

RESOLUTION NO. R-95- 1321.14

RESOLUTION APPROVING ZONING PETITION DOA84-139(D)
DEVELOPMENT ORDER AMENDMENT
PETITION OF SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC.
BY ROBERT A. BENTZ, AGENT
JCC CAMPUS

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA84-139(D) was presented to the Board of County Commissioners at a public hearing conducted on September 28, 1995; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and therefore complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition DOA84-139(D) the petition of South Palm Beach County Jewish Federation, Inc., for a Development Order Amendment (DOA) to the Rainberry West PUD to increase acreage (+53.5 acres) and allow 4 private schools, elementary & secondary, a Congregate Living Facility (CLF) - Type 111, and an adult day care facility (requested uses) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on September 28, 1995, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts moved for the approval of the Resolution.

The motion was seconded by Commissioner Lee and, upon being put to a vote, the vote was as follows:

Ken Foster, Chair	--	Absent
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Aye
Warren Newell	--	Absent
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted this 28th day of September, 1995.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN,

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

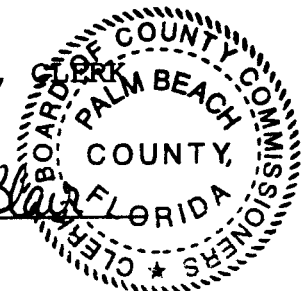


EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT 'A'

LEGAL DESCRIPTION: COMMUNITY FACILITIES TRACT

A Parcel of land situate in Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being a portion of Block 78 of THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2 on Pages 45 through 54 of the Public Records of said Palm Beach County, more particularly described as follows:

Commencing at the Northwest corner of Tract 71, Block 78, of the above referenced PALM BEACH FARMS COMPANY PLAT: thence $N00^{\circ}53'32''W$, along the West perimeter of said Block 78, a distance of 923.93 feet to the Northerly right-of-wayline of the proposed loop road: thence $N89^{\circ}37'02''E$, along said proposed right-of-wayline, a distance of 415.41 feet to the beginning of a curve, having a radius of 348.81 feet from which a radial line bears $N00^{\circ}22'58''W$; thence Easterly along the arc of said curve, subtending a central angle of $28^{\circ}29'44''$, a distance of 173.48 feet, thence $N61^{\circ}07'18''E$, continuing along said right-of-wayline, a distance of 198.25 feet to the beginning of a curve, having a radius of 438.81 feet from which a radial line bears $S28^{\circ}52'42''E$; thence easterly along the arc of said curve, subtending a central angle of $28^{\circ}29'44''$, a distance of 218.21 feet then $N89^{\circ}37'02''E$, a distance of 223.09 feet to the beginning of a curve, having a radius of 395.00 feet from which a radial line bears $S00^{\circ}22'58''E$; thence Southeasterly along the arc of said curve, subtending a central angle of $38^{\circ}10'01''$, a distance of 263.13 feet to the Point of Beginning.

From the Point of Beginning; thence $N37^{\circ}47'04''E$, departing from said proposed right-of-wayline, a distance of 317.06 feet: thence $N89^{\circ}37'02''E$, a distance of 320.07 feet: thence $N00^{\circ}22'58''W$, a distance of 707.69 feet to the North line of Tract 38 of said Block 78: thence $N89^{\circ}37'00''E$, along North line of Tracts 30 & 37 of said Block 78, a distance of 665.22 feet to the Northeast corner of Tract 37 of said Block 78: thence $S00^{\circ}22'58''E$, along the East line of said Tract 37, a distance of 968.63 feet: thence $S89^{\circ}37'02''W$, departing from said East line, a distance of 931.55 feet: thence $S57^{\circ}25'43''W$ a distance of 210.35 feet to the above referenced proposed right-of-wayline, said point being on a curve, having a radius of 395.00 feet from which a radial line bears $S57^{\circ}25'43''W$; thence Northwesterly along said right-of-wayline and along the arc of said curve, subtending a central angle of $19^{\circ}38'39''$, a distance of 135.43 feet to the Point of Beginning.

