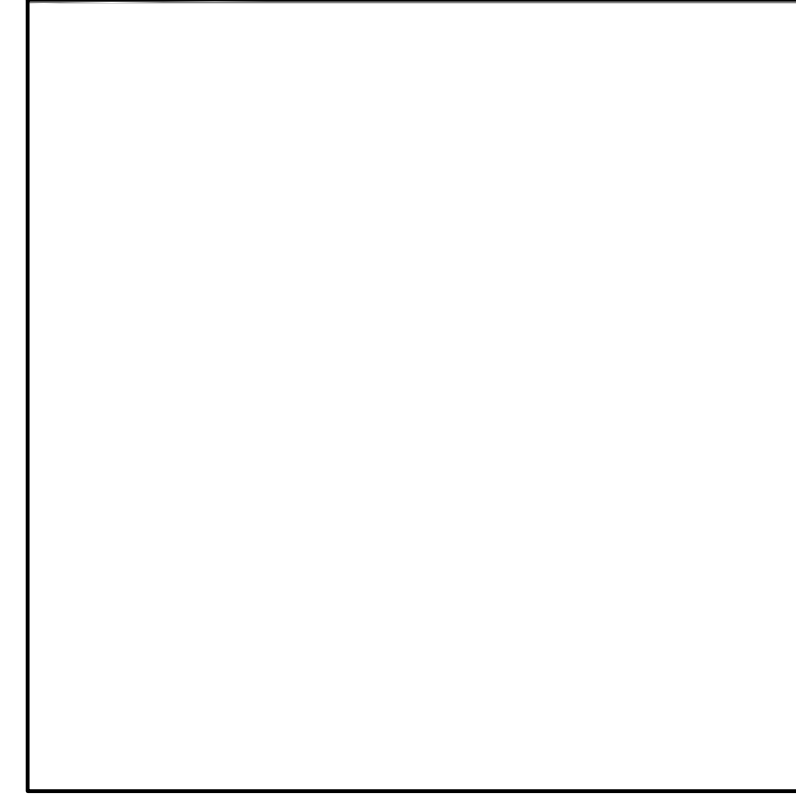
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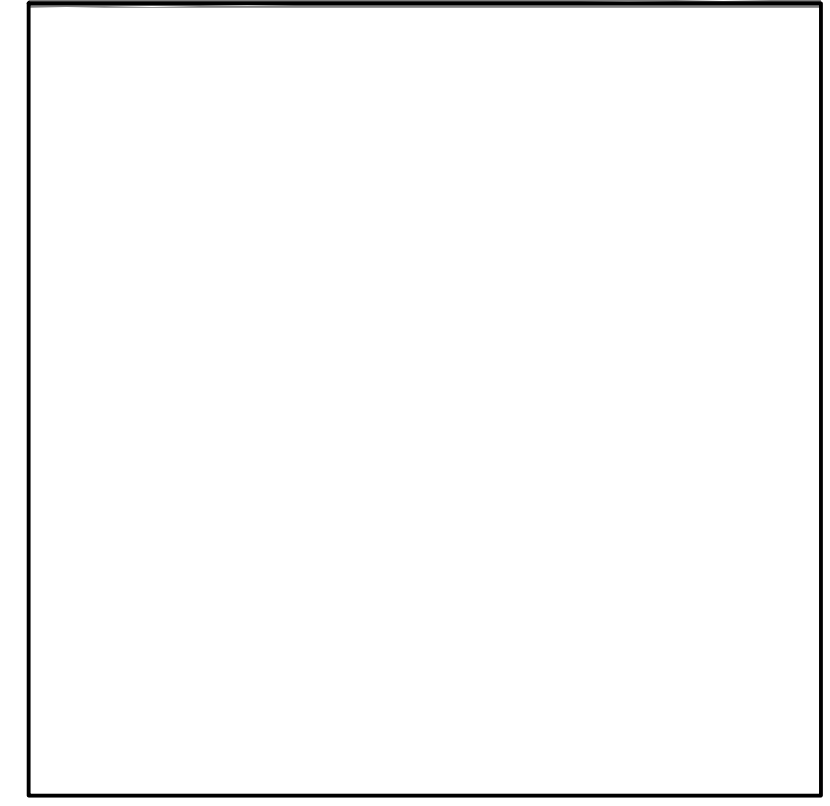
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AMENDMENTS



ZONING STAMP



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| 1 | 08/16/23 | RESUBMITTAL - SUFFICIENCY |
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PRELIMINARY

