PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION

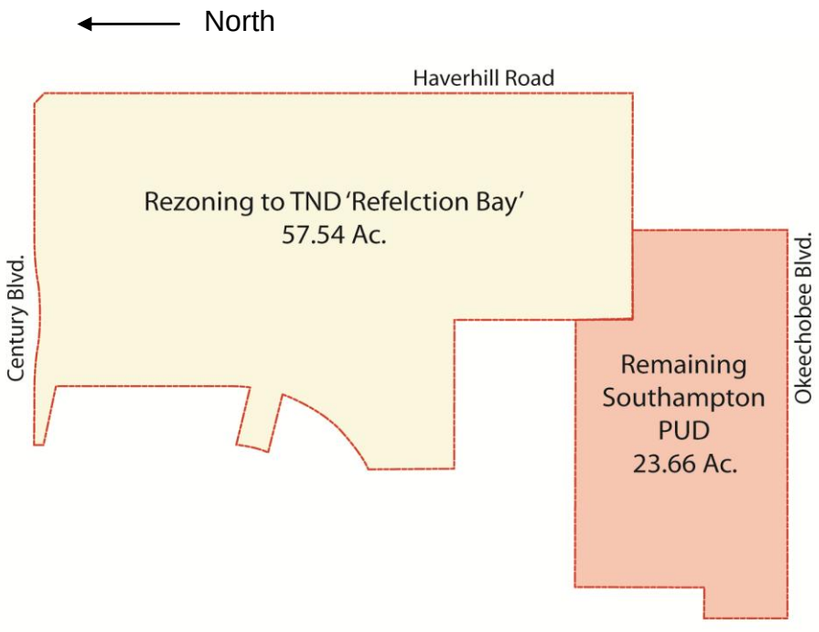
Application No.:	ABN/DOA-2011-00632
Control No.:	1973-00215
Applicant:	Fairways LLC
Owners:	Fairways Llc
Agent:	Urban Design Kilday Studios - Wendy Tuma
Telephone No.:	(561) 366-1100
Project Manager:	Autumn Sorrow, Senior Site Planner

Location: Southwest corner of Century Boulevard and Haverhill Road (South Hampton PUD)

TITLE: a Development Order Amendment REQUEST: to delete land area and conditions of approval
TITLE: a Development Order Abandonment REQUEST: to abandon Resolution R-1993-333

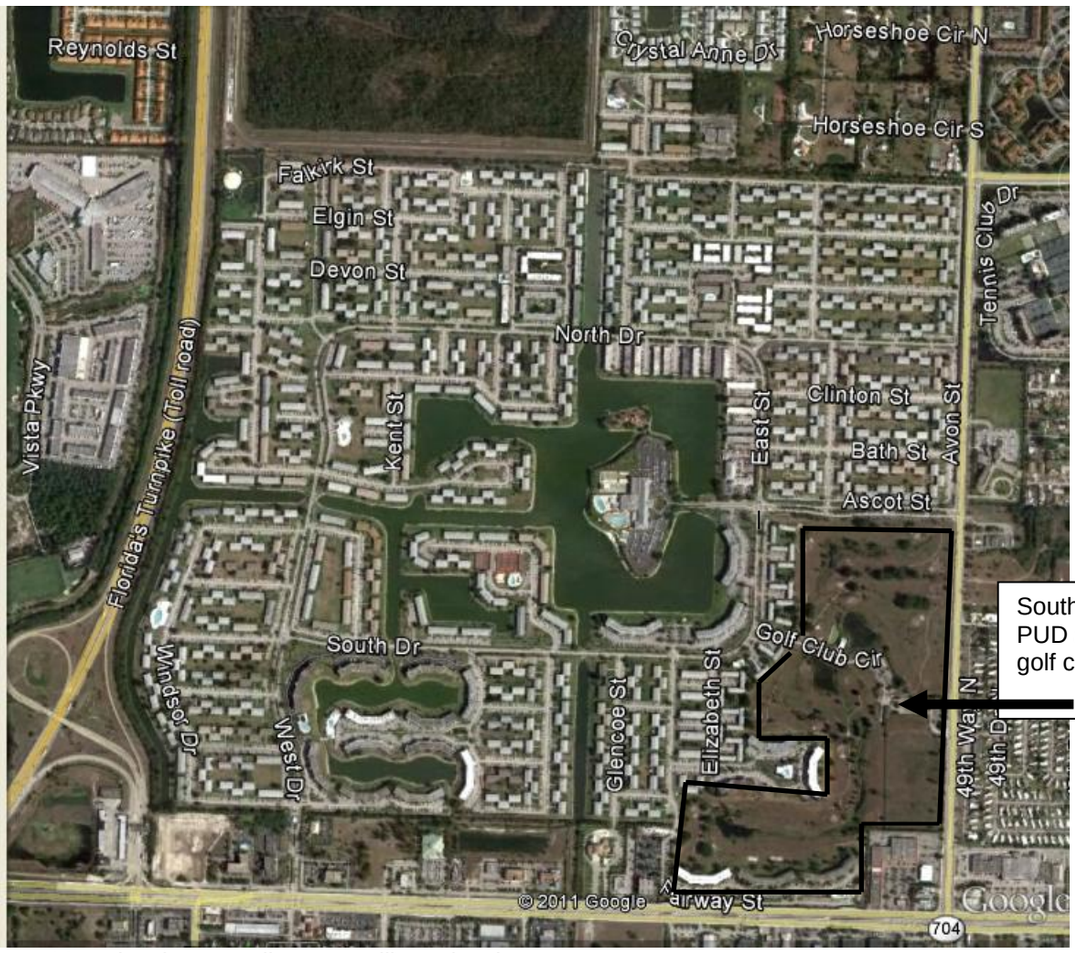
APPLICATION SUMMARY: Proposed is a Development Order Amendment (DOA) to the South Hampton Planned Unit Development (PUD), which was orginally approved by the Board of County Commissioners (BCC) on December 18, 1973 for 240 multi-family units pursuant to Resolution R-73-815. Also proposed is a Development Order Abandoment of Resolution R-1993-333 which was approved by the BCC on March 16, 1993 to allow the addition of one additional access point from Haverhill Road.

The applicant is requesting to delete 57.54-acres from the South Hampton PUD, which was a part of a former 70.15-acre golfcourse. The remaining 12.55-acres will remain in the South Hampton PUD for a total acreage of 23.66. The 57.54 acre parcel will be developed through a subsequent application. (See illustration below). The applicant is also requesting to delete 3 conditions of approval from Resolution R-73-815 regarding the golfcourse use. The site plan indicates 240 units in 3 multi-family buildings, 360 parking spaces, and a recreational area. Access (1 point) will remain from Century Boulevard.



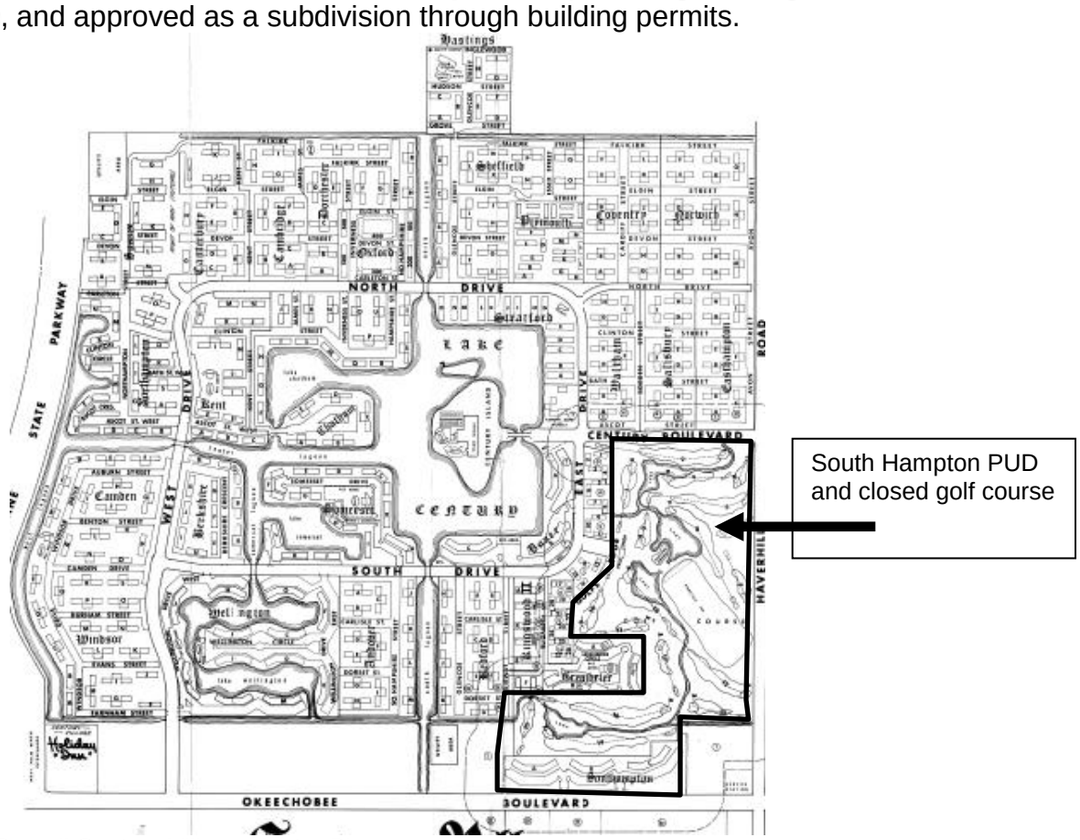
ISSUES SUMMARY:

o Project History



Map showing overall century village development

South Hampton PUD is a development which is part of the overall Century Village community located in central Palm Beach County. The Century Village development was constructed in the late 1960's under the regulations of the 1957,as amended Zoning Code, predating the regulations for PUD's (established in 1969), and approved as a subdivision through building permits.



Overall Century Village Master Plan

In 1973, the developer of Century Village started construction for it's final phase when they were stopped by the County, due to lack of proper zoning approvals. This final phase consisted of 3 residential buildings, now known as South Hampton PUD. The applicant filed an application to rezone the property from the General Commercial (CG) Zoning District to the Residential Multiple High (RH) Zoning District and the request was approved by the BCC on May 8, 1973 through Resolution R-73-238.

Over the next few months following this approval, Century Village Inc. and County staff met and exchanged correspondence regarding the density of the proposed final phase, the approval process and conditions which would be required in order to complete the construction of the final phase. On December 18, 1973 the BCC approved a Rezoning from the General Commercial Zoning District to the Residential Multiple Family High Zoning District including a Special Exception to allow a Planned Unit Development though Resolution R 73-815. This approval included a number of Conditions which were documented in a series of letters and memorandums between the County and the applicant's attorney. **(Figures 8-14)** The approval was granted for 240 residential units contained within 3 buildings and golf course to be utilized by the entire Century Village community.

On March 16, 1993, the BCC approved a Development Order Amendment to the South Hampton PUD to add an additional access point to Haverhill Road though Resolution R-93-333. This request was sought in order to make the golf course ingress/egress more accessible to the public, whereas before the golf course was only accessible to the residents and their guests of Century Village.

CONTROL NUMBER	ACTION	DATE	RESOLUTION NUMBER
1973-007	Rezone from CG to RH	05-08-1973	R-73-238
1973-215	Rezone from CG to RH and allow a PUD	12-18-1973	R-73-815
1973-215(A)	SE to amend PUD to add access point	03-16-1993	R-93-333

Platting/Use Restriction/Maintenance Obligation of the Golf Course

As part of this application, the applicant is proposing to delete 3 prior conditions of approval related to the golf course (see modifications of conditions). It is important to note, with the adoption of Resolution R-73-815, a plat restriction **(Figure 15)** was also imposed that required that Tract 36 (aka the golf course) be restricted in perpetuity for golf course purposes only and is the perpetual maintenance obligation of Century Village, Inc. However, the County Attorney and the Director of Land Development have concluded that is restriction can be removed by an amendment to the plat if the condition requiring the restriction is deleted from the zoning approval; which the applicant is proposing.

Unity of Control

The existing golf course land acreage is 70.15; however the applicant is only proposing to delete 57.54 acres from the South Hampton PUD; the remaining 12.55 acres will remain in the PUD. It is important to mention that the reason why the 12.55 acres are remaining within the PUD is for density purposes. Without the 12.55 acres, the applicant would cause South Hampton to become nonconforming. As such the current owner of the property will maintain ownership of the property but will leave it as a separate Tract within the PUD. The applicant has agreed to a condition of approval **(see All Petitions Condition 3)** that requires a Unity of Control binding the owner of this land (Tract 36) and the adjacent TND to maintain this property as a natural area in compliance with all County maintenance requirements and that no development of the site can occur.

o Development Order Abandonment

The applicant is requesting to abandon Resolution R-93-333. This Resolution was adopted as part of the approval of Zoning Petition 73-215(A) which was a request to amend the South Hampton PUD to add one additional Access Point from Haverhill Road to the then existing Turtle Bay Country Club. As

mentioned previously, the applicant is proposing to delete land area to allow for the rezoning to a TND which will be the subject of an entirely new set of development conditions related to the new use of the property. Therefore, Resolution R-93-333 is requested to be abandoned in conjunction with the proposed TND development of the property.

The proposal meets the requirements set forth in ULDC Article 2.A.1.Q.4. as follows:

In determining whether a development was used, implemented or benefited from, consideration shall be given to the following factors:

a. Whether any construction or additional construction authorized in the development order has commenced.

Yes, the public entrance from Haverhill Road was constructed; however, this occurs on the land being deleted from the PUD. As stated above, the land being removed is proposed to be rezoned and redeveloped as a Traditional Neighborhood Development. The golf course use no longer exists. All associated conditions of approval contained within Resolution 93-333 are no longer applicable.

b. Whether a physical or economic use of the development order has occurred, including physical or economic expansion.

Yes, however, the golf course is no longer operating. All improvements related to the golf course such has parking lot and driving range will be removed.

o Modification of Conditions

Applicant's Request: Delete condition (item) 6 of memorandum dated May 15, 1973.

Staff's Response: The previous condition required a covenant to be filed with the golf course to guarantee to the citizens of Century Village that this recreational area will always be maintained as such and will not later become sites for apartment construction.

Staff recommends approval of the request as the applicant is also requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development (subsequent application). Refer to the findings section for staff's evaluation of the deletion of land area.

Applicant's Request: Delete condition (item) 6 of letter dated June 4, 1973.

Staff's Response: The previous condition required the future maintenance of the Century Village golf course as a recreation open space amenity.

Staff recommends approval of the request as the applicant is also requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development (subsequent application). Refer to the findings section for staff's evaluation of the deletion of land area.

Applicant's Request: Delete a portion of condition (item) 10 of memorandum dated October 9, 1973.

Staff's Response: The previous condition recognized that the golf course was not covenanted to remain as open space and required it to be guaranteed as a golf course for the entire Century Village Community.

Staff recommends approval of the request as the applicant is also requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development (subsequent application). Refer to the findings section for staff's evaluation of the deletion of land area.

o MODIFICATION TO REDUCE OR RECONFIGURE EXISTING GOLF COURSE, PURSUANT TO ART.3.E.1.E.3:

Pursuant to Art.3.E.1.E.3 of the ULDC, any request for modifications to reduce the acreage or

reconfigure the boundaries of a golf course previously approved on the Master Plan shall meet 3 criteria: regarding the following topics: Notice to Homeowners; Reduction of Open Space or Recreation; and Visual Impact Analysis Standards. In 2004-2005, the BCC directed Zoning Division Staff to prepare code amendments addressing golf course conversions. This code amendment (Ordinance 2006-004) addressed concerns related to the conversion of golf courses within the PUDs into residential uses. Before the 2006 Code was adopted, the BCC required by policy that any applicant requesting golf course conversion to satisfy the aforementioned criteria as part of the submittal requirements.

Staff has determined the applicant has satisfied the above submittal requirements:

- Notice to Homeowners - Prior to submission of the application the applicant sent information regarding the application via certified mail/return receipt, to property owners within the South Hampton PUD (240 residents). Additionally, Century Village has included information about the project on their website blog http://century-village-wpb.blogspot.com/. In accordance with Article 3.E.1.E.3, the applicant must provide minutes of any Association membership meetings, including the vote concerning the subject request. The applicant has stated that they have attempted numerous times to speak with the 3 different homeowners associations of South Hampton, but that their offer has been declined every time.

- Reduction of Open Space or Recreation - South Hampton PUD was approved under the regulations set forth in Zoning Ordinance 73-2, as amended. The regulations for PUD's at that time required the provision of a minimum of 35% of the gross land area as Open Space. Additionally, it gave provisions for major recreation facility to be counted towards the requirements of the open space computation. The Golf Course within this PUD was platted separately from the remainder of the PUD, and included a restriction on the plat that it would remain in perpetuity for golf course purposes.

  In late 2003, the Zoning Code for PUDs (Ordinance 2003-067) was amended to require dedication of a minimum of 40% of the gross land area for open space. Pursuant to Article 1.I.2.O.13, Open Space means "…*unbuilt land reserved for, or shown on the approved site plan or PDP, as one or more of the following uses preservation, conservation, wetlands, well site dedicated to PBCWUD, passive recreation, greenway, landscaping, landscape buffer, and water management tracts. In the AGR district, open space shall also include unbuilt land area for bona fide agriculture uses."* The BCC's direction of golf conversions was codified in 2006, and the current applicant is subject to the 40% open space dedication.

  According to the May 15, 1973 letter, note 4 (**Figure 8):** "*The density shall be calculated on the net building area and not a gross acreage basis becaue Century Village I not allowed to compute that area of the golf course included in the rezoning requst as ope space by virtue of the fact the project is not a Planned Unit Development. The density, therefore will be closer to 191 units rather than thhe 245 originally proposed by the developer*." Therefore the applicant subsquently applied for another rezoning from the General Commercial Zoning District to the Residential Multiple Family High Zoning District including a Special Exception to allow a Planned Unit Development so that they may include the golf course as an open space element for density purposes.

  With the proposed deletion of land area (57.54-acres of the golf course and open space) the remaining acreage for the PUD (23.66-acres) will meet all PUD open space criteria. As a PUD, 40% of the PUD shall be provided as open space. This equates to 9.54 acres. The Preliminary Master Plan proposed 18.09 acres of open space consisting of the 12.55 acre former golf course and additional open space within the residential tract.

  Additionally, the applicant analyzed the recreational amenities offered to the residents of South Hampton and determined that the development meets the minimum recreation requirements for the PUD with those amenities included in the acreage and those amenities with the Century Village community.

  Visual Impact Analysis Standards- The purpose of the Visual Impact Analysis (VIA) is to assess the compatibility and impact of the proposed reconfiguration of the golf course on adjacent properties. Urban Design Kilday Studios (UDKS), agent for the applicant submitted the VIA (**Figure 17**). The VIA includes 3 line of site sections through the South Hampton Property. The 3

specific points were located along the view corridor of the three existing South Hampton Buildings. Each existing building faces the former golf course (or north) and has a view across the open space to Century Village. Since there are no changes proposed to the open space remaining within South Hampton, the view across the open space will remain as it currently exists. The cross-sections in the VIA reflect this situation. UDKS included one point from the eastern building where possible views include a portion of the proposed Reflection Bay TND (subsequent application). In addition to an aerial view of the site and cross sections, the VIA also includes photos representing the existing conditions of the site and the surrounding areas.

Staff utilized the applicant's VIA to assess whether there is any compatibility issues and negative impact generated from this request on adjacent properties. Staff's summary on the VIA is located within Standards 2 and 4 in the Findings portion of this report.

FINDINGS:

Development Order Amendments:

Applications for Conditional Uses, Requested Uses and Development Order Amendments must be found generally compatible with the other uses permitted in a district, but require individual review of their location, design, configuration, intensity and/or density and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location.

When considering a Development Order application for a Development Order Amendment (DOA), the BCC and ZC shall consider standards 1 – 9 indicated below. A DOA, which fails to meet any of these standards, shall be deemed adverse to the public interest and shall not be approved. Staff has reviewed the request for compliance with the standards that are expressly established by Article 2.B.2.B and provides the following assessment:

1. 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.***

Applicant's Statement:

The applicant indicated in the Justification Statement that: *"South Hampton currently has 240 existing units. These units will remain. As a part of this application, the applicant did not delete the entire golf course from the PUD as doing this would leave South Hampton PUD enough land area to comply with the maximum density allowed. Approximately 12.55 acres of the former golf course remain as a part of PUD. There is enough land to allow for 278 units.*"

Staff's Analysis: Staff has determined that the request is **in compliance** with Standard 1 based on the following analysis.

The Planning Division has reviewed the application and found the requests to be consistent with the policies, purposes, goals and objectives of the Palm Beach County Comprehensive Plan (Plan). The South Hampton Development was approved prior to the County implementing the Plan. After the adoption of the Plan in 1989, South Hampton PUD was partially given a designation of Commercial High with an underlying 8 units per acre (CH/8) and partially High Residential 18 (HR-18).

LAND USE	ACREAGE	UNITS ALLOWED	EXISTING UNITS
CH / 8	14.68 AC	117	240
HR 18	8.98 AC	161	0
TOTAL	**23.66 AC**	**278**	**240**

o Workforce Housing (WFH)

This application is not subject to WFH requirements because no additional units are being requested.

2. Consistency with the Code - ***The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general***

development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.

Applicant's Statement:
The applicant's Justification Statement indicated that "*The proposed amendment complies with all applicable standards and provisions of the Code for the use, layout, function, and general development characteristics. Specifically, the proposed uses comply with all applicable portions of Article 4.B, Supplementary Use Standards".* Additionally, the applicant describes compliance with: 1) Article 3 of the Code for Modifications to Reduce or Reconfigure Existing Golf Courses, through the provision of notification to the residents of South Hampton, 2) Article 3 of the Code for no reduction in required open space, and 3) Article 3 of the Code for Visual Impact Analysis.

