



- Engineers approval. concurrent with onsite paving and drainage improvements.
4. Prior to the developer receiving a Building Permit from the office of the County Engineer, Palm Beach County at its option may request the monies required for the turn lanes on Clint Moore Road required by Condition No. 3. These funds shall be based on a certified cost estimate from the developer's engineer.
 5. Prior to receiving a building permit, or when required by the County Engineer, the property owner shall convey for:
 - a) the sixty (60) foot ultimate right-of-way of Clint Moore Road, west of the north south road as determined by the County Engineer, a total of thirty-five (35) feet of right-of-way by a right-of-way deed in the form provided by the Engineering Department. Construction of the turn lanes, if required by the County Engineer, shall include curb and gutter with this petitioner accepting stormwater drainage from Old Clint Moore Road into the developer's lake system.
 - b) Landscaping, including a berm, may be installed within the ultimate right-of-way up to a maximum of ten (10) feet with the approval of the County Engineer's Office. This may require construction of a curb and gutter section, again to be determined by the County Engineer. This buffer shall be incorporated into the perimeter buffer to be constructed by the petitioner on its own land.
 6. All property included in the legal description of this petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's Office which shall provide, among other things, for: Formation of a single "master" property owner's association, and automatic membership in the "master" association by any party holding title to any portion of the property included in the P.U.D.
 7. Maximum residential density shall be limited to sixty (60) units or 1.75 dwelling units per acre.
 8. Development of the site shall be further restricted as follows:
 - a) The pod indicated as "Parcel 1" on the proposed Master Plan shall be limited to a maximum of forty (40) dwelling units. These units shall be constructed as "Type A--Single Family Detached Design." The minimum lot dimensions for each of these units shall be one hundred (100) feet wide by one hundred twenty-five (125) feet in depth. In addition, buildings in Parcel 1 shall be set back a minimum of one hundred (100) feet from the north, east, and west property lines. On one (1) story units, the side yard setback shall be ten (10) feet. Sideyard setbacks for two story units shall be fifteen (15) feet.
 - b) The pod indicated as "Parcel 2" on the proposed Master Plan shall be limited to a maximum of twenty (20) dwelling units. These units shall be constructed as "Type A--Single Family Detached Zero Lot Line Patio Homes. "

- c) The required twenty-five (25) foot PUD perimeter buffer along the entire eastern, western, and northern boundaries of the development shall be designed to include a continuous landscape barrier consisting of a combination of a five (5) foot high berm and a minimum one (1) foot high hedge which together shall reach a minimum height of six (6) feet. The barrier shall achieve 95% opacity. The buffer shall include a planting of canopy trees, a minimum of eight- to-ten (8-10) feet in height upon planting. The minimum number of trees and planting configurations shall be determined by reference to Zoning Code Section 500.35.E, 3 C(4) (Landscape Code; Property Development Regulations for Alternative Perimeter Landscape Strip No. 3).
 - d) The required twenty-five (25) foot PUD perimeter buffer along the northern boundary of Parcel 2 shall include a continuous, solid, six (6) foot high masonry wall. The wall shall be placed on the outermost edge of the buffer abutting the adjacent property line. The wall shall receive appropriate architectural treatment on both sides which is consistent with the character of adjacent development.
 - e) The required twenty-five (25) foot PUD perimeter buffer along the south boundary of the site shall include a minimum three (3) foot high berm.
 - f) The perimeter roadway indicated on the proposed Master Plan shall be designed to terminate adjacent to the passive recreation area indicated on the north side of Parcel 1. With the exception of emergency vehicles, there shall be no through-traffic beyond the point of termination. The two termination points shall be designed with traffic turn-arounds in a T-formation. The twenty (20) feet of green space separating the two T-shaped turning areas shall be constructed of a compacted shell rock base with an overlay of grass and landscaping. No trees, walls, fences or other obstructions to the transit of emergency vehicles shall be permitted within the twenty (20) foot wide green space. Final design of the turning areas and the intervening landscape area shall be approved by the Palm Beach County Fire Marshall,
 - g) The passive recreation area shown on the original proposed Master Plan shall be retained.
 - h) The active recreation area shown on the original proposed Master Plan shall be relocated to the easternmost portion of Parcel 2 with the swimming pool on the south side and tennis courts on the north side.
 - i) Buffer and landscaping shall be completed within six (6) months of start of construction or filing of plat, whichever is earlier.
9. All utilities shall be installed underground,
 10. Street lights shall be low intensity and directed away from adjacent properties. The height of light fixtures shall be a maximum of eight (8) feet.
 11. Lights on tennis courts shall have a time for automatic shut off when not in use, and a time limiting switch where lights