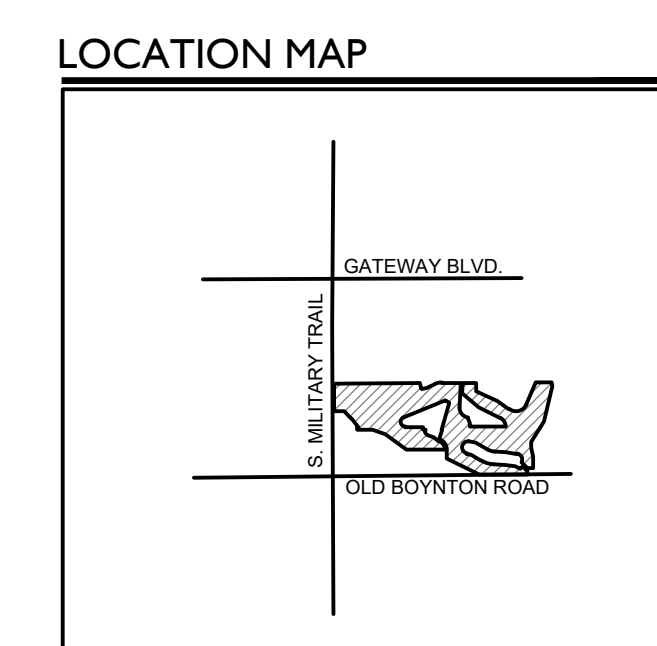
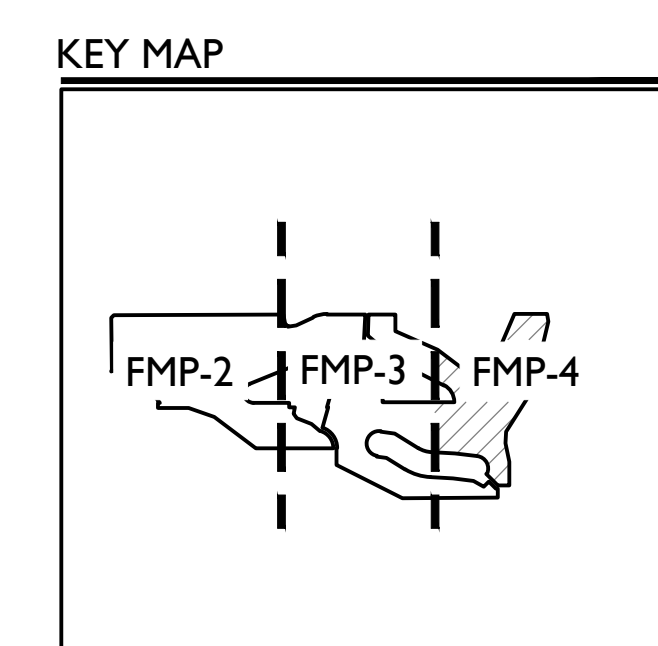
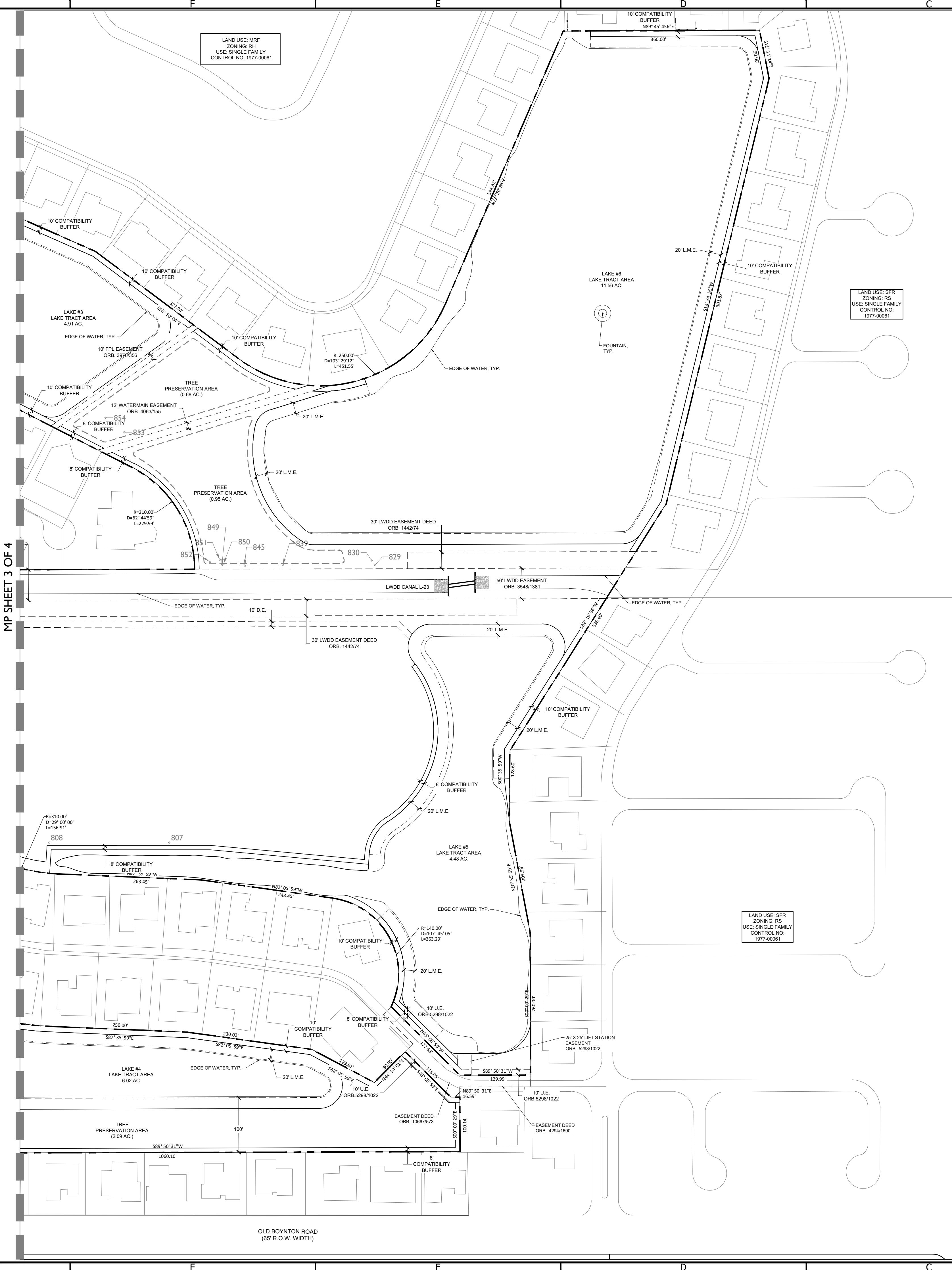
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PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-03-13

INITIAL SUBMITTAL JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA
 PRELIMINARY MASTER PLAN

SWATCH: 3/11/2024 4:52:32 PM
 PLOTTED BY: ROSALEE CASTELLO
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SITE DATA
 APPLICATION NAME: CYPRESS CREEK PUD
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 APPLICATION NUMBER: ABNPOD-2023-00996

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| 1 | 08/16/23 | RESUBMITTAL - SUFFICIENCY |
| 2 | 10/26/23 | RESUBMITTAL |
| 3 | 11/27/23 | RESUBMITTAL |
| 4 | 01/22/24 | RESUBMITTAL |
| 5 | 02/26/24 | RESUBMITTAL |