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 2 based on the following analysis.

Standard 2 describes two requirements that must be met in order to comply with this standard. The first portion requires the applicant to demonstrate that: "*The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics*." The second portion of Standard 2 requires the applicant to demonstrate whether: "*The proposed use also complies with all applicable portions of Article 4.B, Supplementary Use Standards."*

It is important to note that even though the following analysis addresses Standard 2, there is a reason to include analysis of Standard 4 (Design Minimize Adverse Impact) as these two standards are closely interrelated in terms of demonstration of compliance to meet a) the layout, function and general development characteristics under Standard 2; and b) the proposed design minimizes adverse effects on adjacent properties under Standard 4.

As previously stated, the request is to abandon a prior resolution, delete conditions of approval, and delete 57.54 acres of land, i.e. to convert a golf course for the rezoning to a Traditional Neighborhood Development (subsequent application). Staff has determined that the request does comply with the both set of requirements under Standard 2.

The following analysis explains why these requests are in compliance with the applicable provisions pertaining to layout, function and general development characteristics and are presented under headings of:

- Planned Development District Purpose and Intent
- Layout, Function and General Development Characteristics
- Objectives and Standards for PDD and PUD

Findings of Facts under each of these headings will also be utilized to determine whether the request is in compliance with Standard 4, Design Minimize Adverse Impact.

o Planned Development District Purpose and Intent

South Hampton PUD was approved as a Special Exception to allow a PUD. However, as mentioned before, it was the last remaining portion of the Century Village development to be built and was only developed as a PUD for density purposes. In the letter dated October 9, 1973 **(Figure 13)** item 10, point 4 states: "this new project planned and zoned under a different zoning ordinance, subdivision and platting regulation ordinance, and landscape and parking ordinance was designed to interface with the old Century Village project which developed in the county prior to the updating of the antiquated zoning and subdivision regulations in force in 1969". This letter, including the other letters **(Exhibits 8-14)** referenced in the original approval, document that it was not the original intent of the developers to design this as a PUD and further documented that the PUD was awarded flexibility on meeting certain code requirements. Additionally, the golf course existed prior to the approval of the South Hampton PUD, but was included within the PUD in order to be covenanted to remain as open space and guaranteed as a golf course for the entire Century Village community **(Figure 13, Letter dated October 9, 1973).**
The South Hampton PUD is vested for what is shown on the approved Master Plan. The proposed DOA to delete land area will not negatively impact the existing residential pod of the PUD; there are

existing amenities and facilities which will remain unaffected by the removal of the majority portion of the golf course.

o Layout, Function and General Development Characteristics

It is important to remind the reader that the applicant is proposing to develop the deleted 57.54-acre site as a TND (application Reflection Bay ZV/TDD/R-2011-1203). Although, the design, layout, function, and compatibility of the Reflection Bay TND will be addressed through a subsequent application, it is important to mention the existing conditions of the golf course, the impact on South Hampton PUD with the deletion of land area, and the Reflection Bay ZV/TDD/R-2011-1203 application now as that application is contingent upon the approval of this application.

Existing conditions of golf course

In 1993, the owner of the golf course filed an application with the County to allow an additional access point from Haverhill Road; the BCC approved the request with the adoption of Resolution R-93-333. Subsequently, the current owner and applicant bought the property and continued to operate it as a public course. However, the applicant states that due to the general decline in the popularity of golf, changes in area demographics, and style of this older course, the course was no longer able to support itself and closed in May of 2009. Since that time the vacant land which formerly included the golf course has been maintained to County minimum standards.

South Hampton impact

The applicant is not proposing any changes to the South Hampton PUD that will impact the layout, function and general development characteristics. The applicant is deleting a 57.54-acre portion of the overall 70.15 acre golf course; the remaining 12.55 acres will remain within the PUD. The reservation of these 12.55 acres will maintain the existing views that the residents of the PUD have, as well as the residents in Golf's Edge Condo's to the north which are not a part of the PUD but are a part of the Century Village.

Reflection Bay TND design

There are 27 buildings with approximately 296 units within Century Village that abut the golf course land that is to be deleted and rezoned and designed as a TND. The applicant has designed the TND so that the commercial uses are located along the Haverhill road frontage, followed by mixed-use buildings varying in height up to five stories **(see rendering below)**. Moving away from Haverhill Road towards the north and south perimeter, the density and massing of the buildings are maintained at the lowest scales with zero lot line, cluster, and townhome residences of two to three stories, showing care and respect for the neighboring development. As the project continues to the west, a large park opens up to the community and is the foreground to a series of three story townhome residences located on its western edge. Along the entire western boundary to Century Village is a series of lakes providing a natural open buffer for all of its neighboring residents. It is staff's determination that both applications are consistent with the Layout, Function and General Development Characteristics of the Code.



Aerial and rendering of South Hampton PUD and Reflection Bay TND

3. 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.***

Applicant's Statement:
The applicant indicated that "*South Hampton PUD remains compatible with the surrounding Century Village development with the proposed deletion of land area. The proposed shape, size and location of the lands to be deleted were designed to minimize the effect of the new development (Reflection Bay) on the surrounding existing communities. Taking all these factors into account, the new project meets all standards utilized to make a determination of compatibility. Finally, as is the case in all projects reviewed by the County staff where a project abuts existing development, appropriate Conditions of Approval can provide for additional standards of buffering to assure compatibility*."

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 3 based on the following:

The 70.15-acre golf course parcel is located within the existing PUD, abutting 3 multi-family residential buildings within South Hampton and 27 external to the PUD on the west. The applicant is not proposing any changes to the South Hampton PUD that will impact compatibility within the PUD. The applicant is deleting a 57.54-acre portion of the overall 70.15 acre golf course; the remaining 12.55-acres will remain within the PUD. The reservation of these 12.55-acres will maintain the existing views that the residents of the PUD have, as well as the residents in Golf's Edge Condo's to the north which are not a part of the PUD but are a part of the Century Village. South Hampton PUD is surrounded by residential uses (multi-family and mobile homes), commercial uses and a Place of Worship. South Hampton PUD was originally found to be compatible with the surrounding land uses during the original approval in the 1970s.

The land area being deleted abuts 27 midrise multi-family buildings within Century Village on the west property line, Haverhill Road on the east property line, and Century Village Haverhill entrance on the North Property line. The proposed development that will be constructed on the former golf course (Reflection Bay ZV/TDD/R-2011-1203) includes a mix of multi-family housing types, neighborhood parks, commercial uses, recreation facility, and a 100 bed Congregate Living Facility, consistent with the residential uses that directly abut the parcels. The proposed location on the site and layout of the multifamily units have been designed to take into account the surrounding existing development in terms of types of homes (all multi-family), existing buffers, existing views, proximity to the proposed development area, and dimensions of the proposed development area. All of these factors helped determine the placement and type of the proposed homes as well as buffers, access locations, retention areas, and recreation areas.

4. 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.***

Applicant's Statement:

The applicant stated that: "…*great care was utilized in developing a Master Plan which would remain respectful to the existing units of South Hampton PUD. As the entire golf course lands were not needed to develop Reflection Bay, the determination of which land should be developed was extremely important. The result was locating the development up to Haverhill Road and leaving portions adjacent to Century Village and South Hampton residential units as open space.*

This application to delete land area minimizes adverse impact by leaving 12.55 acres of former golf course to remain as open space within the South Hampton PUD. The land is located directly between South Hampton and the adjacent Century Village neighborhood. Rather than making this land a part of the future Reflection Bay project, the land remains as open space and therefore minimizes adverse impact."

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 4 based on the analysis, and is presented under the following headings. Some of the Finding of Facts have been referenced in Staff Analysis of Standard 2.

- Planned Development District Purpose and Intent
- Layout, Function and General Development Characteristics
- Objectives and Standards for PDD and PUD Circulation, Access and Cul-de-sac
- Open Space

o Planned Development District Purpose and Intent

See Staff's Analysis under Standard 2, Consistency with Code

o Layout, Function and General Development Characteristics

See Staff's Analysis under Standard 2, Consistency with Code

o Objectives and Standards for PDD and PUD

See Staff's Analysis under Standard 2, Consistency with Code

o Open Space

With the proposed deletion of land area (portion of the golf course and open space) the remaining acreage for the PUD (23.66-acres) will meet all PUD open space criteria. As a PUD, 40% of the PUD shall be provided as open space. This equates to 9.54 acres. The Preliminary Master Plan proposed 18.09 acres of open space consisting of the 12.55 acre former golf course and additional open space within the residential tract. The approved master plan, exhibit 14, dated April 9, 1974 states the project includes 6.1% of open space. It also notes the open space excludes golf course, uncovered parking, driveways, other impervious surfaces and water bodies.

When reviewing the proposed development one must consider the concept of a neighborhood: size, boundaries, open spaces and recreation, proximity to civic and commercial areas and the internal road and pedestrian networks. In this case, focus must be placed on the redevelopment of community and its effect on the surrounding neighborhoods. The Visual Impact Analysis (VIA) (**Figure 17**) is a planning tool used to assist the designer in visualizing how the proposed changes impact the existing development. The key issues of the request to convert a golf course into residential use revolve around the loss of usable open space and recreation, the vehicular and pedestrian circulation and interconnectivity; the layout and function of the design and their impacts on the existing community.

The golf course land is located at the southwest intersection of Century Boulevard and Haverhill Road and only abuts 3 (South Hampton, Green Brier, and Golf's Edge) neighborhoods within Century Village. As stated before this application will maintain the existing views of South Hampton residents and the western most "Green Brier" residents as 12.55-acres of the golf course will remain within the PUD and will not be not be altered. The remaining Green Brier and Golf's Edge residents are the only residents that will be visibly impacted by the redevelopment of the former golf course. It is staff's professional opinion that the golf course was never intended and/or designed to provide all of the community's open space and recreation amenities as a golf course, because it is separated from most of the residents within the community.

Additionally, the golf course is currently being maintained at the minimum county standards and is not readily accessible or utilized by the residents of century village as usable open space or recreation area.

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

Applicant's Statement:

The applicant stated in the Justification Statement that: *"The proposed amendment does not result in significantly adverse impacts to the natural environment. The affected area contains limited amounts of existing native vegetation. There are several mature ficus trees on the property that will be preserved or relocated to provide focal points for the new development*".

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 5 based on the following analyses.

The Department of Environmental Resource Management (ERM) indicates that the site contains limited amounts of existing native vegetation; is not located within a Well field Protection Zone; and that no significant environmental issues are associated with this application beyond compliance with ULDC requirements.

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

Applicant's Statement:
The applicant stated: *"As previously discussed in the sections discussing Compatibility and Impacts, the proposed development of single dwelling and multi-family homes on this property is consistent with the established development multi-family homes currently existing on the abutting properties. Additionally, on the East side of Haverhill Road there is an established mobile home park also developed at a higher density. In laying out the various units types within the project, the densest uses were located in closest proximity to the major transportation network along Haverhill Road. The areas closest to existing development have been sited with less dense housing types and most significantly large areas of open space in the form of lake areas and/or significant green space. Due to the intense development already existing in the general area there are already many commercial services, employment opportunities, and transportation infrastructure located in close proximity."*

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 6 based on the following analysis.

The proposed deletion of 57.54 acres is surrounded by properties that have been developed as residential and commercial uses. With the deletion of land area the applicant proposes to design the site as a TND (Reflection Bay ZV/TDD/R-2011-1203) with a total of 732 residential units with a 100-bed CLF, 15, 000 square foot recreation facility, and 84,500 square feet of general retail. The proposed uses will continue the multiple-family and commercial development pattern already established in this area of the County.

7. Consistency with Neighborhood Plans – ***The proposed development or amendment is consistent with applicable neighborhood plans in accordance with BCC policy.***

Applicant's Statement:
The applicant stated that: "*South Hampton PUD is not located within the boundaries of a neighborhood plan study area and therefore is not in conflict with this ULDC standard*".

Staff's Analysis:
Staff has determined that this Standard does not apply to the applicant's requests.

8. Adequate Public Facilities – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

Applicant's Statement:
The applicant stated that: "*The project currently is vested for the 240 existing units*."

Staff's Analysis:
Staff has determined that the proposed request is **in compliance** with Article 2.F Concurrency, subject to proposed conditions of approval as indicated in Exhibit C.

9. Changed Conditions or Circumstances – ***There are demonstrated changed conditions or circumstances that necessitate a modification.***

Applicant's Statement:
The applicant's justification statement breaks this standard down into three reasons there are changed circumstances for the proposed development.

1. *The popularity of Golf Courses aft diminished, and therefore less revenue to maintain the courses;*
2. *The property becomes an attractive nuisance.*
3. *The current status quo has become an economic blight for the surrounding property owners.*

The applicant alludes to the fact that golf courses were a standard recreational amenity utilized by many PUDs (**Figure 18**), and because of its popularity the courses were able to be maintained by the fees that were collected. The applicant quotes the New York Times for the reason that the popularity of golf has dwindled and that fewer players provide for less revenue and in turn closure of golf courses.

The applicant states that the "…*blighted conditions at South Hampton is a changed of circumstances which currently affects the communities which abut the property….the residences which enjoyed the previous golf course views now look out at an open space which receives minimum maintenance required by the County. Without any revenue, the property owner can only provide what is required.*"

Staff's Analysis:
Staff has determined that the request is **in compliance** with Standard 9 based on the following analysis:

The golf course is located at the southeastern most area of the Century Village development and only abuts a portion of the South Hampton PUD development and those residents in Green Briar and Golfs Edge. It is determination that the golf course was never designed nor intended to be an integral part of the residential development.

Finally, staff has determined that the redevelopment of the former golf course land to a TND potentially better serve the needs of the surrounding residential communities along Haverhill Road and Okeechobee Boulevard as well as Century Village, which is an approximate 600-acre development with thousands of residents over the age of 55. The Resident Service Center, which is approved for: Retail Sales, General; Business or Professional Office; Medical or Dental Office; Financial Institution; Personal Services; and Limited Adult Daycare is currently the only place where residents can conveniently receive nonresidential goods and services. The TND will provide retail and services at a convenient location to the residents of Century Village and will prevent them from having to travel far outside of the development.

FINAL CONCLUSION AND RECOMMENDATION

Since the Century Village development was first established in the late 1960s, the approximate 600-acre subject site has supported primarily residential uses, golf courses and ancillary uses. Additionally, through the original 1970's planning and preparation for the approval for the South Hampton PUD there were several pieces of correspondence between County staff and the developer that referred the use of the golf course. The golf course was to be maintained as a golf course for use by the residents. However, unlike other golf course communities, Century Village (nor South Hampton PUD) was not planned, designed, and constructed with the golf course as the key design component for the entire development with emphasis on enhanced compatibility to the residential pods abutting it. The golf course is located at the southeastern most area of the Century Village development and only abuts the South Hampton PUD residents and those who reside in Green Briar and Golfs Edge. Although those residents took advantage of the golf course through views of open and natural areas; staff has determined that the redevelopment of the former golf course to a TND will provide more services and address the needs of the community on a larger scale.

RECOMMENDATION: Staff recommends approval of the requests subject to 13 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Resolution R-1993-333.

MOTION: To adopt a resolution approving a Development Order Amendment to delete land area and conditions of approval subject to the conditions of approval contained in Exhibit C.

ZONING COMMISSION HEARING – December 2, 2011

This application was on the regular agenda and was presented concurrently with the contingent rezoning application, Reflection Bay ZV/TDD/R-2011-1203. Staff presented their findings, followed by a presentation by the applicant. Staff received 446 comment cards from the public; 433 in opposition, (of which 29 members of the public spoke), 11 in support, (of which 2 members of the public spoke), and 2 cards that did not indicate opposition or support. The applicant also provided 95 cards in support of the project from Century Village residents. The main reasons listed for opposition were: too many strip malls in the area, security concerns, drainage issues, compromised emergency response time, plat restrictions should not be amended, increase in traffic, taxes, noise, children, population, the quality of life will be compromised, residents bought their units because of the golf course amenity, reduced property values, and reduced green space and recreation. The main reason listed for support were: former golf course use will never be re-established as a golf course, increased property values, and residents will have more places to go.

After the public comment portion of the hearing was closed, most of the discussion among the Commissioners, staff, and the agent revolved around the design of the project. The Commissioners' discussion included, but not limited to: the proposed interconnectivity to Century Village should remain in the event that Century Village agrees to the cross access in the future, development will bring up the area and raise property value, if the applicant proposed a wall along the western side that wall should not be opaque so that Century Village residents can have a view of the lakes, the applicant should provide a walkway around the proposed lakes.

The Zoning Commission recommended approval with a vote of 6 to 1 with the following conditions:

1) Revise the site plan for the proposed TND (Reflection Bay ZV/TDD/R-2011-1203) to provide for a fence along the west property line to address the concern concerns of the Century Village residents.
2) Revise the site plan for the proposed TND (Reflection Bay ZV/TDD/R-2011-1203) to provide for a walkway around the proposed lakes.
3) The 12.55 acres of the former golf course remaining within the South Hampton PUD shall be prohibited from filing an application with the County to allow development on the site. See ALL PETITIONS CONDITION 9.

BOARD OF COUNTY COMMISSION HEARING – January 25, 2012 and subsequent meetings

This application was on the regular agenda and was presented concurrently with the contingent rezoning application, Reflection Bay ZV/TDD/R-2011-1203. Staff presented their findings, followed by a presentation by the applicant. Staff received 86 comment cards from the public; 59 in opposition, 26 in support and 1 card that did not indicate opposition or support. Submitted into the record at the meeting were the following documents: 1) letters to the Commissioners from various individuals in opposition to the project, 2) original Century Village sale brochures listing the golf course as an amenity, 3) a petition in opposition from the South Hampton PUD with 216 signatures, 4) a petition in opposition from the residents of Cypress Lakes with 110 signatures, 5) a petition in opposition from the residents of Holiday Plaza with 89 signatures, 6) postcards in support from the Owners of the former golf course with 450 signatures, and 7) an Economic Impact Analysis.

The main reasons listed for opposition were reiterated from the ZC hearing: too many strip malls in the area, security concerns, drainage issues, compromised emergency response time, plat restrictions should not be amended, increase in traffic, taxes, noise, children, population, the quality of life will be compromised, residents bought their units because of the golf course amenity, reduced property values, and reduced green space and recreation. The main reason listed for support were: former golf course use will never be re-established as a golf course, increased property values, residents will have more places to go, change is good, and increased employment.

After the public comment portion of the hearing was closed, most of the discussion among the Commissioners, staff, and the agent revolved around the design of the project and the use of the land as a golf course. The Commissioners' discussion included, but not limited to: selling the land to a golf course developer/owner, will the current developer be compensating the homeowners who paid more money to live on a golf course, past Commissioners put the restrictive covenant on the Plat to protect

the residents, the project as proposed is too intense, not enough communication between the residents and owner/applicant, former golf course land is not being maintained, golf course is not intertwined with the community, and the need sustainable mixed-use communities. The BCC postponed the application(s) with a vote of 6-0 until October 25, 2012 to give the residents and owner/applicant additional time to work together and come to a consensus and/or to find a buyer and golf course operator.

September 13, 2012 – Meeting with Owner/Applicant and staff

Zoning Staff met with the Owner and the applicant to get a status update of the project since the BCC postponed this project in January until October. At the meeting the owner/applicant stated the following:

- The owner stated they have had several meetings with the "Welcome Neighborhood Club" (comprised of residents in support) from February to May. The owner also stated they have had communications with the original developer, Mr. Levy; whom gave 2 recommendations for the use of the property.
- The owner stated that they did not contact the United Civic Organization (UCO) of the entire Century Village until recently, pursuant to a letter dated August 29, 2012.
- The owner/applicant has a meeting scheduled for September 19, 2012 with UCO to review/discuss the project. In a letter dated September 20, 2012 summarizing the meeting, the owner/applicant stated the following: Century Village may be interested in a more comprehensive assisted living facility than the one currently planned for Reflection Bay as well as restaurants and a nine-hole golf facility and driving range. These proposed changes would required an amendment to the proposed plans.]

Conclusion: the proposed plans have not changed and all proposals remain the same as presented to the BCC in January.

BOARD OF COUNTY COMMISSION HEARING – October 25, 2012 and subsequent meetings

This application was on the regular agenda; however, the applicant asked for a 90 day postponement to afford them more time to meet with UCO, Century Village Delegates, the Proactive Committee, and other residents of Century Village. Forty-six members of public spoke in response to the applicant's request for a postponement; 37 in opposition of the postponement and 9 in support. After discussion among the Commissioners, the project was postponed with a vote of 4-3 until January 24, 2013 to give the residents and owner/applicant additional time to work together and come to a consensus on future development.

In a letter dated December 19, 2012 to staff **(Exhibit E)**, the applicant summarized a series of meetings between themselves, the property owners, and residents of Century Village as follows:

- November 29, 2012 - Based on UCO's recommendation, a town hall meeting was scheduled at the Century Village Theater in order to further discuss the revised Reflection Bay master plan which includes a nine hole golf course. The applicant stated that the meeting was only attended by 42 people although it was noticed and advertised.
- December 7, 2012 - UCO Delegate Meeting. At the meeting a motion was made and seconded by UCO delegates. The motion read: *I make a motion to approve the Revised Reflection Bay Master Plan, and to authorize UCO officers to negotiate the economic terms of the revised plan with the Developer, and then bring it back to the body in January for further consideration*. The motion was discussed at length but consideration was discontinued as the meeting lost its quorum and therefore died. The applicant concludes that they wish to proceed with the current plan(s) since UCO is the only organization with the ability to negotiate an agreement on behalf of the residents and they do not feel that support from UCO will be obtained.

