

RESOLUTION NO. R-2013- 0970

RESOLUTION APPROVING ZONING APPLICATION DOA/W-2012-03373  
(CONTROL NO. 2004-00250)  
a Development Order Amendment  
APPLICATION OF Boca Raton Associates VI, LLLP, Boca Raton Associates VIII, LLLP  
BY G.L. Homes, AGENT  
(Bridges AGR PUD)

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

WHEREAS, Zoning Application DOA/W-2012-03373 was presented to the Board of County Commissioners at a public hearing conducted on July 25, 2013; 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, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request; 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 hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a a Development Order Amendment.

WHEREAS, Article 2.A.1.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 DOA/W-2012-03373, the petition of Boca Raton Associates VI, LLLP, Boca Raton Associates VIII, LLLP, by G.L. Homes, agent, for a Development Order Amendment to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel in the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on July 25, 2013, subject to the Conditions of Approval described in EXHIBIT C-1, attached hereto and made a part hereof.

Commissioner Taylor 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 Steven L. Abrams, Mayor	-	Aye
Commissioner Priscilla A. Taylor, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Paulette Burdick	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Jess R. Santamaria	-	

The Chairperson thereupon declared that the resolution was duly passed and adopted on July 25, 2013.

Filed with the Clerk of the Board of County Commissioners on July 26th, 2013.


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 R. BOCK,  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK




EXHIBIT A

LEGAL DESCRIPTION

**DESCRIPTION: BRIDGES OVERALL AGR-PUD**

**DEVELOPMENT (NORTH PARCEL)**

BRIDGES-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 161 THROUGH 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 192 THROUGH 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 56 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACTS 68 THROUGH 72, TRACTS 90 THROUGH 94, TRACTS 99 THROUGH 103, TRACTS 121 THROUGH 126, AND PORTIONS OF TRACTS 66, 73, 74, 88, 89, 95, 98, 104, 105, 120 AND 127, ALL OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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, SAID LANDS BEING BOUNDED ON THE WEST BY THE EAST LINE OF BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE, AS RECORDED IN DEED BOOK 1104, PAGE 577 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°35'10"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 115.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.00°35'10"W., A RADIAL DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 130°11'51", A DISTANCE OF 68.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 48°22'45"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 168.88 FEET; THENCE N.07°35'44"E. ALONG SAID EAST LINE, A DISTANCE OF 291.47 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 02°40'02"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 46.55 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET

AND A CENTRAL ANGLE OF 10°53'45"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 190.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,150.00 FEET AND A CENTRAL ANGLE OF 18°38'24"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 374.13 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 03°49'44"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 33.41 FEET; THENCE N.14°10'40"E. ALONG SAID EAST LINE, A DISTANCE OF 196.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.12°40'09"W., A RADIAL DISTANCE OF 2,455.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 02°43'04", A DISTANCE OF 116.45 FEET; THENCE N.09°57'05"E. ALONG SAID EAST LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.09°57'05"W., A RADIAL DISTANCE OF 2,575.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 03°35'00", A DISTANCE OF 161.05 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.06°22'04"E., A RADIAL DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 79°48'54", A DISTANCE OF 41.79 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 17°49'58"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 303.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 20°54'25"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 164.20 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 14°28'11"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 126.27 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 103°34'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 54.23 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 40°44'56"; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 177.80 FEET; THENCE N.27°04'15"W. ALONG SAID EAST LINE, A DISTANCE OF 142.98 FEET; THENCE N.00°32'32"W. ALONG SAID EAST LINE, A DISTANCE OF 344.20 FEET TO THE NORTHEAST CORNER OF SAID BRIDGES-PLAT THREE; THENCE N.89°27'28"E. ALONG THE NORTH LINE OF SAID TRACTS 67 THROUGH 74, A DISTANCE OF 2,279.13 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE, AS RECORDED IN DEED BOOK 1104, PAGE 577 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.11°23'28"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 483.68 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 11,209.16 FEET AND A CENTRAL ANGLE OF 10°11'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,992.23 FEET; THENCE S.01°12'28"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 291.70 FEET; THENCE S.89°24'50"W. ALONG THE SOUTH LINE OF SAID TRACTS 120 THROUGH 127, A DISTANCE OF 2,348.58 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES DEVELOPMENT (SOUTH PARCEL)**

ALL OF APPOLONIA FARMS P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT TRACT RW.

