

RESOLUTION NO. R-2004- 2105

RESOLUTION APPROVING AN OFFICIAL ZONING AMENDMENT TO
A PLANNED DEVELOPMENT DISTRICT, PETITION OF PALM BEACH
COUNTY BY FACILITIES DEVELOPMENT AND OPERATIONS, AGENT.
(LOCAL GOVERNMENT ~ PBC)

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 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), have been satisfied; and

WHEREAS, Palm Beach County has filed a Development of Regional Impact (DRI) Application for Development Approval (ADA) with Palm Beach County, Florida, in accordance with Section 380.06, Florida Statutes, for a 1,919.23 acre parcel of property located approximately one mile north of Northlake Boulevard on the east side of Seminole Pratt-Whitney Road, Palm Beach County, Florida and the local development order (rezoning) of the property is a necessary component of the DRI; and

WHEREAS, the County entered into a Memorandum of Agreement with the Florida Office of Tourism, Trade and Economic Development on November 18, 2004 to provide for the expedited permitting review of the DRI and other permits pursuant to Sec. 403.973, Florida Statutes; and

WHEREAS, this approval is one of the permits that is subject to expedited permitting; and

WHEREAS, Zoning Petition PDD2004-352 was presented to the Board of County Commissioners at public hearings conducted on September 20, 2004 and October 13, 2004; and

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

WHEREAS, this approval is subject to Article 2.E (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 has considered and approved a resolution approving a Development of Regional Impact (DRI) Development Order (DO) for these properties; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment, with conditions as adopted, is consistent with the Palm Beach County Comprehensive Plan as amended in amendment round 2004-04-ERP;
2. This official zoning map amendment, with conditions as adopted, is consistent with the stated purpose and intent of the Palm Beach County Unified Land Development Code;

3. This official zoning map 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.
4. This official zoning map amendment, with conditions as adopted, does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment, with conditions as adopted, would result in a logical, orderly and timely development pattern.
6. This official zoning map amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
7. This official zoning map amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.

WHEREAS, Article 2 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 PDD2004-352, the petition of the Palm Beach County Board of County Commissioners for an Official Zoning Map Amendment (rezoning) from the Agricultural Residential and Special Agricultural Zoning Districts to the Planned Industrial Park Development District, on a parcel of land legally described in EXHIBIT A, which is generally located as shown in EXHIBIT B, was APPROVED ON October 13, 2004, subject to the conditions of approval in EXHIBIT C1, and subject to the Design Standards contained in Exhibit F.

Commissioner McCARTY moved for the approval of the Resolution.

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

Karen T. Marcus, Chair	- AYE
Tony Masilotti, Vice Chairman	- ABSENT
Jeff Koons	- AYE
Warren H. Newell	- ABSENT
Mary McCarty	- AYE
Burt Aaronson	- ABSENT
Addie L. Greene	- AYE

The Chair thereupon declared that the resolution was duly passed and adopted on October 13, 2004. This zoning resolution shall become effective upon the effective date of the amendments to the Palm Beach County Comprehensive Plan adopted in amendment round 2004-04-ERP.

Filed with the Clerk of the Board of County Commissioners on 22nd day of OCTOBER, 2004.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: [Signature]
COUNTY ATTORNEY

BY: [Signature]
DEPUTY CLERK
COUNTY
FLORIDA
BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office
on Oct. 13, 2004.
DATED at West Palm Beach, FL on 10-22-04.
DOROTHY H. WILKEN, Clerk
By: [Signature]

BOARD OF COUNTY COMMISSIONERS
PALM BEACH
COUNTY
FLORIDA

EXHIBIT A

LEGAL DESCRIPTION

THE WEST ½ OF SECTION 5, ALL OF SECTIONS 6 AND 7, AND THE WEST ½ OF SECTION 8, ALL LYING IN TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF THE C-18 CANAL AS RECORDED IN DEED BOOK 1097, PAGE 261, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,919.23 ACRES, MORE OR LESS.

BEARINGS BASIS: N89°56'58"E ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

EXHIBIT B
VICINITY SKETCH

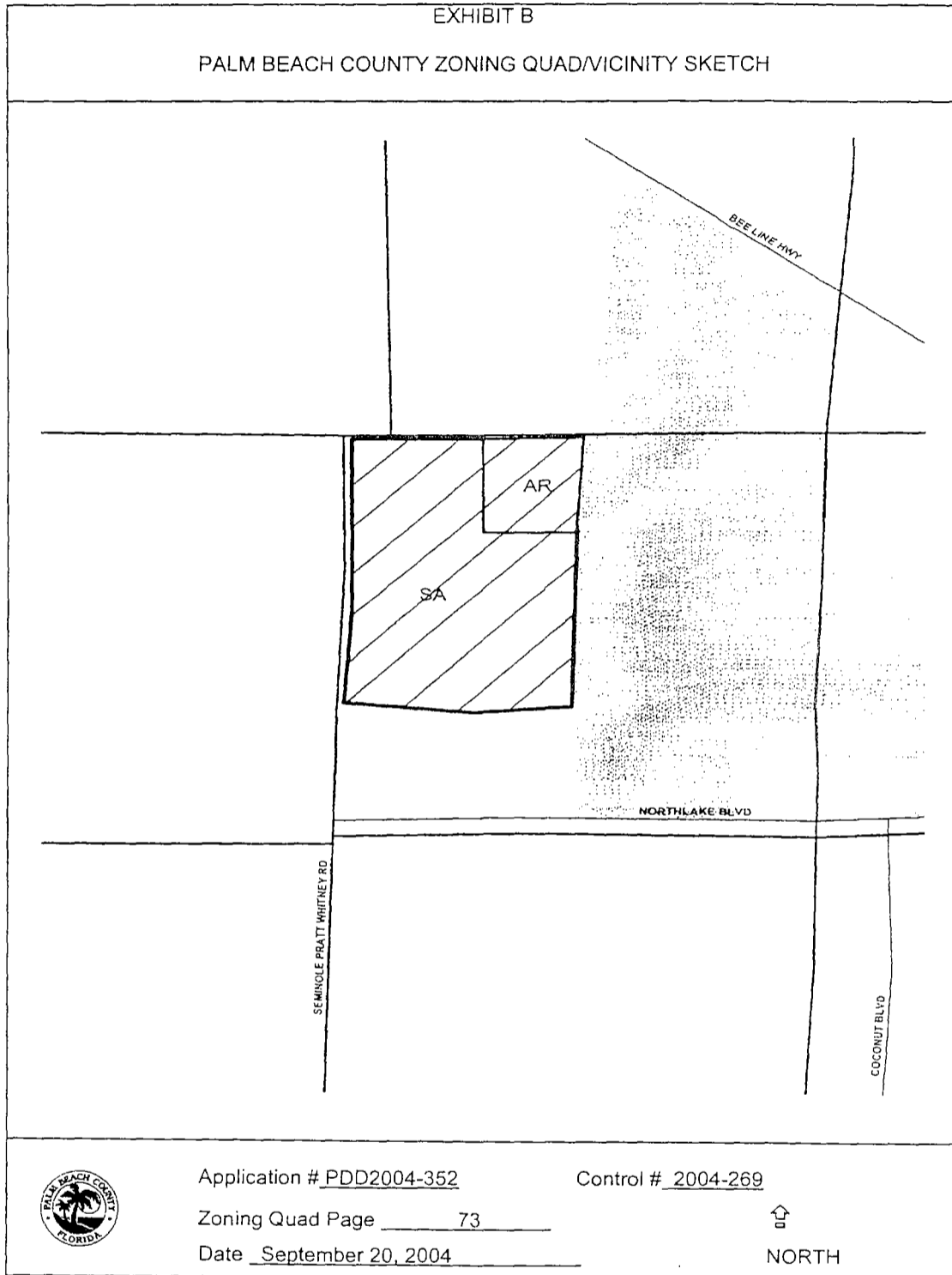


EXHIBIT C1
LOCAL GOVERNMENT
CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. Development of the site is limited to the uses as approved by the Board of County Commissioners. The approved Master Plan/Regulating Plans are dated July 19, 2004. All modifications shall be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)
2. Development of individual pods shall be subject to the Design Standards dated September 23, 2004 prepared by Kilday & Associates. All modifications shall be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)
3. To ensure consistency with the Master Plan dated July 19, 2004, presented to the Board of County Commissioners, no more than twenty-five (25) percent of the proposed Planned Industrial Park Development (PIPD) land uses (pod types) shall be permitted to be changed. (DRO: DRO-Zoning)
4. Activities relating to the Type III excavation shall be permitted to continue until January 1st 2005 or within thirty (30) days of Palm Beach County taking title of the property, whichever is later. The petitioner shall file an application for a Development Order Abandonment for the Type III excavation by February 1st 2005 or within sixty (60) days of Palm Beach County taking title of the property, whichever is later. (DATE: MONITORING-Zoning)
5. Prior to submittal for final site plan approval by the Development Review Officer (DRO) for each pod or parcel in a pod, the property owner/developer shall submit the proposed development plans including, but not limited to site plan, regulating plan, architectural elevations to the Board of County Commissioners (BCC) for review. This condition shall only apply to Pods K; I; M; Town Center in Pod O, and the Pedestrian Mall. All BCC comments/recommendations for each of these parcels/pods shall be incorporated into the final approved site plan. (DRO:DRO-Zoning)