Conclusion: the proposed plans have not changed and all proposals remain the same as presented to the BCC in January 2012 and October 2012.

PUBLIC COMMENT SUMMARY: Due to the lengthy postponement of the project, staff sent out Public Courtesy Notices three times, once in November 2011, second in September 2012, and lastly in January 2013. At the time of the first publication of the staff report in November of 2011, staff had

received 364 responses from the public notices that were sent out regarding this project. 350 responses were in opposition and 14 were in support of the project. The objecting residents have formed the "Proactive Committee" and have followed the project closely throughout Development Review Committee process. The main reasons cited for opposition is that the residents do not want the removal of the golf course from the South Hampton plat or any development on the golf course property that adjoins Century Village. Other reasons listed for opposition were: safety, increases in traffic, children, population, and noise, and reduction of green space.

During the second round of Public Courtesy Notices in September of 2012, staff received 102 responses (at time of publication) from the public notices that were sent out regarding this project. 97 responses were in opposition and 5 were in support of the project. The main reason cited for opposition were: too much traffic, unrented homes, vacant commercial spaces, former golf course should be reestablished, lack of security, noise, congestion, water and sewer services will be negatively impacted, and development will cause on-going construction nuisances. In addition to the Public Courtesy Notices staff received 17 phone calls from the public; 5 in support of the project, 1 in opposition to the project, and 11 seeking general information about the project.

During the third round of Public Courtesy Notices in January of 2013, staff received 0 responses (at time of publication) from the public notices that were sent out regarding this project.

TABULAR DATA

	EXISTING	PROPOSED
Property Control Number(s)	00-42-43-23-40-036-0000	Same
Land Use Designation:	High Residential (HR-18) amd Commercial High (CH-8)	Same
Zoning District:	Planned Unit Development	Same
Tier:	Urban/Suburban	Same
Use:	Multifamily Residential and golf course	Multifamily Residential
Acreage:	83.6	23.66
Dwelling Units:	240	240
Density:	2.87	10.14
Access:	Century Village Drive	Same

SURROUNDING LAND USES:

NORTH:
FLU Designation: High Residential (HR-18)
Zoning District: Multi-Family Residential (High Density) District (RH)
Supporting: Multi Family

EAST:
FLU Designation: Medium Residential (MR-5)
Zoning District: Multi-Family Residential (Medium Density) District (RM)
Supporting: Temple (Control No 1984-153)

EAST:
FLU Designation: High Residential (HR-8)
Zoning District: Neighborhood Commercial District (CN)
Supporting: Retail

EAST:
FLU Designation: High Residential (HR-8)

Zoning District: Multi-Family Residential (High Density) District (RH)
Supporting: Mobile Home Park

EAST:
FLU Designation: High Residential (HR-8)
Zoning District: Single-Family Residential District (RS)
Supporting: Day Care Center (Control No 1987-121)

EAST:
FLU Designation: High Residential (HR-8)
Zoning District: Multi-Family Residential (High Density) District (RH)
Supporting: Vacant (Control No 1988-135)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: General retail/ Restaurant/ Place of Worship (Control No 1994-002)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: Professional/Medical Office (Control No 1974-011)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: (Retail)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: Boat Supplies (Retail)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: Adult Entertainment (Control No 1979-025)

SOUTH:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: Multiple Use Planned Development District (MUPD)
Supporting: Vehicle Sales and Rental (Control No 1979-133)

WEST:
FLU Designation: High Residential, with cross-hatching (HR-8X)
Zoning District: Multi-Family Residential (High Density) District (RH)
Supporting: Multi Family

WEST:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: Professional/ Medical Office (Control No 2003-050)

WEST:
FLU Designation: Commercial High, with an underlying HR-8 (CH/8)
Zoning District: General Commercial District (CG)
Supporting: Multi Family (Control No 1980-025)

South Hampton PUD is surrounded by residential uses (multi-family and mobile homes), commercial uses and a Place of Worship. South Hampton PUD was originally found to be compatible with the

surrounding land uses during the original approval in the 1970s. The proposed deletion of land area and development order abandonment to allow for the redevelopment of the former golf course to a TND will be consistent with the uses already existing in this area of the county.

o Signage/Architecture/landscape

The applicant is not proposing any changes to signage, architecture, or landscaping with this request, with the exception of the addition of a 5-foot compatibility buffer located adjacent to the proposed TND (Reflection Bay ZV/TDD/R-2011-1203).

STAFF REVIEW AND ANALYSIS

PLANNING DIVISION COMMENTS:

FUTURE LAND USE (FLU) PLAN DESIGNATION: High Residential, 18 units per acre (HR-18) on 8.98 acres and Commercial High/8 Residential units per acre (CH-8) 14.68 acres.
TIER: The subject site is in the Urban/Suburban Tier.
FUTURE ANNEXATION AREAS: The subject site is within the future annexation area of the City of West Palm Beach.
CONSISTENCY WITH FUTURE LAND USE (FLU) PLAN DESIGNATION: The Planning Division has reviewed the request for a Development Order Amendment (DOA) to delete land from the South Hampton PUD (Century Village Plat 14, Control Number 1973-215), delete/amend Conditions of Approval, and a Development Order Abandonment to abandon Resolution 1993-333.
As noted above, the parcel features a split in the FLU designations with both Commercial High with an underlying 8 units per acre (CH/8), and High Residential, 18 units per acre (HR-18). It is currently built with 240 multi-family dwelling units, and a golf course. The project was approved in 1973, prior to the establishment of FLU designations. FLU designations were later assigned based on existing zoning approvals and, in the case of the commercial designation, what appears to be an interpretation and application of policies for intended/future growth under a later Comprehensive Plan (1980), before the current designation system created in 1989.

South Hampton PUD consists of 81.2 acres, of which 70.15 acres make up the Turtle Bay Golf Course (PCN 00-42-43-23-40-037-0000). 57.54 acres of the Turtle Bay Golf Course is proposed to be deleted and rezoned to a Traditional Neighborhood District (TND) by concurrent application ZV/TDD/R-2011-01203 (Reflection Bay TND). The remaining acreage of the golf course will stay with the South Hampton PUD as open space and to meet density requirement for the 240 existing built units in the revised 23.66-acre PUD.
To calculate the density of the revised PUD, the acreage of each FLU designation was utilized.

Maximum density for South Hampton PUD:

8.98 ac. x 18 units per acre (HR-18) = 161.64 or 161 units
14.68 ac. x 8 units per acre (CH-8) = 117.44 or 117 units
23.66 ac
Total number of units allowed = 278 units
Units approved per Site Plan = 240 units
Total unutilized dwelling unit potential for South Hampton PUD = 38units

This approximates a built/existing density of 10.14 dwelling units/acre for the 23.66-acre South Hampton PUD.

Workforce Housing:
As the original PUD approval predates the Workforce Housing Program (WHP), and the applicant does not propose to increase the number of units, no WHP units are required.

SPECIAL OVERLAY DISTRICT/NEIGHBORHOOD PLAN/PLANNING STUDY AREA: The subject site is not within the boundaries of any Special Overlay District/Neighborhood Plan or Planning Study Area.

FINDINGS: The request is consistent with the CH/8 and HR-18 FLU designations of the Palm Beach County Comprehensive Plan.

ENGINEERING COMMENTS:

This application is to delete land area from the PDD approval and to abandon a resolution which allowed an additional access point to Haverhill Road. Conditions relating to the development of the remaining area are placed under application ZV/TDD/R-2011-1203.

PALM BEACH COUNTY HEALTH DEPARTMENT:

No Staff Review Analysis

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: This is a developed residential community.

WELLFIELD PROTECTION ZONE: Part of the western portion of the PUD lies within Wellfield Protection Zones 3 and 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 Water and Irrigation Conservation Ordinance No. 93-3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

OTHER:

FIRE PROTECTION: The Palm Beach County Department of Fire Rescue will provide fire protection.

SCHOOL IMPACTS: No Staff Review Analysis

PARKS AND RECREATION: No Staff Review Analysis

CONCURRENCY: The proposed Zoning Map Amendment complies with Article 2.F of the ULDC, Concurrency (Adequate Public Facility Standards).

WATER/SEWER PROVIDER: Palm Beach County Water Utilities Division

---

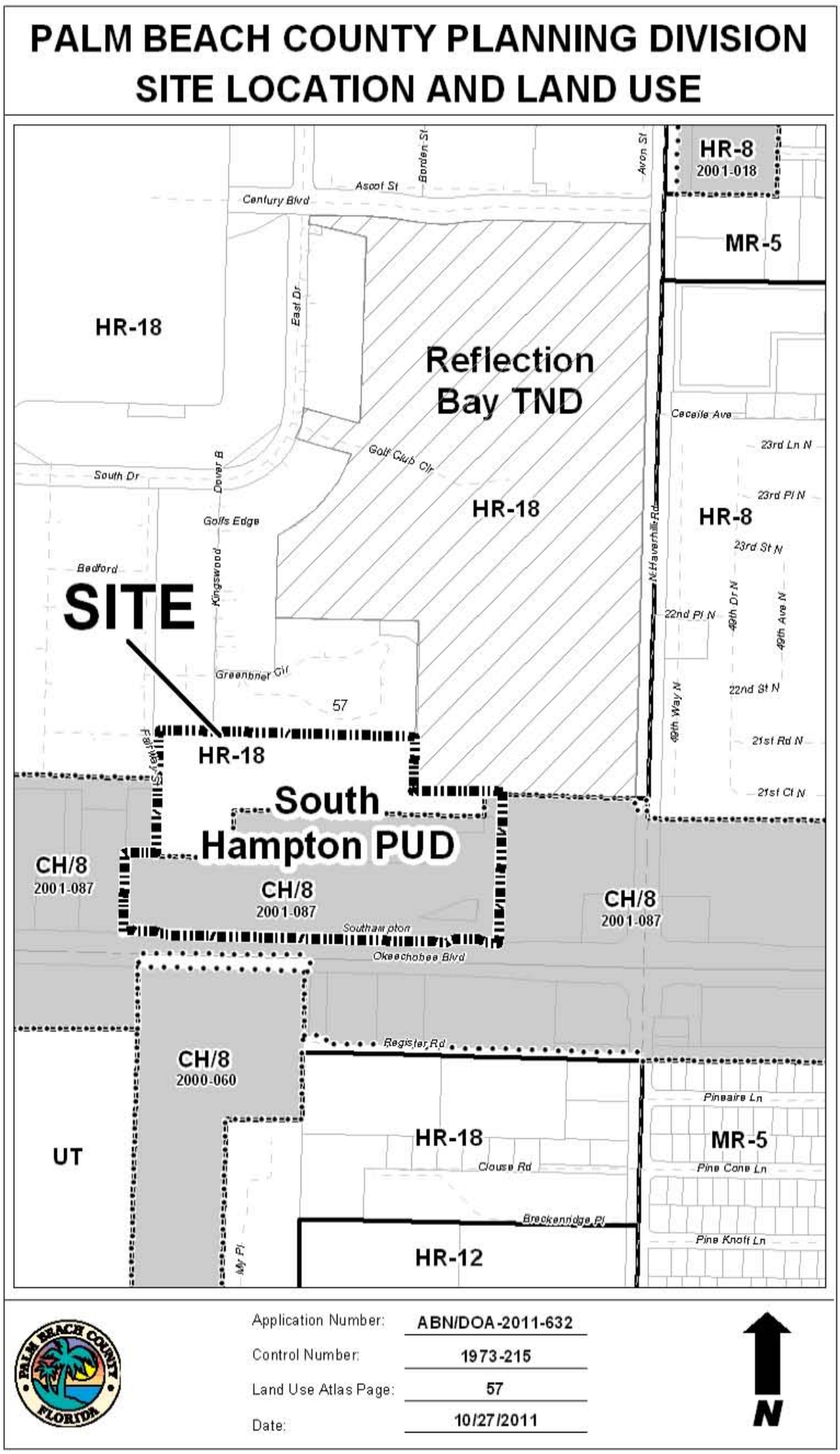


Figure 1 Land Use Atlas Map

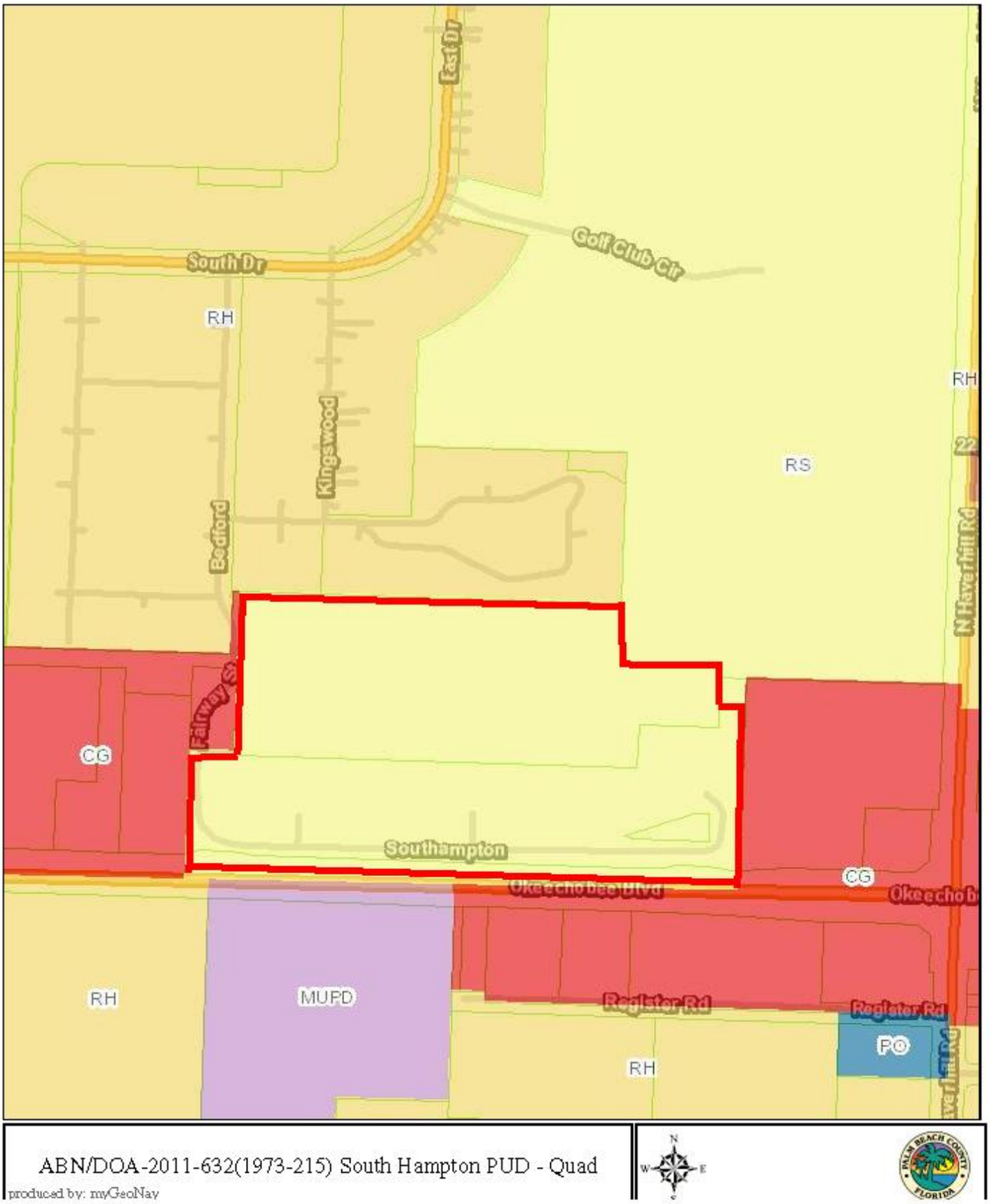


Figure 2 Zoning Quad Map

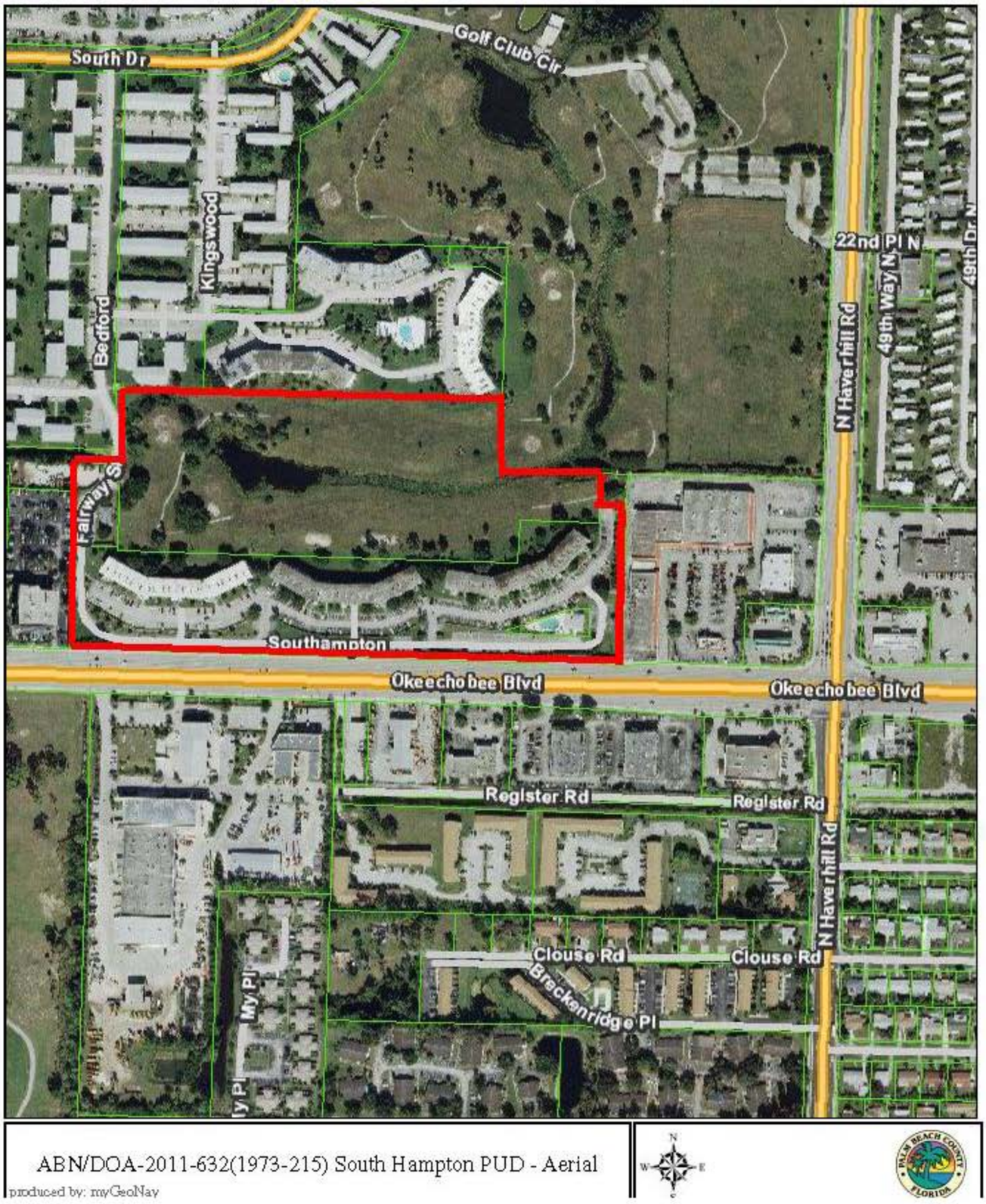


Figure 3 Aerial

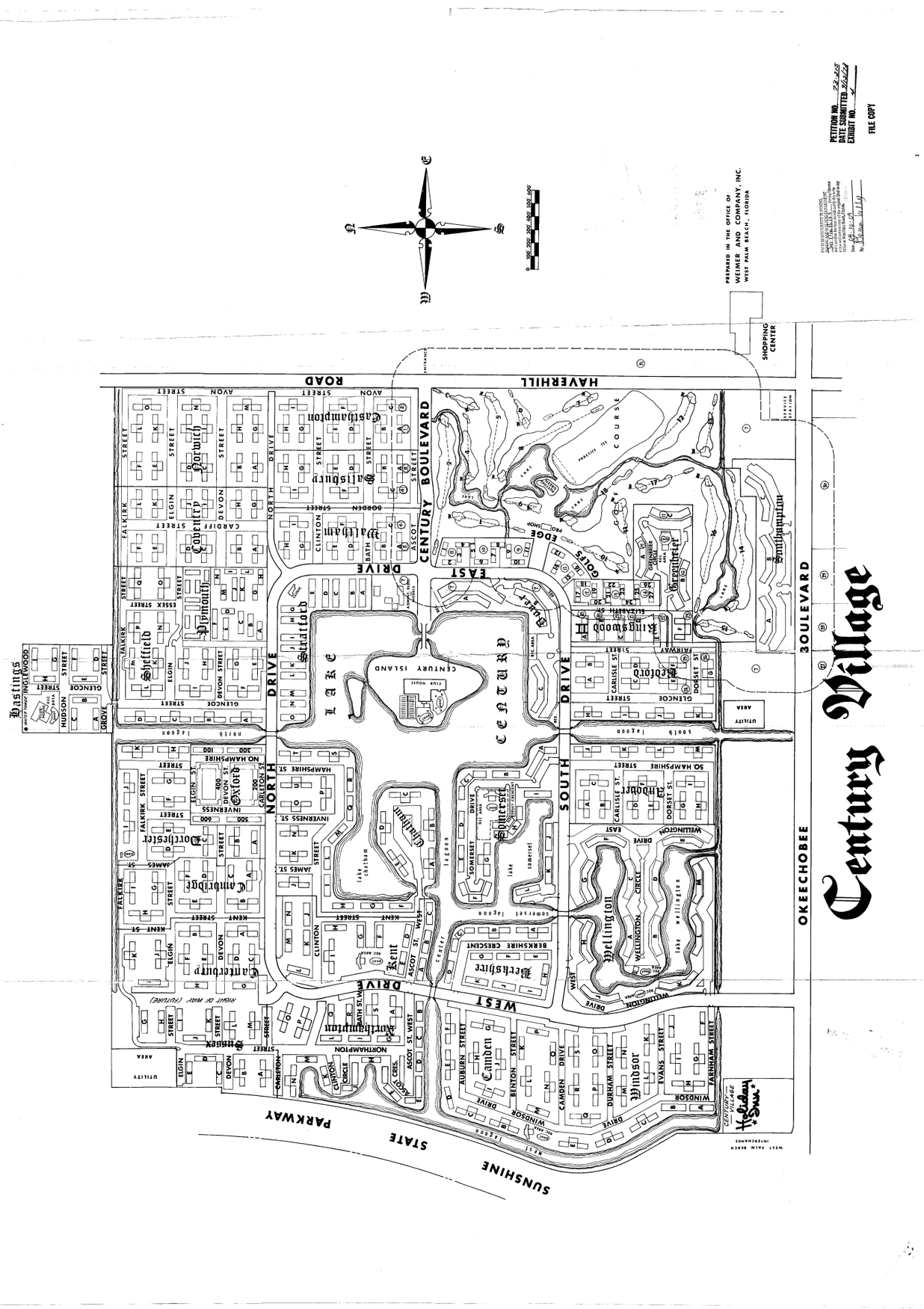


Figure 4 Overall Century Village Map

Figure 5 Preliminary Master Plan

APPROVED VARIANCE

To allow a proposed fence to exceed the maximum height of 6ft in a residential district

