

RESOLUTION NO. R-2009-0709

RESOLUTION APPROVING ZONING APPLICATION TDD/DOA-2008-01912
(CONTROL NUMBER 2004-00616)
DEVELOPMENT ORDER AMENDMENT
APPLICATION OF DONNA KLEIN JEWISH ACADEMY INC
BY LAND DESIGN SOUTH OF FLORIDA, INC., AGENT
(DELRAY MARKETPLACE TMD)

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, as amended, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) have been satisfied; and

WHEREAS, Zoning Application TDD/DOA-2008-01912 was presented to the Board of County Commissioners at a public hearing conducted on April 23, 2009; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other 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 (Monitoring), 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 purposes, goals, objectives and policies of the Palm Beach County Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.
2. This Development Order Amendment complies with relevant and appropriate portions of Article 4.B (Supplementary Use Standards) of the Palm Beach County Unified Land Development Code. This Development Order Amendment also meets applicable local land development regulations.
3. 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.
4. The proposed design, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
5. This Development Order Amendment has a concurrency determination and complies with Article 2.F (Concurrency - Adequate Public Facility Standards) of the ULDC.
6. 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.
7. This Development Order Amendment, with conditions as adopted, will result

in logical, timely and orderly development patterns.

- 8. This Development Order Amendment, with conditions as adopted, complies with standards imposed on it by all other applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
- 9. This Development Order Amendment, with conditions as adopted, is consistent with applicable Neighborhood Plans.
- 10. The applicant has demonstrated sufficient justification that there are changed circumstances, which would require the Development Order Amendment.

WHEREAS, Article 2.K.3.b (Action by BCC) 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 TDD/DOA-2008-01912, the application of Donna Klein Jewish Academy Inc, by Land Design South of Florida, Inc., agent, for a Development Order Amendment to to add land area 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 April 23, 2009, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Burt Aaronson moved for the approval of the Resolution.

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

Commissioner John F. Koons, Chairman	-	Aye
Commissioner Burt Aaronson, Vice Chairman	-	Aye
Commissioner Karen T. Marcus	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Jess R. Santamaria	-	Aye
Commissioner Addie L. Greene	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on April 23, 2009.

Filed with the Clerk of the Board of County Commissioners on May 14, 2009.


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

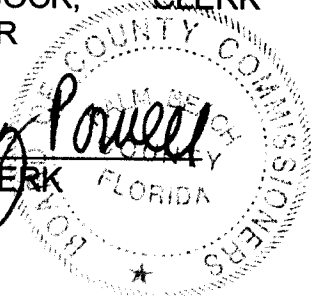


EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OVERALL SITE)

TRACTS 97, 98, 99 AND THAT PORTION OF TRACT 100 LYING WITHIN 365.00 FEET OF THE EAST LINE OF SAID TRACT 99, TRACTS 124, 125, 126 LESS THE SOUTH 40.0 FEET THEREOF; TRACT 127 LESS THE SOUTH 81.0 FEET THEREOF; AND TRACT 128 LESS THE SOUTH 40.00 FEET THEREOF, ALL BEING IN BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

AND LESS THAT PORTION OF TRACT 124 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT 124, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°08'50" EAST, ALONG THE NORTH LINE OF SAID TRACT 124, A DISTANCE OF 133.94; THENCE SOUTH 01°03'00" EAST, A DISTANCE OF 669.45 FEET TO A POINT ON A LINE 110.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 124; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 133.30 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 124; THENCE NORTH 01°06'19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 668.52 FEET TO THE POINT OF BEGINNING.

AND LESS THAT PORTION OF TRACT 128 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°32'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.35 FEET TO THE SOUTHWEST CORNER OF TRACT 128, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'51" WEST ALONG THE WEST LINE OF SAID TRACT 128, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 62.00 FEET; THENCE ALONG A LINE 102.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 NORTH 89°32'49" EAST, A DISTANCE OF 101.83 FEET; THENCE ALONG A LINE 102.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST SOUTH 89°58'59" EAST, A DISTANCE OF 82.45 FEET; THENCE NORTH 44°29'01" EAST, A DISTANCE OF 36.07 FEET TO A POINT ON THE EAST LINE OF THE WEST 210 FEET OF SAID TRACT 128; THENCE ALONG SAID EAST LINE SOUTH 01°02'51" EAST, A DISTANCE OF 87.75 FEET; THENCE NORTH 89°58'59" WEST, ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 109.09 FEET; THENCE SOUTH 89°32'49" WEST ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.18 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (DEVELOPMENT AREA)

TRACT 97, LESS THE EAST 195.0 FEET THEREOF, TRACTS 98, 99 AND THAT PORTION OF TRACT 100 LYING WITHIN 365.00 FEET OF THE EAST LINE OF SAID TRACT 99, TRACTS 124, 125, 126 LESS THE SOUTH 40.0 FEET THEREOF; TRACT 127 LESS THE SOUTH 81.0 FEET THEREOF; AND TRACT 128 LESS THE SOUTH

40.00 FEET, THE EAST 195.00 FEET AND THE SOUTH 240.0 FEET OF THE WEST 210.0 FEET THEREOF ALL BEING IN BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

AND LESS THAT PORTION OF TRACTS 124, 125, 126 AND 127 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 124; THENCE NORTH 01°06'19" WEST, ALONG THE WEST LINE OF SAID TRACT 124, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°06'19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET TO A POINT ON A LINE 110.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 124 AND 125; THENCE ALONG SAID PARALLEL LINE NORTH 89°32'49" EAST, A DISTANCE OF 615.66 FEET; THENCE NORTH 01°04'09" WEST, A DISTANCE OF 12.50 FEET TO A POINT ON A LINE 1320.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 98, 99 AND 100, BLOCK 18, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE NORTH 89°00'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 691.41 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 127; THENCE SOUTH 01°02'51" EAST, ALONG SAID EAST LINE, A DISTANCE OF 47.92 FEET TO A POINT ON A LINE 81.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 127; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 326.41 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 127; THENCE SOUTH 01°04'09" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET TO A POINT ON A LINE 40.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 124, 125 AND 126; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 980.64 FEET TO THE POINT OF BEGINNING.

