



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS, MAY 28, 2026

A. Application Summary

I. General

Application Name:	DOA-2024-00518, Westchester Village at Pipers Glen PUD
Control Name:	1980-00212, Pipers Glen PUD
Applicant:	New City Westchester Group, LLC New City Westchester Development LLC
Owner:	New City Westchester Group LLC New City Westchester Development LLC
Agent:	Dunay, Miskel and Backman, LLP - Beth Schrantz and Bonnie Miskel
Project Manager:	Nancy Frontany Bou, Senior Site Planner I

Title: a Development Order Amendment **Request:** to modify the overall Master Plan for the Planned Unit Development to redesignate a portion of a Recreation Pod to a Residential Pod, add units (+49), and modify Conditions of Approval, on 645.19 acres.

Title: a Development Order Amendment **Request:** to delete a Condition of Approval in Resolution R-1995-149 for Pod J on 10.81 acres.

Application Summary: The application is for the Piper's Glen Planned Unit Development (PUD). The development was originally approved in 1979 with several modifications since that time. The most recent decision by the Board of County Commissioners (BCC) was on February 28, 2019 for a Development Order Amendment (DOA) and a Class A Conditional Use to allow a Stealth Commercial Communication Tower on a portion of the Golf Course.

This request proposes to amend the overall Master Plan to redevelop a 12.4-acre portion of the 19.11 Golf Course Club property and redesignate it from recreation to residential. This modification would allow previously approved for a 9-hole mini golf amenity per the approved site plan, that is currently vacant, to be developed with 49 multi-family residential units. No change is proposed to the approved 27-hole regulation golf course or clubhouse structures. The clubhouse will remain open, and the 27-hole golf course will not be impacted. In addition, the request includes a deletion of a Condition of Approval in Resolution R-1995-1479 for Pod J which required a restrictive covenant on the Golf Course club property.

The Preliminary Master Plan indicates a total of 13 Residential Pods with 1,813 units. In addition, a 5.13-acre Commercial Pod, a 10.83-acre Public Civic Pod and 259.5 acres of Open Space (which includes the Golf Course). Access to the proposed Residential Pod will be from Pipers Glen Boulevard.

II. Site Data

Acres:	645.19 acres
Location:	Southeast corner of Pipers Glen Boulevard and S Jog Road
Parcel Control:	00-42-46-03-16-023-0010 and 00-42-46-03-16-023-0020
Future Land Use:	Low Residential (LR-3)
Zoning District:	Planned Unit Development (PUD)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	West Boynton Community Plan
CCRT Area:	N/A
Comm. District:	5, Commissioner Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff have evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit(s) C1 and C2.

STAFF RECOMMENDATION: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received over 20 contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: At the May 7, 2026 ZC Hearing this application was on the Regular Agenda. The Applicant made a presentation. Four comment cards were submitted, three in support and one in opposition, all chose not to speak. The Agent submitted a letter into the record from Enclave at Westchester HOA in support. Commissioner Caliendo made a motion to recommend approval, which was seconded by Commissioner Vinikoor. The ZC recommended approval of the requests by a vote of 9-0-0.

BCC HEARING: *Scheduled for May 28, 2026*

B. Data & Analysis

I. Exhibits

The supporting data and analysis is provided within the following Exhibits.

No.	Exhibit Name	Page
A-1	Future Land Use Map – Overall PUD	3
A-1	Future Land Use Map – Pod J	4
A-2	Zoning Map	5
B.	Standards Analysis & Findings	6 - 14
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C-2	Conditions of Approval – Development Order Amendment to R-95-1479	27-29
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E.	Applicant’s Exhibits	
E-1	Preliminary Master Plan – March 20, 2026	E.1
E-2	Previously Approved Master Plan – August 2, 2019	E.2
E-3	Preliminary Site Plan-Residential Pod K – February 23, 2026	E.3
E-4	Preliminary Site Plan-Recreational - February 23, 2026	E.4
E-5	Preliminary Architectural Elevations – June 23, 2025	E.5
E-6	Visual Impact Analysis – July 28, 2025	E.6
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E-9	Open Space Analysis	E.9
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E.11	Utility Letter	E.11
E.12	School Capacity Availability Determination Letter	E.12
F	Correspondence	F.1

Exhibit A-1 - Future Land Use Map

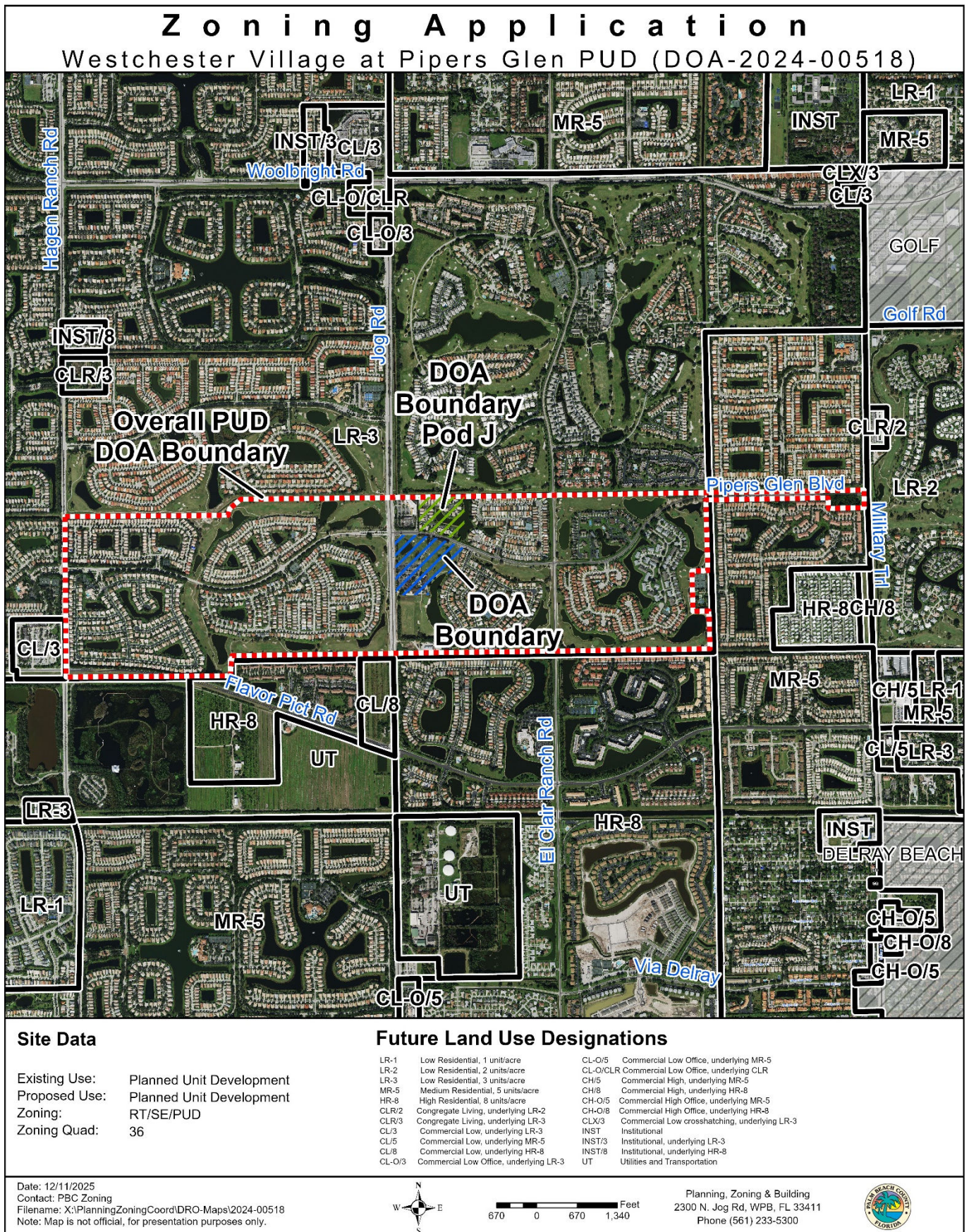


Exhibit A-1 - Future Land Use Map – Pod J



Exhibit A-2 - Zoning Map

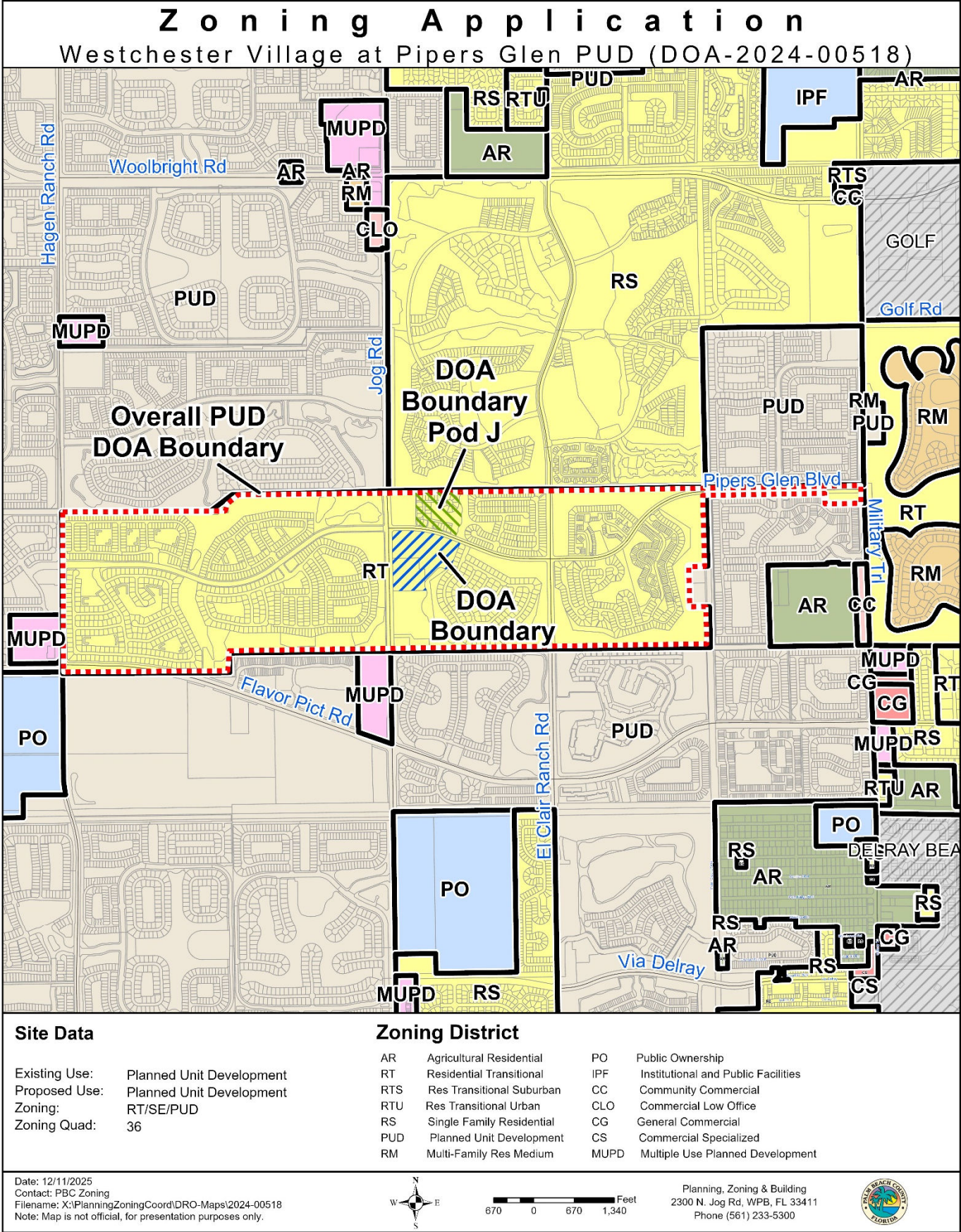


Exhibit B - Standards Analysis & Findings

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHP) the BCC or ZC shall utilize the Standards a through h indicated below. An application which fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

The analysis provided below is for the Development Order Amendment to the overall PUD to convert a portion of the Golf Club from recreational to residential and add units.

a. **Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

- *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including densities and intensities of use.
- *Relevant Comprehensive Plan Policies:* The subject site is located within the Urban Suburban Tier and has a Future Land Use (FLU) designation of Low Residential, 3 units per acre (LR-3). Per Future Land Use Element (FLUE) Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency, the Planned Unit Development (PUD) Zoning District is consistent with the LR-3 FLU designation.
- *Density:* The request seeks to add 49 multifamily units to the Pipers Glen PUD. These new units will be constructed on a portion of an existing Recreation Pod that currently supports a golf clubhouse. The 19.11-acre Recreation Pod is proposed to be subdivided to create a new Pod K with 12.40-acres to support the new units, and the remaining 6.71 acres would continue to support the existing clubhouse and its associated parking.

The subject request for 49 multifamily units is based upon the density available utilizing the LR-3 FLU designation of the 19.11-acre Recreation Pod, which is 57 units maximum (19.11 acres x 3 units/acre = 57.33 or 57 units rounded down). The request for 49 units is therefore below the maximum. Further, the maximum density available by land use in the overall PUD is 1,936 dwelling units (645.19 overall PUD acres x 3 units/acre = 1,935.57 or 1,936 rounded up). The additional 49 units would result in a total of 1,813 dwelling units in the PUD (1,764 existing PUD units + 49 proposed units) and is therefore below the maximum number of units allowed in the PUD. The Applicant is only seeking to utilize density associated with the LR-3 land use and is not requesting to increase density through use of the Transfer of Development Rights (TDR) or Workforce Housing (WHP) Density Bonus Programs.

- *Workforce Housing Program (WHP):* The Workforce Housing Program requires that a percentage of units in new residential developments of 10 or more units are to be provided as workforce housing, affordable to income qualified households having 60 to 140% of area Median Family Income (MFI). In Palm Beach County, the 2025 area Median Family Income (MFI) is \$111,800 for a family of four (per HUD). The program also requires that 34% of TDRs used be provided as WHP units. The program is applicable in the Urban/Suburban Tier of the unincorporated County, and in other Tiers as may be required by conditions of approval. The income categories are the same for both the For Sale and For Rent programs. WHP obligated units cannot be sold or rented at a higher rate than the designated price, as adjusted annually.

Since the request seeks to add more than 10 units, participation in the Workforce Housing Program is mandatory. The Applicant is using the Limited Incentive Development Option of the WHP for the purposes of calculating the obligation. The required workforce housing obligation is calculated as follows:

<u>Density</u>	<u>Required WHP:</u>
38 Standard units	0.96 WHP units (2.5%)
11 max units	0.88 WHP units (8%)
49 units total	1.84 or 2 units (rounded up)

The Applicant, however, has chosen to utilize the In-Lieu Fee Option of the Workforce Housing Program in accordance with ULDC Article 5.G.1.C.d. This option allows a developer to pay a prescribed fee to the County in place of delivering the required WHP units. The in-lieu fee amounts are adjusted annually in accordance with the annual All Items Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, and are contained within the Planning, Zoning and Building (PZB) Department's published fee schedule. The subject request was deemed sufficient on May 1, 2024, when the 2024 price schedule was in effect. Therefore, the total In-Lieu Fee for the 2 required WHP units is \$178,290 (\$89,145 (MF Price) x 2 WHP units = \$178,290). The payment shall be received by the Department of Housing and Economic Development (DHED) prior to the release of fifty percent of the residential Building Permits in Pod K.

WHP Rental Pricing: While the subject application requests to provide the 2 required WHP units through the In-Lieu Fee Disposition Method, the following provides information regarding the WHP Rental and For-Sale pricing currently in effect. The WHP rental rates are based on the annual Florida Housing Finance Corporation (FHFC) Multi-Family Rental Figures adjusted for number of bedrooms and any Utility Allowances are applied against gross maximum rent. WHP rental rates are set annually based on the provisions of Article 5.G.1.A.3.c.2 of the Unified Land Development Code (ULDC) and remain restricted for a non-recurring period of 30 years.

2025 Rental Prices							
WHP Income Category			Studio	1 BR	2 BR	3BR	4BR
Low	60-70% of MFI	\$67,080 - \$78,260	\$1,228 - \$1,433	\$1,316 - \$1,535	\$1,578 - \$1,841	\$1,824 - \$2,128	\$2,035 - \$2,374
	>70-80% of MFI	>\$78,260-\$89,440	\$1,433 - \$1,638	\$1,535 - \$1,755	\$1,841 - \$2,104	\$2,128 - \$2,432	\$2,374 - \$2,714
Moderate 1	>80-90% of MFI	>\$89,440 - \$100,620	\$1,638 - \$1,842	\$1,755 - \$1,974	\$2,104 - \$2,367	\$2,432 - \$2,736	\$2,714 - \$3,053
	>90-100% of MFI	>\$100,620-\$111,800	\$1,842 - \$2,047	\$1,974 - \$2,193	\$2,367 - \$2,630	\$2,736 - \$3,040	\$3,053 - \$3,392
Moderate 2	>100-110% of MFI	>\$111,800 - \$122,980	\$2,047 - \$2,252	\$2,193 - \$2,413	\$2,630 - \$2,893	\$3,040 - \$3,344	\$3,392 - \$3,731
	>110-120% of MFI	>\$122,980-\$134,160	\$2,252 - \$2,457	\$2,413 - \$2,632	\$2,893 - \$3,156	\$3,344 - \$3,648	\$3,731 - \$4,071
Middle	>120-130% of MFI	>\$134,160 - \$145,340	\$2,457 - \$2,662	\$2,632 - \$2,852	\$3,156 - \$3,419	\$3,648 - \$3,952	\$4,071 - \$4,410
	>130-140% of MFI	>\$145,340-\$156,520	\$2,662 - \$2,866	\$2,852 - \$3,071	\$3,419 - \$3,682	\$3,952 - \$4,256	\$4,410 - \$4,749

WHP Sales Prices: The WHP sales prices are set annually based on the annual median family income figure published by HUD and the provisions of Article 5.G.1.A.3.c of the Unified Land Development Code (ULDC). All WHP for-sale units are income restricted for a recurring period of 15 years from the date of sale.

WHP Income Category			2025 (WHP) Sales Prices
Low	60 -80% of MFI	\$67,080 - \$89,440	\$234,780
Moderate 1	>80 -100% of MFI	>\$89,440 - \$111,800	\$301,860
Moderate 2	>100 -120% of MFI	>\$111,800 - \$134,160	\$368,940
Middle*	>120 -140% of MFI	>\$134,160 - \$156,520	\$436,020*

*Does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.

- **Special Overlay District/ Neighborhood Plan/Planning Study Area:** The property is located within the West Boynton Area Community Plan (WBCP), which is administered by the Coalition of Boynton West Residential Associations (COBWRA). The request is not inconsistent with the neighborhood plan recommendations. The applicant was advised to coordinate with the neighborhood group. No letters in support or objection have been received by the Planning Division to date.
- **Planning Conditions:** Conditions of Approval are being applied to carry out the requirements for utilization of the In-Lieu Fee Option of the Workforce Housing Program (WHP).

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC). The Applicant is required to demonstrate compliance with Article 3.E, Planned Development Districts (PDD), and Article 3.E.2, Planned Unit Development, in addition to Article 4.B Supplementary Use Standards. The proposed housing type, Multifamily, is consistent with the character of the surrounding existing residential pods within the PUD. The Applicant intends is to develop portion of the Golf Club that is currently not in use to redesignate from recreational to residential while keeping the rest as recreational which includes the Golf Club along with clubhouse and structures and a 27-hole regulation golf course and minor modifications to the clubhouse parking configuration.

- **Property Development Regulations:** The subject site is a part of the 645.19-acre Piper’s Glen Planned Unit Development, which was previously approved for the following uses:
 - +/- 407.94 acres of Residential use including 1,764 dwelling units with 487 single family, 1,100 zero lot line, and 177 multifamily units;
 - +/- 5.14 acres of Commercial use;

- +/- 10.83 acres of Governmental use; and
- +/- 221.28 acres of Lakes and Other Open Space including 17 acres of Golf Club, 0.112 acres of Communication Tower, and 204.17 acres of Lakes and Open Space.

It is important to note that the plats for the Pipers Glen PUD result in different acreages for these components due to replatting of certain areas over the years, the Applicant and Staff conducted an analysis and review of all the plats to account for these acreages which will be rectified in this application, analysis for the open space acreage is discussed further below in this report.

The Applicant is also proposing to delete two Conditions of Approval in order to allow the Project. Condition A.1 of Resolution R-95-1479, which approved the Enclave development across Piper's Glen Boulevard to the north, establishes the requirement for a restrictive covenant for the recreational area for Pod J, which reads as follows:

"Prior to certification of a site plan for Pod J by the Development Review Committee, the property owner shall prepare and record a Restrictive Covenant on the balance of the Par 3 golf course, located on the south side of Pipers Glen Boulevard east of Jog Road, restricting it to golf course, recreational and open space uses in perpetuity, in a manner and form acceptable to the County Attorney. (COUNTY ATTORNEY)"

Condition Planned Unit Development number 1 of Resolution R-2019-0261, which approved a Development Order Amendment to modify the Master Plan to allow a Stealth Commercial Communication Tower, establishes a limitation on the transfer of density between pods, which reads as follows:

"Units may not be transferred from Pod to Pod. (ORO/ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 1 of Resolution R-2016-6, Control No.1980-00212)"

The Applicant proposes to delete these conditions of approval in order to allow the Project and stated in their Justification Statement that the Enclave at Westchester Homeowner's Association, Inc is in support of the Project and has provided consent for deletion of Condition A.1 of Resolution R-95-1479.

○ *Exemplary Design:* A rezoning to a PUD Zoning District shall only be granted to a project that exceeds the goals, policies and objectives in the Plan, and the design objectives and performance standards. This includes but is not limited to sustainability, trip reduction, cross access, buffering, aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses, and mix of units, safety and affordable housing. The Applicant's proposal satisfies the exemplary design criteria:

In addition, Staff have added a Condition of Approval to provide amenities for the recreation purposes of the public and residents such as benches and gazebos along the pathway around the proposed water management tract for the proposed Pod K.

○ *Design Objectives and Performance Standards:* The proposed development is subject to the PDD Design Objectives and Performance Standards pursuant to Art. 3.E.1.C., PDD Objective and Standards, along with the Art. 3.E.2.B Objectives and Standards for a PUD. The Applicant has met these requirements. The development is predominantly residential.

In addition, the proposed development will be in line with the purpose and intent of the code and required performance standards as indicated below in the Applicant's Justification Statement:

- Proximity to Other Uses.* The proposed Residential Pod includes a Recreation area within the Residential Pod and is immediately adjacent to the Westchester Golf and Country Club Recreation area. As such, all proposed residential units are located within 1,320 feet of a Recreation Pod.
- Focal Points.* A focal point shall be provided at the terminus of 15 percent of the streets in the project. The focal point may be in the form of a plaza, fountain, landscaping, or similar amenity deemed acceptable to the DRO. The focal point shall not be located on a private residential lot. [Ord. 2006-055]
- Neighborhood Park.* Neighborhood parks are provided with a direct connection to the pedestrian system and include a tot lot.
- Decorative Street Lighting.* The Project will incorporate decorative streetlights at the development entrances.
- Decorative Paving.* This is not a required performance standard. Petitioners are meeting the required standards e through i through compliance with g and i.
- Fountains.* This is not a required performance standard. Petitioners are meeting the required for standards e through i through compliance with g and i.

- g. *Benches or Play Structures.* A play structure is provided within the tot lot in the proposed usable open space areas with pedestrian pathways connecting on the north, south, east, and west.
- h. *Interspersed Housing.* This is not a required performance standard. Petitioners are meeting the required standards e through i through compliance with g and i.
- i. *Pedestrian Circulation System.* An interconnected pedestrian sidewalk, path, or trail system is provided throughout the Project that links the proposed Residential Pod to the existing and proposed recreation amenities within the development.

○ *Modification to Reduce or to Reconfigure Existing Golf Course:*

Pursuant to Article 3.E.1.E.3, any request for modification to reduce the acreage or reconfigure the boundaries of a golf course previously approved on a Master Plan shall meet three criteria: Notice to Homeowners; Reduction of Open Space or Recreation; and Visual Impact Analysis Standards. Although the subject site is a portion of the Golf Club property and not the regulation 27-hole golf course, the applicant has complied with the requirements for a golf course conversion.

- Notice to Homeowners: According to the Applicant's Justification Statement (Exhibit E-8), The Applicant sent notifications to all residents of the PUD on April 16, 2024, and notice signs were posted on the site as well.
- Reduction of Open Space or Recreation: The Piper's Glen PUD continues to meet the minimum required open spaces and recreation area requirements in place at the time of original approval in the balance of the PUD. The proposed new residential development (Pod K) has been designed to meet current Code standards and requirements for open space and recreation areas and provides 66% of the Residential area with open space.
- Visual Impact Analysis (VIA): The Applicant submitted a VIA to assess the compatibility and impact of the proposed development on the adjacent properties (Exhibit E-6). This analysis shows that there will be no negative impacts or incompatibility issues with the redevelopment as proposed, the proposed new residential pod is separated from the existing residential pod on the north and west by a right-of-way and separated from the existing residential pod on the east by open space and a lake which will be expanded with this application.

○ *Open Space Analysis:*

The County's minimum open space requirements have been modified over the years as follows:

- Ordinance 3-57 (applicable from 1957 to February 1973) – No PUD Open Space was required. This ordinance predates the approval of the Pipers Glen PUD and is not applicable to the approval.
- Ordinance 73-2 and Subsequent Ordinances (applicable from February 1973 to June 16, 1992) – 35% PUD Open Space was required.
- Unified Land Development Code (applicable from June 16, 1992 to January 2004) – No PUD Open Space was required during this time frame. Although there was no PUD open space requirement during this time, the applicant has analyzed the open space calculations for all the development pods approved and/or revised during this time period.
- Unified Land Development Code (January 2004 to Present) – 40% PUD Open Space is currently required per Code. The proposed 12.4-acre residential parcel is designed to provide approximately 8.26 acres of the 12.4 acre residential parcel as 66% open space within the proposed Residential and Open Space/Water Management tracts. As such, this application contemplates the reduction of 4.14 acres of open space.

The Applicant submitted a detailed analysis of the platted open space provided for all development pods, as described above, see Exhibit E-9. This analysis demonstrates that the current Piper's Glen PUD includes 259.5 acres of open space, which is approximately 40.2% of the 645.19-acre PUD area. As such, even with the +/- 4.14 acres of open space being used for residential use with the subject application, the Piper's Glen PUD maintains approximately 255.36 acres of open space (39.6%), which far exceeds the 35% open space required for PUDs in the ULDC in effect at the time of the PUD approval. Considering that the proposed residential pod contains +/- 66% open space, and the PUD overall will provide 39.6% open space, the Project and overall PUD remain in compliance with the open space requirements.

○ *Architectural Review:* The application was submitted with preliminary architectural elevations for the proposed Multifamily which reflect structures designed similar to townhome style units. The development includes 10 buildings with 3 stories each, or 32.5 feet in height to the midpoint of the gable roof. Five of the buildings are fronting Jog Road and Piper's Glen Boulevard. There are 3 building types corresponding to 3, 5 and 6 units attached. All buildings provide a porch at the main entrance, two private parking garages to the back of every unit, and balconies along the front facades at the 2nd level that wrap around the corner units. The roofline of the structures is articulated provided by a gable metal roof on a

portion of the 3rd level, and exposed rafters above terraces enclosed by a parapet wall. All buildings include faux shutters on the side facades for the end units, and fenestrations are proportionally distributed through the 1st and 2nd levels. The buildings are proposed to be painted with earth tone colors. Staff reviewed the Visual Impact Analysis and elevations, included as Exhibit E-5, and determined to be in compliance with Article 5.C.1, Architectural Guidelines of the Unified Land Development Code (ULDC).

- *Landscaping/Buffering:* The Preliminary Subdivision Plan for the proposed Pod K shows the following:
 - West property line indicates a 20-foot Right-of-Way Buffer along Jog Road
 - North property line indicates a 15-foot Incompatibility Buffer along Piper's Glen Boulevard
 - East property line indicates a 10-foot Incompatibility Buffer between the proposed residential pod with the lake and the existing detached residential pod to the east.

The Applicant is requesting two (2) Type 1 Waivers to (1) eliminate the Incompatibility Buffer along the east side of the proposed residential use and the existing recreational use and (2) to eliminate the Incompatibility Buffer between the proposed residential use and the proposed recreational pod, in lieu of the Type 2 Incompatibility Buffer required. Both Type 1 Waivers are subject to an administrative review approval process. The requested Type 1 Waiver is allowed pursuant to ULDC Article 7.C.2.C.1.a, which allows elimination of an incompatibility buffer for residential pods of a PDD subject to Type 1 Waiver approval. Pursuant to Table 7.B.4.A. a Type 1 Waiver is permitted where the site layout of the pod or tract will integrate recreation amenities with Multifamily use, as is proposed in this application.

At the Zoning Commission Hearing, the Agent stated that the Applicant agreed with the residents from the adjacent community to the east to install a three foot berm on the east side of Westchester Club Drive as the community does not want a berm along the east property line of the lake as they want to maintain the views from their backyards to the lake. The Buffer will have to be widened to approximately between 18 to 20 feet in width in order to accommodate the proposed berm which also shall comply with all the requirements of Article 7.D.6. of the ULDC.

- *Signage:* There are no proposed signage with the subject application at this time.

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The site design will be compatible and generally consistent with all surrounding uses. The newly proposed residential is within the existing PUD. To the north in part adjacent to the commercial pod and northeast adjacent to a residential zero lot line homes pod. To the east and west is surrounded by existing residential pods of the PUD with single family and zero lot line units and to the south is the clubhouse.

