



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION PUBLIC HEARING, MAY 1, 2025

A. Application Summary

I. General

Application Name:	Bridges-Mizner AGR-PUD, DOA-2024-01918
Control Name:	Bridges-Mizner AGR-PUD (2004-00250)
Applicant:	12607 State Road 7, LLC
Owner:	12607 State Road 7, LLC Llc
Agent:	G.L. Homes - Ryan Vandenburg and Gladys DiGirolamo
Project Manager:	Imene Haddad, Sr Site Planner & Wendy Hernandez, Deputy Zoning Director

Title: a Development Order Amendment **Request:** to modify the Master Plan to delete 22.61 acres of Preserve Area, and to add 22.61 acres of Preserve Area in replacement, on an overall total of 2,330.86 acres **Title:** a Release of Conservation Easement **Request:** to allow Partial Release of Conservation Easement for Preserve 2 from recorded Conservation Easement ORB 23225 Pg. 1748 on 22.61 acres

Application Summary: The application is for the Bridges-Mizner AGR-PUD. The subject site is comprised of two previously approved residential developments. The northern portion of the Development Area (Mizner Country Club) was initially approved by the Board of County Commissioners on December 12, 1989. The southern portion of the Development Area, Bridges, was initially approved on October 10, 2004. The last BCC approval for the subject site was on July 9, 2018.

The request proposes to modify the overall Master Plan to delete land area (22.61 acres from Preserve #2, Johnson) which is proposed to be rezoned from Agricultural Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District by the concurrent Application Z-2024-01904, Johnson Rezoning.

The request proposes to replace the deleted land area by adding land area (22.61 acres, new Preserve #11, Palm Meadows). This added parcel is currently part of the Palm Meadows AGR-PUD with AGR-PUD Preserve Zoning, and will be removed from the Palm Meadows AGR-PUD by concurrent Application DOA-2024-01910.

The request includes a Partial Release the Conservation Easement for the 22.61 acres to be deleted.

There are no changes to the Development Area or the approved residential dwelling units, and the total acreage will remain as 2,330.86 acres.

II. Site Data

Acres:	2,330.86 total acres (22.61 acres deleted and replaced)
Location:	Lands to be added: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.
Parcel Control:	Multiple
Future Land Use:	Agricultural Reserve (AGR)
Zoning District:	Agricultural Reserve Planned Unit Development (AGR-PUD)
Tier:	Ag Reserve
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	West Boynton Community Plan
CCRT Area:	N/A
Comm. District:	District 5, Commissioner Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for May 1, 2024*

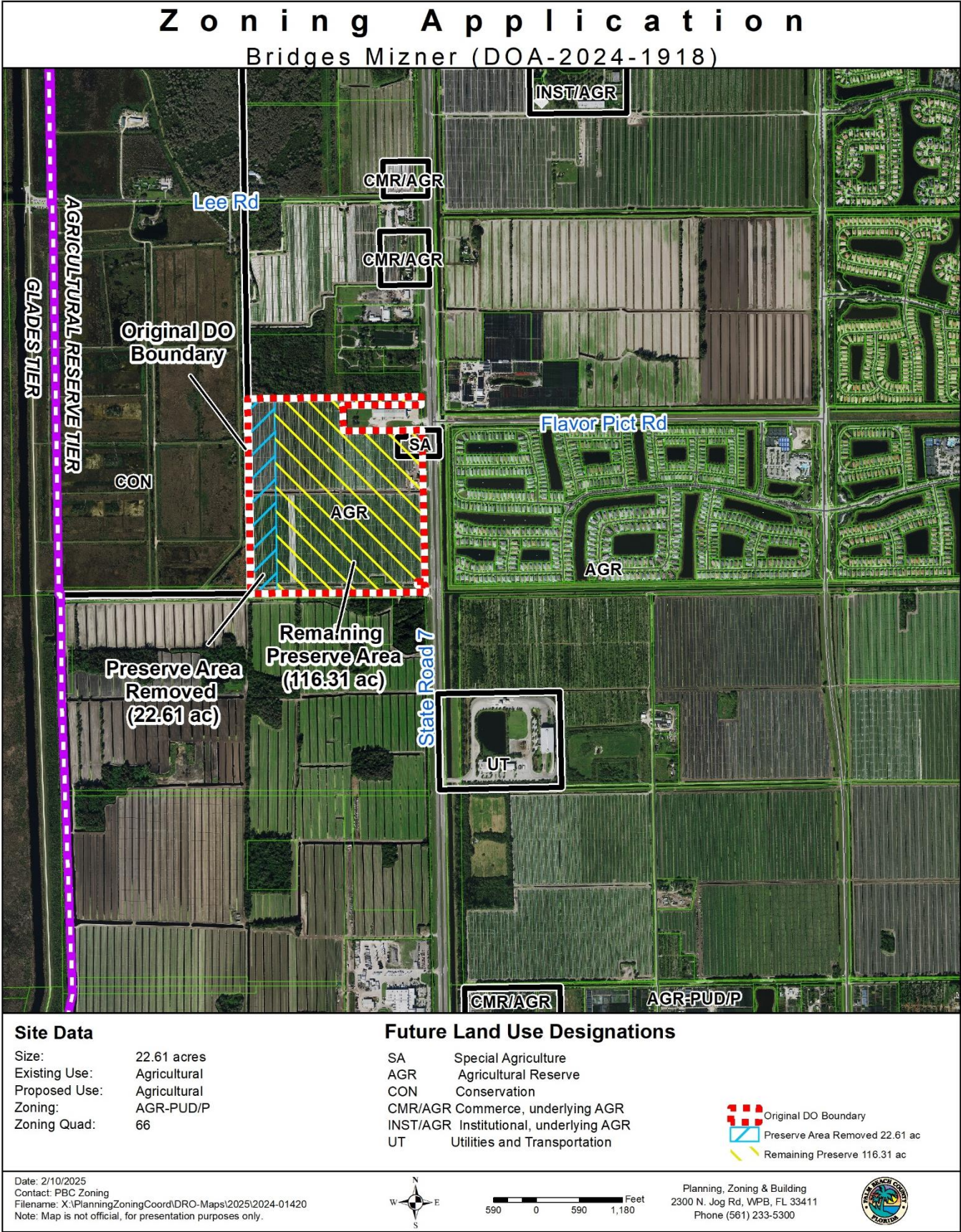
BCC HEARING: *Scheduled for May 24, 2024*

B. Data & Analysis

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

I. Exhibits		Page
A.1	Future Land Use Map	3
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E.3	Disclosure of Ownership	E-3

Exhibit A-1 - Future Land Use Map



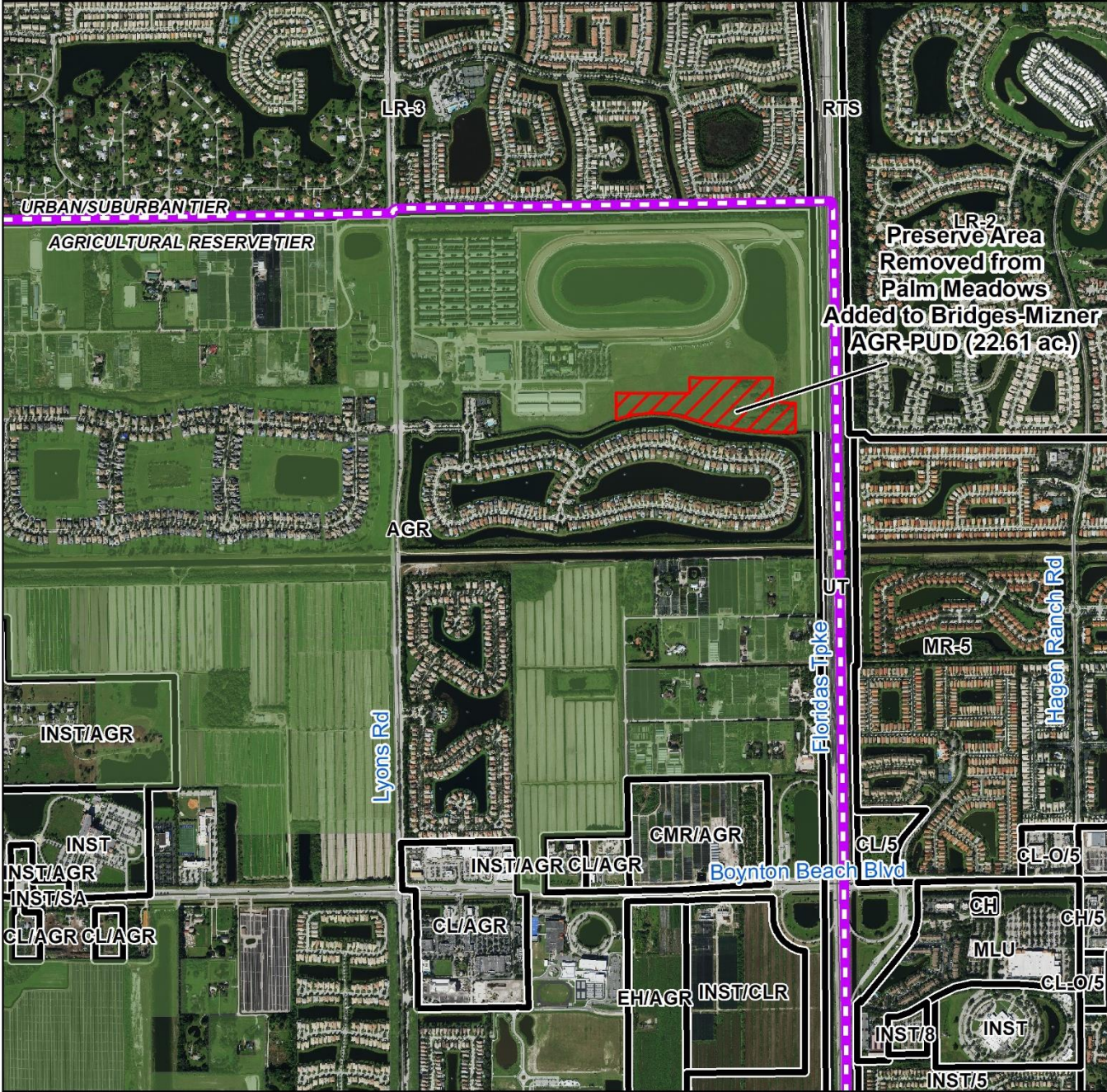
Bridges-Mizner AGR-PUD

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Z o n i n g A p p l i c a t i o n

