

RESOLUTION NO. R-94-643

RESOLUTION APPROVING ZONING PETITION EAC81-233(A)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF LENNAR FLORIDA LAND I Q.A., LTD.

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **EAC81-233(A)** was presented to the Board of County Commissioners at a public hearing conducted on May 26, 1994; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, section 5.8 (Compliance with Time Limitations), of the Palm Beach County Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach county Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with standards imposed on it by applicable provisions of the Palm Beach County Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Development Order Amendment has a concurrency reservation/exemption and therefore complies with Art. 11 (Adequate Public Facility Standards) of the Palm Beach County Land Development Code.

9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, **wetlands and the** natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition **EAC81-233(A)**, the petition of Lennar Florida Land I Q.A., Ltd., for a DEVELOPMENT ORDER AMENDMENT in the Residential Transitional (RT) Zoning District, to amend Condition 4 of Resolution R-82-152 (construction of intersection SR7 & Lantana Road), previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, **and** generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on May 26, 1994, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

The motion was seconded by Commissioner Newell and, upon being put to a vote, the vote was as follows:

Mary McCarty, Chair	--	Absent
Burt <b>Aaronson</b>	--	Aye
Ken Foster	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted this 26th day of May, 1994.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK

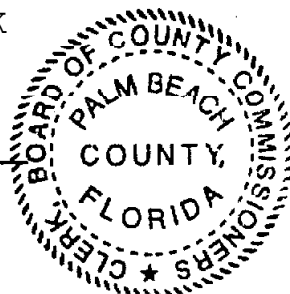


EXHIBIT A

LEGAL DESCRIPTION

81-233A

KLA60  
FAIRFIELD

Exhibit "A"

LEGAL DESCRIPTION

BALMORAL COUNTRY CLUB POD "B":

A parcel of land being a portion of Tracts 4, 5 and 6, Block 37, PALM BEACH FARMS COMPANY, FLAT NO. 13, as recorded in Plat Book 6, pages 96 and 99, and a portion of Tracts 26 through 29, inclusive, Block 37, PALM BEACH FARMS COMPANY, FLAT NO. 3, as recorded in Plat Book 2, pages 45 through 54, inclusive, all being part of the Public Records, of Palm Beach County, Florida, said parcel being specifically described as follows:

From the intersection of the centerline of Balmoral Country Club Drive and the centerline of Ballater Drive as shown on Balmoral Country Club Plat 1, as recorded in Plat Book 50, pages 23 and 24, Public Records, Palm Beach County, Florida, bear South 12 degrees 25 minutes 54 seconds West, along the centerline of said Balmoral Country Club Drive, a distance of 80.00 feet to the point of curvature of a curve to the right said curve having a radius of 850.77 feet, a central angle of 27 degrees 45 minutes 08 seconds and a chord bearing of South 26 degrees 18 minutes 28 seconds West; thence Southwesterly along the arc of said curve, a distance of 412.09 feet to the point of tangency; thence South 40 degrees 11 minutes 02 seconds West, a distance of 100.00 feet; thence South 49 degrees 49 minutes 58 seconds East, a distance of 40.00 feet to the Point of Beginning; thence continue South 49 degrees 48 minutes 58 seconds East, a distance of 720.00 feet to a point on a curve concave to the Northwest; said curve having a radius of 650.00 feet, a central angle of 50 degrees 10 minutes 00 seconds and a chord bearing of South 60 degrees 55 minutes 00 seconds West; thence Southwesterly along the arc of said curve, a distance of 569.12 feet to the point of tangency; thence South 86 degrees 00 minutes 00 seconds West, a distance of 431.68 feet to the point of curvature of a curve to the right; said curve having a radius of 596.65 feet, a central angle of 19 degrees 01 minutes 44 seconds and a chord bearing of North 84 degrees 29 minutes 08 seconds West; thence Westerly along the arc of said curve, a distance of 198.16 feet to a point on a curve concave to the Southeast, said curve having a radius of 560.00 feet, a central angle of 25 degrees 09 minutes 18 seconds and a chord bearing of North 27 degrees 36 minutes 23 seconds East; thence Northerly along the arc of said curve, a distance of 245.66 feet to the point of tangency; thence North 40 degrees 11 minutes 02 seconds East, a distance of 690.46 feet to the Point of Beginning.