B. ALTERNATIVE VEHICLE TRANSPORTATION

1. For residential development, alternative vehicle storage and recharging shall be provided as follows:
 - a. a minimum of fifty (50) square feet per residential unit. This area shall be indicated on the Site or Regulating Plan and the building permit plan;
 - b. for detached housing type units with garage, a portion of the garage shall be dedicated for the storage and recharging use; and,
 - c. for attached housing type units, a common covered parking area shall meet the requirement of the storage and recharging area.
(DRO/BLDG PERMIT: DRO/BLDG- Planning)
2. For non-residential development, a recharging area shall be provided for alternative vehicles. This area shall be indicated on the Site or Regulating Plan and the building permit plan. (DRO/BLDG PERMIT: DRO/BLDG- Planning)

C. ARCHITECTURAL REVIEW

1. At time of submittal for final site plan approval by the Development Review Officer (DRO) of each pod, the architectural elevations for all buildings within the subject pod shall be submitted simultaneously with the site plan for final architectural review and approval. The required elevations and the site plan shall be designed to be consistent with Article 5.C. of the ULDC. Development shall be consistent with the approved architectural elevations and the approved final DRO site plan. (DRO: ARCH REVIEW - Zoning)
2. All roof mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character, and architectural style of the principle structure. (BLDG PERMIT:BLDG-Zoning)
3. All other 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. (BLDG PERMIT: LANDSCAPE/BLDG - Zoning)

D. BUILDING AND SITE DESIGN

1. The Planned Industrial Park Development (PIPD) shall be limited to a maximum of twenty (20) pods (A-T), as shown on the Master Plan dated July 19, 2004. The land use designation and corresponding Property Development Regulations (shown in parenthesis) of each pod shall be limited as follows:
 - a. Pod A – Residential (PUD), Light Industrial (IL) or Commercial (MUPD or supplementary use regulations);
 - b. Pod B – Recreational (Recreation pod of PUD);
 - c. Pod C – Commercial (MUPD or supplementary use regulations); Light Industrial (IL) or Residential (PUD);
 - d. Pod D – Light Industrial (IL) or Residential (PUD);
 - e. Pod E – Light Industrial (IL);
 - f. Pod F – Commercial (MUPD/MXPD/TMD);
 - g. Pod G – Light Industrial (IL);
 - h. Pod H – Light Industrial (IL) or Residential (PUD);
 - i. Pod I – Light Industrial (IL);
 - j. Pod J – Light Industrial (IL);
 - k. Pod K – Light Industrial (IL);
 - l. Pod L – Light Industrial (IL);
 - m. Pod M – Commercial (MUPD or supplementary use regulations);
 - n. Pod N – Light Industrial (IL);
 - o. Pod O – Commercial (MUPD or supplementary use regulations);
 - p. Pod P – Residential (PUD);
 - q. Pod Q – Recreational (Recreation pod of PUD);
 - r. Pod R – Light Industrial (IL);
 - s. Pod S – Light Industrial (IL); and,
 - t. Pod T – Light Industrial (IL). (DRO: DRO - Zoning)

E. ENGINEERING

Roadway Improvements - Traffic Phase 1

1. Prior to the issuance of first certificate of occupancy (CO), either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; (BLDG PERMIT: MONITORING- Eng) OR
 - b. contracts have been let for the following roadway improvements:
 - 1) Construction of Seminole Pratt-Whitney Road as a minimum 2-lane cross section from the current terminus north of Northlake Boulevard to PGA Boulevard. (ONGOING:ENG-Eng)
 - 2) Construction of PGA Boulevard as a minimum 2 lane cross-section from Seminole Pratt Whitney Road to East Mecca Road. (ONGOING:ENG-Eng)
 - c. The above roadway improvements shall be open to traffic by September 1, 2006 (DATE: MONITORING-ENG)
2. No building permits shall be issued after December 31, 2007 until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of Seminole Pratt-Whitney Road as a minimum two-lane cross section from PGA Boulevard to Beeline Highway. (DATE: MONITORING – Eng)
3. No building permits shall be issued for development that generates more than 94 net external AM peak hour entering trips or December 31, 2006, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from Coconut Boulevard to SR 7 to a six-lane cross section, OR
 - d. contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Rd to Beeline Highway as a minimum two-lane cross section.(BLDG PERMIT/DATE: MONITORING – Eng)
4. No building permits shall be issued for development that generates more than 111 net external AM peak hour entering trips or December 31, 2006, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from SR 7 to Beeline Highway to a six-lane cross section, OR
 - d. contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Rd to Beeline Highway as a minimum two-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

5. No building permits shall be issued for development that generates more than 266 net external AM peak hour entering trips or December 31, 2006, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from 140th Avenue to Coconut Boulevard to a six-lane cross section, OR
 - d. contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Rd to Beeline Highway as a minimum two-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
6. No building permits shall be issued for development that generates more than 280 net external AM peak hour entering trips or December 31, 2006, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Coconut Boulevard from Northlake Boulevard to Orange Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
7. No building permits shall be issued for development that generates more than 1,095 net external AM peak hour entering trips or December 31, 2009, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from Alexander Run to Jupiter Farms Road to a six-lane divided cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
8. No building permits shall be issued for development that generates more than 1,126 net external AM peak hour entering trips or after December 31, 2009, which ever shall occur first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of Seminole Pratt Whitney Road as a minimum 4-lane median divided section between Northlake Boulevard and PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
9. No building permits shall be issued for development that generates more than 1,328 net external AM peak hour entering trips or December 31, 2008, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR

- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from Hall to 140th Avenue to a six-lane cross section, OR
 - d. contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Rd to Beeline Highway as a minimum two-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
10. No building permits shall be issued for development that generates more than 1,344 net external AM peak hour entering trips or after December 31, 2009, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of SR-7 as a minimum two-lane section from its existing terminus to Northlake Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
11. No building permits shall be issued for development that generates more than 1,558 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of left turn lanes on Orange Boulevard at all appropriate intersecting streets along the two lane section from Seminole Pratt-Whitney Road to 140th Avenue. (BLDG PERMIT/DATE: MONITORING – Eng)
12. Prior to April 13, 2005, acceptable surety for the road construction listed in Conditions E.1 through E.11 above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

Roadway Improvements - Traffic Phase 2

13. Prior to development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 2, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 2 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 2 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)
- 14a. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:

- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of PGA Boulevard as a minimum two-lane section from East Mecca Road to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
- 14b. Prior to December 31, 2007, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 15a. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of Northlake Boulevard as a six-lane median divided section from SR 7 to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
- 15b. Prior to December 31, 2007, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
16. No building permits shall be issued for development that generates more than 1,750 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Royal Palm Beach Boulevard from Orange Boulevard to 60th Street to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
17. No building permits shall be issued for development that generates more than 1,750 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Royal Palm Beach Boulevard from 60th Street to Persimmon Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

18. No building permits shall be issued for development that generates more than 2,048 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Okeechobee Boulevard from Seminole Pratt-Whitney Road to 140th Avenue to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

19. No building permits shall be issued for development that generates more than 2,150 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Orange Boulevard from 140th Avenue to Coconut Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

20. No building permits shall be issued for development that generates more than 2,337 net external AM peak hour entering trips or December 31, 2012, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Orange Boulevard from Coconut Boulevard to Royal Palm Beach Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 21a. No building permits shall be issued for development that generates more than 2,358 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of PGA Boulevard to a four-lane divided cross section from Beeline Highway to Ryder Cup Boulevard plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)

- 21b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

22. No building permits shall be issued for development that generates more than 2,456 net external AM peak hour entering trips or December 31, 2012, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Turnpike to Central Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 23a. No building permits shall be issued for development that generates more than 2,599 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of PGA Boulevard to a six-lane divided cross section from Ryder Cup Boulevard to the Florida Turnpike plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)
- 23b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 24a. No building permits shall be issued for development that generates more than 3,055 net external AM peak hour entering trips or after December 31, 2013, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of PGA Boulevard as a four-lane median divided section from East Mecca Road to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
- 24b. Prior to December 31, 2010, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
25. No building permits shall be issued for development that generates more than 3,413 net external AM peak hour entering trips or December 31, 2014, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from Pratt-Whitney Road to Alexander Run to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

26. No building permits shall be issued for development that generates more than 3,460 net external AM peak hour entering trips or December 31, 2014, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Beeline Highway to PGA Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
27. No building permits shall be issued for development that generates more than 3,684 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Indiantown Road from Jupiter Farms Road to Turnpike to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 28a. No building permits shall be issued for development that generates more than 3,685 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of Beeline Highway as a six-lane median divided section from Seminole Pratt-Whitney Road to PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 28b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
29. No building permits shall be issued for development that generates more than 3,889 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Central Boulevard to Military Trail to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Roadway Improvements - Traffic Phase 3

30. Prior to development that generates more than 3905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, the

developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 3, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 3 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 3 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)

- 31a. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of Coconut Boulevard as a two-lane section from Northlake Boulevard to PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 31b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 32a. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the construction of the following road improvements:
 - a) Widening of Royal Palm Beach Boulevard as a minimum four-lane median divided section from Persimmon Boulevard to 60th Street.
 - b) Widening of Seminole Pratt-Whitney Road as a four-lane median divided section from PGA Boulevard to Beeline Highway
 - c) Widening of Coconut Boulevard as a four-lane median divided section from Orange Boulevard to Northlake Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 32b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
33. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Turnpike to Central Boulevard to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
34. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from SR 7 to Beeline Highway to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
35. No building permits shall be issued for development that generates more than 4,242 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Military Trail to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
36. No building permits shall be issued for development that generates more than 4,242 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from Turnpike to Military Trail to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
37. No building permits shall be issued for development that generates more than 4,489 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 63.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- c. contracts have been let for the construction of Seminole Pratt-Whitney Road from Northlake Boulevard to Orange Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 38. No building permits shall be issued for development that generates more than 4,667 net external AM peak hour entering trips or December 31, 2017, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from I-95 to Alternate A1A to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 39. No building permits shall be issued for development that generates more than 4,667 net external AM peak hour entering trips or December 31, 2017, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Alternate A1A to Campus Drive to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 40. No building permits shall be issued for development that generates more than 5,002 net external AM peak hour entering trips or December 31, 2018, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from Coconut Boulevard to SR 7 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 41. No building permits shall be issued for development that generates more than 5,463 net external AM peak hour entering trips or December 31, 2019, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Seminole Pratt-Whitney Road from Martin County line to Indiantown Road to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 42. No building permits shall be issued for development that generates more than 5,551 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Beeline Highway to Ryder Cup Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
43. No building permits shall be issued for development that generates more than 5,600 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from Turnpike to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
44. No building permits shall be issued for development that generates more than 5,600 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from Military Trail to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Roadway Improvements - Traffic Phase 4