Bridges Mizner (DOA-2024-01918)



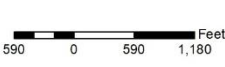
Site Data

Size: 22.61 acres
Existing Use: Ag Reserve PUD Preserve
Proposed Use: Ag Reserve PUD Preserve
Zoning: AGR-PUD/P
Zoning Quad: 49

Future Land Use Designations

LR-2	Low Residential, 2 units/acre	CH/5	Commercial High, underlying MR-5
LR-3	Low Residential, 3 units/acre	MLU	Mixed Land Use
MR-5	Medium Residential, 5 units/acre	INST	Institutional
EH/AGR	Essential Housing, underlying AGR	INST/5	Institutional, underlying MR-5
AGR	Agricultural Reserve	INST/8	Institutional, underlying HR-8
CMR/AGR	Commerce, underlying AGR	INST/CLR	Institutional, underlying CLR
CL/5	Commercial Low, underlying MR-5	INST/AGR	Institutional, underlying AGR
CL/AGR	Commercial low, underlying AGR	INST/SA	Institutional, underlying SA
CL-O/5	Commercial Low Office, underlying MR-5	UT	Utilities and Transportation
CH	Commercial High		

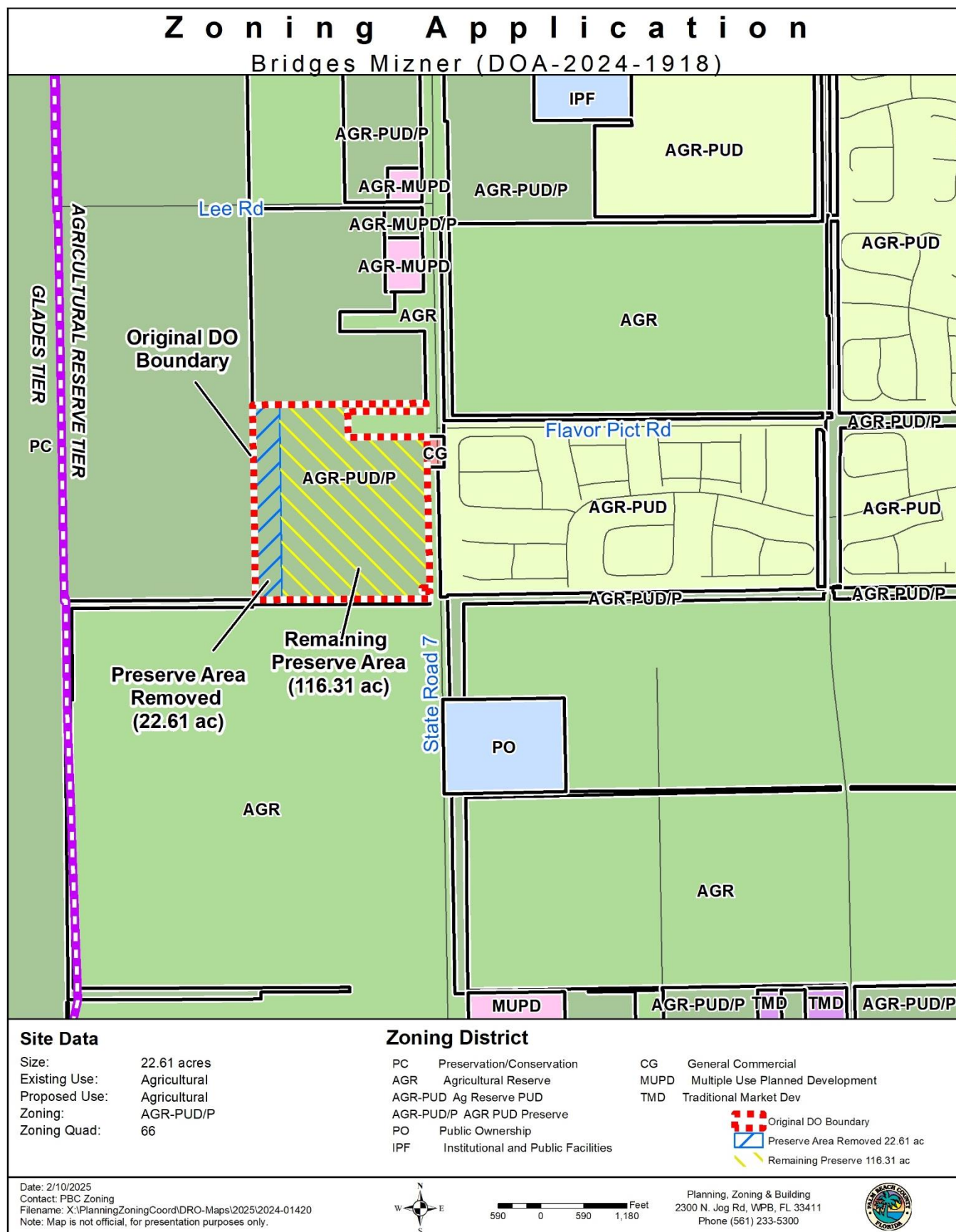
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Contact: PBC Zoning
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Note: Map is not official, for presentation purposes only.



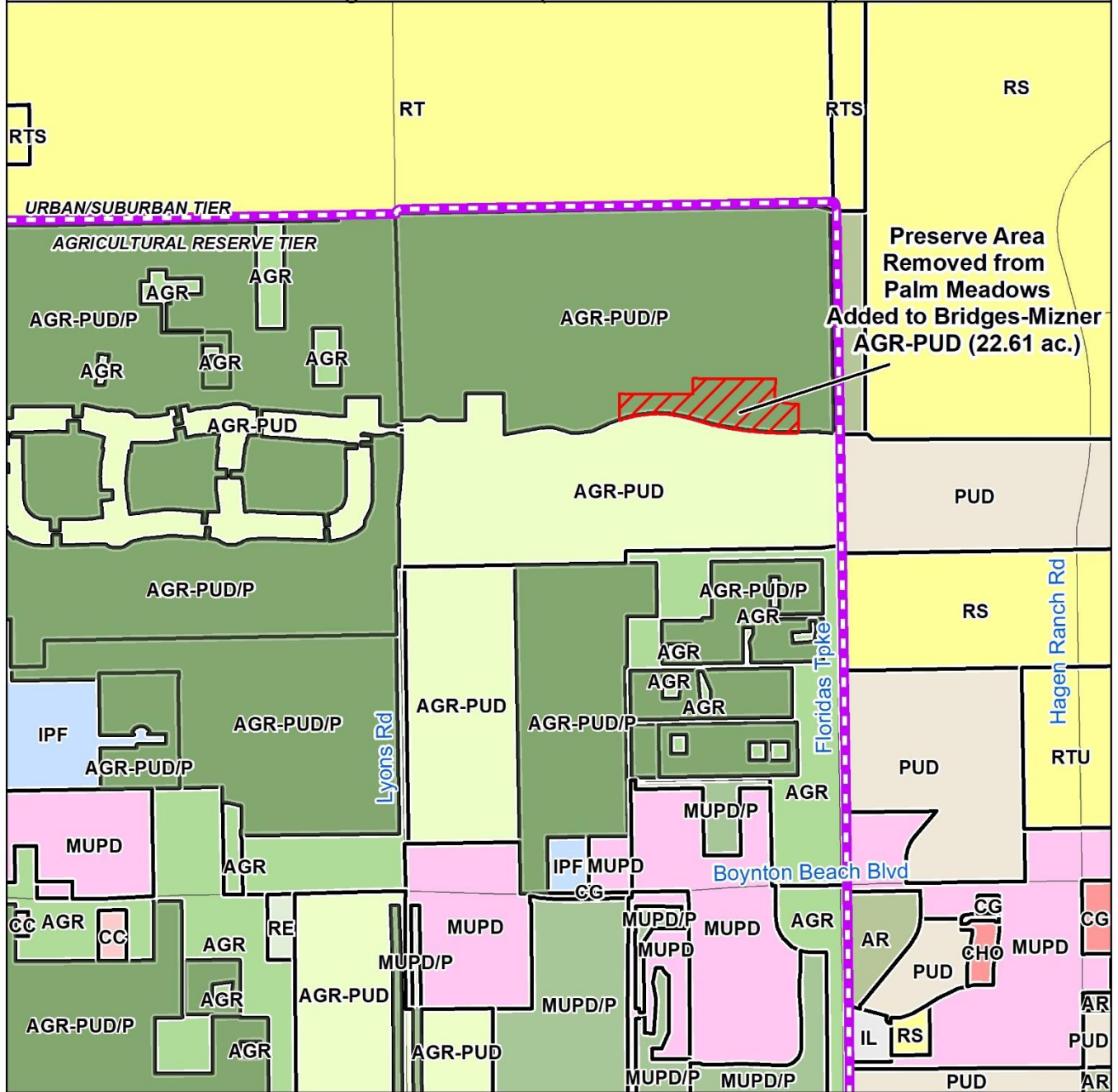
Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300



Exhibit A-2 - Zoning Map



Bridges Mizner (DOA-2024-01918)



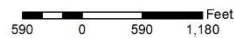
Site Data

Size:	22.61 acres
Existing Use:	Ag Reserve PUD Preserve
Proposed Use:	Ag Reserve PUD Preserve
Zoning:	AGR-PUD/P
Zoning Quad:	49

Zoning District

AR	Agricultural Residential	RTU	Res Transitional Urban	MUPD	Multiple Use Planned Development
AGR	Agricultural Reserve	RS	Single Family Residential	MUPD/P	MUPD Preserve
AGR-PUD	Ag Reserve PUD	PUD	Planned Unit Development	IL	Light Industrial
AGR-PUD/P	AGR PUD Preserve	IPF	Institutional and Public Facilities		
RE	Residential Estate	CC	Community Commercial		
RT	Residential Transitional	CG	General Commercial		
RTS	Res Transitional Suburban	CHO	Commercial High Office		

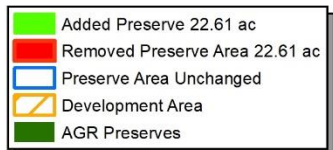
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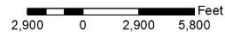


Bridges-Mizner AGR-PUD (DOA-2024-01918)



Zoning District

PC	Preservation/Conservation	RS	Single Family Residential	CG	General Commercial
AP	Agricultural Production	PUD	Planned Unit Development	CHO	Commercial High Office
AGR	Agricultural Residential	RW	Multi-Family Res Medium	CS	Commercial Specialized
AGR	Agricultural Reserve	RH	Multi-Family Res High	MUPD	Multiple Use Planned Development
AGR-PUD	AGR Preserve PUD	PO	Public Ownership	MUPD/M	MUPD Preserve
AGR-PUD/P	AGR PUD Preserve	IPF	Institutional and Public Facilities	MXPD	Mixed Use Planned Development
RE	Residential Estate	CN	Neighborhood Commercial	TMD	Traditional Market Dev
RT	Residential Transitional	CC	Community Commercial	IL	Light Industrial
RTS	Res Transitional Suburban	CLO	Commercial Low Office		
RTU	Res Transitional Urban	CRE	Commercial Recreation		



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Exhibit B - Standards Analysis & Findings

FINDINGS:

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

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. . A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

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

○ *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Current Request, Prior approvals, & Available Density:* The current request includes the addition of a new Preserve via an exchange of 22.61 acres with the Palm Meadows AGR PUD (companion application DOA 2024-1910) and the removal of 22.61 acres, including the partial release of the Conservation Easement, for P2 Johnson. There is no proposed change to the number of units. Preserve 2 Johnson, contains 138.917 acres with a recorded Conservation Easement (Orb.23225 Page 1748). The removal of 22.61 acres requires a Partial Release of the recorded document.