The proposed residential dwelling units are consistent and compatible with the uses and character of the land surrounding and in the vicinity of the Property. Surrounding properties exhibit similar land use and zoning designations and are primarily developed with residential communities. Development of the Project will improve the compatibility of the Affected Area within the Piper's Glen PUD and within the context of the surrounding communities.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The Project is designed to minimize any adverse impacts to the existing residents and surrounding properties by providing landscape buffers and landscape screening as required by the ULDC, the Applicant also oriented the proposed stormwater management area between the proposed residential units and the existing residential community to the east to ensure that the project minimizes visual impacts and creates a separation.

In addition, the applicant building design includes townhome-style units with a private front yard and a rear-access two car garage provided for each unit. The units are designed to face the building fronts towards the Jog Road and Piper's Glen Boulevard frontages with internal drive aisles with private garage access at the rear of the structures resulting in a visual screening for vehicular activity. A central recreation area is proposed to create a central green and provide a community gathering space that promotes a sense of place and creates a feeling of community, keeping the recreational activities internally to the proposed pod minimizing impacts to the adjacent existing communities. The proposed residential pod will be accessed by the existing access opening for the clubhouse on Piper's Glen Boulevard.

e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

○ **Vegetation Protection:** This site is an existing golf-course. The site is heavily vegetated with native species (e.g., Live Oaks, Laurel Oaks and Black Olives. Native species are being protected in the form of relocating the native material (Live Oaks and Laurel Oaks) to an appropriate area on the site and some species being preserved in place. The water management tracts, and open space have been located to maximize onsite preservation.

○ **Site Contamination:** Based on the Phase I Environmental Site Assessment, dated April 28, 2025, prepared by WGI, Staff finds the absence of up-to-date laboratory analytical results of soil and groundwater samples require further testing regarding potential soil and/or groundwater impacts from the application on the subject site. As such, if determined that there is known or identified contaminants within 300 feet of the excavated area, prior to issuance of the first Multi-family dwelling unit building permit or Notice of Intent to Construct for Excavations (NIC) approval, whichever comes first, the applicant shall provide ERM a copy of the Site Assessment Report (SAR) and a Soil Management Plan (SMP) (as applicable per Ch.62-777 of the F.A.C.) that is sealed by a Florida licensed Professional Engineer (P.E.) or qualified Professional Geologist (P.G) submitted to FDEP, the FDEP SAR and SMP Approval letter(s) from the FDEP District, and a signed and sealed certification letter from the Applicant's Florida licensed P.E. or qualified P.G. that the applicant is in compliance with the Contaminated Site Cleanup Criteria per Ch. 62-780 F.A.C., and the Florida Department of Environmental Protection (FDEP) SAR review letter be provided to ERM for review which will develop additional information regarding this concern.

As such, ERM has included a condition of approval that these documents are to be provided to ERM for review. Should any constituents be found in the soil and/or groundwater that exceed applicable clean-up levels, the property owner will need to continue to work with the Florida Department of Environmental Protection to resolve any discovered contamination issues, as per Chapter 62-780, F.A.C. During the DRO process, ERM will confirm that the applicant is coordinating with FDEP.

○ **Wellfield Protection Zone:** This property is located within Wellfield Protection Zone 4.

○ **Irrigation Conservation Concerns and Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater systems prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

○ **Environmental Impacts:** There are no known significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

Part of the stated purpose and intent of PUDs is to allow for opportunities for development patterns that exceed the expectations of the standard zoning district and to encourage creative use of the land. PUD regulations also encourage infill and redevelopment and the preservation of the natural environment. The proposed amendment is to redevelop a portion of the golf club, which is currently not used and the proposal intends to keep the remaining acreage of the golf club as is for the recreation activities of the PUD. The location of the proposed Pod K development has frontage on Pipers Glen Blvd and is surrounded by Single Family homes, Zero Lot Line homes, clubhouse and Commercial Pod. The proposal will result in the conversion of a portion of the former golf club to residential uses, and will result in a logical, orderly and timely development pattern.

g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

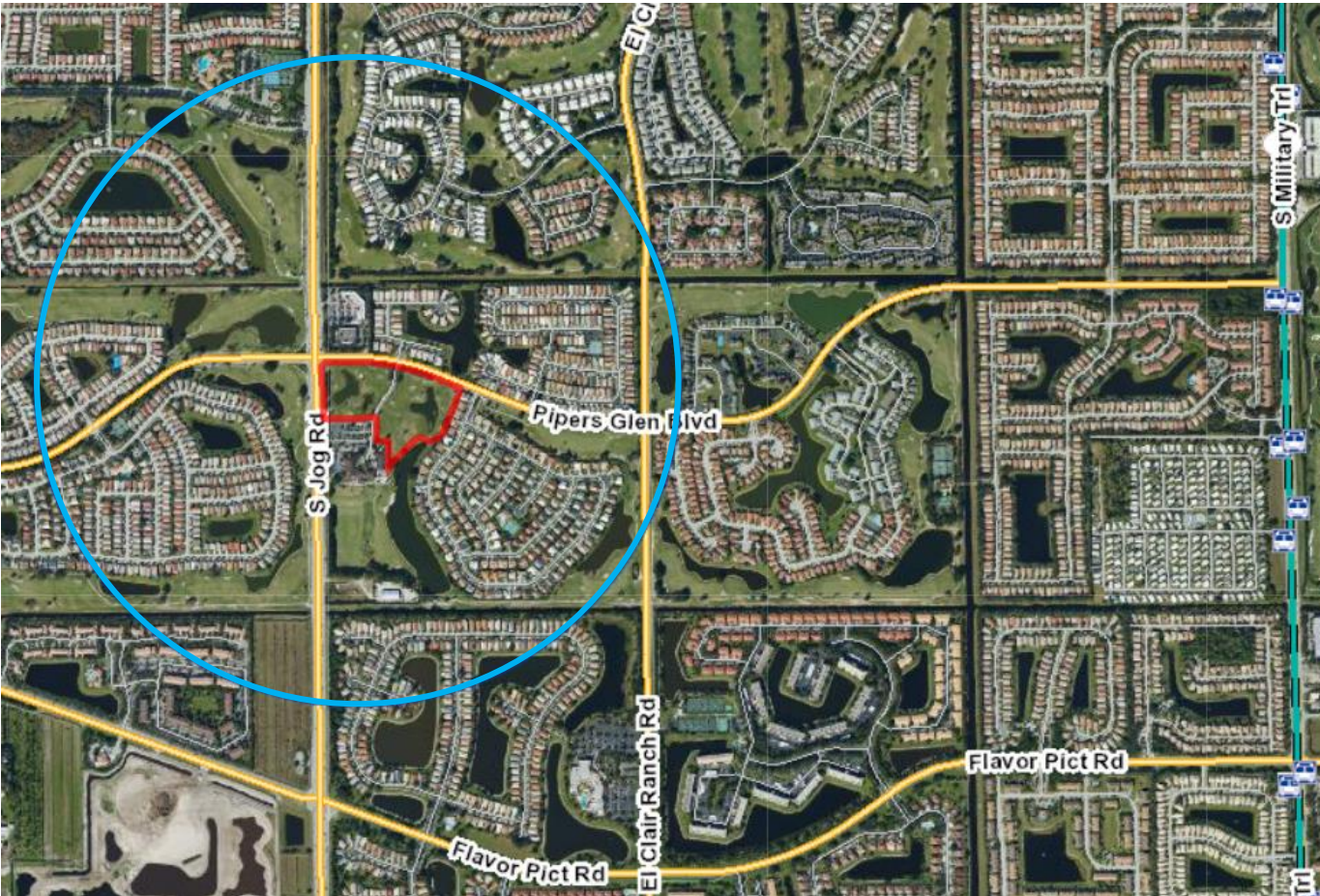
TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division were provided with this application for review and comment. The proposed addition of 49 Dwelling Unit Townhomes on an existing Golf Course is expected to generate 297 additional net daily trips, 18 additional net AM peak trips, and 23 additional net PM peak hour trips. Overall, the proposed site is expected to generate 1,076 net daily trips, 64 net AM peak hour trips, and 98 net PM peak hour trips. The build out of the project is assumed to be by 2028.

Increase in trips will have insignificant traffic impacts (as defined in the Traffic Performance Standards). Access to the site will be through one Right-in/Right-out driveway on Pipers Glen Blvd and 1 full access on Westchester Club Dr. No turn lanes are warranted at access driveways

MASS TRANSIT:

Palm Tran Review Staff were provided this application for review, and have no comments. There are no bus stops within ½ mile of the subject property. however, there are several bus stops approximately 1.25 miles east of the development on Military Trail.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modifications have been incorporated by the applicant.

The site is located within the Lake Worth Drainage District and South Florida Water Management District jurisdictional boundaries. Legal Positive Outfall (LPO) for the project is the LWDD Canal L-28. The proposed stormwater management system will consist of a series of inlets and catch basins and a lake that have controlled discharge to LPO. There is an existing drainage easement that conveys the drainage for Pipers Glen Blvd within the proposed site. This easement will have to be abandoned and relocated to provide continued drainage for this road. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval:

The Property Owner (PO) shall plat the project in accordance with the provisions of Article 11. The PO shall dedicate the right-of-way for a future right turn lane south approach on Military Trail at Jog Road. The PO shall abandon and relocate the existing drainage easement that provides drainage for Pipers Glen Blvd.

DRAINAGE DISTRICT:

The overall development is located within the bounds of the Lake Worth Drainage District (LWDD). Per the Drainage Statement (Exhibit E.10) prepared by the Applicant’s Engineer states, *“Runoff will be collected in catch basins installed in the valley gutters on both sides of the internal proposed roads. Collected runoff will be retained within the lake area to provide for the required water quality and quantity volumes. Runoff received beyond the required retention volume will be discharged to a point of legal positive outfall over a weir, then through pipes within existing drainage easements to a downstream off-site lake, within The Enclave community, which connects to the L-28 canal north of the site. The project is located in the SFWMD C-15 basin, which has an allowable runoff of 70 CSM and a design frequency of 25-year.*

The location of the proposed 49-unit Multi-family Development within the proposed new lot on the west side currently has two existing ponds which interconnect to a pond at the location of the proposed Lake on the east, by pipes within existing drainage easements, that will need to be vacated. The two ponds on the west side lot are proposed to be filled and the pond on the east side lot will become part of the proposed lake.” The Applicant must obtain applicable permits from the District and PBC Land Development Division before issuance of any Building Permits.

WATER AND WASTEWATER PROVIDER:

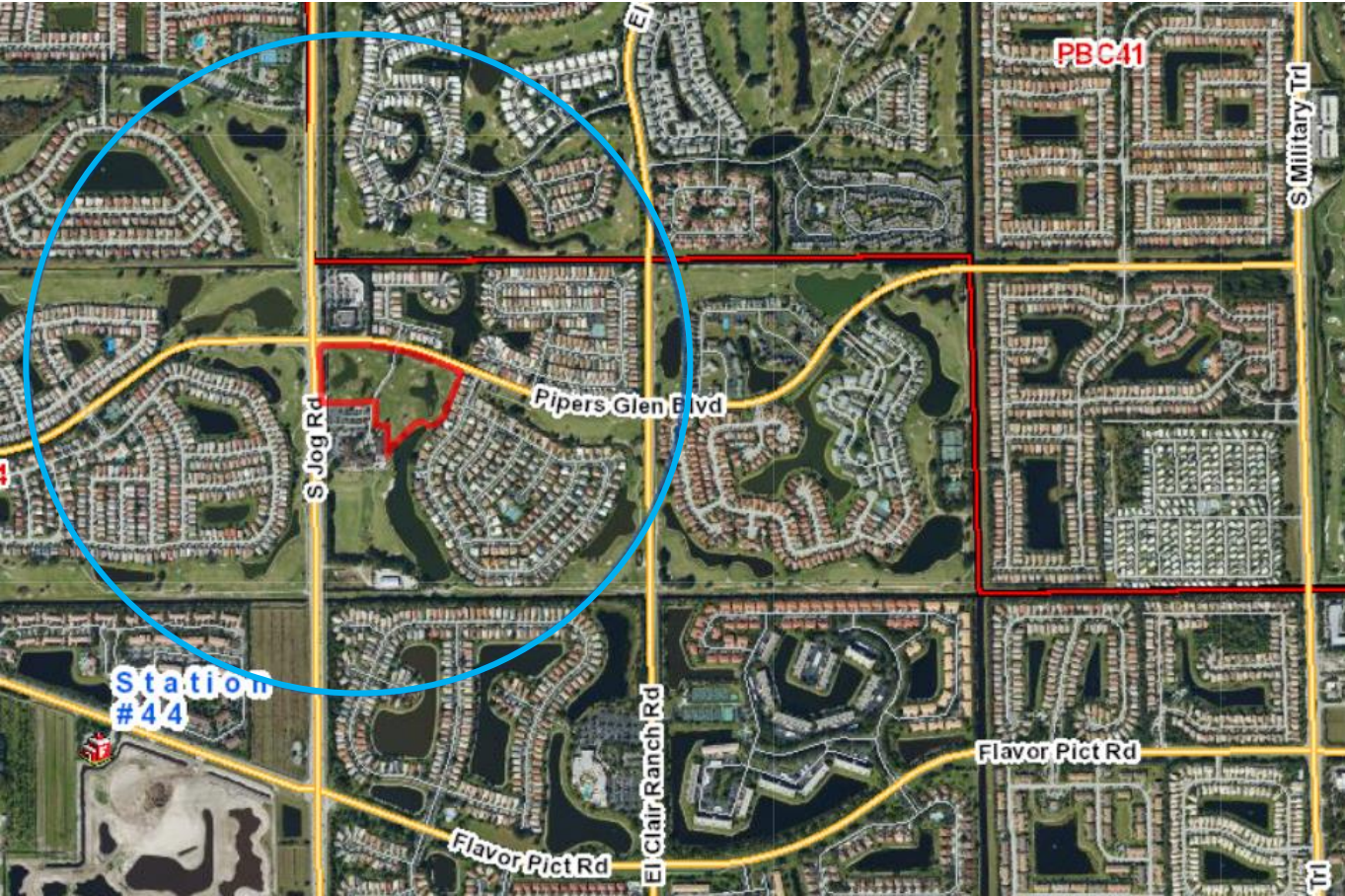
The subject site is within the water and wastewater service boundaries of Palm Beach County Water Utilities Department (PBCWUD). The Applicant provided a Utility Confirmation Letter from PBCWUD. As stated in the letter (Exhibit E-11), capacity has been reserved for the project. Prior to issuing a building permit, the Applicant must connect to water and wastewater service and obtain the applicable permits and approval.

PALM BEACH COUNTY HEALTH DEPARTMENT:

Health Department Review Staff were provided with this application for review and have no comments. Prior to the issuance of a building permit the Applicant will need to get the appropriate permits from the Health Department.

FIRE RESCUE:

Fire Rescue Review Staff were provided with this application for review, and provided comments throughout the review of this application, requested modifications have been addressed by the applicant. The subject site is located within the service boundary of Palm Beach County Fire Rescue Station 44.



PARKS AND RECREATION:

The Parks and Recreation Department review Staff were provided with this application for review and provided comments throughout the application. This project offers 49 multifamily units; the project requires 0.29 acres of on-site recreation. Proposed on-site recreation is depicted as 0.29 acres, therefore the project is in compliance with the Parks and Recreation Dept. recreation requirement.

SCHOOL IMPACTS:

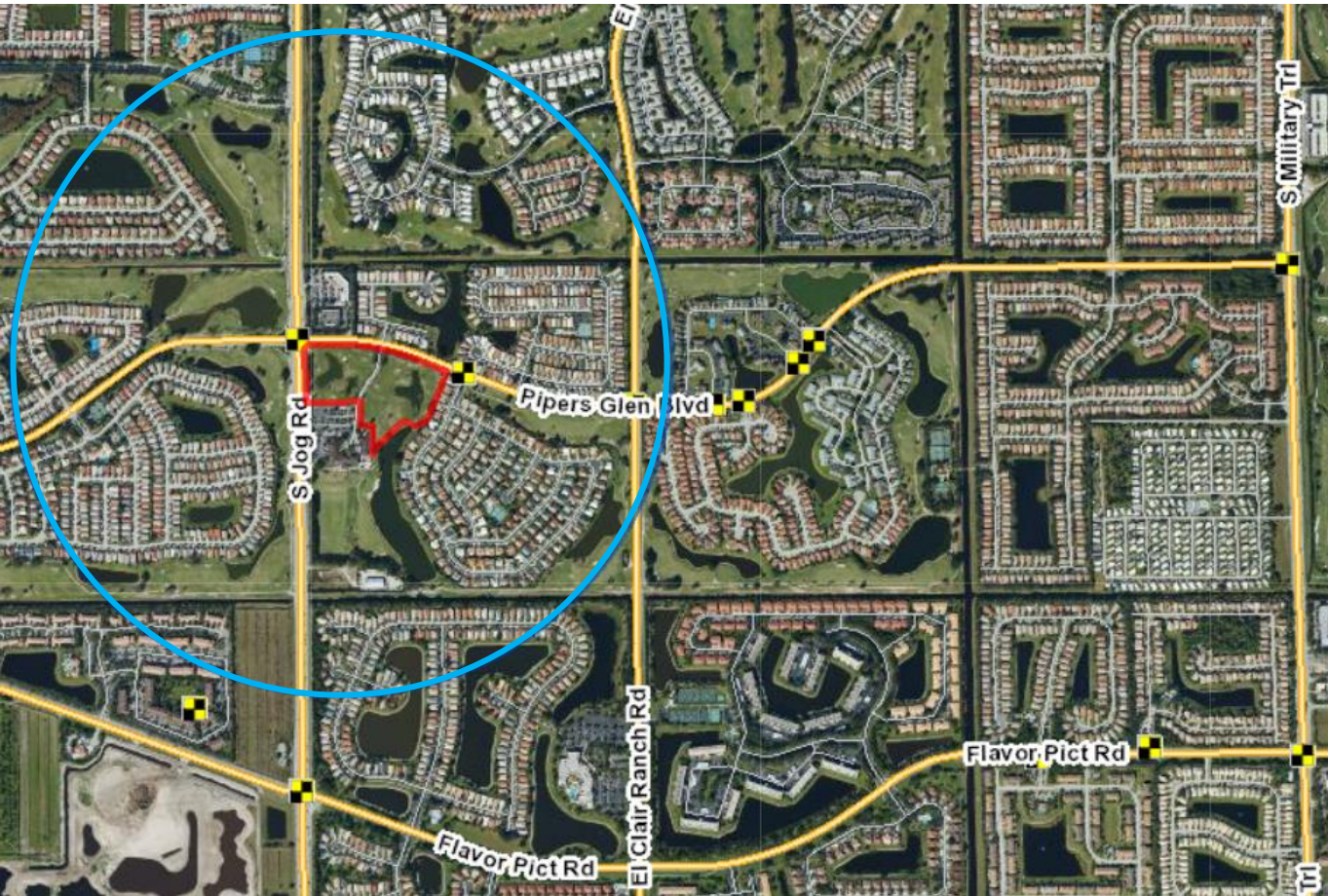
The PBC School District Review Staff were provided with this application for review, and provided comments throughout the review of this application and requested modifications have been addressed by the applicant. There are 2 bus stops within a half mile of the PUD.

In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) (Exhibit E-12) for 49 residential units was approved on April 11, 2025 (SCAD Case #25040701D-D.O.). The subject property is located in SAC 278.

This project is estimated to generate approximately thirteen (13) public school students. The schools currently serving this project area are Hagen Ranch Elementary School, Carver Middle School and Spanish River High School.

This determination is valid from 04/11/2025 to 04/10/2026 or the expiration date of the site-specific development order approved during the validation period. A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/10/2026 or this determination will expire automatically on 04/10/2026.

District Transportation staff approve of the 10 feet by 15 feet school bus location between Building 2 and Building 3. A bus shelter condition of approval has been added to this application.



- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: “Over the last decade golf course play has declined throughout the County and the country, which has resulted in the closing of numerous golf courses and, in some instances, requests to convert the courses into other uses, largely due to an oversupply of courses and a changing preference for alternative leisure activities. This trend has coincided with significant population growth within the County. In this case the majority of the golf course is proposed to be maintained; however, a small portion that was previously provided as a “mini golf” training course is proposed to be changed to residential uses. This adaptive reuse of property is consistent with a growing trend to repurpose property within the Urban/Suburban Tier of the County, particularly for much needed residential units to meet the needs of the growing population of the County. The increase in residential density is compatible and consistent with the future land use designation and existing character of the surrounding area. These factors also represent changed conditions that support the Petitioner’s request to repurpose the Property in order to more efficiently utilize valuable property to accommodate housing demand.

Exhibit C-1 - Conditions of Approval

Development Order Amendment – Overall PUD

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2019-261, Control No.1980-00212, which currently states:

All previous Conditions of Approval applicable to the subject property as contained in Resolution R-2016-0006 (Control Number 1980-00212), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners (BCC) or Zoning Commission (ZC) unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-2019-0261 and R-2019-0905 (Control Number 1980-00212), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified.

(ONGOING: MONITORING - Zoning)

2. Resolution R-95-1479, Petition 80-212(E) and Resolution R-97-256, Petition 80-212(F) pertaining to pod J shall remain in full force and effect. (ONGOING: ZONING - Zoning) (Previous ALL PETITIONS Condition 2 of Resolution R-2019-261, Control No.1980-00212)

3. Previous ALL PETITIONS Condition 3 of Resolution R-2019-261, Control No.1980-00212, which currently states:

The Preliminary Master Site Plan is dated November 7, 2018. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the ULDC must be approved by the Board of County Commissioners of the Zoning Commission.

Is hereby amended to read:

The approved Master Plan is dated March 20, 2026. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

4. **ARCHITECTURAL REVIEW- (COMMERCIAL POD/ TRACT Y)**
1. Similar architectural character and roof treatment shall be provided on all sides of the building(s). (ONGOING: BUILDING DIVISION - Architectural Review) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2019-261, Control No.1980-00212)

2. Loading areas shall be screened from view and integrated into the building design to make it compatible with the building architecture. (ONGOING: BUILDING DIVISION - Architectural Review) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2019-261, Control No.1980-00212)

BUILDING AND SITE DESIGN

1. The area of the subject property located on Military Trail and designated as a sales office site shall be used for the sale of property and units within the project only and shall not be converted for future commercial use at any point in the future. (ONGOING: ZONING - Zoning) (Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2019-261, Control No.1980-00212)

2. Petitioner shall provide legal access to the adjacent five (5) acre parcel owned by Donald Biele in accordance with Florida law prior to the commencement of any development on the subject site. (ONGOING: CODE ENF - Engineering) (Previous BUILDING AND SITE DESIGN Condition 2 of Resolution R-2019-261, Control No.1980-00212)

ENGINEERING

1. Petitioner shall convey to Palm Beach County one hundred twenty (120) feet for the ultimate right-of-way for Jog Road thru the project's limits. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2019-261, Control No.1980-00212)

2. Petitioner shall convey to Palm Beach County one hundred eight (108) feet for the ultimate right-of-way for El Clair Ranch Road thru the project's limits. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2019-261, Control No.1980-00212)
3. Petitioner shall convey to Palm Beach County sixty (60) feet from the east line of Section 2, Township 46 South, Range 42 East, for the ultimate right-of-way for Military Trail. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2019-261, Control No.1980-00212)
4. Petition shall construct Jog Road to a two-lane section thru the project's limits, as approved by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2019-261, Control No.1980-00212)
5. Petitioner shall construct El Clair Ranch Road to a two-lane section thru the project's limits, as approved by the County Engineer, to the north right-of-way line of the Lake Worth Drainage District L-28 Canal. Construction shall be in accordance with the construction plans approved by the County Engineer. This construction shall include an appropriate canal crossing over the Lake Worth Drainage Canal L-28 as approved by the Lake Worth Drainage District and the Office of the County Engineer. A complete set of construction plans shall be submitted to both the Lake Worth Drainage District and the County Engineer prior to June 15, 1990. All construction shall be completed prior to November 1, 1990. Acceptable surety shall be posted with the Office of the County Engineer prior to June 30, 1990. (DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2019-261, Control No.1980-00212)
6. Petitioner shall construct a left turn lane, north approach, on Hagen Ranch Road at the project's entrance. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2019-261, Control No.1980-00212)
7. Petitioner shall construct at the intersection of the project's main road and El Clair Ranch Road:
 - a. left turn lane, north approach;
 - b. left turn lane, east approach;
 - c. left turn lane west approach. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2019-261, Control No.1980-00212)
8. Petitioner shall construct on Military Trail at the main road entrance:
 - a. right turn lane, north approach;
 - b. left turn lane, south approach. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2019-261, Control No.1980-00212)
9. Petitioner shall construct the main road access at Military Trail to have one lane entering and two lanes exiting. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2019-261, Control No.1980-00212)
10. Petitioner shall contribute the pro rata share for the construction of a left turn lane, north approach on Military Trail at S.W. 23 Avenue. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2019-261, Control No.1980-00212)
11. Petitioner shall construct a right turn lane, south approach, on Military Trail at S.W. 23 Avenue. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2019-261, Control No.1980-00212)
12. Petitioner shall construct a left turn lane, north approach, on Military Trail at Coconut Lane. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 12 of Resolution R-2019-261, Control No.1980-00212)
13. Petitioner shall signalize the intersection of the main access road and Military Trail when warranted, as determined by the County Engineer.] (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2019-261, Control No.1980-00212)
14. Petitioner shall signalize the intersection of the main access road and Hagan Ranch Road when warranted, as determined by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 14 of Resolution R-2019-261, Control No.1980-00212)
15. Condition deleted by Resolution R-2006-0006. (Previous ENGINEERING Condition 15 of Resolution R-2019-261, Control No.1980-00212)

16. The cost of implementing Conditions # 11, 12 & 13 shall be credited against the impact fee required by Condition #18. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 16 of Resolution R-2019-261, Control No.1980-00212)
17. Petitioner shall convey to the Lake Worth Drainage District for Lateral Canal No. 28 (L-28) the North 40.00 feet of Section 2, 46/42; the North 40.00 feet of Section 3, 46/42, except an irregular parcel in the NW corner of the said Section 3; the said irregular parcel as it is shown on Sheet 94 of 240 of our Required Right-Of-Way map as recorded in the Clerk's office; and the North 35.00 feet of Tracts 1 through 8 inclusive, Block 64, the Palm Beach Farms Company Plant No.3 as Recorded in Plat Book 2, pages 45-54 inclusive.
For Lateral Canal No. 29 (L-29), petitioner shall convey to the Lake Wroth Drainage District the South 40.00 feet of Section 2, 46/42; and the South 40.00 feet of the NW 1/4 of Section 2, 46/42.
- For Equalizing Canal No. 3 (E-3), petitioner shall convey to the Lake Worth Drainage District the West 25.00 feet of the East 65.00 feet of the NE 1/4 of Section 2, 46/42; the West 25.00 feet of the East 65.00 feet of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 2, 46/42; and the East 25.00 feet of the West 65.00 feet of the North 120 feet of the NE 1/4 of Section 2, 46/42.
- The Lake Worth Drainage District will accept a Quit Claim Deed or an Easement (on our form), whichever the owner prefers. (ONGOING: LAKE WORTH DRAINAGE DISTRICT - Lake Worth Drainage District) [Note: COMPLETED] (Previous ENGINEERING Condition 17 of Resolution R-2019-261, Control No.1980-00212)
18. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County forty (40) feet from the east line for the ultimate right-of-way for Hagen Ranch Road. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 18 of Resolution R-2019-261, Control No.1980-00212)
19. Petitioner shall construct at the intersection of Hagen Ranch Road East the project's entrance road:
- a. left turn lane, north approach;
 - b. left turn lane, east approach
 - c. signalization when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 19 of Resolution R-2019-261, Control No.1980-00212)
20. Petitioner shall construct at the intersection of El Clair Ranch Road and the project's entrance road:
- a. left turn lane, north approach;
 - b. left turn lane, south approach;
 - c. left turn lane, east approach;
 - d. left turn lane, west approach;
 - e. signalization when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 20 of Resolution R-2019-261, Control No.1980-00212)
21. Petitioner shall construct at the project's entrance road and Military Trail:
- a. right turn lane, north approach;
 - b. left turn lane, south approach;
 - c. one lane entering and two lanes exiting.
 - d. signalization when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 21 of Resolution R-2019-261, Control No.1980-00212)
22. Petitioner shall construct at the project's entrance and Jog Road:
- a. left turn lane, north approach;
 - b. left turn lane, south approach;
 - c. left turn lane, east approach;
 - d. left turn lane, west approach. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 22 of Resolution R-2019-261, Control No.1980-00212)
23. Petitioner shall construct at the intersection of Military Trail and S.W. 23rd Avenue:
- a. left turn lane, north approach;
 - b. left turn lane, south approach. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 23 of Resolution R-2019-261, Control No.1980-00212)
24. Petitioner shall construct at the intersection of Coconut Lane and Military Trail:

a. left turn lane, north approach. (ONGOING: ENGINEERING - Environmental Resources Management) [Note: COMPLETED] (Previous ENGINEERING Condition 24 of Resolution R-2019-261, Control No.1980-00212)

25. The Lake Worth Drainage District will require the same rights-of-way for Lateral Canals No. 28 and 29 and Equalizing Canal No. 3 as were previously set for under Zoning Petition 79-126 during the June 1979 Hearing. We will accept the right-of-way by Quit Claim Deed or Easement (on our form), whichever the owner prefers. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 25 of Resolution R-2019-261, Control No.1980-00212)

26. Palm Beach County will acquire right-of-way (120 feet right-of-way) for the Military Trail four-laning between Boynton West Road and Project entrance using funds provided by the developer. Funds shall be provided to Palm Beach County as required within thirty (30) days of the date of request. During right-of-way acquisition, the project may proceed with a first phase not to exceed 500 units. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 26 of Resolution R-2019-261, Control No.1980-00212)

27. The developer shall prepare plans to four-lane Military Trail from Boynton Road to project entrance (2 miles +) to County Standards (rural section, 1-5' concrete sidewalk in right of way). Plans to be approved by the County Engineer's office. Upon approval of plans, an additional 450 units may be approved. Plans shall be available within nine (9) months of project approval. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 27 of Resolution R-2019-261, Control No.1980-00212)

28. Developer shall let to contract the four-lane construction of Military Trail between Boynton Road and the project entrance as set forth herein:

a. developer shall award contracts for the clearing of the right-of-way for said road construction within sixty (60) days after receipt of written certification from the County that the right-of-way has been acquired. The clearing of said right-of-way shall be completed within ninety (90) days of the awarding of the contract for the clearing of the right-of-way, unless completion is prevented by circumstances beyond the control of the developer;

b. within Five (5) days of the completion of the clearing of the right-of-way, the developer shall notify the County of said completion so that any necessary relocation of utility lines can be undertaken by the utility companies or the County;

c. developer shall award the contract for the road construct required by this condition within ninety (90) days of receipt of written notice from the County that all utility line relocations have been completed. Actual road construction shall commence within fourteen (14) days after the contract has been awarded;

d. at the time of awarding the contract for the construction of Military Trail required by this condition, the remainder of the units authorized for construction in the project by this resolution shall be allowed to proceed to construction. In the alternative, the developer shall be entitled to proceed with the construction of said remainder of units at any time developer posts a \$2 million surety for the construction of Military Trail required by this condition. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 28 of Resolution R-2019-261, Control No.1980-00212)

29. Palm Beach County shall assist with utility relocation in Military Trail right-of-way. It is the intent that the developer shall not be required to bear the cost of utility relocation. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 29 of Resolution R-2019-261, Control No.1980-00212)

30. The property owner shall provide to Palm Beach County a road drainage easement within the project's internal lake system which is adjacent to the property capable of accommodating all runoff from those segments of El Clair Ranch Road, Hagen Ranch Road and Jog Road along the property frontage and for a maximum of 400 feet distance along El Clair Ranch Road, Hagen Ranch Road, and Jog Road. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. The design of the system shall assume the ultimate Thoroughfare Plan Section road drainage runoff. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 30 of Resolution R-2019-261, Control No.1980-00212)

31. Prior to July 1, 1990, or prior to the issuance of the first Building Permit, whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for the construction of a right turn lane:

a. south approach on Hagan Ranch Road at Pipers Glen Boulevard

This right-of-way shall be a minimum of 150 feet, twelve feet in width and have a taper length of 180 feet. (ONGOING: ENGINEERING - Environmental Resources Management) [Note: COMPLETED] (Previous ENGINEERING Condition 31 of Resolution R-2019-261, Control No.1980-00212)

32. The developer shall install signalization if warranted as determined by the County Engineer at Piper Glen Boulevard and Hagan Ranch Road and at Jog Road. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition, as an alternative, prior to April 1, 1990, the developer shall escrow funds in an amount to be determined by the County Engineer for the above signalization. (DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 32 of Resolution R-2019-261, Control No.1980-00212)

33. Prior to July 1, 1991, or prior to the issuance of the first building permit whichever shall first occur, the property owner shall convey to Palm Beach County Roadway Production Division by road right-of-way warranty deed for:

a. Flavor Pict Road, 120 feet of right of way along the project's south property line on an alignment approved by the County Engineer.

b. Sufficient right of way to provide for an expanded intersection" right of way at the intersection of Hagen Ranch Road and Flavor Pict Road on an alignment approved by the County Engineer.

c. Sufficient right-of-way for a right turn land on Hagen Ranch Road at Piper's Glen Boulevard. This right-of-way shall be a minimum of 150 feet in storage length, twelve feet in width and a taper length of 180 feet.