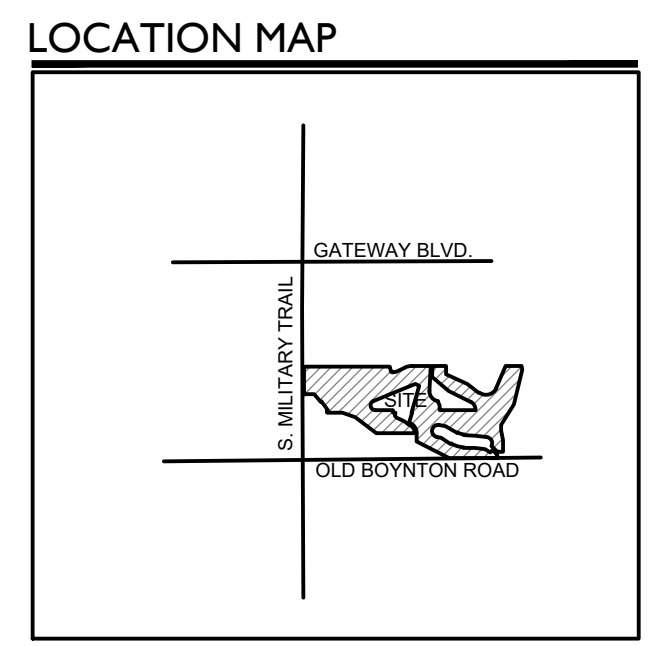
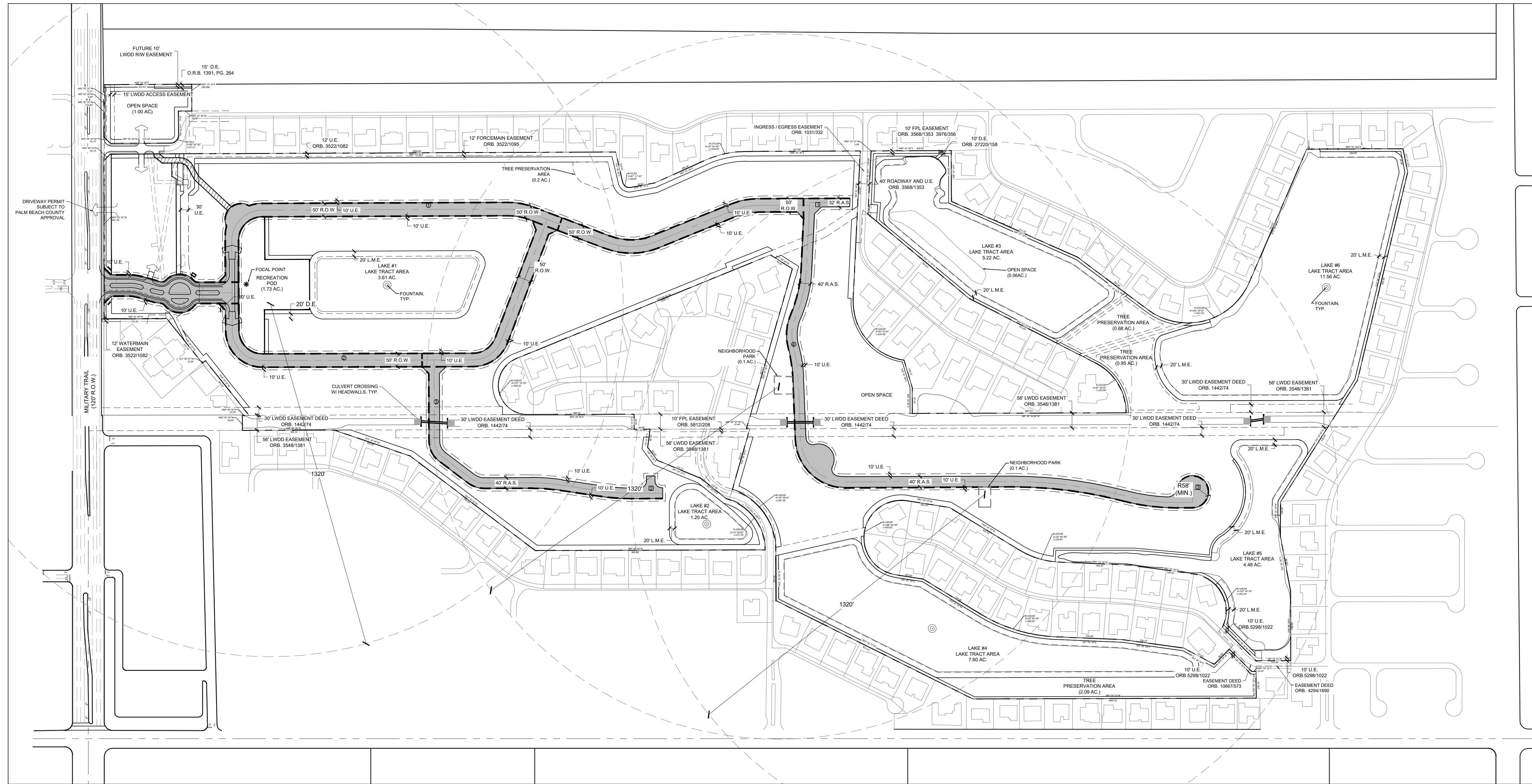
PRELIMINARY
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 INITIAL SUBMITTAL JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA
 PRELIMINARY MASTER PLAN

SHEET
PMP-4
 4 OF 4
 PROJECT/CASE #

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 PLOTTED BY: ROSALEE CASTILLO
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MP SHEET 3 OF 4



LOCAL STREET DATA

| | |
|---|--|
| FOCAL POINT CALCULATION: | |
| 4 STREETS X 15% = 1 FOCAL POINT REQUIRED | |
| 1 FOCAL POINT PROVIDED | |
| PUD CUL-DE-SAC CALCULATION: | |
| 4 LOCAL STREETS X 40% = 2 CUL-DE-SACS ALLOWED | |
| 1 CUL-DE-SACS PROVIDED 1/4 = 25% | |

LEGEND

| | |
|-----|------------------------|
| □ | STREET SYSTEM |
| ④ | STREET NUMBER |
| ⊠ | CUL-DE-SAC OR DEAD-END |
| * | FOCAL POINT |
| --- | PEDESTRIAN CIRCULATION |

AMENDMENTS

ZONING STAMP

| NO. | DATE | REVISION |
|-----|----------|---------------------------|
| 1 | 08/06/23 | RESUBMITTAL - SUFFICIENCY |
| 2 | 10/23/23 | RESUBMITTAL |
| 3 | 11/27/23 | SUPERVISORIAL |
| 4 | 01/22/24 | RESUBMITTAL |
| 5 | 02/26/24 | RESUBMITTAL |

CERT NO. 6091

WGI.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

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INITIAL SUBMITTAL
JULY 19, 2023

