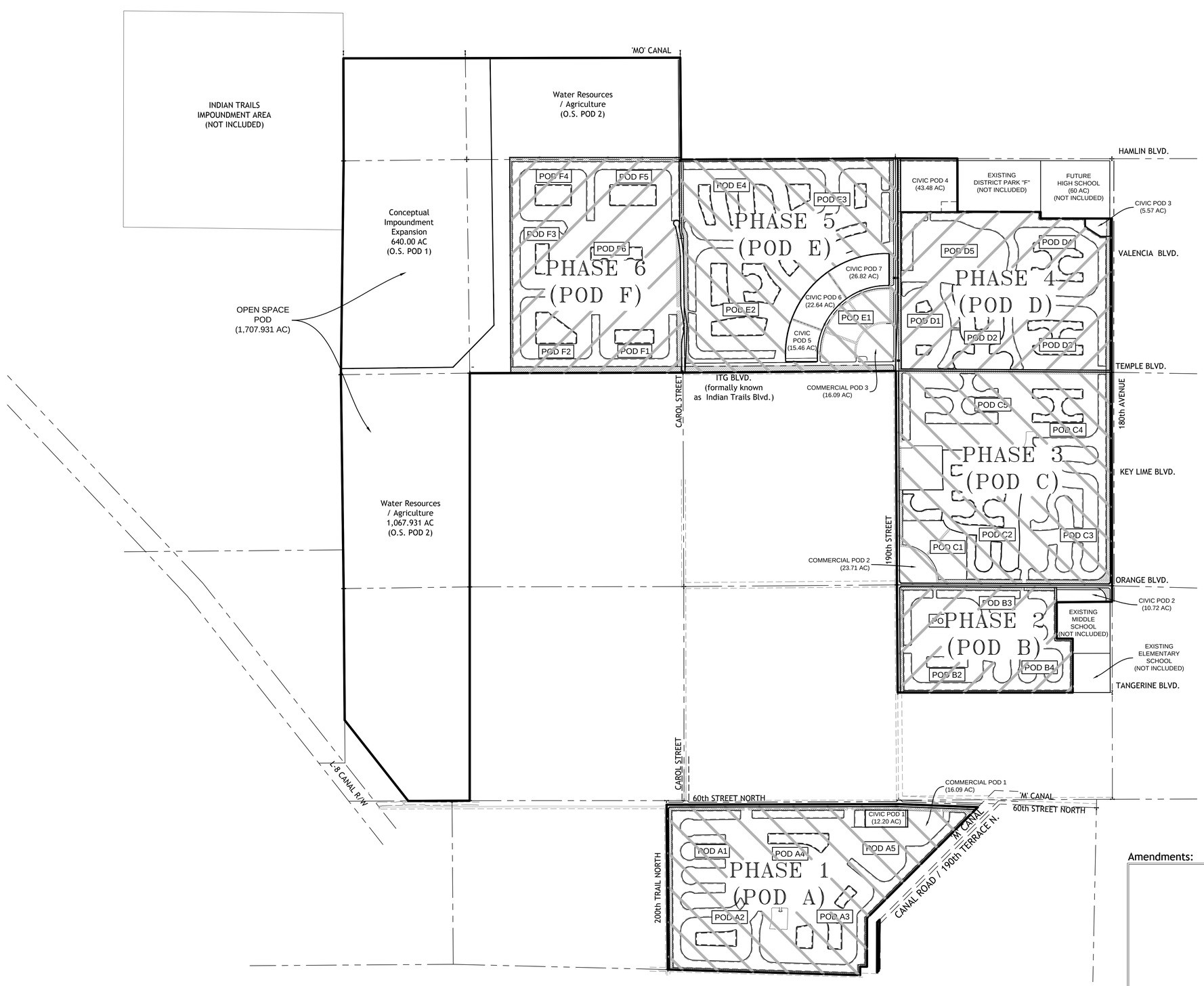

Phasing Schedule - ITG Conditions of Approval (FLUA Amendment - LGA-2016-017)

1. Development of the site is limited to a maximum gross density of 0.8 dwelling units/acre (3,897 units maximum); no additional density bonuses are permitted;

2. Development of the site must conform with the site data table and the conceptual plan;

3. Commercial development on the site is limited to a maximum 300,000 square feet and office development is limited to a maximum of 50,000 square feet;

4. Prior to the issuance of the 2,598 residential building permit, a minimum of 233,000 square feet of commercial uses shall receive a certificate of occupancy/certificate of completion;

5. Recordation of the first plat required within three years of any development order approval, subject to time extensions as allowed by the ULDC, or otherwise permitted pursuant to State Law and County Policy;