The above described parcel contains 17.668 acres more or less.

EXHIBIT B
VICINITY SKETCH

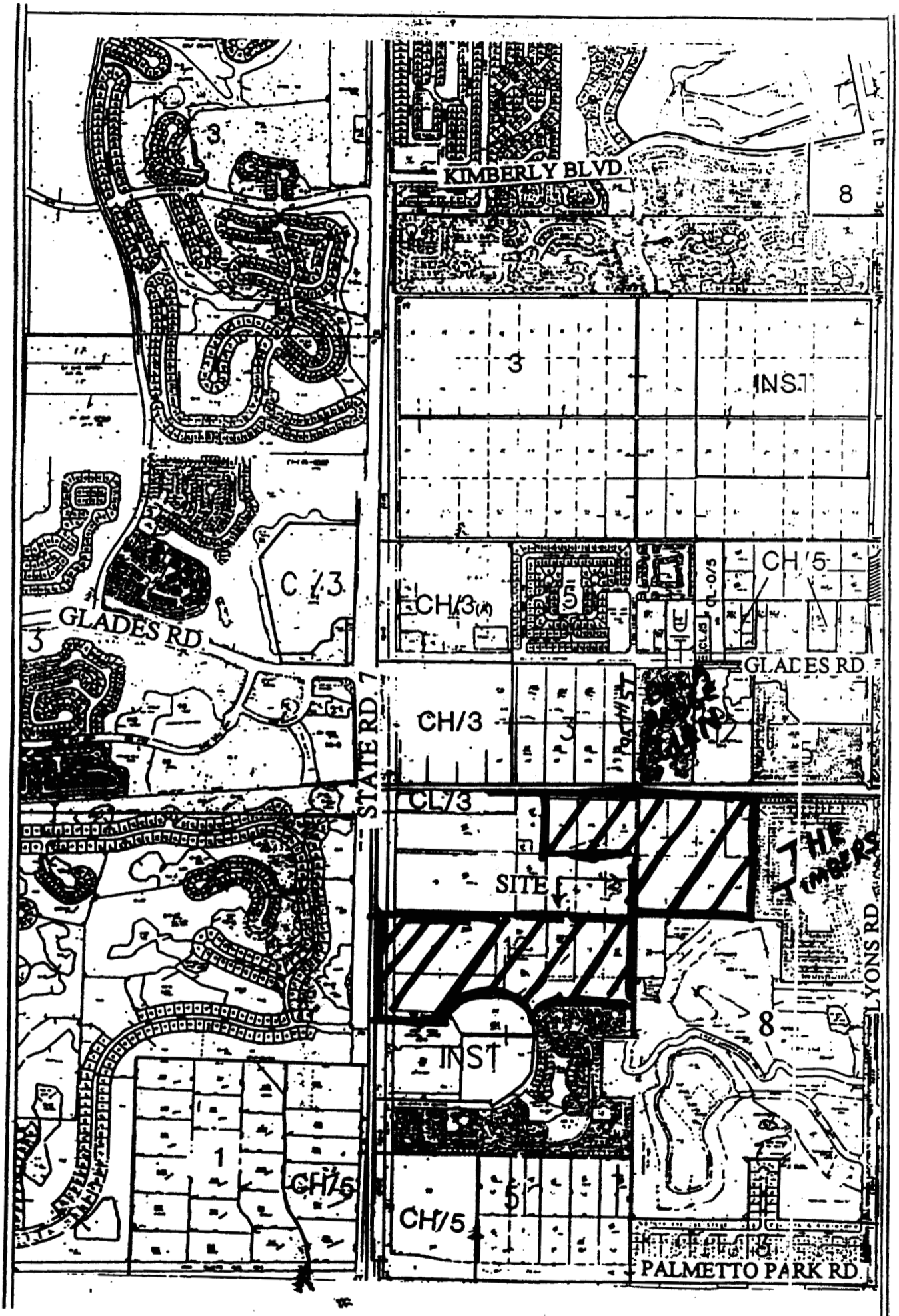


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in BOLD and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. Condition No. A.1 of Resolution R-93-1359, Petition No. 84-139(C), which currently states:

All previous conditions of approval applicable to the subject property have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval, including original deadlines for Section 5.8 of the ULDC compliance, as amended, unless expressly modified.