45. Prior to development that generates more than 5675 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 4, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 4 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 4 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)
- 46a. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and

- attached as an exhibit to the Development Order; (BLDG PERMIT/DATE: MONITORING – Eng) OR
- 2) contracts have been let for the construction of Seminole Pratt-Whitney Road as a six-lane median divided section from Orange Boulevard to Northlake Boulevard. (ONGOING: ENG-Eng)
- 46b. Prior to December 31, 2017, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
47. No building permits shall be issued for development that generates more than 5,900 net external AM peak hour entering trips or December 31, 2021, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from I-95 to Alternate A1A to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
48. No building permits shall be issued for development that generates more than 6,006 net external AM peak hour entering trips or December 31, 2021, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Seminole Pratt-Whitney Road from Indiantown Road to Beeline Highway to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 49a. No building permits shall be issued for development that generates more than 6,016 net external AM peak hour entering trips or after December 31, 2021, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of Beeline Highway to a six-lane median divided section from Northlake Boulevard to Jog Road. (BLDG PERMIT/DATE: MONITORING – Eng)
- 49b. Prior to December 31, 2018, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (ONGOING:ENG-Eng)
50. No building permits shall be issued for development that generates more than 6,021 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from East Mecca Boulevard to Beeline Highway to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
51. Building permits shall be issued for development that generates more than 6,247 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Road to East Mecca Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
52. Building permits shall be issued for development that generates more than 6,337 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from Hall Boulevard to 140th Avenue to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
53. No building permits shall be issued for development that generates more than 6,532 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Northlake Boulevard from SR 7 to Beeline Highway to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
54. No building permits shall be issued for development that generates more than 6,643 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Royal Palm Beach Boulevard from Persimmon Boulevard to 40th Street to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

55. No building permits shall be issued for development that generates more than 6,743 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Ryder Cup Boulevard to Turnpike to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
56. No building permits shall be issued for development that generates more than 6,863 net external AM peak hour entering trips or December 31, 2024, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Seminole Pratt-Whitney Road from PGA Boulevard to Northlake Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
57. No building permits shall be issued for development that generates more than 6,968 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Military Trail to I-95 to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
58. No building permits shall be issued for development that generates more than 6,983 net external AM peak hour entering trips or December 31, 2024, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of PGA Boulevard from Alternate A1A to Campus Drive to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
59. No building permits shall be issued for development that generates more than 7,000 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR

- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from I-95 to Island Way to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 60. No building permits shall be issued for development that generates more than 7,080 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from Turnpike to I-95 to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 61. No building permits shall be issued for development that generates more than 7,119 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Orange Boulevard from Seminole Pratt-Whitney Road to 140th Avenue to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 62. No building permits shall be issued for development that generates more than 7,164 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Coconut Boulevard from PGA Boulevard to Northlake Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Roadway Improvements - Traffic Phase 5

- 63. Prior to development that generates more than 7179 net external AM peak hour entering trips or after December 31, 2025, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 5, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 5 (including those which have CRALLS designations for that phase). The developer may then request that traffic-

related conditions of approval for Traffic Phase 5 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)

- 64a. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or after December 31, 2025, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the construction of the following roadway improvements:
 - a) Widening of Indiantown Road to a four-lane divided cross section from Pratt-Whitney Road to Alexander Run Road.
 - b) Widening of Indiantown Road to a six-lane divided cross section from Alexander Run Road to Jupiter Farms Road.
 - c) Widening of Northlake Boulevard to a six-lane divided cross-section from 140th to Coconut Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 64b. Prior to December 31, 2022, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

Intersection Improvements –Traffic Phase 1 – (NONE)

Intersection Improvements –Traffic Phase 2

65. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or December 31, 2010, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Indiantown Road/Pratt-Whitney Road intersection.
 - 1) Addition of two left turn lanes, east approach and appropriate receiving lanes including tapers
 - 2) Addition of right turn lane, south approach
 - c. prior to December 31, 2007, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
66. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or December 31, 2010, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the PGA Boulevard / Beeline Highway intersection.

- 1) Addition of second left turn lane, south approach; OR
 - c. contracts have been let for the construction of a grade separated interchange at the PGA Boulevard / Beeline Highway intersection.
 - d. prior to December 31, 2007, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

- 67. No building permits shall be issued for development that generates more than 2,032 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Orange Blvd / Seminole Pratt-Whitney Road intersection.
 - 1) Addition of left turn lane, east approach
 - 2) Addition of second through lane, south approach
 - 3) Addition of second through lane, north approach
 - c. prior to December 31, 2007, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

- 68. No building permits shall be issued for development that generates more than 2,969 net external AM peak hour entering trips or December 31, 2013, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Beeline Highway / Seminole Pratt-Whitney Road intersection.
 - 1) Addition of second through lane, south approach
 - 2) Addition of second through lane, north approach
 - c. prior to December 31, 2010, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

Intersection Improvements –Traffic Phase 3

- 69. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Haverhill Road / Beeline Highway intersection.

- 1) Addition of third through lane, west approach
 - 2) Addition of third through lane, east approach
 - 3) Addition of second left turn lane, south approach
- c. prior to December 31, 2010, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
70. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Orange Blvd / Coconut Blvd intersection.
 - 1) Addition of left turn lane and free flow right turn lane, east approach
 - 2) Addition of left turn lane, west approach
 - 3) Addition of left turn lane, north approach
 - 4) Addition of left turn lane, south approach
 - c. prior to December 31, 2012, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
71. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Beeline Highway / PGA Boulevard intersection,
 - 1) Addition of third through lane, south approach
 - 2) Addition of third through lane, north approach
 - 3) Addition of left turn lane, two through lanes and right turn lane, west approach
 - 4) Addition of two through lanes and maintain free-flow right turn lane, east approach; OR
 - c. contracts have been let for construction of a grade separated interchange at PGA Boulevard / Beeline Highway
 - d. prior to December 31, 2012, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
72. At a minimum, the following lane geometry shall be provided at the intersection of Coconut Boulevard and PGA Boulevard by December 31, 2015 or at the time of construction of Coconut Boulevard as a 2-lane median divided section from Northlake Boulevard to PGA Boulevard, whichever occurs first :

East approach	Two through lanes One left-turn lane
West approach	Two through lanes One right turn lane
South approach	One left-turn lane One right-turn lane

(DATE:MONITORING-Eng)

73. No building permits shall be issued for development that generates more than 4,967 net external AM peak hour entering trips or December 31, 2018, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Northlake Boulevard/Seminole Pratt-Whitney Road intersection.
 - 1) Addition of second right turn lane, east approach
 - 2) Addition of third through lane, south approach
 - 3) Addition of third through lane, north approach.
 - c. prior to December 31, 2015, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
74. No building permits shall be issued for development that generates more than 5,321 net external AM peak hour entering trips or December 31, 2019, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Indiantown Road / Pratt Whitney Road intersection.
 - 1) Addition of second through lane, north approach
 - 2) Addition of second through lane, south approach
 - c. prior to December 31, 2016, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

Intersection Improvements –Traffic Phase 4

75. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Indiantown Road / Jupiter Farms Road intersection.

- 1) Addition of third through lane, west approach
 - 2) Addition of third through lane, east approach.
 - c. prior to December 31, 2017, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
76. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Northlake Boulevard / SR 7 intersection.
 - 1) Addition of second left-turn lane and third through lane, east approach
 - 2) Addition of second left turn lane, south approach
 - c. prior to December 31, 2017, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
77. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the PGA Boulevard / Coconut Boulevard intersection.
 - 1) Addition of third through lane, west approach
 - 2) Addition of third through lane, east approach
 - 3) Addition of second left turn, south approach
 - c. prior to December 31, 2017, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)
78. No building permits shall be issued for development that generates more than 6,577 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
- a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Northlake Boulevard / Coconut Boulevard intersection.
 - 1) Addition of third through lane, west approach
 - 2) Addition of third through lane, east approach
 - 3) Addition of second through lane, north approach and appropriate receiving lane with taper.

