

RESOLUTION NO. R2007-1874

RESOLUTION APPROVING ZONING APPLICATION DOA2007-875
(CONTROL NUMBER 1984-130)
DEVELOPMENT ORDER AMENDMENT
APPLICATION OF VISTA BUSINESS PARK INC.
BY MCCRANEY PROPERTY, AGENT
(VISTA CENTER PIPD PARCEL 19)

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 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Application DOA2007-875 was presented to the Board of County Commissioners at a public hearing conducted on October 25, 2007; and

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

WHEREAS, this approval is subject to Article 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 the findings in the staff report and the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.

9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 2.K.3.b 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 Application DOA2007-875, the application of Vista Business Park Inc., by McCraney Property Co., agent, for a Development Order Amendment/Expedited Application to amend the master plan to add two internal access points on an internal roadway for Parcel 19 on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 25, 2007, subject to the conditions of approval described in EXHIBIT C-1, attached hereto and made a part hereof.

Commissioner McCarty moved for the approval of the Resolution.

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

Addie L. Greene, Chairperson	-	Aye
Jeff Koons, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Robert J. Kanjian	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Jess R. Santamaria	-	Absent

The Chair thereupon declared that the resolution was duly passed and adopted on October 25, 2007.

Filed with the Clerk of the Board of County Commissioners on 19th day of November, 2007.

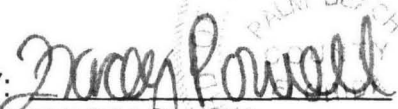
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON BOCK, CLERK &
COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

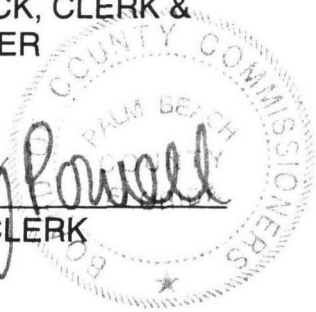
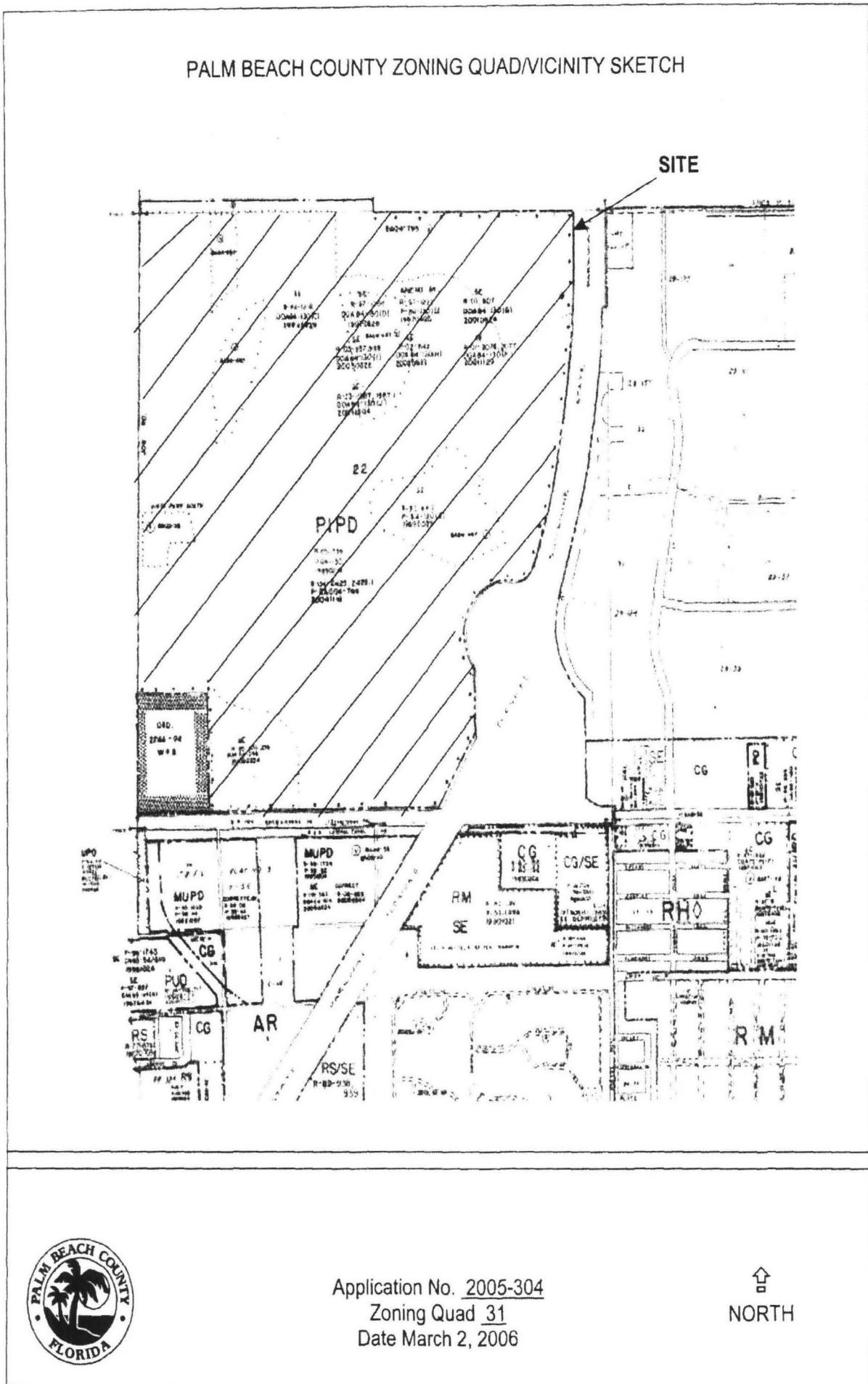


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 19, VISTA CENTER OF PALM BEACH PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH



Application No. 2005-304
Zoning Quad 31
Date March 2, 2006



EXHIBIT C1

CONDITIONS OF APPROVAL
(Local Government – PBC)

ALL PETITIONS

1. All conditions of approval contained in Resolution R-2003-1987.1, Petition 1984-130(J) are hereby revoked. (ONGOING: MONITORING - Zoning) (Previous All Petitions Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. All previous conditions of approval applicable to the subject property, as contained in Resolution R-2005-0378 (Petition DOA2004-295) have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Article 2.C of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning) (Previous All Petitions Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. Previous All Petition Condition 3 of Resolution R-2006-0517, Control No. 1984-130 which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master plan for the overall Vista Center is dated March 2, 2005. The certified site plan for Parcel 23 is dated December 9, 2004. All modifications must 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)

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved Master Plan for the overall Vista Center is dated September 12, 2007. All modifications must 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)

4. COMMENCEMENT OF DEVELOPMENT: In the event the developer fails to commence significant physical development within three (3) years from the effective date of the Development Order, development approval shall terminate and the development shall be subject to further consideration pursuant to Section 380.06, Florida Statutes. Significant physical development shall mean site preparation work for any portion of the project. (DATE: MONITORING - Zoning) (Previous All Petitions Condition 4 of Resolution R-2006-0517, Control No. 1984-130)
5. Copies of this revised Development Order shall be transmitted immediately by Certified Mail to the State of Florida Department of Community Affairs, the Treasure Coast Regional Planning Council, and the Developer. (ONGOING: ZONING - Zoning) (Previous All Petitions Condition 5 of Resolution R-2006-0517, Control No. 1984-130)
6. Prior to March 30, 1995, the petitioner shall receive certification of a revised Preliminary Development Plan (PDP) by the Development Review Committee for the subject property. The PDP shall reflect compliance with all applicable code requirements, conditions of approval, the application for development approval (ADA), and the development order for the DRI. In addition, the PDP shall indicate tabular data for each parcel, in accordance with the ADA. (DATE:ZONING-Zoning) (Previous All Petitions Condition 6 of Resolution R-2006-0517, Control No. 1984-130) [COMPLETED AND ONGOING FOR EACH PARCEL].

7. All previous conditions of approval applicable to the subject property, as contained in Resolution R-2006-0517.1 (Control 1984-130), will remain in full force and effect. (ONGOING: Monitoring – Zoning)

ANNUAL REPORT

1. The Annual Report required by Section 380.06(16), Florida Statutes shall be submitted on or before October 16th of each year. This Annual Report shall be submitted to Palm Beach County, the Treasure Coast Regional Planning Council, the State of Florida Department of Community Affairs, the State of Florida Department of Environmental Regulations, and the South Florida Water Management District. This Annual Report shall include the following items:
 - a. Changes in the plan of development or phasing for the reporting year and for the next year;
 - b. A summary comparison of development activity proposed and actually conducted for the year;
 - c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;
 - d. Identification and intended use of lands purchased, leased, or optioned by the developer adjacent to the original DRI site since the Development Order was issued;
 - e. An assessment of the development's and the local government's compliance with Conditions of Approval contained in the DRI Development Order;
 - f. Any known incremental DRI applications or request for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
 - g. A statement that all persons have been sent copies of the Annual Report in conformance with Subsections 380.06(14) and (16), Florida Statutes;
 - h. A copy of any notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the developer pursuant to Paragraph 380.06(14)(d), Florida Statutes; and
 - i. A list of all industrial tenants, including a description of their activities and the four (4) digit Standard Industrial Classification Code applicable to the operation. (ONGOING:ZONING-Zoning) (Previous Annual Report Condition 1 of Resolution R-2006-0517, Control No. 1984-130)

ARCHITECTURAL REVIEW (PARCELS 1 AND 5)

1. At time of submittal for final DRC approval of the site plan, the architectural elevations for all the buildings in Parcel 1 shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Sec. 6.6.E of the ULDC. Development shall be consistent with the approved architectural elevations. (DRO: ARCH REVIEW - Zoning) (Previous Architectural Review Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. Any building containing residential units located in the northern 200 feet of Parcel 5 shall be designed so that any units on the third floor and above shall not have any clear glass window openings and balconies oriented to the north. (DRO: ARCH REVIEW-Zoning) (Previous Architectural Review Condition 2 of Resolution R-2006-0517, Control No. 1984-130)

ENGINEERING

1. New Condition of approval affecting Parcel 19 (DOA/EAC Application No. 2007-875). Prior to March 1 2008 the final site plan for Parcel 19 shall be revised restricting the southernmost (new) access to Parcel 19 onto Vista Parkway as ingress only. (DATE:MONITORING- Eng)
2. TRANSPORTATION AND MAJOR ROAD IMPROVEMENTS