All free of encumbrances and encroachments. Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include Safe Sight Corners" where appropriate at intersections as determined by the County Engineer. (DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 33 of Resolution R-2019-261, Control No.1980-00212)

34. Prior to July 1, 1991 or prior to the issuance of the first Building Permit, the Property owner shall convey to Palm Beach County adequate road drainage tract through the project's internal surface water management system to provide legal positive outfall for all runoff from those segments of Flavor Pict Road, Jog Road El Clair Ranch Road and Hagen Ranch Road, along the property frontage and for a maximum 400 feet distance each side of the property boundary lines along Flavor Pict Road. Said easements shall be no less than 20 feet in width. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge and treatment requirements of the applicable County Water Control District and South Florida Water Management for the combined runoff from the project and District the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures. Elevation and location of all construction shall be approved by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 34 of Resolution R-2019-261, Control No.1980-00212)

35. Piper's Glen PUD shall include in all written solicitations, advertisements, inducements, and other methods or attempts to encourage any person to purchase a legal or equitable interest in property which is the subject of this petition (or amendment hereto) a disclosure statement identifying all planned roadways within or adjacent to the petition property which are included in the County's Thoroughfare Plan or Five Year Road Program. These shall include Jog Road, El Clair Ranch Road, and Flavor Pict Road. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 35 of Resolution R-2019-261, Control No.1980-00212)

36. The developer shall submit plans and construction berm and landscape buffers adjacent to the Flavor Pict Road Right-of-way subject to approval by the County Engineer and the Palm Beach County Zoning Department. Plans shall be submitted prior to site plan approval for POD G and construction shall be concurrent with paving and drainage improvements for POD G. Maintenance of this Landscape area shall be the responsibility of the Home Owners Association. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 36 of Resolution R-2019-261, Control No.1980-00212)

37. Prior to or as part of the platting of Parcel H, the owner of parcel H shall provide written confirmation to the /County Engineer that the owner has provided Palm Beach County Water Utilities with a required wellfield site on Parcel H. The wellfield site shall be conveyed either by easement or dedicated by Plat (as determined by Palm Beach County Water Utilities Department) and shall be in a form acceptable to the Palm Beach County Water Utilities Department. The area of the wellfield site shall not exceed forty (40) by sixty (60) feet and a twenty (20) by twenty (20) area within the forty (40) by sixty (60) foot area shall be fenced. The wellfield area, except the fenced area, may overlap the community park area required in

condition D.2.a. No structure or plants larger than shrubs shall be permitted in the wellfield site. The well head shall be located no closer than one hundred feet (100') from any existing water body or the forty-two inch (42") force main on the east side of Hagen Ranch Road, nor any closer than three hundred feet (300') from a future water body. The location of and access to the wellfield site shall be coordinated with the Palm Beach County Water Utilities Department prior to site plan certification for Parcel H. No plat shall be approved for Parcel H without the wellfield site being established. This Condition shall apply only to Parcel H and shall be binding upon the owner of Parcel H, its successors and assigns. This Conditions shall not affect the development or conveyance of, or issuance of development orders for, any other property in the PUD. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 37 of Resolution R-2019-261, Control No.1980-00212)

38. a. By no later than July 1, 1994 in coordination with the County Engineer, the parcel owners shall provide for signalization of the intersection of Pipers Glen Boulevard and El Clair Ranch Road, and for the relocation of the existing at grade golf cart crossing of El Clair Ranch Road to the signalized intersection.

b. Adequate and sufficient surety, as required by the County Engineer, shall be posted to cover the cost of the signalization by no later than May 1, 1994. This surety shall also provide for appropriate signalization at the existing golf cart crossing of Pipers Glen Boulevard between Parcels A-1 and A-2 as determined to be necessary by the County Engineer. (DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 38 of Resolution R-2019-261, Control No.1980-00212)

39. The existing bridge crossing the E-3 Canal shall be modified by the Developer to meet the existing standards of the County Engineer prior to January 1, 1992. [Note: COMPLETED] (Previous ENGINEERING Condition 39 of Resolution R-2019-261, Control No.1980-00212)

40. All surety as required by the County Engineer, to provide for the construction /completion of the segment of Pipers Glen Boulevard from Jog Road through to Hagan Ranch Road shall be posted based upon an engineer's certified cost estimate to complete the roadway pursuant to minimum county standards. This surety shall be posted no later than May 1, 1994. [Note: COMPLETED] (Previous ENGINEERING Condition 40 of Resolution R-2019-261, Control No.1980-00212)

41. There shall be no further final plat approvals within the PUD (except for the proposed replat of a portion of Southpointe Plat NO.2) until such time as the PUD Work" (i.e. all remaining infrastructure improvements required by the conditions of approval of this and prior resolutions) is completed or adequate and sufficient sureties are posted for completion of such improvements. The cost of constructing the PUD Work shall be shared among the owners of all unplatted parcels within the PUD west of Jog Road as set forth in that certain Inter-Developer Agreement entered into between the various property owners dated January 24, 1994. Property owners will be permitted to independently file and process applications for plats of their separate parcels. However, pursuant to the terms of the Inter-Developer Agreement, as agreed to by the owners of the unplatted parcels within the PUD located west of Jog Road and as set forth in that certain Inter-Developer Agreement entered into between the various property owners within the PUD located west of Jog Road, an application for plat approval shall not be considered for any parcel west of Jog Road until evidence of payment of the particular owner's share of the costs for the PUD Work, in the form of a receipt signed by the designated escrow agent (as provided for in paragraph 5 of the Inter-Developer Agreement), is presented to the Land Development Division of the County Engineer's Office. The affected property owners have acknowledged that the County Engineer is authorized to rely solely upon the receipt signed by the designated escrow agent under the Interdeveloper Agreement (currently being Chicago Title Insurance Company) as evidence of compliance with this condition. The County Engineer is not required to make any further inquiries concerning the parties' compliance with the Agreement. Palm Beach County shall have no liability whatsoever for any parcel owner's failure to perform its obligations under the Inter-Developer Agreement. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 41 of Resolution R-2019-261, Control No.1980-00212)

42. a. No later than June 1, 1994, the parcel owners shall ensure that the portions of El Clair Ranch Road, Jog Road and Pipers Glen Boulevard previously constructed within the PUD shall be improved to previously approved plans and standards of Palm Beach County, so that these road segments may be delivered to the County for maintenance.

b. Unless the work is completed by, or sureties for this work are submitted by, May 1, 1994, no submittals for plat technical compliance shall be accepted by the County Engineer's Office, except for the proposed replat of a portion of Southpointe Plat No. 2 (Parcel A2.a). For purposes of this condition, adequate surety shall be 110% (one hundred ten percent) of a professional engineer's certified cost estimate for the described work. The engineer's certified cost estimate shall be submitted to the County Engineer's Office by no later than March 1, 1994. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 42 of Resolution R-2019-261, Control No.1980-00212)

43. The western segment of Piper's Glen Boulevard within the PUD, between Jog Road on the east and Hagen Ranch Road on the west, which previously was planned as a public roadway, shall be built and maintained by the owners of the unplatted parcels within the PUD located west of Jog Road (except

Westchester Golf & Country Club Association) and their successors in interest as a restricted access private roadway. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 43 of Resolution R-2019-261, Control No.1980-00212)

44. The Property owner shall construct a left turn lane west approach on Pipers Glen Boulevard at the projects entrance road.

a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit.

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 44 of Resolution R-2019-261, Control No.1980-00212)

45. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROADWAYS

a. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Jog Road right-of-way for the proposed commercial site and zoning petition DOA80-212(H) and shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County . When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer.

b. All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy.

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation, prior to issuance of a building permit to reflect this obligation. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 45 of Resolution R-2019-261, Control No.1980-00212)

46. CUTOUT" LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF JOG ROAD

a. Prior to issuance of a building permit, the property permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide for landscape cutouts within the concrete median of Jog Road Right-of Way contiguous to the frontage for the proposed commercial site, zoning petition DOA80-212(H). As part of this permit process, the property owner shall enter into a Right of Way concrete median cutout; Landscape and paver block Installation including appropriate Maintenance, Removal, and Indemnification agreements. When landscape plantings and the installation of paver blocks are permitted by the County Engineer, the landscape material within the concrete cutouts shall be consistent with the landscaping theme approved by Palm Beach County for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Streetscape Standards. Alternative species and paver block material other than those listed in the County standards may be allowed subject to approval by the County Engineer.

b. All required median landscaping, including an irrigation system, the cost of cutting out the concrete median and the installation of all landscape material shall be funded at the property owner's expense. All landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, or assignees or duly established Property Owner's Association Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation system to the cut-out areas. All landscape material shall be installed prior to the issuance of the first certificate of occupancy.

c. Declaration of Covenants and Restriction Documents shall be established or amended as required, evidencing this obligation prior to issuance of a building permit. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 46 of Resolution R-2019-261, Control No.1980-00212)

47. Unless the cost of a right turn lane into the site from Jog Road is prohibitive as determined by the County Engineer, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane on Jog Road at the project's entrance road. Right-of-way dedication shall be recorded prior to the issuance of a building permit. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. If the right turn lane for the site is required, the site plan for the subject parcel shall be amended accordingly. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 47 of Resolution R-2019-261, Control No.1980-00212)

48. If this right turn lane is required by the County Engineer as outlined in the condition above, the Property owner shall construct this right turn lane north approach on Jog Road at the projects entrance road.

A) This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations.

B) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit.

C) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 48 of Resolution R-2019-261, Control No.1980-00212)

49. Funding, based upon a certified cost estimate from the developer's engineer and subject to approval by the County Engineer for the canal crossing of the LWDD-28 Canal on El Clair Ranch Road, shall be provided to the County prior to June 13, 1991. No building permits shall be issued until these funds are provided to the County. Upon receipt of these funds Palm Beach County shall construct the canal crossing. (DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 49 of Resolution R-2019-261, Control No.1980-00212)

50. Prior to the issuance of the first building permit, the Property Owner shall release the portion of the limited access easement in conflict with the proposed driveway connection. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 50 of Resolution R-2019-261, Control No.1980-00212)

51. Prior to the issuance of the first building permit, the Property Owner shall record an access easement from Pipers Glen Boulevard to the tower site. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 51 of Resolution R-2019-261, Control No.1980-00212)

52. Pursuant to the Traffic Analysis, the Buildout Date is 2028. No Building Permits for the site may be issued after December 31, 2028. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

53. Prior to the issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPMPT: MONITORING - Engineering)

54. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate the drainage easement associated with Pipers Glen Blvd. (BLDGPMPT: MONITORING - Engineering)

55. Prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Jog road at the intersection of Jog Road and Pipers Glen Boulevard. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate,

as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

56. Prior to the approval of the Final Site Plan by the Development Review Officer, the Property Owner shall correct the proposed corner clip dimension location at the northwest corner of the property. (DRO: ENGINEERING - Engineering)

57. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for the corner clip at the intersection of Jog Road and Pipers Glen Boulevard as approved by the County Engineer.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

ENVIRONMENTAL

1. Applicant and /or property owner shall meet with Wellfield Protection staff prior to Final Site Plan approval. Site construction and design shall comply with the standards pursuant to ULDC Article 14.B. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2019-261, Control No.1980-00212)

2. Certain portions of Parcels H and I are the future location of Palm Beach County wells and are to be listed as a Wellfield Protection Zone 1 and 2. Maintenance and/or chemical storage building(s) shall not be located in Zone One (1) or Two (2) of the proposed wellfield. (Previously Condition B.1 of Resolution R-91-1068, Petition 80-212(D)) (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2019-261, Control No.1980-00212)

3. Parcels G, H, I, F may be located in Wellfield Protection Zone 2. Sewer mains in Wellfield Protection Zone 2 are to be constructed to force main standards as outlined in Exhibit F" of the Wellfield Protection Ordinance. Any nonresidential activities shall require to approval of the Department of Environmental Resources Management. (Previously Condition B.2 of Resolution R-91-1068, Petition 80-212(D)) (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2019-261, Control No.1980-00212)

4. No pesticides or fertilizers should be applied through aerial irrigation. (Previously Condition B.3 of Resolution R-91-1068, Petition 80-212(D)) (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 4 of Resolution R-2019-261, Control No.1980-00212)

5. All land development and construction activities within the project area must use those applicable best management practices as set forth in Exhibit D" of the Wellfield Protection Ordinance. (Previously Condition B.4 of Resolution R-91-1068, Petition 80-212(D)) (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 5 of Resolution R-2019-261, Control No.1980-00212)
6. If there is known or identified contaminants within 300 feet of the excavated area, prior to issuance of the first Multi-family dwelling unit building permit or Notice of Intent to Construct for Excavations (NIC) approval, whichever comes first, the applicant shall provide ERM a copy of the Site Assessment Report (SAR) and a Soil Management Plan (SMP) (as applicable per Ch.62-777 of the F.A.C.) that is sealed by a Florida licensed Professional Engineer (P.E.) or qualified Professional Geologist (P.G) submitted to FDEP, the FDEP SAR and SMP Approval letter(s) from the FDEP District, and a signed and sealed certification letter from the Applicant's Florida licensed P.E. or qualified P.G. that the applicant is in compliance with the Contaminated Site Cleanup Criteria per Ch. 62-780 F.A.C. (BLDGPMT: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

LANDSCAPE - PERIMETER-COMMERCIAL POD/TRACT Y PERIMETER (NORTH PROPERTY LINE ADJACENT TO LWDD L-28)

1. Landscaping and buffering along the north property line shall be upgraded to include:
- a. A minimum ten (10) foot wide landscape buffer strip with a five feet overlap in the utility easement for an overall fifteen (15) feet;
 - b. Continuous two (2) foot high berm with the height of berm measured from the top of curb;
 - c. The petitioner shall install a six (6) foot high green vinyl coated chain link fence along the north property line. The fence shall be located on the plateau of the berm and continue to the twenty five (25) feet setback east of the Jog Road right of way.
 - d. One (1) canopy tree for each twenty (20) linear feet of perimeter property line with a maximum spacing of thirty (30) feet on center.
 - e. One (1) palm or pine tree for each thirty (30) linear feet perimeter property line with a maximum spacing of sixty (60) feet between clusters. A grouping of three or more palms or pine trees may supersede the requirement for a canopy tree in that location.
 - f. Twenty-four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty-four (24) inches on center and maintained at a minimum height of thirty-six (36) inches. (ONGOING: MONITORING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 1 of Resolution R-2019-261, Control No.1980-00212)

LANDSCAPE - PERIMETER-COMMERCIAL POD/TRACT Y PERIMETER (SOUTH PROPERTY LINE- PIPER'S GLEN FRONTAGE)

2. Landscaping and buffering along the south property line shall be upgraded to include:
- a. A minimum fifteen (15) foot wide landscape buffer strip with a five (5) feet overlap in the utility easement for an overall twenty (20) feet;
 - b. Continuous two (2) foot high berm with the height of berm measured from the top of curb;
 - c. One (1) canopy tree planted every twenty (20) feet on center;
 - d. One (1) palm or pine tree for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet on center between clusters; and,
 - e. Thirty (30) inch high shrub or hedge material, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (ONGOING: MONITORING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2019-261, Control No.1980-00212)

LANDSCAPE - PERIMETER-COMMERCIAL POD/TRACT Y PERIMETER (EAST PROPERTY LINE ADJACENT TO RESIDENTIAL)

3. Landscaping and buffering along the east property line shall be upgraded to include:
- a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. Continuous two (2) foot high berm with the height of berm measured from the top of curb;
 - c. One (1) tree for each fifteen (15) linear feet of property line with a maximum spacing of twenty (20) feet on center;
 - d. The petitioner shall install a six (6) foot high opaque concrete wall along the east property line. The wall shall be located on the plateau of the berm and continue to the twenty-five (25) feet setback north of the Pipers Glen Boulevard right of way. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 3 of Resolution R-2019-261, Control No.1980-00212)

LANDSCAPE - PERIMETER-COMMERCIAL POD/TRACT Y PERIMETER (WEST PROPERTY LINE JOG ROAD FRONTAGE)

4. Landscaping and buffering along the west property line shall be upgraded to include:

- a. A minimum twenty (20) feet wide landscape buffer with a maximum five (5) feet overlap in the existing fifteen (15) foot utility easement for an overall thirty (30) feet;
- b. A minimum two (2) foot undulating berm, measured from the top of the curb;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet on center between clusters; and,
- e. Twenty-four (24) inch high shrub or hedge material, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 4 of Resolution R-2019-261, Control No.1980-00212)

PARKING-(COMMERCIAL TRACT ONLY)

- 1. No overnight parking of any vehicle or trucks shall be permitted. (ONGOING: CODE ENF - Zoning) (Previous PARKING Condition 1 of Resolution R-2019-261, Control No.1980-00212)

PLANNING

- 1. The request for 49 multifamily units in Pod K with a 2-unit Workforce Housing Program (WHP) obligation was calculated based on Limited Incentive Development Option and will be utilizing the In-Lieu Fee Option. No density bonus programs were utilized. Should a reduction in overall units occur, the WHP obligation may be reduced subject to a new analysis, and the timing mechanisms adjusted administratively as needed. (ONGOING: PLANNING - Planning)
- 2. Prior to the issuance of fifty percent of the Residential Building Permits in Pod K (24 du or 4 buildings), the applicant shall submit payment to the Department of Housing and Economic Development (DHED) and provide a copy of the receipt for that payment to the Planning Division in the amount of \$178,290 (2 MF WHP x \$89,145 per unit). (BLDGPMT: MONITORING - Planning)

PLANNED UNIT DEVELOPMENT

- 1. Previous PLANNED UNIT DEVELOPMENT Condition 1 of Resolution R-2019-261, Control No.1980-00212, which currently states:

Units may not be transferred from Pod to Pod. (DRO/ONGOING: ZONING - Zoning)

Is hereby deleted. [REASON: To allow the Project]

- 2. Parcel H shall be limited to a maximum of 70 dwelling units, Parcel I shall be limited to a maximum of 72 dwelling units, and Parcel F shall be limited to a maximum of 132 dwelling units. (ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 2 of Resolution R-2019-261, Control No.1980-00212)

SIGNS-(COMMERCIAL POD/TRACT Y)

- 1. Freestanding signs fronting on Pipers Glen Boulevard shall be limited as follows:
 - a. Maximum number of signs - two (2); and
 - b. Location -
 - 1) one to be located within thirty (30) feet of entrance on Pipers Glen Boulevard
 - 2) one to be located at the intersection of Jog Road and Pipers Glen Boulevard. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2019-261, Control No.1980-00212)

SITE DESIGN

- 1. Prior to Final Approval by the Development Review Officer (DRO), the Site Data Table for the Master Plan shall be revised to update the uses and acreage. (DRO/ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2019-905, Control No.1980-00212)
- 2. At the time of DRO Submittal, applicant shall revise the Site Plan for Pod K to add amenities for the open space area around the proposed Water Management Tract located on the east side of the site to provide equipment to the public to be used for recreation purposes such as benches, gazebos along the pathway. (DRO: ZONING - Zoning)

USE LIMITATIONS-USE LIMITATIONS (COMMERCIAL TRACT, TRACT Y)

- 1. Delivery or unloading activities, including trash removal, shall be prohibited between the hours of 7:00 p.m. to 9:00 a.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2019-261, Control No.1980-00212)
- 2. Hours of operation shall be from 6 am to 10 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2019-261, Control No.1980-00212)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit C-2 Conditions of Approval

Development Order Amendment to Pod J

ALL PETITIONS

1. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1995-1479 (Control 1980-212), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. The property owner shall construct an additional 24 inch RCP pipe under Pipers Glen Boulevard at the project's east property line to connect to the existing lake system to the south as determined by the County Engineer in accordance with the property owner's approved drainage study for this POD if it is determined by the County Engineer that the drainage improvements set forth in Conditional A-5 have not satisfactorily drained Pipers Glen Boulevard during normally heavy rainfall. This obligation shall remain in effect for 2 years from the date of construction of the improvements in Condition A-5. (BLDGPM: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-1995-1479, Control No.1980-00212)

2. The Property owner shall construct a left turn lane, west approach on Pipers Glen Boulevard at the project's entrance road. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-1995-1479, Control No.1980-00212)

3. The Developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project, Zoning Petition Number 80-212(E) , to be paid at the time of issuance of the Building Permit presently is \$1,650.00 per approved single family dwelling unit (10 trips X \$165.00 per trip). (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-1995-1479, Control No.1980-00212)

4. Prior to the issuance of the technical compliance for the proposed plat of the site, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for an isosceles trapezoid connecting the required corner clips across this property owners road right of way to be conveyed to Palm Beach County. This conveyance shall be in the form of a roadway easement. Construction within such area shall conform to Palm Beach County Standards. (TC: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-1995-1479, Control No.1980-00212)

GENERAL-POD J

1. Previous GENERAL Condition 1 of Resolution R-1995-1479, Control No.1980-00212, which currently states:

Prior to certification of a site plan for Pod J by the Development Review Committee, the property owner shall prepare and record a Restrictive Covenant on the balance of the Par 3 golf course, located on the south side of Pipers Glen Boulevard east of Jog Road, restricting it to golf course, recreational and open space uses in perpetuity, in a manner and form acceptable to the County Attorney.

Is hereby deleted. [REASON: To allow the Project.]