AND

BALMORAL COUNTRY CLUB POD "C":

A parcel of land being a portion of Tracts 29 through 31, 34 through 38 and 59 through 62, Block 37, PALM BEACH FARMS COMPANY, FLAT NO. 3, as recorded in Plat Book 2, pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida, said parcel being specifically described as follows:

From the intersection of the centerline of Balmoral Country Club Drive and the centerline of Ballater Drive as shown on BALMORAL COUNTRY CLUB PLAT 1, as recorded in Plat Book 50, pages 23 and 24, Public Records, Palm Beach County, Florida, bear South 12 degrees 25 minutes 54 seconds West, along the centerline of said Balmoral

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Country Club Drive, a distance of 60.00 feet to the point of curvature of a curve to the right said curve having a radius of 850.77 feet, a central angle of 27 degrees 45 minutes 08 seconds and a chord bearing of South 26 degrees 18 minutes 25 seconds West; thence Southwesterly along the arc of said curve, a distance of 412.09 feet to the point of tangency; thence South 40 degrees 11 minutes 02 seconds West, a distance of 790.46 feet to the point of curvature of a curve to the right said curve having a radius of 600.00 feet, a central angle of 36 degrees 17 minutes 02 seconds and a chord bearing of South 22 degrees 02 minutes 31 seconds West; thence Southwesterly along the arc of said curve, a distance of 379.95 feet to the point of tangency; thence South 03 degrees 54 minutes 00 seconds West, a distance of 125.52 feet; thence South 06 degrees 06 minutes 00 seconds East, a distance of 210.11 feet to the point of curvature of a curve to the right, said curve having a radius of 517.41 feet, a central angle of 34 degrees 22 minutes 00 seconds and a chord bearing of South 68 degrees 55 minutes 00 seconds East; thence Easterly along the arc of said curve, a distance of 310.35 feet to the point of beginning, said point being the center of a curve concave to the South having a radius of 200.00 feet, a central angle of 66 degrees 44 minutes 00 seconds and a chord bearing of North 71 degrees 38 minutes 00 seconds East; thence Easterly along the arc of said curve, a distance of 232.95 feet to the point of reverse curvature of a curve to the left; said curve having a radius of 500.00 feet, a central angle of 66 degrees 30 minutes 00 seconds and a chord bearing of North 76 degrees 45 minutes 00 seconds East; thence Easterly along the arc of said curve, a distance of 493.06 feet to the point of tangency; thence North 48 degrees 30 minutes 00 seconds East, a distance of 231.50 feet to the point of curvature of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 159 degrees 30 minutes 00 seconds and a chord bearing of South 51 degrees 45 minutes 00 seconds East; thence Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 467.17 feet to the point of tangency; thence South 26 degrees 00 minutes 00 seconds West, a distance of 194.00 feet to the point of curvature of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 95 degrees 21 minutes 35 seconds and a chord bearing of South 75 degrees 40 minutes 48 seconds West; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 374.45 feet to the point of reverse curvature of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 123 degrees 21 minutes 35 seconds and a chord bearing of South 61 degrees 40 minutes 48 seconds West; thence Northwesterly, Westerly and Southwesterly along the arc of said curve, a distance of 376.78 feet to the point of tangency; thence South 00 degrees 00 minutes 00 seconds West, a distance of 132.09 feet to the point of curvature of a curve to the left, said curve having a radius of 100.00 feet, a central angle of 110 degrees 50 minutes 00 seconds and a chord bearing of South 55 degrees 25 minutes 00 seconds East; thence Southeasterly and Easterly along the arc of said curve, a distance of 193.44 feet to the point of tangency; thence North 69 degrees 10 minutes 00 seconds East, a distance of 215.50 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet, a central angle of 159 degrees 20 minutes 00 seconds and a chord bearing of South 31 degrees 11 minutes 00 seconds East; thence Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 556.76 feet to a point of compound curvature of a curve to the right, said curve having a radius of 300.00 feet, a central angle of 40 degrees 50 minutes 00 seconds and a chord bearing of South 69 degrees 05 minutes 00 seconds West; thence Southwesterly along the arc of said curve, a distance of 213.80 feet to the point of tangency; thence South 89 degrees 30 minutes 00 seconds West, a distance of 603.00 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet, a central angle of 110 degrees 32 minutes 20 seconds and a chord bearing of North 35 degrees 13 minutes 50 seconds West; thence Westerly, Northwesterly and Northerly, along the