Is hereby amended to state:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-85-280 (Petition 84-139), R-89-751 (Petition 84-139(A), R-92-183 (Petition 84-139(B) and R-93-1359 (Petition 84-139(C), have been consolidated herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (MONITORING-Zoning)

B. BUILDING AND SITE DESIGN (to be applied to land area added to PUD by Petition 84-139(D) only)

1. All buildings, structures, mechanical equipment, lights, paving, parking, vehicular use areas and outdoor activity areas adjacent to the north property line, east of 95th Avenue South, and the east property line, adjacent to the Timbers Subdivision, shall be setback a minimum of seventy five (75) feet from all exterior perimeter property lines. (BUILDING-Zoning)
2. The maximum height for all structures within Pod B, measured from finished grade to highest point, shall be thirty-five (35) feet. (BUILDING-Zoning)
3. All air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principle structure, or equivalent landscape material. (BUILDING-Zoning)
4. All areas or receptacles for the storage and disposal of trash, garbage, vegetation or recyclable material, including dumpsters and trash compactors, but excluding trash containers for the convenience of pedestrians, shall not be located within 100 feet of the north property line, east of 95th Avenue South, or east property line, adjacent to the Timbers Subdivision, and shall be confined to the areas designated on the certified site plan. (BUILDING-Zoning)
5. The petitioner shall submit the site plan presented to the Board of County Commissioners on September 28, 1995 for the JCC Campus (Zoning Petition 84-139D) to the Development Review Committee (DRC) for certification. Prior to certification, this plan shall be revised to reflect consistency with the conditions of approval and requirements of the ULDC. Modifications to this plan may be made by the DRC in accordance with Section 5.4.1.13. of the ULDC. Any other modifications shall be subject to approval by the Board of County Commissioners. (DRC/ZONING)

C. CANAL BANK MAINTENANCE

1. Prior to site plan certification, the petitioner shall obtain permission, if possible, from the Lake Worth Management District to sod, irrigate and perpetually maintain the adjacent bank of all abutting canals. (Previously Condition B.1 of Resolution R-93-1359, Petition 84-139C) (ZONING)

D. ENVIRONMENTAL RESOURCES MANAGEMENT

1. Preserve areas located on-site shall be labeled on the site plan and identified on a certified metes and bounds survey by a registered land surveyor. Preserve areas shall be preserved with intact canopy, understory and ground cover and maintained without significant surface alteration or infringement by drainage or utility easements. Preserve areas shall be identified on any plat required for development. A management plan that addresses the maintenance of the preserve area as well as the continued removal of invasive exotic species shall be submitted to the Department of Environmental Resources Management concurrent with the application to the Site Plan Review Committee and approved by the Department prior to site plan certification. (Previously Condition C.1 of Resolution R-93-1359, Petition 84-139C). (ERM)
2. A Closure Assessment Report for all Pollution storage tanks on the property shall be performed according to the Florida Department of Environmental Protection "Pollution Storage Tank Closure Assessment Requirements", June 1994. All Assessments reports shall be submitted to and receive approval from the Department of Environmental Resources Management prior to DRC Master, Site or Subdivision Plan certification. (ERM)

E. ENGINEERING

1. The Developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently at the time of the Building Permit is \$415,800.00 (2,520 trips X \$165.00 per trip) (Previously Condition No. E.1 of Resolution R-93-1359, Petition No. 84-139(C)). (IMPACT FEE COORDINATOR)
2. Condition E.2 of Resolution R-93-1359, Petition No. 84-139(C) which currently states:

The Developer shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain on site the stormwater runoff generated by a three (3) year-one (1) hour storm with a total rainfall of 3 inches as required by the Permit Section, Land Development Division. In the event that the subject site abuts a Department of Transportation maintained roadway, concurrent approval from the Florida Department of Transportation will also be required. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer, this matter will be referred to the Code Enforcement Board for enforcement. (ENGINEERING)