- c. prior to December 31, 2020, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

Intersection Improvements –Traffic Phase 5

- 79. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the Okeechobee Boulevard/Seminole Pratt-Whitney Rd intersection.
 - 1) Addition of second through lane, north approach
 - 2) Addition of second through lane, south approach
 - 3) Addition of right turn lane, east approach.
 - c. prior to December 31, 2022, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

- 80. No building permits shall be issued for development that generates more than 8,000 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of the following improvements at the PGA Boulevard/Seminole Pratt-Whitney Road intersection.
 - 1) Addition of second through lane, south approach
 - 2) Addition of second through lane, north approach
 - c. prior to December 31, 2022, acceptable surety for the intersection construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5-Year Road Program or the State Transportation Improvement Program. (BLDG PERMIT/DATE: MONITORING – Eng)

- 81. The property owner shall fund the cost of signal installation or modification, if warranted, as determined by the County Engineer for the intersection improvements in Local Conditions 65 through 80. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation. Should signalization not be warranted after 24 months of the final Certificate of Occupancy, this property shall be relieved of this condition of approval. (ONGOING:ENG-Eng)

On-Site Intersections

- 82. No building permits shall be issued for development that generates more than 2,969 net external AM peak hour entering trips or December 31, 2013,

whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

- a. PGA Boulevard and West Mecca Road
 - West Approach One left-turn lane
 - Two through lanes with appropriate tapers as necessary
 - One right-turn lane
 - East Approach One left-turn lane
 - Two through lanes with appropriate tapers as necessary
 - One right-turn lane
 - South Approach One left-turn lane
 - One through lane
 - One right-turn lane
 - North Approach One left-turn lane
 - One through lane
 - One right-turn lane

(BLDG PERMIT/DATE: MONITORING – Eng)

- 83. No building permits shall be issued for development that generates more than 3,437 net external AM peak hour entering trips or December 31, 2014, whichever occurs first until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and University Road
 - East Approach One left-turn lane
 - One right-turn lane
 - South Approach Two through lanes
 - One right-turn lane
 - North Approach One left-turn lane
 - Two through lanes

(BLDG PERMIT:MONITORING-Eng)

- 84. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and South Mecca Road
 - East Approach One left-turn lane
 - One right-turn lane
 - South Approach Two through lanes
 - One right-turn lane
 - North Approach One left-turn lane
 - Two through lanes

(BLDG PERMIT:MONITORING-Eng)

- 85. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or at the time of construction of Central Mecca Road to Seminole Pratt-Whitney Road, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and Central Mecca Road
 - East Approach One left-turn lane
 - One right-turn lane

South Approach Two through lanes
 One right-turn lane
 North Approach One left-turn lane
 One through lane
 (BLDG PERMIT:MONITORING-Eng)

86. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or at the construction of PGA Boulevard from East Mecca Boulevard to the Beeline Highway, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. PGA Boulevard and East Mecca Road
 West Approach One left-turn lane
 Two through lanes with appropriate tapers as necessary
 One right-turn lane
 East Approach One left-turn lane
 Two through lanes with appropriate tapers as necessary
 One right-turn lane
 South Approach One left-turn lane
 One through lane
 One right-turn lane
 North Approach One left-turn lane
 One through lane
 One right-turn lane
 (BLDG PERMIT/DATE: MONITORING – Eng)

87. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or at the time of construction of North Mecca Road to Seminole Pratt-Whitney Road, whichever occurs first until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. Seminole Pratt-Whitney Road and North Mecca Road
 East Approach One left-turn lane
 One right-turn lane
 South Approach Two through lanes
 One right-turn lane
 North Approach One left-turn lane
 Two through lanes
 (BLDG PERMIT:MONITORING-Eng)

88. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. PGA Boulevard and East Mecca Road
 West Approach One left-turn lane
 Three through lanes
 One right-turn lane
 East Approach Two left-turn lanes
 Three through lanes
 One right-turn lane

South Approach One left-turn lane
 One through lane
 One right-turn lane
 North Approach Two left-turn lanes
 One through lane
 One right-turn lane
 (BLDG PERMIT/DATE: MONITORING – Eng)

89. No building permits shall be issued for development that generates more than 5,321 net external AM peak hour entering trips or December 31, 2019, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. PGA Boulevard and West Mecca Road
 West Approach One left-turn lane
 Two through lanes
 One right-turn lane
 East Approach Two left-turn lanes
 Two through lanes
 One right-turn lane
 South Approach One left-turn lane
 Two through lanes
 One right-turn lane
 North Approach Two left-turn lanes
 Two through lanes
 One right-turn lane
 (BLDG PERMIT/DATE: MONITORING – Eng)

90. No building permits shall be issued for development that generates more than 6,277 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. Seminole Pratt-Whitney Road and South Mecca Road
 East Approach Two left-turn lanes
 One right-turn lane
 South Approach Three through lanes
 One right-turn lane
 North Approach One left-turn lane
 Three through lanes
 (BLDG PERMIT/DATE: MONITORING – Eng)

91. No building permits shall be issued for development that generates more than 6,878 net external AM peak hour entering trips or December 31, 2024, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:

a. Seminole Pratt-Whitney Road and University Road
 East Approach Two left-turn lanes
 One right-turn lane
 South Approach Three through lanes
 One right-turn lane
 North Approach One left-turn lane
 Three through lanes
 (BLDG PERMIT/DATE: MONITORING – Eng)

92. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:
- a. PGA Boulevard and East Mecca Road
 - West Approach One left-turn lane
Three through lanes
One right-turn lane
 - East Approach Two left-turn lanes
Three through lanes
One right-turn lane
 - South Approach One left-turn lane
Two through lanes
One right-turn lane
 - North Approach Three left-turn lanes
including appropriate receiving lanes
Two through lanes
One right-turn lane
 (BLDG PERMIT/DATE: MONITORING – Eng)
93. No building permits shall be issued for development that generates more than 7,277 net external AM peak hour entering trips or December 31, 2026, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:
- a. Seminole Pratt-Whitney Road and North Mecca Road
 - East Approach One left-turn lane
One right-turn lane
 - South Approach Two through lanes
One right-turn lane
 - North Approach Two left-turn lanes
Two through lanes
 (BLDG PERMIT/DATE: MONITORING – Eng)
94. No building permits shall be issued for development that generates more than 7,375 net external AM peak hour entering trips or December 31, 2027, whichever occurs first, until the contracts have been let for the construction of the following on-site intersection at the following lane geometry, including signalization as warranted by City, County or State criteria:
- a. Seminole Pratt-Whitney Road and Central Mecca Road
 - East Approach Two left-turn lanes
One right-turn lane
 - South Approach Two through lanes
Two right-turn lanes
 - North Approach One left-turn lane
Two through lanes
 (BLDG PERMIT/DATE: MONITORING – Eng)
95. The property owner shall fund the cost of signal installation if warranted as determined by the County Engineer for the intersection improvements in Local Conditions 82 through 94. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation. Should signalization not be warranted after 24 months of the final Certificate of Occupancy, this property shall be relieved of this condition of approval. (ONGOING:ENG-Eng)

General

96. The improvements included in any of the Local Conditions E.1 through E.95 and DRI Conditions 13 through 59 may not be necessary if:
- a. Prior to the improvement being required, traffic projections for all links and intersections that were included in the original Traffic Phase analysis, during which the improvement was scheduled, are readdressed in a traffic study that is approved by Palm Beach County, the Florida Department of Transportation, and the Treasure Coast Regional Planning Council. The analysis in the traffic study shall include:
 - 1) The most recent traffic counts and,
 - 2) The methodology for the project as agreed upon by the review agencies, and,
 - 3) The relevant conditions that must be amended by the Board of County Commissioners to reflect the new required threshold for this improvement and any other improvements that are warranted by the traffic study. (ONGOING:ENG –Eng)
 - 4) Alternative improvements to maintain the adopted level-of-service for approval by the County Engineer to be incorporated as DRO conditions to replace improvements identified in this development order.
97. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer only if 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 Article 2.E of the Unified Land Development Code. (DATE: MONITORING-Eng)
98. The master developer/property owner shall provide a frontage road (aka slip road) along portions of PGA Boulevard as shown on the Master Plan. Construction and design of the frontage road shall be in a form and manner approved by the County Engineer and DRO. The frontage road shall be indicated on the site plans for all affected pods adjacent to PGA Boulevard. Access shall be provided from each adjacent pod to the frontage road. Construction of this frontage road may be phased in accordance with the approval of the County Engineer. (ONGOING: ENG-Eng)
99. Prior to December 31, 2005, sufficient property required for drainage easement(s) through the project's internal drainage system for PGA Boulevard and Seminole Pratt Whitney Road shall be designated for this use by the Board of County Commissioners. These easement(s) shall provide legal positive outfall for runoff from those segments of:
- Seminole Pratt Whitney Road (and)
 - PGA Boulevard
- a. Limits of Positive Outfall shall be along the property frontage; and up to a maximum of an additional 800 feet of these adjacent roadway(s). 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 retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet

the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as 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. 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. (DATE:MONITORING-Eng)

100. Beginning October 13, 2009, the master developer/property owner shall submit a biennial report to the Palm Beach County Planning Director and County Engineer that demonstrates compliance with all CRALLS mitigation measures. Upon review by the Palm Beach County Planning Director, the biennial report shall be submitted to the BCC for direction in the event that any mitigation measures are not fulfilled. (DATE:MONITORING-Eng/Planning)
101. The property owner/developer shall pay a Fair Share Fee in the manner required by the "Fair Share Contribution for Road Improvements Ordinance". Road impact fees shall be paid at the rate of 1.5 times the regular road impact fee. (BLDG PERMIT:IMPACT FEE)
102. LANDSCAPE WITHIN THE MEDIAN OF PGA BOULEVARD AND SEMINOLE PRATT WHITNEY ROAD

The property owner/developer shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of PGA Boulevard and Seminole Pratt Whitney Road. This landscaping and irrigation at a minimum shall conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires approval of the County Engineer. Median landscaping installed by petitioner shall be perpetually maintained by the petitioner, his successors and assigns, without recourse to Palm Beach County, unless petitioner provides payment for maintenance as set forth in Paragraph c below.

