83-128 R-84-70

1. 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.

2. The property owner shall convey for the ultimate right-of-way of Military Trail, sixty (60) feet from centerline approximately an additional ten (10) feet within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of first building permit. The right-of-way shall be for the entire Jamaica Bay Mobile Home Park of which this project is a part.

3. The property owner shall record a boundary plat per the County Engineer's approval prior to the issuance of a tie-down permit.

4. The developer shall construct concurrent with the filing of the first plat:

   a) Left turn lanes, north approach, on Military Trail, at the project's main entrance road and at the new entrance.

   b) Right turn lane, south approach on Military Trail at the project's entrance road.

5. The developer shall contribute Five Thousand Five Hundred Dollars ($5,500.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the rate of $125.00 per Mobile Home at the time of issuance of the Mobile Home Tie Down Permit.

6. The developer shall take reasonable precautions during the development of this property to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties.

7. The developer shall take necessary measures during the development of this property to prevent pollutant run off to neighboring and nearby surface waters.

8. Property owner shall convey, by either easement or deed, to the Lake Worth Drainage District the south 120 feet of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 45 South, Range 42 East.

9. Prior to site plan certification, the developer shall obtain variance relief from the Board of Adjustment to permit implementation of the proposed site plan or shall submit a revised plan which meets all setback and buffer requirements. Should these variances be granted, the property owner must unify this site and the existing Mobile Home Park with a Unity of Title.

SP 83-128 10.25.83

10. The site plan shall be amended to provide for protected pedestrian circulation and to provide for six-foot high opaque screening within the south and west buffer areas and for preservation of as many of the existing slash pines as possible.

A.I 87-16 (CONDITIONS)

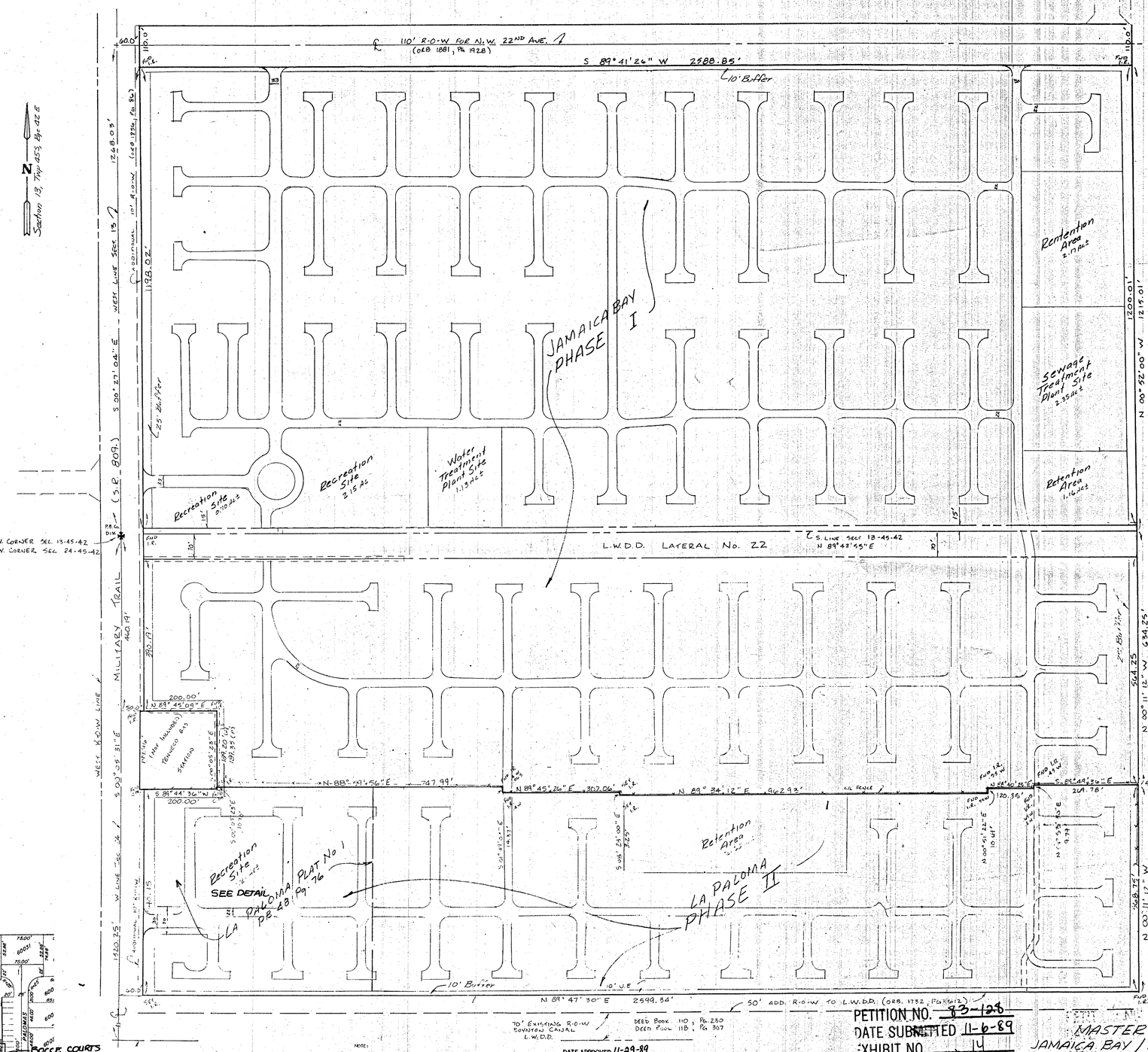
a. Any existing Unity of Title Agreements shall not be released until a cross-access agreement, acceptable to the County Attorney, is recorded with the Clerk of Circuit Court.