CONTAINING 584.670 ACRES MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL ONE (Butts)**

BEING ALL OF TRACT "A" ACCORDING THE PLAT OF DUBOIS AGR – PRESERVE PLAT FIVE, AS RECORDED IN PLAT BOOK 112, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 33.507 ACRES MORE OR LESS.

**ALSO DESCRIBED AS FOLLOWS:**

A TRACT OF LAND LYING WITHIN A PORTION OF THE NORTH THREE-QUARTERS (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE SOUTH 88°14'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1985.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°54'07" EAST, A DISTANCE OF 662.52 FEET; THENCE NORTH 88°12'11" EAST, A DISTANCE OF 111.51 FEET; THENCE SOUTH 00°45'30" EAST, A DISTANCE OF 1,324.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE- QUARTER (3/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 14; THENCE SOUTH 88°07'50" WEST ALONG SAID LINE, A DISTANCE OF 768.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 14; THENCE NORTH 00°57'03" WEST ALONG SAID ONE-QUARTER (1/4) SECTION LINE, A DISTANCE OF 1,988.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 88°14'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 661.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.507 ACRES, MORE OR LESS.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL TWO (Johnson)**

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

CONTAINING 138.917 ACRES MORE OR LESS.

**ALSO DESCRIBED AS FOLLOWS:**

BEING TWO PARCELS OF LAND IN THE EAST HALF OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00 DEGREES 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR AND BRADY, INC., IN 1982; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 84.21 FEET TO THE WEST RIGHT-OF-WAY

LINE OF STATE ROAD NO.7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF SAID PARCEL 1; THENCE CONTINUE SOUTH 89 DEGREES 29' 13" WEST ALONG SAID QUARTER SECTION LINE 2550.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE SOUTH 00 DEGREES 53' 54" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 2571.20 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE NORTH 89 DEGREES 37' 37" EAST ALONG THE SOUTH LINE OF SECTION 1, A DISTANCE OF 2562.59 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF S.R. 7, THE SOUTHEAST CORNER OF SECTION 1 BEING 72.40 FEET EAST HEREOF; THENCE NORTH 01 DEGREES 10' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 2577.57 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00 DEGREES 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR & BRADY, INC., IN 1982; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 84.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF SAID PARCEL 2; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 2550.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE NORTH 00 DEGREES 53' 54" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, A DISTANCE OF 112.08 FEET TO A 4" SQUARE CONCRETE MONUMENT SET BY ADAIR & BRADY, INC., ON THE AGREEMENT LINE BETWEEN SPANISH RIVER PRESBYTERIAN CHURCH, INC., AND OSCAR JOHNSON IN 1995; THENCE NORTH 89 DEGREES 28' 27" EAST ALONG SAID AGREEMENT LINE, 2549.63 FEET TO A 4" SQUARE CONCRETE MONUMENT SET BY ADAIR & BRADY, INC., IN 1995 ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7; THENCE SOUTH 01 DEGREE 10' 24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 112.66 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS: PARCEL 1 (ST J PROPERTIES PARCEL RECORDED IN OFFICIAL RECORDS BOOK 8211, PAGE 1074, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA): A PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 39' 00" WEST ALONG THE EAST LINE OF SAID SECTION 1 (THE EAST LINE OF SAID SECTION 1 IS ASSUMED TO BEAR NORTH 00 DEGREES 39' 00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 2232.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53' 00" WEST A DISTANCE OF 80.81 FEET TO A POINT ON THE WEST RIGHT- OF-WAY LINE OF STATE ROAD NO.7 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 93210-2101 AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 53' 00" WEST A DISTANCE OF 1244.42 FEET TO A POINT; THENCE NORTH 00 DEGREES 51' 57" WEST A DISTANCE OF 351.16 FEET TO A POINT; THENCE NORTH 89 DEGREES 59' 02" EAST A DISTANCE OF 1244.45 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7; THENCE SOUTH 00 DEGREES 51' 57" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 348.98 FEET TO THE POINT OF BEGINNING. PARCEL 2 (SOUTHERN BELL PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3983, PAGE 1966, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA): THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THE EAST 340 FEET OF THE SOUTHEAST QUARTER

OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD NO.7 (STATE ROAD 199) U.S. 441.