2. The petitioner shall prepare and submit a landscape plan for the area along the east side of Pod J. The landscape plan shall be prepared with the input of the Lakeridge Homeowners Association or its designated representatives. All improvements required by the plan shall be installed and completed prior to issuance of the first Certificate of Occupancy (CO) in Pod J. (ONGOING: ZONING - Zoning) (Previous GENERAL Condition 2 of Resolution R-1995-1479, Control No.1980-00212)

3. The petitioner shall install, at its expense, a water aerator or fountain in the lake area lying between the subject property and the Lakeridge subdivision, subject to approval by any required permitting agency. The aerator/fountain shall be on West Chester Lake property and include an automatic shut-off mechanism so that it does not operate past 10:00 p.m. nightly. The fountain shall be equipped with colored lights to further enhance the aesthetics of the aerator/fountain. The petitioner shall seek the input of the Lakeridge Homeowners Association or its designees in selecting the aerator/fountain and lights. The petitioner, or its successors or assigns, shall maintain the aerator/fountain at its expense, including the payment of all

electrical and maintenance bills associated with its operation. The aerator/fountain shall be installed prior to issuance of the first Certificate of Occupancy (CO) in Pod J. (CO: ZONING - Zoning) [Note: COMPLETED] (Previous GENERAL Condition 3 of Resolution R-1995-1479, Control No.1980-00212)

4. The petitioner shall repair the portion of the lake to the east of the subject property. A sketch of the affected area is attached as part of Exhibit D. The work shall include 4x4's and railroad ties to prevent further erosion. The work shall be:

- 1) completed during the construction of the drainage facilities for the subject property;
- 2) subject to receipt of any permits required by governmental agencies; and
- 3) completed in accordance with engineering plans to be submitted and completed at the petitioner's expense. [Note: COMPLETED] (Previous GENERAL Condition 4 of Resolution R-1995-1479, Control No.1980-00212)

5. The petitioner shall, at its sole expense, implement and construct the drainage improvements submitted by its Engineer and approved by Palm Beach County. These improvements shall include a drainage outfall to the LWDD Canal L-28 to the north, with a "screwgate", subject to receipt of all required permits by the applicable governmental agencies. These drainage improvements shall be constructed as part of the subject property's infrastructure construction and completed prior to issuance of the first building permit. [Note: COMPLETED] (Previous GENERAL Condition 5 of Resolution R-1995-1479, Control No.1980-00212)

6. Prior to commencement of construction, the petitioner shall place the subject property on a regular grass-cutting schedule. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous GENERAL Condition 6 of Resolution R-1995-1479, Control No.1980-00212)

7. Trees shall not be removed from the subject property, except upon receipt of all applicable governmental permits. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous GENERAL Condition 7 of Resolution R-1995-1479, Control No.1980-00212)

8. The site plan certified by the Development Review Committee for Pod J shall be consistent with Exhibit. E. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous GENERAL Condition 8 of Resolution R-1995-1479, Control No.1980-00212)

PLANNED UNIT DEVELOPMENT-POD J

1. Streetlights shall be provided pursuant to Section 6.8.A. 23. d(l) of the ULDC, subject to approval by the County Engineer. (ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 1 of Resolution R-1995-1479, Control No.1980-00212)

2. Street trees shall be planted within or adjacent to all rights-of-way pursuant to Section 6.8.A.23.d(3) of the ULDC, subject to approval by the County Engineer. (ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 2 of Resolution R-1995-1479, Control No.1980-00212)

3. Street bike lanes shall be provided pursuant to Section 6.8.A.23.d(4) of the ULDC, subject to approval by the County Engineer. (ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 3 of Resolution R-1995-1479, Control No.1980-00212)

4. All utilities shall be underground pursuant to Section 6.8.A.23.d(5) of the ULDC. (ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 4 of Resolution R-1995-1479, Control No.1980-00212)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

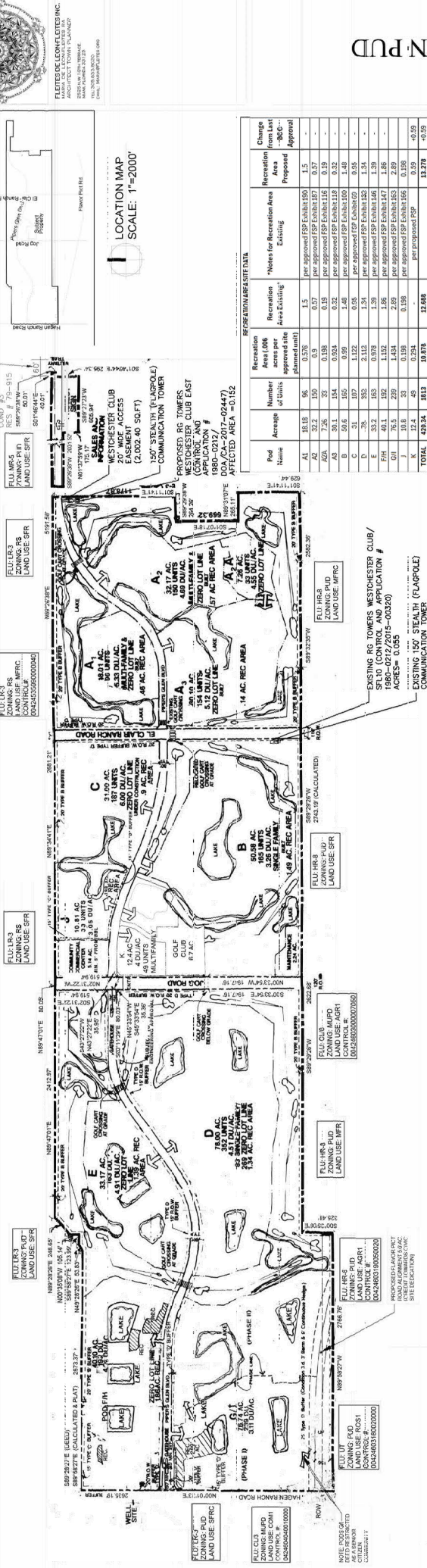
1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z-1979-126	Title: Official Zoning Map Amendment Request: to allow a rezoning from the AG-Agricultural District to RT-Residential Transitional District	R-1979-914	Approved	06/28/1979
SE-1979-126	Title: Special Exception Request: to allow a Planned Unit Development	R-1979-915	Approved with Conditions	06/28/1979
Z-1980-00212	Title: Official Zoning Map Amendment Request: to allow a rezoning from the AG-Agricultural District, in part, and RT-Residential Transitional District, in part, to RT-Residential Transitional District	R-1981-00199	Approved	01/29/1981
Z-1980-00212	Title: Special Exception Request: further special exception to allow the expansion and modification to an existing Planned Unit Development known as Tart under 1979-126	R-1981-00200	Approved With Conditions	01/29/1981
SE-1980-00212	Title: Special Exception Request: to amend the master plan for a Planned Unit Development previously approved under Zoning Petition No. 80-212 on January 29, 1981 (R-81 -200, adopted February 24, 1981) and Zoning Petition No. 79-126, on June 28, 1979 (R-79-914, adopted July 24, 1979 and R-79-915 , adopted JULY 24, 1979) to allow 1)reallocation of density, and 2) a change in housing types	R-1988-01213	Approved With Conditions	08/09/1988
SE-1980-00212	Title: Special Exception Request: amend master plan to transfer units from parcel G to Parcel D	R-1990-01300	Complete	08/07/1990
DOA-1980-00212	Title: Development Order Amendment Request: to amend the Master Plan to recapture 197 units and re-designate civic and park sites	R-1991-01068	Complete	08/20/1991
DOA-1980-00212	Title: Development Order Amendment Request: to amend the master plan to re-designate recreation to residential and add units (48 SFR/ZLL) (Pod J only)	R-1995-01479	Approved	01/24/1996
EAC-1980-00212	Title: Expedited Application Consideration Request: to modify cond.a.8 of R-95-1479 to add clubhouse & pool in rec area (Pod J)	R-1997-00153	Complete	01/30/1997
EAC-1980-00212	Title: Expedited Application Consideration Request: to modify condition.A.8 of R-95-1479 to add clubhouse & pool in rec area (Pod J)	R-1997-00256	Approved with Conditions	01/30/1997
DOA-1980-00212	Title: Development Order Amendment Request: to delete condition 9 of R-1988-1213 and permit a single tenant user in excess of 10,000 square feet	R-1999-02071	Approved With Conditions	10/28/1999
DOA-1980-00212	Title: Corrective Resolution Request: to correct a Condition of Approval H.1.a of R-1997-2071	R-2000-00004	Approved With Conditions	10/28/1999
DOA-2005-01128	Title: Development Order Amendment Request: To allow a medical or dental office with a Commercial Pod of a Planned Unit Development.	R-2006-00006	Approved With Conditions	06/07/2006
DOA/R-2015-00320	Title: a Development Order Amendment Request: to reconfigure the Master Plan and add a Requested Use.	R-2016-00006	Adopted With Conditions	01/07/2016
DOA/R-2015-00320	Title: a Requested Use Request: to allow a Commercial Communication Tower (Stealth).	R-2016-00007	Adopted With Conditions	01/07/2016
DOA/CA-2017-02447	Title: a Development Order Amendment Request: to modify the Master Plan to add a use.	R-2019-00261	Adopted With Conditions	02/28/2019
DOA/CA-2017-02447	Title: a Class A Conditional Use Request: to allow a Stealth Commercial Communication Tower.	R-2019-00262	Adopted With Conditions	02/28/2019
CRB-2019-01108	Title: a Corrective Resolution Request: to correct a Condition of Approval (Site Design) as contained in Resolution R-2019-0261.	R-2019-00905	Adopted With Conditions	06/27/2019

Exhibit E-1 - Preliminary Master Plan

MASTER PLAN



PLANNED REDEVELOPMENT RESIDENTIAL TABULAR DATA												
Pod Type and Name	Acre	Latest BCC ...Unit... Approval	Current DRC Approval				New Submittal				Change	
			Type	Unit#	Density	Class	Acres	Type	Unit#	Density		Class
			OR Gross Floor Area				OR Gross Floor Area					
A1	18.01	96	MF	58	5.33	AH	18.01	MF	58	5.33	AH	0
			ZLL	38				ZLL	38			
A2	32.17	150	MF	119	4.66	AH	32.17	MF	119	4.66	AH	0
			ZLL	31				ZLL	31			
A2A	7.26	33	ZLL	33	4.55	DH	7.26	ZLL	33	4.55	DH	0
A3	30.1	154	ZLL	154	5.12	DH	30.1	ZLL	154	5.12	DH	0
B	50.58	165	SF	165	3.26	DH	50.58	SF	165	3.26	DH	0
C	31	167	ZLL	167	6.03	DH	31	ZLL	167	6.03	DH	0
D	78	352	ZLL	269	4.51	DH	78	ZLL	269	4.51	DH	0
			SF	83				SF	83			
E	33.17	163	ZLL	163	4.91	DH	33.17	ZLL	163	4.91	DH	0
F/H	40.1	192	ZLL	192	4.78	DH	40.1	ZLL	192	4.78	DH	0
G/I	76.74	239	SF	239	3.11	DH	76.74	SF	239	3.11	DH	0
J	10.81	33	ZLL	33	3.05	DH	10.81	ZLL	33	3.05	DH	0
K						AH	12.4	MF	49	4	AH	49
TOTAL	407.94	1764		1764					1813			49
							*420/34					
*This acreage figure includes open space within each residential pod.												

*This acreage figure includes open space within each residential pod.

NAME OF APPLICATION		SITE DATA	
CONTROL NUMBER AND APPLICATION NUMBER		WESTCHESTER VILLAGE AT PIPERS GLEN PUD	
LAST ZC/BCC APPROVAL DATE AND RESOLUTION NUMBER		1980-00212 DOA 2025-00313	
TIER		R-2019-261 MARCH 25, 2019	
EXISTING/PROPOSED LAND USE:		LRQ	
EXISTING/PROPOSED ZONING DISTRICT:		RT/PUD	
EXISTING USE:		RESIDENTIAL, COMMERCIAL, MEDICAL OR DENTAL OFFICE, GOLF COURSE, 150-FOOT COMMERCIAL COMMUNICATION TOWER	
SECTION/TOWNSHIP/RANGE:		34642	
PROPERTY CONTROL NUMBER		SEE SITE SUBDIVISION PLANS	
GROSS ACREAGE (PUD):		645.19	
TRAFFIC ANALYSIS ZONE:		495	
NEIGHBORHOOD PLAN		WEST BORTON COMMUNITY PLAN	
EXISTING OVERALL DENSITY:		273 DU/ACRE	
PROPOSED OVERALL DENSITY:		2.81 DU/ACRE	

Uses	Acreage **	Square Feet	%	Units
Residential	373.83	16,285,428.72	57.9%	1,813
Commercial	5.14	223,898.40	0.8%	
* Government	10.83	471,754.80	1.7%	
Open Space **	255.36	11,123,481.60	39.6%	
Golf Club	6.71			
Communication Tower	0.112			
Lakes and Open Space	248.54			
TOTAL	645.16	28,104,563.52	100%	1,813

*Former civic dedication which consists of landscape buffers, well sites and access, less the deeded Flavor Pic Road and Hagen Ranch Road right of ways.
**Acreages have been updated to reflect platatted statistical data regarding Open Space.

PBC Amendments

PBC Zoning Stamp

SCALE: (24X33) 1"=500'

LOCATION MAP
SCALE: 1"=2000'

PIPERS GLEN PUD

CONCURRENCY	
Residential (D.U.)	1,813
Single Family	487
Zero Lot Line	1,100
Multi-Family	226
Commercial	see site plans
Commercial Communication Tower	2 stealth towers
Natural Areas and Buffers	19.45 AC.
Water	73.3 AC.
Ultimate P.O.W. Dedication	10,673 AC.
Internal R.O.W.	31.05 AC.
Canal R.O.W.	0
Land Use	LR-3
Trees Required (171500 S.F. LOT AREA)	19,311

WORKFORCE HOUSING PROGRAM SITE DATA

Total Units Proposed	1813
Existing Units (predates WHP)	1764
Existing SFD	481
Existing ZLL	1100
Existing MF	177
Proposed MF (subject to WHP)	49
Total WHP Required/Provided	2*

* Limited Incentive, MF, For Sale. All WHP units to be bought out at \$89,145 per units prior to the release of the 1,838th building permit (50%) per ULDC Art 5.01.C.4.d. Per DOA-2024-518 Planning condition 2: paid to DES on date bid via receipt# bd.



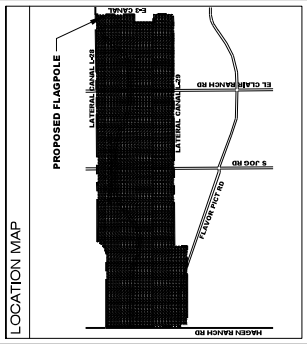
FLITEDESIGN.COM/LETTERS INC.
ARCHITECT TOWN PLANNING
1000 WESTCHESTER AVE
SUITE 100
WESTCHESTER, NY 10598
TEL: 914.351.1111 FAX: 914.351.1111

DATE: 4.18.2024
SHEET NO.
PMP-1 OF 1

Exhibit E-2 – Previously Approved Master Plan

MASTER PLAN

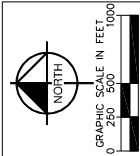
SCALE (24X36): 1"= 500'



Kimley-Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
10000 KIMLEY-HORN DRIVE, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 844-0666
P&E 0000006

PIPER'S GLEN P.U.D
FINAL MASTER PLAN

REV	DATE	DESCRIPTION
1	5-28-19	PER COUNTY COMMENTS
2	11-07-19	PER COUNTY COMMENTS
3	10-30-19	PER COUNTY COMMENTS
4	05-18-20	PER COUNTY COMMENTS
5	2-20-18	PER COUNTY COMMENTS



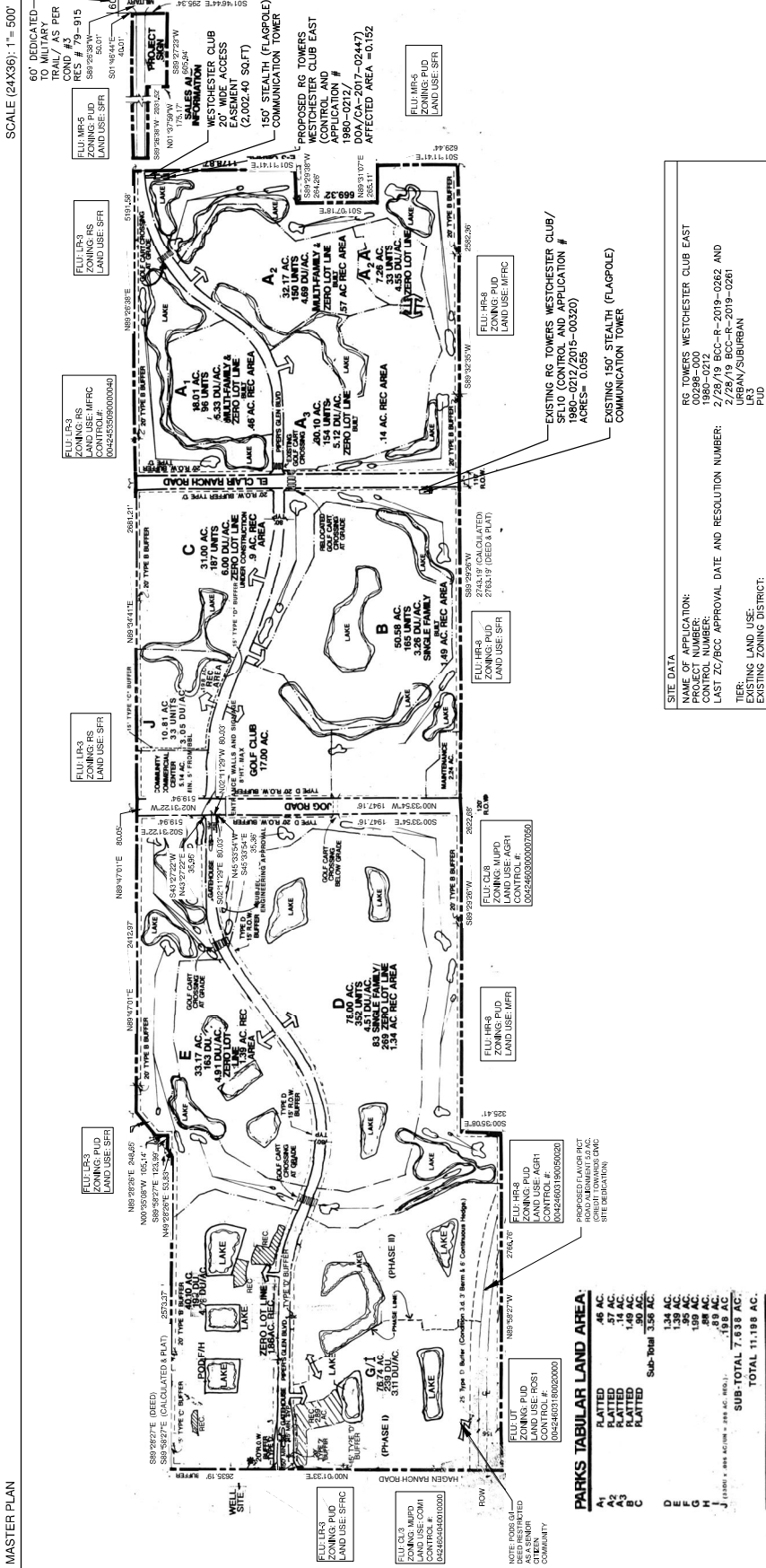
FMP

ZONING STAMP

Project No.: 00298-000
Control No.: 1980-0212
Application #: DROE-2019-00637
Resolution #: R-2019-0261;
R-2019-0262; R-2019-0905

Exhibit #: 0194
Superseded Exhibit #: 0192
Date Approved: 8/2019
Project Manager: Lorraine Fuster

AMENDMENTS



SITE DATA	
NAME OF APPLICATION:	RG TOWERS WESTCHESTER CLUB EAST
PROJECT NUMBER:	00298-000
APPROVAL DATE AND RESOLUTION NUMBER:	2/28/19 BCC-R-2019-0262 AND 2/28/19 BCC-R-2019-0261
TIER:	URBAN/SUBURBAN
EXISTING ZONING DISTRICT:	PUD
EXISTING LAND USE:	RESIDENTIAL, MEDICAL OR DENTAL OFFICE
EXISTING USE:	COMMERCIAL, COMMUNICATION TOWER
PROPOSED USE:	150' STEALTH COMMUNICATION TOWER
NEIGHBORHOOD PLAN:	STEALTH COMMUNICATION TOWER
TRAFFIC ANALYSIS ZONE:	456
GROSS ACRES:	44.19 AC
EXISTING OVERALL DENSITY:	2.75
USES	
RESIDENTIAL	407.94
COMMERCIAL	17,769,866.4
COMMUNICATION TOWER	63.2%
OPEN SPACE	10.83
-GOLF CLUB	427,254.3
-COMMUNICATION TOWER	221.28
-LAKES AND OTHER OPEN SPACE	9,638,958.8
TOTAL	28,104,476.4
CONCURRENCY	
RESIDENTIAL (D.U.)	1764 TOTAL
SINGLE FAMILY	487
ZERO LOT LINE	100
MULTI-FAMILY	177
COMMERCIAL	SEE SITE PLANS
COMMERCIAL COMMUNICATION TOWER	2 STEALTH TOWER

* FORMER CMC SITE DEDICATION WHICH CONSIST OF LANDSCAPE BUFFERS, WELL SITES AND ACCESS, LESS THE DEEDED FLAVOR PICT ROAD AND HAGEN RANCH ROAD RIGHT OF WAYS

CONCURRENCY	
RESIDENTIAL (D.U.)	1764 TOTAL
SINGLE FAMILY	487
ZERO LOT LINE	100
MULTI-FAMILY	177
COMMERCIAL	SEE SITE PLANS
COMMERCIAL COMMUNICATION TOWER	2 STEALTH TOWER

NATURAL AREAS AND BUFFERS
1845 AC
WATER BODIES
INTERNAL B.O.W. DEDICATED
3,108 AC
CANAL FLOW
LAND USE
FRESHWATER (FWS)
PETITION # 80-212

Exhibit E-3 - Preliminary Site Plan -Residential Pod K

WESTCHESTER VILLAGE AT
PIPER'S GLEN PUD
OVERALL RESIDENTIAL AREA
Palm Beach County, Florida

SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr. Ste. 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Fax: 561.684.6142
Email: info@schmidtnichols.com
Website: www.schmidtnichols.com
License No. LC2600222

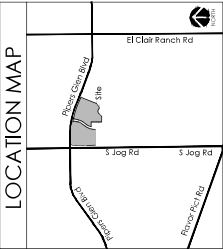
Date: 05/14/25
Scale: 1" = 40'
Design By: DB
Drawn By: DB
Checked By: SDB
Job No. 2301.01

REVISIONS / SUBMISSIONS

PRELIMINARY
SITE PLAN

PSP-1
of 3

LOCATION MAP



TYPE I WAIVER		WAVER	APPROVAL DATE/RESOLUTION NO.
ULDC CODE	PROPOSED	Elimination of Incompatibility Buffer	TBD
Art7.2.c.2.c.1	15 foot wide Incompatibility Buffer for Residential Pod K		
Incompatibility Buffer Types			
W1			
Art7.2.c.2.c.1	15 foot wide Incompatibility Buffer for Recreation Area in Residential Pod K	Elimination of Incompatibility Buffer	TBD
Incompatibility Buffer Types			
W2			

RECREATION STREET LINE DATA	
L1	S33°51'31"E 34.82'
L2	S78°30'45"E 100.58'
L3	S11°52'50"W 94.81'
L4	R=225.00' Δ=24°37'01" L=86.67'
L5	L=138.15'
L6	S38°29'50"W 111.81'
L7	R=275.00' Δ=29°51'33" L=138.15'
L8	R=275.00' Δ=23°02'14" L=110.57'

SITE TABULAR DATA

Westchester Golf & Country Club at Pipers Glen PUD	
Application Name	1880-00212
Control Number	DOA-2024-00618
Application Number	2182819
Last ZC/BCC Approval	US
Tier	LR3
Existing Future Land Use Designation	RT
Existing Zoning District	RT
Proposed Zoning District	0942003
Section, Township, Range	00-42-46-03-16-023-0010 & 00-42-46-03-16-023-0020
Property Control Numbers	Existing Use Golf Course
Proposed Use	Multifamily Residential
Total Gross Site Area	12.40 AC. (640,147 s.f.)
Total Gross Floor Area	174,609 s.f.
Multifamily Residential	174,609 s.f.
Clubhouse	174,609 s.f.
Gross Density	13,994 s.f./AC
Proposed Units	3,85 DU/AC
Required/Provided WHP Units	49 Units
Total Building Coverage	2"
Including canopy of 6,748 s.f.	34% (180,205 s.f.)
Open Space	68% (358,942 s.f.)
Building Height	max. 35'
Number of Stories	3
Total Open Space Required	40% (216,089 s.f.)
Total Open Space Proposed	358,942 s.f.
Parking Required	99 SPACES
Multifamily - 1.75 spaces/unit @ 49 units = 86	
Guest Parking - 1 space/4 units @ 49 units = 13	
Proposed Parking	128 SPACES (incl. 28 Guest Spaces)
Handicap Spaces Required	
Handicap Spaces Proposed	4
Required Recreation Area	0.28 ac.
Proposed Recreation Area	0.89 ac.
Traffic Analysis Zone	466
Concurrency Approval	
Multifamily Residential	49 Units
*Concurrency is approved for the above uses and amounts shown on this plan	
**LIMITED INCENTIVE MULTIFAMILY FOR SALE. ALL WHP UNITS TO BE BOUGHT OUT AT \$89,145 PER UNIT PRIOR TO THE RELEASE OF THE 1338TH BUILDING PERMIT (50% PER ULDC ART. 5.6.1.C.4.4 PER DOA 2024-00518 PLANNING CONDITION 2; PAID TO DES ON DATE TBD VIA RECEIPT #TBD	

PROPERTY DEVELOPMENT REQUIREMENTS

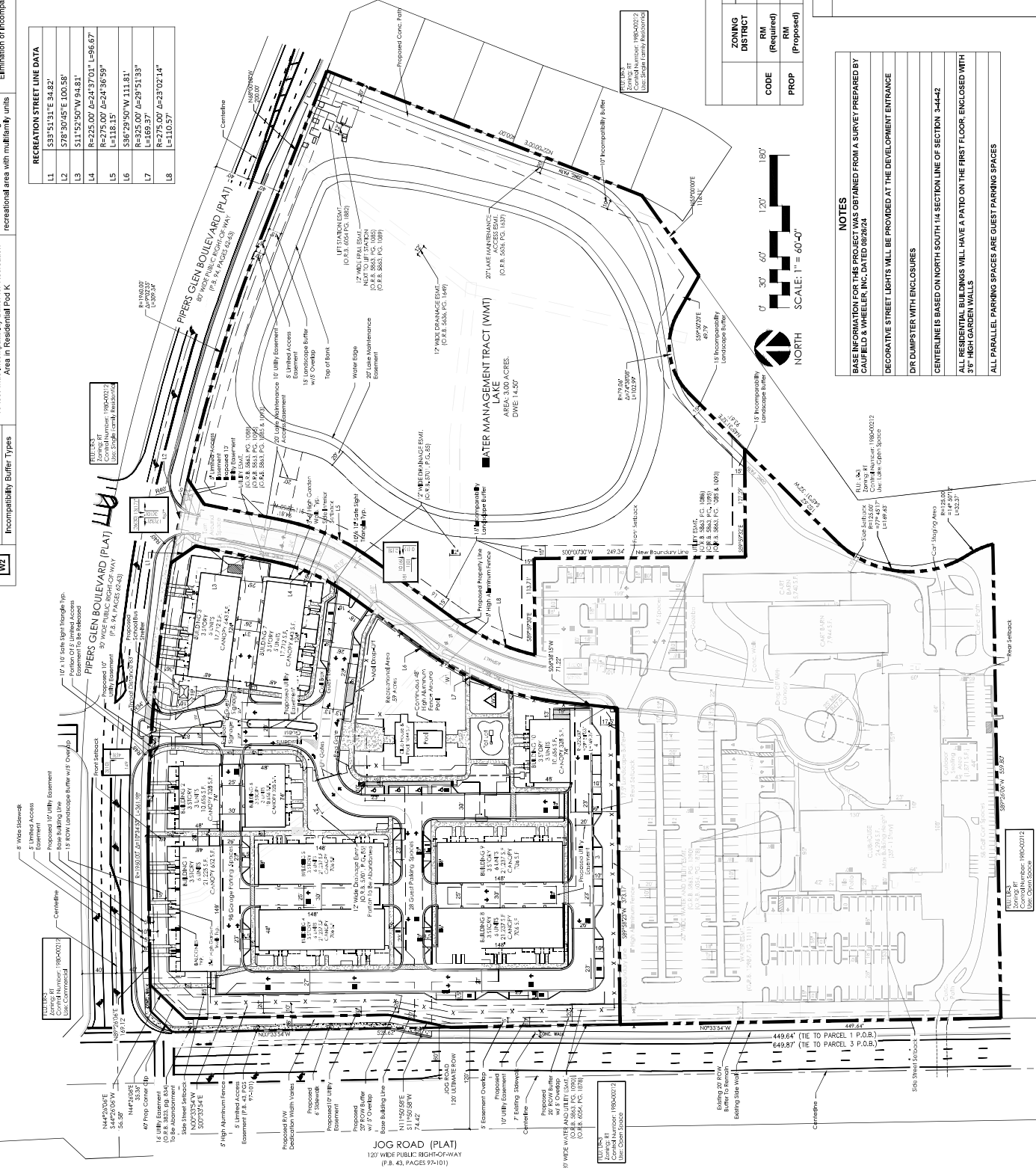
ZONING DISTRICT	FRONTAGE	DEPTH	DENSITY	SETBACKS/SEPARATIONS		
				MAX BLDG COVER	FRONT	SIDE REAR
RM (Required)	65'	75'	3 DU/AC	40%	25'	15' 25' 16'
RM (Proposed)	828.8'	373.2'	3.85 DU/AC	34%	40'	16' 65' 54'

A AMENDMENT STAMP

ZONING STAMP

NOTES

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GAUFFIELD & WHEELER, INC. DATED 08/26/24
- DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
- DIR DUMPSTER WITH ENCLOSURES
- CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 34-42
- ALL RESIDENTIAL BUILDINGS WILL HAVE A PATIO ON THE FIRST FLOOR, ENCLOSED WITH 3" HIGH GARDEN WALLS
- ALL PARALLEL PARKING SPACES ARE GUEST PARKING SPACES





**WESTCHESTER VILLAGE AT
PIPERS GLEN PUD
RESIDENTIAL POD K
Palm Beach County, Florida**

REVISIONS / SUBMISSIONS

PRELIMINARY
SITE PLAN

PSP-2^{of 3}



SITE TABULAR DATA	
Application Name	Westchester Golf & Country Club at Pipers Glen PUD
Control Number	1980-00212
Application Number	DOA-2024-00518

TYPE 1 WAIVER					APPROVAL DATE/RESOLUTION NO.
	ULDC CODE	REQUIRED	PROPOSED	WAIVER	
W1	At17Cc.2.c.1 Incompatibility Buffer Types	15 foot wide Incompatibility Buffer for Residential Pod K	Elimination of the Incompatibility Buffer between the Recreational Pod K and the Residential Pod and the Recreation Pod (Golf Club) Drive Aisle	Elimination of Incompatibility Buffer	TBD
W2	At17Cc.2.c.1 Incompatibility Buffer Types	15 foot wide Incompatibility Buffer for Recreation Area in Residential Pod K	Residential Pod K will integrate recreational area with multifamily units	Elimination of Incompatibility Buffer	TBD