## EXHIBIT A

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arc of said curve, a distance of 385.85 feet to the point of reverse curvature of a curve to the left, said curve having a radius of 500.00 feet, a central angle of 43 degrees 37 minutes 26 seconds and a chord bearing of North 01 degrees 46 minutes 23 seconds West; thence Northerly along the arc of said curve, a distance of 380.69 feet to the point of reverse curvature of a curve to the right, said curve having a radius of 200.00 feet, a central angle of 61 degrees 51 minutes 05 seconds and a chord bearing of North 07 degrees 20 minutes 27 seconds East; thence Northerly along the arc of said curve, a distance of 215.90 feet to the Point of Beginning.

AND

BALMORAL COUNTRY CLUB PLOT "D":

A parcel of land being a portion of Tracts 8, 9 and 10, Block 37, PALM BEACH FARMS COMPANY, PLAT NO. 13, as recorded in Plot Book 6, pages 98 and 99, and a portion of Tracts 23, 24 and 26, Block 37, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, pages 45 through 54, inclusive, all being part of the Public Records of Palm Beach County, Florida, said parcel being specifically described as follows:

From the intersection of the centerline of Balmoral Country Club Drive and the centerline of Ballater Drive as shown on BALMORAL COUNTRY CLUB PLAT 1, as recorded in Plat Book 80, pages 23 and 24, Public Records, Palm Beach County, Florida, bear South 12 degrees 25 minutes 54 seconds West, along the centerline of said Balmoral Country Club Drive, a distance of 80.00 feet to the point of curvature of a curve to the right said curve having a radius of 850.77 feet, a central angle of 27 degrees 45 minutes 08 seconds and a chord bearing of South 26 degrees 18 minutes 28 seconds West; thence Southwesterly along the arc of said curve, a distance of 412.09 feet to the point of tangency; thence South 40 degrees 11 minutes 02 seconds West, a distance of 790.46 feet to the point of curvature of a curve to the left; said curve having a radius of 600.00 feet, a central angle of 36 degrees 17 minutes 02 seconds and a chord bearing of South 22 degrees 02 minutes 11 seconds West; thence Southerly along the arc of said curve, a distance of 379.96 feet to the point of tangency; thence South 03 degrees 54 minutes 00 seconds West, a distance of 123.62 feet to a point on a curve concave to the South said curve having a radius of 1538.15 feet, a central angle of 19 degrees 20 minutes 00 seconds and a chord bearing of South 84 degrees 14 minutes 00 seconds West; thence Westerly along the arc of said curve, a distance of 519.02 feet to the point of tangency; thence South 74 degrees 34 minutes 00 seconds West, a distance of 75.00 feet; thence North 15 degrees 26 minutes 00 seconds West, a distance of 141.23 feet to the Point of Beginning; thence South 79 degrees 45 minutes 00 seconds West, a distance of 19.32 feet to the point of curvature of a curve to the right; said curve having a radius of 200.00 feet, a central angle of 65 degrees 15 minutes 00 seconds and a chord bearing of North 67 degrees 37 minutes 30 seconds West; thence Northwesterly along the arc of said curve, a distance of 227.77 feet to the point of tangency; thence North 35 degrees 00 minutes 00 seconds West, a distance of 382.00 feet to the point of curvature of a curve to the right, said curve having a radius of 210.00 feet, a central angle of 132 degrees 44 minutes 00 seconds and a chord bearing of North 31 degrees 22 minutes 00 seconds East; thence Northerly, Northeasterly and Easterly along the arc of said curve, a distance of 486.27 feet to the point of tangency; thence South 82 degrees 36 minutes 00 seconds East, a distance of 606.00 feet to the point of curvature of a curve to the right, said curve having a radius of 100.00 feet, a central angle of 120 degrees 14 minutes 49 seconds and a chord