PARCEL 3 (DOT PARCEL RECORDED IN DEED BOOK 642, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

THAT CERTAIN PROPERTY CONVEYED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA BY QUIT CLAIM DEED RECORDED IN DEED BOOK 642, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THENCE NORTH 89 DEGREES 00' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 0.787 METERS (2.58 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2524; THENCE NORTH 01 DEGREE 05' 04" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.170 METERS (0.56 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 30.644 METERS (100.54); THENCE SOUTH 88 DEGREES 45' 22" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441) AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 14' 38" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 30.484 METERS (100.01 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 36' 16" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 48.771 METERS (160.01 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 30.484 METERS (100.01 FEET); THENCE NORTH 89 DEGREES 36' 16" EAST, A DISTANCE OF 48.771 METERS (160.01 FEET) TO THE POINT OF BEGINNING.

PARCEL 5 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE NORTH 89 DEGREES 00' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 0.787 METERS (2.58 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524; THENCE NORTH 01 DEGREE 05' 04" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.170 METERS (0.56 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 30.644 METERS (100.54 FEET); THENCE SOUTH 88 DEGREES 45' 22" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 7 (U.S. 441); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 15.242 METERS (50.01 FEET) TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 36' 16" WEST, A DISTANCE OF 48.771 METERS (160.01 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.251 METERS (2,077.59 FEET); THENCE NORTH 89 DEGREES 27' 42" EAST, A DISTANCE OF 48.769 METERS (160.00 FEET) TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 14' 38" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.373 METERS (2,077.99 FEET) TO THE POINT OF BEGINNING.

PARCEL 6 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT "B", "PLAT OF S.T.J. PROPERTIES, INC.", AS RECORDED IN PLAT BOOK 73, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING A FOUND CONCRETE MONUMENT WITH NAIL & TABS; THENCE SOUTH 89 DEGREES 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1.621 METERS (5.32 FEET); THENCE NORTH 01 DEGREE 10' 57" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524, A DISTANCE OF 34.668 METERS (113.74 FEET); THENCE NORTH 89 DEGREES 28' 26" EAST, A DISTANCE OF 48.769 METERS (160 FEET) TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7; THENCE SOUTH 01 DEGREE 10' 57" EAST ALONG A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 34.738 METERS (113.97 FEET); THENCE SOUTH 89 DEGREES 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 47.149 METERS (154.69 FEET) TO THE NORTHEAST CORNER OF SAID TRACT "B" AND THE POINT OF BEGINNING.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL THREE (Chico)**

BEING ALL OF TRACT "A" ACCORDING THE PLAT OF DUBOIS AGR – PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGES 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 82.397 ACRES MORE OR LESS.

**ALSO DESCRIBED AS FOLLOWS:**

THAT PROPERTY BEING A PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 13 AT THE SOUTHWEST CORNER OF WILLIS GLIDERPORT PLAT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGES 146 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 4575.65 FEET TO THE SOUTHEAST CORNER OF LOT 11B, BLOCK 2; THENCE NORTH 00°48'33" WEST ALONG THE EAST LINE OF LOT 11B, 334.31 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 2; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 480.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10558, PAGE 1320, SAID PUBLIC RECORDS; THENCE SOUTH 00°55'15" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,012.35 FEET; THENCE SOUTH 88°59'15"



WEST ALONG A LINE 678.04 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 5,056.25 FEET; THENCE NORTH 00°57'37" WEST, A DISTANCE OF 678.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.397 ACRES, MORE OR LESS.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL FOUR (SFWMD-1)**

THAT PORTION OF LAND BEING THE SOUTH 1043.82 FEET OF THE NORTH 5467.82 OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEVEE L-40.

LESS AND EXCEPT

THAT PORTION OF THE SOUTH 1043.82 FEET OF THE NORTH 5467.82 OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, SAID PALM BEACH COUNTY ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF HOMELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 111 THROUGH 117, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°56'23" WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE WEST LINE OF SAID PLAT OF HOMELAND, A DISTANCE OF 1,981.51 FEET; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 2,201.79 FEET; THENCE NORTH 00°56'23" WEST, A DISTANCE OF 248.18 FEET; THENCE NORTH 89°42'50" EAST, A DISTANCE OF 2,200.00 FEET; THENCE SOUTH 00°56'23" EAST, A DISTANCE OF 315.44 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, ALL REFERENCES TO SECTIONS 3 AND 4 WILL INCLUDE THAT PORTION OF THE HIATUS TRACTS 39 AND 40 KNOWN AS TOWNSHIP 44 1/2 SOUTH, WHICH MAY HAVE BEEN HISTORICALLY DESCRIBED AS SAID SECTIONS 3 AND 4.