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BA-2005-01304	5.B.1.A.2 Accessory uses and structures: Fences, walls & hedges	Fence with a height maximum of 6ft in a residential district	to allow fence 8ft tall	2ft
ADDRESS OF PROPERTY:	2705 Golf Club Cir., West Palm Beach, FL – 33417			

The above variance(s) was granted subject to the following conditions:

DEVELOPMENT ORDER

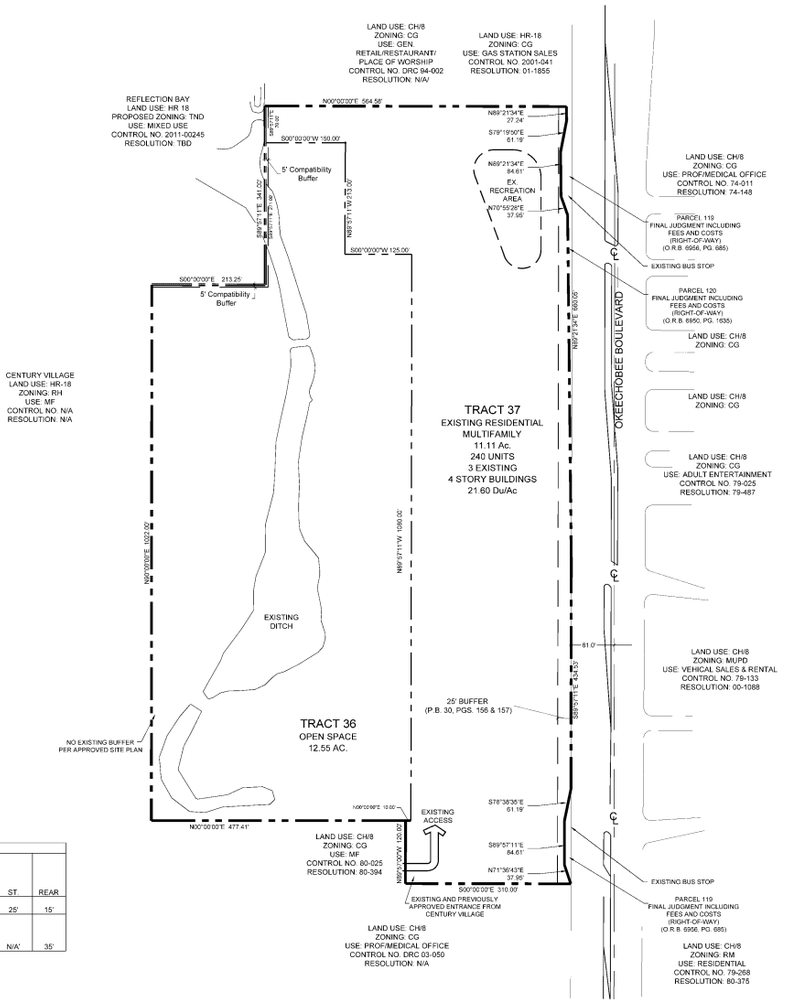
The Development Order for this particular variance shall lapse on **01/19/2007**, one year from the approval date **(DATE: MON/TORING-ZONING)**.

ZONING CONDITIONS

1. Zoning - By **01/19/2007**, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. **(BUILDING: DATE: ZONING)**
2. Zoning - By **01/19/2007** or prior to DRO certification, the applicant shall amend the approved site plan to reflect the variance approval pursuant BA-2005-1304. **(DRO: DATE: ZONING)**

NOTES:
1. ASSUMED 16 BUILDINGS = 5 IN UNIT BUILDINGS (240 UNITS)
2. TOTAL NO OF BUILDINGS (16 PROJ.) = 16 BLDGS.
3. TOTAL NO OF BUILDINGS (16 PROJ.) = 16 BLDGS.

DUMPSTERS ARE LOCATED ON THE PLANS UNDER SEPARATE CAPTION.



DENSITY CALCULATIONS

LAND USE	ACREAGE	ALLOWED UNITS	EXISTING UNITS	REMAINING UNITS
HR 18	8.98	161	0	161
CH/8	14.68	117	240	-123
TOTAL:	23.66	278	240	38

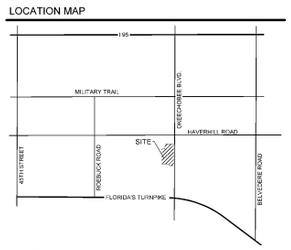
PUD PROPERTY DEVELOPMENT REGULATIONS

	MIN. LOT DIMENSIONS					SETBACKS / SEPARATIONS				
POD TYPE	SIZE	WIDTH/ FRONTAGE	DEPTH	MAX. BLDG. HEIGHT	MAX. BLDG COVER	FRONT	ZLL SIDE	SIDE	ST.	REAR
REQUIRED MF	--	65'	75'	35'	40%	25'	N/A	15'	25'	15'
PROPOSED MF	--	1,483'	310'	EXISTING 4 STORY BLDG.	7%	144.6'	N/A	92.2'	N/A'	35'

PLANNED DEVELOPMENT TABULAR DATA

CURRENT DRO APPROVAL								REQUESTED DOA APPROVAL					
TRACT	EXISTING USE	ACRE	LATEST BCC APPROVAL	TYPE	UNIT	DENSITY	CLASS	ACRE	TYPE	UNIT	DENSITY	CLASS	CHANGE
TRACT 37	RESIDENTIAL	11.11 AC	240 DU	MF	240 DU	21.6 DU/AC	AH	11.11 AC	MF	240 DU	10.14 DU/AC	AH	0
TRACT 36	GOLF	70.09 AC	GOLF/ OPEN SPACE	---	---	---	---	12.55 AC	---	---	---	---	57.54 AC

LOCATION MAP



SITE DATA

NAME OF DEVELOPMENT	SOUTH HAMPTON PUD
CONTROL#	73-215
APPLICATION #	DOA-2011-00632
PROJECT#	TBD
BCC APPROVAL	03.15.93
RESOLUTION:	R93-333
TIER	U/S
FUTURE LAND USE	HR-18/CH/8
ZONING DISTRICT	RS/SE/PUD
SECTION/TOWNSHIP/RANGE	23/43/42
PCN OF AFFECTED AREA	00-42-43-23-40-036-0000
EXISTING USES	RESIDENTIAL / GOLF COURSE
GROSS ACREAGE(1,030,716.7 S.F.)	23.66 AC.
TRACT 36	12.55 AC.
TRACT 37	11.11 AC.
GROSS DENSITY	10.14 DU/AC
RESIDENTIAL UNITS:	
EXISTING MULTIFAMILY (TRACT 37)	240 DU
TRAFFIC ANALYSIS ZONE	175

CONCURRENCY APPROVAL

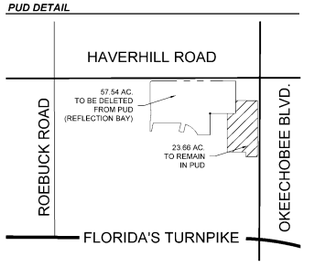
PROJECT REMAINS VESTED FOR 240 EXISTING MULTIFAMILY UNITS.

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THE MASTER PLAN.

PARKING REQUIRED:	180
RESIDENTIAL:	
240 UNITS @ 1 PER 2 UNITS + 1 PER 4 GUEST	180
PARKING PROVIDED (EXISTING):	360
OPEN SPACE REQUIRED (MIN. 40% OF 23.66 AC)	9.46 AC.
OPEN SPACE PROVIDED (76.4%)	18.09 AC.

*APPROVED MASTER PLAN EXHIBIT 14 DATE 04-19-1973 DOES NOT INCLUDE GOLF COURSE IN OPEN SPACE CALCULATION. PER PLAN *PERCENTAGE OF PROJECT IN OPEN SPACE (EXCLUDING GOLF COURSE, UNCOVERED PARKING, DRIVEWAYS, OTHER IMPERVIOUS SURFACES, AND WATER BODIES) 6.1%.

PUD DETAIL



PBC Amendments:

PBC Zoning Stamp:

urban design kilday STUDIOS
Urban Planning & Desig
Landscape Architectur
Communication Graphi
The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX: 561.366.1111
www.udkstudios.com
#LCC0000035

Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by a the property of the designer, and were creat for the exclusive use of the specified project These ideas, designs, arrangements or plan shall not be used by, or disclosed to any pe firm, or corporation without the written permission of the designer.

South Hampton PUD

Palm Beach County

NORTH

0 200' 100' 50

Scale: 1" = 100'-0"

Date:	03.16.2011
Project No.:	10-061.000
Designed By:	CU
Drawn By:	LMB/WT
Checked By:	WT

Revision Dates:

03-16-11 CK INITIAL SUBMITTAL
07-25-11 CK RE-SUBMITTAL
08-29-11 CK RE-SUBMITTAL
09-26-11 CK RE-SUBMITTAL
10-17-11 LMB: RE-SUBMITTAL

PMP-1
of 1

Figure 6 Preliminary Site Plan

APPROVED VARIANCE

To allow a proposed fence to exceed the maximum height of 6ft in a residential district.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BA 2005- 01304	5.B.1.A.2 Accessory uses and structures Fences, walls & hedges	Fence with a height maximum of 6ft in a residential district	to allow fence 8ft tall	2ft
ADDRESS OF PROPERTY:	2750 Golf Club Dr., West Palm Beach, FL - 33417			

The above variance(s) was granted subject to the following conditions:

DEVELOPMENT ORDER

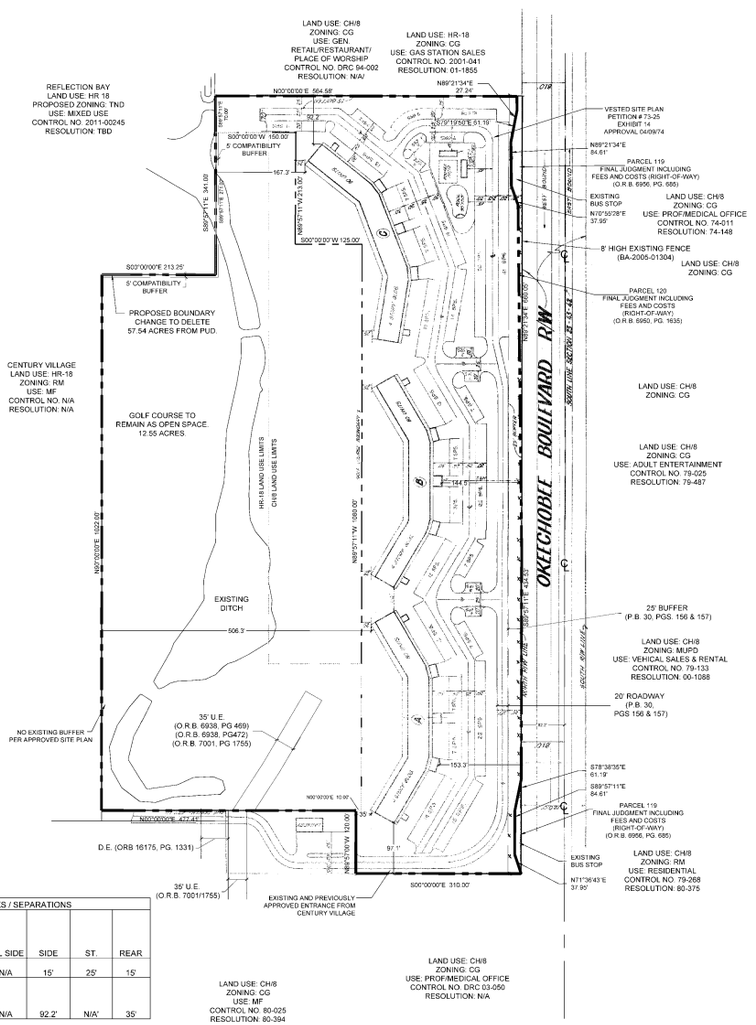
The Development Order for this particular variance shall lapse on **01/19/2007**, one year from the approval date **(DATE: MONITORING-ZONING)**.

ZONING CONDITIONS

1. Zoning - By **01/19/2007**, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. **(BUILDING: DATE: ZONING)**
2. Zoning - By **01/19/2007** or prior to DRO certification, the applicant shall amend the approved site plan to reflect the variance approval pursuant BA-2005-1304. **(DRO: DATE: ZONING)**

NOTES
- NUMBER OF BUILDINGS = 3 (60 UNIT BUILDINGS (240 APTS))
- TOTAL NO. OF "B" APTS (1B,1B+D) = 192 APTS
- TOTAL NO. OF "A" APTS (2B,2B+D) = 48 APTS

DUMPSTERS ARE LOCATED IN THE BLDGS UNDER GARAGE CUTS.



DENSITY CALCULATIONS

LAND USE	ACREAGE	ALLOWED UNITS	EXISTING UNITS	REMAINING UNITS
HR 18	8.98	161	0	161
CH/8	14.68	117	240	-123
TOTAL:	23.66	278	240	38

PUD PROPERTY DEVELOPMENT REGULATIONS

	MIN. LOT DIMENSIONS					SETBACKS / SEPARATIONS				
POD TYPE	SIZE	WIDTH/ FRONTAGE	DEPTH	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	FRONT	ZLL SIDE	SIDE	ST.	REAR
REQUIRED MF	--	65'	75'	35'	40%	25'	N/A	15'	25'	15'
PROPOSED MF	--	1,483'	310'	EXISTING 4 STORY BLDG.	7%	144.5'	N/A	92.2'	N/A'	35'

PLANNED DEVELOPMENT TABULAR DATA

	CURRENT DRO APPROVAL							REQUESTED DOA APPROVAL					
TRACT	EXISTING USE	ACRE	LATEST BCC APPROVAL	TYPE	UNIT	DENSITY	CLASS	ACRE	TYPE	UNIT	DENSITY	CLASS	CHANGE
TRACT 37	RESIDENTIAL	11.11 AC	240 DU	MF	240 DU	21.6 DU/AC	AH	11.11 AC	MF	240 DU	10.14 DU/AC	AH	0
TRACT 36	GOLF	70.09 AC	GOLF/ OPEN SPACE	---	---	---	---	12.55 AC	---	---	---	---	57.54 AC

LOCATION MAP



SITE DATA

NAME OF DEVELOPMENT	SOUTH HAMPTON PUD
CONTROL#	73-215
APPLICATION #	DOA-2011-00632
PROJECT#	TBD
BCC APPROVAL	03.16.93
RESOLUTION:	R93-333
TIER	U/S
FUTURE LAND USE	HR-18/CH/8
ZONING DISTRICT	RS/SE/PUD
SECTION/TOWNSHIP/RANGE	23/43/42
PCN OF AFFECTED AREA	00-42-43-23-40-036-0000
EXISTING USES	RESIDENTIAL / GOLF COURSE
GROSS ACREAGE(1,030,716.7 S.F.)	23.66 AC.
TRACT 36:	12.55 AC.
TRACT 37:	11.11 AC.
GROSS DENSITY	10.14 DU/AC
RESIDENTIAL UNITS:	
EXISTING MULTIFAMILY (TRACT 37)	240 DU
TRAFFIC ANALYSIS ZONE	175

CONCURRENCY APPROVAL

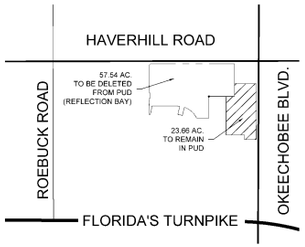
PROJECT REMAINS VESTED FOR 240 EXISTING MULTIFAMILY UNITS.

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THE MASTER PLAN.

PARKING REQUIRED:	180
RESIDENTIAL:	
240 UNITS @ 1 PER 2 UNITS + 1 PER 4 GUEST	180
PARKING PROVIDED (EXISTING):	360
OPEN SPACE REQUIRED (MIN. 40% OF 23.66 AC)	9.46 AC.
OPEN SPACE PROVIDED (76.4%)	18.09 AC.

*APPROVED MASTER PLAN EXHIBIT 14 DATE 04-19-1973 DOES NOT INCLUDE GOLF COURSE IN OPEN SPACE CALCULATION. PER PLAN **PERCENTAGE OF PROJECT IN OPEN SPACE (EXCLUDING GOLF COURSE, UNCOVERED PARKING, DRIVEWAYS, OTHER IMPERVIOUS SURFACES, AND WATER BODIES) 6.1%.

PUD DETAIL



PBC Amendments:

PBC Zoning Stamp:

urban design kilday STUDIOS
Urban Planning & Desig
Landscape Architectur
Communication Graphi

The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC0000035

Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by a the property of the designer, and were creat for the exclusive use of the specified project These ideas, designs, arrangements or plar shall not be used by, or disclosed to any pe firm, or corporation without the written permission of the designer.

South Hampton PUD

Palm Beach County

NORTH

0 50' 100' 20

Scale: 1" = 100'-0"

Date:	03.16.2011
Project No.:	10-061.000
Designed By:	LMB
Drawn By:	LMB/WT
Checked By:	WT

Revision Dates:

03.16.11 CK DOA RE-SUBMITTAL
05.18.11 CK DOA SUBMITTAL
06.27.11 CK RE-SUBMITTAL
07.25.11 CK RE-SUBMITTAL
08.29.11 CK RE-SUBMITTAL
09.26.11 LMB/CK RE-SUBMITTAL
10.17.11 LMB RE-SUBMITTAL

PSP-1
of 1

Figure 7 Preliminary Regulating Plan

RESIDENTIAL ENTRANCE SIGN:

- MAX. 2 SIGNS PER ENTRANCE
- MAX. 24" PROJECTION FROM SURFACE OF WALL
- SIGN COPY & GRAPHICS SHALL BE LIMITED TO THE NAME & ADDRESS OF THE DEVELOPMENT
- PROPOSED SIGNAGE SHALL BE COMPATIBLE WITH STYLE AND CHARACTER OF RESIDENTIAL BUILDINGS. PROPOSED SIGNAGE SHALL ALSO REMAIN COMPATIBLE WITH SURROUNDING STRUCTURES.

MASTER SIGN PROGRAM
ELEVATION
SCALE: NTS

EXISTING DIRECTIONAL SIGNAGE
SCALE: NTS

EXISTING DIRECTIONAL SIGNAGE
SCALE: NTS

EXISTING DIRECTIONAL SIGNAGE
SCALE: NTS

EXISTING DIRECTIONAL SIGNAGE
SCALE: NTS

EXISTING BUILDING SIGNAGE
SCALE: NTS

25' BUFFER

5' COMPATIBILITY BUFFER - PROPOSED ALONG REFLECTION BAY PROJECT

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LC0000035

Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

South Hampton PUD

Palm Beach County
Preliminary Regulating Plan - Master Sign Plan

NORTH

0 50' 100' 200'
Scale: 1" = 100'-0"

Date:	03.16.2011
Project No.:	10-061.000
Designed By:	LMB
Drawn By:	LMB/WT
Checked By:	WT

Revision Dates:

03.16.11	LMB	DOA RE-SUBMITTAL
05.18.11	LMB	DOA SUBMITTAL
06.27.11	LMB	RE-SUBMITTAL
08.29.11	LMB	RE-SUBMITTAL

PRP-1
of 1

PBC Amendments:	PBC Zoning Stamp:

Century Village File

May 15, 1973

William R. Boose, Director
Planning, Zoning and Building
New 18 Acre Petition for High Density by Century Village North
Of Okeechobee Boulevard, West of Haverhill Road

It was suggested in a meeting with Century Village's attorney that the following points be perfected by the developer. The meeting was called at the request of the Board of County Commissioners which recently approved rezoning the 18 acres to high density.

1. The RH high density request is probably better than the existing CG General Commercial District along this section of Okeechobee Road.