PHASE I OF PROJECT

- a. The Developer shall not receive building permits for buildings (excluding temporary structures associated with construction and site related work) in Phase I (as defined in the Application for Development Approval Page 31-9) of the project until such time as the Developer has assured funding by cash, bond, or irrevocable letter of credit for the design and construction of the following improvements:
 - 1) Two additional lanes to the existing segment of Okeechobee Boulevard from the west side of the intersection with Golden Lakes Boulevard east to the existing four-lane section of Okeechobee Boulevard east of the Florida Turnpike as identified in the construction plans which received technical approval from the Florida Department of Transportation in approximately May 1988 and as specified in the Tri-Party Agreement between the Developer, Palm Beach County, and the Florida Department of Transportation; and (DATE:ENG-Eng) (Previous Engineering Condition (Phase 1) 1.a.1 of Resolution R-2006-0517, Control No. 1984-130) [NOTE: COMPLETED]
 - 2) A new three-lane bridge over the Florida Turnpike on Okeechobee Boulevard. The construction in (a) (1) and (2) above shall be designed and constructed in contemplation of a future eight-lane section. The Developer shall provide construction plans for said road improvements to the Florida Department of Transportation (DOT) and to the South Florida Water Management District (SFWMD) for their review. Construction of (a) (1) and (2) improvements shall be completed within 18 months from the date of issuance of the construction permit by DOT. Furthermore, construction of buildings undertaken pursuant to any building permits issued (excluding those for temporary structures associated with construction, and site related work) under this provision shall be limited to footings and foundations until such time as construction has commenced on the improvements specified in (a) (1) and (2) above. The Developer shall award the contract(s) for construction of said improvements by July 15, 1988. (DATE: ENG - Eng) (Previous Engineering Condition (Phase 1) 1.a.2 of Resolution R-2006-0517, Control No. 1984-130) [NOTE: COMPLETED]
- b. By the completion of construction in Phase I of the project (or of construction generating an equivalent number of vehicle trips per day), the Developer shall have completed the construction of a two-lane section of Jog Road running north along the west side of the project from Okeechobee Boulevard to the north property line of the project to Palm Beach County Thoroughfare Plan standards including the ultimate drainage for a multiple lane road. Developer shall complete construction of this two-lane section of Jog Road within 15 months from the date of issuance of a construction permit for the Jog Road Construction by the County. This construction shall commence by September 1990 and be completed in no case later than July 1991. (DATE:ENG-Eng) (Previous Engineering Condition 1.b. of Resolution R-2006-0517, Control No. 1984-130) [NOTE: COMPLETED]

PHASE II OF PROJECT

- a. The developer shall not receive building permits for buildings (excluding temporary structures associated with construction and site related work) for Phase II of the project until the following have occurred:

A Contract (or Contracts) for the commencement of construction of an eight-lane section of roadway on Okeechobee Boulevard from the Florida Turnpike to Palm Beach Lakes Boulevard has been awarded. To expedite this construction, the developer shall provide all necessary funds toward the purchase of the right-of-way necessary to 6-lane Okeechobee Boulevard between Haverhill Road and the Florida Turnpike. This shall include all studies, appraisals, court costs, etc. This amount shall not be less than \$800,000. Palm Beach County shall contribute road impact fees to the Florida Department of Transportation toward this right-of-way acquisition. These impact fee funds shall be (\$196,000). Developer funds shall be made available when requested by Florida Department of Transportation. The developer shall also provide the right-of-way map and all associated documents required for the taking of this right-of-way. Florida Department of Transportation shall acquire this right-of-way. (BLDG. PERMIT:ENG-Eng) (Previous Engineering Condition 1 Phase 2 a. of Resolution R-2006-0517, Control No. 1984-130) [NOTE: COMPLETED].

- b. The property owner shall make available to Palm Beach County the amount of \$648,482 which is the residual amount from the \$1,000,000 funding for road improvements. These funds shall be paid as follows:
- 1) \$324,241 shall be paid prior to August 1, 2001.
 - 2) The remaining \$324,241 shall be paid prior to July 1, 2002 plus interest payment at the rate of 3% per year on the total unpaid balance of \$648,482 which shall be calculated from the date of May 12, 1993.

In addition the Property owner shall contribute an additional amount of \$200,000 funding for road improvements. These funds shall be paid prior to October 31, 2001. (DATE: MONITORING -Eng) (Previous Condition E.1. Phase 2 b of Resolution R-2006-0517, Control No. 1984-130).

- c. Developer and the County shall make good faith efforts to achieve the agreements and improvements specified under subsections (c) and (d) above. (ONGOING: ENG - Eng) (Previous Condition E.1. Phase 2 c of Resolution R-2006-0517, Control No. 1984-130).
- d. The County shall make application in 1984 to the Florida Department of Commerce for a grant of funds to help meet the costs of the road improvements required by this section. Developer shall assist and support the County applying for and obtaining said funds. If such a grant is received, it shall be applied to the cost of the right-of-way acquisition described under subsection (c) above, or to the improvements described under subsection (a) above. These monies shall be used prior to Palm Beach County impact funds being used. (ENG/IMPACT FEE COORD-Eng) E.1. Phase 2 d of Resolution R-2006-0517, Control No. 1984-130. [NOTE: COMPLETED]
- e. Property owner shall convey a cross access easement with the property owner to the west prior to approval by the DRC for a Master Plan revision to Parcel 23, or prior to the issuance of a building permit for Parcel 23, whichever shall first occur. (DRO:ENG-Eng) (Previous Condition E.1. Phase 2 e of Resolution R-2006-0517, Control No. 1984-130). [NOTE: COMPLETED]
- f. Prior to Master Plan/Site Plan approval for Parcel 23, an approved traffic impact analysis shall be submitted to the Engineering Department. This Traffic Impact Analysis shall include the projected traffic from the parcel to the west. Geometrics, including stacking distance, shall then be approved by the County Engineer and Florida Department of Transportation based upon the approved Traffic Impact Analysis. (DRO: ENG - Eng) (Previous Condition E.1. Phase 2 f of Resolution R-2006-0517, Control Number 1984-130). ONGOING
- g. In the event the parcel to the west is proposed for development, or is developed prior to Parcel 23, and provides access for the benefit of Parcel 23 along its east

boundary to Okeechobee Boulevard at the median cut. Condition 9.g. and 9.h. above shall be considered satisfied. The petitioner shall align access points for Parcel 23 into the parcel to the west, based on the established cross access points on the plan for the parcel to the west. The petitioner shall eliminate the western most access point to Parcel 23 onto Okeechobee Boulevard from the Master Plan after the above occurs. When Parcel 23 is developed, paved access shall be provided from Parcel 23 to the parcel to the west and from the parcel to the west to Parcel 23 which shall include access to Vista Parkway as indicated on the approved or to be approved site plans for the respective parcels. Should the parcel develop as a single user (i.e., corporate office project with secured access) then this petitioner may be relieved of this obligation for a cross access easement. (DRO:ENG-Eng) (Previous Condition E.1. Phase 2 g of Resolution R-2006-0517, Control No. 1984-130). ONGOING