CONTAINING 154.402 ACRES, MORE OR LESS.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL FIVE (SFWMD-2)**

BEING THE SOUTH 300.00 FEET OF THE NORTH 1600.55 FEET OF THE EAST 2066.28 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, ALL LYING WITHIN PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.232 ACRES MORE OR LESS.

**TOGETHER WITH**

**DESCRIPTION: BRIDGES PRESERVE PARCEL SIX (SFWMD-3)**

BEING A PORTION OF THE NORTH 4424.00 FEET OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

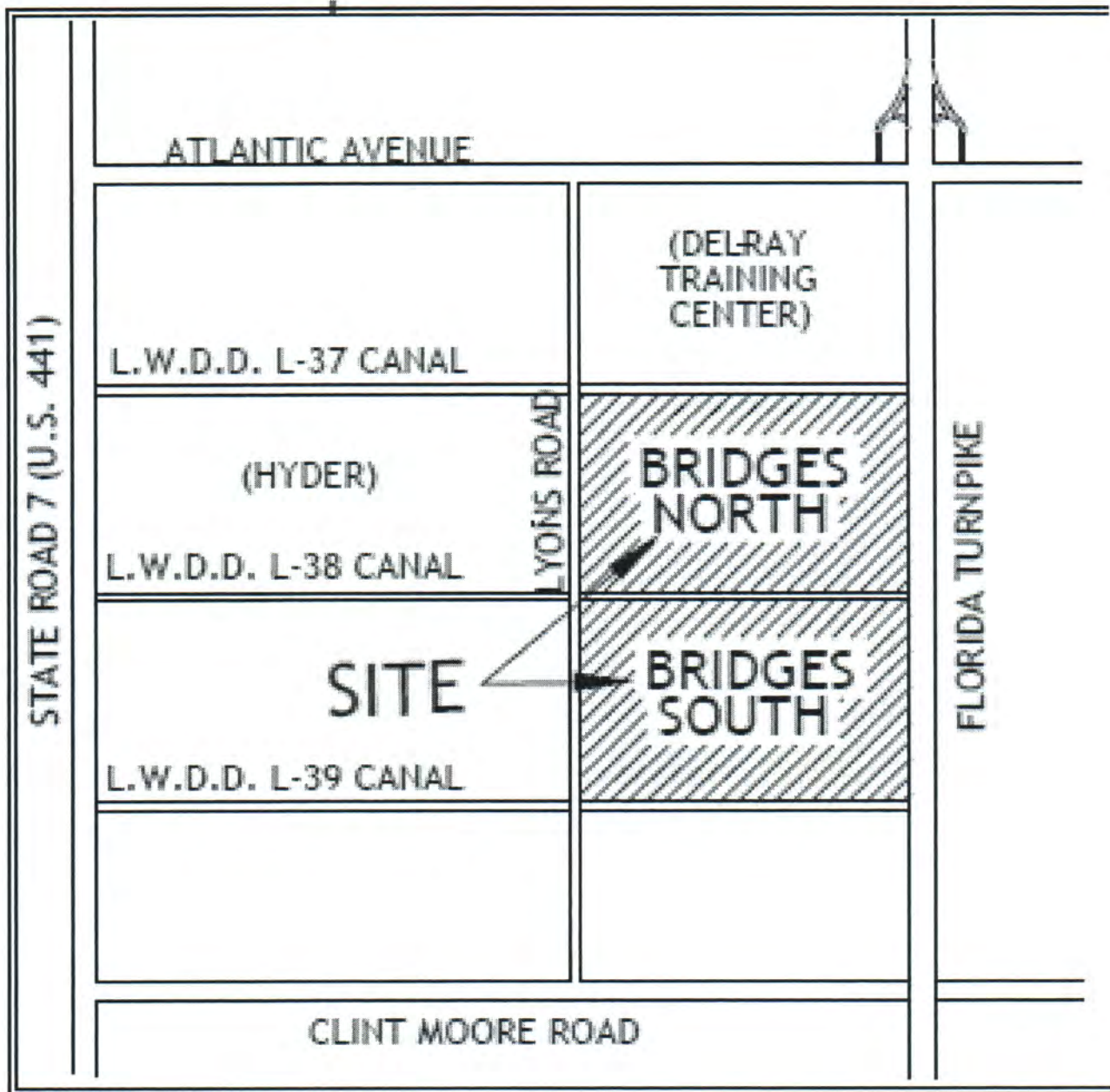
COMMENCE AT THE NORTHEAST CORNER OF HIATUS TRACT 39, TOWNSHIP 44-1/2 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°10'46" EAST, ALONG THE EAST LINE OF THE SAID HIATUS TRACT 39, A DISTANCE OF 1,914.19 FEET; THENCE