- a. The necessary permit(s) for this median landscaping and irrigation shall be applied for concurrent with the six lane construction of PGA Boulevard and the 4 lane construction of Seminole Pratt Whitney Road. (ONGOING:ENG-Eng)
- b. All installation of the median landscaping and irrigation shall be concurrent with the six lane construction of PGA Boulevard and the 4 lane construction of Seminole Pratt Whitney Road. (ONGOING:ENG)
- c. At the property owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the petitioner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the petitioner. The property owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS

standards, unless those medians are first brought into conformance with OTIS standards by the petitioner. (ONGOING:ENG-Eng)

103. CORRIDOR CONVEYANCE OF RIGHT OF WAY

Prior to December 31, 2005 property required for both PGA Boulevard and Seminole Pratt Whitney Road shall be designated as road right-of-way through the site. Widths of these corridors shall be on an alignment approved by the County Engineer and shall be as follows:

- PGA Boulevard is 260 feet in width
- Seminole Pratt Whitney Road 180 feet in width

a. Right of way designation shall be free of all encumbrances and encroachments. The property owner/developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The property owner (Grantor) also agrees to provide Palm Beach County an environmental report, subject to the approval of County Engineer, demonstrating that this property meets all appropriate and applicable environmental agency requirements. In the event the report makes a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold Palm Beach County (Grantee) harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up prior to dedication. *Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips."* (DATE: MONITORING-Eng)

104. Prior to December 31, 2005 property required for a temporary construction easement along PGA Boulevard and Seminole Pratt Whitney Road shall be designated for this use by the Board of County Commissioners. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (DATE:MONITORING-Eng)

105. Prior to final site plan approval by the Development Review Officer (DRO) for any pods, a minimum of ten (10) percent of the total on-site parking spaces for non-residential uses shall be dedicated as alternatives to the single occupancy vehicle including preferred parking for car pools, van pools and alternative vehicles. (DRO:ENG-Eng)

106. Shared parking shall be required for the development of contiguous pods with different non-residential land uses. At final site plan approval by the Development Review Officer (DRO), a shared parking study shall be submitted for the review and approval by the County Engineer. (DRO:ENG-Eng)

107. Non-vehicular transportation corridors shown on the site plan shall be constructed to connect all residential and non-residential pods in accordance with the Master Plan dated July 19, 2004. Construction of the non-vehicular transportation corridors shall be concurrent with the paving and drainage improvements for each POD. If non-contiguous parcels are developed, temporary non-vehicular transportation corridors may be constructed to

connect the parcels in accordance with the County Engineer Approval. (ONGOING:ENG-Eng)

108. The pedestrian and alternative vehicle circulation system required by the Design Standards shall be constructed and installed per the Phasing Plan, or as each pod is developed, whichever occurs first. (ONGOING: ENG-Eng)
109. All required roadway improvements contained within all of the conditions of approval shall include the cost of acquisition of right of way. Right of way acquisition costs shall be determined by the County Engineer. Acquisition of Thoroughfare Plan Road rights-of-way shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." Additional property deemed necessary by the County Engineer for expanded intersections of on-site roads shall be designated as right-of-way and include corner clips. (ONGOING:ENG-Eng)
110. The property owner shall design and construct a stormwater management system to retain the maximum volumes of water consistent with South Florida Water Management District criteria for flood control. All discharged water from the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 17-3. (ONGOING: ENG-Eng)
111. All elements of the stormwater management system shall be designed to prevent negative impacts to adjacent areas, the receiving body of water, and to achieve optimal flows to the Loxahatchee River. The property owner shall establish a water quality monitoring system to demonstrate that C-18 Canal will not be negatively impacted by water from the project site. The proposed plans for the water quality monitoring system shall be approved by the South Florida Water Management District prior to the construction of the first phase of the surface water management system. (ONGOING: ENG-Eng)
112. The property owner shall work to minimize the amount of impervious surface constructed for automobile parking on the project site. The property owner shall consider the use of pervious parking lot materials where feasible. (DRO:ENG-Eng)
113. The number and locations of access points on non-thoroughfare roads within the site shall be subject to approval by the DRO only (ONGOING:ENG-Eng)

F. DEPARTMENT OF AIRPORTS (DoA)

1. Prior to the issuance of the first building permit for any residential pods, the property owner shall include in the homeowner documents as well as written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying prospective residents that the community is within the flight path of the North County Airport. 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 October 13, 2005 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. Compliance shall be determined by the Department of Airports (DoA). (BLDG PERMIT: MONITORING - DoA)

2. Prior to the issuance of the first Certificate of Occupancy (CO) for any residential pods, the property owner shall establish an Airport Operation and Noise Mitigation Program to provide for the Palm Beach County Biotechnology Research Park site:
 - a. disclosure of potential noise impacts within all instruments used to sell, lease, market, deed, or otherwise dispose of residential property on the site;
 - b. sound proofing related to constructing residential buildings on site; and,
 - c. granting or reserving aviation easements to the County for the benefit of the Airport. The plan shall be approved by Department of Airports. All recommendations contained in the plan shall be incorporated into the appropriate documents regulating sales, leases and construction within the Palm Beach County Biotechnology Research Park. (BLDG PERMIT:MONITORING -DoA)

G. ENVIRONMENTAL AND NATURAL AREAS

1. The property owner shall preserve and maintain the existing impoundment on the project site to maintain its existing natural resources until such time as Phase 1 construction of the Natural Area described in the Palm Beach County Biotechnology Research Park Application for Development Approval has been completed. (ONGOING:ERM-Erm)
2. Prior to the issuance of a Certificate of Occupancy (CO) for any structure in Phase 1 of the project, the property owner shall record a conservation easement for the Natural Area as shown on the Master Plan dated July 19, 2004. (CO: MONITORING-Erm)
3. The Natural Area shall be created to provide a system of shallow wetlands and upland natural communities located along the western and northern boundaries of the projects site as described in the Master Plan dated July 19, 2004. The Natural Area shall be planted with 100 percent native species characteristic to the area. (ONGOING:ERM-Erm)
4. Palm Beach County shall revise the existing 2,905-acre Hungryland Slough Natural Area Management Plan to include the proposed created Natural Area on the Palm Beach County Biotechnology Research Park project site. The plan shall:
 - a. identify management procedures and provide a schedule for their implementation;
 - b. include procedures for maintaining suitable habitat for state and federally listed species;
 - c. include methods to remove nuisance and exotic vegetation and any other species that are determined to threaten the natural communities;
 - d. include plans to permanently identify the Natural Area and allow only limited access for passive recreation, education, or scientific study, and
 - e. details of the wetland creation design, procedures, and management schedule shall be provided in the Natural Area Management Plan. The revised management plan shall be prepared in consultation with the South Florida Water Management District, and Florida Fish and Wildlife Conservation Commission prior to creation of the Natural Area. (ONGOING:ERM-Erm)
5. Within the Natural Area, Palm Beach County shall preserve or create a buffer zone around the Natural Area, and shall include the following:

- a. planting for the buffer zone shall include canopy, understory, and ground cover of native upland species;
 - b. the buffer shall be designed to be consistent with the requirements of South Florida Water Management District and Palm Beach County;
 - c. where a pod abuts or is adjacent to the buffer zone of the natural area, the property owner shall submit a site plan showing the buffer zone, and shall be subject to final DRO site plan approval by the Development Review Officer (DRO); and,
 - d. Condition G.5.a through G.5.c shall be addressed in any land clearing permit(s) issued by Palm Beach County. The upland buffers shall be maintained according to the details provided in the revised Hungryland Slough Natural Area Management Plan. (DRO/ONGOING:ERM-Erm)
6. Prior to the issuance of building permits for development that generates more than 1,547 net external AM peak hour entering trips, Palm Beach County shall incorporate provisions into the road design to enable wildlife, including amphibians, reptiles, and small mammals to safely cross between the wetland and upland natural areas. A wildlife underpass is necessary to connect the natural area bisected by the proposed northerly extension of Seminole Pratt-Whitney Road. Fencing or other suitable measures shall be used to direct wildlife to the underpass. The design of the wildlife crossings shall be consistent with the latest FDOT research on the design pertaining to openness and light and designed in consultation with the Florida Fish and Wildlife Conservation Commission prior to the construction of these roads. (BLDG PERMIT:MONITORING-Eng/Erm)
 7. All outdoor lighting used to illuminate properties adjacent to the Natural Areas shall be of minimum intensity necessary to satisfy the ULDC requirements, low intensity, shielded and directed down and away from the Natural Areas. (CO/ONGOING: BLDG/CODE ENF – Zoning/Erm)
 8. All outdoor lighting used to illuminate streets adjacent to the Natural Areas shall be of minimum intensity necessary to satisfy the FDOT standards, low intensity, shielded and directed down and away from the Natural Areas. (CO/ONGOING: BLDG/CODE ENF – Zoning/Erm)
 9. Palm Beach County shall maintain foraging habitat for the Florida Sandhill Crane in the existing impoundment on the site until such a time as when the impoundment is replaced by Phase 1 of the Natural Area. A Maintenance Program for Florida threatened species' foraging habitat shall be prepared in consultation with Florida Fish and Wildlife Conservation Commission published recommendations. This Maintenance Program shall be part of the Natural Area Management Plan. (ONGOING:ERM-Erm)
 10. Palm Beach County shall provide foraging habitat for the Wood Stork in the Natural Area and shall ensure that the Natural Area will include features specifically designed to provide preferred foraging habitat for this species. PBC shall consult U.S. Fish and Wildlife Service published recommendations regarding the creation of foraging habitat for this federally endangered species. The plan shall be prepared in consultation with the South Florida Water Management District and the U.S. Fish and Wildlife Service. Details of the wetland creation design, procedures, and management schedule shall be provided in the Natural Area Management Plan. (ONGOING:ERM-Erm)
 11. Prior to the issuance of a Certificate of Occupancy (CO) for any future structure located on a development parcel, the property owner shall remove from that parcel all Melaleuca, Brazilian pepper, Old World climbing fern, Australian pine, and any other nuisance and invasive exotic vegetation listed

by the Florida Exotic Pest Plant Council and ULDC Article 14.C. Removal shall be in a manner that *minimizes seed dispersal by any of these species*. These provisions shall be addressed in any land clearing permit(s) issued by Palm Beach County for the project. There shall be no planting of these species on site. Methods for the removal of exotic and nuisance species should be described in the Vegetation Removal Permit Application. The entire site, including the Natural Area, shall be maintained free of these species in perpetuity. (ONGOING:ERM-Erm)