AND LESS THAT PORTION OF TRACT 124 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF TRACT 124, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°08'50" EAST, ALONG THE NORTH LINE OF SAID TRACT 124, A DISTANCE OF 133.94; THENCE SOUTH 01°03'00" EAST, A DISTANCE OF 669.45 FEET TO A POINT ON A LINE 110.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 124; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 133.30 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 124; THENCE NORTH 01°06'19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 668.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.45 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF TRACT 128 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 128, BLOCK 18 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°32'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 128, BLOCK 18; THENCE ALONG THE WEST LINE OF SAID TRACT 128, BLOCK 18 NORTH 01°02'51" WEST, A DISTANCE OF 40.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 88.92 FEET TO A POINT ON A LINE 1320.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 97, BLOCK 18 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1, SAID POINT BEING THE POINT OF

BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 111.09 FEET TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF THE AFOREMENTIONED TRACT 128, BLOCK 18; THENCE ALONG SAID NORTH LINE NORTH 89°32'49" EAST, A DISTANCE OF 103.83 FEET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°58'59" EAST, A DISTANCE OF 42.44 FEET TO THE WEST LINE OF THE EAST 195.00 FEET OF SAID TRACT 128; THENCE ALONG SAID WEST LINE SOUTH 01°03'00" EAST, A DISTANCE OF 109.38 FEET TO A LINE 1320.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED TRACT 97, BLOCK 18; THENCE ALONG SAID PARALLEL LINE SOUTH 89°00'55" WEST, A DISTANCE OF 146.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.37 ACRES, MORE OR LESS.

TOTAL DEVELOPMENT AREA CONTAINING 32.82 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (LYONS ROAD)

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 97 AND 128, BLOCK 18 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 95.00 FEET OF TRACT 97, BLOCK 18;

TOGETHER WITH THE:

THE EAST 95.00 FEET OF TRACT 128, BLOCK 18 LESS THE SOUTH 164.0 FEET THEREOF;

CONTAINING 2.81 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (PROPOSED ATLANTIC AVENUE)

THAT PORTION OF TRACTS 124, 125, 126 AND 127 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 124; THENCE NORTH 01°06'19" WEST, ALONG THE WEST LINE OF SAID TRACT 124, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°06'19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET TO A POINT ON A LINE 110.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 124 AND 125; THENCE ALONG SAID PARALLEL LINE NORTH 89°32'49" EAST, A DISTANCE OF 615.66 FEET; THENCE NORTH 01°04'09" WEST, A DISTANCE OF 12.50 FEET TO A POINT ON A LINE 1320.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 98, 99 AND 100, BLOCK 18, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE NORTH 89°00'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 691.41 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 127; THENCE SOUTH 01°02'51" EAST, ALONG SAID EAST LINE, A DISTANCE OF 47.92 FEET TO A POINT ON A LINE 81.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 127; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 326.41 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 127; THENCE SOUTH 01°04'09" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET TO A POINT ON A LINE 40.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 124, 125 AND 126; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 980.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,973 SQUARE FEET/2.04 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF TRACT 128 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°32'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.35 FEET TO THE SOUTHWEST CORNER OF TRACT 128, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'51" WEST ALONG THE WEST LINE OF SAID TRACT 128, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 26.92 FEET TO A POINT ON A LINE 1320.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 97, BLOCK 18 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1.; THENCE ALONG SAID PARALLEL LINE NORTH 89°00'55" EAST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 240.00 FEET OF SAID TRACT 128; THENCE ALONG SAID EAST LINE SOUTH 01°02'51" EAST, A DISTANCE OF 4.01 FEET; THENCE SOUTH 44°29'01" WEST, A DISTANCE OF 36.07 FEET TO A POINT ON A LINE 102.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE ALONG SAID PARALLEL LINE NORTH 89°58'59" WEST, A DISTANCE OF 82.45 FEET; THENCE ALONG A LINE 102.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST SOUTH 89°32'49" WEST, A DISTANCE OF 101.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 5574 SQUARE FEET/0.13 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF TRACT 128 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST SOUTH 89°58'59" EAST, A DISTANCE OF 240.96 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT 128, BLOCK 18; THENCE ALONG THE EAST LINE OF SAID TRACT 128, BLOCK 18 NORTH 01°03'00" WEST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID TRACT 128 NORTH 01°03'00" WEST, A DISTANCE OF 124.02 FEET TO A LINE 164.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID PARALLEL LINE NORTH 89°58'59" WEST, A DISTANCE OF 95.02 FEET TO A LINE 95.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 128, BLOCK 18; THENCE SOUTH 44°29'01" WEST, A DISTANCE OF 45.09 FEET; THENCE SOUTH 89°00'55" WEST, A DISTANCE OF 4.08 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID TRACT 128; THENCE ALONG SAID EAST LINE SOUTH 01°02'51" EAST, A DISTANCE OF 91.76 FEET TO A POINT ON A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID PARALLEL LINE SOUTH 89°58'59" EAST, A DISTANCE OF 131.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,630 SQUARE FEET/0.36 ACRES, MORE OR LESS.

TOTAL ATLANTIC AVENUE CONTAINING 2.53 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (RURAL PARKWAY)

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 128, BLOCK 18 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACTS 97 AND 128, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 100.00 FEET OF THE EAST 195.00 FEET OF TRACT 97, BLOCK 18;

TOGETHER WITH THE:

THE WEST 100.00 FEET OF THE EAST 195.00 FEET OF TRACT 128, BLOCK 18 LESS THE SOUTH 40.00 FEET AND THE SOUTH 240.0 FEET OF THE WEST 210.0 FEET THEREOF;

LESS THAT PORTION OF TRACT 128 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST SOUTH 89°58'59" EAST, A DISTANCE OF 240.96 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT 128, BLOCK 18; THENCE ALONG THE EAST LINE OF SAID TRACT 128, BLOCK 18 NORTH 01°03'00" WEST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID TRACT 128 NORTH 01°03'00" WEST, A DISTANCE OF 124.02 FEET TO A LINE 164.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID PARALLEL LINE NORTH 89°58'59" WEST, A DISTANCE OF 95.02 FEET TO A LINE 95.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 128, BLOCK 18; THENCE SOUTH 44°29'01" WEST, A DISTANCE OF 45.09 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID TRACT 128; THENCE ALONG SAID EAST LINE SOUTH 01°02'51" EAST, A DISTANCE OF 91.76 FEET TO A POINT ON A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID PARALLEL LINE SOUTH 89°58'59" EAST, A DISTANCE OF 131.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.86 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 128, BLOCK 18 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°32'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 128, BLOCK 18; THENCE ALONG THE WEST LINE OF SAID TRACT 128, BLOCK 18 NORTH 01°02'51" WEST, A DISTANCE OF 40.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 88.92 FEET TO A POINT ON A LINE 1320.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 97, BLOCK 18 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°02'51" WEST, A DISTANCE OF 111.09 FEET TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF THE AFOREMENTIONED TRACT 128, BLOCK 18; THENCE ALONG SAID NORTH LINE NORTH 89°32'49" EAST, A DISTANCE OF 103.83 FEET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°58'59" EAST, A DISTANCE OF 42.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID

TRACT 128, BLOCK 18 SOUTH 89°58'59" EAST, A DISTANCE OF 63.75 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID TRACT 128; THENCE ALONG THE EAST LINE OF THE WEST 210.00 FEET OF SAID TRACT 128, BLOCK 18 SOUTH 01°02'51" EAST, A DISTANCE OF 108.27 FEET TO A LINE 1320.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED TRACT 97, BLOCK 18; THENCE ALONG SAID PARALLEL LINE SOUTH 89°00'55" WEST, A DISTANCE OF 63.74 FEET TO A LINE 195.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 128, BLOCK 18; THENCE ALONG SAID PARALLEL LINE NORTH 01°03'00 WEST, A DISTANCE OF 109.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,937 SQUARE FEET/0.16 ACRES, MORE OR LESS.

TOTAL RURAL PARKWAY CONTAINING 3.02 ACRES, MORE OR LESS.

PRESERVE AREA 1

TOTAL AREA:

TRACTS 1 AND 2, BLOCK 18, PALM BEACH FARMS COMPANY PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 38.28 FEET OF SAID TRACTS 1 AND 2, BLOCK 18, PER CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH TRACTS 31 AND 32, BLOCK 18, PALM BEACH FARMS COMPANY PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLOT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 20.13 ACRES, MORE OR LESS.

DESCRIPTION OF PROPOSED LYONS ROAD:

THE EAST 95.00 FEET OF TRACTS 1 AND 32, BLOCK 18, PALM BEACH FARMS COMPANY PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DEDICATED FOR FUTURE RIGHT OF WAY FOR PROPOSED LYONS ROAD.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.86 ACRES, MORE OR LESS.

TOTAL AREA LESS RIGHT OF WAY:

REMAINING PRESERVE AREA LESS PROPOSED LYONS ROAD RIGHT OF WAY CONTAINING 17.27 ACRES, MORE OR LESS.

PRESERVE AREA 2

TRACT A, ASCOT-LYONS & ATLANTIC P.U.D. PRESERVE PARCEL 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT C, ASCOT-LYONS & ATLANTIC P.U.D. PRESERVE PARCEL 1, ACCORDING

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.87 ACRES, MORE OR LESS.

PRESERVE AREA 3

BEGINNING AT THE NORTHWEST CORNER OF TRACT 124, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°03'02"E., ALONG THE NORTH LINE OF SAID TRACT 124, A DISTANCE OF 134.17 FEET; THENCE S.01°05'56"E., A DISTANCE OF 670.39 FEET TO A POINT ON A LINE 110.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 124; THENCE S.89°24'45"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 132.96 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 124; THENCE N.01°12'10"W., ALONG SAID WEST LINE, A DISTANCE OF 669.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF TRACTS 100, 101 AND 102, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 99, BLOCK 18 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE S.89°03'02"W., ALONG THE SOUTH LINE OF SAID TRACTS 99 AND 100, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S.89°03'02"W., ALONG THE SOUTH LINE OF SAID TRACTS 100, 101 AND 102, A DISTANCE OF 859.25 FEET TO A POINT ON A LINE 1224.25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 99; THENCE N.1°07'46"W., A DISTANCE OF 658.11 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 102; THENCE N.88°55'36"E., ALONG THE NORTH LINE OF SAID TRACTS 100, 101 AND 102, A DISTANCE OF 859.25 FEET TO A POINT ON A LINE 365.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 99; THENCE S.1°07'46"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

TOTAL PRESERVE SITE CONTAINING 15.05 ACRES MORE OR LESS.

PRESERVE AREA 4

TRACT 30, PALM BEACH FARMS CO. PLAT NO. 1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 THROUGH 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS TRACT D, ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 62 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 4.962 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