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bearing of south 22 degrees 28 minutes 36 seconds East; thence Southeasterly and Southerly along the arc of said curve, a distance of 209.87 feet to a point of reverse curvature of a curve to the left, said curve having a radius of 500.00 feet, a central angle of 36 degrees 59 minutes 26 seconds and a chord bearing of South 10 degrees 00 minutes 00 seconds West; thence Southerly along the arc of said curve, a distance of 322.60 feet to a point of reverse curvature of a curve to the right, said curve having a radius of 150.00 feet, a central angle of 79 degrees 05 minutes 37 seconds and a chord bearing of South 40 degrees 12 minutes 12 seconds West; thence Southwesterly along the arc of said curve, a distance of 207.07 feet to the point of tangency; thence South 79 degrees 45 minutes 00 seconds West, a distance of 204.68 feet to the Point of Beginning.

AND

PARCEL D OF PLOT "D":

A parcel of land being a portion of Tracts 8, 9 And 10, Block 37, PALM BEACH FARMS COMPANY PLAT NO. 13, as recorded in Plat Book 88 pages 98 and 99 and a portion of Tracts 23, 24 and 25, Block 37, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, pages 45 through 54, inclusive, all being part of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the centerline of Grand Lacuna Boulevard and the centerline of Rolling Hills Boulevard, as shown in the Plat of Fairfield's Lacuna Plat 2, recorded in Plat Book 88, pages 116 through 118, inclusive, Public Records of Palm Beach County, Florida, said point being on a curve concave to the South, said curve having a radius of 1536.15 feet, a central angle of 19 degrees 20 minutes 00 seconds and a chord bearing of North 84 degrees 14 minutes 00 seconds West; thence Westerly along the arc of said curve, a distance of 519.02 feet to the point of tangency; thence South 74 degrees 34 minutes 00 seconds West, a distance of 75.00 feet; thence North 15 degrees 26 minutes 00 seconds West, a distance of 151.23 feet; thence South 79 degrees 45 minutes 00 seconds West, a distance of 19.33 feet to a point of curvature of a curve concave to the Northwest, having a central angle of 12 degrees 03 minutes 16 seconds and a radius of 200.00 feet; thence Westerly along the arc of said curve, a distance of 42.08 feet to the point of beginning, said point being a point of compound curvature of a curve concave to the Northeast, having a central angle of 49 degrees 50 minutes 02 seconds, a radius of 226.50 feet and whose chord bears North 63 degrees 12 minutes 11 seconds West; thence Northwesterly along the arc of said curve, a distance of 197.60 feet to a point of tangency; thence North 38 degrees 12 minutes 40 seconds West, a distance of 179.00 feet to a point of curvature of a curve concave to the Northeast, having a central angle of 08 degrees 17 minutes 13 seconds and a radius of 552.15 feet; thence Northwesterly along the arc of said curve, a distance of 79.66 feet to a point of tangency; thence North 29 degrees 55 minutes 27 seconds West, a distance of 140.12 feet to a point of curvature of a curve concave to the Southeast, having a central angle of 127 degrees 11 minutes 16 seconds and a radius of 214.55 feet; thence Northerly along the arc of said curve, a distance of 470.26 feet to a point of tangency; thence South 82 degrees 44 minutes 11 seconds West, a distance of 316.44 feet to a point of curvature of a curve concave to the Northeast, having a central angle of 07 degrees 50 minutes 37 seconds and a radius of 1000.00 feet; thence Easterly along the arc of said curve, a distance of 136.90 feet to a point of tangency; thence North 89 degrees 25 minutes 12 seconds East, a distance of 139.25 feet to a point of curvature of a curve concave to the Southwest, having a central angle of 131 degrees 00 minutes 04 seconds and a radius of 126.13 feet; thence Easterly along the arc of said curve, a distance of 293.26 feet to a point of tangency; thence South 40 degrees 33 minutes 11 seconds West, a distance of 60.00