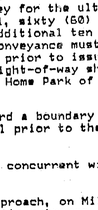
b. New Unity of Title Agreements covering each of the two residual parcels shall be recorded.

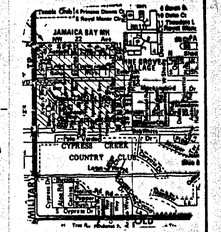
c. Although functioning as separate mobile home rental parks for land sale marketing and internal self-government purposes, both parcels shall continue to be governed by a single master plan. Prior to release of the Unity of Title Agreements, the existing master plan for Jamaica Bay Mobile Home Rental Park shall be amended to reflect the proposed development scheme for La Paloma Mobile Home Rental Park.

d. Amendment of the master plan may be accomplished through Administrative action of the Site Plan Review Committee.

e. The Department of Planning, Zoning and Building shall amend the official zoning file to designate the name of this development as the "Jamaica Bay/La Paloma Mobile Home Rental Park".







LOCATION MAP

PARCEL #1

The South half of the SouthWest quarter of Section 13, Township 45 South, Range 42 East, LESS the North 110.00 feet thereof for Road Right-of-way (NW 22 Ave), and LESS the South 15.0 feet thereof for Canal Right-of-Way (LAKE WORTH DRAINAGE DISTRICT Lateral #22), and LESS the West 60.00 feet thereof for Road Right-of-Way (Military Trail, A/k/a State Road 809);

AND

The North half of the NorthWest quarter of Section 24, Township 45 South, Range 42 East, LESS the North 70.00 feet thereof for Canal Right-of-Way (LAKE WORTH DRAINAGE DISTRICT Lateral 1221), and LESS the West 60.00 feet thereof for Road Right-of-Way (Military Trail, A/k/a State Road 809); LESS That part of the North half of the Northwest quarter of Section 24, Township 45 South, Range 42 East, lying South and East of a line which is found by commencing at the Northwest Corner of said Section 24 and proceeding Southerly along the West line of said Section 24 on an assumed bearing of S 00°35'31" E a distance of 440.19 feet to the POINT OF BEGINNING, thence proceeding S 89°45'09" E a distance of 200.00 feet, thence S 00°00'22" E a distance of 189.35 feet, thence S 89°44'36" E a distance of 747.99 feet, thence S 01°49'03" E a distance of 14.37 feet, thence S 89°45'26" E a distance of 307.06 feet, thence S 87°28'00" E a distance of 235 feet, thence S 89°34'12" E a distance of 962.93 feet, thence S 89°43'55" E a distance of 1,319.25 feet, thence S 89°47'30" E a distance of 1.39 feet, thence S 89°47'30" E a distance of 269.78 feet to the POINT OF TERMINATION which is on the East line of the Northwest Quarter of Section 24;

LESS the West 60.00 feet thereof for Road Right-of-way (Military Trail, a/k/a State Road 809); and LESS the South 120.00 feet thereof for Canal Right-of-Way (Boynton Canal); and

LESS the Gas Station parcel; which is found by commencing at the Northeast Corner of said Section 24 and proceeding Southerly, along the West Line of said Section 24 on an assumed bearing of S 00°35'31" E a distance of 440.19 feet; thence proceeding S 89°45'09" E a distance of 50.00 feet to the POINT OF BEGINNING of the herein described parcel; thence S 89°45'09" E a distance of 200.00 feet; thence S 00°00'22" E a distance of 189.35 feet; thence S 89°44'36" W a distance of 200.00 feet; thence N 00°00'22" W a distance of 189.83 feet to the POINT OF BEGINNING said parcel lying in Section 24, Township 45 South, Range 42 East, Palm Beach County, Florida.