Is hereby deleted. [REASON: Code Requirement]

3. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. (Previously Condition No. E.3 of Resolution R-93-1359, Petition No. 84-139(C)). (ENGINEERING)
4. In order to comply with the mandatory traffic performance standards the Developer shall be restricted to the following phasing schedule:
 - a) Building Permits for more than 219 dwelling units shall not be issued until construction has begun for the 6 laning of Glades Road from Lyons Road to Boca Rio Road plus the appropriate paved tapers. (Previously Condition E.4 of Resolution R-93-1359, Petition 84-139(C)). (ENGINEERING) [Complied with.]
5. The property owner shall fund any required signal modifications in conjunction with roadway improvements. Funding shall include design and construction of the signal modifications as required by the Palm Beach County Traffic Division. (Previously Condition E.5 of Resolution R-93-1359, Petition 84-139C). (ENGINEERING)
6. The Developer shall plat the subject property in accordance with provisions of Palm Beach County's Subdivision and Required Improvements Regulations 90-8 as amended. The platting of this property may be phased in accordance with a phasing plan acceptable to the office of the County Engineer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (Previously Condition E.6 of Resolution R-93-1359, Petition 84-139C). (ENGINEERING)
7. Prior to master plan certification, the petitioner shall convey to the Lake Worth Drainage District the West 45 feet of the subject property for the right-of-way for the E-1 Canal by Quit Claim Deed or an Easement Deed in the form provided by the District. (Previously Condition E.11 of Resolution R-93-1359, Petition 84-139C). (ENGINEERING)
8. Condition E.12 of Resolution R-93-1359, Petition 84-139(C), which currently states:

Building permits may be issued after January 1, 1995, without further approval by the Board of County Commissioners, if the developer submits a traffic study that is approved by the County Engineer or his designee that demonstrates the project can meet the current traffic performance standards ordinance.

Is hereby deleted. [REASON: New phasing conditions will be in effect with the approval of Z/DOA84-139(D).]

9. LANDSCAPE WITHIN MEDIAN
 - A. Prior to issuance of a Building Permit, the petitioner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape all adjacent median(s) of all abutting rights-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall consist of a minimum of one (1) fourteen (14) foot tall native tree for each 30 linear feet of the adjacent median to be planted and appropriate ground cover. Trees may be planted singly or in clusters. All landscaping and maintenance shall be subject to the standards as set forth by the Palm Beach County Engineering and Public Works Department. All landscape material shall be selected for the following list:

Trees -

Laurel Oak
Live Oak
Slash Pine
Sabal Palmetto

Ground:

Wedilia
Bahia Grass

Alternative species may be allowed subject to approval by the County Engineer. All plant material shall be installed and selected according to xeriscape principles and conform with the following:

- 1) All plants shall be container grown or field collected and transplanted from the project site.
 - 2) All plantings shall be done in accordance with detailed planting plans and specifications to be submitted and approved by the County Engineer concurrent with Site Plan certification. (ENGINEERING)
- B. All required median landscaping, including watering, shall be the perpetual maintenance obligation of the petitioner and its successors, legal heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association, and shall be installed on or before issuance of the first Certificate of Occupancy or filing of the first plat, whichever occurs first. (BUILDING/ENGINEERING)
- C. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to receiving the first building permit or filing of the first plat, whichever occurs first, to reflect this obligation. Maintenance shall be in accordance with the issued permits. (BUILDING/ENGINEERING-County Attorney) (Previously Condition F.2 of Resolution R-93-1359, Petition 84-139(C)).
10. The property owner shall construct a right turn lane west approach and a left turn lane east approach at the intersection of 95th Avenue and Glades Road. This construction shall be completed concurrent with the paving of 95th Avenue South. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Permits required by the Florida Department of Transportation for this construction shall be obtained prior to the issuance of the first Building Permit for Phase II of the project. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for Phase II of the project. Phase II is defined as any buildings generating more than 1330 new net external trips per day. (BUILDING - Engineering)
11. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project, Zoning Petition Number 84-139(D), to be paid at the time of issuance of the Building Permit presently is \$250,635.00 (4,557 additional trips X \$55.00 per trip). (IMPACT FEE COORDINATOR)

12. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
- a) Building Permits which will permit more than 1330 new net external trips per day to be generated from the site shall not be approved until construction has begun for improvements at the intersection of Palmetto Park Road and Lyons Road necessary to meet the required Level of Service identified in the Traffic Performance Standards. Required Intersection improvements at Palmetto Park Road and Lyons Road as part of this condition are to be funded and constructed by Palm Beach County. (ENGINEERING)
 - b) Building Permits which will permit more than 1330 new net external trips per day to be generated from the site shall not be approved until construction has begun for 95th Avenue South from Glades Road to the South County Jewish Federation West Boca Campus. Construction shall be completed prior to the first C.O. for this phase. (ENGINEERING/BUILDING)
 - c) Building Permits which will permit more than 2930 new net external trips per day to be generated from the site shall not be approved until construction has begun for the widening of SR 7 as a 4 lane section from Yamato Road to Clint Moore Road plus the appropriate paved tapers. (ENGINEERING)
 - d) Building Permits which will permit more than 3429 new net external trips per day to be generated from the site shall not be approved until construction has begun for the following improvements at the intersection of SR 7 and Central Park Road:
 - i) addition of a second left turn lane north approach plus any right of way costs to complete this construction. This shall include any appropriate widening of SR 7 as approved by the Florida Department of Transportation and the Office of the County Engineer; and
 - ii) construction of an acceptable cross section on Central Park Blvd. eastbound to receive the dual left turn lanes plus the appropriate paved tapers. This shall include any bridge widening for Central Park Boulevard over the E-1 Canal as determined by the County Engineer. Construction shall be completed prior to the first C.O. for this phase. The intersection improvements listed in E12d above shall receive impact fee credit. (BUILDING - Engineering)
13. A complete phasing plan and schedule which is to be made part of the applicants regulating plan, shall be submitted to the DRC for final approval. This phasing plan shall be approved concurrent with the first site plan approval by the Development Review Committee which includes building square footages. (ENGINEERING)

14. This property owner shall post the required acceptable surety to guarantee the construction as outlined on Conditions Numbers E-12d and E-10 above. This surety shall be posted with the Office of the **Land Development Division** on or before March 28, 1996 in the amount of 110% of a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. (MONITORING - Engineering)
15. The property owner shall provide for the acquisition by funding any required right-of-way for the construction of intersection improvements required at SR 7 and Central Park Road as referenced in the above conditions. Property Owner shall provide surety acceptable to the Office of the County Engineer and the County Attorney. This developer shall enter into a written agreement with the Right of Way Acquisition Section on or before January 1, 1996 or prior to the certification of the Master Plan whichever shall first occur. Notification shall be given to **Land Development Division**. (MONITORING/ENGINEERING - Engineering).
16. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at:
 - a) Glades Road and 95th Avenue South; and
 - b) SR 7 and Central Park Boulevard.The funding for this signalization shall be provided within 60 days notice by Palm Beach County. (ENGINEERING).
17. The 12 multi-family dwelling units identified in EOD A shall be limited to JARC housing.
18. Palm Beach County shall acquire the additional right of way, if required through an eminent domain procedure, for 95th Street South. Right of way obtained shall be a minimum of 100 feet in width to provide for a 90 foot right-of-way and a 10 foot buffer strip. This acquisition shall extend from the subject property to Glades Road. The Developer shall prepare and provide to the County all necessary construction plans for this roadway. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum construction plan standards as they exist at the time of the submittal. Construction plans shall be submitted prior to September 1, 1996. Notification shall be given to Land Development Division. (MONITORING/ENGINEERING - Engineering).
19. The developer shall fund all necessary right of way acquisition documents including, but not limited to, surveys, property owners map, legal descriptions for acquisition documents, and parcelled right of way maps for the construction of 95th Street South from the subject property to Glades Road. These documents shall also include a title search for a minimum of 25 years. These documents shall be provided on or before, September 1, 1996. Notification shall be given to Land Development Division. (MONITORING/ENGINEERING - Engineering).