12. Maintenance and management efforts required to assure the continued viability of all components of the surface water management system shall be the financial and physical responsibility of the developer. Any entities subsequently approved by the County to replace the property owner shall be required, at a minimum, to assume the responsibilities outlined in Condition G.11. (ONGOING:CODE ENF-ERM/Health)
13. Prior to commencing development of each subsequent phase (Phases 2-5), Palm Beach County shall coordinate with the South Florida Water Management District (SFWMD) as to the needs of the Comprehensive Everglades Restoration Program (CERP) and determine if any modifications are needed to the northern portion of the proposed BTP Natural Area based on the latest modeling and conditions. If it is determined that modifications are needed to the location and/or design of the Natural Area, they shall be incorporated into the Master Plan through the Development Review Officer (DRO) approval process. (ONGOING:ERM-Erm)

H. FIRE PROTECTION

1. Prior to final master plan approval by the Development Review Officer (DRO), the property owner shall identify the location of a two-acre fire-rescue station site. (DRO:FIRE RESCUE-Zoning)

I. HEALTH

1. Within the Scientific Community Overlay, no structure or improvement shall be constructed, or altered, nor shall any premises be used as a laboratory unless the premises and related organizational processes comply with all federal, state and local laws and published guidelines governing the construction and operation of such laboratory. (ONGOING:HEALTH-Health)
2. The property owner or operator of the laboratory shall, upon request by Palm Beach County Health Department, provide proof of compliance with federal state and local regulations in the form of copies of licenses, permits, registrations, certificates of accreditation, inspection reports or other documentation deemed appropriate by the Palm Beach County Health Department. (ONGOING:HEALTH-Health)
3. The property owner and operator of laboratories classified as Biosafety Level 2, 3 or 4, as defined in the Centers for Disease Control and Prevention (CDC) and National Institute of Health (NIH) "Biosafety in Microbiological and Biomedical Laboratories", 4th Edition, by the US Department of Health and Human Services, May 1999 shall ensure that all waste from such laboratories are effectively decontaminated before the waste leaves the area of the laboratory so designated. (ONGOING:HEALTH-Health)
4. No waste from Biosafety Level 2, 3 or 4 laboratories as defined in the Centers for Disease Control and Prevention (CDC) and National Institute of Health (NIH) "Biosafety in Microbiological and Biomedical Laboratories", 4th Edition, by the US Department of Health and Human Services, May 1999 shall be discharged to the sewer before the waste is effectively

decontaminated. All reasonable measures shall be instituted and maintained to prevent the accidental release of biological agents and toxins, and select agents and toxins, or other dangerous or exotic agents to the environment. (ONGOING: HEALTH-Health)

5. The property owner or operator of laboratory uses shall ensure zero discharge of untreated potentially prion-contaminated waste to POTWs, and shall provide documented verification of such to the PBCHD upon request. (ONGOING: HEALTH-Health)
6. The property owner or operator of facilities generating industrial, hazardous or toxic waste shall not deposit or cause to be deposited any such waste into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: HEALTH/CODE ENF-Health)
7. The property owner or operator of the laboratory shall maintain records of all waste treatment at the facility, including proof of the effective decontamination of all treated waste. These records shall include the date, time, amount of waste, method of treatment, method(s) used to verify effectiveness of treatment, and the results of tests used to verify treatment effectiveness. (ONGOING: HEALTH-Health)
8. Any person who is a generator, or an employee of a generator of hazardous or infectious waste shall store such wastes prior to disposal in an area secured as to deny access to unauthorized persons, animals, wind, rain, insects and rodents. If such wastes are placed in a trash receptacle or compactor that is accessible at any time to unauthorized persons, such receptacle or compactor shall be locked to prevent access to the contents thereof to anyone other than authorized persons or waste collection personnel. (ONGOING: HEALTH-Health)
9. Prior to the issuance of a certificate of occupancy (CO) for any laboratories, the facility owner or operator shall submit to the Palm Beach County Health Department a copy of the facility's Biosafety and Security Plan. The recommended design to focus on increased security needs can be found in Appendix F – Laboratory Security and Emergency Response Guidance for Laboratories Working with Select Agents of the CDC and NIH publication entitled Biosafety in Microbiological and Biomedical Laboratories, 4th Edition. The Biosafety and Security Plan shall outline biosafety and containment procedures, security systems and procedures, and incident response procedures, and shall have been approved by an officer of the company or institution with appropriate signature authority. (DRO/CO: DRO/MONITORING-Health)
10. All clearing, grading, construction, renovations and repairs shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve effective dust control: These measures include watering, application of approved surfactants, shrouding, control of vehicle speed, paving of access areas, or other operational or technological measures to reduce dispersion of dust. (ONGOING: HEALTH-Health)
11. Prior to issuance of the first certificate of occupancy (CO) for each pod, the property owner or the operator shall provide a copy of the solid waste management plan for the POD to the Palm Beach County Health Department for review and comment. (CO: MONITORING-Health)

12. Open burning for land clearing shall not be conducted without the prior approval of the Palm Beach County Health Department. (ONGOING: HEALTH-Health)
13. The property owner or operator shall not cause, suffer, allow or permit the discharge of air pollutants, which cause or contribute to an objectionable odor. (ONGOING: HEALTH-Health)
14. The surface water management system shall utilize Best Management Practices to minimize breeding of mosquitoes in the surface water management system. Management of the system shall include control methods that minimize the need for aerial spraying and reduce potential impacts of mosquito control activities on the surrounding natural areas. (ONGOING:CODE ENF-ERM/Health)
15. Prior to issuance of the first building permit, the property owner shall obtain written confirmation from the South Florida Water Management District, Palm Beach County Water Utilities Department and/or any other relevant utility that adequate capacity of treated, potable water and related service/distribution infrastructure will exist by completion of development of the phase. (BLDG PERMIT: MONITORING –Health)
16. Since potable water will be provided by a community water system, no private, non-community, or limited use potable water wells shall be permitted on the site. (ONGOING: HEALTH-Health)
17. Prior to issuance of the first building permit, the property owner shall obtain written confirmation from the Palm Beach County Water Utilities Department and/or any other relevant utility that adequate wastewater treatment capacity is available to serve the proposed development. (BLDG PERMIT: MONITORING-Health)
18. Prior to the issuance of a Certificate of Occupancy (CO), the property owner shall obtain written confirmation from Palm Beach County Water Utilities Department that wastewater service/connection infrastructure is operational to serve the proposed development. (CO: MONITORING-Health)
19. Since public wastewater collection and treatment services will be available, no on-site sewage treatment and disposal system (OSTDS) shall be permitted on the site. All existing OSTDS shall be abandoned in accordance with Rule 64 E-6 FAC and Palm Beach County ECR-I. (ONGOING: HEALTH-Health)
20. Prior to the issuance of a certificate of occupancy (CO) for any laboratory structure in Phase 1 of the project, the developer/property owner shall prepare a Hazardous Materials Management Plan and have it approved by the Palm Beach County Health Department and Florida Department of Environmental Protection. The plan shall address the handling and disposal of any toxic or hazardous materials in accordance with Florida Administrative Code Rule 62-730, and any biomedical waste in accordance with Florida Administrative Code Rule 64E-16. At a minimum, the plan shall:
 - a. require disclosure by all owners or tenants of the property of all hazardous materials or waste proposed to be stored, used, or generated on premises;
 - b. require the inspection of all premises storing, using, or generating hazardous materials or waste prior to commencement of operation, and periodically thereafter, to assure that proper facilities and procedures are in place to properly manage hazardous materials projected to occur;

- c. provide minimum standards and procedures for storage, prevention of spills, containment of spills, and transfer and disposal of such materials or waste;
- d. provide for proper maintenance, operation, and monitoring of hazardous materials and waste management systems including spill and hazardous materials and waste containment systems;
- e. detail actions and procedures to be followed in case of spills or other accidents involving hazardous materials or waste;
- f. guarantee financial and physical responsibility for spill clean-up;
- g. include a program for continued monitoring of surface and groundwater on the site;
- h. The approved plan shall be incorporated into the development by including it as part of any lease or sale agreement provided to tenants and owners that will use, handle, store, display, or generate hazardous materials or waste. A copy of the approved Hazardous Materials Management Plan for the Palm Beach County Biotechnology Research Park Development of Regional Impact shall be provided to the contractors and all owners, tenants and operators of businesses within the project and shall be required to comply with the applicable provisions of the plan; and,
- i. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod in Phase 1 of the project that have laboratory structure. (DRO:DRO-Health)

J. HURRICANE PREPAREDNESS

- 1. Prior to the first issuance of a certificate of occupancy (CO) for any pods with residential units, the property owner shall provide evidence to the satisfaction of Palm Beach County's Department of Emergency Management, that emergency shelter facilities with generator(s) have been provided for residents of the Palm Beach County Biotechnology Research Park.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod of the project. (DRO:DRO-Emergency Management)