- h. The following strategies shall be implemented and shall be coordinated with the County Engineer and shall include but not be limited to:
1. facilitation of mass transit usage through
 - provision of bus stop signs
 - distribution of bus schedules
 - coordination with PALMTRAN and other mass transit services within the business in the park
 2. encourage staggered work hours on the employers and their employees within the Park under the authority of protective covenants;
 3. coordination with South Florida Commuter Services to facilitate a reduction in the number of vehicle trips by employees at Vista Center. (ENG/PALM TRAM-Eng) (Previous Condition E.1. Phase 2 h of Resolution R-2006-0517, Control No. 1984-130). ONGOING

3. TRANSPORTATION; SITE RELATED ROAD IMPROVEMENTS

The following site related road improvements shall be undertaken as specified below:

- a. The Developer shall convey to Palm Beach County, within ninety (90) days of adoption of the PIPD Rezoning Resolution by the Board of County Commissioners, the ultimate right-of-way for:
- 1) Okeechobee Boulevard, 200 feet north of the north right-of-way line of the Lake Worth Drainage District L-1 Canal through the project's limits (approximately an additional eighty-two (82) feet. [COMPLETED]
 - 2) Jog Road, sixty (60) feet through the project's limits. [COMPLETED]
 - 3) The "Special Intersections" as shown on the Thoroughfare Right-of-Way Protection Map. [COMPLETED]
 - a) Sixty-four (64) feet from centerline for Jog Road.
 - b) The necessary right-of-way for the Okeechobee Overpass over the Florida Turnpike. (DATE:ENG-Eng) (Previous Condition E.2 a. of Resolution R-2006-0517, Control No. 1984-130). [COMPLETED]
- b. The Developer shall complete, within twelve (12) months of the approval date by the Board of County Commissioners, the engineering plans for a three-lane bridge on Okeechobee Boulevard over the Florida Turnpike. Surety is to be submitted to the County Engineer for the design cost within ninety (90) days from the date of special exception approval. (DATE:ENG-Eng) ((Previous Condition E.2 b. of Resolution R-2006-0517, Control Number 1984-130) [COMPLETED]
- c. The developer shall ensure that access for the entire site onto Okeechobee Boulevard shall be limited to three street connections into the site from Okeechobee Boulevard. The requested eastern access shall be limited to right turn movement

only. (DRO: ENG - Eng) (Previous Condition E.2 c. of Resolution R-2006-0517, Control Number 1984-130). ONGOING

d. The Developer shall construct the internal loop roadway as a four-lane median divided section. (DRO:ENG-Eng) (Previous Condition E.2 d. of Resolution R-2006-0517, Control Number 1984-130) [COMPLETED]

e. The Developer shall construct, concurrent with the construction of the project's entrance road at its intersection with Okeechobee Boulevard:

- 1) Right turn lane, east approach; [COMPLETED]
- 2) Right turn lane, north approach; [COMPLETED]
- 3) Dual left turn lanes, north approach; [COMPLETED]
- 4) Dual left turn lanes, west approach; and[COMPLETED]
- 5) Signalization when warranted, as determined by the County Engineer. (ONGOING:ENG-Eng) (Previous Condition E.2 e. of Resolution R-2006-0517, Control No. 1984-130)

f. The Developer shall construct, concurrent with the construction of Jog Road onto Okeechobee Boulevard:

- 1) Right turn lane, north approach;
- 2) Dual left turn lanes, north approach;
- 3) Dual left turn lanes, west approach;
- 4) Right turn lane, east approach; and
- 5) Signalization when warranted, as determined by the County Engineer. (ONGOING:ENG-Eng) (Previous Condition E.2 f. of Resolution R-2006-0517, Control No. 1984-130) [COMPLETED]

g. The Developer shall construct, concurrent with the construction of Jog Road at the project's entrance road between Parcel 20 and 21:

- 1) Right turn lane, south approach;
- 2) Left turn lane, north approach; [COMPLETED]
- 3) Right turn lane, east approach; [COMPLETED]
- 4) Left turn lane, east approach; and [COMPLETED]
- 5) Signalization when warranted, as determined by the County Engineer. (ONGOING:ENG-Eng) (Previous Condition E.2 g. of Resolution R-2006-0517, Control No. 1984-130)

4. PLATTING; POSTING OF BONDS AND SURETY: All areas of this development shall be platted and appropriate bonds, surety, or letters of credit shall be posted with the office of the County Engineer. (PLAT:ENG-Eng) (Previous Condition E.3. of Resolution R-2006-0517, Control Number 1984-130) ONGOING

5. FAIR SHARE ROAD IMPACT FEES: The Developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. Presently, the Fair Share Fee for this project is:

PHASE I TOTAL

Hotel	\$38,625.00
Villas	9,850.00
Office	28,825.00
Light Industrial	26,113.00

PHASE II

Hotel	\$57,813.00
Villas	8,775.00
Office	166,775.00
Light Industrial	107,625.00
Subtotal	\$340,988.00

Cumulative Total of
Phase I and Phase II \$444,401.00

Credit for the Impact Fees shall be applied toward the construction and expenditures of funds as outlined in Condition 9 (a), (c) and (d). Any credit shall be based upon a certified cost estimate by the developer's engineer and subject to approval by the County Engineer's Office. (IMPACT FEE COORD-Eng) (Previous Condition E.4. of Resolution R-2006-0517, Control Number 1984-130) [COMPLETED]

6. The Property owner shall construct the following at the entrance to Parcel 22 at Jog Road:

- a right turn lane south approach
- a left turn lane north approach on Jog Road at the Projects additional entrance to Vista Center.