20. The Developer shall provide all funding inherent with the provisions outlined in condition requiring eminent domain procedures herein. Funding of all necessary right of way costs shall include, but not be limited to, the actual cost of right of way acquired, all legal costs incurred by the County in the acquisition of said right of way. These costs shall also include the costs of all expert witness fees and attorney fees. Any funds required to be expended by the County shall be advanced to the County by the Developer. Funding for this right of acquisition shall be provided within 60 days notice by Palm Beach County. (ENGINEERING)

F. HEALTH

1. **Since sewer service is available to the property, septic tank shall not be approved for use on said property.** (Previously Condition No. D.1 of Resolution R-93-1359, Petition No. 84-139(C)). (HEALTH)
2. **Since water service is available to the property, a potable water well shall not be approved for use on said property.** (Previously Condition No. D.2 of Resolution R-93-1359, Petition No. 84-139(C)). (HEALTH)
3. Architectural plans must be submitted to the Environmental Health Section, Palm Beach County Public Health Unit in accordance with Chapter 10D-24 FAC prior to issuance of a building permit. (HEALTH)

G. LANDSCAPING - STANDARD

1. **Prior to site plan certification, the Master Plan for the 360 unit development shall be amended to comply with Section ~~500-35~~ 7.3 (Landscape Code) of the Zoning Unified Land Development Code.** (Previously Condition No. F.1 of Resolution R-93-1359, Petition No. 84-139(C)). (ZONING)
2. All trees required to be planted by the approval of Petition 84-139(D) shall meet the following minimum standards at installation:
 - a. Tree height: fourteen (14) feet.
 - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
 - c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (ZONING)
3. A minimum twenty-five (25) foot wide landscape buffer strip shall be provided around the entire external perimeter of the land area added to the Rainberry West PUD by Petition 84-139(D), except as required below. All perimeter landscape buffer strips shall be free and clear of all improvements, including, but not limited to, structures, buildings, lighting, paving, and parking, excluding landscaping, irrigation, required utility improvements and drainage. (ZONING)
4. Prior to certification of the preliminary development plan for Petition 84-139(D), the petitioner shall modify the Regulating Plan to include typical cross sections for the following landscape buffers and buffers adjacent to Rainberry Park Plat No.4 and the Boca Lago PUD. All landscaping shall be installed in accordance with the Regulating Plan and conditions of approval. (ZONING)

H. LANDSCAPING ALONG NORTH AND EAST PROPERTY LINES (to be applied to land area added to PUD by Petition 84-139(D) only)

1. Landscape and buffering along the north property line, east of 95th Avenue South, and east property line, abutting the Timbers Subdivision, shall be upgraded to include:
 - a. A minimum seventy five (75) foot wide landscape buffer strip.
 - b. A six (6) foot high chain link fence with black vinyl coating, setback a minimum of eight (8) feet from the property line.
 - c. A double row of canopy trees planted twenty (20) feet on center installed on the interior side of the required fence. 100% of the canopy trees shall be native species. (BUILDING-Zoning)
 - d. Thirty-six (36) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation to be maintained at a minimum height of seventy-two (72) inches. This shrub or hedge material shall be installed on the exterior side of the required fence and be setback a minimum of five (5) feet from the exterior property line. (BUILDING-Zoning)
 - e. Notwithstanding the conditions above, if the petitioner, adjacent residents and the County agree to a different mix of tree species/types, that written agreement shall be attached as an addendum to the conditions and shall supersede the requirement for 100% native canopy trees. (BUILDING-Zoning)
2. The improvements required by Condition H.1. above shall be installed and completed prior to the issuance of the first building permit within Pod B. (BUILDING-Zoning)