SOUTH 00°56'21" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2,514.06 FEET; THENCE NORTH 88°32'09" WEST, ALONG A LINE 4424.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 4,257.02 FEET; THENCE NORTH 01°27'51" EAST, A DISTANCE OF 4,424.00 FEET; THENCE SOUTH 88°32'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 4,063.31 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, ALL REFERENCES TO SECTION 3 WILL INCLUDE THAT PORTION OF THE HIATUS TRACT 39 KNOWN AS TOWNSHIP 44 1/2 SOUTH, WHICH MAY HAVE BEEN HISTORICALLY DESCRIBED AS SAID SECTION 3.

CONTAINING 422.742 ACRES MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C-1

### CONDITIONS OF APPROVAL

#### ALL PETITIONS

1. Previous All Petitions 1 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2011-0965 (Control 2004-250), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2012-1859 (Control No. 2004-250), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. All Petitions 2 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

The approved Preliminary Master Plan is dated August 27, 2012. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The approved Preliminary Master Plan is dated April 11, 2013. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

3. All Petitions 3 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

Based on Article 2.E of the Unified Land Development Code (ULDC), this Development Order meets the requirements to receive a new three (3) year review date from date of approval of this resolution. (DATE June 27, 2014: ONGOING: MONITORING - Zoning) (Previous All Petitions 3 of Resolution R-2011-0965, Control No. 2004-250)

Is hereby amended to read:

Based on Article 2.E of the Unified Land Development Code (ULDC), this Development Order meets the requirements to receive a new three (3) year review date from date of approval of this resolution. (ONGOING: MONITORING - Zoning)

#### ENGINEERING

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

- a. No Building Permits shall be issued until construction has commenced for

intersection improvements at West Atlantic Avenue and Lyons Road providing for:

- 1) east approach
  - 2 through lanes
  - left turn lane
- 2) west approach
  - 2 through lanes
  - right turn lane
- 3) south approach
  - left turn lane
  - right turn lane. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E.1,a of Resolution R-2012-1859, Control No. 2004-250) [Note: COMPLETED per Atlantic Ave Agreement]

b. Building Permits for more than forty (40) single family residential dwelling units shall not be issued until the contract has been awarded by the FDOT for the construction of West Atlantic Avenue as a 4 lane facility from Lyons Road to the Florida Turnpike plus the appropriate paved tapers. Commencement of construction may also include someone other than the Florida Department of Transportation. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E.1.b of Resolution R-2012-1859, Control No. 2004-250) [Note: COMPLETED per the Atlantic Avenue Agreement]

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

d. Building permits for more than 250 dwelling units shall not be issued until a second left turn lane on the east approach of Atlantic Avenue and Lyons Road and appropriate receiving lanes on Lyons Road are constructed as approved by the Florida Department of Transportation and the County Engineer. (BLDG PERMIT: MONITORING - Eng)

2. Previous Condition E.2 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

No Building Permits for the site may be issued after December 31, 2015. 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)

Is hereby amended to read:

No Building Permits for the site may be issued after December 31, 2017. 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. Note that this condition will not apply to development of a public civic pod if ownership of that pod has been transferred to a governmental agency for public use. (DATE: MONITORING - Eng)

3. Previous Condition Engineering 3 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at Project's 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. Building Permits for more than 200 dwelling units shall not be issued until the Property Owner 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 the traffic signal at Project entrance and Lyons Road, 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 this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Eng)

Is hereby amended to read:

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

- i. The north project entrance road and Lyons Road
- ii. The south project entrance road 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. Building Permits for more than 200 dwelling units for Bridges North (lying between the LWDD L-36 and L-38 canals) shall not be issued until the developer provides acceptable surety to the Traffic Division for the signal identified in 3.i. for all required installations in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT: MONITORING - Eng)

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

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

d. In order to request release of the surety for the traffic signal identified in 3.ii, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the portion of the development lying between the LWDD L-38 and L-39 canals (Bridges South) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Eng)

4. Previous Condition Engineering 4 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

Required noise mitigation for this development as outlined in the approved noise analysis shall be provided for in the Preliminary Development Plan as approved by the DRO. (DRO: ZONING /ENGINEERING - Eng) (Previous Condition Engineering 4 of Resolution R-2012-1859, Control No. 2004-250)

Is hereby amended to read:

The Property Owner shall provide a required noise mitigation analysis for this project to the Land Development Division prior to Final Master Plan approval by the DRO. (DRO:

ENGINEERING - Eng)

5. Previous Condition Engineering 5 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

Construction of the required sound walls and landscape buffers shall be completed prior to the issuance of the first certificate of occupancy for any lot within Pods G or H. The Property Owner shall provide Land Development a listing of the applicable PCN numbers for all lots within Pod G and H prior to receipt of the first building permit within Pods G or H. (CO: MONITORING - Eng)

Is hereby amended to read:

Construction of any required sound walls or noise mitigation shall be completed prior to issuance of any Certificate of Occupancy within that particular pod adjacent to the Florida Turnpike. (CO:MONITORING - Eng)

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

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

The Property Owner shall submit documentation of compliance with the noise level requirement above on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before January 15, 2007 and shall continue on an annual basis until all units within the development have been sold or the Property Owner relinquishes control to the homeowner's association. (DATE/ONGOING: MONITORING - Eng) (Previous Condition E.6 of Resolution R-2012-1859, Control No. 2004-250)

7. Acceptable surety required for the offsite road improvements as outlined in the Traffic Performance Standards Phasing Condition B and for C which relates to that portion of West Atlantic Avenue from Starkey Road to Lyons Road plus the appropriate paved tapers shall be posted with the Office of the Land Development Division on or before January 28, 2006. Surety shall be in the amount of 110% of a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. This surety may be required to be adjusted within 30 days notification from the County Engineer. This revision shall be based upon an updated cost estimate prepared by the Roadway Production Division at the time the final construction plans are completed. (TPS - Maximum 6 month time extension) (DATE: MONITORING - Eng) (Previous Condition E.7 of Resolution R-2012-1859, Control No. 2004-250) [Note: COMPLETED per the Atlantic Avenue Agreement]

8. Previous Condition E.8 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

The Property Owner shall construct:

- i. Left turn lane north approach on Lyons Road at Project Entrance.
- ii. Right turn lane south approach on Lyons Road at the Project Entrance.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property

owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required by Palm Beach County for the construction of these turn lanes shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING - Eng)

b. Construction of these turn lanes shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng)

Is hereby amended to read:

The Property Owner shall construct:

i. Left turn lane north approach and a right turn lane south approach on Lyons Road at the north Project Entrance.

ii. Left turn lane north approach and a right turn lane south approach on Lyons Road at the south Project Entrance.

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

a. Prior to the issuance of the first Building Permit within Bridges North, permits required by Palm Beach County for the construction of the turn lanes identified in 8.i relative to the north Project Entrance shall be obtained. (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

b. Prior to the issuance of the first Building Permit within Bridges South, permits required by Palm Beach County for the construction of the turn lanes identified in 8.ii relative to the south Project Entrance shall be obtained. (BLDG PERMIT: MONITORING - Eng)

c. Construction of the turn lanes identified in 8.i above relative to Bridges North shall be completed prior to the issuance of the first Certificate of Occupancy within Bridges North. (CO: MONITORING - Eng) [Note: COMPLETED]

d. Construction of the turn lanes identified in 8.ii above relative to Bridges South shall be completed prior to the issuance of the first Certificate of Occupancy within Bridges South. (CO: MONITORING - Eng)

9. Previous Condition Engineering 9 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

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 entrance road. 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)

Is hereby amended to read:

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



- i. The project's north entrance road
- ii. The project's south entrance road.

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

a. Prior to the issuance of the first Building Permit within Bridges North, right of way required in 9.i shall be conveyed. (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

b. Prior to the issuance of the first Building Permit within Bridges South, right of way required in 9.ii shall be conveyed. (BLDG PERMIT: MONITORING - Eng)

10. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENGINEERING - Eng) (Previous Condition E.10 of Resolution R-2012-1859, Control No. 2004-250)

11. Prior to September 15, 2006, the Property Owner shall complete the funding for the construction for the improvements and construction identified in the Traffic Performance Standards Phasing Condition A and in B for that portion of West Atlantic Avenue from Starkey Road to Lyons Road plus the appropriate paved tapers. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Funding shall include any required right of way acquisition costs, construction plans, and all construction costs. (DATE: MONITORING - Eng) (Previous Condition E.11 of Resolution R-2012-1859, Control No. 2004-250) [Note: COMPLETED per the Atlantic Avenue Agreement]