2. The Century Corner Shopping Center adequately serves the area for commercial needs and the removal of the additional strip commercial west of Haverhill Road will be better land use for the area.

3. All land zoned commercial south of the golf course including that tract left out of the high density request should also be considered for rezoning to residential rather than commercial.

4. The density shall be calculated on a net building area and not a gross acreage basis because Century Village is not allowed to compute that area of the golf course included in the rezoning request as open space by virtue of the fact that the project is not a Planned Unit Development. The density, therefore, will be closer to 191 units rather than the 245 originally proposed by the developer.

5. The General Commercial Strip inadvertently omitted north of the subject petition area should also be rezoned by the petitioner.

6. Covenants should be filed with the golf course to guarantee to the citizens of Century Village that this recreational area will always be maintained as such and will not later become sites for apartment construction.

Figure 8 letter dated May 15, 1973 page 1 of 2

7. No access should be allowed to Okeechobee Boulevard which is already experiencing tremendous traffic accidents and slow movement of vehicular transportation.

William R. Boose, Director
Planning, Zoning and Building

WRB/bal

Figure 8 letter dated May 15, 1973 page 2 of 2

June 4, 1973

Mr. Martin Perry, Esquire
Levy, Plisco, Perry and Reiter
Flagler Court Building
West Palm Beach, Florida

In re: Meeting Between the Palm Beach County Planning, Zoning and Building Department and Martin Perry, Attorney for Century Village (Cenvil Communities, Inc., Incorporated).

Dear Marty:

Please find attached a copy of our Department memo to the Century Village file dated May 15, 1973, enumerating the seven (7) points which you and I discussed at our meeting subsequent to the governmental approval of the additional eighteen (18) acres for high density development immediately abutting Century Village Golf Course, west of Haverhill Road and north of Okeechobee Boulevard.

The writer reported to the Board of County Commissioners at their last official zoning hearing on Thursday, May 24, 1973, that the above styled meeting had taken place. The Commissioners were provided a copy of the attached memorandum and have asked for an updated report from you concerning any progress made on these matters up to this point in time.

It is my impression that Items 1 and 7 pose no problem at this time. As I recall, you indicated that your principles did not, at this time, have plans to rezone the commercial surrounding the service station an the northwest corner of Haverhill and Okeechobee Boulevard to a similar high density residential development. This, of course, is a decision to be made by you and them. Point 3 also reflects on this same land use decision.

Figure 9 Letter dated June 4, 1973 page 1 of 2

We have already discussed the contents of Item 4 and we are of the opinion that the Administrative determination of this matter is a correct one. We are presently awaiting your petition to comply with Requirement 5 which, we recall, was agreed to by the developer at the rezoning hearing. Lastly, Point 6 concerning the future maintenance of the Century Village Golf Course as a recreational open space amenity is still very much a concern of members of the County Commission. As you know, a great deal of the problems between the developer and the objectors to the rezoning application at the public hearing centered around this matter. Would you please be kind enough to advise us of the progress made toward the dedication or deed restriction of this recreational amenity.

Thanking you for your attention to and interest in these matters, we remain,

Sincerely yours,

William R. Boose, Director
Planning, Zoning and Building

WRB/bal

cc. Members of the County Commission
Michael Small, County Attorney

Figure 9 Letter dated June 4, 1973 page 2 of 2

LAW OFFICES

LEVY, PLISCO, PERRY & REITER

FLAGLER FEDERAL BUILDING

POST OFFICE BOX 947

WEST PALM BEACH, FLORIDA 33402

TELEPHONE (305) 655-2731

H. IRWIN LEVY
J. A. PLISCO
F. MARTIN PERRY
JOSEPH J. REITER
ROBERT LEE SHAPIRO
BRIAN M. THOMAS
JEFFREY D. KNEEN

CENTURY VILLAGE OFFICE
ADMINISTRATION BUILDING
NORTH HAVERHILL ROAD
WEST PALM BEACH, FLORIDA 33401
TELEPHONE 683-6303

REPLY TO: P. O. Box 947

September 26, 1973

Mr. Jan Wolfe
Office of the County Engineer
West Palm Beach, Florida

Re: Century Village, Inc./Southampton Section

Dear Mr. Wolfe:

Enclosed please find print of Century Village/Southampton paving and drainage plan prepared by Weimer and Company, Inc., dated March 29, 1973, revised September 24, 1973, sealed by Thomas P. Sokol, P.E. Please note that this enclosure sets forth the revised location of the means of ingress and egress to the interior of Century Village, i.e. set back 25 feet from North right-of-way line of Okeechobee Boulevard to allow for the 25 foot buffer along that right-of-way; a revised parking layout, which includes the correct number of hard surface parking spaces in accordance with the Code; revised drainage in accordance with our previous discussion; 25 foot buffer on the East property line.

Not shown on this plan is space allotted for the required future parking. This has, however, been noted on the master plan submitted to Planning and Zoning. This future parking is shown on that plan as being in the Southeast corner adjacent to the roadway shown. Also, with respect to the buffer on the West property line, the Zoning Director has indicated that he will agree to waive the 25 foot requirement to ten feet, which we have shown.

Also enclosed for your information is a print of Century Village Plat #14 prepared by Weimer and Company, Inc., which has been sealed by Mr. Weimer on August 29, 1973. This print represents a boundary survey of the entire parcel, which has been submitted as part of our application for a planned unit development to the Zoning Department.

In addition to forwarding these prints to you, the purpose of this letter is to confirm the understanding which you and I reached last week with regard to our being able to obtain permits on a straight zoning basis during the pendency of our application for approval of the PUD. During that discussion you listed certain

Figure 10 – Letter dated September 26, 1973 page 1 of 3

conditions precedent to your recommending no objection to the issuance of these permits to Robert Crosby, the building official. These conditions were as follows:

1) That Century Village, Inc. agree that in the event building permits were issued for buildings A and C, as shown on the enclosed paving and drainage plan, that they would not request Certificates of Occupancy for these buildings until such time as (a) all requirements of the Zoning Code pertaining to approval of a PUD had been complied with and all necessary approvals obtained; and (b) A subdivision plat had been filed of record of the PUD, as required by the Zoning Code.

2) Century Village, Inc. agrees that it would comply with the requirements of the Zoning Code relating to a PUD and the requirements of the subdivision ordinance in all respects with the exception of (a) the use of inverted crown roads for the parking lots and the roadway for ingress and egress; (b) no street lights; (c) the drainage plan as shown on the enclosed paving and drainage plan; (d) the reduction of the 50 foot right-of-way requirement to 29 feet by the elimination of the two two-foot curbings and gutters; the two four-foot sidewalks and one nine-foot swale area (during our discussion you had indicated that one of the four-foot sidewalk requirements could be placed upon the remaining nine-foot swale area and included within the nine feet, in order to provide some means of pedestrian traffic; although not shown hereon, we propose to provide a pedestrian walkway along the Northerly side of the parking areas, rather than along the roadway for ingress and egress. In doing this we feel that we can satisfy the pedestrian walkway requirement without the danger involved in having the walkway so close to the movement of vehicular traffic).

I met with Bill Boose on Monday, September 24, for the purpose of reviewing with him the comments which he had outlined with respect to the PUD application. We have satisfied all of his comments with two exceptions:

(a) 25-foot buffer on West property line - he has agreed to dictate a memo to his file agreeing to waive this 25-foot requirement down to ten (10) feet, which we can satisfy.

(b) I explained to him the manner in which you had reduced the 50-foot right-of-way road requirement down

Figure 10 – Letter dated September 26, 1973 page 2 of 3

to 29 feet. He seemed confused about this. I suggested that he contact you with regard to this or I would have to contact him. In any event, I have pointed out to him that we show a total setback from the North right-of-way line from Okeechobee Boulevard to the elevator shafts on the South side of the buildings of 148.2 feet. He had shown a total requirement setback from the property line to the elevator shafts of 145 feet. This appeared to satisfy him that we were set back far enough.

Mr. Boose has indicated that he will require a letter from Engineering to the building official with regard to the issuance of the permits. A copy of this letter should be forwarded to him.

I have also conferred with Mr. Crosby, the building official, regarding the mechanics of issuing the permits on buildings A and C. He advises that it is simply a matter of his placing his signature stamp on the plans and the permits as soon as he receives instructions from Engineering and Zoning, inasmuch as he has already checks the plans for permit sufficiency.

I am authorized by my client, Century Village, Inc., to render the foregoing assurances on their behalf and I do hereby make such assurances that they agree to be bound by the agreements contained herein.

Please advise immediately if my recollection of the understanding which we reached, as is set forth herein varies in any respect from your recollection of same. For your convenience in this respect, I am enclosing herewith the print of the paving and drainage plan which you marked up when we discussed this matter.

Very truly yours,

F. MARTIN PERRY
FMP/ls
cc: William R. Boose
Robert Crosby

Figure 10 – Letter dated September 26, 1973 page 3 of 3

LAW OFFICES
LEVY, PLISCO, PERRY & REITER
FLAGLER COURT BUILDING
POST OFFICE BOX 947
WEST PALM BEACH, FLORIDA 33402
TELEPHONE (305) 655-3751

H. IRWIN LEVY
J. A. PLISCO
F. MARTIN PERRY
JOSEPH J. REITER
ROBERT LEE SHAPIRO
BRYAN M. THOMAS
JEFFREY D. KNEEN

CENTURY VILLAGE OFFICE
ADMINISTRATION BUILDING
NORTH HAVERHILL ROAD
WEST PALM BEACH, FLORIDA 33401
TELEPHONE 683-6203

REPLY TO:
P. O. Box 947

September 26, 1973

Mr. William R. Boose, Director
Planning, Zoning and Building Department
810 Datura Street
West Palm Beach, Florida 33401

Re: Century Village, Inc. - Southampton

Dear Mr. Boose:

Enclosed herewith please find copy of letter of even date which I have drafted and delivered to Jan Wolfe, Assistant County Engineer, regarding permits for Buildings A and C of this project pursuant to straight zoning. Please note that the letter contains assurances which I have been authorized to make on behalf of my client, Century Village, Inc., with respect to the following:

1. Agreement not to request certificates of occupancy for these two buildings until my client has completed the requirements of the Palm Beach County Zoning Ordinances with respect to planned unit developments, with certain exceptions as agreed upon between you and I.

2. My client's compliance with the Palm Beach County Subdivision and Platting Regulations Ordinance subject to those exceptions noted in my letter to Mr. Wolfe and as required by the Zoning Ordinance. This will also confirm our conversation on Monday, September 24th at a meeting in your office at which Rolf Weimer, Tom Sokol and Miss LaBossiere were also present. During the course of that meeting, we reviewed the revised Master Plan, Survey and other documents relating to my client's PUD application. In doing so, that check list prepared by you at our previous meeting last week was also revised. It was determined during the course of the meeting Monday that Mr. Weimer's revised Plan and Survey had met all of the requirements set forth on your check list with two exceptions.

First, we indicated that we were not able to provide a 25 foot buffer along the West property line. You indicated that you were agreeable to waiving this to a 10 foot buffer which Mr. Weimer had shown. You advised that you would dictate a memo to your file covering this point and would copy same to me.

Secondly, we discussed the 50 foot road right-of-way requirement which is a subdivision ordinance requirement. I advised that

Figure 11 Letter dated September 26, 1973 page 1 of 2

Jan Wolfe had worked this out to the extent that only 29 feet was necessary if we showed the 25 foot buffer along the North right-of-way line of Okeechobee Boulevard which we have done. I suggested that you could confirm this with Mr. Wolfe if you had any questions concerning this. I also pointed out to you that your check list showed a required total setback from the North right-of-way of Okeechobee Boulevard of 145 feet, including a 50 foot road right-of-way, whereas we show a total setback of 148 feet.

Some discussion was also had concerning the required number of parking spaces. This was resolved by computation made by yourself and Miss LaBossiere during the meeting and also by Mr. Weimer, noting on the Plan additional proposed future parking which he initialled.

I have met with Mr. Crosby, the building official, regarding the issuance of the permits for Buildings A and C. He has advised that he has already checked the building plans for sufficiency. He also advised that all that will be required on his end for the issuance of the permits will be the mechanical act of affixing his signature stamp to the plans and the permits once he receives the go ahead from Zoning and Engineering.

I wish to reconfirm to you the assurances which I have communicated to Mr. Wolfe and which my client has authorized me to make on its behalf.

I wish to extend my appreciation to you for your consideration and assistance in this matter.

Best Wishes.

Very truly yours,

F. MARTIN PERRY

FMP/dft

Encl.

CC: Century Village, Inc.

Figure 11 Letter dated September 26, 1973 page 2 of 2

Int Office Communication

PALM BEACH COUNTY

TO William R. Boose, Director
Planning Zoning & Building Dept.

DATE October 1 1973

FILE

FROM H. F. Kahlert
County Engineer

RE Century Village, Inc. - Southampton Section (Permits for Buildings A and C)

This office has reviewed a site plan for the subject section of Century Village presented by F. Martin Perry representing Century Village Inc.

Buildings A, B and C, as shown on the site plan, are located in a manner conducive to preparing plats and construction plans, and providing the improvements required to meet the sub-division regulations.

This office has no objections to the issuance of building permits for Buildings A and C within the existing zoning district provided Certificates of Occupancy are withheld until such time as a special exception is properly applied for a planned unit development and granted within this area, and all requirements of the zoning code with respect to planned unit developments in the sub-division regulations are met, including any variances which may be required.

cc: Mr. Robert Crosby
Building Official

cc: Charlie Hyman
Assistant to the County Engineer

cc: Tracy Bennett, Director
Land Development Section

JAW:dt

SIGNED H F Kahlert

Figure 12 Interoffice Communication dated October 1, 1973 page 1 of 1

Inter-Office Communication

PALM BEACH COUNTY

TO Century Village, Inc. - South Hampton - Planned Unit Development File
DATE October 9, 1973
FROM William R. Boose, Director of Planning, Zoning & Building
FILE
RE Various problems with Century Village - South Hampton

Century Village at this point and time is nearing completion of the originally zoned 600 acre plus tract at the Northeast quadrant of the intersection of the Sunshine Turnpike and Okeechobee Boulevard running East to Haverhill Road. Subsequent to this original zoning approval secured in 1969, Century Village proposed to rezone approximately eighteen (18) acres between the water treatment plant located north of Okeechobee Boulevard and a commercial out-track at the Northwest intersection of Haverhill and Okeechobee Boulevards. This property is immediately south of the Century Village Golf Course.

The Century Village people were requested to file a Planned Unit Development on the subject site but resisted this suggestion and secured RH - High Density Rezoning from the existing CG - General Commercial on the subject site. No master plan was formally filed with the petition, however, one was presented at the Zoning Hearing which showed three four-story buildings which accomodated approximately 240 dwelling units. At the hearing, the department indicated that in no way would this many building permits be issued, or be issuable, in light of the fact that this was not a planned unit development and areas formally used for the Century Village Golf Course could not be included in the density computation by virtue of the fact that this was not a planned unit development.

The problems began from this point and seemingly were never to end. After many inquiries from interested public officials and a multitude of go-between representatives of Century Village and an expenditure of conservatively one hundred (100) man hours of county staff time, a solution was finally reached for the series of problems which this petition created.

Please see our previous memo to the file highlighting the problems which existed with this eighteen (18) acre rezoning approval.

SIGNED

Figure 13 – Interoffice Communication dated October 9, 1973 page 1 of 4

After much controversy and ill feelings, Century Village came forward with a Planned Unit Development Plan and requested that building permits be issued for buildings A and C accomodating one hundred sixty (160) units while the Planned Unit Development was being approved by the Planning Commission and the Board of County Commissioners. After much discussion with the County Attorney, Tracy Bennett of the County Engineer's Office, our building and planning departments, and the writer, a compromise solution was finally reached. Century Village agreed to correct the following discrepancies with the Planned Unit Development Plan:

1. Access-Access to Fairway Street normally requires a fifty (50) foot right-of-way under the new subdivision regulations. The County Engineer's office has agreed to the provision of twenty nine (29) feet of road right-of-way for Fairway Street based upon other engineering alternative solutions which the developer was able to provide.

2. Buffer on West side of the property - fifteen (15) feet of the normal twenty five (25) foot buffer surrounding a planned unit development (assuming that twenty five (25) feet of additional buffer is allocated for internal usable open space) was waived by the department because the link-up with the existing Fairway Street in Century Village proper could not be relocated.

3. Okeechobee Road setbacks and right-of-way commitment - The right-of-way commitment for Okeechobee Boulevard is eighty one (81) feet from center line; in addition a twenty five (25) foot buffer from the property line is required as well as fifty (50) feet for Fairway Street right-of-way (see County Engineer amendment above), five (5) feet for landscape buffer around external parking lots, and sixty five (65) feet for the parking lot proper (this includes the thirty (30) foot front building setback). The total distance from the center line of Okeechobee Boulevard to the first Century Village building in the Southampton project must be one hundred fourty five (145) feet subject to a twenty one (21) foot reduction for Fairway Street approved by the County Engineer.

Figure 13 – Interoffice Communication dated October 9, 1973 page 2 of 4

4. West building corner side yard setback - The setback from the property line on the west boundary would normally be a twenty five (25) foot buffer, fifty (50) feet right-of-way for Fairway Street and a thirty (30) foot side corner yard setback for a total of one hundred five (105) feet from the west property line. This setback was amended due to the existing link-up with Fairway Street mentioned above. However, all yard setbacks were maintained.

5. Rear setback line for the West building from the North-west property corner - This setback is thirty five (35) feet and Century Village added additional property to the PUD legal description to accomodate this setback.

6. East Boundary setback would include a twenty five (25) foot buffer and a twenty five (25) foot rear setback for a recreational building for a total of fifty (50) feet. In addition, the East building would have to be set back twenty five (25) feet for a buffer and sixty five (65) feet for a parking lot which includes the side corner setback of thirty five (35) feet. Century Village eliminated the laundry and recreational building and met all required setbacks.

7. Parking requirements - The parking stalls shown on the Century Village plan were substandard and were altered to insure the two hundred (200) square feet of parking (10 feet x 20 feet). In addition the parking ratio was re-evaluated and proper parking spaces were shown on the master land use plan.

8. Correction of the Legal Description - In rezoning the previously omitted 4.6 acre hiatus there was a seventy (70) foot discrepancy in the legal description and this has been corrected by the project's surveyor.

9. Lack of acreage computation and lack of Engineer seal - Both of these ommissions were corrected by the project Engineer.

Figure 13 – Interoffice Communication dated October 9, 1973 page 3 of 4

10. After receiving the letter dated September 26, 1973 addressed to Jan Wolfe from Mr. Martin Perry representing Century Village and a letter dated September 26, 1973 to the writer from Martin Perry representing Century Village and a memorandum to the writer from County Engineer Herb Kahlert dated October 1, 1973 in regard to the Southampton Engineering requirements, the writer has agreed to issue building permits for buildings A and C on the Southampton Planned Unit Development Plan with the building permits for building B to be witheld until final master land use plan approval under the planned unit development ordinance. In solving this problem, several objectives were accomplished. First, the "prior-to-zoning approval" footers dug by Century Village and foundation slabs poured were validified. Secondly, the golf course which was not covenanted to remain as open space will now be guaranteed as a golf course for the entire Century Village community. Third, the developer who is closing down his prestressed concrete plant will be able to complete said process with the commencement of construction of the three remaining Century Village buildings. Fourth, this new project planned and zoned under a different zoning ordinance, subdivision and platting regulation ordinance, and landscape and parking ordinance was designed to interface with the old Century Village project which developed in the county prior to the updating of the antiquated zoning and subdivision regulations in force in 1969.

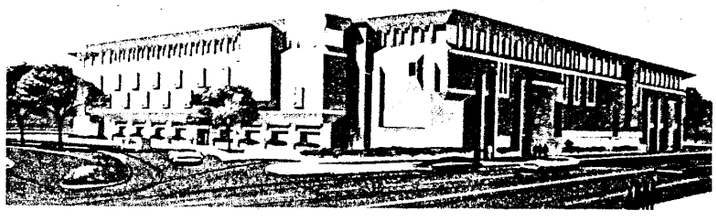
The solution to this problem after the many man hours of staff work was endorsed by four members of the County Commission and the County Attorney.

Signed,

William R. Boose, Director
Planning, Zoning and Building

Figure 13 – Interoffice Communication dated October 9, 1973 page 4 of 4

PALM BEACH COUNTY
PLANNING, ZONING, AND BUILDING DEPARTMENT
P. O. BOX 1548
WEST PALM BEACH, FLORIDA 33402



12 December 1973

Century Village, Inc.
Wm. S. VanderMeer, Vice Pres.
North Haverhill Road
West Palm Beach, Fla. 33401

Re: Petition #73-215

Dear Mr. VanderMeer:

Please be informed that the Board of County Commissioners of Palm Beach County, Florida, at the Public Hearing on 29 November 1973 approved your petition as amended to rezone the entire property from CG-General Commercial District and RH-Residential Multiple Family District (High Density) to RS-Residential Single Family District and the further Special Exception to allow a Planned Unit Development, subject to the following special conditions:

1) Memo dated May 15, 1973, from William R. Boose, Director of Planning, Zoning and Building to Century Village File;

2) Letter dated June 4, 1973, from William R. Boose, Director to Mr. Martin Perry, Esquire;

3) Letter dated September 26, 1973, from F. Martin Perry to Mr. Jan Wolfe;

4) Letter dated September 26, 1973, from F. Martin Perry to Mr. William R. Boose, Director of Planning, Zoning and Building Department;

5) Memo dated October 1, 1973, from H.F. Kahlert, County Engineer to William R. Boose, Director of Planning, Zoning and Building Department;

6) Memo dated October 9, 1973, from William R. Boose, Director, Planning, Zoning and Building to Century Village, Inc. - South Hampton - Planned Unit Development File.