I. LANDSCAPING ALONG EAST SIDE OF NINETY (90) FOOT RIGHT-OF-WAY (PROVIDING ACCESS TO GLADES ROAD)

1. The petitioner shall provide a landscape buffer tract 10 feet in width along the east side of the 90 foot right-of-way (95th Avenue South) providing access to the PUD from Glades Road. This landscape buffer tract shall include:
 - a. a minimum ten (10) foot wide landscape buffer strip;
 - b. a minimum eight (8) foot high concrete wall;
 - c. a minimum two (2) foot high berm;
 - d. Native canopy trees planted a minimum of twenty (20) foot on center; and
 - e. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight inches. (BUILDING-Zoning)
2. The improvements required by Condition 1.1. above shall be installed and completed prior to construction of any portion of 95th Avenue South as a 90 foot right-of-way. (BUILDING-Engineering)

J. LIGHTING

1. Previously Condition No. G.1 of Resolution R-93-1359, Petition No. 84-139 (C), which currently states:

All lighting shall be directed away from the adjacent residential area.

Is hereby amended to state:

All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (BUILDING/CODE ENFORCEMENT-Zoning)

2. **Tennis court and baseball field lighting shall be extinguished by 11:00 P.M.** (Previously Condition No. G.2 of Resolution R-93-1359, Petition No. 84-139(C)). (CODE ENFORCEMENT)
3. All outdoor lighting fixtures shall not exceed twenty five (25) feet in height, measured from finished grade to highest point, within 100 feet of the north property line, east of 95th Avenue South, and east property line, adjacent to the Timbers Subdivision. (BUILDING-Zoning)
4. All outdoor lighting within 100 feet of the north property line, east of 95th Avenue South, and east property line, adjacent to the Timbers Subdivision, shall be extinguished no later than 10:00 p.m., excluding security lighting only. (CODE ENF)

K. PARKS AND RECREATION

1. Prior to Master Plan certification, the Master Plan shall be amended to indicate that this development will provide recreational areas within the 32.124 acre residential pod that meet or exceed the recreational areas requirement of the Subdivision and Required Improvements Regulations (Ordinance 90-8). (Previously Condition No. H.1 of Resolution R-93-1359, Petition No. 84-139(C)). (PAWS)

L. PLANNED DEVELOPMENT (to be applied to land area added to PUD by Petition 84-139(D) only)

1. Street lights shall be provided pursuant to section 6.8.A.23.d(1) of the ULDC, subject to approval by the County Engineer. (ENGINEERING)
2. Street trees shall be planted within or adjacent to all rights-of-way pursuant to Section 6.8.A.23.d(3) of the ULDC, subject to approval by the County Engineer. (ENGINEERING-Zoning)
3. Street bike lanes shall be provided pursuant to Section 6.8.A.23.d(4) of the ULDC, subject to approval by the County Engineer. (ENGINEERING)
4. All utilities shall be underground pursuant to Section 6.8.A.23.d(5) of the ULDC. (ENGINEERING)

M. SCHOOL BOARD

1. Petitioner, his assigns, heirs, and all future parties in interest, shall include in all sales and notice literature on the within development, a statement that public school students may not be assigned to the nearest school and that all prospective buyers are encouraged to contact the Palm Beach County School Board to determine which school assignment will apply to their children. (Previously Condition No. 1.1 of Resolution R-93-1359, Petition No. 84-139(C)). (SCHOOL BOARD)

2. Prior to site plan certification, the petitioner, his assigns, heirs, and all future parties in interest shall demonstrate through written notification from the School Board that they have met with the School Board and discussed the potential of entering into an agreement to help achieve racial balance goals and allow the children who reside in the development to attend the nearest available public schools. (Previously Condition No. 1.2 of Resolution R-93-1359, Petition No. 84-139(C)). (SCHOOL BOARD)

N. **SITE DESIGN**

1. Prior to Site Plan Certification a revised Master Plan shall be submitted reflecting the circulation pattern throughout the Planned Unit Development. (Previously Condition No. J.1 of Resolution R-93-1359, Petition No. 84-139(C)). (ZONING/ENGINEERING)
2. Prior to site plan certification, the site plan shall be amended to indicate compliance with all minimum property development regulations and land development requirements of Palm Beach County. (Previously Condition No. A.2 of Resolution R-93-1359, Petition No. 84-139(C)).