○ *Prior Approvals:* The Bridges AGR PUD was last approved for 1,866 units, 2,330.857 acres of development area and 19 preserves with a total of 1,385.867 acres. It is worth noting that prior approvals contained preserves that either have no density associated with it or there was a unit left behind to address a single family home. They are as follows:

Preserve 6 Strazulla/SFWMD consists of 379.342 acres. The development rights associated with the SFWMD parcel were retired via an Agreement for Exchange of Real Property Interests dated November 21, 2003. As part of the Agreement, the lands contained no Development Rights, but could be designated as the preserve area for an AGR PUD. On December 16, 2003, the BCC unanimously approved Agenda Item 5.E.5., for the use of the 918.76 acres of SFWMD lands in the Strazulla Wetlands to be utilized as the preserve area of an AGR Planned Development. The Executive Brief stated, that "*the AGR-PDD would receive no increase in density, as the development rights of the preserve area would be extinguished.*"

Preserve 8 Palm Beach Downs left a unit behind to accommodate a residence which was subsequently removed after sustaining severe hurricane damage. The preserve was approved with individual BCC Resolution R-97-655 and the current recorded Conservation Easement ORB 18768, Page 1681, does not allow new dwelling units to be built.

New Preserve 11 Palm Meadows consists of 22.61 acres and does not have any units per Planning Condition 1 in R-2008-1141 and R-2009-1599, which retired the units once the project was approved and the units were assigned to the development area. The companion application does not seek to modify that condition. Therefore, new Preserve No. 11 Palm Meadows, as proposed, contains 22.61 acres with no density associated with those lands.

○ *Available Density:* The subject request contains three preserves totaling 402.952 acres that have had the development rights retired and/or have since been extinguished. The overall project contains 2,330.857 overall acres less 402.952 acres without density = 1,927.905 or 1,928 rounded up for 1,928 total units available. The site is approved, and built out, for 1,866 dwelling units.

The Preserve areas without density are as follows:

379.342 acres for P6 Strazulla/SFWMD
1.0 unit assigned to P8 Palm Beach Downs Downs/SFWMD (unrecoverable per CE)
22.61 ac for new P11 Palm Meadows
402.952 or 403 units

○ *60/40 AGR Requirements:* Per Policy 1.5.1-i., the Applicant is required to provide a minimum of 60% of preserve area and 40% maximum developable area less right-of-way as shown on the Thoroughfare Identification Map. The Development area may contain active recreational areas including golf courses and Preserve areas are not required to be contiguous with the development area. The request is an exact exchange of 22.61 acres of preserve area which will not affect the calculation of the 60/40 requirements.

○

Per the above policy, the 60/40 calculation is as follows:

Total acreage: 2330.857 acres
Less ROW: 21.079 acres
Net acreage = 2,309.778 acres

Net acreage x 60%: 2,309.778 x 60% = 1,385.867 acres minimum required (Applicant proposes 1,385.867 acres or 60%)

Net acreage x 40%: 2,309.778 x 40% = 923.911 acres maximum allowed (Applicant proposes 923.911 acres or 40%)

○ *Planning Conditions:* All but two Planning conditions will be carried forward or marked complete. However, Planning condition 2 for Preserve Management Plans will be deleted since this is no longer applicable and the addition of new condition 7, addresses the density associated with new Preserve 11 Palm Meadows.

○ *Special Overlay District / Neighborhood Plan / Planning Study Area:* The subject property is located within the boundaries of the West Boynton Area Community Plan, which is administered by the Coalition of Boynton West Residents Association (COBWRA). The subject request is not inconsistent with the neighborhood plan. The Applicant was advised to meet with the neighborhood group responsible for implementing the Neighborhood Plan. No letters in support or objection have been received as of the writing of this report.

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

○ *Development Area:* Though the request is to add and delete land area, it is specifically related to preserve parcels. There is no change to the proposed Development Area or the number of units for the subject development.

○ *Minimum Preserve Area:* The proposed amendment is not in conflict with any portion of the code, and is consistent with the stated purpose and intent of the Code. The Applicant is proposing to add and delete Preserve land area. The approved overall AGR-PUD has utilized the 60/40 development option where 60% or 1385.88-acres of a total 2309.77-acre are reserved for Preservation area and 40% or 923.91-acres account for Development Area. The request is to remove a 22.61-acre portion from preserve Parcel #2 (Johnson Preserve) and to add 22.61-acre preserve parcel #11 (Palm Meadows Preserve Parcel) to maintain the 60% preserve requirement. Article 3.E.2.F.3 AGR-PUD, (Preserve Area) allows the preservation area to be located noncontiguous to the associated development area. However, such preservation area must be legal lot of Record that is accessible by a street, and only allows uses as indicated in the Use Matrices contained in Art. 4, Use Regulations. The Code also requires a preserve parcel to meet the minimum AGR-PDRs.

○ *Property Development Regulations:* A preserve Area and any remaining portion of a lot used to create Preserve Area shall meet the minimum PDRs for the AGR district. Both the 116.30 acres preserve area and removed 22.61-acre reallocated portion meet all the requirements of Art.3.E.2.F.3.

○ *Location and Access:* Preserve area may be situated anywhere in the AGR Tier on a Legal Lot of Record with an AGR FLU designation, provided it is accessible by a street per Art. 3. E.2.F.3.a. Access to the parcel remains off state Road 7.

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

The reallocated preserve parcel remains compatible with the surrounding area and its deletion has no impact on the surrounding uses. It continues to be a preserve area. The proposed amendment is compatible and generally consistent with the uses and character of the surrounding lands.

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

The subject request is to add and delete Preserve Areas and partially release a Conservation Easement on the preserve area proposed for deletion. The design of the Development Area is not changing. As the Applicant stated “*The deletion of the 22.61 acres will still be utilized as a preserve area, only for a separate AGR-PUD. Uses within this area will remain unchanged.*”

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*
- *Vegetation Protection:* The application request does not impact native vegetation.
 - *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
 - *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater 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.
- f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed amendment is to add and delete 22.61 acres of preserve. The preserve areas are not part of the development area and their addition/deletion will not impact development patterns. The deleted land area is currently used for Row Crops. No modification to the development pattern is proposed and both parcels are proposed to remain in agriculture.

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

TRAFFIC

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. There are no new engineering conditions of approval for the proposed request. All other conditions have been carried forward.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. The Department of Engineering and Public Works Land Development Division reviewed the application and found it to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division. There are no new engineering conditions of approval recommended at this time. All other conditions have been carried forward.

MASS TRANSIT:

Palm Tran review Staff were provided this application for review and have no comments. There are no bus routes or bus stops within 4.5 miles of the preserve area (Route 81 Hagan Ranch and Atlantic) being deleted from the AGR-PUD, or one mile from the preserve area being added into the AGR-PUD (Route 73 on Boynton Beach Boulevard)

DRAINAGE

No drainage statement was provided for the subject application. The subject site is located within the service boundaries of the Lake Worth Drainage District. Any modifications to drainage will require review by PBC and Lake Worth Drainage District.

WATER AND WASTEWATER PROVIDER:

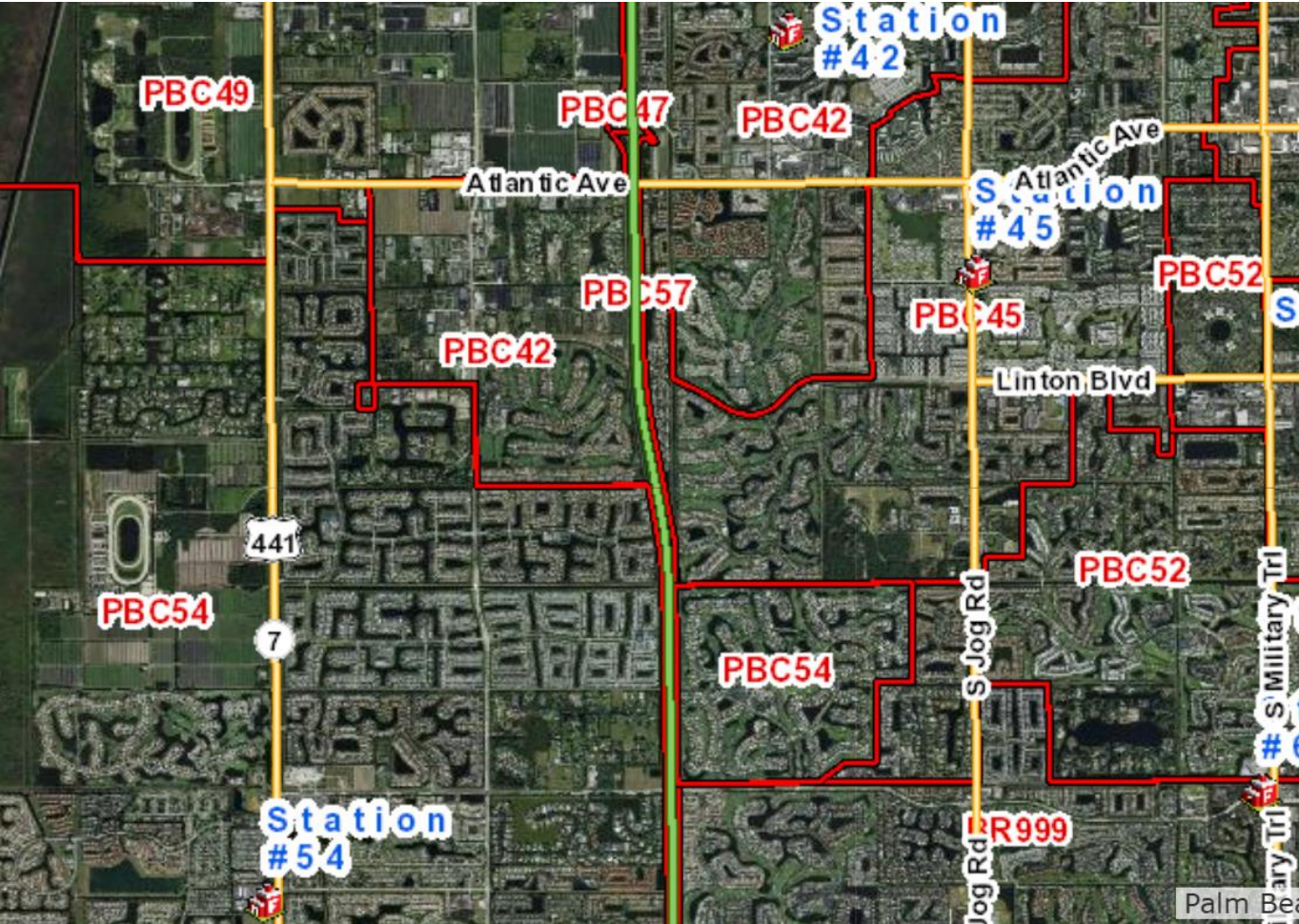
The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD), and PBCWUD review staff have no comment.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review Staff were provided the application for review and have no comment.

FIRE PROTECTION:

Fire Rescue review Staff were provided this application to review and have no comment. The Development Area is within the service boundary of Palm Beach County Fire Rescue Station #42 and #54. The deleted land area is within the service boundary of Palm Beach County Fire Rescue #49 and the added Preserve area is within the service boundary of Palm Beach County Fire Rescue #32.



SCHOOL IMPACTS:

The School Board review Staff were provided this application for review and have no comment.

PARKS AND RECREATION:

The Parks and Recreation Department review Staff were provided this application for review and have no comment.

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

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: “*Palm Meadows AGR-PUD (which is being processed concurrently) exceeded the preservation requirement of a 60/40 AGR PUD. However, the existence of Planning Condition 1 of Resolution R-2009-1599, Palm Meadows AGR-PUD restricts their ability to sell 22.61 acres with units for use in another AGR-PUD and still remain 60/40 compliant and compliant with FLUE Policy 1.5.1-k.*

The above-noted Condition only permitted a maximum of 288 units to be built within Palm Meadows, and any unused units were “retired.” But given that the PUD was over-preserved by 22.61 acres, this excess preserve acreage could be swapped out with another PUDs preserve acreage (albeit without units).

For Bridges Mizner, the PUD underutilized the number of units that were available to be built within the PUD and as such, Palm Meadows now has the opportunity to benefit from its over preservation by allowing 22.61 acres of land from within Palm Meadows without units to replace 22.61 acres of land within Bridges Mizner with units.

The changed condition or circumstance is the fact that the Palm Meadows residents and owners realized the value of exceeding the 60/40 requirements from their DO and figured out a pathway to utilize that value to the benefit of the residents and owners within Palm Meadows.”

Exhibit C-1 - Conditions of Approval

ALL PETITIONS

1. Previous ALL PETITIONS Condition 2 of Resolution R-2017-975, Control No.2004-00250 which currently states:

The approved Preliminary Master and Regulating Plans are dated April 13, 2017. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Master and Regulating Plans are dated February 24, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 1 of Resolution R-2017-975, Control No.2004-00250 which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2013-0970 (Control No. 2004-250), 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 and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2017-0975 (Control No. 2004-250), 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 and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

3. Based on Article 2.E of the Unified Land Development Code (ULDC), this Development Order meets the requirements to receive a new three (3) year review date from date of approval of this resolution. (DATE: MONITORING - Zoning) [NOTE COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2017-975, Control No.2004-00250)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits shall be issued until construction has commenced for intersection improvements at West Atlantic Avenue and Lyons Road providing for:

- 1) east approach
 - 2 through lanes
 - left turn lane
- 2) west approach
 - 2 through lanes
 - right turn lane
- 3) south approach
 - left turn lane
 - right turn lane (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Building Permits for more than forty (40) single family residential dwelling units shall not be issued until the contract has been awarded by the FDOT for the construction of West Atlantic Avenue as a 4 lane facility from Lyons Road to the Florida Turnpike plus the appropriate paved tapers. Commencement of construction may also include someone other than the Florida Department of Transportation. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

c. Building permits for more than 100 dwelling units shall not be issued until the left turn lane on the north approach on Lyons Road at Clint Moore Road is restriped to a length of 650 feet plus a 50 foot taper, or as otherwise approved by the County Engineer. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

d. Building permits for more than 692 dwelling units shall not be issued until a second left turn lane on the east approach of Atlantic Avenue and Lyons Road and appropriate receiving lanes on Lyons Road are constructed as approved by the Florida Department of Transportation and the County Engineer. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. No Building Permits for the site may be issued after December 31, 2021. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. Note that this condition will not apply to development of a public civic pod if ownership of that pod has been transferred to a governmental agency for public use. (DATE: MONITORING - Engineering) (Previous ENGINEERING Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at:

- i. The north project entrance road and Lyons Road (Bridges North)
- ii. The south project entrance road and Lyons Road (Bridges South)

Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

a. Building Permits for more than 200 dwelling units for Bridges North (lying between the LWDD L-36 and L-38 canals) shall not be issued until the developer provides acceptable surety to the Traffic Division for the signal identified in 3.i. for all required installations in an amount as determined by the Director of the Traffic Division. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

b. Building Permits for more than 200 dwelling units for Bridges South (lying between the LWDD L-38 and L-39 canals) shall not be issued until the developer provides acceptable surety to the Traffic Division for the signal identified in 3.ii. for all required installations in an amount as determined by the Director of the Traffic Division. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

c. In order to request release of the surety for the traffic signal identified in 3.i, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the portion of the development lying between the LWDD L-36 and L-38 canals (Bridges North) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED]

d. In order to request release of the surety for the traffic signal identified in 3.ii, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the portion of the development lying between the LWDD L-38 and L-39 canals (Bridges South) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2017-975, Control No.2004-00250)

4. The Property Owner shall provide a required noise mitigation analysis for this project to the Land Development Division prior to Final Master Plan approval by the DRO. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2017-975, Control No.2004-00250)

5. Construction of any required sound walls or noise mitigation shall be completed prior to issuance of any Certificate of Occupancy within that particular pod adjacent to the Florida Turnpike. (CO:MONITORING - Eng) (BLDGPMPT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2017-975, Control No.2004-00250)

6. The Property Owner shall notify future home buyers by providing that all homeowners documents, sales contracts, as well as all sales brochures, Master Plans and related Site Plans contain a disclosure statement identifying that:

- a. this site is adjacent to the Florida Turnpike,
- b. the proposed dwelling units are in an area subject to noise generated by traffic as a result of its location to the Florida Turnpike, and
- c. the Property Owner has installed noise abatement improvements determined by the Florida Turnpike Enterprise to be effective in keeping noise levels from the Florida Turnpike below the State noise abatement criteria in effect as of the date of issuance of this Development Order. All sales contracts and homeowner documents shall also include a statement that any additional noise mitigation measures requested in the future by the Residents will not be funded or constructed by Palm Beach County.

The Property Owner shall submit documentation of compliance with the noise level requirement above on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before January 15, 2007 and shall continue on an annual basis until all units within the development have been sold or the Property Owner relinquishes control to the homeowner's association. (DATE/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2017-975, Control No.2004-00250)

7. Acceptable surety required for the offsite road improvements as outlined in the Traffic Performance Standards Phasing Condition B and for C which relates to that portion of West Atlantic Avenue from Starkey Road to Lyons Road plus the appropriate paved tapers shall be posted with the Office of the Land Development Division on or before January 28, 2006. Surety shall be in the amount of 110% of a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. This surety may be required to be adjusted within 30 days notification from the County Engineer. This revision shall be based upon an updated cost estimate prepared by the Roadway Production Division at the time the final construction plans are completed. (TPS - Maximum 6 month time extension) (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2017-975, Control No.2004-00250)

8. The Property Owner shall construct:

- i. Left turn lane north approach and a right turn lane south approach on Lyons Road at the north Project Entrance (Bridges North).
- ii. Left turn lane north approach and a right turn lane south approach on Lyons Road at the south Project Entrance (Bridges South).

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

- a. Prior to the issuance of the first Building Permit within Bridges North, permits required by Palm Beach County for the construction of the turn lanes identified in 8.i relative to the north Project Entrance shall be obtained. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]
- b. Prior to the issuance of the first Building Permit within Bridges South, permits required by Palm Beach County for the construction of the turn lanes identified in 8.ii relative to the south Project Entrance shall be obtained. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]
- c. Construction of the turn lanes identified in 8.i above relative to Bridges North shall be completed prior to the issuance of the first Certificate of Occupancy within Bridges North. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED]
- d. Construction of the turn lanes identified in 8.ii above relative to Bridges South shall be completed prior to the issuance of the first Certificate of Occupancy within Bridges South. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2017-975, Control No.2004-00250)

9. Prior to issuance of a building permit, the Property Owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of right turn lanes on Lyons Road at:

- i. The project's north entrance road. (Bridges North)
- ii. The project's south entrance road. (Bridges South)

This right of way shall be a minimum of 280 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "corner clips" where appropriate as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments.