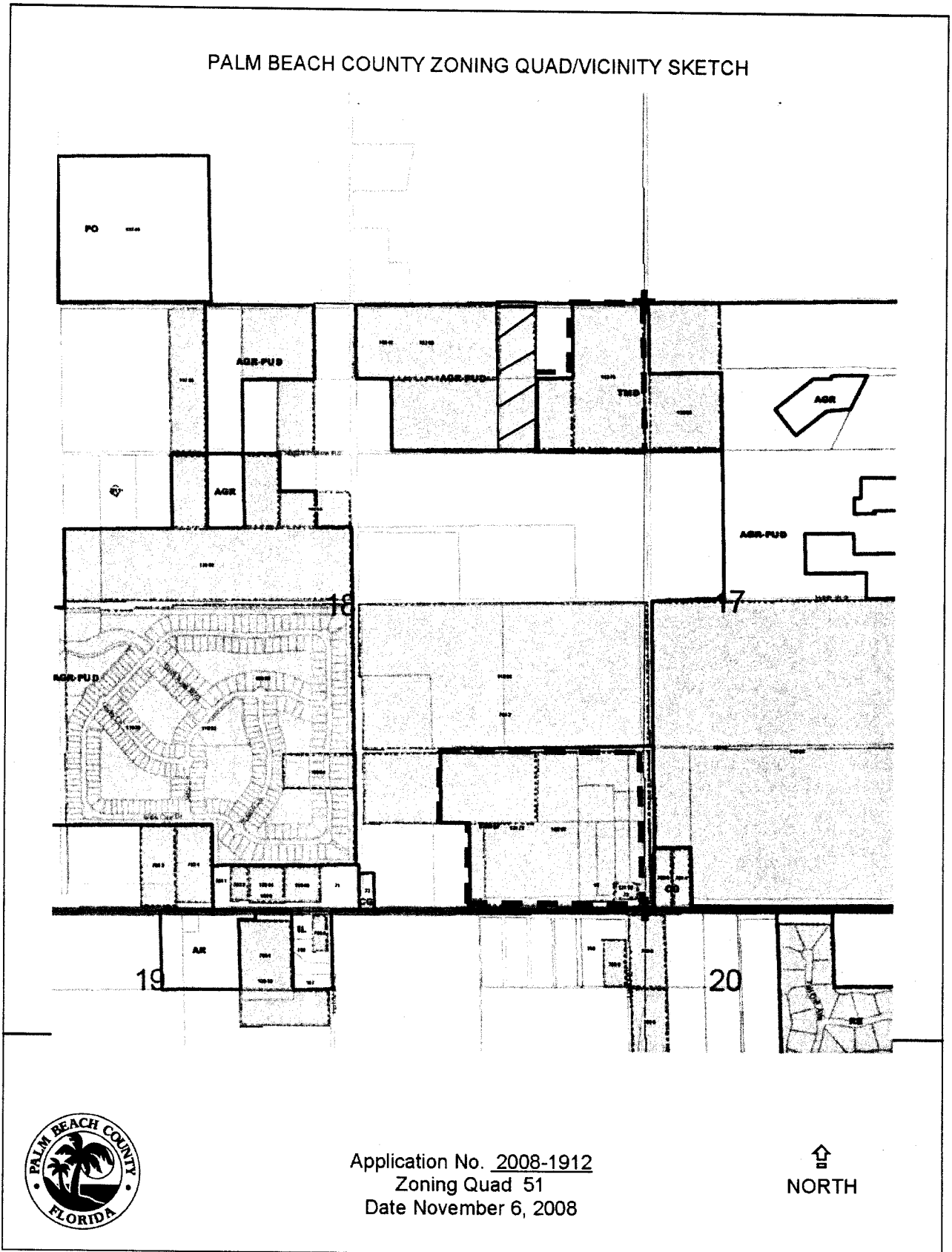


EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Previous All Petitions condition 1, Resolution R-2008-1136, which currently states:

Development of the site is limited to the site design as approved by the Board of County Commissioners. The approved Site Plan is dated April 14, 2008. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval, are in accordance with the ULDC, or are authorized by a variance granted in accordance with Article 2.B.3. of the ULDC. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

Development of the site is limited to the site design as approved by the Board of County Commissioners. The approved Preliminary Site Plan is dated February 13, 2009. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval, are in accordance with the ULDC, or are authorized by a variance granted in accordance with Article 2.B.3. of the ULDC. (ONGOING: ZONING - Zoning)

2. All previous conditions of approval applicable to the subject property, as contained in Resolution 2008-0267, Control No. 2004-0616 of Application No. 2007-1606, have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2008-1136, Control No. 2004-0616 of Application No. DOA-2008-288, have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), architectural elevations for all buildings and structures shall be submitted simultaneously with the site plan for final architectural review and approval. The elevations shall be designed to be consistent with ULDC Articles 5.C, 3.F.4.D.3. and 3.F.4.D.9., and shall reflect a character that is generally consistent with the elevations prepared by Scott Partnership dated June 21, 2005. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all conditions of approval, and all ULDC requirements.

a. Any revisions to Architectural Elevations or an architectural element previously approved by the DRO may be approved administratively by the Architectural Review Section only, provided the footprint or site plan is not affected. (DRO: ARCH REVIEW - Zoning) (Previous Architectural Review Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Design of gutters and downspouts shall be integrated into the architectural design of each building, excluding the freestanding multifamily buildings. Painting of the gutters and downspouts shall not constitute architectural integration. (DRO: ARCH REVIEW - Zoning) (Previous Architectural Review Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

3. Each freestanding multifamily dwelling unit shall include a garage that exceeds the

minimum residential parking dimensions or a separate storage closet for trash receptacles, as deemed acceptable to the Architectural Review Section. (DRO: ARCH REVIEW - Zoning) (Previous Architectural Review Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

4. Prior to final approval by the Development Review Officer (DRO), the property owner shall submit architectural elevations for Building A that are in compliance with the proposed square footage of 57,340 square feet. The revised elevations shall be consistent in design with the preliminary architectural elevations provided for Application 2008-288 on April 14, 2008. All revisions shall comply with Article 5.C., 3.F.4.D.3 and 3.F.4.D.9. of the ULDC and the character of the site design. (DRO: ARCH REV - Arch Rev) (Previous Architectural Review Condition 4, Resolution R-2008-1136, Control No. 2004-616)

BUILDING AND SITE DESIGN

1. Previous Building and Site Design Condition 1 of Resolution R-2008-1136, Control No. 2004-616, which currently states:

To ensure consistency with the site plan presented to the Board of County Commissioners and dated November 9, 2006, no more than ten (10) percent of the total approved square footage for each building shall be relocated to portions of the site not previously covered. (DRO: ZONING - Zoning)

Is hereby deleted. Reason: No longer applicable.

2. Prior to final approval by the Development Review Officer (DRO), the entire length of the following building facades shall be designated as additional primary frontage and designed to primary frontage standards:

- a. west facade of Building B;
- b. west facade of Building C;
- c. north facade of Building G; and,
- e. north facade of Building H. (DRO: ZONING - Zoning) (Previous Building and Site Design Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

3. Decorative gates, doors or other acceptable means of screening shall be provided for the opening to the service areas of Buildings A, C, F, G and H. These screening features shall:

- a. have a minimum height of eight (8) feet measured from finished grade to highest point;
- b. have a maximum height no greater than the height of the adjacent building facade;
- c. be architecturally consistent with the building;
- d. remain closed when the service areas are not in use; and,
- e. be subject to review and approval by the Architectural Review Section. (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 4, Resolution R-2008-1136, Control 2004-616)

4. The screening walls adjacent to the service areas of Building B shall:

- a. have a minimum height of ten (10) feet measured from finished grade to highest point;
- b. have a maximum height no greater than the height of the adjacent building facade;
- c. be attached to the adjacent corners of the building;
- d. extend a distance no less than the length of each service area;
- e. be architecturally consistent with the building; and,
- f. be subject to review and approval by the Architectural Review Section. (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 5 of Resolution R-2008-1136, Control No. 2004-616)