K. LANDSCAPING – STANDARD

- 1. Landscaping for the Planned Industrial Planned Development (PIPD) shall comply with the Urban/Suburban Tier requirements. (DRO/BLDG PERMIT: DRO/LANDSCAPE-Zoning)
- 2. At time of submittal for the final Development Review Officer (DRO) approval of the Master Plan, a Master Landscape Plan shall be submitted for the perimeter buffers to be reviewed and approved by the Landscape Section. (DRO:LANDSCAPE-Zoning)
- 3. Prior to issuance of the first building or excavation permit for any development in a pod or a parcel within a pod, which is located adjacent to the perimeter of the PIPD, the property owner shall comply with the following:
 - a. submittal of a landscape plan for the pod or the parcel within that pod including the perimeter buffer(s);
 - b. development of the perimeter landscape buffers shall be consistent with the approved Master Landscape Plan;

- c. implementation of the landscaping for each pod shall be completed prior to the issuance of the first Certificate of Occupancy (CO) for the pod or a parcel within the pod; and,
 - d. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO-Landscape)
4. All palms required to be planted in the perimeter buffer of the PIPD 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 standards. (CO: LANDSCAPE - Zoning)
 5. All perimeter buffers shall contain a pedway system with a minimum width of fifteen (15) feet. (DRO:LANDSCAPE- Zoning)
 6. Field adjustment of plant materials may be permitted to provide pedestrian sidewalks/bike paths/pedways/trails and to accommodate transverse utility or drainage easement crossings. (CO: LANDSCAPE - Zoning)
 7. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in the perimeter buffer, unless specified herein. (CO: LANDSCAPE - Zoning)

L. LANDSCAPING THE NORTH PROPERTY LINE (SOUTH OF THE 87-ACRE BTP NATURAL AREA)

1. In addition to the standard ULDC requirements, the landscape buffer (south of the 87-acre BTP natural Area) along the north property line shall be upgraded to include:
 - a. a minimum one hundred (100) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted. The north landscape buffer shall be permitted to be located along the south perimeter of the 87-acre BTP natural area;
 - b. plant materials to be installed in this buffer shall consist of one hundred (100) percent native species;
 - c. one (1) pine tree for each twenty (20) linear feet of the property line. Pines shall be planted in groups with a minimum of five (5) pines in each group, and with a maximum spacing of sixty (60) feet between groups;
 - d. the quantity of trees and shrub materials shall be twice the amount as required by Article 7 of the ULDC; and,
 - e. installation and completion of each portion of the buffer shall be phased in accordance to the construction phasing of the BTP Natural Area. (BLDG PERMIT: LANDSCAPE – Zoning)

M. LANDSCAPING THE SOUTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. In addition to the standard ULDC requirements, the landscape buffer along the south property line shall be upgraded to include:
 - a. a minimum one hundred (100) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted;
 - b. plant materials to be installed in these buffers shall consist of a minimum of seventy (70) percent native species;

- c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
- d. the quantity of trees and shrub materials shall be twice the amount as required by Article 7 of the ULDC; and,
- e. installation and completion of this buffer shall occur with the final excavation of Lake 1 (southernmost lake). (BLDG PERMIT: LANDSCAPE – Zoning)

N. LANDSCAPING THE EAST PROPERTY LINE (ABUTTING THE VAVRUS RANCH PROPERTY)

- 1. In addition to the standard ULDC requirements, the landscape buffer (abutting the Vavrus Ranch property) along the east property line shall be upgraded to include:
 - a. a minimum fifty (50) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted;
 - b. plant materials to be installed in these buffers shall consist of a minimum of sixty (60) percent native species;
 - c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
 - d. the quantity of trees and shrub materials shall be twice the amount as required by Article 7 of the ULDC.(BLDG PERMIT: LANDSCAPE – Zoning)
- 2. Installation and completion of each portion of the buffer shall occur prior to the issuance of a Certificate of Occupancy (CO) for each pod that abuts or is adjacent to the affected portion of the buffer. (CO:LANDSCAPE-Zoning)

O. LANDSCAPING THE WEST PROPERTY LINE (ADJACENT TO THE EAST SIDE OF SEMINOLE PRATT WHITNEY ROAD)

- 1. In addition to the ULDC requirements, the landscape buffer along the west property line shall be upgraded to include:
 - a. a minimum one hundred and fifty (150) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted. The west landscape buffer shall be permitted to be located on the east side of Seminole Pratt Whitney Road;
 - b. plant materials to be installed in these buffers shall consist of one hundred (100) percent native species;
 - c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
 - d. the quantity of trees and shrub materials shall be three (3) times the amount as required by Article 7 of the ULDC; and,
 - e. installation and completion of each portion of the buffer shall be phased in accordance to the construction phasing of Seminole Pratt Whitney Road, or Phase 1 of the project, whichever occurs first. (BLDG PERMIT: LANDSCAPE – Zoning)

P. LIGHTING

- 1. All outdoor lighting used to illuminate the subject property and identification signs shall be the minimum necessary to satisfy the Palm Beach County Code, low intensity, shielded, and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/ CODE ENF - Zoning)

2. All outdoor, freestanding lighting fixtures, except for ball field and street lights, shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning)
3. The lighting conditions above shall not apply to security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning)

Q. PALM TRAN

1. Prior to final approval of the Master Plan by the Development Review Officer (DRO), the location of an easement for all Bus Stop Boarding and Alighting Area shall be shown on the Master Plan. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. The location(s) shall be subject to the approval of Palm Tran (DRO: PALM TRAN-Palm Tran)
2. Prior to final approval of any individual site plan by the Development Review Officer (DRO), the property owner shall indicate mass transit circulation, bus access, and/or bus stops on or adjacent to the subject property consistent with the approved Master Plan pursuant to Condition Q.1. (DRO: PALM TRAN-Palm Tran)
3. Prior to issuance of the first building permit for each pod, the property owner shall convey and or dedicate to Palm Beach County an easement for all Bus Stop Boarding and Alighting Areas in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran shall be provided by the property owner.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO- Palm Tran/Eng)
4. Prior to the issuance of the first Certificate of Occupancy (CO) for any development requiring a bus shelter pursuant to Condition Q.2, the property owner shall construct a Palm Tran approved mass transit shelter with appropriate access, lighting, trash receptacle and bicycle storage. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the property owner.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO-Palm Tran/Eng)
5. Prior to issuance of building permits for development that generate more than 1,547 net external AM peak hour entering trips, the property owner shall prepare, approve and implement a Transit Master Plan for the area in consultation with Palm Tran (PT), Florida Department of Transportation (FDOT), the Palm Beach County Metropolitan Planning Organization (MPO), and the South Florida Regional Transportation Authority (SFRTA). At a minimum, the plan shall include the following:
 - a. Routing plans for a fixed-route commuter (Palm Tran) transit system serving the site from the surrounding commuter shed. The system shall identify optimum bus routes and commuter circulation loops within the limits of the following area: Indiantown Road to the

- north; Seminole Pratt-Whitney Road to the west; US 1 to the east; Okeechobee Boulevard to the south;
- b. Continued coordination with the South Florida Regional Transit Authority for a Tri-Rail station at PGA Boulevard and Beeline Highway and transfer station and facilities accommodating fixed-route shuttle services to and from the station and the Palm Beach County Biotechnology Research Park;
 - c. Continued coordination for an on-site, community based (shuttle/trolley) circulator system; and
 - d. the fixed route (Palm Tran) transit and community based (shuttle/trolley) circulator system with the following consideration:
 - 1) All structures shall have unrestrictive pedestrian access;
 - 2) Community Circulator service shall be provided for movement within the site and interconnected with the fixed-route service and the intermodal center;
 - 3) Appropriate headways for the system;
 - 4) Financing and costs associated with implementing the recommended system; and,
 - 5) The location (spacing), timing, size, and appearance of transit stops and stations as well as details facilitating integration of transit stops with adjacent development. (BLDG PERMIT:MONITORING- Palm Tran)
 - e. Several different types of bus stops shall be provided, including but not limited to neighborhood, transfer and hub:
 - 1) Neighborhood stops shall be provided at locations such as schools or large employers or stops having more than 10 average daily boardings. These stops shall include a shelter, bench, sign with schedule and trash receptacle and shall be consistent with the Palm Tran Design Standards Manual.
 - 2) Transfer stops shall be provided at locations with over 25 average daily boardings or locations where more than one transit route interface. These stops shall include a shelter, bench, sign with system information, trash receptacles, lighting and bicycle rack and shall be consistent with the Palm Tran Design Standards Manual.
 - 3) Hub stops shall be provided at locations with over 50 average daily boardings a day and multiple transit routes. These stops shall include a shelter, bench, sign with system information, trash receptacles, lighting, bicycle rack and newspaper vending and shall be consistent with the Palm Tran Design Standards Manual. (BLDG PERMIT:MONITORING- Palm Tran)
6. Parking and transit strategies shall be developed by the property owner, and incorporated into the final site plan for each pod, subject to the approval of the Development Review Officer (DRO). These strategies shall demonstrate the following:
- a. Access to community shuttle and transit stops;
 - b. Maximize the use of pedestrian facilities and connectivity to the Pedway System;
 - c. Limit individual parking lots for individual facilities;
 - d. Promote aggregate parking for multiple uses;
 - e. Promote shared parking (e.g. daytime vs. nighttime activities)