AMENDMENT STAMP	
ZONING STAMP	

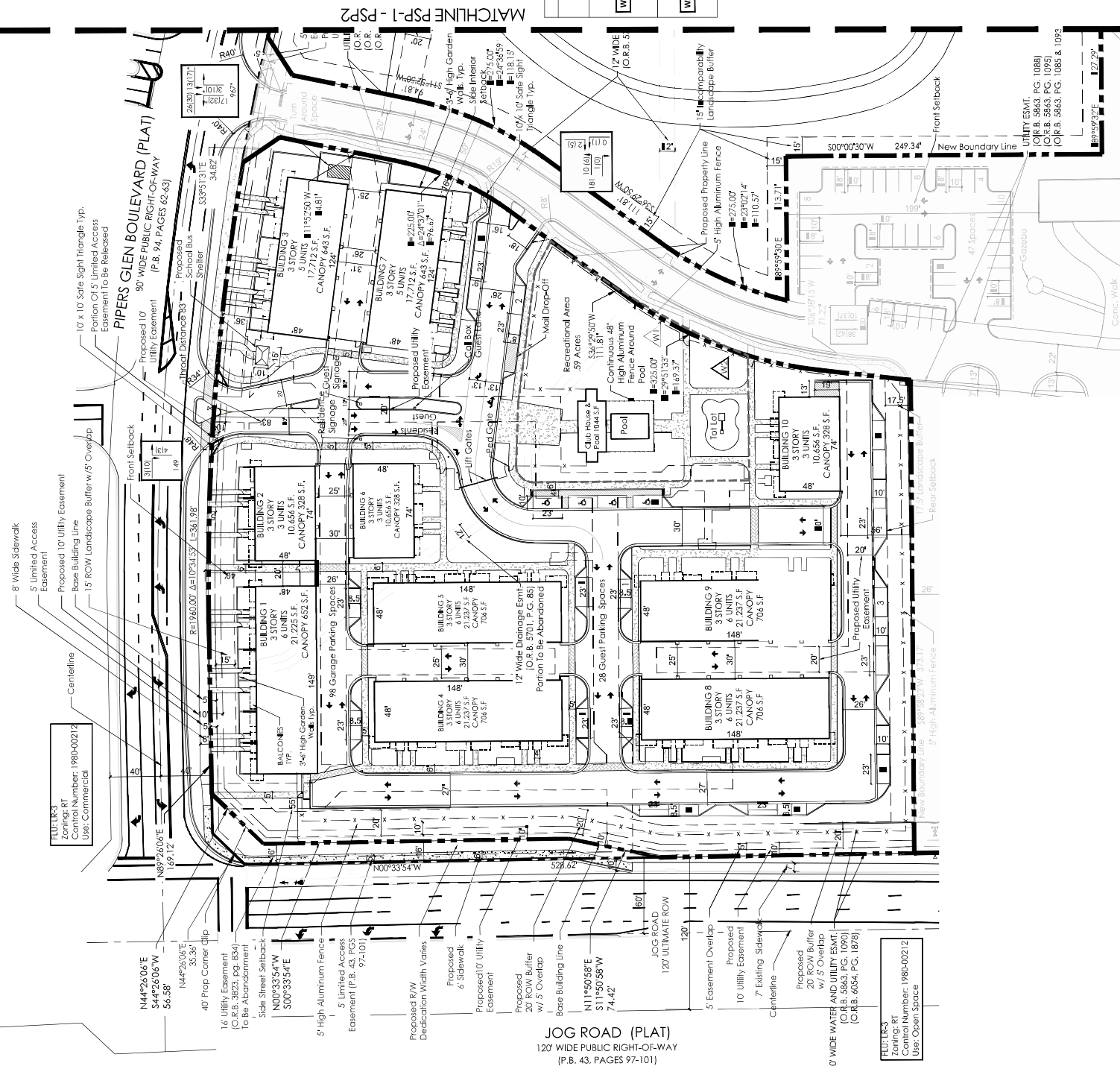
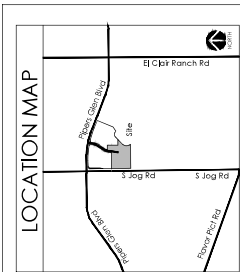
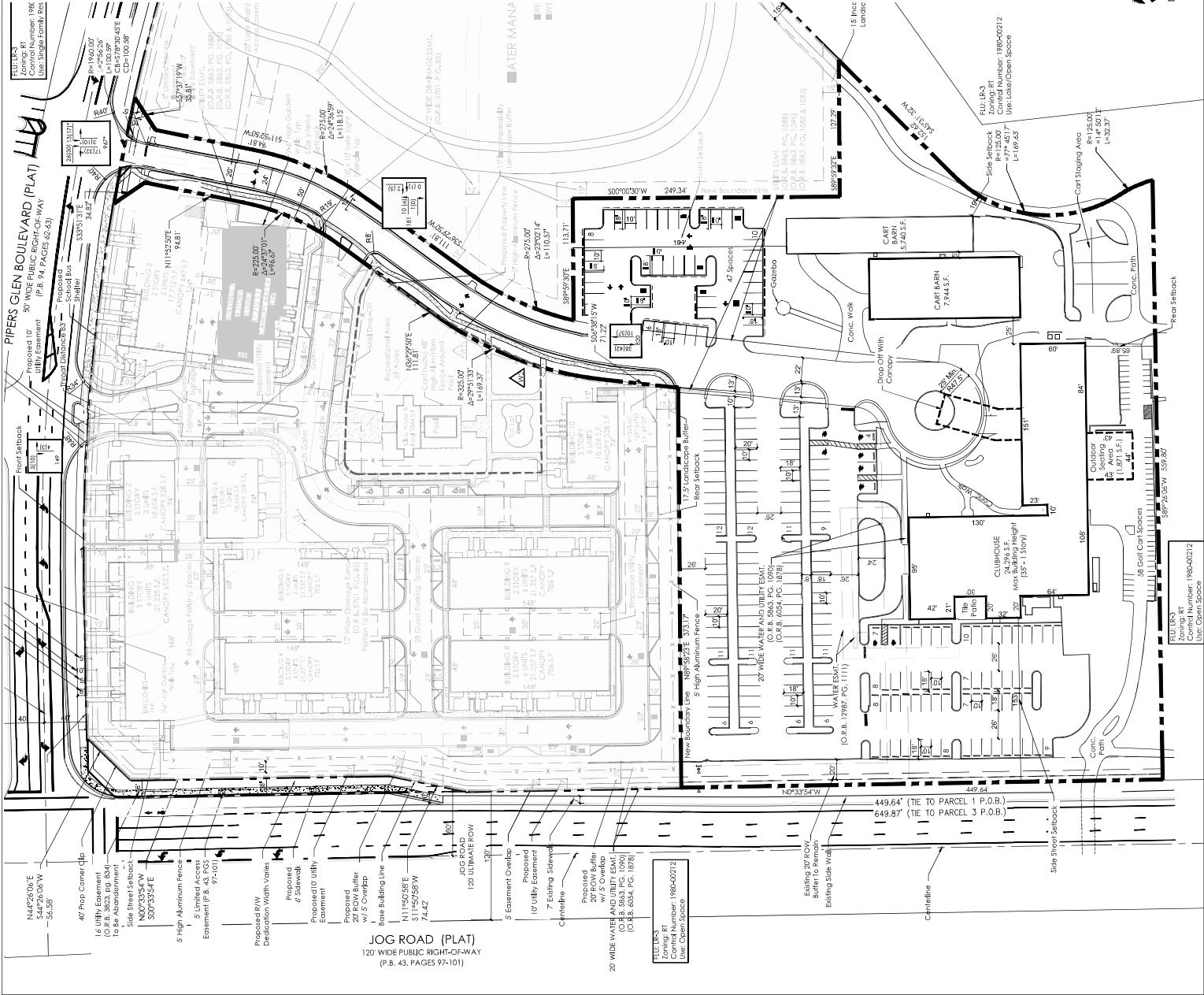


Exhibit E-4 – Preliminary Site Plan – Recreational Pod K

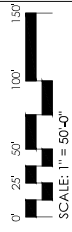


SITE TABULAR DATA		Westchester Golf & Country Club at Pipers Glen PUD	
Application Name	Control Number	Application Number	1880-00212
Existing Use	Proposed Use	Last ZC/BCC Approval	2/18/2019
Existing Future Land Use Designation	Existing Zoning District	Proposed Zoning District	RT
Section, Township, Range	Property Control Numbers	Proposed Use	Golf Clubhouse
00-42-46-03-16-023-0010 & 00-42-46-03-16-023-0020	Proposed Use	Proposed Use	Golf Clubhouse
6,708 AC. (282.183 s.f.)	Total Gross Floor Area	Total Gross Floor Area	37,381 s.f.
24,298 s.f.	Existing Clubhouse	Existing Clubhouse	24,298 s.f.
13,866 s.f.	Existing Cart Barns	Existing Cart Barns	13,866 s.f.
1,871 s.f.	Covered Outdoor Seating	Covered Outdoor Seating	1,871 s.f.
0.13	Total Floor Area Ratio	Total Floor Area Ratio	0.13
15% (39,232 s.f.)	Total Building Coverage (including covered outdoor seating of 1,871 s.f.)	Total Building Coverage	15% (39,232 s.f.)
max. 35'	Building Height	Building Height	max. 35'
1	Number of Stories	Number of Stories	1
40% (116,873 s.f.)	Total Open Space Required	Total Open Space Required	40% (116,873 s.f.)
87% (24,822 s.f.)	Total Open Space Proposed	Total Open Space Proposed	87% (24,822 s.f.)
206 SPACES	Parking Required	Parking Required	206 SPACES
108 spaces	Golf Course - 4 spaces/hole @ 27 holes = 108 spaces	Golf Course - 4 spaces/hole @ 27 holes = 108 spaces	108 spaces
97 spaces	Club House - 1 space/280 s.f. @ 24,298 s.f. = 97 spaces	Club House - 1 space/280 s.f. @ 24,298 s.f. = 97 spaces	97 spaces
227 SPACES	Proposed Parking	Proposed Parking	227 SPACES
8	Handicap Spaces Required	Handicap Spaces Required	8
8	Handicap Spaces Proposed	Handicap Spaces Proposed	8
1	Loading Required (16' x 65' Min.)	Loading Required (16' x 65' Min.)	1
1	Loading Provided	Loading Provided	1
466	Traffic Analysis Zone	Traffic Analysis Zone	466
33,279 s.f.	Concurrence Approval*	Concurrence Approval*	33,279 s.f.
*Concurrence is approved for the above uses and amounts shown on this plan.			

PROPERTY DEVELOPMENT REQUIREMENTS								
CODE	ZONING DISTRICT	SIZE	WIDTH/ R/W	DEPTH	MAX F.A.R.	SETBACKS/SEPARATIONS		
						MAX BLDG COVER	FRONT	REAR
REC. Pod (Required)		0.1 AC	45'	75'	0.35	30%	25'	15'
PGOP	REC. Pod (Proposed)	6,708 AC	445.6'	599.8'	0.13	13%	199'	153'

EXISTING NONCONFORMITY CHART			
ULDC CODE/REFERENCE	REQUIRED	PROPOSED	NONCONFORMITY
Article 7.C.4.A	One landscape island per ten spaces (maximum 100 feet apart).	One landscape island per ten spaces (maximum 100 feet apart).	R-2019-0261
Maximum Spacing	One landscape island per ten spaces (maximum 100 feet apart).	One landscape island per eleven parking spaces, north of Golf clubhouse (maximum 120 feet apart).	R-2019-0261
Article 7.C.4.A	One landscape island per ten spaces (maximum 100 feet apart).	One landscape island per eleven parking spaces, north of Golf clubhouse (maximum 120 feet apart).	R-2019-0261
Maximum Spacing	One landscape island per ten spaces (maximum 100 feet apart).	One landscape island per eleven parking spaces, north of Golf clubhouse (maximum 120 feet apart).	R-2019-0261

AMENDMENT STAMP	ZONING STAMP





SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr. Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Fax: 561.684.6142
Website: www.schmidtnichols.com
License No. LC2600232

WESTCHESTER GOLF & COUNTRY CLUB AT PIPERS GLEN PUD

RECREATION POD K

Palm Beach County, Florida

Date: 05/14/25
Scale: 1" = 40'
Design By: DB
Drawn By: DB
Checked By: DB
Site No.: 561-684-6141
Job No.: 1201.01

REVISIONS / SUBMISSIONS

PRELIMINARY
SITE PLAN

Exhibit E-5 – Preliminary Architectural Elevations



PIPER PIPERS GLEN PUD
WESTCHESTER VILLAGE
AT PIPERS GLEN PUD
11/15/2024
11/15/2024
11/15/2024
11/15/2024

WESTCHESTER VILLAGE AT PIPERS GLEN PUD

TOTAL

APPROVED LICENSE: APC-0481-L

CONSTRUCTION COMMENCEMENT

DATE: 11/15/2024
SUBMITTAL #1
SUBMITTAL #2
SUBMITTAL #3
SUBMITTAL #4
SUBMITTAL #5
SUBMITTAL #6
SUBMITTAL #7
SUBMITTAL #8
SUBMITTAL #9

DRAWING NAME
PRELIMINARY
ARCHITECT
SUNT BUILDING

DATE: 11/15/2024
SHEET NO.

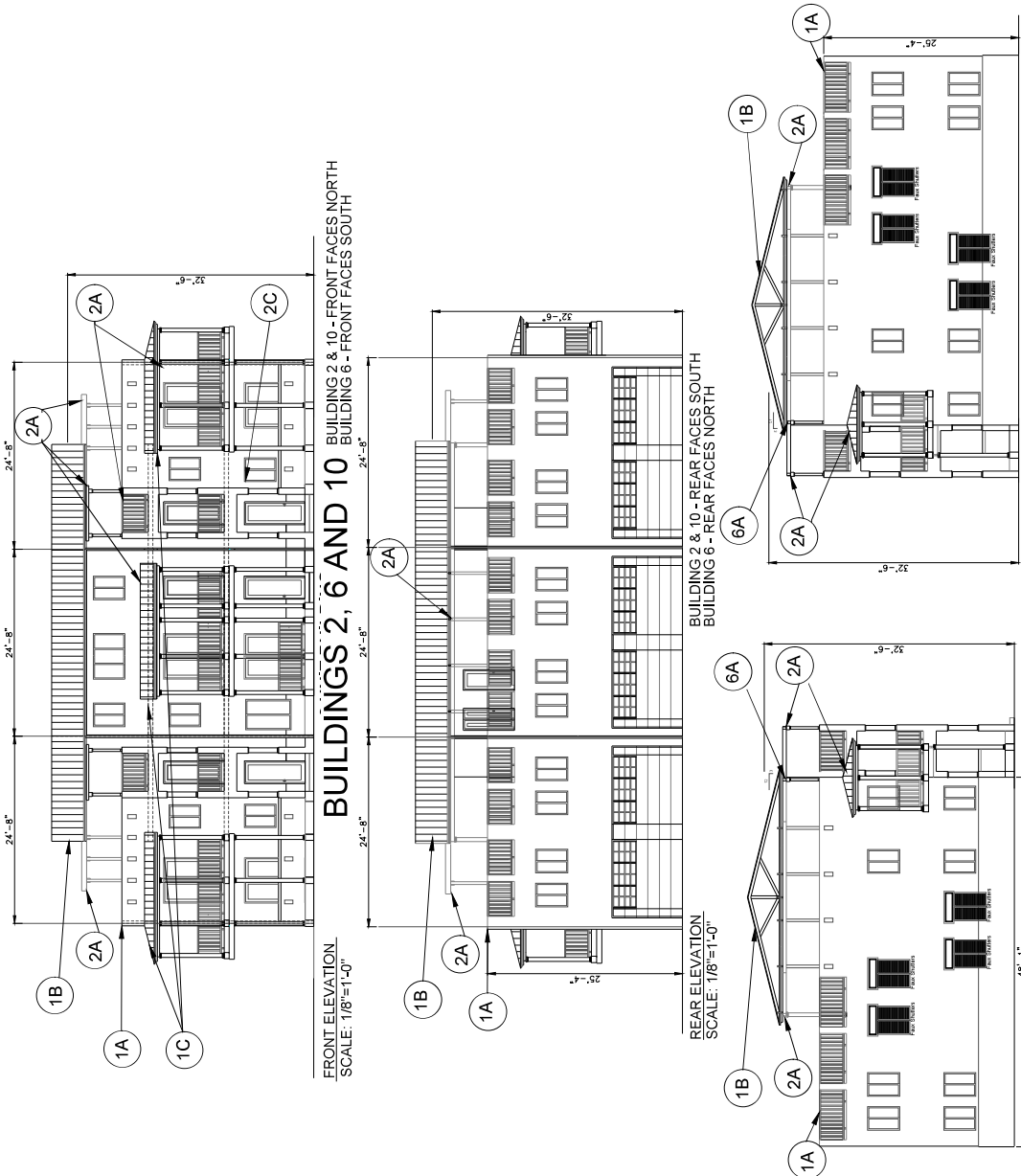
PAE-1 OF 1

UDLC Reference	ID1	ID2	Requirement Selection	Front- NORTH	Side- EAST	Side- WEST	Rear- SOUTH
Indicate which elevation (North/South/East/West) for each facade of the building							
Primary Roofline Pursuant to UDLC Table 5.C.1.H. Primary Roof Design Element							
One required element per design element is required per facade	1	A	Articulated parapet walls, 30% of roofline with 100' max. spacing between articulation.				42" HIGH PARAPET WALLS
		B	Pitched roof with min 12' overhanging eaves.	METAL ROOF WITH 9:12 SLOPE			
		C	Two or more plane break/angles per facade.	3 BALCONIES			
Secondary Roofline Pursuant to UDLC Table 5.C.1.H. Secondary Roof Design Element							
One required element per design element is required per facade	2	A	Decorative roof details (i.e., cupolas, dormers, etc.).				
		B	Cornices with decorative moldings, etc.).				
		C	Protrusions, porches, architectural features at entryways, or decorative towers				
Facade-- Recessed Projections, Walls, and Storefronts Pursuant to UDLC Art. 5.C.1.H.1.1(a)-(c)							
All elements are required	3	A	Recessed projections: Facades - 50' shall provide recess/projection a min. of 20% of total length of facade, max. of 10' between	74"=100%, length=9 7/8", length=9 7/8", length=9 7/8", TOTALS 9.7%	48"=100%, length=9 7/8", length=9 7/8", length=9 7/8", TOTALS 9.7%		N/A
		B	Walls: No blank walls exceeding 10ft x 20ft, patterns shall be 12" on center.				
		C	Storefronts: Display windows along 20% of facade length.				
Exterior Treatment and Penetration Details Pursuant to UDLC Art. 5.C.1.H.1.2(a) and (b)							
One additional element is required	4	A	Exterior Treatment: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments
		B	Penetration details: Provided along a min. of 10% of facade length	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments
		C	Penetration details: Provided along a min. of 10% of facade length	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments	Penetration: 60% max. primary, 20% min. secondary treatments
Entries Pursuant to UDLC Table 5.C.1.H. Primary Entry Feature Design Element							
One design element is required	5	A	Canopies, porticoes, or pilasters	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"
		B	Wall recess or projection (min. 12" depth)	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"
		C	Covered arcades (min. 8' clear width);	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"	ENTRY AREA: 6'-10"
Entries Pursuant to UDLC Table 5.C.1.H. Secondary Decorative Treatment							
One design element is required per facade	6	A	Overhangs, cornices, and eaves;	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG
		B	Decorative moldings or trims around windows and doors.	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG
		C	Covered public outdoor patio/plaza incorporated with entry area (not part of building footprint)	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG	OVERHANG OVERHANG OVERHANG OVERHANG
UDLC Reference							
Multifamily Residential Design Elements Pursuant to UDLC Art. 5.C.1.H.2	6	A	Indicate which elevation (North/South/East/West) for each facade of the building	Front	Side	Side Street	Rear
		B	Indicate which elevation (North/South/East/West) for each facade of the building	Front	Side	Side Street	Rear
		C	Indicate which elevation (North/South/East/West) for each facade of the building	Front	Side	Side Street	Rear
Master elevation to conform to project Analysis	6	A	Balconies and patios: Individual balconies and/or patios shall be provided for each unit. Total number of units within each building.	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis
		B	Balconies and patios: Individual balconies and/or patios shall be provided for each unit. Total number of units within each building.	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis
		C	Balconies and patios: Individual balconies and/or patios shall be provided for each unit. Total number of units within each building.	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis	Master elevation to conform to project Analysis

SITE DATA RESIDENTIAL		
APPLICATION NAME	WESTCHESTER VILLAGE AT PIPERS GLEN PUD	
CONTROL NUMBER	198000212	
APPLICATION NUMBER	DDA-2024-00516	

PBC Amendments

PBC Zoning Stamp

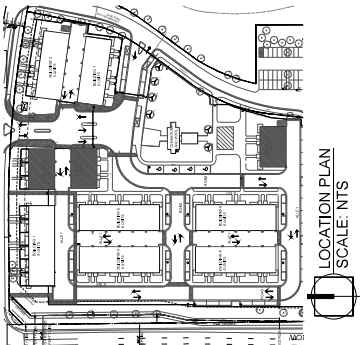


BUILDING 2, 6 & 10 - SIDES FACE E AND W

SIDE ELEVATION
SCALE: 1/16"=1'-0"



COLOR PALETTE
SCALE: NTS
ROOF: UNION CORRUGATED CO. PEARL GRAY OR SIMILAR
WALLS: SW NATURAL WHITE SW9542
COLUMNS AND ACCENTS: SW WHITE SNOW SW9541



LOCATION PLAN
SCALE: NTS

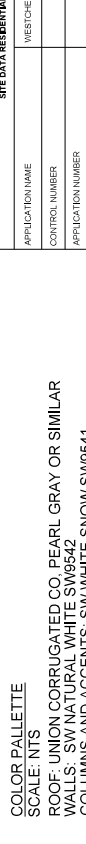
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REVISIONS	DESCRIPTION	DATE
6.17.24	INITIAL SUBMITTAL	
6.24.24	RESUBMITTAL #1	
7.22.24	RESUBMITTAL #2	
9.23.24	RESUBMITTAL #3	
10.28.24	RESUBMITTAL #4	
11.25.24	RESUBMITTAL #5	
12.20.24	RESUBMITTAL #6	
01.27.25	RESUBMITTAL #7	
03.24.25	RESUBMITTAL #8	

DATE 4.18.2024	SHEET NO.
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PBC Zoning Stamp	
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amendments	
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SITE DATA RESIDENTIAL	
APPLICATION NAME	WESTCHESTER VILLAGE AT PIERRES GLIN PUD
CONTROL NUMBER	1986-00512
APPLICATION NUMBER	DD-6-2024-00516

PBC Zoning Stamp	
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PBC Amendments	
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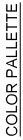
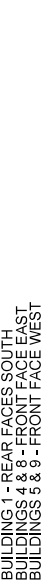
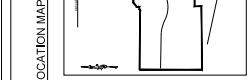
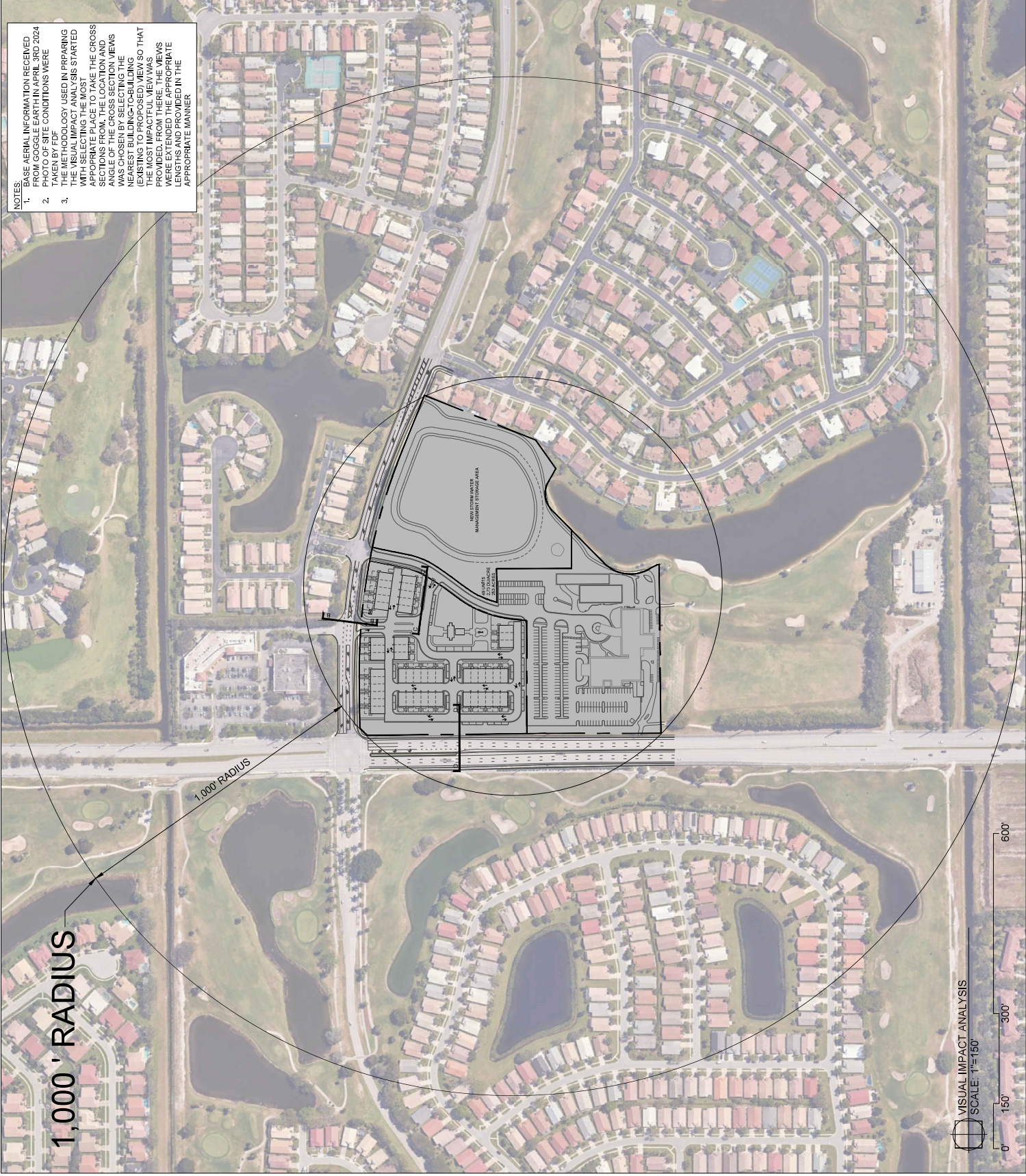


Exhibit E-6 – Visual Impact Analysis

- NOTES:
1. BASE AERIAL INFORMATION RECEIVED FROM GOOGLE EARTH IN APRIL 3RD 2024
 2. PHOTO OF SITE CONDITIONS WERE TAKEN BY FID
 3. THE VISUAL IMPACT ANALYSIS STARTED WITH SELECTING THE MOST APPROPRIATE PLACE TO TAKE THE CROSS SECTIONS FROM, THE LOCATION AND ANGLE OF THE CROSS SECTION VIEWS WAS CHOSEN BY SELECTING THE EXISTING BUILDINGS AND THE EXISTING TO PROPOSED VIEW WAS THE MOST IMPACTFUL VIEW WAS PROVIDED, FROM THERE, THE VIEWS WERE EXTENDED THE APPROPRIATE LENGTHS AND PROVIDED IN THE APPROPRIATE MANNER



FLETCHER ENGINEERS, INC.
MARIA DE LOS ANGELES DIA
ARCHITECTS & PLANNERS
2555 NW 18TH TER, SUITE 200
MIAMI, FL 33125
TEL: 305.596.0000
FAX: 305.596.0001

WESTCHESTER VILLAGE AT PIPERS GLEN PUD PIPERS GLEN PUD

DEVELOPMENT TEAM
APPLICANT:
THE RENTE GROUP
800 SE 4TH AVE SUITE 604A HALLANDALE
BEACH FL 33009
TRAFFIC ENGINEER:
TRINDER TROUTMAN CONSULTING, INC.
11111 W. 11TH AVE SUITE 111 WEST PALM
BEACH FL 33411
PHONE: (561) 296-6688
CIVIL ENGINEER:
SUAREZ ENGINEERING
13350 SW 131ST ST SUITE 103 MIAMI FL 33186
PHONE: (305) 596-1799
ARCHITECT:
FLETCHER ENGINEERS, INC.
2555 NW 18TH TER MIAMI FL 33125
PHONE: (305) 596-0093

SITE DATA
APPLICATION NAME: WESTCHESTER VILLAGE
AT PIPERS GLEN PUD
CONTROL NUMBER:
1980-00212
APPLICATION NUMBER:
00298-000
LAND USE:
L13
ZONING DISTRICT:
RT1PUD

ENVIRONMENTAL ASSESSMENT
THE WESTCHESTER VILLAGE AT PIPERS GLEN PUD IS A NEW NEIGHBORHOOD LOCATED ON THE CORNER OF JOG ROAD AND PIPERS GLEN BLVD. THE 12.25 ACRE PROPERTY IS ADJACENT TO THE WESTCHESTER COUNTRY CLUB AND GOLF COURSE TO THE SOUTH AND A NEWLY CREATED WATER MANAGEMENT FACILITY TO THE WEST. THE NEIGHBORHOOD IS COMPOSED OF 10 MULTIFAMILY BUILDINGS WITH UNITS IN THE CONFIGURATION OF 2.5 AND 3 STORY BUILDINGS, TOTALING 48 UNITS, THERE ARE 3 BUILDING TYPOLOGIES, 3 UNITS, 5 UNITS AND 6 UNITS, THE MAIN ENTRANCE TO THE RESIDENCES IS FROM THE FRONT, A 2 CAR GARAGE ENTERED THROUGH THE ALLEY AT THE REAR OF THE RESIDENCE.

PREVALENT THEME
THE PREVALENT THEME OF THE NEIGHBORHOOD CREATES A COHESIVE MESH OF COLOR AND DETAIL COMPLEMENTING THE EXISTING RESIDENCES. THE CHARACTER OF THE BUILDINGS IS REMINISCENT OF MID-20TH CENTURY ARCHITECTURE. THE MAIN WAS TAKEN FROM ST. AUGUSTINE BUILDINGS WITH BALCONIES TURNING THE CORNERS, COVERED ENTRIES AND TRELLISES AS GARDEN FEATURES. THE BUILDINGS WERE DESIGNED TO TAPER AT THE CORNERS, CREATING AN EASIER TRANSITION AS THE ROOF GARDEN AND TRELLIS SOFTEN THE EDGE AND STUCCO, STUCCO BANDING, WOOD TRELLISES, AND STANDING SEAM METAL ROOFS.