CONTAINS 32.92 ± ACRES

Data

TOTAL SITE:

SITE AREA	138.49 ACRES
UNITS	1040
DENSITY	7.22 UNITS/AC
REC. BLDG.	10643 SQ.FT
REC. BLDG. PARKING	93 SPACES
OPEN AREA	50 %
IMPERVIOUS AREA	44 %

PHASE I:

SITE AREA	105.19 ACRES
UNITS	762
DENSITY	7.25 UNITS/AC
REC. BLDG.	6643 SQ.FT
REC. BLDG. PARKING	41 SPACES
OPEN AREA	64 %
IMPERVIOUS AREA	36 %

PHASE II:

SITE AREA	32.92 ACRES
UNITS	238
DENSITY	7.23 UNITS/AC
REC. BLDG.	4,000 SQ.FT
REC. BLDG. PARKING	52 SPACES
OPEN AREA	71 %
IMPERVIOUS AREA	29 %

RECEIVED
AUG 27 1996
IMPACT FEE
PET 83-128

PETITION NO. 83-128
DATE SUBMITTED 11-6-89
EXHIBIT NO. 14
SUPERSEDES EXH. NO. 18

MASTER SITE PLAN
JAMAICA BAY / LA PALOMA MOBIL HOME RENTAL PARK

REF. DWG. # M-89-9-61&60

NOTE:
1) F.P.L. EASEMENTS WERE PLOTTED FROM DATA SUPPLIED BY OTHERS AND THE LOCATION OF SAME CAN NOT BE VERIFIED OR CERTIFIED.
2) LEGAL DESCRIPTION FURNISHED BY CLIENT.
3) THE FOLLOWING DRAINAGE RESERVATIONS AFFECT THE PROPERTY:
DEED BOOK 93, PAGE 301
DEED BOOK 115, PAGE 171
DEED BOOK 632, PAGE 46
DEED BOOK 631, PAGE 175
RELEASE OF RESERVATIONS AND REVERTER CLAUSE, DEED BOOK 1063, PAGE 376
4) INTERNAL IMPROVEMENTS NOT LOCATED AND NOT SHOWN.

DATE APPROVED 11-29-89
COUNTY ENGINEERING DEPT.
COUNTY HEALTH DEPT.
COUNTY ATTORNEY
ZONING DIVISION
BUILDING DIVISION
DEPT. OF FIRE RESCUE
PLANNING DIVISION

0 100 200 300 400
BAR SCALE

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT GROUND ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

DATE 9-19-89
REGISTERED SURVEYOR NO. 3302

PROPERTY SHOWN HEREON HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, AND/OR EASEMENTS OF RECORD; SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEY RULE 21HH-6.00 ELEVATIONS SHOWN HEREON ARE BASED ON N.G.S. DATUM UNLESS OTHERWISE NOTED. ALL PROPERTY CORNERS ARE IRON ROD WITH CAPS, UNLESS OTHERWISE NOTED; FOUNDATION OF EXISTING BUILDINGS LYING BELOW SURFACE NOT LOCATED. BEARING AND/OR ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT OR DEED CALLS UNLESS OTHERWISE NOTED. THIS SKETCH NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR. MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARD.

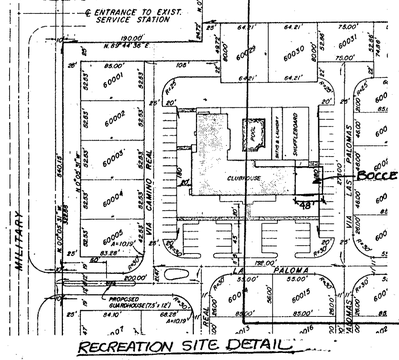
Robert Buggee — Joe Tucker
RICHARD L. SHEPHARD and Associates
310 SOUTH FEDERAL HIGHWAY P.O. BOX 753 BOYNTON BEACH, FLORIDA 33435 737-8595
310 WEST THIRD STREET P.O. BOX 2070 STUART, FLORIDA 33494 286-4111

mh0021.igr
LA PALOMA MHP SHEET 1
PET 83-128, EXH 15

Scale 1" = 100' | By E.M.C.
Date 9-14-89 | FB 421 pg 1-3
Drawing No. M-89-9-08

Master Plan Jamaica Bay Mobile Home Rental Park La Paloma

ADMINISTRATIVE AMENDMENT **
STAFF K Sullivan DATE 8/5/96
* ADD BOCCE COURTS AND REC. SITE DETAIL



RECREATION SITE DETAIL