CYPRESS CREEK PUD
PALM BEACH COUNTY, FLORIDA
PRELIMINARY STREET LAYOUT PLAN

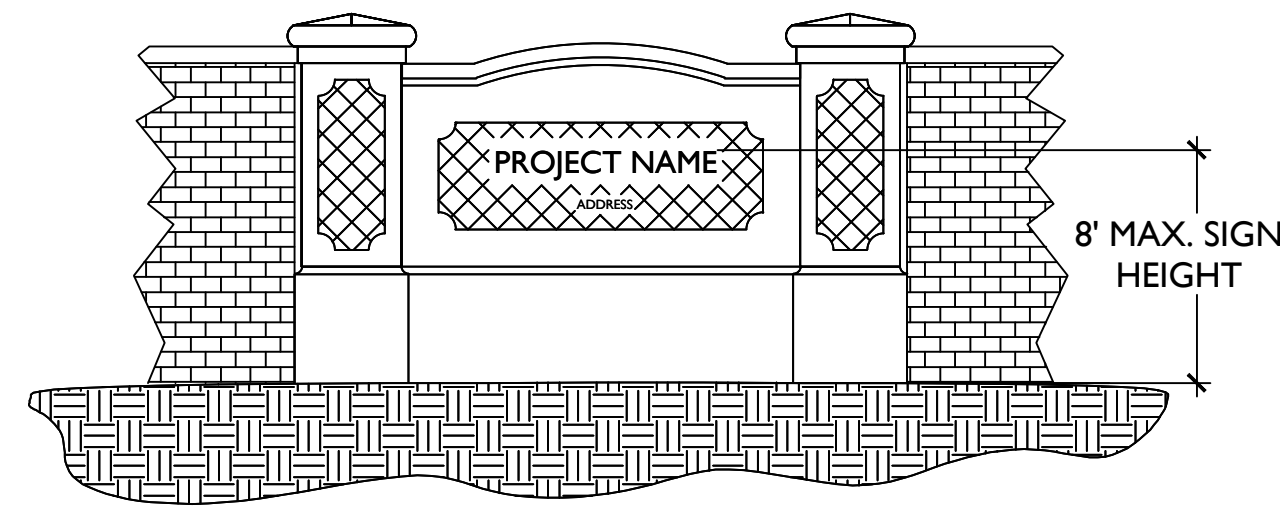
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DRAWN BY: ROSALEE CASTELLO
CHECKED BY: JEFFREY CASTELLO
PROJECT: Cypress Creek PUD - 1st Revision

SITE DATA

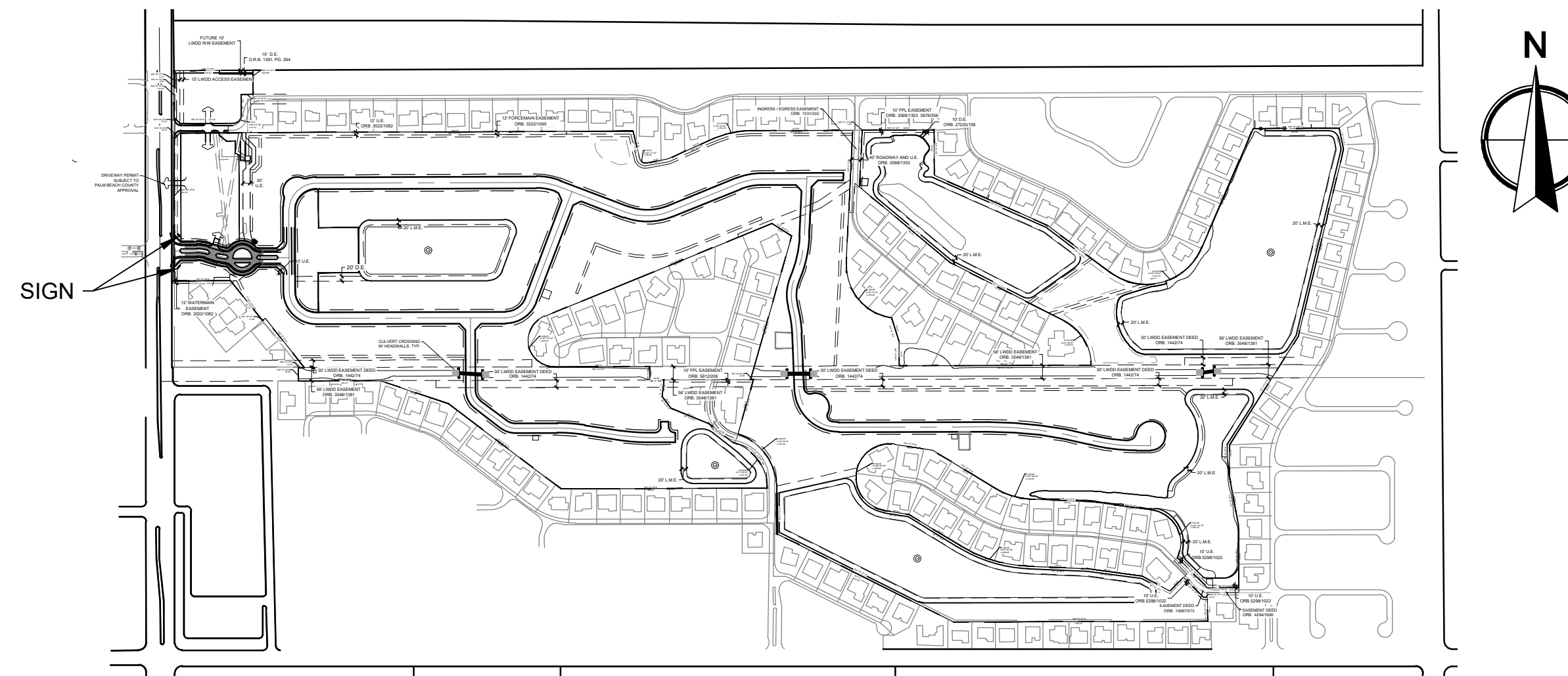
APPLICATION NAME: CYPRESS CREEK PUD
 CONTROL NUMBER: 1977-00052, 1977-00061
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A. ENTRANCE SIGN DETAIL NTS