12. Prior to recordation of the plat adjacent to Lyons Road in Bridges South, the Property Owner shall provide a roadway construction easement to Palm Beach County along Lyons Road. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across the project entrance. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (PLAT: MONITORING-Eng)

13. Prior to issuance of the first building permit for Bridges South, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road along the property frontage; and a maximum of an additional 800 feet of the adjacent roadway. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the

County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDG PERMIT: MONITORING-Eng)

#### ENVIRONMENTAL

1. An Exotic Removal Management Plan, covering the conservation parcels, associated with the Dubois AGR PUD, shall be reviewed and approved by ERM prior to final DRO site plan approval. (DRO: ERM - ERM) (Previous Condition Environmental 1 of Resolution R-2012-1859, Control No. 2004-250) [NOTE: COMPLETED]

2. All Restricted Covenant Agreements and Conservation Easements for the Conservation Parcels, associated with the Dubois AGR PUD, shall be submitted to ERM for review and approval prior to recordation. (DRO: ERM- ERM) (Previous Condition Environmental 2 of Resolution R-2012-1859, Control No. 2004-250) [NOTE: COMPLETED]

3. An application to modify the Notice of Intent to Construct (NIC) for the modified lake shorelines shall be submitted to Environmental Resources Management prior to DRO site plan approval. (DRO: ERM-erm) (Previous Environmental Condition No.3 of resolution No. R-2012-1859, Control No. 2004-250)

#### LANDSCAPE - GENERAL

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

a. palm heights: Twelve (12) feet clear trunk;  
b. clusters: Staggered heights twelve (12) to eighteen (18) feet; and,  
c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 1 of Resolution R-2012-1859, Control No. 2004-250)

2. 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 Landscape 2 of Resolution R-2012-1859, Control No. 2004-250)

3. Field adjustment of plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 3 of Resolution R-2012-1859, Control No. 2004-250)

#### LANDSCAPE - PERIMETER

4. A minimum of fifty (50) percent of all (new and replacement) trees to be planted in the landscape buffers shall meet the following minimum standard at installation: Tree height: fourteen (14) feet. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 4 of Resolution R-2012-1859, Control No. 2004-250).

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

a. One (1) palm or pine for each thirty (30) linear feet of the total length of the perimeter buffers; and,  
b. Clustering of the palms or pines is permitted. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 5 of Resolution R-2012-1859, Control No. 2004-250)

#### LAKE WORTH DRAINAGE DISTRICT

1. Prior to platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive

easement deed, the South 5 feet of the North 70 feet of Tracts 67-80, Sec 29/46/42, Palm Beach Farms Co. Plat No. 1 for the L-37 Canal Right-of-Way based on cross-sections. (PLAT: ENG-LWDD) (Previous LWDD 1 of Resolution R-2012-1859, Control No. 2004-250) [NOTE: COMPLETED]

#### PALM TRAN

1. Prior to Plat Recordation, the Property Owner Bridges South (lying between the LWDD L-38 and L-39 canals), shall convey shall convey to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area (Lyons Rd @ Entrance) in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran shall be required. (PLAT: MONITORING - Palm Tran) [NOTE: the Bus Stop Board and Alighting Area easement adjacent to Bridges North is COMPLETED]

#### PLANNED UNIT DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office (PLAT: CTY ATTY - Zoning)

2. The property owner shall include in homeowners documents as well as written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying of the existence of agricultural uses in the vicinity of the development. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on July 25, 2014 and shall continue on an annual basis until all units within the development have been sold or the property owner relinquishes control to the homeowners association. (DATE: MONITORING - Zoning)

3. One model row shall be permitted within the Bridges North portion of the project and one model row shall be permitted within the Bridges South portion of the project. (ONGOING: ZONING - Zoning)

#### PLANNING

1. Planning 1 of Resolution R-2012-1858, Control No. 2004-250, which currently states:

The PUD shall be limited to a maximum of 591 dwelling units and shall meet 60/40 AGR-PUD requirements. The balance of 64 additional units shall not be utilized on this site or transferred elsewhere without prior approval from the BCC. (ONGOING: PLANNING - Planning)

Is hereby amended to read:

The PUD shall be limited to a maximum of 1,008 dwelling units and shall meet 60/40 AGR-PUD requirements. The remaining units shall not be utilized on this site or transferred elsewhere without prior approval from the BCC. (ONGOING: PLANNING - Planning)

2. 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) (Previous Condition Planning 3 of Resolution R-2012-1858, Control 2004-250) [NOTE: Completed]