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feet to a point of curvature of a curve concave to the Southeast, having a central angle of 27 degrees 10 minutes 26 seconds and a radius of 315.00 feet; thence Southerly along the arc of said curve, a distance of 149.40 feet to a point of cusp, said point being on the arc of a curve concave to the Southeast, having a central angle of 24 degrees 16 minutes 00 seconds, a radius of 500.00 feet and whose chord bears North 26 degrees 30 minutes 47 seconds East; thence Northerly along the arc of said curve, a distance of 211.76 feet to a point of reverse curvature, said curve being concave to the Southwest having a central angle of 120 degrees 14 minutes 47 seconds, a radius of 100.60 feet and whose chord bears North 22 degrees 28 minutes 37 seconds West; thence Northerly along the arc of said curve, a distance of 200.87 feet to a point of tangency; thence North 02 degrees 36 minutes 00 seconds West, a distance of 606.00 feet to a point of curvature of a curve concave to the Southeast, having a central angle of 132 degrees 24 minutes 00 seconds and a radius of 210.00 feet; thence Westerly along the arc of said curve, a distance of 485.27 feet to a point of tangency; thence South 35 degrees 00 minutes 00 seconds East, a distance of 382.00 feet to a point of curvature of a curve to the Northeast, having a central angle of 53 degrees 11 minutes 44 seconds and a radius of 200.00 feet; thence Southerly along the arc of said curve, a distance of 185.69 feet to the Point of Beginning.

concave

AND

POD "F":

Lots 20 through 37, inclusive, FAIRFIELDS LACUNA PLAT 8, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 58, page 142, said lands situate lying and being in Palm Beach County, Florida.