ARCHITECTURAL COMPLIANCE
IN AN EFFORT TO COMPLEMENT EXISTING STRUCTURES IN THE SURROUNDING AREA, THE BUILDINGS WERE DESIGNED TO TAPER AT THE CORNERS, CREATING FOCAL POINTS IN SCALE WITH THE PEDESTRIAN ENVIRONMENT. THIS WAS ACHIEVED BY TAPERING THE END UNITS OF ALL BUILDINGS TO A 2 STORY HEIGHT. THE CORNER CANTILEVERED BALCONIES CREATE AN EASIER TRANSITION TO THE 3 STORY HEIGHT. THE ROOF GARDEN AND TRELLISES COMPLEMENT THE EXISTING ARCHITECTURAL STYLE AND MATERIALS, SUCH AS SMOOTH STUCCO, BANDING, WOOD TRELLISES, AND STANDING SEAM METAL ROOFS ARE REMINISCENT OF THE FLORIDA VERNACULAR STYLE COMPLEMENTING THE EXISTING NEIGHBORHOODS.

REVISIONS	DESCRIPTION	DATE
4.17.24	INITIAL SUBMITTAL	
6.24.24	RESUBMITTAL #1	
6.24.24	RESUBMITTAL #2	
9.23.24	RESUBMITTAL #3	
10.28.24	RESUBMITTAL #4	
11.25.24	RESUBMITTAL #5	
12.20.24	RESUBMITTAL #6	
01.27.25	RESUBMITTAL #7	
03.24.25	RESUBMITTAL #8	
04.24.25	RESUBMITTAL #9	
05.24.25	RESUBMITTAL #10	

DRAWING NAME VISUAL IMPACT ANALYSIS	
DATE 4.18.2024	SHEET NO. VIA-1

PLANS: 100% (00)



FLEITES DE LEONTAITES, INC.
MARIA DE LEONTAITES, RIA
ARCHITECT & PLANNER
2205 N.W. 11TH AVENUE, SUITE 205
MIAMI, FL 33136
TEL: 305.555.1111
WWW.FLEITESDELEONTAITES.COM

WESTCHESTER VILLAGE AT PIPERS GLEN PUD PIPERS GLEN PUD

SCALE:

APPROVED LENSE: AEC/DELL

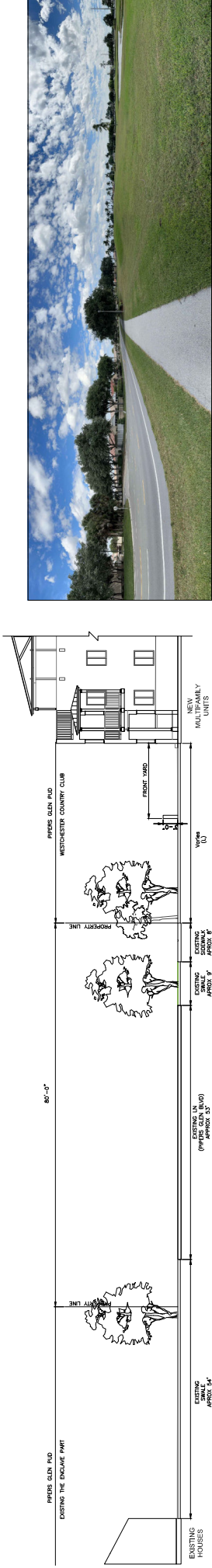
REVISIONS: 1. PRELIMINARY
2. 4.17.24 INITIAL SUBMITTAL
3. 5.29.24 RESUBMITTAL #1
4. 7.22.24 RESUBMITTAL #2
5. 9.23.24 RESUBMITTAL #3
6. 10.29.24 RESUBMITTAL #4
7. 11.26.24 RESUBMITTAL #5
8. 12.20.24 RESUBMITTAL #6
9. 01.27.25 RESUBMITTAL #7
10. 03.24.25 RESUBMITTAL #8
11. 04.24.25 RESUBMITTAL #9

DRAWING NAME
VISUAL IMPACT
ANALYSIS

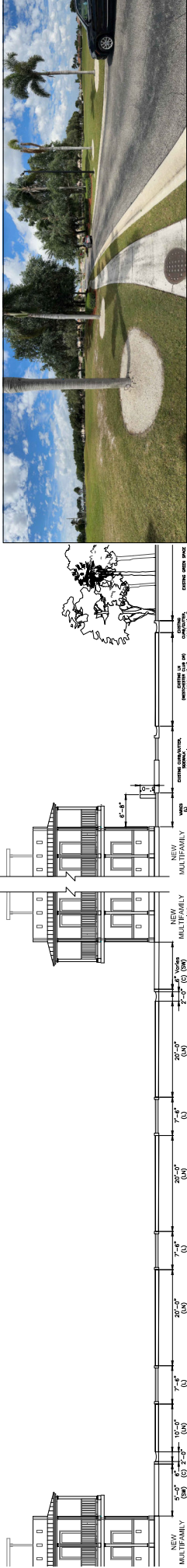
DATE
4.18.2024
SHEET NO.

V1A-2

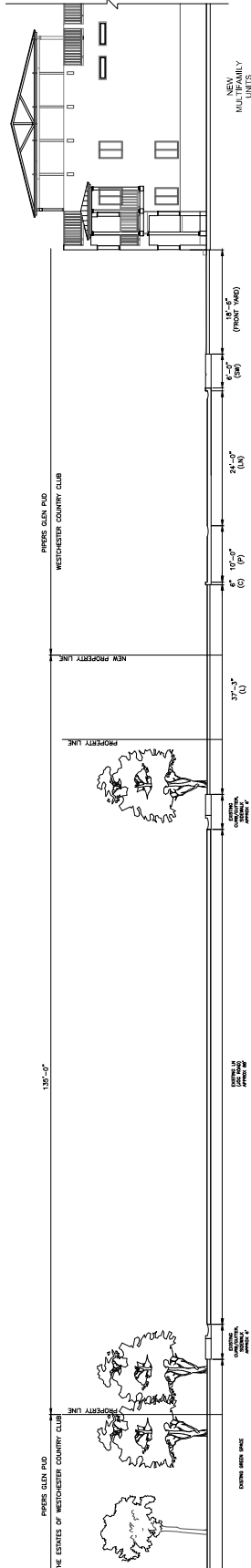
PROJECT NO. 23-001



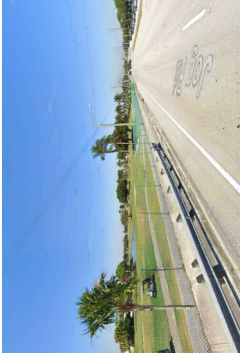
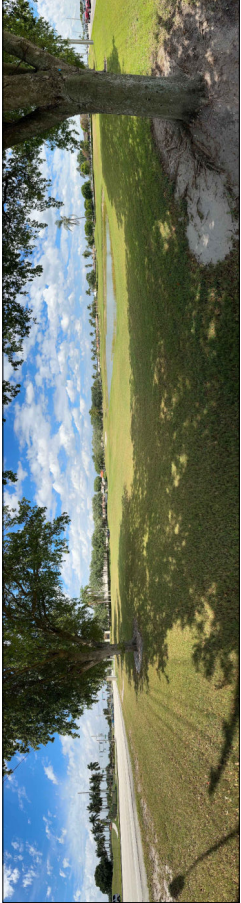
CROSS SECTION B-B
EXISTING VIEW OF PIPERS GLEN BLVD



CROSS SECTION C-C
EXISTING VIEW OF WESTCHESTER CLUB DR



CROSS SECTION D-D FACING EAST
EXISTING VIEW OF JOG ROAD



CROSS SECTION C-C FACING WEST
EXISTING VIEW OF JOG ROAD

MARIA DELEO N- FLEITES
Digitally signed by MARIA DELEO
Date: 2025.04.25 16:33:13 -04'00'



FLEITES DE LEON VALENTES INC.
MARIA DE LOYOLA VALENTES, S.A.
CALLE 100 # 100-100
20250 NW 11TH AVENUE,
MIAMI GARDENS, FL 33156
TEL: 305.444.1111
EMAIL: MARI@FLEITES.COM

WESTCHESTER VILLAGE AT PIPERS GLEN PUD PIPERS GLEN PUD

TOTAL:

ARCHITECT: LEON VALENTES, AIA, AIA, AIA

DATE: 4/17/24

DESCRIPTION: INITIAL SUBMITTAL

6/24/24 RESUBMITTAL #1

7/22/24 RESUBMITTAL #2

8/23/24 RESUBMITTAL #3

10/24/24 RESUBMITTAL #4

12/20/24 RESUBMITTAL #5

01/21/25 RESUBMITTAL #7

03/24/25 RESUBMITTAL #8

04/24/25 RESUBMITTAL #9

DRAWING NAME

SITE PLAN

DATE: 4/18/2024

SHEET NO.

VIA-3

PROJECT NO: 2003

Digitally signed by
MARIA DELEO FLEITES
N-
Date: 2025.04.25 16:34:35 -04'00'

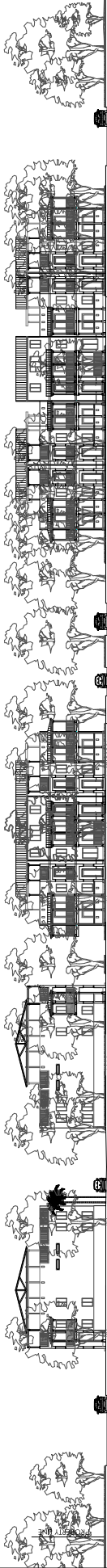


Exhibit E-7 - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Binyomin Neustadt, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Member *[position - e.g., president, partner, trustee]* of NEW CITY WESTCHESTER DEVELOPMENT LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 12 Flannery Ave
Lakewood, NJ 08701
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Binyomin Neustad, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 15 day of April, 2024 by Binyomin Neustadt (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did ☒ did not take an oath (circle correct response).

Yyheelling D. Evans
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 02/17/2026



YYHEELLING DAYANA EVANS
Notary Public, State of Florida
My Comm. Expires February 17, 2026
Commission No. HH 230019

EXHIBIT "A"**PROPERTY**

A TRACT OF LAND OUT OF TRACT G AND RECREATION TRACT 3, AS RECORDED IN PLAT BOOK 43, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PIPERS GLEN BLVD. AND THE NORTHEAST CORNER OF SAID TRACT "G"; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF PIPERS GLEN BLVD. SOUTH 22 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 55 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 116.11 FEET TO A POINT; THENCE NORTH 59 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 49.79 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 79.06 FEET AND AN ARC LENGTH OF 102.99 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 82 DEGREES 50 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 95.86 FEET TO A POINT; THENCE SOUTH 45 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 246.23 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 169.63 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 06 DEGREES 38 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 156.91 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 32.37 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 24 DEGREES 48 MINUTES 39 SECONDS EAST, A CHORD DISTANCE OF 32.28 FEET TO A POINT; THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS WEST, A DISTANCE OF 559.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD NORTH 00 DEGREES 33 MINUTES 54 SECONDS WEST A DISTANCE OF 260.00 FEET TO A POINT; THENCE CONTINUE NORTH 00 DEGREES 33 MINUTES 54 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, A DISTANCE OF 718.26 FEET TO A POINT; THENCE NORTH 44 DEGREES 26 MINUTES 06 SECONDS, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PIPERS GLEN BLVD.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PIPERS GLEN BLVD. NORTH 89 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 169.12 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,960.00 FEET AND AN ARC LENGTH OF 771.91 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 79 DEGREES 16 MINUTES 57 SECONDS EAST,

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	
Binyomin Neustadt	12 Flannery Avenue, Lakewood, NJ 08701	100%

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Binyomin Neustadt _____, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Member [position - e.g., president, partner, trustee] of NEW CITY WESTCHESTER GROUP LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 12 Flannery Ave
Lakewood, NJ 08701
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Binyomin Neustadt, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 19 day of July, 2024 by Binyomin Neustadt, Member of New City Westchester Group, LLC (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Yvheeling Dayana Evans (Signature)
(Name - type, stamp or print clearly)



YYHEELUNG DAYANA EVANS

Notary Public, State of Florida

My Commission Expires on: _____ My Comm. Expires February 17, 2026

Commission No. HH 230019

EXHIBIT "A"

PROPERTY

A PORTION OF TRACT W OF WESTCHESTER GOLF AND COUNTRY CLUB RECORDED IN PLAT BOOK 94, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PIPERS GLEN BLVD. AND THE NORTHEAST CORNER OF SAID TRACT W; THENCE SOUTH 22°00'00" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 55°00'00" WEST, A DISTANCE OF 116.11 FEET; THENCE NORTH 59°50'20" WEST, A DISTANCE OF 49.79 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 79.06 FEET AND AN ARC LENGTH OF 102.99 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 82°50'37" WEST, A CHORD DISTANCE OF 95.86 FEET; THENCE SOUTH 45°31'32" WEST, A DISTANCE OF 94.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°31'32" WEST, A DISTANCE OF 152.01 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 169.63 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 06°38'52" WEST, A CHORD DISTANCE OF 156.91 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 32.37 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF SOUTH 24°48'39" EAST, A CHORD DISTANCE OF 32.28' TO A POINT; THENCE SOUTH 89°26'06" WEST, A DISTANCE OF 559.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD; THENCE NORTH 00°33'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, A DISTANCE OF 444.19 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 377.61 FEET; THENCE NORTH 06°19'39" EAST, A DISTANCE OF 77.28 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 164.15 FEET AND AN ARC LENGTH OF 22.93 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF NORTH 10°58'43" EAST, A CHORD DISTANCE OF 22.91 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 286.75 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 246.28 FEET TO THE POINT OF BEGINNING. CONTAINING 296,302

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
	Binyomin Neustadt - 12 Flannery Avenue, Lakewood, NJ 08701 - 100%

Exhibit E-8 – Justification Statement



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**Westchester Village at Piper's Glen PUD
Statement of Use and Justification for Development Order Amendment to
Convert Land from Recreation to Residential Use**

Application Number: DOA-2024-00518

Submitted: April 17, 2024

Resubmitted: June 24, 2024

Resubmitted: July 22, 2024

Resubmitted: September 23, 2024

Resubmitted: November 25, 2024

Resubmitted: January 27, 2025

Resubmitted: July 28, 2025

Resubmitted: January 26, 2026

Resubmitted: February 23, 2026

Resubmitted: March 20, 2026

Resubmitted: March 30, 2026

New City Westchester Development LLC ("Petitioner") is the owner of the +/- 19.1 acre Westchester Golf & Country Club property located at 12250 Westchester Club Drive ("Property"), which is generally located at the southeast corner of Jog Road and Pipers Glen Boulevard in unincorporated Palm Beach County ("County"). The Property is designated LR-3, Low Residential – 3 Units per Acre, on the County's Future Land Use Atlas, and is located within the RT/SE PUD, Residential Transitional with a Special Exception for a Planned Unit Development, zoning district.

The Property is a part of the +/- 645.19 acre Piper's Glen Planned Unit Development, which was previously approved for the following uses:

- +/- 407.94 acres of Residential use including 1,764 dwelling units with 487 single family, 1,100 zero lot line, and 177 multifamily units;
- +/- 5.14 acres of Commercial use;
- +/- 10.83 acres of Governmental use; and
- +/- 221.28 acres of Lakes and Other Open Space including 17 acres of Golf Club, 0.112 acres of Communication Tower, and 204.17 acres of Lakes and Open Space.

It is important to note that the plats for the Pipers Glen PUD result in different acreages for these components due to replatting of certain areas over the past 40 years. For instance, while the approved Master Plan showed the Golf Club as a 17 acre parcel, the approved Final Site Plan Exhibit No. 180 and Westchester Golf & Country Club Plat, as recorded in Plat Book 94, Page 62 identifies the Golf Club as 19.11 acres (with 2.11 acres being removed from Recreation Tract "3" of the Pipers Glen Plat No. 1 (P.U.D.), as recorded in Plat Book 43, Page 97), which is consistent with the survey completed for this application. As such, the Master Plan for this application has been updated to reduce 2.11 acres from the Lakes and Open Space area as it should have been included in the Golf

Club area. Further, the Residential use area identified on the Master Plan includes areas that are identified as Open Space areas on the corresponding residential plats. As discussed in greater detail under Open Space Analysis below and illustrated on the Open Space Analysis tabular data attached hereto as Exhibit “A”, The existing Open Space totals to +/- 259.5 acres. As such, the actual Residential use area is +/- 369.72 acres, which is being updated on the Master Plan included with this application.

At this time, Petitioner proposes to redevelop a +/- 12.4 acre portion of the 19.11 golf club property as a 49 unit residential development (“Project”). The development area is a vacant and unused portion of the golf club property that was previously approved a 9-hole mini golf amenity per the approved site plan. No change is proposed to the approved 27 hole regulation golf course or clubhouse structures. The clubhouse will remain open, and the 27 hole golf course will not be impacted by the Project. Further, all proposed modifications are internal to the Property and the approved Master Plan acreage and boundary/legal description will remain the same.

The proposed residences are classified as multifamily dwelling units pursuant to the Unified Land Development Code (“ULDC”), though they will be designed and built as new urbanist townhome-style units with a private front yard and a rear-access 2 car garage provided for each unit. The units are designed to face the building fronts towards the Jog Road and Piper’s Glen Boulevard frontages with internal drive aisles with private garage access at the rear of the structures. Surface parking is strategically located throughout the development in a parallel parking configuration to provide conveniently placed guest parking for all units. A central recreation area is proposed to create a central green and provide a community gathering space that promotes a sense of place and creates a feeling of community. Pedestrian circulation is provided throughout the project with sidewalks along the front of all units and between the buildings located along Pipers Glen Boulevard to provide safe and efficient pedestrian access to all dwellings. The existing lake in the eastern portion of the Property is proposed to be expanded to account for the proposed residential development and will be positioned between the new residences and the existing community to the east. Right-of-way landscape buffer requirements are met along the north and west property lines, and a Type 1 Waiver is requested to eliminate the incompatibility buffer on the east side of the proposed residential pod adjacent to the existing recreation pod in order to integrate the recreation amenities with the proposed multifamily use (as permitted by ULDC Table 7.B.4.A).

Condition A.1 of Resolution R-95-1479, which approved the Enclave development across Piper’s Glen Boulevard to the north, establishes the requirement for a restrictive covenant for the recreational area, which is copied below:

A.	GENERAL (Pod J only)
1.	Prior to certification of a site plan for Pod J by the Development Review Committee, the property owner shall prepare and record a Restrictive Covenant on the balance of the Par 3 golf course, located on the south side of Pipers Glen Boulevard east of Jog Road, restricting it to golf course, recreational and open space uses in perpetuity, in a manner and form acceptable to the County Attorney. (COUNTY ATTORNEY)

Condition Planned Unit Development number 1 of Resolution R-2019-0261, which approved a Development Order Amendment to modify the Master Plan to allow a Stealth Commercial Communication Tower, establishes a limitation on the transfer of density between pods, which is copied below:

PLANNED UNIT DEVELOPMENT
1. Units may not be transferred from Pod to Pod. (DRO/ONGOING: ZONING - Zoning) (Previous PLANNED UNIT DEVELOPMENT Condition 1 of Resolution R-2016-6, Control No.1980-00212)

Petitioner proposes to delete these conditions of approval in order to allow the Project. The Enclave at Westchester Homeowner’s Association, Inc is in support of the Project and has provided consent for deletion of Condition A.1 of Resolution R-95-1479, which is included with this application.

In addition, Petitioner respectfully requests approval for a Type 1 Waiver to eliminate the eliminate a 15 foot Type 2 Incompatibility Buffer between the existing and proposed recreation pods and proposed residential use.

PROPERTY HISTORY

The Property has been subject to a number of Board of County Commissioners over the years, as detailed in the table below:

Property History				
Date	Application Number	Request	Status	Resolution Number
1/29/1981	Z-1980-00212	REZONING, FROM AG-AGRICULTURAL DISTRICT, IN PART, AND RT-RESIDENTIAL TRANSITIONAL DISTRICT, IN PART, TO RT-RESIDENTIAL TRANSITIONAL DISTRICT	Approved	R-1981-0199

1/29/1981	Z-1980-00212	FURTHER SPECIAL EXCEPTION TO ALLOW THE EXPANSION AND MODIFICATION TO AN EXISTING PLANNED UNIT DEVELOPMENT	Approved With Conditions	R-1981-0200
8/9/1988	SE-1980-00212	SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR A PLANNED UNIT DEVELOPMENT PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 80-212 ON JANUARY 29, 1981 (R-81 -200, ADOPTED FEBRUARY 24, 1981) AND ZONING PETITION NO. 79-126, ON JUNE 28, 1979 (R-79-914, ADOPTED JULY 24, 1979 AND R-79-915 , ADOPTED JULY 24, 1979) TO ALLOW 1)REALLOCATION OF DENSITY, AND 2) A CHANGE IN HOUSING TYPES	Approved With Conditions	R-1988-1213
8/7/1990	SE-1980-00212	AMEND MASTER PLAN/TRANSFER UNITS FROM PAR G TO D	Approved	R-1990-1300
8/20/1991	DOA-1980-00212	MODIFICATION TO RECAPTURE DENSITY/REDESIGN SITE	Approved	R-1991-1068
1/24/1996	DOA-1980-00212	DOA FOR REDESIGNATION OF LAND USES FOR 48 SFR	Approved	R-1995-1479
1/30/1997	EAC-1980-00212	DOA:MODIFY COND.A.8 OF R-95-1479 TO ADD CLUBHOUSE & POOL IN REC AREA	Approved	R-1997-0256
1/30/1997	EAC-1980-00212	DOA:MODIFY COND.A.8 OF R-95-1479 TO ADD CLUBHOUSE & POOL IN REC AREA	Approved	R-1997-0153
10/28/1999	DOA-1980-00212	DOA TO DEL COND 9 OR R-88-1213 AND PERMIT A SINGLE TENANT USER IN EXCESS OF 10,000 SQUARE FEET	Approved With Conditions	R-2000-0004
10/28/1999	DOA-1980-00212	DOA TO DEL COND 9 OR R-88-1213 AND PERMIT A SINGLE TENANT USER IN EXCESS OF 10,000 SQUARE FEET	Approved With Conditions	R-1999-2071
6/7/2006	DOA-2005-01128	To allow a medical or dental office with a Commercial Pod of a Planned Unit Development.	Approved With Conditions	R-2006-0006

1/7/2016	DOA/R-2015-00320	to allow a Commercial Communication Tower (Stealth).	Adopted With Conditions	R-2016-0007
1/7/2016	DOA/R-2015-00320	To reconfigure the Master Plan and add a Requested Use.	Adopted With Conditions	R-2016-0006
2/28/2019	DOA/CA-2017-02447	to allow a Stealth Commercial Communication Tower.	Adopted With Conditions	R-2019-0262
2/28/2019	DOA/CA-2017-02447	to modify the Master Plan to add a use	Adopted With Conditions	R-2019-0261
6/27/2019	CRB-2019-01108	to correct a Condition of Approval (Site Design) as contained in Resolution R-2019-0261.	Adopted With Conditions	R-2019-0905

GOLF COURSE CONVERSION

Although the Property is a portion of the Golf Club property and not the regulation 27 hole golf course, this application has been prepared in compliance with the requirements for a golf course conversion. Pursuant to ULDC Article 3.E.1.E.3, Modification to Reduce or Reconfigure Existing Golf Course, any modification to reduce the acreage of the golf course previously approved on a Master Plan shall comply with certain criteria. As detailed below, the proposed conversion of the affected area from a golf club to residential uses complies with these criteria as follows:

- a. Notice to Homeowners:** A notice of the proposed golf course conversion was sent to all residents of the PUD on Tuesday, April 16, 2024. Evidence of this mailing and the notice that was mailed has been provided in this submittal. Furthermore, the applicant posted the required notice signs on the affected area on Tuesday, April 16, 2024. Evidence of this posting has been provided in this submittal.
- b. Reduction of Open Space or Recreation:** The Piper’s Glen PUD continues to meet the minimum required open spaces and recreation area requirements in place at the time of the original approval in the balance of the PUD. The affected area residential development has been designed to meet today’s standards for open space and recreation areas and provides 66% of the Residential area as open space.
- c. Visual Impact Analysis Standards:** Included in this application is a Visual Impact Analysis that complies with the methodology to assess the compatibility and impact of the conversion of the golf club area on adjacent properties. This analysis shows that there will be no negative impacts or incompatibility issues with the redevelopment as proposed.

OPEN SPACE ANALYSIS

The County's minimum open space requirements have been modified over the years as follows:

- Ordinance 3-57 (applicable from 1957 to February 1973) – No PUD Open Space was required. This ordinance predates the approval of the Pipers Glen PUD and is not applicable to the approval.
- Ordinance 73-2 and Subsequent Ordinances (applicable from February 1973 to June 16, 1992) – 35% PUD Open Space was required. Pursuant to Ord. 73-2, Sec. 500.21.J.10, "Any privately maintained or owned exterior open space adjacent to and for the exclusive use by the residents of the individual dwelling unit, enclosed or partially enclosed by walls, hedges, buildings or structures, including but not limited to balconies, terraces, porches, decks, patios and atriums may be counted toward the total open space requirement, provided the total area contained therein does not exceed five (5) percent of the gross area of the PUD, nor decreases the amount of ground level open space below that acreage equal to thirty (30) percent of the gross area of the PUD. All pervious land areas between the property or lot lines and the building or buildings thereon shall count as open space, except as herein otherwise provided."

Although the second clause of this provision indicates that all ground level open space on residential lots between the property line and the building be counted as open space, this application does not rely on any open space within residential lots that is not identified on a plat of record for purposes of demonstrating compliance with the County's open space requirements.

- Unified Land Development Code (applicable from June 16, 1992 to January 2004) – No PUD Open Space was required during this time frame. Although there was no PUD open space requirement during this time, the applicant has analyzed the open space calculations for all the development pods approved and/or revised during this time period.
- Unified Land Development Code (January 2004 to Present) – 40% PUD Open Space is now required. The proposed 12.4-acre residential parcel is designed to provide approximately 8.26 acres of the 12.4 acre residential parcel as 66% open space within the proposed Residential and Open Space/Water Management tracts. As such, this application contemplates the reduction of 4.14 acres of open space.

A detailed analysis of the platted open space provided for all development pods, as described above, is attached hereto as Exhibit "A". This analysis demonstrates that the current Piper's Glen PUD includes approximately 259.5 acres of open space, which is approximately 40.2% of the 645.19 acre PUD area. As such, even with the +/- 4.14 acres of open space being used for residential use, the Piper's Glen PUD maintains approximately 255.36 acres of open space (+/- 39.6%), which far exceeds the 35% open space required for PUDs in the ULDC in effect at the time of the PUD approval. Considering that the proposed residential pod contains +/- 66% open space, and the PUD overall will

provide approximately 39.6% open space, the Project and overall PUD remain in compliance with the County’s open space requirements.

DEVELOPMENT ORDER AMENDMENT

The proposed Development Order Amendment application meets the requirements set forth in ULDC Article 2.B.7.B.2. Standards for considering a development Order application for the proposed amendment:

a. Consistency with the Plan

The existing Future Land Use designation for the site is LR-3, Low Residential 3 dwelling units per acre, on the County’s Future Land Use Atlas Map. The LR-3 future land use designation permits residential development up to three (3) dwelling units per acre. The total area of the Piper’s Glen PUD is +/- 645.19 acres. There are 1,764 existing dwelling units approved and the proposed DOA would allow for the development of an additional 49 dwelling units for a total of 1,813 dwelling units. Based on a site area of +/- 645.19 acres, the permitted density at three (3) dwelling units per acre, would allow for a maximum of 1,936 dwelling units. The proposed maximum of 1,813 dwelling units results in a density of 2.81 dwelling units per acre.

The proposed modifications to the Piper’s Glen PUD are consistent with the Low Residential 3 Land Use designation, as the intent for the LR-3 category shall be primarily residential development at or below a density of three dwelling units per acre. Pursuant to Table 1.6-a of the Future Land Use Element (FLUE) of the Comprehensive Plan, the Low Residential future land use designation is consistent with the PUD zoning designation. The proposal does not cause the development to exceed the gross density permitted by the Comprehensive Plan.

As described above, Condition Planned Unit Development number 1 of Resolution R-2019-0261, which approved a Development Order Amendment to modify the Master Plan to allow a Stealth Commercial Communication Tower, establishes a limitation on the transfer of density between pods, which is copied below:

PLANNED UNIT DEVELOPMENT

1. Units may not be transferred from Pod to Pod. (DRO/ONGOING: ZONING - Zoning)
(Previous PLANNED UNIT DEVELOPMENT Condition 1 of Resolution R-2016-6, Control No.1980-00212)

Petitioner proposes to delete these conditions of approval in order to allow the Project.

Additionally, the proposed development is consistent with Objective 1.2 of the Future Land Use Element of the Comprehensive Plan in that it will provide additional residential units within the Urban/Suburban Tier to account for the projected population increase in the County.

b. Consistency with the Code:

The Property was previously approved and developed as a residential golf course community. The proposed DOA is not in conflict with any portion of the ULDC and is consistent with the stated purpose and intent of the ULDC. All proposed residential units will adhere to the current ULDC regulations and applicable property development regulations for the specified multifamily unit type. Further, the Project is consistent with the PUD Design Objectives and Performance Standards of the ULDC, as well as the RM zoning regulations. Please refer to the proposed site plan for additional information.