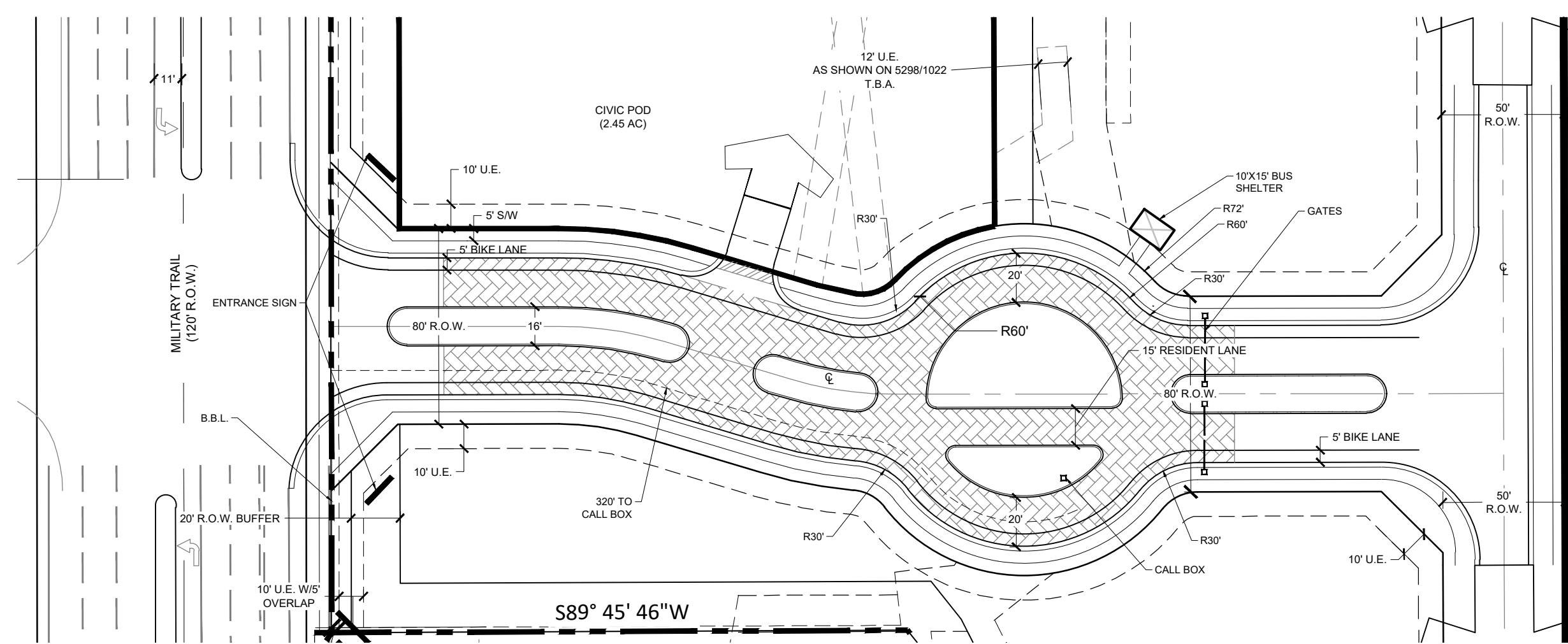
- NOTE:
- MAXIMUM 2 SIGNS PER ENTRANCE
 - MAXIMUM 60 S.F. SIGN AREA PER SIGN
 - MAXIMUM 8' SIGN HEIGHT
 - MAXIMUM 24" PROJECTION FROM SURFACE OF WALL
 - SIGNS SHALL BE LIMITED TO THE NAME AND ADDRESS OF DEVELOPMENT
 - SIGN ARCHITECTURE TO BE CONSISTENT WITH PROPOSED ARCHITECTURE
 - IF A DECORATIVE BACKGROUND ELEMENT SUCH AS TILE, STUCCO OR OTHER MATERIAL IS USED, THE MAX. SIGN FACE AREA FOR SUCH DECORATIVE TREATMENT MAY BE EXPANDED 24 INCHES MEASURED FROM THE SIGN FACE AREA IN EACH CARDINAL DIRECTION.
 - THE MAX. SIGN HEIGHT, EXCLUDING THE HEIGHT OF THE STRUCTURE TO WHICH THE SIGN IS ATTACHED MAY BE INCREASED UP TO 10 FEET FOR R.O.W. THAT HAS A WIDTH BETWEEN 80 FEET AND 110 FEET, OR 12 FEET FOR A R.O.W THAT IS GREATER THAN 110 FEET WIDE, SUBJECT TO A 25 FOOT SETBACK OR THE DISTRICT SETBACK, WHICHEVER IS GREATER.