5. All drive-thru facilities shall incorporate an overhead canopy designed to the following standards:

- a. a minimum length and width adequate to cover all queuing lanes below;
- b. a maximum height of twenty-five (25) feet measured from finished grade to highest point;
- c. a pitched roof with a minimum slope of 4:12. No flat roof shall be permitted;
- d. lighting for the canopy shall be flush mounted or recessed;

e. a maximum of one (1) canopy sign not exceeding eighteen (18) inches in height shall be permitted. Signage shall be limited to the side of the canopy providing vehicle entry only; and,

f. the final design and details for these canopies shall be subject to review and approval by the Architectural Review Section. (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 6. of Resolution R-2008-1136, Control No. 2004-616)

6. Prior to final approval by the Development Review Officer (DRO), the design and detail for the following amenities shall be subject to review and approval by the Architectural Review Section and reflected on the Regulating Plan:

- a. plazas;
- b. town square;
- c. event stage;
- d. pedestrian gathering areas;
- e. water features;
- f. architectural focal points;
- g. bus shelters;
- h. trellis;
- i. entry features;
- j. signage;
- k. street furniture; and,
- l. freestanding light fixtures.

All amenities shall be designed to be compatible with the architectural character of the principal buildings and to establish a consistent theme for the project. (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 7 of Resolution R-2008-1136, Control No. 2004-616)

7. Prior to final approval by the Development Review Officer (DRO), the design and detail for all garden features shall be:

- a. subject to review and approval by the Landscape Section; and,
- b. reflected on the Regulating Plan. (DRO: LANDSCAPE - Zoning) (Previous Building and Site Design Condition 8 of Resolution R-2008-1136, Control No. 2004-616)

8. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to indicate an architectural focal point (including, but not limited to, public art, fountain, tower feature, etc.) in:

- a. the open space area located to the southwest of Building I; or,
- b. incorporated into the southeast corner of the parking structure located adjacent to (west of) Building I. (DRO: ZONING - Zoning) (Previous Building and Site Design Condition 9 of Resolution R-2008-1136, Control No. 2004-616)

9. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to indicate a trellis with climbing vine or other entry feature acceptable to the DRO as follows:

- a. over each sidewalk at the entryways from West Atlantic Avenue; and,
- b. the final design and detail for these amenities shall be subject to review and approval by the Architectural Review Section. (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 10 of Resolution R-2008-1136, Control No. 2004-616)

10. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to indicate additional decorative paving treatment (pre-cast concrete paver blocks or stamped concrete) as follows:

- a. within the intersections located immediately north of the access drives from West Atlantic Avenue; and,
- b. this paving shall cover the entire area of the applicable drive aisle surface as shown on the approved plan. (DRO: ZONING - Zoning) (Previous Building and Site Design Condition 11 of Resolution R-2008-1136, Control No. 2004-616)

11. In addition to ULDC requirements at least 60% of the Primary Frontages shall have arcades a minimum of 10 feet in width and 12 feet minimum height. The requirement for the arcades to be contiguous may be amended subject to a variance approval. [ZR-2007-005] (DRO: ARCH REVIEW - Zoning) (Previous Building and Site Design Condition 13 of

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner has relied on the Atlantic Avenue CRALLS designation (Policy 1.2-f.35 of the transportation element of the Comprehensive Plan) and as such must enter into a funding agreement to the satisfaction of County Engineer, to pay for the construction of the 6-laning of West Atlantic Avenue from Florida's Turnpike to Jog Road and the 4-laning of West Atlantic Avenue from Lyons Road to Starkey Road." (ONGOING: ENGINEERING - Eng) (Previous Engineering Condition 1, Resolution R-2008-1136, Control No. 2004-616)

2. No building permits for the site shall be issued after January 1, 2011. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. (DATE: MONITORING - Eng) (Previous Engineering Condition 2, Resolution R-2008-1136, Control No. 2004-616)

3. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENGINEERING - Eng) (Previous Engineering Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

4. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the Project's north Entrance and Lyons Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

a. No Building Permits shall be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT: MONITORING-Eng).

b. In order to request release of the surety for this traffic signal the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at both intersections. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING-Eng) (Previous Engineering Condition 4, Resolution R-2008-1136, Control No. 2004-616)

5. Prior to December 1, 2005, the Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at Lyons Road and West Atlantic Avenue.

a. Signalization shall be a mast arm structure installation. The cost of signalization shall also include any required utility relocation. (BLDG PERMIT: MONITORING-Eng).

b. In order to request release of the surety for the traffic signal at this intersection the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at both intersections. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING-Eng)(Previous Engineering Condition 5 of Resolution R-2008-1136, Control No. 2004-616) [Note: Complete per the Atlantic Avenue Funding Agreement]

6. The location of back-out angled parking on the main streets in the TMD is subject to review and approval by the County Engineer, and may be required to be removed or relocated prior to final DRO approval. (DRO: ENGINEERING - Eng) (Previous Engineering Condition 6 of Resolution R-2008-1136, Control No. 2004-616)

7. CORRIDOR CONVEYANCE OF RIGHT OF RIGHT OF WAY

The property owner shall convey to Palm Beach County Land Development Division by road right of way warranty deed for:

- a) Lyons Road 55 feet from centerline;
- b) West Atlantic Avenue an additional 70 feet of right of way to provide for a total of 126 feet of right of way.
- c) Expanded Intersection right of way at West Atlantic Avenue and Lyons Road on an alignment approved by the County Engineer

Right of way shall be dedicated prior to January 1, 2006. All Right of way conveyances shall be free of all encumbrances and encroachments. 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 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 the 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) (Previous Engineering Condition 7 of Resolution R-2008-1136, Control No. 2004-616) [Note: a" is complete.]