- a. Prior to the issuance of the first Building Permit within Bridges North, right of way required in 9.i shall be conveyed. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]
- b. Prior to the issuance of the first Building Permit within Bridges South, right of way required in 9.ii shall be conveyed. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2017-975, Control No.2004-00250)

10. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 10 of Resolution R-2017-975, Control No.2004-00250)

11. Prior to September 15, 2006, the Property Owner shall complete the funding for the construction for the improvements and construction identified in the Traffic Performance Standards Phasing Condition A and in B for that portion of West Atlantic Avenue from Starkey Road to Lyons Road plus the appropriate paved tapers. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Funding shall include any required right of way acquisition costs, construction plans, and all construction costs. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2017-975, Control No.2004-00250)

12. Within ninety (90) days notice by the County Engineer, the Property Owner shall provide a roadway construction easement to Palm Beach County along Lyons Road, a minimum of ten (10) feet in width, or as otherwise approved by the County Engineer. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across this Property Owner's entrance. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds

and documents. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 12 of Resolution R-2017-975, Control No.2004-00250)

13. Prior to issuance of the first building permit for Bridges South, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road along the property frontage; and a maximum of an additional 800 feet of the adjacent roadway. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2017-975, Control No.2004-00250)

14. The Bridges South Property Owner will make the following Proportionate Share Payments, as per the schedule identified herein.

a. Building Permits for more than 1325 overall (263 new) dwelling units shall not be issued until the Property Owner makes a proportionate share payment of \$2,144,375.00. Note that while this proportionate share payment is based on proportionate cost of specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Building Permits for more than 1776 overall (714 new) dwelling units shall not be issued until the Property Owner makes a proportionate share payment of \$402,273.00. Note that while this proportionate share payment is based on proportionate cost of specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

c. In the event that the contract has not been let for the Assured construction improvement to widen Lyons Rd from Atlantic Ave to Clint Moore Rd from a 2-lane facility to a 4-lane divided facility before the 1097 overall (35 new) dwelling units, the Property Owner will make proportionate share payment of \$1,910,560. This payment will be in addition to the payments in a and b above. Note that while this proportionate share payment is based on proportionate cost of a specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 14 of Resolution R-2017-975, Control No.2004-00250)

15. In recognition that construction prices may change over the life of the project, the proportionate share payments shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor

Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor = (Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment))/(Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution))

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 15 of Resolution R-2017-975, Control No.2004-00250)

16. Prior to issuance of the first building permit within Bridges South, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 16 of Resolution R-2017-975, Control No.2004-00250)

17. MAJOR THOROUGHFARE ROAD DISCLOSURE

- a. Prior to the recordation of the first plat of Bridges South, the Property Owner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans or Subdivision Plans, a disclosure statement identifying Lyons Road as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: MONITORING - Engineering) [Note: COMPLETED]
- b. The Property Owner shall submit documentation of compliance with this condition prior to the first Certificate of Occupancy in Bridges South. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 17 of Resolution R-2017-975, Control No.2004-00250)

ENVIRONMENTAL

1. Previous ENVIRONMENTAL Condition 1 of Resolution R-2017-975, Control No.2004-00250, which currently states:

An Exotic Removal Management Plan, covering the conservation parcels, associated with the Dubois AGR PUD, shall be reviewed and approved by ERM prior to final DRO site plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

Is hereby deleted. [REASON: Code modifications no longer require Exotic Removal Managment Plan to be reviewed by ERM. Planning will be responsible for ensuring exotic removals of AGR-PUD preserve parcels.]

2. Previous ENVIRONMENTAL Condition 2 of Resolution R-2017-975, Control No.2004-00250, which currently states:

All Restricted Covenant Agreements and Conservation Easements for the Conservation Parcels, associated with the Dubois AGR PUD, shall be submitted to ERM for review and approval prior to recordation. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

Is hereby deleted. [REASON: Code modifications no longer require these documents for the AGR-PUD preserve parcel to be reviewed and approved by ERM.]

3. An application to modify the Notice of Intent to Construct (NIC) for the modified lake shorelines shall be submitted to Environmental Resouces Management prior to DRO site plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2017-975, Control No.2004-00250)

LANDSCAPE - GENERAL

1. All palms required to be planted on the property by this approval, except on individual residential lots, shall meet the following minimum standards at installation:

a. palm heights: Twelve (12) feet clear trunk;
b. clusters: Staggered heights twelve (12) to eighteen (18) feet, and,
c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. Field adjustment of plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2017-975, Control No.2004-00250)

LANDSCAPE - PERIMETER

4. A minimum of fifty (50) percent of all (new and replacement) trees to be planted in the landscape buffers shall meet the following minimum standard at installation: Tree height: fourteen (14) feet. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 4 of Resolution R-2017-975, Control No.2004-00250)

5. In addition to ULDC requirements, the perimeter landscape buffers shall be upgraded to include:

a. One (1) palm or pine for each thirty (30) linear feet of the total length of the perimeter buffers; and,
b. Clustering of the palms or pines is permitted. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 5 of Resolution R-2017-975, Control No.2004-00250)

LAKE WORTH DRAINAGE DISTRICT

1 . Prior to platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed, the South 5 feet of the North 70 feet of Tracts 67-80, Sec 29146142, Pdm Beach Farms Co. Plat No. 1 for the L-37 Canal Righthof-Way based on cross-sections. (PLAT: ENGINEERING - Lake Worth Drainage District) [Note: COMPLETED] (Previous LAKE WORTH DRAINAGE DISTRICT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

PALM TRAN

1. Prior to Plat Recordation, the Property Owner of Bridges South (lying between the LWDD L-38 and L-39 canals), shall convey to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area (Lyons Road at Entrance) in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a locatron sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran shall be required. (PLAT: MONITORING -- Palm Tran) [Note: the Bus Stop Board and Alighting Area easement adjacent to Bridges North is COMPLETED] (Previous PALM TRAN 1 of Resolution R-2017-975, Control No.2004-00250)

PLANNED DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office. (PLAT: COUNTY ATTORNEY - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. The property owner shall include in homeowners documents as well as written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying of the existence of agricultural uses in the vicinity of the development. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on July 25, 2014 and shall continue on an annual basis until all units within the development have been sold or the property owner relinquishes control to the homeowners association. (DATE: MONITORING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. One model row shall be permitted within the Bridges North portion of the project and one model row shall be permitted within the Bridges South portion of the project. (ONGOING: ZONING - Zoning) (Previous PLANNED DEVELOPMENT Condition 3 of Resolution R-2017-975, Control No.2004-00250)

PLANNING

1. The PUD shall be limited to a maximum of 1942 dwelling units and shall meet 60/40 AGR-PUD requirements. The remaining units shall not be utilized on this site or transferred elsewhere without prior approval from the BCC. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. Previous PLANNING Condition 2 of Resolution R-2017-975, Control No.2004-00250, which currently states:

Prior to final approval by the Development Review Officer, submit a signed copy of the AGR Preserve Management Plans approved by ERM for each Agricultural Preserve parcel. (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

3. Prior to plat recordation for the Bridges Development Area Parcel, the conservation easements for all of the Preservation parcels shall be recorded, as approved by the County Attorney's Office, Department of Environmental Resources Management, and the Planning Division.

a. The conservation easements for all of these preserve parcels shall contain:

- 1) a legal description, site location, including the address of the parcel and a sketch including the area subject to the easement depicting reference points such as main streets and showing the location of the preserve within the context of the Ag Reserve;
- 2) a list of permitted uses, uses not permitted, and prohibited activities.

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2017-975, Control No.2004-00250)

4. Should conservation easements not be recorded for the Preservation properties in a form acceptable to the County Attorney prior to the recordation of the Plat for the Development Parcel, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by Staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (PLAT: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2017-975, Control No.2004-00250)

5. Prior to Final Master Plan approval by the Development Review Officer (DRO), the developer shall add a "Preservation Area/Proposed Uses" notes section on the Preliminary Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

1. Permitted Uses. Grantor may use the Property for:

- a. Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;
- b. Construction and maintenance of structures essential to the uses listed in subsection 1a., above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
- c. Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1.B of the Unified Development Code (ULDC), any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
- d. A Water Preserve Area if designated by the South Florida Water Management District (SFWMD), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management (ERM) and managed for environmental resource values;
- e. Wetland restoration and maintenance, or bona fide agriculture as defined by the ULDC; and
- f. Those other activities authorized within a Preservation Area under Table 3.E.1. B. of the ULDC and consistent with applicable provisions of the Comp Plan.

2. Prohibited Uses. Any use of or on the Property that is not specifically listed or included in Section 1, above, or that is inconsistent with agricultural, environmentally significant uplands or wetlands, or open space preservation is prohibited. (DRO/ONGOING: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 5 of Resolution R-2017-975, Control No.2004-00250)
6. Per resolution R-97-655 Planning Condition 1 for the SFWMD/PB Downs Preserve: Any infrastructure existing on the property shall not be used for future development and shall not be connected to water and sewer services, unless used only to support agricultural activities in accordance with the Comprehensive Plan. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 6 of Resolution R-2017-975, Control No.2004-00250)
7. For new Preserve 11 Palm Meadows, per resolution R-2009-1599, Planning condition 1, there is no density associated with the 22.61 acres, as the Development Rights associated with this preserve could only be utilized at the Palm Meadows AGR PUD and the remaining were retired. (ONGOING: PLANNING - Planning)

PROPERTY & REAL ESTATE MANAGEMENT

1. The property owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 5.72-acre public civic site in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by March 2, 2015. Property owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed and shall have satisfied each of the following conditions prior to deed conveyance.

a) Title

Property owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management Department's (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the Contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24-month period. If an appraisal is required, it shall be obtained by the property owner. The property owner shall release the County from all Declarations of Covenants and Conditions of the P.U.D. or other restrictive covenants as they may apply to the civic site.

b) Concurrency

Property owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The property owner shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips.

c) Taxes

All ad valorem real estate taxes and assessments for the year of acceptance shall be pro-rated to include the day of acceptance.

d) Site condition

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

e) Retention and Drainage

Property owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property owner shall specifically address the following issues:

- 1) The discharge of surface water from the proposed civic site into the property owner 's water retention basins.
- 2) As easement across property owner 's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

By acceptance of these conditions property owner agrees to allow the County to perform any on- site inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

Property owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the Facilities Development & Operations Department. Site shall be stabilized with 1) sod and watered or, 2) seeded, mulched and watered (until seed has established itself) to the satisfaction of Facilities Development and Operations.

i) Water & Sewer

Property owner to provide water and sewer stubbed out to the property line and other required utilities as determined by PREM. (DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. The property owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by February 2, 2015. Survey shall reflect the boundary and topographical areas of the site, and the surveyor shall use the following criteria:

a) The survey shall meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6.

b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.

c) The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey. (DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. The property owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by February 2, 2015. The minimum assessment which is required is commonly called a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.

b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
- 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
- 3) Hazardous Waste Data Management System List (HWDMS).

c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.

d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.

e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone.

f) If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well.

(DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2017-975, Control No.2004-00250)

4. The property owner has offered to provide the County with additional civic site property at the Atlantic Commons PUD, which may be utilized as a credit towards the civic site dedication requirements for this project. The civic property conveyance for this project shall be handled by either one of two separate agreements, known as the Atlantic Commons Civic Site Agreement (approved pursuant to R-2013-0396) and the Exchange and Civic Site Dedication Agreement (approved pursuant to R-2004-0936), which agreements shall supersede all conditions set forth herein. However, (1) should the Atlantic Commons Civic Site Agreement not be finalized by either the County or the property owner, or (2) in the event there is no remaining civic site credit available for use by the property owner pursuant to the Exchange and Civic

Site Dedication Agreement, then all requirements of PREM conditions 1 through 4 contained herein shall remain in effect. (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2017-975, Control No.2004-00250)

5. The property owner may request to exchange the required on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval when the County has established that the cash or offsite land enhances or supports a County property, facility or function in the general vicinity of the PUD. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2 & 3 above will also apply. If the land off-site is of less cash value than the on-site dedication the property owner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process and be at the cost of the property owner or if the property owner is a contract purchaser the per acre value used for the entire PUD may be used to determine the civic site value. If off-site land or cash contribution is accepted by Palm Beach County, the property owner shall be deemed to have satisfied the intent of ULDC. (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 5 of Resolution R-2017-975, Control No.2004-00250)

SCHOOL BOARD

1. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign '1 1" X 17" shall be posted in a clear and visible location in all sales offices and models with the following: ,NOTICE TO PARENTS OF SCHOOL AGE CHILDREN' School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD - School Board) (Previous SCHOOL BOARD Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. Prior to the issuance of the first Certificate of Occupancy (CO), the ten by fifteen school bus shelters shall be constructed by the property owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelters shall be the responsibility of the residential property owner. (CO: MONITORING - School Board) [Note: COMPLETED] (Previous SCHOOL BOARD Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. Prior to the issuance of the 1,080th residential permit, The Property Owner is required to provide a financial contribution of \$300,000.00 for two (2) modular classroom units in order to mitigate impact at the middle school level. (BLDGPM: MONITORING - School Board) (Previous SCHOOL BOARD Condition 3 of Resolution R-2017-975, Control No.2004-00250)

SITE DESIGN

1. Prior to final approval by the Development Review Officer (DRO), the Neighborhood Park detail shall be provided on the Final Regulating Plan. The Neighborhood Park detail is subject to DRO review and approval. A minimum of one (1) Neighborhood Park is required, which may be located in Pod E, F, G, or H subject to the requirement in Art. 3.E.2.B.2.a Proximity to Other Uses, for the development. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2017-975, Control No.2004-00250)

SITE DESIGN-MIZNER COUNTRY CLUB (NORTHERN 359.78 ACRES OF THE DEVELOPMENT)

2. Prior to final approval by the Development Review Officer (DRO), the Preliminary Master Plan (PMP) shall be amended to show a nonconformity chart for the requirement of a Type 2 Incompatibility buffer between the Recreational and Residential Pods within the northern 359.78 acres of development (Mizner Country Club). The chart must include the previous Exhibit number as the vesting document. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 2 of Resolution R-2017-975, Control No.2004-00250)

SITE DESIGN

3. Prior to final approval by the Development Review Officer (DRO), the Final Master Plan sheet 1 shall be amended to remove the diagonal reference to the previous name of the project (Mizner Country Club, Bridges North and Bridges South). (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 3 of Resolution R-2017-975, Control No.2004-00250)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBCWUD-PBCWUD) (Previous Utilities 1 of Resolution R-2017-975, Control No.2004-00250)

COMPLIANCE

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

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

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

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

DISCLOSURE

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

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
PDD/W-2004-00301	Title: Official Zoning Map Amendment to a Planned Development District Request: to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 722.637 acres	R-2005-01406	Approved As Amended	09/06/2005
PDD/W-2004-00301	Title: Waiver of objective and standards Request: Deviation from cul-de-sac and dead-end restrictions on 722.637 acres	R-2005-01407	Approved As Amended	09/06/2005
DOA/W-2005-01698	Title: a Development Order Amendment Request: to reconfigure the master plan to change housing type (single-family units to zero lot line units) and exceed the 30% maximum allowable transfer of density within the PUD on 722.637 acres	R-2006-02327	Approved With Conditions	10/26/2006
DOA/W-2005-01698	Title: Waiver Request: To allow deviation from cul-de-sac or dead-end restrictions on 722.637 acres	R-2006-02328	Approved With Conditions	10/26/2006
PDD/DOA-2007-01420	Title: An Official Zoning Map Amendment to a Planned Development District. Request: to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District on 14.232 acres	R-2008-00113	Approved As Amended	01/24/2008
PDD/DOA-2007-01420	Title: A Development Order Amendment Request: to add land area and delete land area on 722.637 acres	R-2008-00114	Approved As Amended	01/24/2008
DOA/W-2009-04276	Title: a Development Order Amendment Request: to reconfigure the Master Plan, designate a model row, increase the number of dwelling units by 48 to 602, modify and delete Conditions of Approval (Planning, Planned Unit Development) and, restart the development clock on 722.637 acres	R-2010-00440	Approved With Conditions	03/31/2010
DOA/W-2009-04276	Title: a Waiver from Dimensional Criteria Request: to allow 50 percent of the local streets to terminate in a cul-de-sac.	R-2010-00441	Approved With Conditions	03/31/2010
W/DOA-2011-00150	Title: a Waiver Request: to allow 58% of streets to terminate in a cul-de-sac.	R-2011-00964	Adopted With Conditions	06/27/2011
W/DOA-2011-00150	Title: a Development Order Amendment Request: to reconfigure the Master Plan; increase dwelling units; relocate model row; amend Conditions of Approval (Engineering, Planning, Landscaping); and, restart the Commencement of Development clock.	R-2011-00965	Adopted With Conditions	06/27/2011
ZV-2011-01420	Title: a Type II Zoning Variance Request: to allow an increase in building coverage for one-story dwellings	ZR-2011-00025	Approved As Amended	09/01/2011
W/DOA-2012-01838	Title: a Waiver Request: to allow an increase in the number of cul-de-sacs	R-2012-01858	Complete	11/21/2012
W/DOA-2012-01838	Title: a Development Order Amendment Request: to reconfigure the Master Plan, delete units; and, modify Conditions of Approval (Planning)	R-2012-01859	Complete	11/21/2012
DOA/W-2012-03373	Title: a Development Order Amendment Request: to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel	R-2013-00970	Approved	07/25/2013

Application No.	Title & Request	Resolution	Decision	Approval Date
DOA/W-2012-03373	Title: a Type II Waiver Request: to allow 62% of the streets to terminate in a cul-de-sac	R-2013-00971	Approved	07/25/2013
PDD/DOA/W/CA-2016-02029	Title: an Official Zoning Map Amendment Request: to allow a rezoning from Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.	R-2017-00974	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	Title: a Development Order Amendment Request: to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development.	R-2017-00975	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	Title: a Type II Waiver Request: to allow 46 percent of the local streets to terminate in a Cul-de-sac.	R-2017-00976	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	Title: a Class A Conditional Use Request: to allow a Golf Course.	R-2017-00977	Adopted With Conditions	07/27/2017
ZV-2018-00600	Title: a Type 2 Variance Request: to allow four (4) variances for Zero Lot Line (ZLL) homes for an increase in projection of the second story balcony into the front setback; to allow balconies up to a total of 100 percent of the front facade; to allow a reduced side setback for balconies on the side; and, to allow a reduction of the front setback for front loading garage.	ZR-2018-00016	Adopted With Conditions	07/09/2018

Exhibit E-1 - Preliminary Master Plan

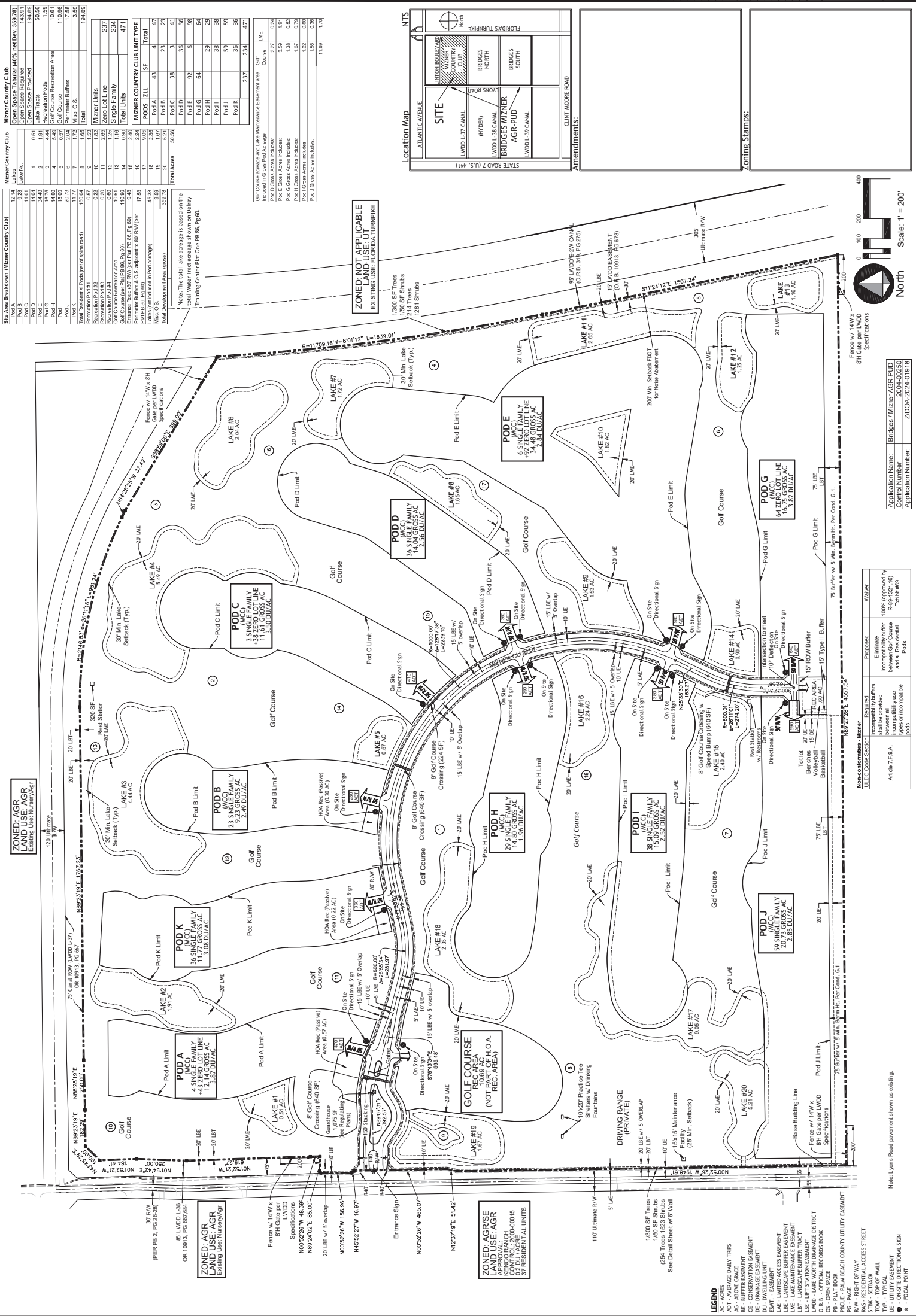
Bridges-Mizner AGR-PUD

**MIZNER
COUNTRY
CLUB**

[illegible]