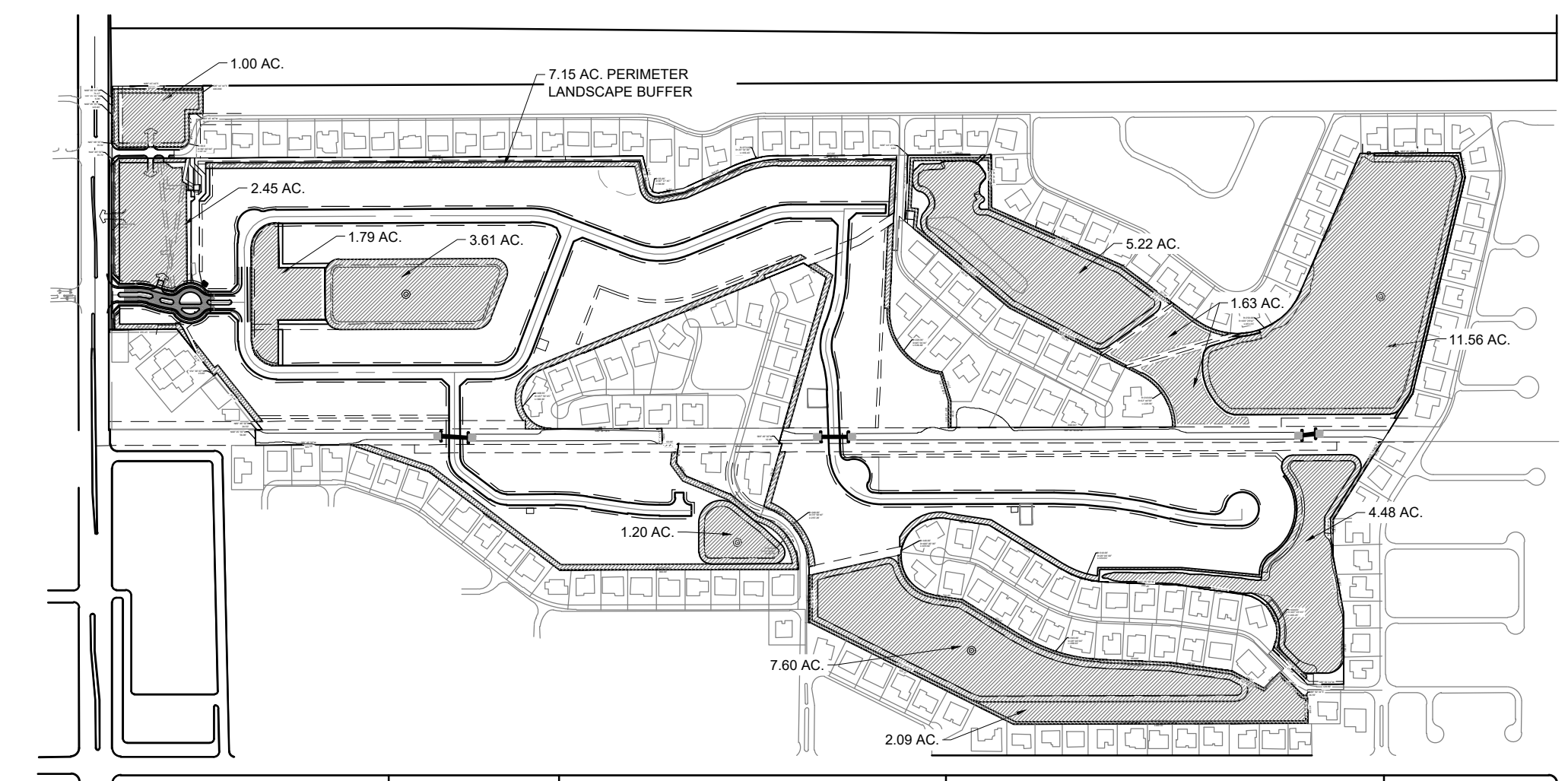
B. SIGN LOCATION MAP NTS



C. ENTRANCE DETAIL AND TURN ANALYSIS NTS

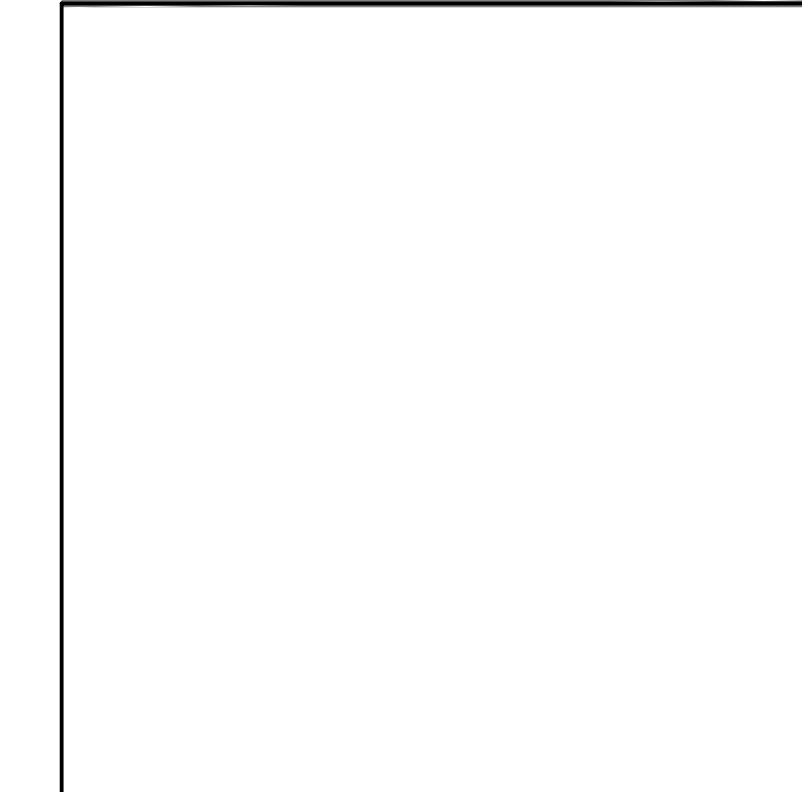


D. OPEN SPACE EXHIBIT NTS

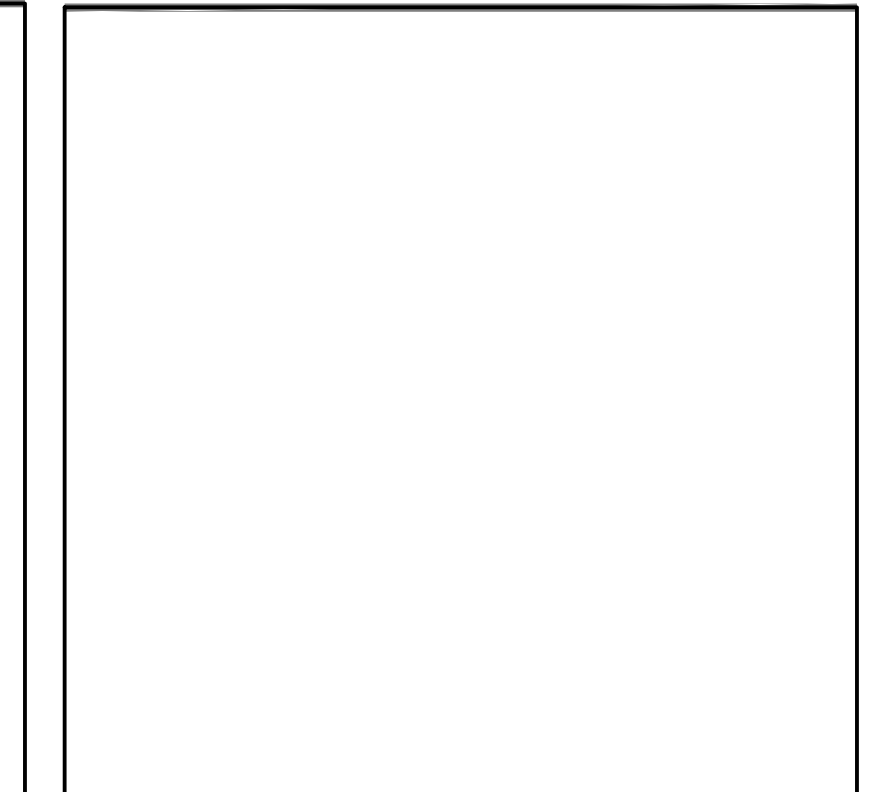


- REQUIRED 49.04 AC. (40%)
 - PROVIDED 49.78 AC. (40.62%)

AMENDMENTS



ZONING STAMP



CERT. NO. 6091

951.687.2220

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INITIAL SUBMITTAL JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA

MASTER SIGN PLAN AND DETAILS

SHEET


PMSP

1 OF 1

PROJECT/CASE #

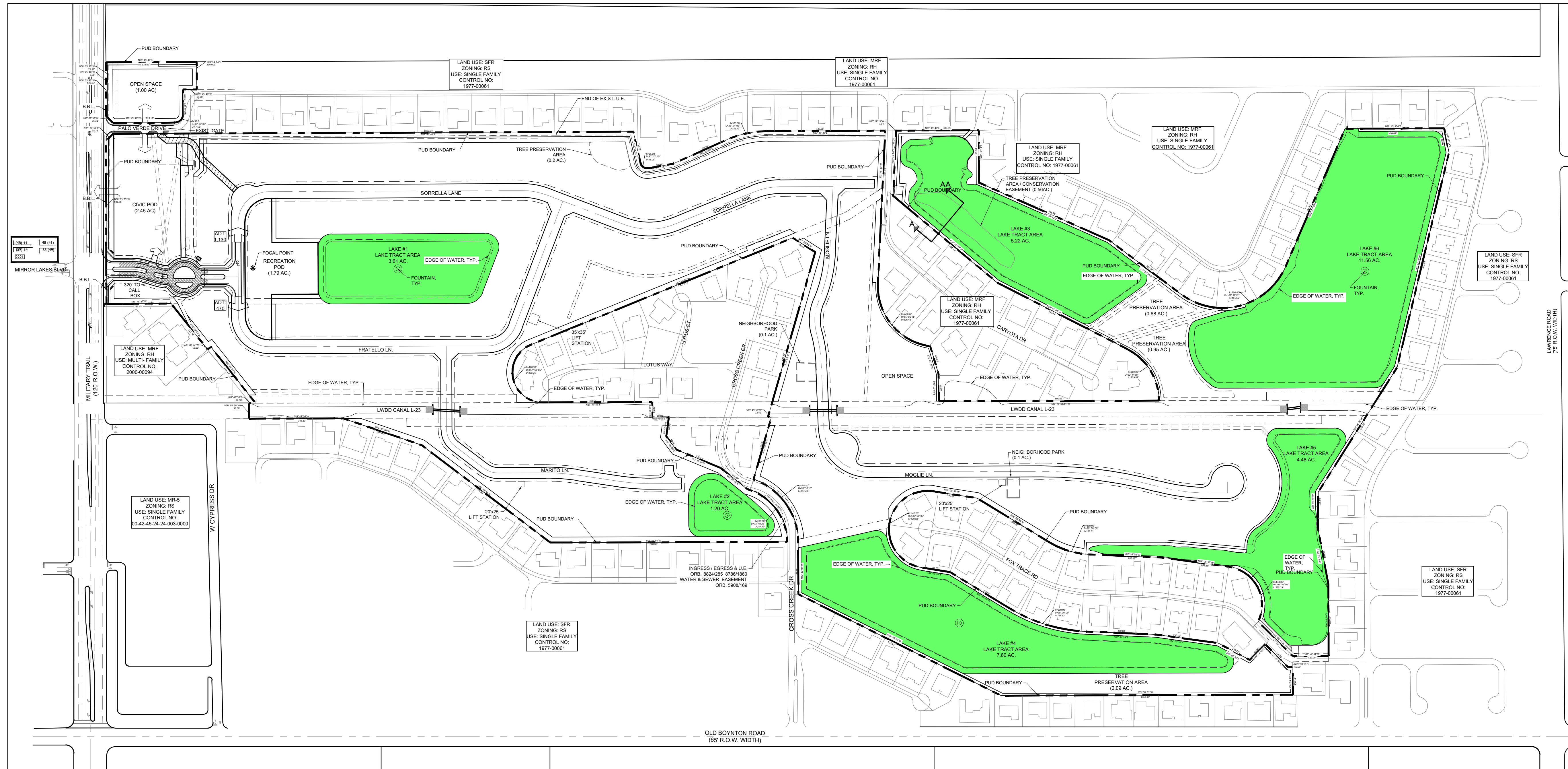
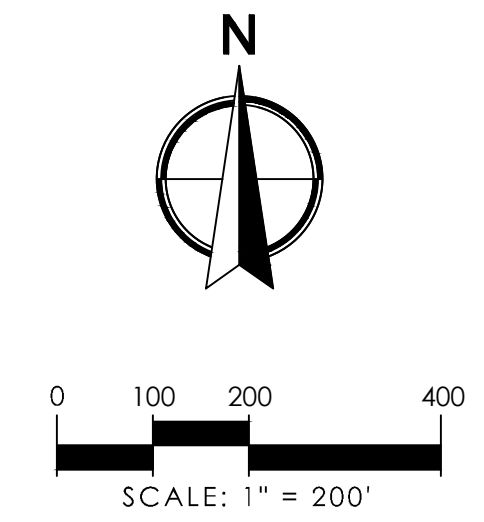
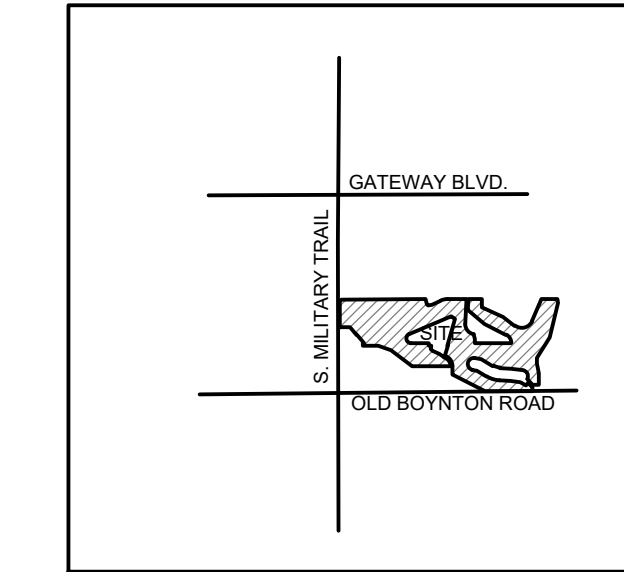
DRAWN BY: ROSALEE CASTILLO
 CHECKED BY: ROSALEE CASTILLO
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 PROJECT: CYPRESS CREEK PUD

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LAKE LEGEND
 PROPOSED LAKES

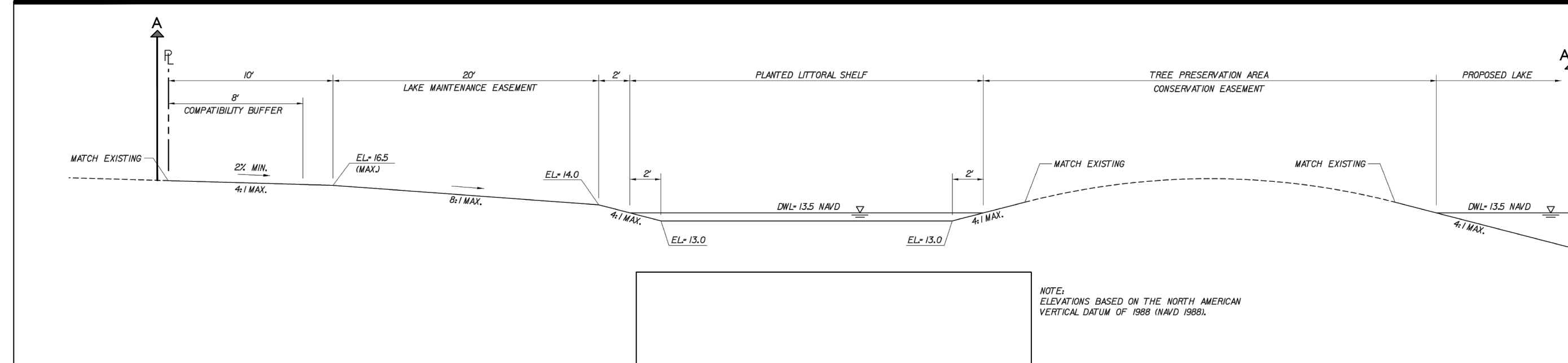
| LAKE # | ACREAGE |
|--------------|------------------|
| LAKE #1 | 3.61 AC. |
| LAKE #2 | 1.20 AC. |
| LAKE #3 | 5.22 AC. |
| LAKE #4 | 7.60 AC. |
| LAKE #5 | 4.48 AC. |
| LAKE #6 | 11.56 AC. |
| TOTAL | 33.67 AC. |