Compliance with Article 3 – The Project is designed to comply with the Property Development Regulations applicable to Multifamily uses within a PUD, as detailed in the table below:

PROPERTY DEVELOPMENT REQUIREMENTS									
	ZONING DISTRICT			DENSITY	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	RM (Required)	65'	75'	3 DU/AC	40%	25'	15'	25'	15'
PROP	RM (Proposed)	528.8'	373.2'	3.95 DU/AC	34%	40'	16'	55'	54'

The Project represents Exemplary Design in accordance with ULDC Section 3.E.2.A.4., which requires that the Project be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and exceed the minimum requirements of the ULDC and the design objectives and performance standards in Article 3, which include, but are not limited to, sustainability, trip reduction, cross access, buffering, aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses, mix of unit types, safety, and affordable housing. Consistency with the Comprehensive Plan is detailed above under **Consistency with the Plan**. Additionally, the Project exceeds the minimum open space requirement by providing 66% open space within the proposed Residential and Open Space/Water Management tracts where only 40% is required. The Project also incorporates a large central recreation area that exceeds the minimum acreage requirements, as well as cross access to the existing golf clubhouse recreation area. Further, the Project incorporates New Urbanist townhome style multifamily into the existing PUD, thus introducing a new unit type and exhibiting creative design with front patios oriented toward the public rights-of-way and toward the proposed recreation area in order to create a sense of place that promotes a strong community. As such, the Project embodies Exemplary Design.

The Project is also consistent with ULDC Section 3.E.2.B.1, Design Objectives, and 3.E.2.B.2., Required Performance Standards, as follows:

Design Objectives:

- a. The PUD is designed as a predominantly residential district.
- b. The PUD is designed to provide a continuous non-vehicular circulation system for pedestrians and non-motorized vehicles.
- c. The Project and PUD are designed to provide perimeter landscape areas to buffer incompatible land uses, or where residential uses are adjacent to other incompatible design elements such as roadways, usable open space areas, where a more intense housing type is proposed, or where residential setbacks are less than adjacent residential development outside the perimeter of the PUD.
- d. The PUD incorporates the existing limited commercial uses for the population of the PUD.
- e. The Project and PUD maintain a neighborhood character and identity.
- f. The Property was previously cleared and improved as a golf course; however, the Project has been designed to preserve the natural environment to the greatest extent possible.
- g. The PUD previously provided land for civic uses to reduce public capital improvements and expenditures.

Required Performance Standards

The PUD complies with standards a through d below, as required, in addition to a minimum of two standards listed in e through i:

- a. *Proximity to Other Uses.* The proposed Residential Pod includes a Recreation area within the Residential Pod and is immediately adjacent to the Westchester Golf and Country Club Recreation area. As such, all proposed residential units are located within 1,320 feet of a Recreation Pod.
- b. *Focal Points.* A focal point shall be provided at the terminus of 15 percent of the streets in the project. The focal point may be in the form of a plaza, fountain, landscaping, or similar amenity deemed acceptable to the DRO. The focal point shall not be located on a private residential lot. [Ord. 2006-055]
- c. *Neighborhood Park.* A neighborhood parks is provided with a direct connection to the pedestrian system and includes a tot lot.
- d. *Decorative Street Lighting.* The Project will incorporate decorative streetlights at the development entrances.
- e. *Decorative Paving.* This is not a required performance standard. Petitioner is meeting the required for standards e through i through compliance with g and i.
- f. *Fountains.* This is not a required performance standard. Petitioner is meeting the required for standards e through i through compliance with g and i.
- g. *Benches or Play Structures.* A play structure is provided within the tot lot in the proposed usable open space areas with pedestrian pathways connecting on the north, south, east, and west.
- h. *Interspersed Housing.* This is not a required performance standard. Petitioner is meeting the required for standards e through i through compliance with g and i.

- i. *Pedestrian Circulation System.* An interconnected pedestrian sidewalk, path, or trail system is provided throughout the Project that links the proposed Residential Pod to the existing and proposed recreation amenities within the development.

In addition, the Project is consistent with ULDC Section 3.E.2.E.1., which requires that a Residential Pod be designated on the Master Plan as follows:

- a. Range of Housing – A PUD in excess of 100 acres and 300 dwelling units must provide a minimum of two residential use types. A minimum of ten percent of the residential dwellings in a PUD in excess of this threshold shall be of a second use type. The Pipers Glen PUD provides single-family residential dwellings, townhome dwellings, and multifamily residential dwellings. The addition of the proposed multifamily use, designed in a townhome style, provides additional diversity in the range of housing provided within the overall PUD. As such, the Project complies with this criterion.
- b. Side Loading Garage – no side loading garages are proposed. As such, this criterion is not applicable.

Further, the Project is designed to comply with the Design Objectives for a PUD as follows:

- a. The Project is designed as a predominantly residential pod with internal recreation areas provided to serve the residents of the new residential pod.
- b. A continuous non-vehicular circulation system is provided throughout for pedestrians and non-motorized vehicles with direct connections from the front of each unit to the public sidewalk system.
- c. The Project is designed to provide perimeter landscape areas along Jog Road and Pipers Glen Boulevard to buffer incompatible land uses. Reduced incompatibility buffers are proposed through a Type 1 Waiver along the shared property lines in order to integrate the proposed community with the existing golf club facility.
- d. No commercial uses are proposed with the Project.
- e. The Project is designed to establish neighborhood character and identity with front porches facing the public roads and the community green/clubhouse. Unique architecture that remains consistent with the surrounding area is proposed to create a sense of identity.
- f. The Project has been designed to preserve the natural environment to the greatest extent possible by preserving existing vegetation wherever possible. In addition, littoral plantings will be provided along the east side of the lake to create additional habitat for water birds.
- g. No civic areas are proposed as they were established with the original PUD approval and development.

Compliance with Article 4 – The proposed Multifamily use complies with the Use Regulations in Article 4 as follows:

4.B.1.C.5, Multifamily:

- a. Definition: The Project meets the definition for Multifamily as the use provides multiple structures designed for two or more dwelling units which are attached.
- b. Typical Uses: The intended use is as residential condominiums.
- c. Overlay – WCRAO: The Property is not located within the WCRAO, and as such this criterion is not applicable.
- d. Zoning District
 - 1) TMD District: The Property is not located within the TMD District, and as such this criterion is not applicable.
 - 2) RM District: The Property is not located within the RM District, and as such these criteria are not applicable.

The proposed lake is classified as a Type 2 Excavation. The proposed Type 2 Excavation will not remove more than 10% of the excavated material unless the conditions detailed in ULDC Article 4.B.10.C.4.f(2) are met. As such, the proposed Type 2 Excavation is permitted subject to DRO Approval, which will be processed following approval of the requested Development Order Amendment. The Type 2 Excavation further complies with the separation criteria outlined in ULDC Article 4.B.10.B.7.b, as follows:

- a. The proposed lake is outside a Wellfield Zone 1 and not within 300 feet of a Public Water Supply well.
- b. There are no designated Wetland areas within 200 feet of the proposed lake.
- c. There are no landfills within 300 feet.
- d. The Property is currently undergoing a Phase 2 Environmental Assessment. If contamination is found, Petitioner will conduct Soil Remediation in order to bring the Property into compliance. If Groundwater contamination is found, then a Contamination Plume will be established and no excavation will be proposed within plume.
- e. There are no septic systems within 300 feet of the proposed lake.
- f. There are no Potable wells within 100 feet of the proposed lake.
- g. No publicly owned conservation or preservation areas within 200-ft of the proposed Lake.

Compliance with Article 5.G.1 – The Project proposes 49 multifamily for-sale (condominium) residential dwelling units, and as such, is subject to the requirements of the County’s Workforce Housing Program (“WHP”). Petitioner is not seeking to utilize the WHP density bonus programs, and as such is subject to the WHP Limited Incentive requirements. As such, two (2) workforce housing units are required. Petitioner proposes to meet the WHP requirements with an in lieu payment of \$89,145 per unit to be paid prior to the release of the 1,838th building permit. Please refer to the WHP Determination Letter included with this application for additional information regarding the WHP requirements applicable to the Project.

Compliance with Article 6 – The Project complies with the parking requirements within Article 6. The proposed Multifamily use requires 1.75 parking spaces per unit plus 1 space per 4 units for guest parking, which requires a total of 99 parking spaces. The proposed residential site plan is designed to provide 126 parking spaces including 28 guest spaces, which is 27 spaces in excess of the minimum requirement. More specifically, each townhome-style unit is proposed to include a private 2-car garage, in addition to 28 parallel parking spaces are strategically located throughout the residential parcel to provide conveniently located guest parking for each building. The Golf Club is required to provide 4 parking spaces per hole and 1 space per 250 square feet of clubhouse. Considering that there is a 27 hole course, and 24,296 square foot clubhouse, the minimum parking requirement is 213 parking spaces. The golf clubhouse site plan is designed to provide 227 parking spaces. As such, the Project complies with the minimum parking requirements of Article 6.

Compliance with Article 7 – The Project is designed to comply with the landscape requirements of Article 7. More specifically, a 20-foot wide right-of-way buffer is required and provided along Jog Road, a 15-foot wide right-of-way buffer is required and provided along Pipers Glen Boulevard, a 10-foot wide incompatibility buffer is provided along the east property line between the proposed residential/lake parcels and the detached residential to the east. Two (2) Type 1 Waivers are requested to (1) eliminate the incompatibility buffer along the east side of the proposed residential use and the existing recreational use and (2) to eliminate the incompatibility buffer between the proposed residential use and the proposed recreational pod, in lieu of the Type 2 Incompatibility Buffer required. The requested Type 1 Waiver is allowed pursuant to ULDC Article 7.C.2.C.1.a, which allows elimination of an incompatibility buffer for residential pods of a PDD subject to Type 1 Waiver approval. Pursuant to Table 7.B.4.A. a Type 1 Waiver is permitted where the site layout of the pod or tract will integrate recreation amenities with Multifamily use, as is proposed here. Compliance with the Type 1 Waiver standards is discussed in greater detail below.

Compliance with Article 11 – The Property will be re-platted to create a new residential tract, modify the boundaries of the existing recreational tract, establish a new road tract, and establish a new stormwater management tract, in accordance with the requirements of Article 11.

c. Compatibility with Surrounding Uses:

Compatibility is defined in Article 1.H.2.C.51.b of the County’s Unified Land Development code as: *“Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.”*

This application is requesting an amendment to an existing planned unit development to allow additional residential dwellings, which are below the maximum permitted density, on vacant and unused property. The addition of the proposed residential units will not create or foster undesirable health, safety, or aesthetic effects on existing residential units. Rather, the proposed development will introduce modern housing options and increase the lake area, and ultimately improve the health and safety of existing residents.

The proposed residential dwelling units are consistent and compatible with the uses and character of the land surrounding and in the vicinity of the Property. Surrounding properties exhibit similar land use and zoning designations and are primarily developed with residential communities. Development of the Project will improve the compatibility of the Affected Area within the Piper's Glen PUD and within the context of the surrounding communities.

d. Design Minimizes Adverse Impact:

The Project is designed to minimize adverse effects, including visual impacts of the proposed units on existing units within the Piper's Glen PUD. The Project is designed to minimize any adverse impacts to the existing residents and surrounding properties by providing landscape buffers and landscape screening as required by the ULDC, and orienting the proposed stormwater management area between the proposed residential units and the existing residential community to the east to ensure that the project minimizes visual impacts. The proposed residential pod will be accessed by the existing access opening on Piper's Glen Boulevard.

e. Design Minimizes Environmental Impact:

The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment. The proposed residential use and site design will have no negative effect on the surrounding environment. Petitioner will meet the provisions of the ULDC in regard to preservation and/or mitigation of vegetation at the time of site plan approval. The proposed modifications to open space and water management tracts will improve or maintain the drainage capacity of the site. Overall, there will be no negative environmental impact of the proposed amendment. Please refer to the Tree Disposition Plan and Wellfield Protection Affidavit included with this application.

f. Development Patterns:

Over the last decade golf course play has declined throughout the County and the country, which has resulted in the closing of numerous golf courses and, in some instances, requests to convert the courses into other uses, largely due to an oversupply of courses and a changing preference for alternative leisure activities. This trend has coincided with significant population growth within the County. In this case the majority of the golf course is proposed to be maintained; however, a small portion that was previously provided as a "mini golf" training course is proposed

to be changed to residential uses. This adaptive reuse of property is consistent with a growing trend to repurpose property within the Urban/Suburban Tier of the County, particularly for much needed residential units to meet the needs of the growing population of the County. The increase in residential density is compatible and consistent with the future land use designation and existing character of the surrounding area.

g. Adequate Public Facilities

Included with this application are the following documents related to the impact of the proposed project on public facilities:

- a. **Drainage:** Please see Drainage Statement included with this application, which details the point of legal positive outfall and the proposed drainage system in compliance with County Level of Service standards.
- b. **Traffic:** Please see the Traffic Statement, which confirms that the proposed change will have no significant impact on public facilities.
- c. **Water/Wastewater:** Water and wastewater services are currently provided to the subject property by the Palm Beach County Water Utilities Department. A letter from the provider is included with the application. The necessary request for the approval of a Utility Concurrency Reservation Agreements (UCRA) will be submitted to the PBC Water Utilities Department (PBCWUD) to reserve water and wastewater concurrency.
- d. **Fire:** The Project will be served by Fire Rescue Station PBC 44.
- e. **Palm Tran:** There is not a Palm Tran fixed route on Pipers Glen Boulevard or Jog Road. The nearest Palm Tran route is located along Military Trail approximately 1.3 miles to the east of the Property.
- f. **Schools:** A School Capacity Availability Determination letter is included with this application.
- g. **Solid Waste:** Waste removal service is proposed to be provided to each unit curbside. Please see correspondence from Solid Waste Authority verifying that there is available capacity in the landfill and that they will provide curbside service to each unit.

h. Changed Conditions or Circumstances

There are clear and demonstratable conditions and circumstances which have changed significantly with respect to the Property and the surrounding area that necessitate this request for modification. Over the last decade golf course play has declined throughout the County and the country, which has resulted in the closing of numerous golf courses and, in some instances,

requests to convert the courses into other uses, largely due to an oversupply of courses and a changing preference for alternative leisure activities. This trend has coincided with significant population growth within the County. In this case the majority of the golf course is proposed to be maintained; however, a small portion that was previously provided as a “mini golf” training course is proposed to be changed to residential uses. This adaptive reuse of property is consistent with a growing trend to repurpose property within the Urban/Suburban Tier of the County, particularly for much needed residential units to meet the needs of the growing population of the County. The increase in residential density is compatible and consistent with the future land use designation and existing character of the surrounding area. These factors also represent changed conditions that support the Petitioner’s request to repurpose the Property in order to more efficiently utilize valuable property to accommodate housing demand. As demonstrated above, there are substantially changed conditions that necessitate this request for modification to allow a portion of the golf course to be developed with residential units and improved open space.

TYPE 1 WAIVER STANDARDS

As discussed above, two (2) Type 1 Waivers are requested: (1) to eliminate the Incompatibility Buffer between the proposed residential use and the existing recreation pod (“W1”) and (2) to eliminate the Incompatibility Buffer between the proposed residential use and the proposed recreation pod (“W2”). The requested Type 1 Waivers meet the following standards set forth in Section 2.C.5.G.3 ULDC for Type 1 Waiver Approval, as follows

- **The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.**

W1 and W2: As discussed above, W1 is to eliminate the required incompatibility buffer required along the east side of the residential parcel between the proposed residential use and the existing recreational use and W2 is to eliminate the incompatibility buffer between the proposed residential use and the proposed recreational pod, in lieu of the 15-foot wide Type 2 Incompatibility Buffer required. The requested Type 1 Waiver is allowed pursuant to ULDC Article 7.C.2.C.1.a, which allows elimination of an incompatibility buffer for residential pods of a PDD subject to Type 1 Waiver approval. Pursuant to Table 7.B.4.A. a Type 1 Waiver is permitted where the site layout of the pod or tract will integrate recreation amenities with Multifamily use, as is proposed here. The proposed Multifamily is designed with a new urbanist flair, which promotes the integration of residential and recreational uses as a strong community building feature. In addition, to promoting stronger community ties, the proposed waivers regarding the incompatibility buffers does not create any additional conflicts with other requirements of the ULDC and is consistent with the stated purpose and intent for the Zoning district or Overlay. The proposed plan has provided adequate recreational amenities within the multifamily development, further meeting the criteria to allow the Waiver. Both the W1 and W2 requests meet waiver criteria, since the pod is intended to integrate recreational amenities within the design of the multifamily units.

- **The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development.**

W1 and W2: The waiver requests will not have a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development. The existing recreation areas located closest to the multifamily units on the east side is the entry drive and pedestrian pathway, which integrates with the pedestrian network located on the Multifamily site. The buffer reduction in this location will create a more cohesive community feel, rather than separating these integrated uses. Further, the elimination of the buffer between the proposed recreation area and the Multifamily use will provide for a more open community green type space rather than requiring a 6-foot high fence or hedge to separate the uses, which are intended to be integrated.

- **The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.**

W1 and W2: The waiver locations are internal to the residential and recreational pods and do not affect any adjacent properties. Further, the waivers will allow the integration of the proposed homes and the recreation area.

Exhibit E-9 – Open Space Analysis

Exhibit "A"				
Pipers Glen PUD Open Space Analysis				
Development Pod	Plat Book and Page	Platted Area (AC)	Open Space (AC)	Notes
Recreation Tract "1" - Pipers Glen Plat No. 1	43/97-101	18.69	18.69	
Recreation Tract "2" - Pipers Glen Plat No. 1	43/97-101	37.62	37.62	
Recreation Tract "3" - Pipers Glen Plat No. 1	43/97-101	27.37	27.37	Portions of Recreation Tract "3" were replatted into the Golf & Country Club and Pod B. As such, those areas have been reduced from the platted area for Recreation Tract "3" to ensure that there is no double counting of open space areas.
Pipers Glen PUD Golf Course Plat No. 1	78/121	35.2	35.2	
Westerchester Golf & Country Club	94/ 62	19.11	19.11	This parcel replatted a +/- 2.11 acre portion of Recreation Area 3. As such, 2.11 acres has been reduced from the platted area for Recreation Area 3 for purposes of this analysis to ensure that there is no double counting of open space areas.
A1 North Pointe I	47/168	12.47	8.14	
A1 North Pointe II	47/175	5.54	3.5	
A2 South Point	51/56	27.44044	20.751	
A2A Piper Glen	74/38	6.6963	0.553	This parcel replatted +/- a +/- 0.30 acre portion of Parcel A3. As such, the pod acreage of Parcel A3 has been reducef by +/- 0.30 acres. This parcel replatted +/- a +/- 6.4 acre portion of Parcel A2. As such, the pod acreage of Parcel A2 has been reduced by +/- 6.4 acres.
A3 Pipers Glen A-3	61/171	35.21726	7.266	
B Golf Colony Rec	62/73	50.58	9.08	This parcel replatted a +/- 4.03 acre portion of Recreation Area 3. As such, 4.03 acres has been reduced from the platted area for Recreation Area 3 for purposes of this analysis to ensure that there is no double counting of open space areas.
C Sawgrass Lake Homes	61/175	32.62	6.159	Includes 0.899 acres of Recreation shown on the plat (not in tabular data - see page 2)
D Lakeridge Greens	74/178	120.394	22.13	
E (Pipers Glen Parcel E)	75/55	33.17	5.203	Includes 2.633 acres of water management tracts shown on pages 2 and 3 of plat.
F/H (Pipers Glen pods F & H)	77/98	40.098	9.682	
G/I (Lakeridge Falls)	77/102	76.488	20.6	
J Enclave at Westchester	79/112	10.81	4.615	
Commercial Commercial Center	100/10	5.14	1.44	
Tract M - Maintenance	43/97-101	1.53	0	Open space is not noted on plat. Although open space exists and is noted on the Site Plan, it is unclear if credit has been taken for any portion of that open space as a part of the remainder of Recreation Area 3. As such, no open space credit is being applied for Tract M for purposes of this analysis.
Tract S - Entrance Gates/Sign	43/97-101	2.39	2.39	
Tract X - Pipers Glen Blvd	43/97-101	16.97	0	
Tract Z - Water Tower Site	43/97-101	1.07	0	
Pipers Glen West	74/159	10.83	0	
ROW Jog and El Clair Ranch Rd	43/97-101	13.83	0	
ROW Military Trail	43/97-101	0.01	0	
TOTAL & CONCLUSION		641.284	259.499	The Master Plan identifies that the Pipers Glen PUD is 645.19 acres. 35% of 645.19 acres is 225.82 acres. Although it was not possible to account for 100% of the PUD area in the plat analysis, it is demonstrated that the PUD will continue to meet the 35% open space requirement in place at the time of the PUD Approval.
Westchester Village Property Area			-12.4	
Westchester Village Open Space Provided			8.26	
REMAINING OPEN SPACE			255.36	



POPPERS GLEN PUD

Date:	04.16.2026
Scale:	NIS
Design By:	CPC
Drawn By:	CPC
Checked By:	DS
File No.	1201.01
Job No.	24-78

EX-1 of 2

[illegible]



PIPERS GLEN PUD
Palm Beach County, Florida

Date: 04.16.2026
Scale: NTS
Design By: CPC
Drawn By: CPC
Checked By: DS
File No. 1201.01
Job No. 24-78

EX-2
of 2

[illegible]

Exhibit E-10 – Drainage Statement



Suarez Engineering & Surveying, Inc.

DRAINAGE STATEMENT
Westchester Golf Club 49-Unit Multi-Family Development
October 24, 2024

Subject: Westchester Golf Club at Jog Road & Piper's Glen Blvd, Palm Beach County

Proposal: Construction of 49 Unit Multi-family Development and Lake.

Introduction:

The subject property is a Par 3 Golf Course approximately 12 acres containing three (3) existing ponds. The current proposal for review consists of the construction of a 49-unit Multi-family Development and Lake.

Existing Site Drainage Conditions:

The proposed development is bordered by Jog Road on the west, Piper's Glen Boulevard on the north, the Pipers Glen Estates Community on the east, and both the Westchester Country Club Parking Lot and an existing Lake on the south. The proposed development, consists of two proposed tracts, with Westchester Club Drive, a private road, dividing the two proposed tracts on the east and west sides. The two proposed tracts are currently part of a larger platted Tract "W" per Plat Book 94 Page 63, which will be subdivided.

The existing surface water management system in this area consists of three (3) interconnected ponds which also connect to Piper's Glen Road and Westchester Country Club, and a lake south of development, as well as lakes within the two communities north of the site. These interconnected lakes and ponds ultimately connect to Lake Worth Drainage District (LWDD) Canal L-28. A LWDD Major Control Structure is located downstream along LWDD Canal E-3. After water passes through the Control Structure with one pump, it makes its way to the SFWMD C-15 canal and the Intracoastal Waterway.

Temporary Site Drainage:

A temporary drainage system will be installed after construction of the proposed New Lake in order to route the Stormwater runoff currently being treated from the existing on-site ponds and the runoff going into the existing inlets on Piper's Glen Boulevard. The Drainage System will provide a 20' Drainage Easement for the Temporary System to the New Lake. The New Lake



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will maintain the existing connection from the Existing Lake to the LPO. A New 20' Drainage Easement will be provided for the New Lake to LPO Connection.

Proposed Site Drainage:

On-site Development:

The currently proposed site plan calls for two proposed tracts, which are proposed to be platted, with Westchester Club Drive, a private road, dividing the two proposed tracts on the east and west sides of the road. The Tract on the west will be considered the Residential Parcel and the Tract on the east will be considered the recreational parcel. The two proposed tracts are currently part of Tract "W" per Plat Book 94 Page 63, which will be subdivided. A 49-unit Multi-family development of 10 building and a Clubhouse will be constructed with private roads within the west tract (residential parcel) and a Lake for stormwater management on the east tract (recreational parcel). Runoff will be collected in catch basins installed in the valley gutters on both sides of the internal proposed roads. Collected runoff will be retained within the lake area to provide for the required water quality and quantity volumes. Runoff received beyond the required retention volume will be discharged to a point of legal positive outfall over a weir, then through pipes within existing drainage easements to a downstream off-site lake, within The Enclave community, which connects to the L-28 canal north of the site. The project is located in the SFWMD C-15 basin, which has an allowable runoff of 70 CSM and a design frequency of 25-year.

The location of the proposed 49-unit Multi-family Development within the proposed new lot on the west side currently has two existing ponds which interconnect to a pond at the location of the proposed Lake on the east, by pipes within existing drainage easements, that will need to be vacated. The two ponds on the west side lot are proposed to be filled and the pond on the east side lot will become part of the proposed lake.

Piper's Glen Boulevard:

The road adjacent to the proposed development on the north is Piper's Glen Boulevard from Jog Road to the east end of the development. This project proposes Drainage Improvements to the road of Piper's Glen Boulevard fronting the project, by providing Exfiltration Trench and still maintaining the positive outfall connection.

Design Criteria:

Peak Discharge Rate:	10 yr. – 3 day
Min. Perimeter Berm:	25 yr. – 3 day
Min. Finished Floor:	100 yr. – 3 day

Rainfall:

Design Storm	Rainfall
10 yr. – 3 day	11 in.



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25 yr. – 3 day	14 in.
100 yr. – 3 day	17 in.

Easement Information.:

The intent of this project is to maintain Positive Outfall from the Proposed Development to the point of legal positive outfall.

The site currently interconnects three (3) ponds and an inlets on Piper's Glen Boulevard. Per Plat Book 94 Page 39, the piping is within 12-ft Drainage Easements that interconnect to the Ponds and to Piper's Glen Boulevard. These Easements will be vacated for the New Development.

The New Development will connect the proposed On-site Drainage System to the Lake with piping crossing the private road of Westchester Club Drive. Westchester Club Drive is currently used for Access and Utilities. The Lake will have a 20-ft Lake Maintenance Easement along the perimeter and a 20-ft wide Lake Access Easement between the top of Bank and Piper's Glen Boulevard.

In order to maintain existing drainage service during the Development a Temporary Drainage System will be provided with a 20' Drainage Easement for the Temporary System to the New Lake.

There will also be a proposed Drainage Easement to connect the New Proposed Lake to a Structure on Piper's Glen Boulevard in order to maintain the Legal Positive Outfall to the Existing Lake on the Community to the North, which ultimately connects to LWDD Canal L-28.

Please see attached Plats and As-builts of Adjacent Projects.

Flood Zone:

The Project Development is not within a Flood Zone, per FEMA FIRM Map. Below is the Flood Zone information.

Flood Zone: X

Base Flood: N/A

Map & Panel No.: 12099C0960F

Community: Palm Beach County Unincorporated 120192



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Permit Agencies:

The following is a list of agencies having authorized jurisdiction over this project:

- Palm Beach County Environmental Resource Management
- South Florida Water Management District
- Palm Beach County Land Development Division R/W Section (Off-Site)
- Palm Beach County Building Division Stormwater Permitting Section (On-Site)
- Florida Department of Environmental Protection N.P.D.E.S. Section.

Conclusions:

On-site Development:

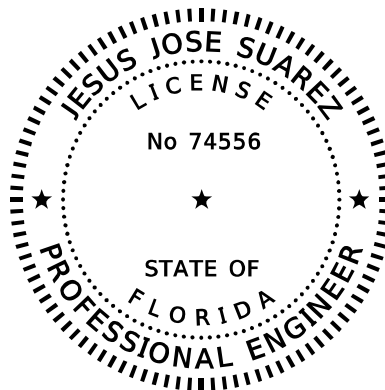
Stormwater runoff will be managed in an onsite Lake area for the proposed project. Proposed site grading will be modified to prevent runoff onto neighboring properties. The point of legal positive outfall will be modified to connect to the proposed storm drainage system, which ultimately connects to the existing canal, LWDD Canal L-28. Approval by Palm Beach County Land Development will be required.

Piper's Glen Boulevard:

Stormwater runoff on Piper's Glen Boulevard from Jog Road to the east end of the development will be managed by providing exfiltration trenches at low points within the swale areas, for the segment fronting the proposed development.

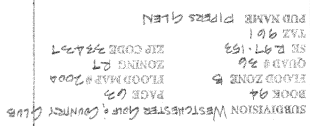
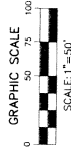
Jesus J. Suarez

Florida Professional Engineer No. 74556
Certificate of Authorization No. 34996



ENCLAVE AT
WESTCHESTER P.B. 79,
PGS. 112 & 113
© PIPERS GLEN BOULEVARD
100' WIDE RIGHT-OF-WAY
(P.B. 43, PAGES 97-101)

SHEET 2 OF 2
JUNE 2001



DATE	03/16/2001
SCALE	1" = 50'
CAD FILE	87043PLAT.dwg
SOC PROJECT	8704378
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

JOB NO.
87043.78

Engineers • Surveyors • Mappers
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561) 655-1151 FAX (561) 835-0100 WWW.SCDI/C.COM

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAY WAS FILED FOR
RECORD AT _____ M.
THIS DAY OF _____ A.D.
AND DULY RECORDED IN PLAY BOOK
_____ ON PAGES _____ AND

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: _____ D.C.