This construction shall be concurrent with the construction of the additional access road onto Jog Road. Any and all costs associated with the construction shall be paid by the property owner. (ONGOING:ENG-Eng) (Previous Condition E.5 of Resolution R-2006-0517, Control No. 1984-130)

7. LANDSCAPE WITHIN MEDIAN OF COUNTY ROADS

- a. Prior to January 15, 2002, the property owner shall apply to the Palm Beach County Engineering and Public Works Department Permit Section for a permit to landscape the adjacent median of Jog Road Right-of-Ways. This permit shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County. When permitted by the Land Development Division of the Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the latest revision to the Palm Beach County Engineering and Public Works Department Streetscape Standards. The property owner, or the Property Owner's Association if the requirements of paragraph C are complied with, shall also be responsible for supplementing any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscaping installation and maintenance requirements shall be subject to the standards as set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. Exempted from this condition is Project No. 473-504 (Garfield Restaurant and Hampton Inn). (BLDG PERMIT: MONITORING- Eng) (Previous Condition E.6A. of Resolution R-2006-0517, Control No. 1984-130) [COMPLETED]
- b. All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association or maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed prior to the issuance of the next certificate of occupancy. Exempted from this condition is Project No. 473-504 (Garfield Restaurant and Hampton Inn). (CO: MONITORING-Eng) (Previous Condition E.6 B. of Resolution R-2006-0517, Control No. 1984-130) [COMPLETED]

- c. The Property Owner's Association (POA) may enter into the Right-of-Way Landscape, Maintenance, Removal and Indemnification agreements, in substitution for the Property Owner, in the event the POA is validly formed, in operation and the Property Owners Association documents are amended to give the POA the power and obligation to perform the terms of said Maintenance and Indemnification Agreement and the POA documents encumber all property subject to this petition. If the Developer does not enter into an agreement with Palm Beach County to assume the maintenance responsibility, then appropriate property owners documents or other restrictive covenant documents, evidencing the obligation to install, irrigate and maintain the landscaping and indemnify the County and perform other obligations under the Maintenance and Indemnification Agreement shall be established or amended as required and shall be approved by the Palm Beach County Attorney's Office and recorded prior to January 15, 2001. Exempted from this condition is Project No. 473-504 (Garfield Restaurant and Hampton Inn. (DATE: MONITORING-Eng) (Previous Condition E.6.C of Resolution R-2006-0517, Control NO. 1984-130). [COMPLETED]
8. If required by the County Engineer as part of the road widening of Okeechobee Boulevard, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane on Okeechobee Boulevard at the Project's Entrance into Parcel 23. This right-of-way shall be twelve feet in width, 280 feet in length, with a taper length of 50 feet. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. The property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. This additional right of way shall be conveyed within thirty notice to the property owner that this additional right of way is required as part of the road widening for Okeechobee Boulevard. (ROAD CONSTRUCTION OKEECHOBEE BOULEVARD:THIRTY DAY NOTICE-Eng) (Previous Condition E.7 of Resolution R-2006-0517, Control No. 1984-130) ONGOING
9.
 - a. For water quality enhancement purposes, the developer shall design and construct the surface water management system to detain the runoff from a one-hour, three-year storm event. Further, the system shall incorporate filtering or skimming devices such as grease traps, baffles, and skimmers to remove pollutants from parking lots, roads, and other impervious surfaces. Special attention should be given in the final drainage design to assure that existing water tables will not be lowered off-site. (ONGOING:ENG-Eng) (Previous Condition E.8a. of Resolution R-2006-0517, Control NO. 1984-130) ONGOING
 - b. The developer shall design and construct the golf course storm water management system to retain the first one-half inch of runoff from a one-hour, three-year storm event. (ONGOING:ENG-Eng) (Previous Condition E.8 b. of Resolution R-2006-0517, Control No. 1984-130) ONGOING
 - c. As part of the annual report required under Section 380.06(16), Florida Statutes, the developer shall provide a list of all industrial tenants, including a description of their activities and the four (4) digit Standard Industrial Classification Code applicable to the operation. A copy of this list shall be provided to the Department of Environmental Regulation and the agency delegated the authority for maintaining, updating, and verifying the master files for hazardous waste generators in Palm Beach County. (ONGOING: ENG-Eng) (Previous Condition E.8.c of Resolution R-2006-0517, Control No. 1984-130). ONGOING
10. The concurrency approval is subject to the project aggregation rule set forth in the E.9 of Resolution R-2006-0517, Control No. 1984-130). ONGOING
11. The Developer shall construct concurrent with the paving and drainage improvements for parcels 4, 5, and 6 an alternate pedestrian pathway along the east and south side Vista Parkway as shown on the approved Alternate Pedestrian Circulation Plan. This pathway shall be shown on each of the final site plans for parcels 4, 5, and 6. This

pathway shall be completed along each of the affected Pod's prior to the first certificate of occupancy for each Pod. (CO: MONITORING-Eng) (Previous Condition E.10. of Resolution R-2006-0517, Control No. 1984-130). ONGOING

ENVIRONMENTAL

1. The developer shall establish a vegetated littoral zone of no less than ten (10) acres as part of the surface water management system of lakes. The ten (10) acres of required littoral zone shall be fully vegetated with native plant species and occur from lake control elevation to a depth of three (3) feet below control elevation. In addition, the developer shall preserve or create on-site ten (10) acres of seasonally flooded wetland habitat designed to be of value to wading birds for feeding, and consisting of native vegetation typical of such habitats. Prior to commencement of construction for any phase of the project, the developer shall prepare a design and management plan for all wetlands or littoral zones that will be a part of that phase. The plan shall: 1) include a topographic map of the wetland or littoral zone, or include typical cross sections; 2) specify how vegetation is to be established, including the extent, type, method, and timing of any planting to be provided; and 3) provide a description of any management procedures to be followed in order to assure the continued viability, health, and function of the littoral zone or wetland. The plan for each phase shall be subject to approval by Palm Beach County in consultation with the Treasure Coast Regional Planning Council. The plan shall be implemented and work inspected prior to the beginning of the next phase. (ONGOING:ERM - Erm) (Previous Environmental Condition 1 of Resolution R-2006-0517, Control No. 1984-130)