O. **USE LIMITATION** (to be applied to land area added to PUD by Petition 84-139(D) only)

1. Pod A shall be limited to:
 - a. A 105 bed congregate living facility.
 - b. Twelve (12) multifamily units (JARC housing). (BUILDING/ZONING)
2. Pod B shall be limited to a maximum of:
 - a. 180,000 square feet and 1,400 students for the elementary, middle and high schools.
 - b. 20,000 square feet and 110 persons for the adult daycare facility.
 - c. 80,000 square feet for shared facilities (library, dining, etc.). (BUILDING/ZONING)
3. Pod C shall be limited to 70,000 square feet and 800 students for the Hebrew school. (BUILDING/ZONING)
4. The outdoor speaker system shall not be used except for emergency purposes only. (CODE ENFORCEMENT)
5. External school bells shall not be permitted. (BUILDING/CODE ENFORCEMENT-Zoning)

P. **VEGETATION PRESERVATION**

1. Prior to master plan certification, the master plan shall be amended to indicate the following:
 - a. The area of Cypress mitigation as specified in Condition No. K.3, below.
 - b. Acreage of the maintenance area and the proposed use.
 - c. Open space breakdown in the tabular data. (Previously Condition No. K.1 of Resolution R-93-1359, Petition No. 84-139(C)). (ERM)

2. A representative of the petitioner, the Zoning Division, the Department of Environmental Resources Management and South Florida Water Management District shall meet on site to define and determine the Cypress preservation boundaries on the west side of the Lake Worth Drainage District Lateral Canal No. 47. The boundaries shall be designated on the master plan. Intrusion into the area, other than for the removal of prohibited species, shall be limited to the one pedestrian link shown on the master plan. The removal of the Cypress on the east side of the L-47 Canal shall be mitigated by relocating the existing trees, or planting new Cypress near the entrance road. A report detailing the mitigation plan shall be submitted to the Zoning Division and approved as a supplement to the vegetation removal information simultaneously with the site plan review application. (Previously Condition No. K.2 of Resolution R-93-1359, Petition No. 84-139(C)). (ERM)
3. Concurrent with the application for site plan approval of the site plan, the petitioner shall submit a tree preservation, relocation and removal program which corresponds to the tree survey. This program shall demonstrate methods in which significant native vegetation shall be incorporated into the site design. (Previously Condition No. K.3 of Resolution R-93-1359, Petition No. 84-139(C)). (ERM)

Q. TREE SURVEY

1. Prior to site plan certification for additional Category "C" apartments, the petitioner shall submit a tree survey for the 360 unit development drawn at the same scale as the site plan. This survey shall number, size and identify all hardwood, cypress, pine and palm trees over four (4) inches in diameter in a tabular form. (Previously Condition L.1 of Resolution R-93-1359, Petition No. 84-139(C)). (ERM)
2. The trees allocated to meet the minimum tree planting requirements within the active recreation area shall be distributed along the property lines adjacent to residential lots or residentially zoned property. (Previously Condition No. L.2 of Resolution R-93-1359, Petition No. 84-139(C)). (ERM)
3. The petitioner shall preserve canopy and understory vegetation within the twenty five (25) foot buffer along the southern and western property lines on the five (5) acre outdoor recreation parcel. (Previously Condition No. L.3 of Resolution R-93-1359, Petition 84-139(C)). (ERM)

R. WATER UTILITIES

1. The developer shall be required to extend a minimum 12 inch water main from the existing 12 inch water main, near the northeast corner of Westwinds Shoppes on Glades Road, to the existing 8 inch water main near the northeast corner of the existing Jewish Community Center (Canal L-47, approximately 0.5 mile south of Glades Road). (PBCWUD)
2. The developer shall be required to connect the sanitary sewer system to the existing 16 inch force main in the State Road 7 (441) right-of-way. (PBCWUD)

S. COMPLIANCE

1. 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; 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 ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of P&B or a majority vote of the Code Enforcement Board 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 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of conditions of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)