Figure 14 Result letter dated December 12, 1973 page 1 of 2

Your site plan will be reviewed for official approval by the Site Plan Review Committee on 18 December 1973. You or your representative should be in attendance at this meeting to answer any questions the Committee might have.

Sincerely,

Raymond A. Liberti
Zoning Director

RAL:ljn

cc: F. Martin Perry

Figure 14 Result letter dated December 12, 1973 page 2 of 2

BCC
Application No. ABN/DOA-2011-00632
Control No. 1973-00215
Project No. 01000-800

Figure 15 Plat Book 30 pages 156 and 157

BK 30 PGS 156 + 157

Century Village

PLAT NO. FOURTEEN

IN SECTION 23, TWP 43S., RGE. 42E.

JANUARY, 1974

WEIMER AND COMPANY, INC.
LAND SURVEYORS, PLANNERS, AND ENGINEERS

SHEET 1 OF 2

156

COUNTY OF PALM BEACH }ss
STATE OF FLORIDA
This Plat was filed for record at 11:22 A.M.
on the 18th day of MARCH
A.D. 19 74 and duly recorded in Plat Book No. 30 on page 156 & 157
JOHN B. DUNKLE, Clerk Circuit Court
By Rita Campo D.C.

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY VILLAGE, INC. A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTURY VILLAGE PLAT NO. FOURTEEN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 23, RUN ASSUMED DUE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 656.00 FEET; THENCE, NORTH 89°-57'-11" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 50.00 FEET, TO THE WEST RIGHT OF WAY LINE OF HAVERHILL ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.);

THENCE, DUE NORTH, ALONG SAID RIGHT OF WAY LINE OF HAVERHILL ROAD, A DISTANCE OF 2226.96 FEET; THENCE, DUE WEST, A DISTANCE OF 550.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1290.82 FEET AND A CENTRAL ANGLE OF 08°-34'-42"; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 193.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.41 FEET AND A CENTRAL ANGLE OF 17°-09'-24"; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1290.82 FEET AND A CENTRAL ANGLE OF 08°-34'-42"; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 193.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, DUE WEST, A DISTANCE OF 200.00 FEET; THENCE, DUE SOUTH, A DISTANCE OF 35.00 FEET; THENCE, SOUTH 78°-41'-24" EAST, A DISTANCE OF 229.46 FEET; THENCE, DUE SOUTH, A DISTANCE OF 655.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET AND A CENTRAL ANGLE OF 07°-03'-07"; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.54 FEET TO THE END OF SAID CURVE; THENCE, NORTH 76°-45'-00" WEST, A DISTANCE OF 227.22 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND BEING CONCENTRIC TO THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 20°-40'-18", A LONG CHORD BEARING OF SOUTH 13°-14'-59" WEST AND A LONG CHORD OF 122.00 FEET; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.67 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 76°-45'-00" EAST, A DISTANCE OF 227.22 FEET TO A POINT ON A CURVE AFOREDESCRIBED AS HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 44°-37'-43", A LONG CHORD BEARING OF SOUTH 41°-45'-46" WEST AND A LONG CHORD OF 429.05 FEET; THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 440.09 FEET TO THE END OF SAID CURVE; THENCE, DUE SOUTH, A DISTANCE OF 319.85 FEET; THENCE, DUE EAST, A DISTANCE OF 572.00 FEET; THENCE, DUE SOUTH, A DISTANCE OF 450.00 FEET; THENCE, DUE WEST, A DISTANCE OF 1022.00 FEET; THENCE, DUE SOUTH, A DISTANCE OF 477.41 FEET; THENCE, NORTH 89°-57'-11" WEST, A DISTANCE OF 120.00 FEET; THENCE, DUE SOUTH, A DISTANCE OF 310.00 FEET; THENCE, SOUTH 89°-57'-11" EAST, A DISTANCE OF 1483.00 FEET; THENCE, DUE NORTH, A DISTANCE OF 575.00 FEET; THENCE, SOUTH 89°-57'-11" EAST, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 83.6 ± ACRES

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS
   A. THE ULTIMATE RIGHT OF WAY, BEING AN ADDITIONAL FOUR FEET, FOR HAVERHILL ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
   B. THE AREAS SHOWN IN TRACT #37 AS FAIRWAY STREET AND RELATED DRAINAGE EASEMENTS ARE A PRIVATE STREET AND EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTURY VILLAGE, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.
2. RECREATION AREA
   THE AREA SHOWN AS TRACT #36 HEREON IS HEREBY RESTRICTED IN PERPETUITY FOR GOLF COURSE PURPOSES ONLY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CENTURY VILLAGE, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.
3. EASEMENTS
   THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES TO CENTURY UTILITIES, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF January, A.D. 1974.

CENTURY VILLAGE, INC.

Norma V. Clark
WITNESS

BY: H. Irwin Levy
PRESIDENT

Andrew McLaughlin
WITNESS

ATTEST: Anita M. Patrick
SECRETARY

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER, WEIMER AND COMPANY, INC., LAND SURVEYORS-PLANNERS-ENGINEERS-LAND DEVELOPMENT CONSULTANTS
2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33406
TELEPHONE NUMBER 305-965-8900

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED H. IRWIN LEVY AND ANITA M. PATRICK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CENTURY VILLAGE, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF January, A.D. 1974.

Norma V. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/4/77

Notary Public, State of Florida at Large
My Commission Expires Nov. 14, 1977
Bonded by American Fire & Casualty Co.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; THAT HE FINDS THE TITLE TO THE PROPERTY TO BE VESTED IN CENTURY VILLAGE, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA

REGISTERED SURVEYOR No. 2025
STATE OF FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26th DAY OF February, A.D. 1974.

BY: Robert F. Weaver (SEAL)
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: [illegible] (SEAL)
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Mary A. Wilson
DEPUTY CLERK

COPY

January 24, 2013
BCC District 02

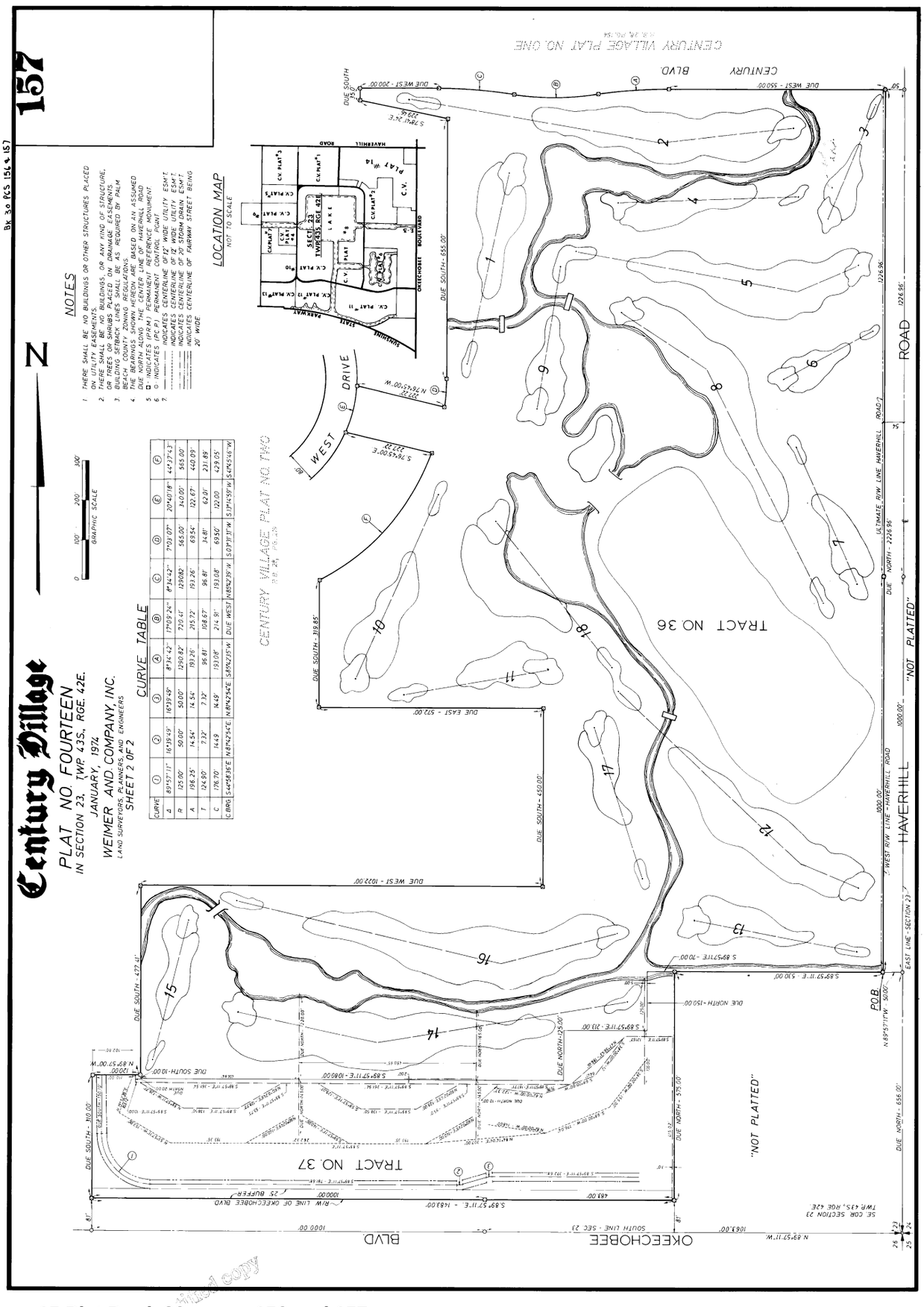


Figure 15 Plat Book 30 pages 156 and 157

Community Meetings & Updates

South Hampton PUD

Control Number: 1973-00215
Application Number: ABN/DOA-2011-00632

Reflection Bay TND

Control Number: 2011-00245
Application Number: ZC/TDD/R-2011-01203

Figure 16 Community Outreach summary page 1 of 2

REFLECTION BAY PROJECT EVENTS TIMELINE

Date	Event
July 12, 2007	Meeting with Commissioner
July 13, 2007	Contact UCO
July 27, 2007	Pro-active Committee Meeting
September 15, 2007	Meeting with Commissioner
September 24, 2007	Pro-active Committee Meeting
November 4, 2008	Pro-active Committee Meeting
March 25, 2009	Expanded Pro-active Committee
March 31, 2009	UCO VP & TV Meeting
May 4, 2009	Commissioner Meeting
May 6, 2009	UCO Executive Board Meeting
May 12, 2009	Planning Introduction Meeting
May 20, 2009	Clubhouse Presentation 200+
May 29, 2009	P&Z Introduction Meeting
July 7, 2009	CV Men's Club Officers Meeting
July 28, 2009	Coffee Presentation in CV Residence
September 3, 2009	Coffee Presentation in CV Residence
September 15, 2009	Coffee Presentation in CV Residence
September 17, 2009	Coffee Presentation in CV Residence
October 5, 2009	Presentation in CV Residence
November 18, 2009	Coffee Presentation in CV Residence
November 19, 2009	Coffee Presentation in CV Residence
January 14, 2010	Town Hall Meeting in CV Theater
February 4, 2010	Town Hall Meeting in CV Theater
March 16, 2010	Coffee Presentation in CV Residence
July 23, 2010	UCO Executive Board Meeting
February 9, 2011	Zoning Pre-app Meeting
February 14, 2011	Zoning, Planning & Land Development Pre-app Meeting
February 15, 2011	Neighboring Shopping Plaza Meeting
March 3, 2011	Coffee Host Update Meeting
March 8, 2011	UCO Executive Board Update Meeting
April 6, 2011	UCO Reporter Interview
April 6, 2011	Golf's Edge Meeting
April 12, 2011	Planning Comments Meeting
April 21, 2011	Zoning Process Meeting
May 30, 2011	UCO Reporter follow up interview (first)
June 10, 2011	UCO Reporter follow up interview (second)

Figure 16 Community Outreach summary page 2 of 2

Figure 17 Visual Impact Analysis page 1 of 2

BCC
Application No. ABN/DOA-2011-00632
Control No. 1973-00215
Project No. 01000-800

January 24, 2013
BCC District 02

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LC0000035

Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by, and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

South Hampton PUD

Palm Beach County
Visual Impact Analysis

NORTH

0 200' 100' 50'

Scale: 1" = 100'-0"

Date:	03.16.2011
Project No.:	10-061.000
Designed By:	CU
Drawn By:	LMB/WT
Checked By:	WT

Revision Dates:

03.16.11 Initial Submittal
07.25.11 Re-Submittal
08.29.11 Re-Submittal

VIA-1
of 1

Figure 17 Visual Impact Analysis page 2 of 2

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics
The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC0000035

Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by, and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

South Hampton PUD

Palm Beach County
Visual Impact Analysis- Sections

Scale: AS NOTED

Date:	03.16.2011
Project No.:	10-061.000
Designed By:	CU
Drawn By:	LMB/WT
Checked By:	WT

Revision Dates:
03.16.2011 Initial Submittal
07.25.2011 Re-Submittal
09.29.2011 Re-Submittal

VIA-2
of 2

JUSTIFICATION STATEMENT

SOUTH HAMPTON PUD

DEVELOPMENT ORDER AMENDMENT APPLICATION
DEVELOPMENT ORDER ABANDONMENT APPLICATION

urban design kilday STUDIOS

Urban Planning and Design
Landscape Architecture
Communication Graphics

Submittal Date:	March 16, 2011
Resubmittal Date:	May 23, 2011
Resubmittal Date:	June, 27, 2011
Resubmittal Date:	July 25, 2011
Resubmittal Date:	August 29, 2011
Resubmittal Date:	September 26, 2011
Resubmittal Date:	October 17, 2011
Control Number:	1973-00215
Application Number:	2011-00632

REQUEST

On behalf of Fairways, LLC, Urban Design Kilday Studios has prepared and hereby respectfully submits this application requesting a Development Order Amendment (DOA) to delete land from the South Hampton PUD (Century Village Plat 14), Control Number 1973-215, amend / delete conditions of approval and a Development Order Abandonment application to abandon Resolution 93-333.

South Hampton PUD is an 81.2 acre PUD which includes the 70.15 acres former golf course known as Turtle Bay Country Club which comprised of one (1) property control number- (PCN 00-42-43-23-40-037-0000). This application is proposing to delete 57.54 acres of the former golf course from the overall South Hampton PUD. This land will be rezoned to a Traditional Neighborhood Center (TND) as a part of a companion application, Reflection Bay TND, application ZV/TDD/R-2011-01203.

The following is a summary of requests contained within this application:

- Development Order Amendment (DOA) to delete 57.54 acres of land
- Modify or Delete Conditions of Approval (Resolution 73-815)
- Development Order Abandonment to abandon Resolution 93-333

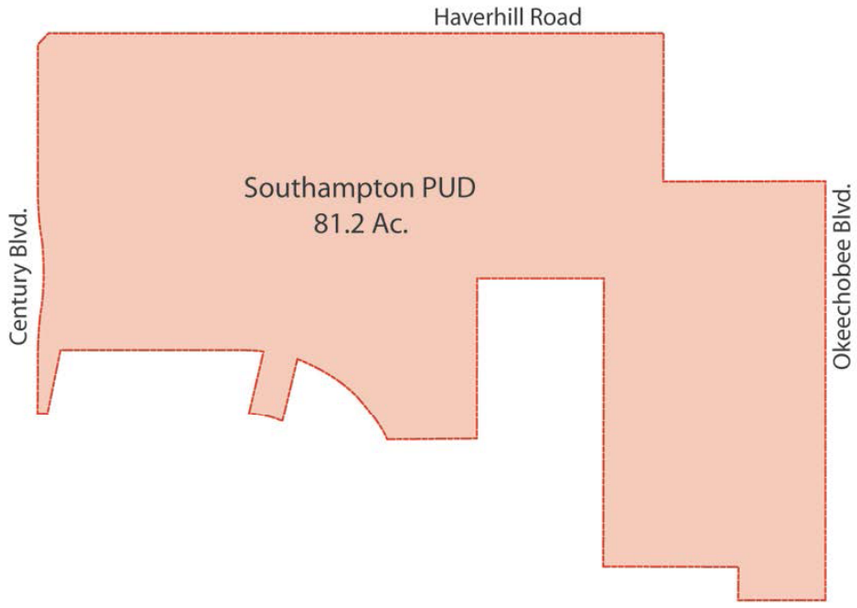
HISTORY / BACKGROUND

South Hampton PUD is located at the northwest corner of Haverhill Road and Okeechobee Boulevard. The official master plan for the Southampton PUD indicates a total site area of 81.2 acres and a total of 240 dwelling units. The existing units consist of three existing buildings located along Okeechobee Boulevard. Each building is 4 stories tall

477S. Rosemary Avenue
Suite 225 - The Lofts at CityPlace
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

Figure 18 Applicants Justification Statement page 1 of 21

and contains 80 units. The existing units will remain without change.



According to the Palm Beach County Comprehensive Plan, the site lies within the Urban/Suburban Tier and has a Palm Beach County Future Land Use (FLU) designation of Commercial/High Residential 8 (CH/8) and Residential High 18 (HR 18) as depicted on FLU Atlas Map 57. The property is designated as a Residential Planned Unit Development (RS/SE/PUD) Zoning District per Quad Map 31. The following is a summary of the past Zoning Approvals:

CONTROL NUMBER	ACTION	DATE	RESOLUTION NUMBER
1973-007	Rezone from CG to RH	05-08-1973	R-73-238
1973-215	Rezone from CG to RH and allow a PUD	12-18-1973	R-73-815
1973-215(A)	SE to amend PUD to add access point	03-16-1993	R-93-333

The latest Resolution approved, R-93-333 was a request to add a public entrance to the golf course from Haverhill Road. Prior to the approval of this special exception, the golf course could only be accessed through Century Village. As a part of this application, the applicant is requesting to have R-93-333 abandoned. The resolution is no longer applicable as the golf course is no longer in operation, the lands are being removed

Figure 18 Applicants Justification Statement page 2 of 21

from South Hampton PUD and being proposed to be rezoned and redeveloped. The resolution contains conditions of approval which relate to the golf course use and are no longer applicable or have been completed.

Prior to R-93-999, Resolution 73-815 was approved by the Board of County Commissioners on December 18, 1973. This resolution rezoned the property to RH and allowed for a special exception for a PUD. Uniquely, the resolution contained special conditions contained within a series of six (6) memos. In review of the special conditions, there are three (3) which relate to the golf course use. As a part of this DOA application, the applicant is requesting the following modifications to the conditions of approval:

1. Document 1, Memo dated May 15, 1973: The applicant is requesting to delete item 6 in its entirety.

~~"Covenants should be filed with the golf course to guarantee to the citizens of Century Village that this recreational area will always be maintained as such and will not later become sites for apartment construction."~~

2. Document 2, Letter dated June 4, 1973: The applicant is requesting to delete the following portion from page two.

~~"Lastly, Point 6 concerning the future maintenance of the Century Village Golf course as a recreation open space amenity is still very much a concern of members of the County Commission. As you know a great deal of problems between the developer and the objectors to the rezoning application at the public hearing centered around this matter. Would you please be kind enough to advise us of the progress made toward the dedication or deed restriction of this recreational amenity?"~~

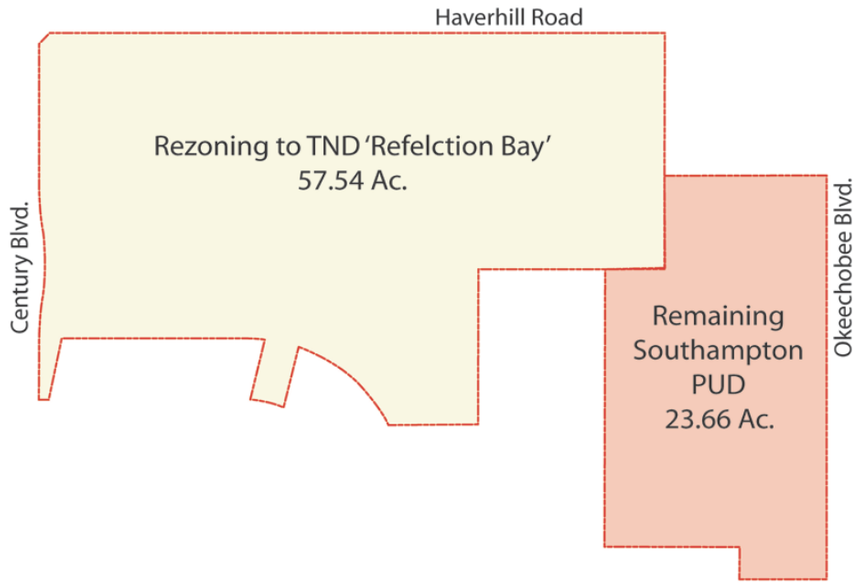
3. Document 6, Memo dated October 9, 1973: The applicant is requesting to delete a portion of item 10 on page 4.

"~~Secondly, the golf course which was not covenanted to remain as open space will now be guaranteed as a golf course for the entire Century Village Community~~."

OVERVIEW OF PROPOSED DEVELOPMENT ORDER AMENDMENT

The applicant is proposing to remove 57.54 acres from South Hampton PUD. This land is part of the former Turtle Bay Country Club from Golf Course. The golf course ceased operations in May of 2009 and is currently vacant. The total area of the former golf course is 70.15 acres. After the 57.54 acres are removed from the PUD, the remaining 12.55 acres will remain a part of the South Hampton PUD as open space. The total land area for the PUD will be 23.66 acres.