could not be turned on after 11:00 PM. The lighting of the courts would be the low visibility type,

12. Petitioner shall maintain lake water levels in the development so as not to adversely affect water levels in lakes located within the LeLac Planned Unit Development.
13. Petitioner shall provide heavy duty silencers to all drainage pumps and equipment to be operated within the development during construction.
14. Petitioner shall not commence construction work or land development activities involving heavy equipment prior to 7:00 AM.
15. All lake areas shall meet the criteria of water management restrictions.
16. The maximum height of buildings in the Terra Nova Planned Unit Development shall not exceed the height of any building in the LeLac Planned Unit Development.

Commissioner Owens, moved for approval of the petition. The motion was seconded by Commissioner Spillias, and upon being put to a vote, the vote was as follows:

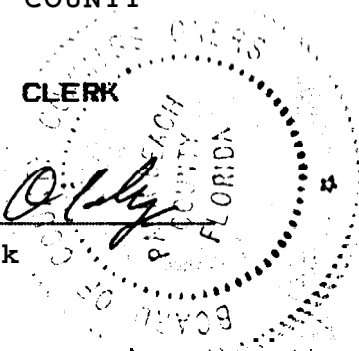
Karen T. Marcus, Chairman	--	AYE
Jerry L. Owens, Vice Chairman	--	AYE
Ken Spillias, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT
Kenneth M. Rdams, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 27th day of January, 1987 confirming action of July 24, 1986.

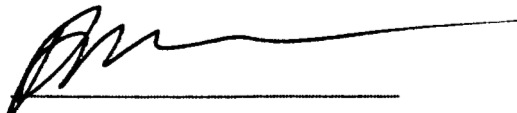
PRLM BERCH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney

25.0 feet to the North right-of-way line of Clint Moore Road as recorded in Deed Book 784, page 153, and the Point Of Beginning of this description; thence continue North 0 degree 04'18" East along said West line of said Section 35, a distance of 644.82 feet to the Northwest corner of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 35; thence South 89 degrees 46'26" East along the Southerly line of "Le Lac" Subdivision, as recorded in Plat Book 39, Pages 145 and 146, a distance of 2014.31 feet to the West line of Lot 3 of said "Le Lac" Subdivision; thence South 00 degree 03'50" East along said West line, a distance of 334.97 feet to the Southwest corner of said Lot 3; thence South 89 degrees 46'21" East along the South line of said Lot 3, a distance of 672.56 feet to an intersection with the East line of the Southwest 1/4 of said Section 35; thence South 00 degree 02'06" West along said East line of Southwest 1/4, a distance of 309.03 feet to an intersection with the North right-of-way line of Clint Moore Road; thence North 89 degrees 47'28" West along said North right-of-way line 25.0 feet North of and parallel with, as measured at right angles to the South line of said Section 35, a distance of 2687.85 feet to the Point of Beginning. Said property located on the north side of Clint Moore Road, approximately .5 mile west of Military Trail (S.R. 809) was approved as advertised subject to the following conditions:

1. Prior to Master Plan certification, the Master Plan shall be amended to reflect the following:
 - a) A parking tract of less than 600 feet or compliance with the subdivision ordinance.
 - b) reduce the master plan so it will fit on one sheet
 - c) a breakdown of the open space acreage calculations
 - d) acreage of the "public area/park"
2. This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
3. The property owner shall construct turn lanes at the project's entrance and Old Clint Moore Road per the County