3. Previous Condition Planning 4 of Resolution R-2012-1858, Control No. 2004-250, which currently states:

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

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

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

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: ENG/CO ATT/ERM - Planning) [NOTE: Completed]

Is hereby amended to read:

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

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

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

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: CTY ATTY - Planning) [NOTE: Completed]

4. Should conservation easements not be recorded for the Preservation properties in a form acceptable to the County Attorney prior to the recordation of the Plat for the Development Parcel, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (PLAT: CTY ATTY - Planning) (Previous Condition Planning 5 of Resolution R-2012-1858, Control No. 2004-250) [NOTE: Completed]

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

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

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

a. Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;

b. Construction and maintenance of structures essential to the uses listed in subsection 1a., above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;

c. Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1.B of the Unified Development Code (ULDC), any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;

d. A Water Preserve Area if designated by the South Florida Water Management District (SFWMD), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management (ERM) and managed for environmental resource values;

e. Wetland restoration and maintenance, or bona fide agriculture as defined by the ULDC; and

f. Those other activities authorized within a Preservation Area under Table 3.E.1. B. of the ULDC and consistent with applicable provisions of the Comp Plan.

2. Prohibited Uses. Any use of or on the Property that is not specifically listed or included in Section 1, above, or that is inconsistent with agricultural, environmentally significant uplands or wetlands, or open space preservation is prohibited. (ONGOING:PLANNING-Planning) (Previous Condition Planning 6 of Resolution R-2012-1858, Control No. 2004-250) [NOTE: Located on PMP-4]

#### PROPERTY & REAL ESTATE MANAGEMENT

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

##### a) Title

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

##### b) Concurrency

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

##### c) Taxes

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

##### d) Site condition

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

##### e) Retention and Drainage

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

1) The discharge of surface water from the proposed civic site into the property owner's water retention basins.

2) As easement across property owner 's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

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

g) Vegetation Permit

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

h) Buildable Grade

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

i) Water & Sewer

Property owner to provide water and sewer stubbed out to the property line and other required utilities as determined by PREM. (DATE:MONITORING-PREM)

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

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

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

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

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey. (DATE:MONITORING-PREM)

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

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

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

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

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

1) EPA's National Priorities list (NPL)

- 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
- 3) Hazardous Waste Data Management System List (HWDMS).

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

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

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

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

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

5. The property owner may request to exchange the required on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval when the County has established that the cash or offsite land enhances or supports a County property, facility or function in the general vicinity of the PUD. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2 & 3 above will also apply. If the land off-site is of less cash value than the on-site dedication the property owner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process and be at the cost of the property owner or if the property owner is a contract purchaser the per acre value used for the entire PUD may be used to determine the civic site value. If off-site land or cash contribution is accepted by Palm Beach County, the property owner shall be deemed to have satisfied the intent of ULDC. (ONGOING:PREM-PREM)

#### 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 - School Board) (Previous Condition SCHOOL BOARD 1 of Resolution R-2012-1859, Control No. 2004-250)

2. Condition SCHOOL BOARD 2 of Resolution R-2012-1859, Control No. 2004-250, which currently states:

Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall be constructed by the property owner in a location and manner acceptable to the Palm

Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter(s) shall be the responsibility of the residential property owner. (CO: MONITORING - School Board)

Is hereby amended to read:

Prior to the issuance of the first Certificate of Occupancy (CO), for the southern portion of Bridges AGR PUD (Bridges South), the ten (10) by fifteen (15) school bus shelters shall be constructed by the property owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter for Bridges AGR PUD shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelters shall be the responsibility of the residential property owner. (CO: MONITORING - School Board) [NOTED: the bus shelter within the northern portion of Bridges AGR PUD (Bridges North) is COMPLETED]

#### SITE DESIGN

1. Prior to final approval by the Development Review Officer (DRO), the Neighborhood Park detail shall be provided on the Final Regulating Plan. The Neighborhood Park detail is subject to DRO review and approval. A minimum of one (1) Neighborhood Park is required, which may be located in Pod E, F, G, or H subject to the requirement in Art. 3.E.2.B.2.a Proximity to Other Uses, for the development. (DRO: ZONING - Zoning) (Previous Site Design 1 of Resolution R-2012-1859, Control No. 2004-250) [NOTE: COMPLETED]

#### UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBCWUD-PBCWUD) (Previous Utilities 1 of Resolution R-2012-1859, Control No. 2004-250)

#### COMPLIANCE

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

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

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

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment,



and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)