Preliminary Master Plan	SCALE AS SHOWN
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	CHECKED BY GD
	FILE Redesign Master A024-P002_Prel.dwg
	DATE 2024-12-18

PMP-2
Sheet: 2 of 6



Bridges-Mizner AGR-PUD

BRIDGES
NORTH[illegible]

Preliminary Master Plan

SCALE | AS SHOWN

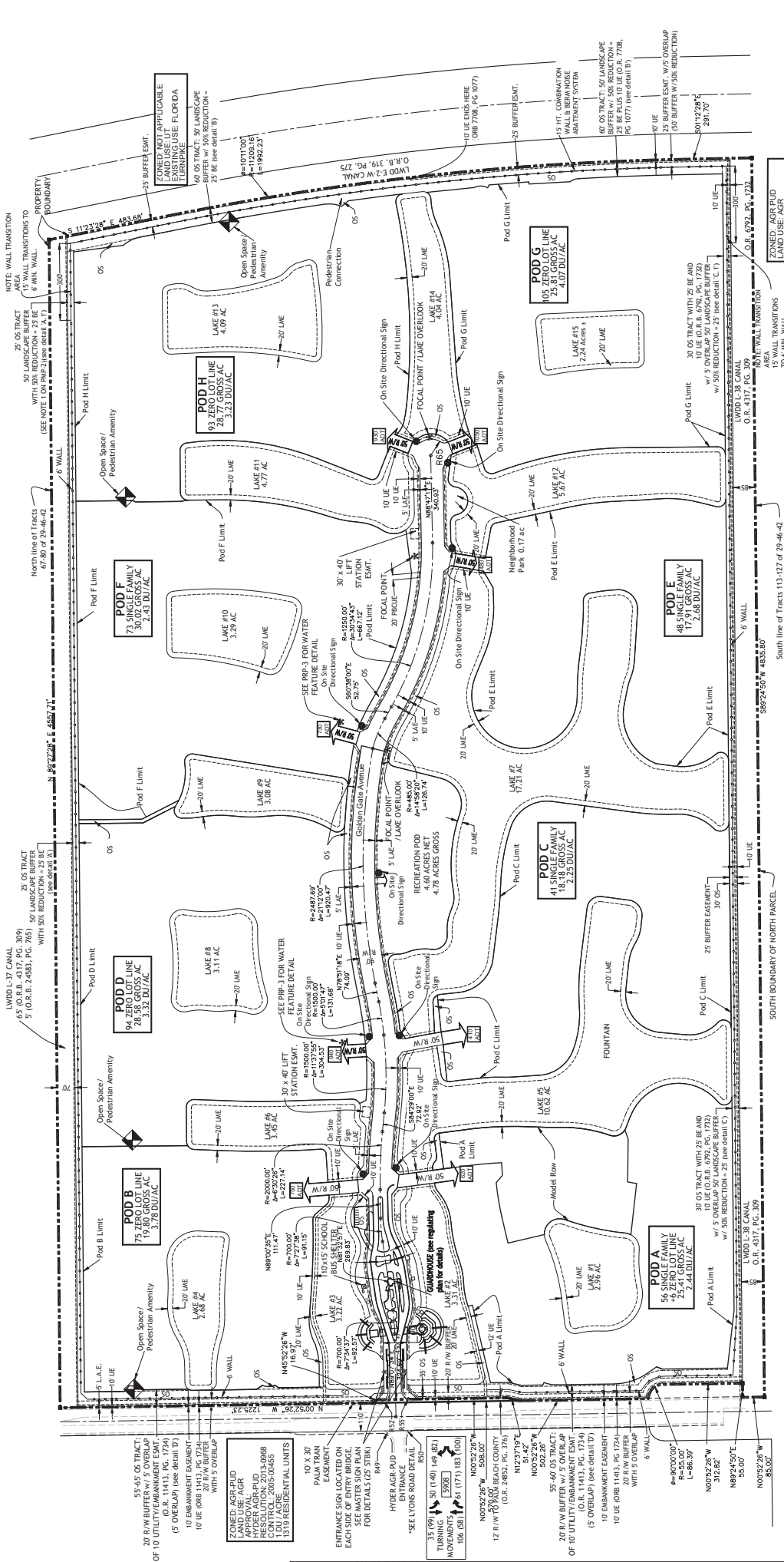
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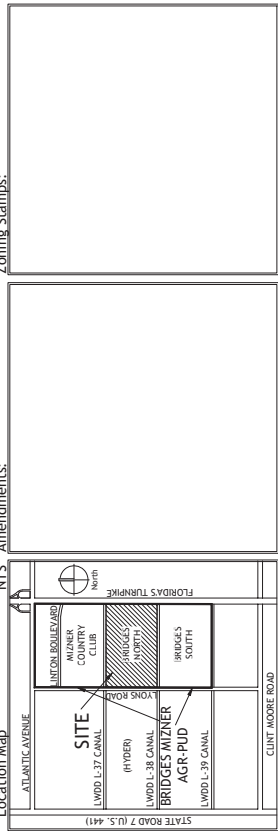
DATE | 2024-12-18

PMP-3
Sheet: 3 of 6



North
Scale: 1' = 200'

Zoning Stamps:



LEGEND		BRIDGES NORTH UNIT TYPE		TOTAL	ACRES
PODS	ZLL	SF	UNIT		
Pod A	6	56	72	128	ADT - AVERAGE DAILY TRIPS
Pod B	75	41	116	157	AG - AGRICULTURE
Pod C	41	41	82	123	AM - AMUSEMENT
Pod D	94	58	152	206	CE - CONSERVATION EASEMENT
Pod E	48	48	96	144	DE - DRAINAGE EASEMENT
Pod F	73	73	146	199	DO - DWELLING UNIT
Pod G	105	105	210	285	LA - LIMITED ACCESS EASEMENT
Pod H	93	93	186	259	LB - LANDSCAPE BUFFER EASEMENT
Pod I	93	93	186	259	LK - LAKE MAINTENANCE EASEMENT
Pod J	373	218	591	811	LS - LANDSCAPE EASEMENT
Pod K	373	218	591	811	LW - LIFT STATION EASEMENT
Pod L	373	218	591	811	LU - LUMINOUS NORTH DISTRICT

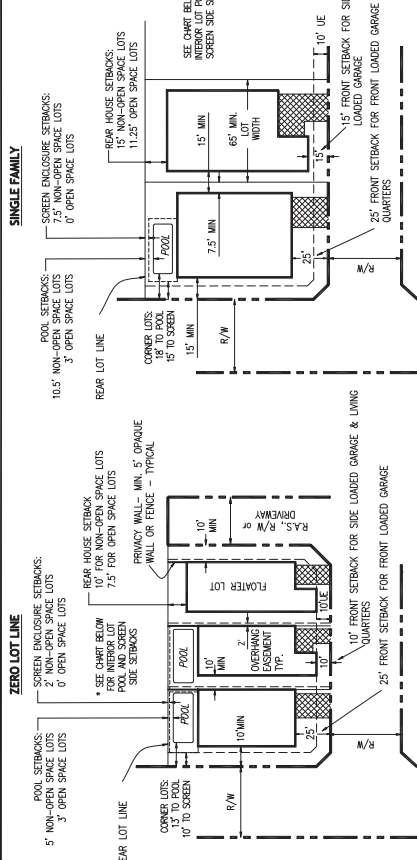
Bridges North Units	373
Zero Lot Line	218
Single Family	591
Total Units	

Bridges North	
Open Space Tabular (40% net Dev. 280.76)	
Open Space Required	112.30
Open Space Provided	120.99
NORTH HALF	
Lake Tracts	73.74
Recreation Pod	4.78
Miscellaneous Open Space	8.40
Open Space within Right of Ways	17.42
Perimeter Buffers	13.58
Easements within Pods	3.27
Total North Half	120.99

Site Area Breakdown (Bridges North)	Bridges North Lakes			
	Pod A	Pod B	In Pods	Out of Pods/Total
Pod A	25.41			
Pod B	19.80	1	2.96	
Pod C	18.18	2		3.31
Pod D	28.58	3		3.22
Pod E	17.91	4	2.68	
Pod F	30.02	5		10.62
Pod G	25.81	6		3.45
Pod H	28.77	7		17.21
Total Residual Pods (net of spine road)	194.48	8	3.11	
Recreation Parcel (4.60 net)	4.78	9		3.08
Entrance Road (90° RW)	8.82	10	3.29	
O.S. adjacent to 90° RW	3.92	11		4.67
Perimeter Buffers	13.38	12		5.77
Lakes Outside of Pods	55.37	13	4.09	
LWDD Easement Dedication	16.77	14		4.04
PBC Utility Easement	0.15	15		2.26
Lyons Road Turn Lane RW	1.40	Total Acres		55.37
				73.74

LEGEND

[illegible]