8. Prior to issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's north entrance road and on West Atlantic Avenue at both of the project's entrances. This right of way shall be a minimum of 280 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include corner clips where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDG PERMIT: MONITORING Eng) (Previous Engineering Condition 8 of Resolution R-2008-1136, Control No. 2004-616)

9.A. The Property owner shall construct:

- 1) Right turn lane east approach on West Atlantic Avenue at both Project Driveways.
- 2) Left turn lane west approach on West Atlantic Avenue at the Project's west driveway OR a traffic separator within Atlantic Avenue at the Project's west driveway to restrict left turns in and out of this driveway, subject to FDOT approval.
- 3) Left turn lane south approach on Lyons Road at the Projects north entrance.
- 4) Right turn lane north approach on Lyons Road at both Project entrances.
- 5) A temporary access to West Atlantic Avenue at existing Lyons Road that provides a minimum 200 foot throat distance and a north approach left, through and right turn lane.

a. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. (ONGOING: ENGINEERING - Eng)

b. Construction for the improvements in a.1, a.2, and EITHER a.3 and a.4 OR a.5 shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng)

c. Construction must commence for the improvements in a.3 and a.4 within 90 days of acquisition of all required right-of-way for Lyons Road north of Atlantic Avenue by the County. This construction shall be completed concurrent with the construction of Lyons Road to the projects north entrance. The improvements identified in a.5 (if they were

constructed) must be removed upon completion of Lyons Road north of Atlantic Avenue to the project's north entrance. (DATE: MONITORING-Eng) (Previous Condition 9, Resolution R-2008-1136, Control No. 2004-616)

10. The property owner shall provide for the acquisition funding costs of the right-of-way for Lyons Road required to construct a 2-lane median divided section from West Atlantic Avenue to the project's north driveway. Final alignment for the right of way shall be subject to approval by the County Engineer. Acceptable surety shall be provided to the Office of the County Engineer prior to January 1, 2006. Notification by the developer shall be given to the Land Development Division. (DATE: MONITORING - Eng) (Previous Engineering Condition 10 of Resolution R-2008-1136, Control No. 2004-616)

11. On or before August 1, 2006, the property owner shall prepare and provide to the County all necessary right-of-way acquisition documents including but not limited to surveys, property owners maps, legal descriptions for acquisition, and parceled right-of-way maps required for the construction of Lyons Road a minimum of 110 feet in width plus provisions for Expanded Intersection Details at the intersection of Lyons Road and West Atlantic Avenue. These documents shall include a title search for a minimum of 25 years. Notification shall be given to the Land Development Division. (DATE: MONITORING - Eng) (Previous Engineering Condition 11 of Resolution R-2008-1136, Control No. 2004-616) [Note: Documents Received]

12. The property owner shall fund the construction plans and construction of Lyons Road as a 2-lane median divided section from the north project driveway south to West Atlantic Avenue. Funding of the construction plans and construction including any additional required right of way for this construction shall be completed on or before July 1, 2006. All canal crossings within the project limits shall be constructed to their ultimate configuration. Construction shall also include intersection improvements at the intersection of Lyons Road and West Atlantic Avenue as follows:

- a. left turn lane north approach
- b. right turn lane north approach
- c. through lane north approach

(DATE: MONITORING - Eng) (Previous Engineering Condition 12 of Resolution R-2008-1136, Control No. 2004-616)

13. Prior to July 1, 2005 the property owner shall convey a temporary roadway construction easement along Lyons Road and West Atlantic Avenue to Palm Beach County. 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) (Previous Engineering Condition 13 of Resolution R-2008-1136, Control No. 2004-616) [Note: Complete]

14. On or before January 1, 2006, the property owner shall convey to Palm Beach County sufficient road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of West Atlantic Avenue and Lyons Road 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) (Previous Engineering Condition 14 of Resolution R-2008-1136, Control No. 2004-616) [Note: Complete]

15. Previous Engineering Condition 15, Resolution R-2008-1136, Control No. 2004-616 which currently states:

In order to comply with the FDOT conceptual approval letter dated November 14, 2007, the master plan and final site plan shall be amended prior to issuance of a building permit to provide a minimum 50-foot throat distance and channelized geometrics to discourage outbound left turn movements at both project driveways on West Atlantic Avenue. (BLDG PERMIT: MONITORING - Eng)

is hereby amended to read:

Prior to final DRO approval, the site plan shall be amended to comply with the FDOT conceptual approval letter dated November 14, 2007 and provide a minimum 50-foot throat distance and channelized geometrics to discourage outbound left turn movements at both project driveways on West Atlantic Avenue. (DRO: ENGINEERING - Eng)

HEALTH

1. Property owners and operators of facilities generating industrial, hazardous, or toxic waste shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection (FDEP), the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: CODE ENF-Health) (Previous condition Health 1. of Resolution R-2008-1136, Control 2004-616)

2. The property owner 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: HEALTH-Health) (Previous condition Health 2. of Resolution R-2008-1136, Control 2004-616)

3. Prior to the issuance of the first building permit, the property owner shall submit a detailed written plan acceptable to the Palm Beach County Health Department for the control of fugitive dust particulates on the site during all phases of site development. The property owner or the representative of the property owner shall be available to meet with staff of the Air Pollution Control Section of the Palm Beach County Health Department on request to clarify and discuss the scope and potential effectiveness of the proposed dust control measures. (BLDG PERMIT: MONITORING-Health) (Previous condition Health 3. of Resolution R-2008-1136, Control 2004-616)

ZONING - LANDSCAPING

1. Landscaped diamonds with a minimum planting area of twenty-five (25) square feet shall be provided within all rows of abutting parking. These diamonds shall be located at the common intersection of four (4) parking spaces and be spaced a maximum of four (4) parking spaces apart. A minimum of one (1) canopy tree, palm, flowering tree, or accent tree and appropriate ground cover shall be provided within each diamond. (DRO: LANDSCAPE - Zoning) (Previous Landscape Interior Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Any parking structure(s) shall be subject to the planting requirement of ULDC Article 7.G.2.F. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping Interior Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

3. Notwithstanding ULDC requirements, foundation planting or grade level planters shall be provided along the following:

- a. north facade of Building B, with the exception of the service area;
- b. south facades of Buildings C and D;
- c. west facade of Building H;

- d. north and north 175 feet of the east facade of Building I;
- e. the minimum width of these landscape areas shall be ten (10) feet;
- f. the length of these landscaped areas shall be no less than sixty (60) percent of the total length of the applicable building facade;
- g. landscape areas shall be planted with a minimum equivalent of one (1) canopy tree, pine tree or palm for each twenty (20) linear feet of building facade and appropriate ground cover; and,
- h. trees and/or palms required within the above referenced areas of Buildings A and I only shall have the following minimum height at installation:
 - 1) twenty-four (24) feet or greater: minimum twenty-five (25) percent of all required trees and/or palms;
 - 2) eighteen (18) feet to twenty-four (24) feet: minimum fifty (50) percent of all required trees and/or palms; and,
 - 3) sixteen (16) feet to eighteen (18) feet: maximum twenty-five (25) percent of all required trees and/or palms. (DRO: LANDSCAPE Zoning) (Previous Landscaping Interior Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