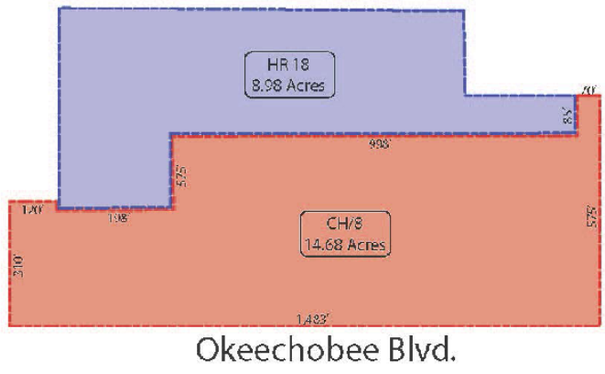
Figure 18 Applicants Justification Statement page 3 of 21



DENSITY CALCULATIONS:

The 23.8 Acres to remain within South Hampton PUD is a composed of both CH/8 and HR-18 Future Land Use designations. The table below calculates the maximum allowed density based on the amount of land within each FLU category.

LAND USE	ACREAGE	MAX. UNITS	EXISTING UNITS	REMAINING UNITS
HR 18	8.98 AC	161	0	161
CH/8	14.68 AC	117	240	-123
TOTAL	**23.66 AC**	**278**	**240**	**38**



Project No. #10-061.000 South Hampton PUD October 17, 2011
Control No. 1973-215

Page 4 of 21

Figure 18 Applicants Justification Statement page 4 of 21

OPEN SPACE:

At the meeting of the applicant and staff on September 22, 2011 the original approved Master Plan as well as the history of the Planned Development was reviewed. The original Master Plan indicates that the golf course acreage was not included as open space and that the open space of the approved plan represented 6.1% of the residential tract. At that time, staff agreed that the issue was resolved per Article 1. However, it should be noted that the acreage of Tract 36 remaining in Planned Development as natural area/open space increases the overall open space above current code requirements.

The lands remaining within the PUD (23.66 acres) meet all PUD open space criteria. As a PUD, 40% of the PUD shall be provided as open space. This equates to 9.46 acres. The preliminary site plan proposes 18.09 acres of open space consisting of the 12.55 acre former golf course and additional open space within the residential tract. The approved master plan, exhibit 14, dated April 9, 1974 states the project includes 6.1% of open space. It also notes the open space excludes golf course, uncovered parking, driveways, other impervious surfaces and water bodies.

UNITY OF CONTROL:

In researching past records it is clear that no Unity of Control other than proof of unified ownership which existed at the time of the Planned Unit Development was required. As discussed in our meeting of September 22, 2011, the applicant's attorney would provide a draft new Unity of Control document providing for the maintenance of the remaining open space within the PUD obligating the owner of the tract as well as the adjacent TND to provide for that maintenance. Mr. Banks provided our attorney with the County's standard document and the applicant's attorney has suggested modifications. That document is attached to this resubmittal package.

Although it was understood and agreed too at the September 22nd meeting that the language for the conditions would be worked out after Certification, in the interest of responding to all EPBZ Issues, the applicant suggests the following language of approval for a start of the discussion which is consistent with the language contained in the suggested Unity of Control document.

> *"The applicant shall execute a Unity of Control Document binding the owner of Tract 36 and the adjacent Traditional Neighborhood Development (Control Number 2011-00245) to maintain the property as a natural area in compliance with all applicable maintenance requirements of the Palm Beach County Unified Land Development Code."*
>
> *"Tract 36 shall be utilized only as natural area/open space and shall have no residential use"*

Figure 18 Applicants Justification Statement page 5 of 21

The replat for the portion of Tract 36 remaining within the Planned Unit Development shall contain the following language:

> *"This property contained in this plat shall be utilized for natural area/open space. No residential use will be permitted."*

RECREATION AREA:

It should be noted that while the existing Southampton units and residents are part of the Planned Unit Development, they are also part of the overall Century Village Condominium Association which operates the Master Recreation Facilities for all of Century Village (approximately 8,400 residents). The Southampton unit owners pay a monthly fee as do all Century Village residents for the use and maintenance of the large recreational complexes located throughout Century Village including the pool at Southampton as well as the large recreation island located in the center of Century Village.

The large, centrally located recreation area in Century Village is over 13 acres and is surrounded by a 35 acre lake. This recreation area is approximately 1 mile from the South Hampton condominium buildings. It contains an 80,000 SF club house which includes an auditorium/theater. In addition to the club house, there are two swimming pools, shuffleboard and racquetball.

The former Turtle Bay Golf Course was never part of the recreational package of Century Village but a privately owned tract of land open to the use of Century Village residents but not part of the Recreational Lease.

VISUAL IMPACT ANALYSIS:

A visual impact analysis (VIA) is a requirement of any request to modify an existing golf course to reduce acreage or reconfigure the boundaries of a golf course previously approved on a Master Plan. A visual impact analysis has been prepared for the South Hampton PUD and the Reflection Bay TND application. The purpose the VIA is to assess compatibility and impact of the proposed reconfiguration of the golf course on the adjacent properties.

Methodology:

The visual impact analysis was created by using both AutoCAD (survey and site plan) and aerial photography to create a base map. With this information, UDKS was able to create a document which was could be reproduced to a digital scale and items could be measured. UDKS was able to input the proposed design of Reflection Bay and use the VIA as a tool to create separation from existing and proposed uses. For example, the proposed design for Reflection Bay includes a large, naturalistic lake which creates separation and also a visual amenity for both the existing and proposed uses.

Figure 18 Applicants Justification Statement page 61 of 21

Upon creating the base information, UDKS was able to visit the site and gather additional information regarding existing features. Photos were taken to document the existing conditions.

Line of Site Analysis:
The VIA includes three (3) line of site sections through the South Hampton Property. The three specific points were located along the view corridor of the three existing South Hampton Buildings. Each existing building faces the former golf course (or north) and has a view across the open space to Century Village. Since there are no changes proposed to the open space remaining within South Hampton, the view across the open space will remain as it currently exists. The cross-sections in the VIA reflect this situation. UDKS included one point from the eastern building where possible views include a portion of the proposed Reflection Bay TND. In addition to an aerial view of the site and cross sections, the VIA also includes photos representing the existing conditions of the site and the surrounding areas.

MEETINGS WITH HOA:
The applicant has in the past attempted to meet with the three Homeowner Associations that comprise the Southampton PUD (one HOA per building). To date, the applicant has been unsuccessful. Therefore, the Applicant is not aware of whether any meetings have been held, and whether there are any minutes.

The applicant has submitted with a package including a timeline of meetings held with various residents and organizations within the greater Century Village community. Interest in the development extends outside the boundaries of the Planned Unit Development and the Southampton Condominiums have been part of larger community meetings. Southampton residents also are part of a specific subcommitteee of the United Civic Association of Century Village named the Pro-Active Committee. Included with the timeline are copies of the community newspaper articles as well as items from the community blog which can be accessed at: http://century-village-wpb.blogspot.com. Among the newspaper stories are articles which resulted from the applicants and their consultants meeting with the newspaper and providing information and graphics. Among the blog-spot stories are copies of the letter sent by the applicant to each of the Southampton Condominium residents indicating that the residents had received the copies although the applicant has not heard back from them.

The following timeline depicts the Applicant's efforts to keep the community informed of the proposed amendment.

Date	Event
July 12, 2007	Meeting with Commissioner
July 13, 2007	Contact UCO
July 27, 2007	Pro-active Committee Meeting
September 15, 2007	Meeting with Commissioner
September 24, 2007	Pro-active Committee Meeting
November 4, 2008	Pro-active Committee Meeting

Figure 18 Applicants Justification Statement page 7 of 21

March 25, 2009	Expanded Pro-active Committee
March 31, 2009	UCO VP & TV Meeting
May 4, 2009	Commissioner Meeting
May 6, 2009	UCO Executive Board Meeting
May 12, 2009	Planning Introduction Meeting
May 20, 2009	Clubhouse Presentation 200+
May 29, 2009	P&Z Introduction Meeting
July 7, 2009	CV Men's Club Officers Meeting
July 28, 2009	Coffee Presentation in CV Residence
September 3, 2009	Coffee Presentation in CV Residence
September 15, 2009	Coffee Presentation in CV Residence
September 17, 2009	Coffee Presentation in CV Residence
October 5, 2009	Presentation in CV Residence
November 18, 2009	Coffee Presentation in CV Residence
November 19, 2009	Coffee Presentation in CV Residence
January 14, 2010	Town Hall Meeting in CV Theater
February 4, 2010	Town Hall Meeting in CV Theater
March 16, 2010	Coffee Presentation in CV Residence
July 23, 2010	UCO Executive Board Meeting
February 9, 2011	Zoning Pre-app Meeting
February 14, 2011	Zoning, Planning & Land Development Pre-app Meeting
February 15, 2011	Neighboring Shopping Plaza Meeting
March 3, 2011	Coffee Host Update Meeting
March 8, 2011	UCO Executive Board Update Meeting
April 6, 2011	UCO Reporter Interview
April 6, 2011	Golf's Edge Meeting
April 12, 2011	Planning Comments Meeting
April 21, 2011	Zoning Process Meeting
May 30, 2011	UCO Reporter follow up interview (first)
June 10, 2011	UCO Reporter follow up interview (second)

PDD AND PUD OBJECTIVES AND STANDARDS

PDD DESIGN OBJECTIVES:

Article 3.E.1.C requires Planned Developments to meet the following PDD Design Objectives:

a. Contain sufficient depth, width, and frontage on a public street, or appropriate access thereto, as shown on the PBC Thoroughfare Identification Map to adequately accommodate the proposed use(s) and design;

The South Hampton PUD is consistent with this PDD Design Objective. The PUD currently has frontage on both Okeechobee Boulevard and Haverhill Road. With the deletion of the 57.54 acres, the PUD frontage requirement is met along Okeechobee Boulevard.

Figure 18 Applicants Justification Statement page 8 of 21

b. Provide a continuous, non-vehicular circulation system which connects uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the PDD;

The South Hampton PUD provides a continuous, non-vehicular circulation system through both sidewalks and open space linking the buildings and recreational areas of the project. In addition, the residents of South Hampton also connect into the vast non-vehicular circulation system of the Century Village community.

c. Provide pathways and convenient parking areas designed to encourage pedestrian circulation between uses;

The three existing condo buildings at South Hampton PUD currently exist with both convenient parking and sidewalks. The community is linked to Century Village allowing for pedestrian connections to the various uses provided within Century Village.

d. Preserve existing native vegetation and other natural/historic features to the greatest possible extent;

Being a former golf course, there is not natural, existing stands of native vegetation. The applicant intends to preserve specimen trees and native trees to the greatest extent possible.

e. Screen objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, compactors) from public view and control objectionable sound;

The application is not proposing any changes to the existing development. This application is proposing to delete land area. Views to the project will remain as they currently exist. The open space (former golf course) will be maintained in accordance of the ULDC by the property owner.

f. Locate and design buildings, structures, uses, pathways, access, landscaping, water management tracts, drainage systems, signs and other primary elements to minimize the potential for any adverse impact on adjacent properties;

The application is not proposing any changes to the existing development. This application is proposing to delete land area. Views to the project will remain as they currently exist.

g. Minimize parking through shared parking and mix of uses.

Figure 18 Applicants Justification Statement page 9 of 21

The application is not proposing any changes to the existing development. This application is proposing to delete land area. The parking will remain as it exists today.

h. For PDD only, a minimum of one pedestrian amenity for each 100,000 square feet of GFA or fraction thereof shall be incorporated into the overall development to create a pedestrian friendly atmosphere. Suggested amenities include, but are not limited to:
   1) public art;
   2) clock tower;
   3) water feature/fountain;
   4) outdoor patio, courtyard or plaza; and
   5) tables with umbrellas for open air eating in common areas and not associated with tenant use (i.e. restaurant) or outdoor furniture.

This PDD standard appears to apply to non residential PDD uses. South Hampton PUD is an existing PUD which is primarily residential in nature.

PDD PERFORMANCE STANDARDS:
Planned developments shall comply with the following standards:

a. Access and Circulation

1) PDDs shall have a minimum of 200 linear feet of frontage along an arterial or collector street;

Finding: South Hampton PUD exceeds this standard.

2) PDDs shall have legal access on an arterial or collector street;

Finding: South Hampton PUD access exists from within the Century Village community. The access from Century Village is shown on the vested site plan. In addition, it is discussed in the special conditions found in the letters referenced in R-73-815.

3) Vehicular access and circulation shall be designed to minimize hazards to pedestrians, non-motorized forms of transportation, and other vehicles. Merge lanes, turn lanes and traffic medians shall be required where existing or anticipated heavy traffic flows indicate the need for such controls;

Finding: South Hampton PUD meets all standards for road design.

4) Traffic improvements shall be provided to accommodate the projected traffic impact;

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

Figure 18 Applicants Justification Statement page 10 of 21

5) Cul-de-sacs
The objective of this provision is to recognize a balance between dead end streets and interconnectivity within the development. In order to determine the total number of local streets that can terminate in cul-de-sacs, the applicant shall submit a Street Layout Plan, pursuant to the Technical Manual. The layout plan shall indicate the number of streets terminating in cul-de-sacs, as defined in Article 1 of this Code, and how the total number of streets is calculated. During the DRO certification process, the addressing section shall confirm the total number of streets for the development, which would be consistent with how streets are named. Streets that terminate in a T-intersection providing access to less than four lots, or a cul-de-sac that abuts a minimum 20 foot wide open space that provides pedestrian cross access between two pods shall not be used in the calculation of total number of cul-de-sacs or dead end streets.

a) 40 percent of the local streets in a PDD may terminate in a cul-de-sac or a dead-end by right.

Finding: South Hampton PUD is not proposing any dead-ends or cul-de-sacs streets.

6) Nonresidential PDDs shall provide cross access to adjacent properties where possible, subject to approval by the County Engineer;

Finding: Not applicable.

7) Streets shall not be designed nor constructed in a manner which adversely impacts drainage in or adjacent to the project;

Finding: All streets were constructed with appropriate drainage and permitted either by Palm Beach County or the Florida DOT.

8) Public streets in the project shall connect to public streets directly adjacent to the project. If no adjacent public streets exist, and the County Engineer determines that a future public street is possible, a connection to the property line shall be provided in a location determined by the County Engineer. This standard may be waived by the BCC.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

b. Street Lighting
Streetlights shall be a maximum of 25 feet in height and shall be installed along all streets 50 feet in width or greater. The light fixture shall be designed to direct light away from residences and onto the sidewalk and street and shall comply with Article 5.E, PERFORMANCE STANDARDS.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

Figure 18 Applicants Justification Statement page 11 of 21

c. Median Landscaping
Refer to the most recent Land Development Regulation Manual, available from the PBC Engineering Department.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

d. Street Trees
Canopy trees meeting the requirements of Article 7, LANDSCAPING, shall be spaced an average of 50 feet on center along both sides of all streets 50 feet in width or greater.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

f. Mass Transit
All nonresidential PDDs over five acres and 50,000 square feet, and all PUDs over 50 units, shall comply with the following, unless waived by the DRO:

1) The location of a Bus Stop, Boarding and Alighting Area shall be shown on the master plan and/or final site plan prior to approval by the DRO, unless written conflicts that one is not required. The purpose of this easement is for the future construction of Mass Transit infrastructure in a manner acceptable to Palm Tran;

2) Prior to the issuance of the first building permit, the property owner shall convey to PBC an easement for a Bus Stop, Boarding and Alighting Area, in a location and manner approved by Palm Tran. As an alternative, prior to Technical Compliance of the first plat, the property owner shall record an easement for a Bus Stop, Boarding and Alighting Area in a manner and form approved by Palm Tran. The property owner shall construct continuous paved pedestrian and bicycle access compliant with the Americans with Disabilities Act (ADA) to and through the Bus Stop Boarding and Alighting Area; and

3) All PDDs with more than 100 units shall comply with the following requirement: Prior to the issuance of the building permit for the 100th unit, the petitioner shall construct a Palm Tran approved mass transit shelter with appropriate access lighting, trash receptacle and bicycle storage. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the petitioner.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area. There are two existing bus stops along Okeechobee Boulevard.

Figure 18 Applicants Justification Statement page 12 of 21

g. Utilities
All utility services located in a utility easement, such as telephone, cable, gas, and electric, shall be installed underground or combination/alternative acceptable to the DRO.

Finding: All utility services for South Hampton are in place.

h. Parking

1) Residential Uses
Parking for residential uses shall comply with Article 6, PARKING. The DRO may require a covenant to be recorded limiting the affected area to a specific use or uses.

Finding: Residential uses comply with parking requirements which were in affect at the time of the construction of these uses.

2) Nonresidential Uses
Nonresidential uses located within a PDD may apply the parking standards indicated in Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements or the minimum/maximum parking standards below. The site plan shall clearly indicate which parking standards are being utilized for the entire site.

Finding: N/A

3) Design
Parking areas open to the public shall be interconnected and provide safe efficient flow of traffic. Parking areas directly adjacent to other parking areas in the same project shall have cross access.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area.

4) Cross Access
Cross access shall be provided to adjacent internal uses/properties, if required by the DRO.

Finding: The application is not proposing any changes to the existing development. This application is proposing to delete land area. Cross access will remain into Century Village. Cross access is also being proposed between the open space and the proposed Reflection Bay project.

5) Location-Non-residential PDDs
A minimum of ten percent of the required parking shall be located at the rear or side of each building it is intended to serve.

Figure 18 Applicants Justification Statement page 13 of 21

Finding: Not applicable.

6) Distance
All parking spaces shall be located within 600 linear feet of a public entrance of the building which it is intended to serve.

Finding: The parking provided at South Hampton meets this requirement.

i. Way Finding Signs
Off-site directional signs, consistent with the on-site directional sign standards in Article 8, SIGNAGE, may be allowed along internal streets in the R-O-W, subject to approval by the County Engineer.

Finding: Any new off-site directional signs shall comply with this standard.

j. Recreation Clubhouse Emergency Generators
A permanent emergency generator shall be required for all PDD clubhouses 2,500 square feet or greater, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators.

Finding: N/A

PUD DESIGN OBJECTIVES:
As a requirement of Article 3.E.2.A.4., Exemplary Standards, a Development Order Amendment application shall only be granted to a project exceeding the goals, policies and objectives of the Comprehensive Plan, the minimum requirements of the ULDC and the design objectives and performance standards which include such items as creative design, recreational opportunities and mix of unit types. The requested DOA application meets the following PUD Design Objectives and Performance Standards:

a. South Hampton PUD will remain predominantly residential.

b. South Hampton PUD will continue to provide a continuous non-vehicular circulation system for pedestrians connecting to the Century Village Community.

c. The South Hampton PUD existing landscape buffers will remain. The 12 acres of former golf course remain in the PUD provide for both a visual and spatial separation between the South Hampton residents and the residents for Century Village. A landscape buffer is being proposed along the eastern property line adjacent to the proposed Reflection Bay project. It should be noted that Resolution 73-815 waived the buffer requirement along the west property line in order to allow existing Fairway Street to link up with the site. The approved site plan exhibit 14 is also consistent with the waiver and does not include a buffer along the west.

Figure 18 Applicants Justification Statement page 14 of 21

d. South Hampton PUD does not propose commercial uses.

e. South Hampton PUD is a part of the Century Village neighborhood character and identity. This will remain unchanged.

f. The open space of the former golf course will preserve the existing trees where applicable.

g. South Hampton PUD does not have a civic parcel, however, there are civic uses located within the adjacent Century Village for the use of the South Hampton residents.

PUD PERFORMANCE STANDARDS

The following performance standards are required:

a. Proximity to other uses: All residential pods with 5 or more residential units per acre shall be located within 1,320 feet provide a neighborhood park, recreation pod, private civic pod, commercial pod or public recreation facility.

b. The existing residential pod is located within 1,320 feet of the recreation area.

c. Focal Points: A focal point shall be provided at the terminus of 15% of the streets of the project.

Not Applicable. The application is not proposing any changes to the existing development. This application is proposing to delete land area.

d. Neighborhood Parks: Neighborhood parks shall have a direct connection to the pedestrian system and include a tot lot, gazebo, fitness station, rest station or similar recreation amenity.

Not Applicable. The application is not proposing any changes to the existing development. This application is proposing to delete land area.

e. Decorative Street Lighting: Decorative street lighting shall be provided along the development entrances.

Not Applicable. The application is not proposing any changes to the existing development. This application is proposing to delete land area.

f. Fountains: A minimum of one fountain shall be located in the main or largest lake or water body.

Figure 18 Applicants Justification Statement page 15 of 21

Not Applicable. The application is not proposing any changes to the existing development. This application is proposing to delete land area.

g. Interspersed Housing: Workforce Housing Units shall be interspersed with market rate units within a pod.

Not Applicable. The application is not proposing any changes to the existing development. This application is proposing to delete land area.

STANDARDS FOR DEVELOPMENT ORDER AMENDMENT

This proposal meets all requirements set forth in ULDC Article 2.B.2.B, Standards for considering a development order application for a development order amendment:

1. CONSISTENCY WITH THE PLAN:

The proposed amendment is consistent with the purposes, goals, objectives and policies of the Palm Beach County Comprehensive Plan. The Future Land Use (FLU) element of the Palm Beach County Comprehensive Plan designates the affected area as partially Commercial/High Residential 8 (CH/8) and partially Residential High 18 (HR 18) as depicted on FLU Atlas Map 57.

South Hampton currently has 240 existing units. These units will remain. As a part of this application, the applicant did not delete the entire golf course from the PUD as doing this would leave South Hampton PUD enough land area to comply with the maximum density allowed. Approximately 12.55 acres of the former golf course remain as a part of PUD. There is enough land to allow for 278 units.