Typical Zero Lot Line Sublots			Typical Single Family Sublots		
House	ZLL Side	Non-ZLL Side	House	ZLL Side	Non-ZLL Side
Min. Lot Width	45'	50'	Min. Lot Width	45'	50'
Min. Corner Lot Width	50'	55'	Min. Corner Lot Width	50'	55'
Min. Side Street Lot Width	55'	60'	Min. Side Street Lot Width	55'	60'
Min. Lot Depth	75'	80'	Min. Lot Depth	75'	80'
Front Side Loading Garage	10'	10'	Front Side Loading Garage	10'	10'
Front Side Loading Garage	10'	10'	Front Side Loading Garage	10'	10'
Rear (adjacent to open space 50' or greater)	7.5'	7.5'	Rear (adjacent to open space 50' or greater)	7.5'	7.5'
Side Street	10'	10'	Side Street	10'	10'
Pool Sublots			Pool Sublots		
Front	ZLL Side	Non-ZLL Side	Front	ZLL Side	Non-ZLL Side
Side Interior Lot	13'	3'	Side Interior Lot	13'	3'
Side Street lot	13'	3'	Side Street lot	13'	3'
Rear (adjacent to open space 50' or greater)	3'	3'	Rear (adjacent to open space 50' or greater)	3'	3'
Screen Enclosures Sublots			Screen Enclosures Sublots		
Front	ZLL Side	Non-ZLL Side	Front	ZLL Side	Non-ZLL Side
Side Interior Lot	25'	0'	Side Interior Lot	25'	0'
Side Street Lot	10'	10'	Side Street Lot	10'	10'
Rear (adjacent to open space 50' or greater)	0'	0'	Rear (adjacent to open space 50' or greater)	0'	0'

PROPERTY DEVELOPMENT REGULATIONS				
Required and Proposed				
Zoning District PUD	Minimum Lot Dimensions	Building Coverage	Sublots/Exposures	
UDLC-RS	Size: 6,000 SF Depth: 65'	40%	Front	Side
PROPOSED	Size: 6,000 SF to 13,050 SF Depth: 65' to 70'	40%	25' - front loading garage 15' side loading garage or unit	7.5' 15'
UDLC-ZLL	Size: 4,500 SF Depth: 65' to 70'	40%	25' - front loading garage 10' side loading garage or unit	7.5' 15'
PROPOSED	Size: 4,500 SF to 5,175 SF Depth: 65' to 70'	40%	25' - front loading garage 10' side loading garage or unit	7.5' 15'
REC	Size: N/A Depth: 65'	30%	25'	15'

Property Development Regulations
Not to Scale

** VARIANCE No. 20-2011-04320 Approved September 1, 2011 Resolution No. 20-2011-025 - Bridges North Only			
UDLC Code Section	Required	Proposed	Variance
Article 3.0.2.8 Property Development Regulations Zero Lot Line (ZLL)	Maximum of 50% building coverage for a one-story dwelling	Up to 55% building coverage for a one-story dwelling	10% increase in building coverage for one-story dwellings.
Article 3.0.3.1.A. Property Development Regulations Single Family (Table 3.E.2.D PUD-PDR's apply RS District PDR's)	Maximum of 40% building coverage for a one-story dwelling	Up to 45% building coverage for a one-story dwelling	10% increase in building coverage for one-story dwellings.
Type II Waiver Chart - Cui-de-sac (Approved PDD/DOAWICA-2016-02029)			
UDLC Code Section	Required	Proposed	Waiver
Article 3.E.1 C.2.a.5	40% of local streets in a PDD may terminate in a cui-de-sac or dead end by right	46%	6%

Note: See PMP-6 for Bridges South Lot details.

PLANNED DEVELOPMENT CHART											
FMP Submittal: July 27, 2017 (Current Density: 1982 Units)				FMP Submittal: June 21, 2017				Zoning Amendment: December 22, 2017			
Brigade North		Brigade South		Brigade North		Brigade South		Brigade North		Brigade South	
Acres	Type	Density	No. of Units	Acres	Type	Density	No. of Units	Acres	Type	Density	No. of Units
25.41	SP	56	1,424	25.41	ZLL	6	152	25.41	SP	56	1,424
19.80	SP	75	1,485	19.80	SP	56	1,109	19.80	SP	56	1,109
18.18	SP	41	750	18.18	SP	41	750	18.18	SP	41	750
29.88	SP	84	2,512	29.88	SP	84	2,512	29.88	SP	84	2,512
29.88	SP	84	2,512	29.88	SP	84	2,512	29.88	SP	84	2,512
30.92	SP	73	2,262	30.92	SP	73	2,262	30.92	SP	73	2,262
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
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28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
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28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	56	1,570	28.91	SP	56	1,570
28.91	SP	56	1,570	28.91	SP	5					

Exhibit E-2 - Previously Approved Master Plan

TABULAR DATA BRIDGES-MIZNER AGR-PUD			
Contribution No.:	2004-00250		
Project Name:	DRO-2020-280		
Name of Project:	Bridges / Mizner AGR-PUD		
Title:	Ag Reserve		
Future Land Use Designation:	AGR		
Zoning District:	AGR-PUD		
Overlay:	N/A		
Section / Township Range:	29-46-42		
Property Control Numbers:	see chart		
Total Gross Area	2330.857		
Proposed Density	1866 units / 2330.857 Ac.		
Proposed Units (1414 ZLL & 452 SF)	80 units / acre		
Existing Use:	SF & ZLL		
Proposed Use:	SF & ZLL		

SUMMARY OF ACREAGE TOTALS

Development Lands	Area
Delray Training Center - Plat One (P.B. 66, Page 60- 67)	359.780
Bridges North (with Lyons Rd. turn lane per OR 24852, Pg. 375)	299.074
Bridges South (with Lyons Rd. turn lane per P.B. 111, Pg. 41)	285.826
Total Gross Development Acreage	944.680
Right-of-Way deeded to PBCo	
Atlantic Avenue R/W from Preserve #8 (OR 6522, Pg. 668)	0.310
Total Area of Preserve Parcels Provided	1385.857
Total Gross AGR-PUD Acreage	2330.857
Less Public R/W and Easement Deductions	
Atlantic Ave. R/W from Preserve #8 (OR 6522, Pg. 668) (see note 5)	0.310
LWDD (from Bridges North)	16.770
PBC Easements (from Bridges North)	1.397
Lyons Road turnlane per OR 24852, Pg. 375 (from Bridges North)	0.149
Lyons Road R/W per P.B. 111, Pg. 41 (from Bridges South)	0.082
LWDD (from Bridges South)	1.815
PBC Easements (from Bridges South)	0.556
Total AGR-PUD for r/w'd calculations	2309.778
Max developable Area (40% Allowed)	923.911
Development Area Provided (see note 1)	923.911
Preserve Required (60%)	1385.867
Preserve Area Provided	1385.867
60.00%	
Concurrency	
Detached Single Family	Units 452
Detached Zero Lot Line Units	1414
Total Units	1866
100.00%	
Traffic Analysis Zone	
	762

Bridges-Mizner AGR-PUD
Prepared for GL Homes.
Delray Beach, Florida

Recreation Required (0.06 per unit)		Required		Net Acres	
(0.06 x 1866 Units = 11.20 Acres)		Acres		Acres	
Bridges North		3.55	4.78	4.60	4.60
Bridges South		5.29	8.51	8.38	8.38
Dulay Training Center (Mizner)			1.60	1.60	1.60
Golf Course Recreation Area (Mizner)		2.83			
				10.61	10.61
Total Recreation Provided		11.67	25.50	25.19	25.19

Exhibit E-3 - Disclosure of ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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


STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Joshua Adams, 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 ☒ Vice President, Finance [position - e.g., president, partner, trustee] of GPRA Thoroughbred Training Center, Inc. [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: 901 S. Federal Highway
Hallandale Beach, Florida 33009
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.




Joshua Adams, VP, Finance, Affiant
(Print Affiant Name)

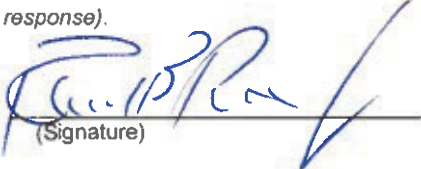
NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2024 by Joshua Adams (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).



(Name - type, stamp or print clearly)



(Signature)

My Commission Expires on: 7/31/2028

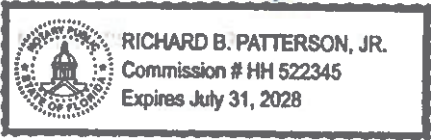


EXHIBIT "A"
PROPERTY

See attached.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Stronach Properties Inc. a Delaware corporation, #2 - 95 Eric T. Smith Way, Aurora, Ontario, Canada L4G 0Z6

Disclosure of Beneficial Interest – Property form
Form # 9

Page 4 of 4

Revised 12/27/2019
Web Format 2011

BRIDGES MIZNER PRESERVE #11 (Palm Meadows)

LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL A, PALM MEADOWS ESTATES, AS RECORDED IN PLAT BOOK 120, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.61 ACRES, MORE OR LESS.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared KIM AMESTOY, 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 ☒ Manager *[position - e.g., president, partner, trustee]* of 12607 STATE ROAD 7, 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: 6120 Sugarcane Lane
Lake Worth, FL 33449
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.

Kim J. Amestoy

KIM AMESTOY, Affiant

(Print Affiant Name)

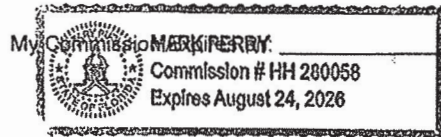
NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 13th day of December, 2024 by Kim Amestoy (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

(Name - type, stamp or print clearly)

(Signature)



NOTARY'S SEAL OR STAMP

EXHIBIT "A"

PROPERTY

BRIDGES – MIZNER PRESERVE #2 (Johnson) – Remaining Preserve Area

LEGAL DESCRIPTION:

ALL OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 00° 54'14" EAST, ALONG A LINE 366.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2684.62 FEET; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 00°54'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2683.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.307 ACRES, MORE OR LESS.

Preserve #2 (Johnson) – Lands to be deleted

DESCRIPTION:

BEING A PORTION OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 00° 54'14" EAST, ALONG A LINE 366.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2684.62 FEET; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 00°54'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2683.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.61 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address
12607 State Road 7, LLC	6120 Sugarcane Lane, Lake Worth, FL 33449 (100%)