ZONING - LANDSCAPING-BUILDING A FOCAL POINT

- 4. Prior to final approval by the Development Review Officer (DRO),
 - a. The Regulating Plan dated April 14, 2008 shall be amended to include a detail of the specimen palms landscape focal point at the southeast corner of Building A, and
 - b. The Alternative Landscape Plan (ALP) shall be amended to indicate the landscape focal point at the southeast corner of Building A; to relocate palm trees from west facade of Building A foundation planting area to the perimeter landscape buffer adjacent to Building A; and to include palm trees in the green areas adjacent to the south facade of Building A. (DRO: LANDSCAPE - Zoning) (Previous Landscaping Interior Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

ZONING - LANDSCAPING-LANDSCAPING-PERIMETER OF DEVELOPMENT AREA

- 5. In addition to ULDC requirements, all perimeter landscape buffers shall be upgraded to include:
 - a. a minimum of one (1) native palm for each twenty (20) linear feet of the applicable property line with a maximum spacing of sixty (60) feet between clusters.
 - b. a minimum of one (1) pine tree for each thirty (30) linear feet of the applicable property line. Pines shall be planted in clusters with a minimum of five (5) pines, and with a maximum spacing of one hundred and fifty (150) feet between clusters; and,
 - c. relocation of the above plant materials only shall be permitted only from the ten (10) foot wide landscape buffers to other perimeter landscape buffers, subject to review and approval by the Landscape Section. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping-Perimeter of Development Area Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

ZONING - LANDSCAPING

- 6. A minimum of fifty (50) percent of all trees to be planted in the perimeter landscape buffers shall be native and meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. Trunk diameter: Three and one-half (3.5) inches measured at four and one-half (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 three and one-half (3.5) feet in length; and,
 - d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping-Standard Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

- 7. All palms required to be planted on the property 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. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping-Standard Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

8. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping-Standard Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

9. Field adjustment of wall, fence, and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning-Landscaping-Standard Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

10. Previous Zoning-Landscaping-Standard Condition 5 of Resolution R-2008-1136, Control No. 2004-616, which currently states:

At time of submittal for final approval by the Development Review Officer (DRO), a landscape plan(s) for the Rural Parkway shall be submitted simultaneously with the site plan for review and approval. All associated details shall be:

- a. generally consistent with those presented on the Regulating Plan dated June 21, 2005;
- b. subject to review and approval by the Landscape and Architectural Review Sections; and,
- c. reflected on the Regulating Plan prior to final approval by the DRO. (DRO: ZONING - Zoning)

Is hereby deleted. Reason: Condition completed.

LIGHTING

1. All outdoor, freestanding lighting fixtures shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning) (Previous Lighting Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. All outdoor, freestanding lighting fixtures exceeding twenty (20) feet in height shall be setback a minimum distance of forty (40) feet from the north and west property lines. (BLDG PERMIT: BLDG - Zoning) (Previous Lighting Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

3. All outdoor, freestanding lighting fixtures shall be extinguished no later than one-half (1/2) hour after operating hours, excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous Lighting Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

4. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material or street lighting. (ONGOING: CODE ENF - Zoning) (Previous Lighting Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

PALM TRAN

1. The location of two easements for Bus Stop Boarding and Alighting Areas, subject to the approval of Palm Tran, shall be shown on the Master Plan and/or site plan prior to final approval by the Development Review Officer (DRO). The purpose of these easements are for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN - Palm Tran) (Previous Palm Tran Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County easements 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. (PLAT:ENG - Palm Tran) (Previous Palm Tran Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

PARKS

1. Prior to final DRO approval a minimum of 800 square feet of indoor recreation space shall be delineated and provided to the tenants and owners of residential units in perpetuity without membership charges. (DRO: PARKS - Zoning) (Previous Parks Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

PLANNING

1. Prior to final approval by the Development Review Officer (DRO), the applicant shall provide a Rural Parkway Landscape Plan, for the entire Delray Marketplace TMD Rural Parkway Preserve area, subject to approval by the Planning Division, to include a minimum of 60% native shrubs and a minimum of 90% native trees and palms. (DRO: PLANNING - Planning) (Previous Planning Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Condition Planning Condition 2 of Resolution R-2008-1136, Control No. 2004-616, which currently states:

Prior to final approval by the DRO, a management plan for all of the preservation areas shall be submitted. The property owner shall also submit a commitment letter indicating that these preservation properties will remain in their same state from the time of development approval to the final recordation of the conservation easement, or in the event of a change in use, that the new use of the property is consistent with the permitted uses within the preservation areas consistent with the Palm Beach County Comprehensive Plan and Unified Land Development Code (ULDC). The management plan shall contain a legal description and sketch of each parcel, an inventory of existing uses and environmental assets on each site, and a plan approved and enforced by the Department of Environmental Resources Management (ERM) for exotic removal and maintenance on each of the sites. (DRO: PLANNING/ERM - Planning)

Is hereby amended to read:

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

3. Prior to final site plan approval by the Development Review Officer (DRO), the property owner shall add a Preservation Area/Proposed Uses" notes section on page 1 of the Master Plan and include the following:

a. The preservation areas approved, as part of this application shall be restricted to preservation uses as follows, with the exception of areas designated as environmentally sensitive in the conservation easement:

PERMITTED USES:

- 1) Crop production, pasture or equestrian purposes;
- 2) Civic purposes, such as schools, libraries or fire stations;
- 3) Regional water storage areas to serve as water management functions or to serve as a Water Preserve Area if designated by the South Florida Water Management District: to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water management District, or for water management purposes not directly related to the AGR-TMD if approved by the Department of Environmental Resources Management and managed for environmental resource values;
- 4) Wetland or bona fide agricultural uses per the ULDC;
- 5) Other uses as permitted by the required conservation easements;
- 6) Other uses as may be permitted within the protected area of an AGR-TMD consistent with the Comprehensive Plan and the Unified Land Development Code. (DRO/ONGOING: PLANNING - Planning) (Previous Planning Condition 3 of Resolution R-2008-1136, Control No. 2004-616)

4. Prior to plat recordation for the Delray Marketplace TMD development area, the conservation easements for all of the Preservation parcels shall be recorded, as approved

by the County Attorney's Office, the Department of Environmental Resources Management, and the Planning Division.