EXHIBIT B  
VICINITY SKETCH

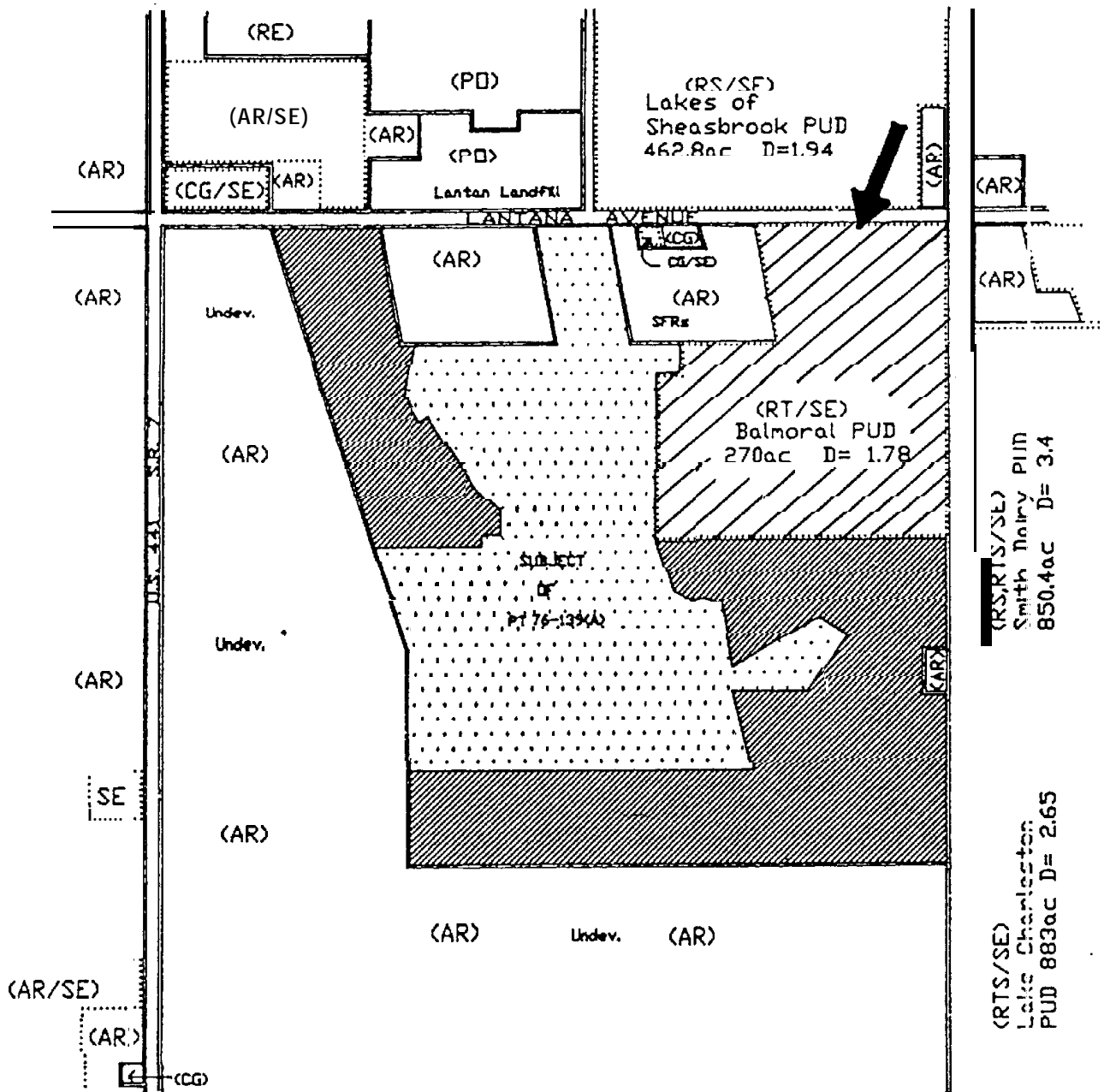




EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in BOLD and will be carried forward with this petition unless expressly modified herein.

A. GENERAL

1. Petitioner shall convey to Palm Beach County within ninety (90) days of Special Exception approval, **fifty-four (54) feet** from centerline for the ultimate **right-of-way** for Lantana Road. (Previously Condition No. 1 of Resolution R-82-152, Petition No. 81-233.) (ENGINEERING)

Status: Data base indicates compliance with this condition.

2. Petitioner shall align the project entrance with the entrance to the Lakes of Sherbrooke. (Previously Condition No. 2 of Resolution R-82-152, Petition No. **81-233.**) (ENGINEERING)

Status: Entrance is constructed and aligns with the entrance to Lakes of Sherbrooke.

3. Petitioner shall construct at the project's entrance road and Lantana Road prior to the issuance of Certificate of Occupancy:

- a. left turn lane, east approach
- b. right turn lane, west approach. (Previously Condition No. 3 of Resolution R-82-152, Petition No. 81-233.) (ENGINEERING)

Status: Turn lanes have been constructed.

4. Condition No. 4. of Resolution R-82-152, Petition No. **81-233**, which states:

Petitioner shall construct at the intersection of State Road **#7** and Lantana Road prior to the issuance **of** the 200th Certificate **of** Occupancy:

- a. a 3 lane bridge **on Lantana** Road at State Road **#7** per the County Engineer's approval
- b. left turn lane, east approach
- c. right turn lane, south approach
- d. extend the left turn lane, north approach, per the County Engineer's approval.

Is hereby amended to state:

Petitioner shall fund the design and construction of the following intersection improvements at State Road **#7** and Lantana Road:

- a. a 3 lane bridge on Lantana Road at State Road **#7** per the County Engineer's approval;
- b. left turn lane, east approach;
- c. right turn lane, south approach;
- d. extend the left turn lane, north approach, per the County Engineer's approval; and
- e. signalization upgrade.