6. Prior to the recordation of the first plat for the development, the developer shall record a conservation easement for the 1,068 acres of land identified as Water Resources/Agriculture on the Conceptual Plan, in favor of Palm Beach County, subject to the approval of the County Attorney;

7. A deed conveying the Impoundment Expansion area of 640 acres to the Indian Trail Improvement District (ITID), as shown on the conceptual plan, shall be executed by the property owner and placed in escrow prior to the recordation of the first plat, or April 1, 2018, whichever occurs first. The terms of the release from escrow and recordation of the deed shall be pursuant to the terms of an agreement by and between the applicant, its successors and assigns, and the ITID. Upon written notice to the County by ITID, that the 640 acre Impoundment Expansion area will not be utilized by the District, then the land shall be deeded to the County for storm water retention/water management purposes; the timing and conveyance of such dedication and any other conditions pertaining to the conveyance (to Palm Beach County rather than ITID) shall be established in the zoning development order issued by the BCC;

8. Within 60 days of the effective date of the comprehensive plan amendments regarding the Indian Trails Grove site, the developer shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records prohibiting the property owned by the developer, affiliated entities, and any and all successors and assigns, within the area covered by the Western Communities Residential Overlay, from voluntarily annexing into a municipality, signing annexation petitions or otherwise consenting to annexation, seeking to incorporate as a municipality, or consenting to participating in or financially contributing to efforts to incorporate a municipality until the threshold established in Chapter 720.307 F.S. (2016, as amended from time to time) is achieved. The developer shall provide the County with a certified copy of the executed and recorded restrictive covenant prior to certification of any development order. In the event the developer seeks certification of any development order application prior to recording the covenant, the developer shall provide to the County Attorney the executed covenant in recordable form, with the appropriate filing fee, to be held in escrow by the County Attorney and recorded after the effective date of the comprehensive plan amendments

9. The Zoning development order shall include the provision of at least 10% of the residential units, a total of 390 units, shall be provided as workforce housing, subject to the following requirements:

a. The property owner shall provide these units on site, and between 60-120% of the Average Median Income ranges for the County, in three ranges (60-80%, 81-100% and 101-120%);

b. Prior to the issuance of the first residential building permit, a master covenant for all 390 workforce housing units shall be recorded;

c. Prior to the issuance of the certificate of occupancy for each designated workforce housing unit, a deed restriction for each units shall be recorded containing all relevant information implementing the workforce housing conditions, specified in this ordinance and any subsequent zoning approval;

d. Upon the recordation of sale for each workforce housing unit, a copy of the deed restriction shall be provided to the Planning Director and the Department of Economic Sustainability (DES) (or its successor);

e. The deed for each workforce housing unit sold shall include restrictions requiring:

i. that all identified units be sold or resold only to qualified households in the applicable targeted income range at an attainable housing cost for each of the targeted income ranges;

ii. that these restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy for each unit; and

iii. that in the event a unit is resold before the 15-year period concludes, a new 15 year period shall take effect on the date of the resale;

f. Prior to final site plan approval for each subdivision plan per pod, the total number of workforce housing units provided shall be identified within that pod;

g. A release of obligation to construct workforce housing units consistent with the ULDC provisions shall be included in the zoning development order;

h. Beginning in October 2020, an annual report shall be submitted to DES and the Planning Director denoting compliance with the workforce housing requirements adopted with the amendment and any future development order. Should no units receive a certificate of occupancy prior to October 2020, the reporting requirement shall begin one year after the issuance of the first certificate of occupancy, and continue each year thereafter;

i. Prior to the issuance of the 663 building permit, 39 workforce housing units (all located in Parcel A) shall be issued a certificate of occupancy;

j. Prior to the issuance of the 1797 building permit, 195 workforce housing units shall be issued a certificate of occupancy;

k. Prior to the issuance of the 2,499 building permit, 292 workforce housing units shall be issued a certificate of occupancy;

l. Prior to the issuance of the 3,358 building permit, all 390 workforce housing units shall be issued a certificate of occupancy;

10. The Zoning development order and proportionate fair share agreement shall include timing mechanisms and proportionate share dollar amounts for the construction of all identified Thoroughfare Identification map roads, relative to the timing of construction and roadway impacts, and shall be to the satisfaction of the County Engineer;

11. Regarding 60 Street North:

a. Prior to issuance of the first residential permit, the developer shall improve and construct as a 2-lane section to County thoroughfare standards 60 St. N. from the existing east/west pavement west of Seminole Pratt-Whitney Rd. to 190 St. N., inclusive of a new bridge crossing over the M-Canal at the ultimate 4-lane section;

b. Prior to issuance of the 1,663 residential permit, should the additional right-of-way for 60 St. N. from Seminole Pratt-Whitney Rd. to the western limits of the City of Westlake not have been dedicated to the County by Minto, the developer shall fund acquisition of said right-of-way;

c. Prior to issuance of the 2,320 residential permit, the developer shall improve and construct a 4-lane section to County thoroughfare standards 60 St. N. from Seminole Pratt- Whitney Rd. to 190 St. N.;