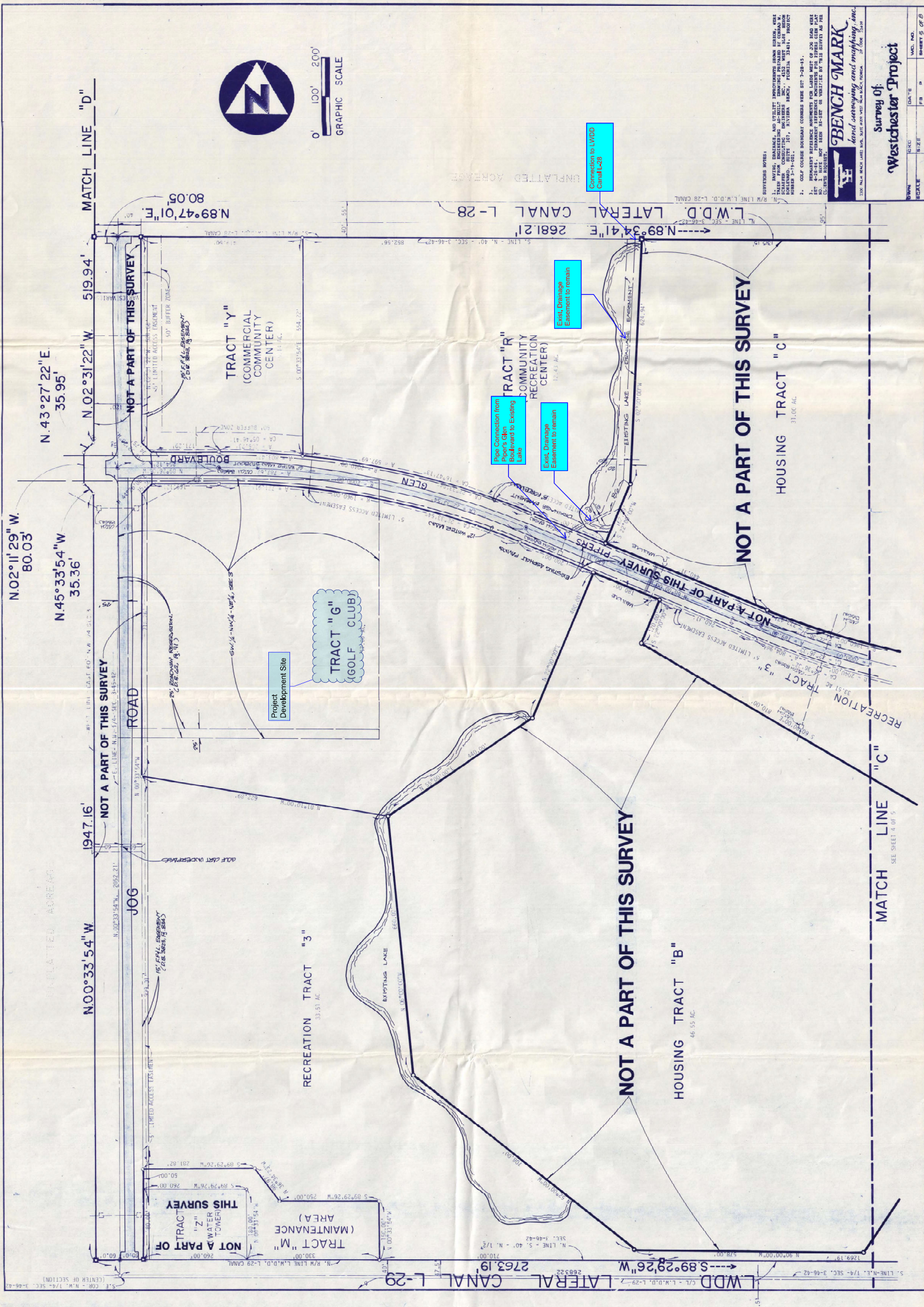
0298-001

FRENCH MARK
and *unwinking* and *winking*!
200 YARD MATCH LINE
CONRAD W. SCHAEFFER, INC., 1000 N. 1ST ST., MILWAUKEE, WIS. 53233
CONRAD W. SCHAEFFER, INC., 1000 N. 1ST ST., MILWAUKEE, WIS. 53233
CONRAD W. SCHAEFFER, INC., 1000 N. 1ST ST., MILWAUKEE, WIS. 53233

PIPES GLASS #1 43
13/10/01

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.

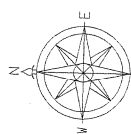




1. SAVING, DRAINAGE, AND UTILITY IMPROVEMENTS SHON BERCON, WERE
PAID FROM PROCEEDS OF THE SALE OF THE BLACK BEACH AND BLACK
SHAPERS CONSULTING BUSINESS INC., 4152 WEST BLACK BEACH
BOULEVARD, SUITE 107, RIVIERA BEACH, FLORIDA 33421. PROJECT
NUMBER 3-79-601.
2. COUP COURSE BOUNDARY CORNERS WERE SET 7-28-45.



Survey of: Westchester Project



SCALE: 1" = 40'

- LEGEND
- PROPOSED FINISHED GRADE
 - STORM SEWER PIPE AND INLET
 - FINISHED FLOOR ELEV.
 - FLOW DIRECTION
 - INLET (I) NUMBER
 - TOP ELEVATION
 - INVERT ELEV AND DIRECTION
 - STOP SIGN
 - MANHOLE (M)
 - EXISTING GRADE

SIDEWALKS SO NOTED
ARE TO BE CONSTRUCTED WITH THE ROADWAYS

PIPER'S GLEN - PARCEL C

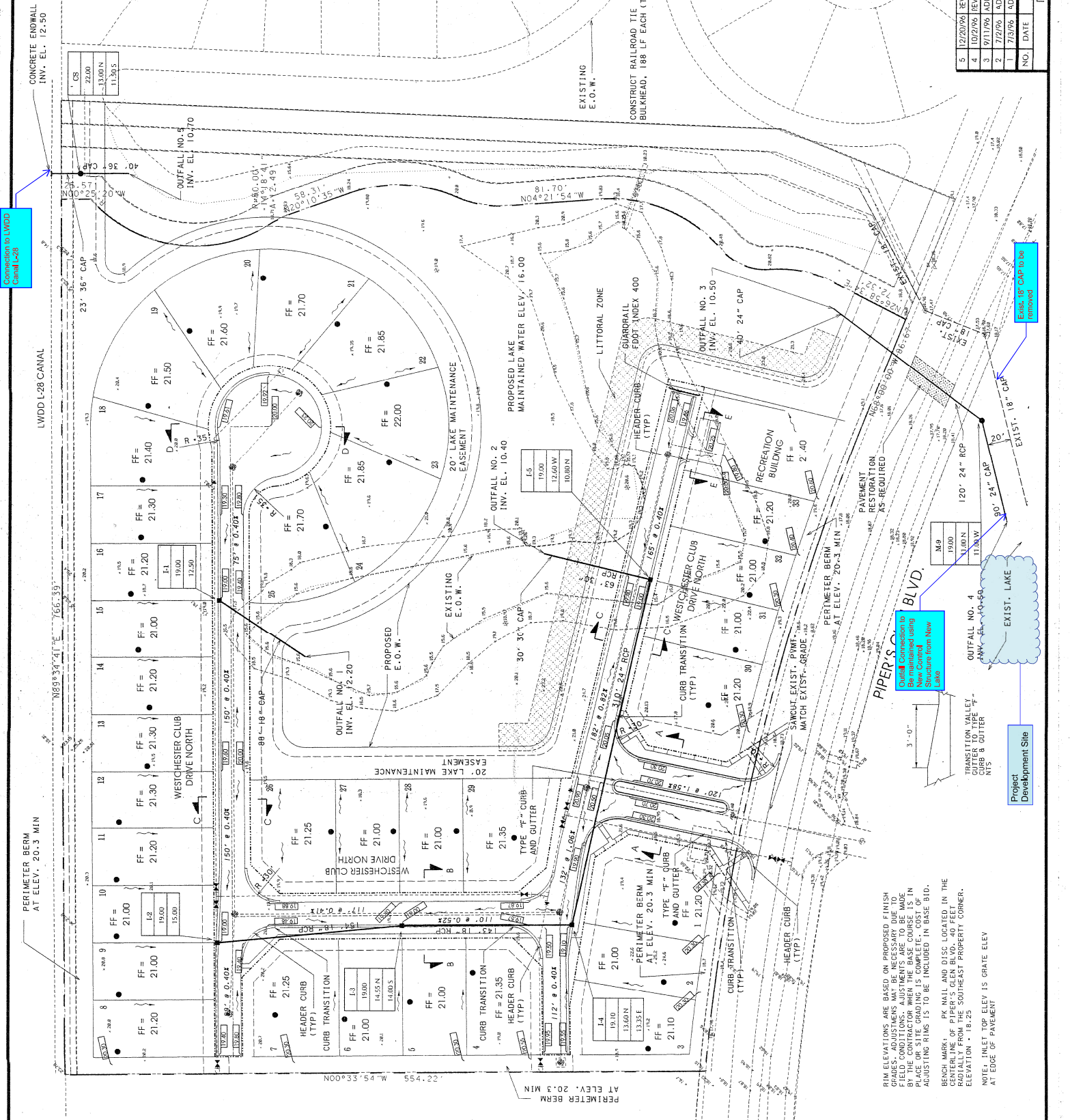
ENCLAVE AT WESTCHESTER
PIPER'S GLEN PLD. - PARCEL C

THE WANTMAN GROUP, INC.
CONSULTING ENGINEERS

PAVING AND DRAINAGE
PLAN

NO.	DATE	DESCRIPTION	BY	REVISIONS
5	12/20/96	REVISED PER LWD COMMENTS	JBS	
4	10/21/96	REV. PER PLAT	JBS	
3	9/17/96	ADDED EQUALIZER PIPE PER SPWMD	JBS	
2	7/2/96	ADDED LITTORAL ZONE	JBS	
1	7/3/96	ADDED CONTROL STRUCTURE	JBS	

DESIGNED	DATE	FIELD BOOK	JOB NO.	SHEET
JBS	9/2/96	JW	065.180	2 of 5
CHECKED	DATE	DATE	DATE	
JW	9/2/96	9/2/96	9/2/96	



RAIN ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE. ADJUSTING RIMS IS TO BE INCLUDED IN BASE BID.

BENCH MARK: PK NAIL AND DISC LOCATED IN THE CENTERLINE FROM THE SOUTHEAST PROPERTY CORNER. ELEVATION: 18.25

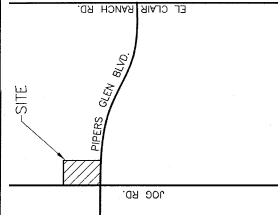
NOTE: INLET TOP ELEV IS GRATE ELEV AT EDGE OF PAVEMENT

Project Development Site

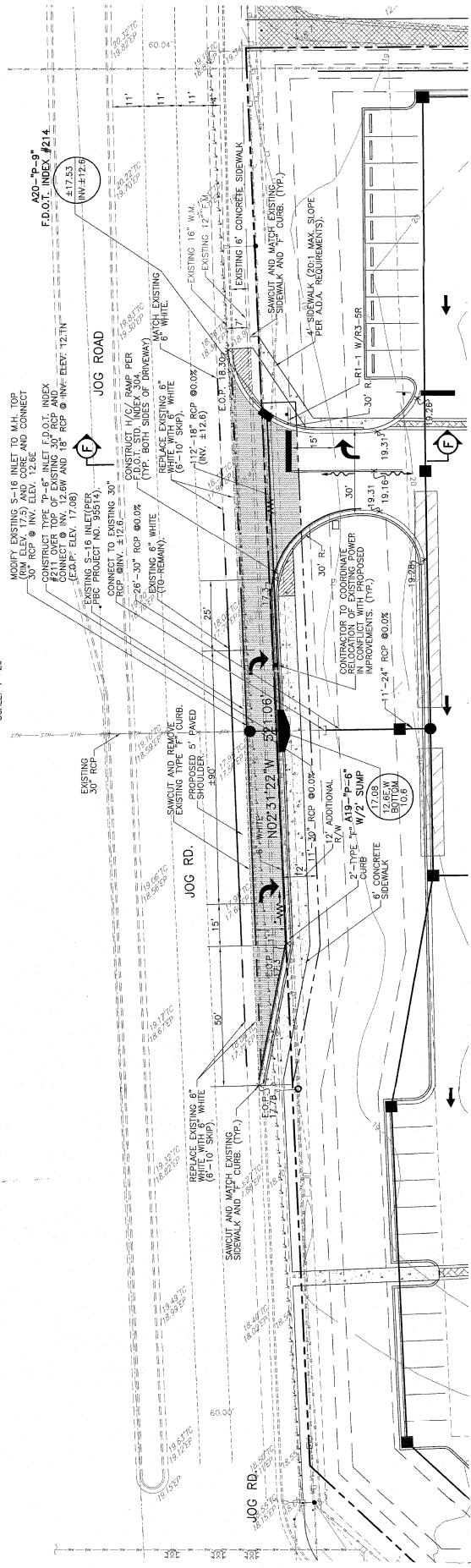
Exis. 18" CAP to be removed

Outfall Connection to New Canal. New Canal to be constructed from New Lake.

Connection to LWD Canal L-28



SECTION 3, TOWNSHIP 46S, RANGE 42E
LOCATION MAP
NOT TO SCALE

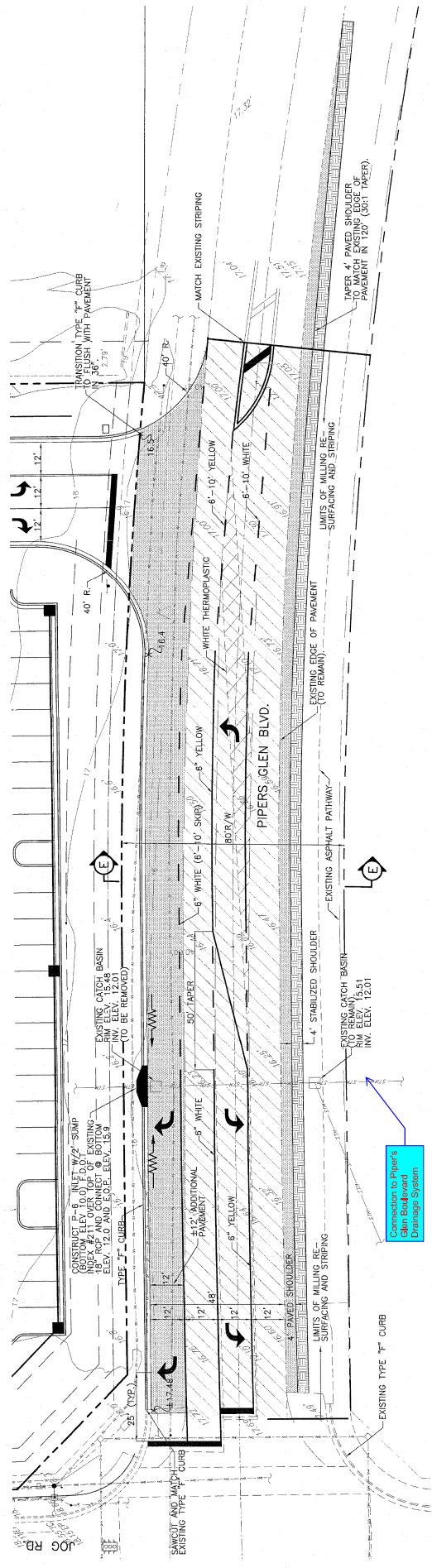
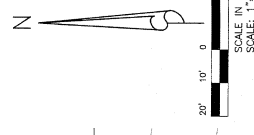


LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED ±1" MILLING AND RE-SURFACING (TYPE S-3)

NOTES:
PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND F.H.C. TRUCK NO. 1-1-89-301



Project Development Site

Connection to Pipers Glen Backward Drainage System

Project Development Site

FEBS & 2004
Gregory E. Bolen, PE
FLA. REG. # 56729

REVISIONS	DESIGN	CHECKED	APPROVED	DATE	SHEET	OF
3.) REVISIONS PER PBC ROADWAY, TRAFFIC AND LAND DEVELOPMENT, 9/9/03, D.E.					3	12
2.) GENERAL REVISIONS PER PBC TRAFFIC DIVISION, 7/21/03, D.E.						
1.) ADDITIONAL REVISIONS PER PBC ROADWAY PRODUCTION DIVISION, 7/21/03, D.E.						

SIMMONS & WHITE, INC.
Engineers
Planners
Consultants
4601 Corporate Way
Naples, Florida 34107
Telephone (813) 475-7948

PIPERS GLEN COMMERCIAL
SECTION 3, TOWNSHIP 46S, RANGE 42E
PALM BEACH COUNTY, FLORIDA
TURN LANE PLAN

Exhibit E-11 – Utility Letter



**Letter for
Concurrency Reservation**

**To: Zoning Division
 PBC Planning, Zoning, & Building Department**

**From: Ebony M. Foreman, Director
 Finance and Administration
 PBC Water Utilities Department**

Date: August 29, 2024

Control # 00235

**Re: PZ&B Application #:
 Project Name – Westchester Village**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	67.30
Wastewater	67.30
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

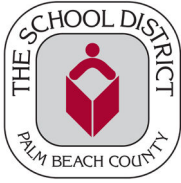
00-42-46-03-16-023-0010

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: 
Director of Finance & Administration

Date: 30-Aug-24

Exhibit E-12 – School Capacity Availability Determination Letter



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALMBEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/07/2025		
	SCAD No.	25040701D – D. O.		
	FLU /Rezoning/D.O. No.	DOA-2024-00518 – Palm Beach County		
	PCN No. / Address	00424603160230010 and 00424603160230020 / 6292 PIPERS GLEN BLVD		
	Development Name	Westchester Village at Pipers Glen PUD		
	Owner / Agent Name	New City Westchester Development, LLC; New City Westchester Group LLC / Miskel Backman, LLP		
	SAC No.	278		
	Proposed D. O.	49 Multi – Family Units		
Impact Review		Hagen Road Elementary School	Carver Middle School	Spanish River High School
	New Students Generated	6	3	4
	Capacity Available	-92	713	-294
	Projected Utilization	111%	54%	111%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District elementary and high school level, the property owner shall contribute a total of \$78,800.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from 04/11/2025 to 04/10/2026 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/10/2026 or this determination will expire automatically on 04/10/2026.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

April 11, 2025

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

Exhibit F – Correspondence

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • NOVEMBER 20, 2024 • VILLAGGIO

HOST COMMUNITY WELCOME – VILLAGGIO

- Rose Moskowitz, Villaggio 2nd Alt. Delegate welcomed all. She introduced Board President Neil Gafarian and 1st Alt. Delegate/former COBWRA Treasurer Allen Appel. Neil cautioned all to be careful when exiting the community on Hypoluxo Rd. They have been trying to get a traffic light installed at the intersection.

BREAKFAST SPONSOR – CORE CONSTRUCTION

- Tina McGlynn, Business Development Manager for Core Construction, was happy to sponsor the premium breakfast provided by Flakowitz. Core is the #1 US builder for education related buildings and #2 for public safety buildings. Current Core projects are PBC Fire Station #49 on Lyons Rd, and two additional County Fire Stations.

ELECTED OFFICIALS' REPORTS

STATE SENATOR LORI BERMAN

- Recently, she was sworn in as Senator for the 2025 session. Senate and House leaders both spoke about prioritizing Property insurance in the upcoming Legislative Session. Committee work begins in January and continues into February with the session beginning in March 2025. Please contact her office with any ideas for needed legislation.

COMMISSIONER MARIA SACHS

- Her 1-year term as Mayor ended on November 19. She would like to hear from her constituents more often and is creating an advisory committee on land use. If interested contact Ed Sol at her office. Representatives from COBWRA's Board will be included on this committee. Praised COBWRA as the most informed group in the county based upon education and experience.

SCHOOL BOARD CHAIR KAREN BRILL

- There are 3 new members of the PBC School Board with the goal of being the best "A" rated district in the State. The PBC School Board re-elected her as Chair.

FIRST RESPONDERS' REPORTS

PBSO CAPTAIN BYRON SMITH

- Thanked COBWRA for support on the Annexation issue and community events. Noted the re-election of Sheriff Bradshaw provides consistency of leadership. PBSO will be assisting the homeless during the holiday season.
- Scam alert: a caller from your bank requests you clip the corner of your bank card and mail the clipped card to them – clipping the corner does not cancel it!

PBCFR CHIEF BILL STANSBURY

- Thanked Veterans for their service. Appreciated that Core Construction is building Station #49 very quickly. Call volume for the Battalion is about 3500 calls/month at an average response time being less than 6 minutes.

Happy Thanksgiving!

GROWTH MANAGEMENT REPORT – DAGMAR BRAHS

- Westchester Village at Pipers Glen POD, located at the southeast corner of Jog Rd and Pipers Glen Blvd was presented. The plan is for 49 residential, for-sale, townhouses adjacent to the Westchester Country Club. The Delegates voted to recommend approval.

SUPERINTENDENT'S REPORT – BARBARA ROTH FOR MICHAEL J. BURKE

- The District appreciated the support and vote in favor of the ½ Penny Sales Tax.
- November 6-10 was Holocaust Education Week devoted to providing history of the Holocaust.

PRESIDENT'S REPORT – BARBARA ROTH

- Annexation – The City of BB continues their feasibility study, as the COBWRA Petition remains active and will be shared with the City when appropriate.
- The Board of County Commissioners (BCC) has 2 new commissioners: District 3 Comm. Joel Flores and District 7 Comm. Bobby Powell. The BCC elected Mayor Maria Marino and Vice Mayor Sara Baxter.
- She and 1st VP Debbie Murphy met with the Bethesda Hospital CEO Jared Smith and his staff. They look forward to becoming more involved with COBWRA.
- Parks: Canyon District Park Phase 2 is expected to be completed in early 2026; The Parks Dept. is working on changes to the park on Hypoluxo Rd to include public pickle ball; expect Green Cay Phase 2 to open in 2026.

FEATURED PROGRAM – "Canyon Branch Library Update"

Douglas Crane, PBC Library Director and Donna Smith, Canyon Branch Manager

The Canyon Branch Library opening in Jan. 2025, is the 18th in PBC. The 33,000 sq. ft. building will be open 7 days/week, serving all PBC residents. The building with a bright open design and outdoor plaza, is the first PBC library with a drive-up service window. It will have rooms for media use, music mixing, crafting, along with a children's room, teen space, and a meeting room that can accommodate 300 people. COBWRA is honored to have a room named for Past President Myrna Rosoff. With all new books, there will be 140,000 items in the library. As part of Art in Public Places, columns with famous quotes and binary codes are at the entrance. PBC Library cards, valid for 5 years, allow access to all 18 branches with 21-day loan check-out for up to 50 items with no overdue fees. For information about events/programs: www.pbclibrary.org

*Thank You
Breakfast
Sponsor!*



Save the Date!

Delegates Meeting

December 18, 2024 • 9:30 AM • Venetian Isles

Highlights by Linda Levine, Cheryl Dodes, and Debbie Murphy

Enclave at Westchester Homeowner's Association, Inc.

C/O VICTORY ACCOUNTING SERVICES
PO BOX 243214
BOYNTON BEACH, FL 33424-3214

Palm Beach County Zoning Commission
Board of County Commissioners
310 North Olive Avenue, 12th Floor
West Palm Beach, Florida 33401

Re: DOA-2024-00518/ Westchester Village at Pipers Glen Planned Unit Development

Dear Commissioners:

The Board of Directors of Enclave at Westchester Homeowner's Association, Inc. (the "Association"), as the homeowners' association for the existing community located north of the proposed Westchester Village at Pipers Glen Planned Unit Development ("PUD"), respectfully submits this correspondence for the record and states as follows:

1. The Association supports approval to amend the overall Master Plan to redevelop a 12.4-acre portion of the 19.11 Golf Course Club property and redesignate it from recreation to residential. This modification would allow previously approved for a 9-hole mini golf amenity per the approved site plan, that is currently vacant, to be developed with 49 multi-family residential units; and
2. The Association supports the deletion of a Condition of Approval in Resolution R-1995-1479 for Pod J which required a restrictive covenant on the Golf Course club property allowing only golf course, recreational and open space uses; and
3. The Association supports the requested Preliminary Master Plan that indicates a total of 13 Residential Pods with 1,813 units. In addition, a 5.13-acre Commercial Pod, a 10.83-acre Public Civic Pod and 259.5 acres of Open Space (which includes the Golf Course).

Respectfully submitted,



Pedro Llaguno, President
On Behalf of the Board of Directors
Enclave at Westchester Homeowner's Association, Inc

Westchester Community Master Association

November 4, 2024

Board of County Commissioners
Palm Beach County
301 North Olive Avenue, Suite 1201
West Palm Beach, FL 33401

RE: Support for the Westchester Village Residential Redevelopment at the Westchester Golf Club
in Pipers Glen Planned Unit Development ("Project")

Dear Mayor and Commissioners:

As you may know, Westchester Community Master Association, Inc. is an umbrella organization of 11 homeowner member associations, consisting of 1813 homes, within the Pipers Glen Estates Planned Unit Development.

Over the past several months, we have met with representatives of the owner/developer of a +/- 12.25 acre portion of the +/- 19.1 acre Westchester Golf & Country Club property located at 12250 Westchester Club Drive, which is generally located at the southeast corner of Jog Road and Pipers Glen Boulevard. The development area is a vacant and unused portion of the golf club property that was previously approved a 9-hole mini golf amenity per the approved site plan.

It is our understanding that they are seeking approvals to redevelop this area as a 49 unit new urbanist townhome-style community with units that are designed to face Jog Road and Piper's Glen Boulevard and private garage access via alleys at the rear of the structures. As we and our member communities have been working with the developer over the past several months, they have been very responsive in addressing questions and concerns raised by our board and member communities. We believe that the proposed development will bring a well-planned, modern community to our area, and we encourage you to approve the Project and allow this development to bring additional housing opportunities to the County.

The Westchester Community Master Association supports this project.

Sincerely,



Beth Bohon, President
Westchester Community Master Association, Inc.

From: [Abraham Romo](#)
To: [Nancy Frontany Bou](#)
Subject: Opposition to Proposed Zoning Application: Westchester Village at Pipers Glen (DOA-2024-00518)
Date: Thursday, April 16, 2026 7:26:32 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Ms. Frontany Bou,

I am writing to you as a property owner located within 500 feet of the proposed Westchester Village at Pipers Glen project (Application DOA-2024-00518). I recently received the courtesy notice regarding the public hearings scheduled for May 7, 2026, and May 28, 2026.

I would like to formally submit my concerns and strong opposition to this project as it is currently proposed. Our community is currently characterized by its peaceful, quiet atmosphere—a quality that was a primary factor in my decision to invest in a home here. I have several significant concerns regarding how this development will impact our quality of life:

Noise Pollution (Construction and Residential): I am deeply concerned about the sustained noise levels that will inevitably accompany a construction project of this scale. Furthermore, once completed, the addition of a new high-density community so close to our own will permanently alter the tranquil nature of our neighborhood. I worry that the increased noise from residents and daily operations will negatively influence our quiet way of life.

Traffic Congestion: The proposed location at the southeast corner of Pipers Glen Boulevard and Jog Road is already a critical point for local commuters. Adding a new community at this intersection will significantly increase traffic volume, making it more difficult and time-consuming for current residents to get to and from work and manage daily errands.

Infrastructure Strain: Beyond traffic, I am concerned about the cumulative impact this development will have on our local infrastructure and the potential for increased density to overwhelm our existing services.

Our neighborhood has maintained a specific standard of peace and privacy for years. I am concerned that this project, if approved without significant modifications or noise abatement measures, will degrade the very environment that makes our community desirable.

I request that these concerns be read into the record during the Zoning Commission hearing on May 7th and the Board of County Commissioners hearing on May 28th. I also intend to attend these hearings to speak further on these issues if necessary.

Please confirm receipt of this email and let me know if there are any additional forms I should submit to ensure my opposition is officially documented.

Sincerely,
Abraham Romo, M.A.T.
12361 Divot Dr.
Boynton Beach, FL 33437

From: [Alan Konkal](#)
To: [Nancy Frontany Bou](#)
Subject: Fwd: URGENT: Zoning Status & Master Plan Inquiry - Westchester PUD (Vacant 9-Hole Parcel)
Date: Friday, April 17, 2026 4:36:42 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Begin forwarded message:

From: akonkal@att.net <akonkal@att.net>
Date: Apr 17, 2026 at 4:18 PM
To: pzbmain <pzbmain@pbcgov.com>
Cc: MSachs <msachs@pbc.gov>
Subject: **URGENT: Zoning Status & Master Plan Inquiry - Westchester PUD (Vacant 9-Hole Parcel)**

To the Palm Beach County Zoning Division,

I am writing to formally inquire about the development status of the vacant 9-hole course (formerly the Executive/Par-3 course) located within the **Westchester Country Club** vicinity, specifically adjacent to the **Lakes of Westchester** residential community.

As a property owner directly impacted by this site, I am requesting clarification on the following items regarding any proposed residential conversion:

- 1. PUD Master Plan Integrity:** This parcel was historically integrated into the **Westchester Planned Unit Development (PUD)**. Please confirm if this 9-hole parcel is currently designated as "**Open Space**" or "**Civic/Recreation**" to satisfy the density requirements of the original Westchester Master Plan.
 - 2. Application for Major Modification:** Has the department received an application for a **Major Modification to the Master Plan** or a **Development Order Abandonment** to sever this 9-hole parcel from the existing recreational designation?
 - 3. Concurrency & Traffic Performance (Article 12):** Given the existing congestion on **Hangen Ranch, Jog Road, Pipers Glenn and Woolbright Road**, has a Traffic Impact Study been submitted? We wish to be notified of any "Level of Service" (LOS) reviews regarding this specific parcel.
 - 4. Drainage and Pervious Surface:** Under the **South Florida Water Management District (SFWMD)** permits for the " Westchester Golf & Country Club," this parcel serves as a critical drainage buffer. Are there active permit applications to alter the retention and drainage capacity of this land?
- Florida Infill Redevelopment Act (2026):** Is the developer seeking an administrative

5.

"fast-track" approval under recent 2026 infill legislation to bypass public hearings?

We strongly oppose any increase in residential density that compromises the original "Open Space" contract established when the Westchester PUD was approved. Please add my name to the official registry for all public notices, workshops, and hearings related to this Property Control Number (PCN 00-42-46-03-16-023-0010) and the Westchester Master Plan.

Sincerely,
Alan Konkal
6941 Ashton Street
561-859-5232

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