- f. Provide preferential parking for van pool, car pool, and alternative fuel vehicles
 - g. Promote a "park once" strategy
 - h. Orient buildings and their main entrance toward streets to create better pedestrian environments.
 - i. Locate buildings so they are as convenient and accessible to public transportation facilities and sidewalks as they are to auto parking.
 - j. Locate parking to the sides and backs of buildings so that pedestrian access and access from public transportation does not require walking through large parking lots to reach building entrances.
 - k. Design and locate parking lots and garages to enhance pedestrianism and the character and attractiveness of the area, and to encourage use of alternate modes of transportation.
 - l. The application of the above referenced parking strategies to development in the Palm Beach County Biotechnology Research Park shall be summarized in the Development of Regional Impact Annual Report. (DRO:PALM TRAN-Palm Tran/Eng)
7. As part of the Biennial Report submitted bi-annually on October 13, businesses with 500 or more employees shall submit a Transportation Demand Management (TDM) Plan for approval by the County Engineer. The TDM shall include and provide for the following:
- a. A Transportation Coordinator position;
 - b. Accommodation of alternate work hours and telecommuting;
 - c. An ongoing ride sharing information service to employees;
 - d. Facilities for the posting of the TDM Program in a location that is readily visible to future employees, including information kiosks, direct distribution of information, and providing South Florida Commuter Services (SFCS) presentations on ridesharing programs.
 - e. Incentives to employees who make work trips by modes of transportation other than single occupant automobiles;
 - 1) preferred parking spaces;
 - 2) discounts to property amenities (ie: cafeterias, retail shops, automotive services, gyms, dry cleaning, etc.);
 - 3) SunPass transponders and subsidies to carpools or vanpools;
 - 4) discounts on Association Fees;
 - 5) bike racks or secure bike storage;
 - 6) shower facilities for bikers;
 - 7) free valet parking;
 - 8) discounts or incentives to tenants who compressed work schedules, flextime, or telecommuting to their employees;
 - 9) discounts on DSL service to tenants who telecommute; and/or,
 - 10) discounts or incentives to tenants who provide their employees who participate in any of the above mentioned alternatives with incentives like "dress down days" or time-off. (DATE:MONITORING-Eng/Planning)
8. Prior to the issuance of building permit for development generating more than 4,848 new external peak hour trips or January 1st, 2015, whichever comes first, the property owner will co-ordinate with Palm Tran to provide bus route(s) to/from the site. (BLDG PERMIT:PALM TRAN –Palm Tran)
9. Prior to the issuance of building permit for development generating more than 1,954 new external peak hour trips, each individual business shall provide an annual finance incentive in a form of a subsidy of at least 50% of the annual ticket cost for at least 15% of the persons employed at the business or contribute equivalent funds to Palm Beach County for mass transit services. (BLDG PERMIT:PALM TRAN –Palm Tran)

R. PARKS

1. The property owner shall reserve approximately 32 acres of land for community facilities and recreation and open space uses as further described as a 12-acre parcel and a 20-acre parcel on the site. Ultimate transfer of title and warranty deeds and surveys to the above-mentioned park sites shall be made to a future property owners association for the Research Park site or delegated to a properly constituted special district. (DRO:PARKS-Parks)

S. PLANNING

1. Prior to final master plan approval by the Development Review Officer (DRO), a pathway plan shall be submitted indicating the following:
 - a. all equestrian, hiking, paved pedways and mulched pedways trails on the site;
 - b. equestrian crossing points from this project to the Research Park Accessory multi-use site, Petition 2004-351;
 - c. locations of breaks in the buffers and berms between pods;
 - d. buffer reduction areas between pods; and,
 - e. this pathway plan shall indicate all non-vehicular transportation corridors connecting all residential and non-residential pods in substantial conformance with the Master Development Plan dated July 19, 2004. (DRO:PLANNING-Planning)
2. Prior to final site plan approval for each pod by the Development Review Officer (DRO), pedestrian access to the pod shall be provided from any adjacent paved pedway trail or mulched pedway trail, and any necessary breaks in the pod's buffer (breaks in walls, berms, hedges, etc.) shall be shown on the site plan. (DRO:PLANNING-Planning)
3. Prior to final master plan approval by the Development Review Officer (DRO), vehicular connections to the east of the site shall be shown on the master plan. (DRO: PLANNING-Planning)
4. The property owner shall include in sales documents as well as written brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying future residents of the Palm Beach County Biotechnology Research Park project, that the project has a number of affordable housing units and any residents wishing to reside in a unit that has been designated as an affordable housing unit shall qualify for eligibility. Every deed of sale for each of the designated affordable units shall contain a restriction guaranteeing the property is sold and occupied by a very low, low or moderate income household (as appropriate) only, for the period specified in the restrictive covenant guaranteeing affordable housing in the whole of the Research Park project. The property owner is responsible for disclosure of the location of these units prior to the sale of any units. The developer or property owner shall submit documentation of compliance with this condition on an annual basis to the Planning Division beginning on October 13, 2007 and shall continue on an annual basis by either the developer or subsequent property owner/homeowner association. No administrative time extension to this condition shall be allowed. (DATE: MONITORING- Eng/Planning)
5. On an annual basis, beginning October 13, 2007, the property owner/homeowner association shall submit an annual report to the Planning Division documenting compliance with the declaration of restrictive covenants concerning affordable housing. No administrative time extension to this condition shall be allowed. (DATE:MONITORING -Planning)

6. The property owner of each pod shall dedicate right-of-way for streets as shown on the Master Plan dated July 19, 2004. (DRO:ENG/PLANNING)
7. Development on the site shall be limited as follows: research and development uses shall be a minimum of 8,000,000 square feet and a maximum of 8,500,000 square feet; retail uses shall be a minimum of 330,000 square feet and a maximum of 440,000 square feet; utility uses shall be a maximum of 392,040 square feet, not to exceed 20 acres (utility uses includes any building space which may be required to provide utilities, such as potable water, wastewater, electric, telephone, cable television and other utility services); educational uses shall be a minimum of 1,587,762 square feet and a maximum of 2,117,016 square feet, not to exceed 2,500 secondary, elementary, and/or high school students and 2,000 university students; recreation/community facility uses shall be a minimum of 100,000 square feet and a maximum of 487,872 square feet, (recreation/community facility uses could include a range of uses including, but not limited to, community centers, fire stations, sheriff substations, libraries and recreational structures); clinic/hospital uses shall be a maximum of 529,254 square feet, not to exceed 300 beds; and residential uses shall be at least 2,000 dwelling units, and may only exceed 2,000 units through the Transfer of Development Rights (TDR) or Workforce Housing programs. (ONGOING:PLANNING-Planning)
8. No administrative time extension shall be allowed. If the Scripps Research Institute does not move forward on the Mecca Site, County staff shall bring to the Board of County Commissioners (BCC) for initiation an amendment to consider returning the property to the Rural Residential, 1 unit per 10 acres (RR-10) designation or another appropriate land use designation. (ONGOING:PLANNING-Planning)

T. PROPERTY OWNERS ASSOCIATION/UNIFIED CONTROL

1. Prior to the recordation of the first subdivision plat, all non-residential and residential properties included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office, which shall include the following:
 - a. Formation of a single "master" property owner's association; a properly constituted independent or dependent district of the BCC; a Community Development District (CDD); or a Municipal Service Taxing District (MSTU) automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas;
 - b. All recreation parcels within the residential pods shall be deed restricted to recreation for the use of the residents of the residential development. At the time of turnover of the HOA, the recreation parcel shall be turned over to the association at no cost to the residents; and,
 - c. All the properties within the PIPD shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first subdivision plat for any portion of the planned development. (PLAT: ENG / COUNTY ATTY - Zoning)

U. SCHOOL BOARD

1. Prior to the issuance of the first Certificate of Occupancy (CO) in a residential pod, the school bus shelter shall be constructed by the property owner in a

location and manner acceptable to the Palm Beach County School Board and the County Engineer. 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 shelter(s) shall be the responsibility of the residential property owner.

- a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD-School Board)
2. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" 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).

- a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD-School Board)
3. The property owner shall coordinate with the School District of Palm Beach County regarding reserving land for a future elementary and/or high school site needed to serve the Palm Beach County Biotechnology Research Park.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD-School Board)

V. SOLID WASTE AUTHORITY

1. The development shall only occur concurrently with the provision of adequate solid waste disposal services and facilities. Prior to final site plan approval by the Development Review Officer (DRO) for any phase of development, the property owner shall obtain written confirmation from the Palm Beach County Solid Waste Authority that adequate facilities will be available when needed. (DRO:DRO-SWA/Health)

W. UNITY OF CONTROL

1. Prior to the platting of the each pod, the property owner shall record a covenant/unity of control in the public record indicating that all structures, uses, including but not limited to parking, landscaping and drainage within the pod are part of a single unified planned development, regardless of ownership. The covenant/unity of control shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant/unity of control shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: COUNTY ATTY-Zoning)

X. USE LIMITATIONS

1. The requested uses shall be limited to the following types of pods as shown in the table:
 - a. Dog Day Care – Requested use in a Commercial pod.
 - b. College or University - Requested use in a Commercial pod.
 - c. Day Care General - Requested use in a Light Industrial pod and in a Commercial pod.
 - d. Hospital or Medical Center - Requested use in a Commercial pod.
 - e. Excavation, Type II . Allows excess removal of fill, Type II excavation - Requested use in a Light Industrial pod, Commercial pod and a Residential pod.
 - f. Laboratory, Research – Requested use in a commercial pod.
(DRO:DRO-Zoning)
2. Each industrial pod shall have a minimum of 0.17 Floor Area Ratio (FAR), and shall not exceed 0.65 of Floor Area Ratio. (DRO:DRO-Zoning)
3. All recreation and open space areas within Pods B and Q designated on the Master Plan dated July 19, 2004 shall be open to the public and shall be intended for active recreation and outdoor entertainment uses. (ONGOING:CODE ENF-Zoning)
4. One (1) dog daycare center shall be permitted in either Pod F or Pod O of the subject property, and shall be limited to a maximum building area of five thousand (5,000) square feet. (BLDG PERMIT:BLDG-Zoning)
5. No barb or razor wires shall be permitted in any industrial pod of the subject property. (ONGOING:CODE ENF-Zoning).

Y. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner 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; 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 ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a 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 Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition 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. (ONGOING: MONITORING - Zoning)