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

2. The developer shall provide and maintain a buffer zone of native upland edge vegetation around wetland and deepwater habitats which are preserved or constructed on-site in accordance with the following provisions. The buffer zone may consist of preserved or planted vegetation but shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat and shall include a total area of at least ten (10) square feet per linear foot of wetland or deepwater habitat perimeter. This upland edge habitat shall be located such that no less than fifty (50) percent of the total shoreline is buffered by a minimum width of 10 (ten) feet of upland habitat. (ONGOING:ERM - Erm) (Previous Environmental Condition 2 of Resolution R-2006-0517, Control No. 1984-130)

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

3. During construction, all melaleuca, brazilian pepper, and australian pine which occur on-site shall be removed. Removal shall be in such manner that avoids seed dispersal by any of these species. There shall be no planting of pest exotic vegetation on-site. (ONGOING:ERM-Erm) (Previous Environmental Condition 3 of Resolution R-2006-0517, Control No. 1984-130)

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

4. Prior to commencement of any land clearing activities, the developer shall conduct a survey of the site to locate all representatives of the endangered epiphyte Tillandsia fasciculata, the Cardinal wild pine bromeliad. All individuals of this species identified by the on-site survey shall be protected and preserved by the applicant in a manner which assures the continued health and viability of the population. The survey and protection methods shall be to the satisfaction of Palm Beach County in consultation with the Treasure Coast Regional Planning Council. (ONGOING:ERM-Erm) (Previous Environmental Condition 4 of Resolution R-2006-0517, Control No. 1984-130)

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

5. Thirty (30) percent of the landscaped areas on-site, excluding the retention areas, the golf course greens and fairways, rights-of-way, building courtyard areas and planting boxes which abut buildings shall be comprised to preserve, enhance, or recreate native

vegetation. The location of vegetation areas shall be such that the watering and fertilization of non-native areas do not inhibit the management of the native vegetation areas in a healthy state. Fifty (50) percent of the trees used in landscaping shall be native trees adapted to the soil conditions on-site. (ONGOING: ERM - Erm) (Previous Environmental Condition 5 of Resolution R-2006-0517, Control No. 1984-130)

Is hereby deleted. [REASON: Should be listed under Landscaping Conditions and is not governed by ERM.]

6. When a site plan is proposed for Parcel 4, the site shall be evaluated for a 25% upland set-aside. The proposed upland set-aside shall be approved by ERM and placed in the highest quality native vegetation. (DRO: ERM - Erm) (Previous Environmental Condition 6 of Resolution R-2006-0517, Control No. 1984-130)

Is hereby Deleted. [REASON: complete. An Upland Preserve set-aside has been provided for Parcel 4.]

FIRE PROTECTION

1. No building permits for buildings (excluding temporary structures associated with construction and site related work) within the project shall be issued unless and until plans for the provision of water for fire fighting purposes at a minimum rated capacity of 1,500 gpm at 20 psi residual pressure have been reviewed by the Military Park Fire Control Tax District #4 for code compliance. (BLDG. PERMIT: FIRE-FIRE) (Previous Fire Protection Condition 1 of Resolution R-2006-0517, Control No. 1984-130)

HEALTH

1. a. Clearing of specific building sites shall not commence until the developer is ready to build the building or buildings to be located on that site.
b. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emission shall be undertaken and implemented by the developer to the satisfaction of the Palm Beach County Health Department and the Florida Department of Environmental Regulation. (ONGOING:HEALTH-Health) (Previous Health Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. Reasonable precautions shall be exercised during site development to insure that fugitive particulates (dust particles) from this property do not become a nuisance to neighboring properties. A plan shall be submitted to the Palm Beach County Health Department to control unconfined particulates prior to the issuance of any land development permits. (ONGOING:HEALTH-Health) (Previous Health Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. Any fuel or chemical storage tanks shall be installed and protected against leakage or spillage due to corrosion, breakage, structural failure, or other means. The design and installation plans will be submitted to the Health Department for approval prior to installation. (ONGOING:HEALTH-Health) (Previous Health Condition 3 of Resolution R-2006-0517, Control No. 1984-130)
4. Burning due to land clearing operations shall not be conducted during periods when the surface wind is from the western quadrant. (ONGOING:HEALTH-Health) (Previous Health Condition 4 of Resolution R-2006-0517, Control No. 1984-130)
5. All references to environmental regulatory agencies shall include Palm Beach County Health Department. (ONGOING: HEALTH-Health) (Previous Health Condition 5 of Resolution R-2006-0517, Control No. 1984-130)

ZONING - LANDSCAPING-STANDARDS

1. Fifty-percent (50%) of trees to be planted in the perimeter buffer shall be native canopy trees and meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. Trunk diameter: 3.5 inches measured at 4.5 feet above grade;
 - c. Canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of 3.5 feet in length.
 - d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (CO: LANDSCAPE Zoning) (Previous Landscaping Standards Condition 1 of Resolution R-2006-0517, Control No. 1984-130).
2. All palms required to be planted on site by this approval shall meet the following minimum standards at installation:
 - a. Palm heights: twelve (12) feet clear trunk;
 - b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
 - c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (CO: LANDSCAPE - Zoning) (Previous Landscaping Standards Condition 2 of Resolution R-2006-0517, Control No. 1984-130).
3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:
 - a. eighteen (18) to twenty-four (24) inches groundcover and small shrub;
 - b. twenty-four (24) to thirty-six (36) inches medium shrub;
 - c. forty-eight (48) to seventy-two (72) inches large shrub; and,
 - d. this condition shall not apply to the five (5) foot wide compatibility buffer or where a single row of hedge is required on one or both sides of the wall or fence, and along internal access road of Parcel 1. (CO: LANDSCAPE - Zoning) (Previous Landscaping Standards Condition 3 of Resolution R-2006-0517, Control No. 1984-130).
4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE - Zoning) (Previous Landscaping Standards Condition 4 of Resolution R-2006-0517, Control No. 1984-130).
5. Thirty (30) percent of the landscaped areas on-site, excluding the retention areas, the golf course greens and fairways, rights-of-way, building courtyard areas and planting boxes which abut buildings shall be comprised to preserve, enhance, or recreate native vegetation. The location of vegetation areas shall be such that the watering and fertilization of non-native areas do not inhibit the management of the native vegetation areas in a healthy state. Fifty (50) percent of the trees used in landscaping shall be native trees adapted to the soil conditions on-site. (ONGOING: LANDCAPE - Erm) (Previous Landscaping Standards Condition 5 of Resolution R-2006-0517, Control No. 1984-130).