12. To facilitate road improvements in the area, the developer shall pay the County $1.25 million prior to the issuance of the first building permit; additional payments of $1.25 million shall be made to the County prior to the issuances of the 974 1,948 , and 2,922 building permits; these payments shall be subject to the cost adjustment clause in the proportionate fair share agreement to account for changes in road development costs over time;

13. The land depicted on the conceptual plan as the 42-acre park expansion shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC;

14. The land depicted on the conceptual plan as the 5-acre fire/police/utility location shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; as an alternative to placing Fire/Rescue Services on the 5-acre site, the County may request, and the developer shall provide a 2.5-acre site to the County for a future Fire/Rescue Station at the non-residential node at the northwest corner of 190 Street North and Indian Trails Blvd.; in the event the County accepts another site for Fire/Rescue purposes outside of the Indian Trail Groves within a two mile radius of the 5-acre location identified on the conceptual plan, the developer is relieved of the fire station dedication option within the non-residential node at 190 Street N. and Indian Trails Blvd.;

15. The land depicted on the conceptual plan as the 25-acre proposed middle school, 22.6-acre proposed park, and 15.5 acre proposed elementary school shall be conveyed to the Palm Beach County School District; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; in the event the School District does not utilize the sites for related schools and recreational facilities, ownership of any remaining unbuilt sites shall be conveyed to Palm Beach County at the County's sole discretion;

16. Rural Parkway easements shall be located along the south side of 60 Street North, both sides of Orange Blvd., the west side of 180 , and the east and west sides of 190 within the project boundaries, for the purposes of buffering and providing pedestrian, bicycle and equestrian trail connections within the development, and adjacent to the thoroughfare road network. These rural parkway easements shall:

a. be a minimum of 50 feet in width, except for 180 which shall be a minimum 80 feet in width;

b. include 8-foot wide multi-purpose pathways and 10-foot wide equestrian trails as indicated, which shall be accessible to the public;

c. obtain conceptual approval for signage located in the rural parkway that is context sensitive to the Rural Tier and subject to Planning Director approval, prior to final master plan approval;

d. obtain conceptual approval for all rural parkway planting plans prior to final master plan approval;

e. all rural parkway easements shall be recorded in the public record prior to the recordation of the first plat;

f. commence construction of each rural parkway segment prior to the first building permit in the adjacent pod, and shall be further detailed in the zoning development order;

g. complete construction of each rural parkway segment prior to the first certificate of occupancy in the adjacent pod, as further detailed in the zoning development order; and

h. include a minimum of 70% native plant material in each rural parkway planting plan, and the following minimum quantities of each type of vegetation, notwithstanding any ULDC buffer requirements:

1.	canopy trees, 1 per 1,000 square feet of rural parkway easement;
2.	flowering trees, 1 per 4,000 square feet of rural parkway easement;
3.	palms, 1 per 1,600 square feet of rural parkway easement;
4.	pines, 1 per 2,000 square feet of rural parkway easement;
5.	large shrubs, 1 per 400 square feet of rural parkway easement;
6.	medium shrubs, 1 per 300 square feet of rural parkway easement;
7.	small shrubs, 1 per 200 square feet of rural parkway easement;
8.	turf grass and/or other ground cover as applicable for areas not planted with landscape material.

Amendments:

Zoning Stamps:

PALM BEACH WEST ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323
954-753-1730

Consultants:

CIVIL ENGINEER
GLH Engineering, LLC
1600 Sawgrass Corporate Pkwy
Suite 400
Sunrise, FL 33323
954-753-1730

SURVEYOR
Sand and Hills Survey, Inc.
8461 Lake Worth Road, Suite 410
Lake Worth, FL 33467
(561) 209-6048

TRAFFIC ENGINEER
Simmons and White
2581 Metrocentre Blvd. Suite 3
West Palm Beach, FL 33407
(561) 478-7848

PLANNERS
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
(561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida

Sheet title:
PRELIMINARY
Phasing Plan

Date:
2015-07-15

Revisions:

2015-09-28 Resubmittal
2016-01-25 Resubmittal
2016-02-22 Resubmittal
2016-05-23 Resubmittal
2016-08-29 Resubmittal
2016-09-26 Resubmittal
2016-10-24 Resubmittal
2016-11-28 Resubmittal
2016-12-15 Resubmittal

0 240 600 1200 2400

1" = 1,200'

Sheet number:
PMP-11