LAND USE	ACREAGE	UNITS ALLOWED	EXISTING UNITS	UNITS REMAINING
CH / 8	14.68 AC	117	240	-123
HR 18	8.98 AC	161	0	161
TOTAL	**23.66 AC**	**278**	**240**	**38**

2. CONSISTENCY WITH THE CODE:

The proposed amendment complies with all applicable standards and provisions of the Code for the use, layout, function, and general development characteristics. Specifically, the proposed uses comply with all applicable portions of Article 4.B, Supplementary Use Standards.

Figure 18 Applicants Justification Statement page 16 of 21

GOLF COURSE REVISIONS:
Further, the request is consistent with Article 3 of the Code as it pertains to Modifications to Reduce or Reconfigure Existing Golf Courses. Prior to submittal of this application, all residents of the South Hampton PUD were notified via certified mailing and signs were posted in common areas documenting the proposed modification to the PUD. The applicant has met with officers of the Century Village Master Association and informed them of his intent to make an application for the golf course conversion. The applicant intends to meet with all communities wishing to meet

As a part of this application and the companion Reflection Bay TND application, documentation has been provided indicating that the reduction of the former golf course area will not result in a reduction of required open space. Lastly, the necessary Visual Impact Analysis is provided using the methodology consistent with the purposes and intent of the Code.

3. COMPATIBILITY WITH SURROUNDING USES:

South Hampton PUD remains compatible with the surrounding Century Village development with the proposed deletion of land area. The proposed shape, size and location of the lands to be deleted were designed to minimize the effect of the new development (Reflection Bay) on the surrounding existing communities. Taking all these factors into account, the new project meets all standards utilized to make a determination of compatibility. Finally, as is the case in all projects reviewed by the County staff where a project abuts existing development, appropriate Conditions of Approval can provide for additional standards of buffering to assure compatibility.

The proposed layout of single-dwelling and multifamily units have been carefully designed to take into account the surrounding existing development in terms of types of homes (all multi-family), existing buffers, existing views, proximity to the proposed development area, and dimensions of the proposed development area. All of these factors helped determine the placement and type of the proposed homes as well as buffers, access locations, retention areas, and recreation areas.

Currently, the land area being deleted abuts midrise multi-family units on its west property line. The property abuts a major arterial road (Haverhill Road) on its east property line and a major collector road (Century Village Haverhill Entrance) on its North Property line. In terms of density, these existing developments average similar to greater densities than the densities proposed by the new units. The narrow portion of the former golf course which is located directly between South Hampton and Century Village is not being proposed to be a part of Reflection Bay.

4. DESIGN MINIMIZES ADVERSE IMPACT:

As a part of the Reflection Bay project, great care was utilized in developing a Master Plan which would remain respectful to the existing units of South Hampton PUD. As the

Figure 18 Applicants Justification Statement page 17 of 21

entire golf course lands were not needed to develop Reflection Bay, the determination of which land should be developed was extremely important. The result was locating the development up to Haverhill Road and leaving portions adjacent to Century Village and South Hampton residential units as open space.

This application to delete land area minimizes adverse impact by leaving 12.55 acres of former golf course to remain as open space within the South Hampton PUD. The land is located directly between South Hampton and the adjacent Century Village neighborhood. Rather than making this land apart of the future Reflection Bay project, the land remains as open space and therefore minimizes adverse impact.

5. DESIGN MINIMIZES ENVIRONMENTAL IMPACT:

The proposed amendment does not result in significantly adverse impacts to the natural environment. The affected area contains limited amounts of existing native vegetation. There are several mature ficus trees on the property that will be preserved or relocated to provide focal points for the new development.

6. DEVELOPMENT PATTERNS:

The deletion of land from the existing South Hampton PUD allows for the development of the Reflection Bay project.

As previously discussed in the sections discussing Compatibility and Impacts, the proposed development of single dwelling and multi-family homes on this property is consistent with the established development multi-family homes currently existing on the abutting properties. Additionally, on the East side of Haverhill Road there is an established mobile home park also developed at a higher density. In laying out the various units types within the project, the densest uses were located in closest proximity to the major transportation network along Haverhill Road. The areas closest to existing development have been sited with less dense housing types and most significantly large areas of open space in the form of lake areas and/or significant green space. Due to the intense development already existing in the general area there are already many commercial services, employment opportunities, and transportation infrastructure located in close proximity.

7. CONSISTENCY WITH NEIGHBORHOOD PLANS:

South Hampton PUD is not located within the boundaries of a neighborhood plan study area and therefore is not in conflict with this ULDC standard.

8. ADEQUATE PUBLIC FACILITIES:

The project currently is vested for the 240 existing units.

Figure 18 Applicants Justification Statement page 18 of 21

9. CHANGED CONDITIONS OR CIRCUMSTANCES:

Due to the passage of time, some of the circumstances concerning the South Hampton PUD have been lost. However, it is known that the construction of the South Hampton PUD was the last piece of a long term straight zoning development known as Century Village. Most of the area where the three South Hampton Condominiums were constructed was designated commercial requiring a change of zoning resulting in the creation of the Planned Unit Development which consisted of the three buildings and the golf course. Originally, the entrance to the golf course was connected to the internal street network of Century Village requiring players to either already live in Century Village or to enter Century Village through its two guard gates to reach the Course. Ownership of the Course appears to have been private and not part of the greater Century Village recreation facilities which include a major clubhouse in the center of the project.

In 1993, a new owner of the golf course petitioned Palm Beach County (Petition 73-215A) to allow a direct entrance to the golf course (now known as Turtle Bay Country Club) from Haverhill Road. In approving the petition, a design was created with two separate parking areas: one for residents of Century Village to continue to use the internal access and one for the general public from Haverhill Road. The two parking areas were not interconnected to preserve Century Village's security.

The reason for requesting the entrance was to allow for a greater use by the general public as day to day use by the Century Village residents had declined with time to the point that the club could not be profitable without significant outside use and advertising. At that time, several improvements were also made to the golf course and the driving range.

Subsequently, the current owner and applicant bought the property and continued to operate it as a public course. However, due to the general decline in the popularity of golf, changes in area demographics, and style of this older course, the course was not longer able to support itself, even with use by the general public and convenient access from a major arterial, and closed in May of 2009.

Studies have indicated consistently that golf play has declined in recent years as has previously been cited. (New York Times overview at http://www.nytimes.com/2008/02/21/nyregion/21golf.html). The net result is that fewer players meant less revenue which meant less funds to keep up the course resulting in many golf courses. Since that time the vacant land which formerly included the golf course has been maintained to County minimum standards due to lack of income creating a blighted condition for surrounding property owners. (Note: The Board of County Commissioners recognized several years ago that the economic problems then facing golf courses would lead to the need for a method to evaluate conversions. An entire new section of the Unified Land Development Code was created providing additional notification and study of the effects of conversions through evaluations such as view shed analysis to permit a logical methodology for golf course conversions.)

Figure 18 Applicants Justification Statement page 19 of 21

This blighted condition is a change of circumstances which currently affects the residents of South Hampton and the communities which abut the property. The blight affects these communities in many ways. First, the residences which enjoyed the previous golf course views now look out at an open space which receives the minimum maintenance required by the County. Without any revenue, the property owner can only provide what is required.

The current status quo has become an economic blight for surrounding property owners. While, in the past, these owners would advertise a residential property as having "golf course views", now adjacent to the former golf course is considered a negative attribute due to the uncertainty of what the future holds for the property as well as the previous issues discussed.

The removal of 57.54 acres of land from the PUD will allow for a reasonable redevelopment of the property can correct all of these issues. First, the proposal will provide for an upgraded landscape environment. Due to the size and shape of the existing property and the development of a compact walkable design significant spaces have been created to provide large lake areas and active and passive green spaces which benefit both the new and existing residents as well as provide continued security. Great care has been taken to allow sufficient room for upgraded landscape edges. These landscape areas will become the responsibility of the new homeowners' association of the application property. It is in the interest of the homeowners' association to maintain the new landscape to protect the value of the new development which at the same time protects the interest of the adjacent property owners.

Finally, the new development will remove the current uncertainty as to the future of the site. The new homes will be built and sold at values which match or exceed the surrounding community values. Once in place, the new development provides a finished product (both homes and landscape buffers) which allows a potential homebuyer of adjacent property to know what to expect.

In addition to the proposed project acting as a catalyst to cure an existing blighted condition, the proposed development is in the right place. This particular property at the density proposed can meet all concurrency criteria while being located in the Eastward Ho! Corridor which is now supported by many Comprehensive Plan policies promoting Eastern infill.

The proposed amendment when viewed in the context described in this justification statement, meets all standards including Change of Conditions.

DEVELOPMENT ORDER ABANDONMENT GUIDELINES

Also as a part of this application, the applicant is requesting to abandon Resolution R-93-333. This Resolution was adopted as part of the approval of Zoning Petition 73-215(A) which was a request to Amend the South Hampton Planned Unit Development Plan to add one additional Access Point from Haverhill Road to the then existing Turtle

Figure 18 Applicants Justification Statement page 20 of 21

Bay Country Club. The former golf course property is now the subject of a rezoning request to a Traditional Neighborhood Development Planned Development which will be the subject of an entirely new set of development conditions related to the new use of the property. Therefore, the previous petition should be abandoned in conjunction with the granting a new zoning approval for the property. The original resolution for South Hampton PUD (R-73-815) will remain in place with requested modifications for the portion of the PUD which will be retained.

The proposal meets the requirements set forth in ULDC Article 2.A.1.Q.4. as follows:

In determining whether a development was used, implemented or benefited from, consideration shall be given to the following factors:

a. Whether any construction or additional construction authorized in the development order has commenced.

Yes, the public entrance from Haverhill Road was constructed; however, this occurs on the land being deleted from the PUD. As stated above, the land being removed is proposed to be rezoned and redeveloped as a Traditional Neighborhood Development. The golf course use no longer exists. All associated conditions of approval contained within Resolution 93-333 are no longer applicable.

b. Whether a physical or economic use of the development order has occurred, including physical or economic expansion.

Yes, however, the golf course is no longer operating. All improvements related to the golf course such has parking lot and driving range will be removed.

On behalf of Fairways, LLC., Urban Design Kilday Studios respectfully requests favorable review and consideration of this Development Order Amendment Application. The project managers/agents at Urban Design Kilday Studios are Kerry Kilday and Wendy Tuma. Please feel free to contact the agents with any questions or for additional information in support of this development order amendment application.

Figure 18 Applicants Justification Statement page 21 of 21

CONDITIONS OF APPROVAL

EXHIBIT C-1
Development Order Amendment

ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, as contained in Resolution R-1973-815 (Control 1973-215), 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 or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. The approved Preliminary Master, Site, and Regulating plans are dated October 12, 2011. 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. (ONGOING: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer, the applicant shall execute a Unity of Control binding the owner of Tract 36 and the adjacent Traditional Neighborhood Development (Control 2011-245) to maintain the property as open space in compliance with all applicable maintenance requirements of the Palm Beach County Unified Land Development Code. (DRO: ZONING-COUNTY ATTY)

4. Previous Condition 1 of Letter dated May 15, 1973, of Resolution R-1973-815, Control No. 1973-215) which currently states:

The RH high density request if probably better than the existing CG General Commercial District along this section of Okeechobee Road.

Is hereby deleted. [Reason: property was rezoned to RH with a Special Exception for a PUD in 1973]

5. Previous Condition 2 of Letter dated May 15, 1973, of Resolution R-1973-815, Control No. 1973-215) which currently states:

The Century Corner Shopping Center adequately serve the area for commercial needs and the removal of the additional strip commercial west of Haverhill road wil be better land use for the area.

Is hereby deleted. [Reason: Additional Commercial developments have been established since this time]

6. Correction of the Legal Description- In rezoning the previously omitted 4.6 acre hiatus there was a seventy (70) foot discrepancy in the legal description and this has been corrected by the project's surveyor. (Previous Condition 8 of Letter dated October 9, 1973 of Resolution R-1973-815 Control No 1975-215) (ONGOING-ZONING-Monitoring)

7. The 12.55 acres of the former golf course remaining within the South Hampton PUD shall be prohibited from filing an application with the County to allow for development of the site. (ONGOING-ZONING-Monitoring)

ENGINEERING

1. Previous Condition from Item 1 of Resolution R1973-815, Control No. 1973-215, which currently states:

No access should be allowed to Okeechobee Boulevard which is already experiencing tremendous traffic accidents and slow movement of vehicular transportation.
Is hereby deleted. [Reason: Access management and TPS are now code requirements]

2. Access to Fairway Street normally requires a fifty (50) foot right-of-way under the new subdivision regulations. The County Engineer's office has agreed to the provision of twenty nine (29) feet of road right-of-way for Fairway Street based upon other engineering alternative solutions which the developer was able to provide. (Previous Condition from Item 6 of Resolution R-1973-815, Control No. 1973-215)

3. Previous Condition from Item 6 of Resolution R-1973-815, Control No. 1973-215, which currently states:
Okeechobee Road setbacks and right-of-way commitment
The right-of way commitment for Okeechobee Boulevard is eighty one (81) feet from centerline; in addition a twenty five (25) foot buffer from the property line is required as well as fifty (50) feet for Fairway Street right-of-way (see County Engineer amendment above), five (5) feet for landscape buffer around external parking lots, and sixty five (65) feet for the parking lot proper (this includes the thirty (30) foot front building setback). The total distance from the center line of Okeechobee Boulevard to the first Century Village building in the Southhampton project must be one hundred forty five (145) feet subject to a twenty one (21) foot reduction for Fairway Street approved by the County Engineer.
Is hereby deleted. [Reason: Condition is replaced with new right of way condition applied to concurrent application.]

LANDSCAPE - GENERAL

1. Buffer on West side of the property - fifteen (5) feet of the normal twenty-five (25) foot buffer surrounding the planned unity develompent (assuming that the twenty five (25) feet of additional buffer is allocated for interal usable open space was waived by the department because the link-up with the existing Fairway Street in Century Village property could not be relocated. (ONGOING-ZONING-Zoning)(Previous Condition 2 of Letter dated October 9, 1973, of Resolution R-1973-815, Control No. 1973-215)

SITE DESIGN

1. West building corner side yard setback - The setback from the property line on the west boundary would normally be a twenty-five (25) foot buffer, fifty (50) feet right-of-way for Fairway Street and a thirty (30) foot side corner yard setback for a total of one hundred five (105) feet from the west property line. This setback was amended due to the existing link-up with Fairway Street mentioned above. However all yard setbacks were maintained. (ONGOING: ZONING - Zoning) (Previous Condition 4 of Letter dated October 9, 1973, of Resolution R-1973-815, Control No. 1973-215)

2. Rear setback line for the west building from the Northwest property corner - this setback is thirty five (35) feet and Century Village added additional property to the PUD legal description to accommodate this setback. (ONGOING: ZONING - Zoning) (Previous Condition 5 of Letter dated October 9, 1973, of Resolution R-1973-815, Control No. 1973-215)

3. East Boundary setback would include a twenty five (25) foot buffer and a twenty five (25) foot rear setback for a recreational building for a total of fifty (50) feet. In addition, the east building would have to be set back twenty five (25) feet for a buffer and sixty five (65) feet for a parking lot which includes the side corner setback of thirty five (35) feet. Century Village eliminated the lanudry and recreational building and met all required setbacks. (ONGOING: ZONING - Zoning) (Previous Condition 6 of Letter dated October 9, 1973, of Resolution R-1973-815, Control No. 1973-215)

4. Parking requirements - The parking stalls shown on the Century Village plan were substandard and were altered to insure the two undreed (200) square feet of parking (10 feet x 20 feet). In addition the parking ratio was re-evaulated and proper parking spaces were shown on the master land use plan. (ONGOING: ZONING - Zoning) (Previous Condition 7 of Letter dated October 9, 1973, of Resolution R-1973-815, Control No. 1973-215)

USE LIMITATIONS

1. Previous Condition item 6 of letter dated June 4, 1973, of Resolution R-193-815, Control 1973-215, which currently states:

Concerning the future maintenance of the Century Village Golf course as a recreational open space amenity is still very much a concern of members of the County Commission.

Is hereby deleted: [Reason: Applicant is requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development]

2. Previous Condition 6 of the letter dated May 15, 1973 which reads: "Covenants should be filed with the golf course to guarantee to the Citizens of Century Village that this recreational area will always be maintained as such and will not later become sites for apartment construction."

Is hereby deleted. [Reason: applicant is requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development]

3. Previous Condition 10, part 2 of the letter dated October 9, 1973 which reads: "Secondly, the golf course which was not covenanted to remain as open space will now be guaranteed as a golf course for the entire Century Village community".

Is hereby deleted. [Reason: applicant is requesting to delete land area of the former golf course to allow for the rezoning and development of a Traditional Neighborhood Development]

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 (CO); 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; 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 (ULDC) 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; 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)

Print Form

PALM BEACH COUNTY - ZONING DIVISION FORM # 09

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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 ANDREW WALDMAN, 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] MANAGER *[position—e.g., president, partner, trustee]* of FAIRWAYS 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: 1255 S Military Trail #200 Deerfield Beach FL.

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.

Disclosure of Beneficial Interest Ownership form Created 01/22/2007
Updated 01/31/2007

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.

MGR.
ANDREW WALDMAN, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2011, by Andrew Waldman, [ ] who is personally known to me or [✓] who has produced FL. drivers License as identification and who did take an oath.

NICOLE R. SIMPSON
MY COMMISSION #DD687510
EXPIRES: JUN 20, 2011
Bonded through 1st State Insurance

Notary Public
Nicole Simpson
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: June 20, 2011

EXHIBIT "A"

PROPERTY

TRACT 36, "CENTURY VILLAGE PLAT NO. FOURTEEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 156 AND 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE EAST FOUR FEET THEREOF, AS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY ON SAID PLAT.

ALSO LESS AND EXCEPT THAT PART CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THE RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7711, PAGE 1368 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS: A ONE FOOT STRIP OF LAND AND A FORTY FOOT SAFE CORNER LYING IN SAID TRACT 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH (PER SAID PLAT) ALONG THE EAST LINE OF SAID SECTION 23 FOR 656.00 FEET; THENCE NORTH 89°57'11" WEST, AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23 FOR 54.00 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE SAID RIGHT-OF-WAY LINE OF HAVERHILL ROAD FOR 2226.95 FEET TO THE NORTH LINE OF SAID TRACT NO. 36; THENCE WEST FOR 40.00 FEET; THENCE SOUTH 45°00'00" EAST FOR 55.15 FEET TO A POINT LYING 1.00 FEET WEST OF AND PERPENDICULAR TO THE SAID RIGHT-OF-WAY OF HAVERHILL ROAD; THENCE SOUTH ALONG A LINE 1.00 FEET WEST OF AND PARALLEL TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD FOR 2187.95 FEET; THENCE SOUTH 89°57'11" EAST FOR 1.00 FOOT TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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	Percentage of Interest
ANDREW WALDMAN	914 SW 21 WAY BOCA RATON FL.	50 %
ANA WALDMAN		50 %

Exhibit E

urban design kilday STUDIOS

Urban Planning and Design
Landscape Architecture
Communication Graphics

December 19, 2012

Mr. Jon MacGillis, Zoning Director
Palm Beach County
Department of Planning, Zoning & Building
2300 North Jog Road
West Palm Beach, Florida 33411-2741

RE: **Southampton PUD**
Control Number: 1973-00215
Application No.: ABN/DOA-2011-00632
Reflection Bay TND
Control Number: 2011-00245
Application No.: ZV/TDD/R-2011-01203

Dear Mr. MacGillis:

Pursuant to the follow-up promised at the Board of County Commissioners' Public Hearing on October 25, 2012, my clients, Drew and Ana Waldman, immediately contacted Century Village United Civic Organization ("UCO") to schedule a meeting. (See attached letters.) Based upon UCO's recommendation, a town hall meeting was scheduled at the Century Village Theater on November 29, 2012 in order to further discuss the revised Reflection Bay master plan which includes a nine hole golf course. Despite the fact that the meeting was noticed and advertised (see attached) in early November on the front page of The Advocate, a newspaper which is distributed to every single Center Village household, the meeting was only attended by a total of 42 people. At the meeting questions were asked and answered by those who attended and by my clients.

On Friday, December 7, 2012 the UCO Delegate Meeting took place. At that meeting a motion was made by Joan Skula and seconded by Jim Reed (each a UCO delegate). The motion read:

> ***I make a Motion to approve the Revised Reflection Bay Master Plan, and to authorize UCO officers to negotiate the economic terms of the revised plan with the Developer, and then bring it back to this body in January for further consideration.***

The Motion was discussed at length but consideration was discontinued as the meeting lost its quorum. The parliamentarian announced that the Motion died for lack of a quorum. There was no indication that the Motion would be resubmitted or that any further consideration of it will occur by UCO.

477 S. Rosemary Avenue
Suite 225 - The Lofts at CityPlace
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

In light of the fact that UCO is the only organization with the ability to negotiate an agreement on behalf of the residents of Century Village and my clients, and due to the fact that the revised plan (and specifically the golf course construction and operation) would require a commitment from UCO to provide support and guarantees to assure the long-term economic viability of a golf course, my clients are not able to pursue this option any further.

Given these facts, my clients respectfully request that the current plan (which has both staff and Zoning Commission recommendations of approval) be heard as scheduled by the Board of County Commissioners on January 24, 2013. Thank you.

Sincerely,
URBAN DESIGN KILDAY STUDIOS

Kieran J. Kilday
Attachments (3)

H:\JOBS\Reflection Bay_10-061\Waldman_DO_.000\Documents\Correspondence\MacGilis-Reflection Bay_12-18-12.doc