ZONING - LANDSCAPING-ALONG WEST PROPERTY LINE (ADJACENT TO JOG ROAD)

1. Landscaping and buffering along the west property line shall be upgraded to include:
 - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
 - b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb;
 - c. one (1) canopy tree planted every twenty (20) feet on center;

- d. one (1) palm or pine tree for each twenty-five (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
- e. twenty-four (24) inch high shrub or hedge material installed on Fifty-percent (50%) of the plateau of the berm, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE-Zoning) (Previous Landscaping Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

ZONING - LANDSCAPING-ALONG THE NORTH PROPERTY LINE OF PARCEL 1 (ABUTTING HOTEL)

1. Landscaping and buffering along the north property line shall be upgraded to include:
 - a. a minimum fifteen (15) foot wide landscape buffer strip;
 - b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb;
 - c. one (1) native canopy tree for each twenty (20) feet of the property line;
 - d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
 - e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
 - f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
 - g. one (1) medium shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE-Zoning) (Previous Landscaping Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

ZONING - LANDSCAPING-ALONG THE NORTHWEST PROPERTY LINE OF PARCEL 4 (FRONTAGE OF VISTA PARKWAY)

1. Landscaping and buffering along the northwest property line of Parcel 4 shall be upgraded to include:
 - a. a minimum twenty-five (25) foot wide landscape buffer strip. No easement encroachment or width reduction may be permitted;
 - b. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
 - c. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
 - d. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation;
 - e. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation; and,
 - f. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation. (BLDG PERMIT: LANDSCAPE-Zoning) (Previous Landscaping Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

ZONING - LANDSCAPING-ALONG THE NORTH PROPERTY LINE OF PARCEL 5 (FRONTAGE OF VISTA PARKWAY)

1. Landscaping and buffering along the north property line of Parcel 5 shall be upgraded to include:
 - a. a minimum twenty-five (25) foot wide landscape buffer strip. No easement encroachment or width reduction may be permitted;
 - b. a minimum three (3) foot high continuous berm measured from top of curb;
 - c. a six (6) foot high opaque concrete wall to be located on the plateau of the berm. The exterior side of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;
 - d. one (1) canopy tree planted for each twenty (20) linear feet of the property line, alternating on both sides of the wall;

- e. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters alternating on both sides of the wall;
- f. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation, and to be planted on both sides of the wall;
- g. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, and to be planted on both sides of the wall; and
- h. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, and to be planted on the exterior side of the wall. (BLDG PERMIT: LANDSCAPE-Zoning) (Previous Landscaping Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

ZONING - LANDSCAPING-INTERIOR (PARCEL 1)

1. A minimum of one (1) landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (DRO: ZONING-Zoning) (Previous Landscaping Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

LIGHTING

1. Outdoor lighting used to illuminate the subject property and identification signs shall be the minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF - Zoning) (Previous Lighting Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. All outdoor light poles shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (CO: BLDG - Zoning) (Previous Lighting Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. Security lighting shall be provided for all stairwells and shall not be extinguished during evening hours. (BLDG PERMIT: BLDG - Zoning) (Previous Lighting Condition 3 of Resolution R-2006-0517, Control No. 1984-130)

PALM TRAN

1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN-Palm Tran)
2. Prior to Plat Recordation or issuance of the first Building Permit, whichever shall first occur, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area 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 is required. (BLDG PERMIT: MONITORING-PalmTran)

PLANNING

1. Prior to final Development Review Certification, the Preliminary Development Plan and site plan shall be revised to include notations indicating the existing or proposed/future location of sidewalks along Okeechobee Boulevard and Jog Road. (Previous Condition Planning 1. of Resolution R-2006-0517, Control # 1984-130) (DRC: PLANNING-Planning) [COMPLETED]

PLANNED UNIT DEVELOPMENT (PARCEL 1)

1. Decorative street lights shall be provided similar to those required under Section 6.8.A.16.c.(1) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng) (Previous Planned Unit Development (Parcel 1) Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. All utilities shall be underground, pursuant to Section 6.8.A.16.c(5) of the ULDC, with exception to overhead power transmission lines located in the fifty (50) foot Florida Power and Light (FP&L) easement. (PLAT: ENG - Zoning) (Previous Planned Unit Development (Parcel 1) Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. All guest parking spaces required for each building shall be designated within a minimum distance of one-hundred (100) feet, with parking stops clearly labeled as Guest Parking.” (DRO/BLDG PERMIT: ZONING/BLDG - Zoning) (Previous Planned Unit Development (Parcel 1) Condition 3 of Resolution R-2006-0517, Control No. 1984-130)
4. A minimum amount of recreation amenities shall be provided in the principal recreation areas to be consistent with the master/site plan dated October 28, 2004. (DRO:DRO-Zoning) (Previous Planned Unit Development (Parcel 1) Condition 4 of Resolution R-2006-0517, Control No. 1984-130)

PLANNED UNIT DEVELOPMENT (PARCELS 4, 5 AND 6)