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

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

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: ENG/PLANNING - Planning) (Previous Planning Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

5. Prior to plat recordation for the Delray MarketPlaceTMD Development area, the conservation easement for the 100-foot Lyons Road Rural Parkway Preserve Area shall be recorded for the development area and for the preserve Parcel 1 as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100' Lyons Road Rural Parkway Preserve Area shall contain:

a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan, but not be limited to the following items:

- 1) 90% native trees and palms, and 60% native shrubs;
- 2) a multipurpose path and an equestrian path;
- 3) undulating berms, no taller than five feet; and
- 4) benches/pedestrian gathering area with a water fountain. At least one (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

b. The Rural Parkway easement shall not include:

- 1) walls; and,
- 2) structures with the exception of a bus shelter, benches/pedestrian gathering area, and water fountains.

c. The Rural Parkway easement may include:

- 1) A bus stop easement;
- 2) other drainage/utility easements may only be permitted which traverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the TMD; and,
- 3) Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division.
- 4) A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way.

d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to a property owners association or a deed to the County for the County's ownership and maintenance.

e. Title insurance for this easement shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: ENG/PLANNING - Planning) (Previous Planning Condition 5, Resolution R-2008-1136, Control No. 2004-616)

6. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering

Department, and Planning Division, prior to February 1st, 2010, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE: MONITORING - Planning) (Previous Planning Condition 6 of Resolution R-2008-1136, Control No. 2004-616)

7. Should conservation easements not be recorded for the Preservation properties in a form acceptable to the County Attorney prior to February 1st, 2010, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (DATE: MONITORING - Planning) (Previous Planning Condition 7 of Resolution R-2008-1136, Control No. 2004-616)

8. Prior to the issuance of a building permit for any buildings on site, the property owner shall commence construction of the Rural Parkway. (BLDG PERMIT: MONITORING - Planning) (Previous Planning Condition 8 of Resolution R-2008-1136, Control No. 2004-616)

9. Prior to the issuance of a Certificate of Occupancy for any buildings on site, the property owner shall complete construction of the Rural Parkway. (CO: MONITORING - Planning) (Previous Planning Condition 9 of Resolution R-2008-1136, Control No. 2004-616)

10. Development on the site shall be limited to a maximum of 320,000 square feet of non-residential uses and 86 dwelling units, with a minimum of 18 vertically integrated units. (ONGOING: PLANNING - Planning) (Previous Planning Condition 10 of Resolution R-2008-1136, Control No. 2004-616)

11. Prior to final site plan approval by the Development Review Officer (DRO), the property owner shall provide draft updated conservation easements reflecting the change in the development parcel, allowable/prohibited uses and governing Control numbers. (DRO: PLANNING-Planning)(Previous Planning Condition 11 of Resolution R-2008-1136, Control No. 2004-616)

12. Prior to final site plan approval by the Development Review Officer (DRO), the property owner shall provide the final draft of the Rural Parkway Conservation Easement and Planting Plan for all parcels abutting Lyons Road. (DRO: PLANNING Planning)(Previous Planning Condition 12 of Resolution R-2008-1136, Control No. 2004-616)

SCHOOL BOARD

1. 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) (Previous School Board Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

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. 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: MONITORING School Board.) (Previous School Board Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

SIGNS

1. Wall signs shall be prohibited on the following:

- a. west facade of Building A;
- b. north facade of Building I;
- c. north 175 feet of the east facade of Building I; and,
- d. all facades of a parking structure. (BLDG PERMIT: BLDG - Zoning) (Previous Signs Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Painted wall signs shall be prohibited. (ONGOING: CODE ENF - Zoning) (Previous Signs Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

TRADITIONAL MARKETPLACE DEVELOPMENT

1. Prior to the recordation of the first plat, all property included in the legal description for the development area of this application 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, 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 indoor recreation space shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover to the POA/HOA, the indoor recreation space shall be turned over to the association at no cost to the residents.
- c. The property 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 plat for any portion of the traditional development. This Declaration shall be amended when additional units or square footage is added to the TMD. (PLAT: CO ATTY - Zoning) (Previous Traditional Marketplace Development Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. The property owner shall include in homeowners documents as well as written sales brochures, sales contracts, and site plans a disclosure statement identifying and notifying of the existence of active agricultural uses in the vicinity of the development. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on August 25, 2006, and shall continue on an annual basis until all residential units within the development have been sold or the property owner relinquishes control to a homeowners association. (DATE: MONITORING - Zoning) (Previous Traditional Marketplace Development Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

USE LIMITATIONS

1. Outdoor storage or placement of any material, refuse, equipment or debris shall not be permitted on the property. (ONGOING: CODE ENF - Zoning) (Previous Use Limitations Condition 1 of Resolution R-2008-1136, Control No. 2004-616)

2. Repair or maintenance of vehicles shall not be permitted on the property, excluding incidental and emergency repairs. (ONGOING: CODE ENF - Zoning) (Previous Use Limitations Condition 2 of Resolution R-2008-1136, Control No. 2004-616)

3. The storage of rental trucks/trailers or outside vendors shall not be permitted on the property, excluding events authorized by a Special Permit. (ONGOING: CODE ENF - Zoning) (Previous Use Limitations Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

4. One (1) single tenant occupying more than 25,000 square feet shall be permitted within each of the following buildings only, as indicated on the site plan dated April 14, 2008:

- a. Building A;
- b. Building B;
- c. Building H;
- d. Two (2) single tenants occupying more than 25,000 square feet shall be permitted within

Building I

e. The indoor entertainment use shall be considered one of the approved single tenants occupying more than 25,000 square feet. The indoor entertainment use may be located within Building B, or Building H, or Building I. (ONGOING: CODE ENF-Zoning) (Previous Use Limitations Condition 4 of Resolution R-2008-1136, Control No. 2004-616)

5. One Type I restaurant that exceeds 1,500 square feet shall be permitted and shall remain in the location as designated on the master plan or shall be subject to the ULDC as amended whichever is less restrictive. (ONGOING: CODE ENF - Zoning) (Previous Use Limitations Condition 5 of Resolution R-2008-1136, Control No. 2004- 616)

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 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. (ONGOING: MONITORING – Zoning)