LOCATION MAP

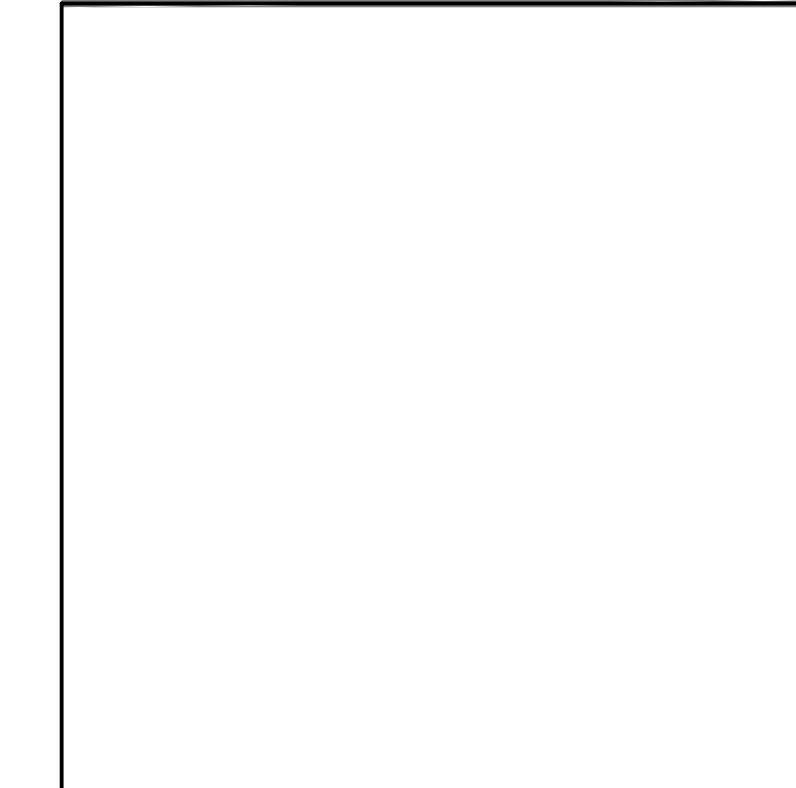


LEGEND
 AC. = ACRES
 ADT = AVERAGE DAILY TRIPS
 C.L. = CENTER LINE
 D.E. = DRAINAGE EASEMENT
 D.U. = DWELLING UNITS
 EX. = EXISTING
 FLU = FUTURE LAND USE
 L.M.E. = LAKE MAINTENANCE EASEMENT
 LWDD = LAKE WORTH DRAINAGE DISTRICT
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 PDR = PROPERTY DEVELOPMENT REGULATIONS
 PG. = PAGE
 R.A.S. = RESIDENTIAL ACCESS STREET
 R.O.W. = RIGHT-OF-WAY
 S.B. = SETBACK
 S.F. = SQUARE FEET
 S.W. = SIDEWALK
 T.B.A. = TO BE ABANDONED
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT
 ULDC = UNIFIED LAND DEVELOPMENT CODE

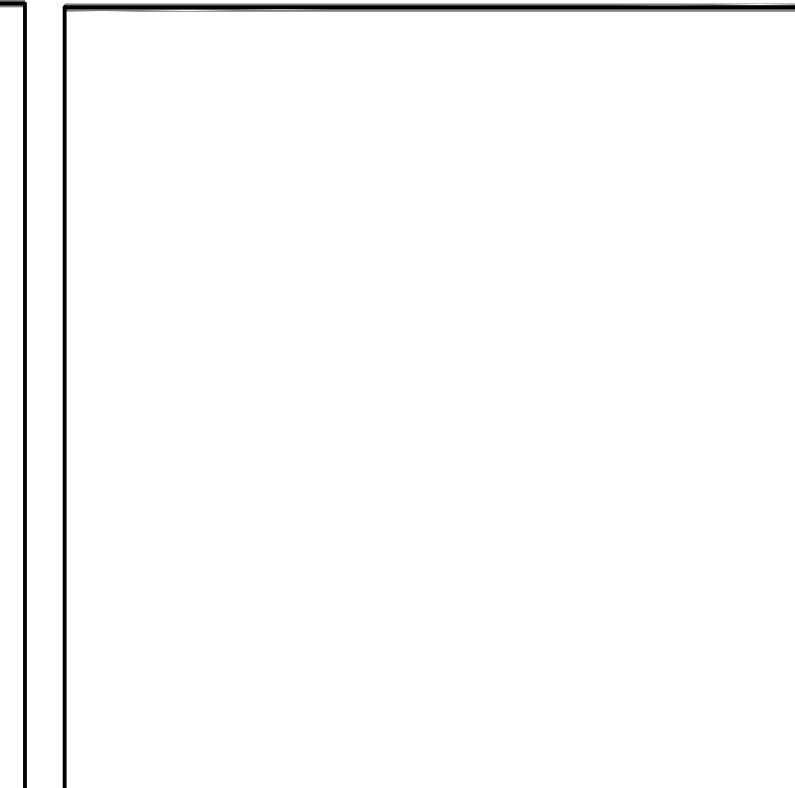
TYPICAL LAKE SECTION ADJACENT TO CONSERVATION AREA



AMENDMENTS



ZONING STAMP



| NO. | DATE | REVISION |
|-----|----------|---------------------------|
| 1 | 08/16/23 | RESUBMITTAL - SUFFICIENCY |
| 2 | 10/23/23 | RESUBMITTAL |
| 3 | 11/27/23 | RESUBMITTAL |
| 4 | 01/22/24 | RESUBMITTAL |
| 5 | 02/26/24 | RESUBMITTAL |

CERT NO. 6091

 WGI INC.
 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
WGI, INC.
 ON 2024-03-13
 INITIAL SUBMITTAL
 JULY 19, 2023

CYPRESS CREEK PUD
 PALM BEACH COUNTY, FLORIDA
LAKE EXHIBIT PLAN

SHEET
EX
 1 OF 1
 PROJECT/CASE #

SWATCH: 3/11/2024 4:52:28 PM
 PLOTTED BY: ROSASALEY CASTILLO
 C:\Users\rosasale\OneDrive\Documents\Cypress\2023\00996\00996.dwg: SITE.dwg