1. Decorative street lights shall be provided pursuant to Section 6.8.A.16.c.(1) of the ULDC, subject to approval by the County Engineer. (CO: LANDSCAPE- Zoning) (Previous Planned Unit Development (Parcel 4, 5 and 6) Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. Street trees shall be required within the street tracts or right-of-ways of the subject development consistent with the requirements of the Engineering Department, and the following criteria:
 - a. along one side of all internal PUD streets, forty (40) feet in width or greater;
 - b. along both sides of all internal PUD streets, fifty (50) feet in width or greater;
 - c. all Final Subdivision Applications shall include roadway cross-section sketches showing street trees. (DRO: ENG Zoning) (Previous Planned Unit Development (Parcel 4, 5 and 6) Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. Prior to final site plan certification by the Development Review Committee (DRC), the site plan shall be indicate a focal point at the terminus of each residential access street, cul-de-sac, or nonresidential access way within Parcels 4, 5 and 6. The focal point shall be in the form of a plaza, fountain, arcade or similar pedestrian oriented public areas acceptable to the Zoning Division. (DRO: ZONING - Zoning) (Previous Planned Unit Development (Parcel 4, 5 and 6) Condition 3 of Resolution R-2006-0517, Control No. 1984-130)
4. Recreation uses provided in accordance with Section 6.8.B.4.A.(6)(b)(i) of the ULDC shall be located on a minimum of 0.1 acre and shall be located within each residential pod. Such recreation uses shall have a direct connection to the pedestrian system on the property and include a tot lot, gazebo, fitness station, rest station, or similar recreation amenity subject to approval of the Zoning Division. These recreation areas shall not be used towards the Parks and Recreation Department's minimum recreation requirement or be located within land areas designated for drainage, stormwater management or other utility purposes. (DRO: ZONING - Zoning) (Previous Planned Unit Development (Parcel 4, 5 and 6) Condition 4 of Resolution R-2006-0517, Control No. 1984-130)
5. The property owner/developer shall include in the homeowner documents, as well as written sales brochures, sales contracts, Master Plans and related Site Plans for Parcel 5, a disclosure statement identifying and notifying of the existence of industrial uses in

this Planned Industrial Park Development. All of these documents/plans shall also indicate that Parcel 5 is directly across the Palm Beach County Vista Operations & Support Center, which consists of a twenty-four hour seven day week (24/7) lit fueling station; a future three-story records storage building, and a Road & Bridge facility. Additionally, all of the above documents/plans shall indicate that units within Building 1 have fenestrations/windows/balconies overlooking industrial uses that are located north of the Vista Parkway. The property owner/developer shall submit documentation of compliance with this condition to FD&O:

- a. Prior to the issuance of the Certificate of Occupancy (CO) of the first unit; and (CO: MONITORING- FD&O)
- b. On an annual basis beginning January 1, 2005 and shall continue until all units within the development have been sold or the petitioner relinquishes control to the homeowners association. (DATE: MONITORING- FD&O) (Previous Planned Unit Development (Parcel 4, 5 and 6) Condition 5 of Resolution R-2006-0517, Control No. 1984-130)

PLANNED UNIT DEVELOPMENT (PARCEL 23, SUBPARCEL 5)

1. Decorative paving treatment (stamped concrete or pavers) shall be provided at the southeast entrance to subparcel 5 at a minimum of 1,104 square feet as indicated on the site plan dated December 9, 2004. ((Previous Planned Unit Development (Parcel 23, Subparcel 5) Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

SCHOOL BOARD (PARCEL 1)

1. Prior to final DRC approval of the master/ site plan of Parcel 1, the petitioner shall show on the plan a bus turnaround (at a minimum radius of 55 feet). Additionally, a bus shelter shall be provided at the bus pick-up point. (DRO:SCHOOL BOARD-School Board) (Previous School Board (Parcel 1) Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board and 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, appropriate lighting, waste container, and bicycle rack. Bus shelters located on private property or in common areas shall be the maintenance responsibility of the property owner. (CO:SCHOOL BOARD-School Board) (Previous School Board (Parcel 1) Condition 2 of Resolution R-2006-0517, Control No. 1984-130)

Is hereby amended to state:

Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter(s) shall be the responsibility of the residential property owner. (CO:SCHOOL BOARD-School Board).

3. 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 HOME BUYERS/TENANTS"

School age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s).

(ONGOING: SCHOOL BOARD - School Board) (Previous School Board (Parcel 1) Condition 3 of Resolution R-2006-0517, Control No. 1984-130)

Is hereby amended to state:

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). (ONGOING: SCHOOL BOARD - School Board)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: WUD-WUD). (Previous Water Utilities Condition 1 of Resolution R-2006-0517, Control No. 1984-130).

COMPLIANCE

1. Should any section or provision of this Resolution or portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this resolution. (ONGOING:CTY ATTY-Zoning) (Previous Compliance Condition 1 of Resolution R-2006-0517, Control No. 1984-130)
2. Compliance with the Development Order shall be monitored through normal County permitting procedures, the procedures listed in specific Conditions of Approval, and review of the Annual Report. The local official responsible for assuring compliance with this Development Order is the Executive Director of the Plan Beach County, Zoning and Building Department. (ONGOING: MONITORING-Zoning) (Previous Compliance Condition 2 of Resolution R-2006-0517, Control No. 1984-130)
3. 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: CODE-ENF - Zoning) (Previous Compliance Condition 3 of Resolution R-2006-0517, Control No. 1984-130)
4. 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 Section 5.8 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:CODE ENF-Zoning) (Previous Compliance Condition 4 of Resolution R-2006-0517, Control No. 1984-130)

Is hereby amended to read:

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 the Code Enforcement Special Master to schedule a Status Report before the body which approved the Conditional Use, Type II Variance, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Departmental administrative actions made pursuant to this condition may be appealed as provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of a Conditional Use, Type II Variance, Development Order Amendment or other actions based on a Zoning Commission decision shall be by petition for writ of certiorari to the Circuit Court, Appellate Division, 15th Judicial Circuit of Florida. (ONGOING: MONITORING - Zoning)