Funding in the amount of \$75,000 shall be made available to Palm Beach County prior to July 1, 1994 for the design of these intersection improvements. Any monies not utilized in the design work shall be utilized in the construction phase of these intersection improvements and shall be placed in an interest bearing account. **Funding** shall be made available to Palm Beach County Land Development Division for the construction of the above improvements based upon 110% of a certified cost estimate from the developers engineer. This funding shall be completed prior to December 1, 1994. Palm Beach **County** shall then be responsible for the letting of the construction contract. (MONITORING-Engineering)

5. Signalization when warranted, as determined by the **County** Engineer, but shall be no later than five (5) years after the issuance of the final Certificate of Occupancy at the intersection of Lantana Road and the project's **entrance** road. (Previously Condition No. 5 of Resolution R-82-152, Petition No. 81-233.) (ENGINEERING)

Status: Signalization has been constructed.

6. Petitioner shall obtain a permit from the **Land** Development Division, Permit Section, for the removal of any fill off-site from the subject parcel. (Previously Condition No. 6 of Resolution R-82-152, Petition No. **81-233.**) (ENGINEERING)
7. Petitioner shall contribute Seventy-six Thousand One Hundred and Seventy-five Dollars (**\$76,175.00**) toward the cost of meeting with this project's direct and identifiable traffic impact, to be paid on a pro-rate basis at the time of the filing of the plats. Credit against the impact fee shall be applied toward the construction of the intersection improvements at State Road No. 7 and Lantana Road as outlined in Condition **#4, per** the County Engineer's approval. (Previously Condition No. 7 of Resolution R-82-152, Petition No. **81-233.**) (ENGINEERING)
8. The Lake Worth Drainage District will require an Easement or Quit Claim Deed for the right of way for Lateral Canal No. 16 adjacent to and through the subject property. Discussions as to location are under way. Equalizing Canal No. 2-W and Lateral Canal No. 17 have all **rights-of-way** existing. (Previously Condition No. 8 of Resolution R-82-152, Petition No. 81-233.) (**ENGINEERING-LWDD**)

Note : Lake Worth Drainage District indicates compliance with this condition.

9. The developer will take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from this project do not become a nuisance to neighboring properties. (Previously Condition No. 9 of Resolution R-82-152, Petition No. **81-233.**) (HEALTH)
10. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters. (Previously Condition No. 10 of Resolution R-82-152, Petition No. 81-233.) (ENGINEERING/ERM)

11. The petitioner shall comply with the civic site requirements of the Planned Unit Development regulations in effect at the time of preliminary plat review for the first plat contiguous to Lantana Road. (Previously Condition No. 11 of Resolution R-82-152, Petition No. 81-233.) **(PREM)**
12. A minimum twenty-five (25) foot tree preservation buffer shall be observed and platted around the entire parcel. (Previously Condition No. 12 of Resolution R-82-152, Petition No. 81-233.) **(ERM/ENGINEERING)**
13. Petitioner shall meet with the Urban Forester ~~and Site Planning Section~~ **ERM** to preserve existing cypress ~~heads~~ and perimeter slash pines. (Previously Condition No. 13 of Resolution R-82-152, Petition No. 81-233.) **(ERM)**
14. Petitioner shall limit excavation to the proposed lazes shown on the Master Plan. (Previously Condition No. 14 of Resolution R-82-152, Petition No. 81-233.) **(ZONING/ERM)**
15. Sewer service is available to the property. Therefore, no septic tank shall be permitted on this site. All existing **onsite** sewage disposal systems must be **abandoned** in accordance with Chapter 10D-6, FAC., and Palm Beach County ECR-I. **(HEALTH)**
16. Water service is available to the property. **Therefore,** no well shall be permitted on the site to provide **potable** water. All existing **onsite** potable water supply **systems** must be abandoned in accordance with Palm Beach County ECR-II. **(HEALTH)**