

RESOLUTION NO. R-2015-0009

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2014-00939  
(CONTROL NO. 2002-00068)  
a Development Order Amendment  
APPLICATION OF Delray Beach Associates I, LLC  
BY G.L. Homes, AGENT  
(Canyon Isles 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;

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;

WHEREAS, Zoning Application PDD/DOA-2014-00939 was presented to the Board of County Commissioners at a public hearing conducted on January 8, 2015;

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;

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;

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;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

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 Development Order Amendment; and,

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 PDD/DOA-2014-00939, the petition of Delray Beach Associates I, LLC, by G.L. Homes, agent, for a Development Order Amendment to reconfigure the Master Plan to swap, add, and delete land area (preserve); re-allocate, and release recorded Conservation Easement; and amend Conditions of Approval (Planning), 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 January 8, 2015, subject to the Conditions of Approval described in EXHIBIT C-2, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the resolution was duly passed and adopted on January 8, 2015.

Filed with the Clerk of the Board of County Commissioners on January 14, 2015.

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: \_\_\_\_\_



EXHIBIT A

LEGAL DESCRIPTION

**LEGAL DESCRIPTION: Canyon Isles – Development Parcel**

A PORTION OF TRACTS 6 THROUGH 27 AND TRACTS 38 THROUGH 59, BLOCK 59, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 17 THROUGH 27 AND SAID TRACTS 38 THROUGH 48 AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN THE WEST LINE OF SAID TRACTS 8, 25, 40, 57 AND THE EAST LINE OF SAID TRACTS 9, 24, 41, 56, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 16, BLOCK 59 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 43°01'22" WEST, A DISTANCE OF 36.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'36" EAST ALONG A LINE BEING 26.40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 9 THROUGH 16, A DISTANCE OF 2,665.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 9; THENCE SOUTH 00°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 6.60 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 360.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 8; THENCE SOUTH 00°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 36.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 7, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE NORTH 00°26'28" WEST, ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 278.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,653.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 87°57'06" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'10", A DISTANCE OF 127.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°29'05" WEST, A DISTANCE OF 1,080.39 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3,460.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°30'55" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'08", A DISTANCE OF 1,036.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°41'03" EAST, A DISTANCE OF 409.40 FEET TO A POINT ON THE SOUTH LINE OF TRACTS 49 THROUGH 59, BLOCK 59 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 89°36'33" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 59, A DISTANCE OF 3,595.76 FEET; THENCE NORTH 00°26'28" WEST ALONG A LINE BEING 25.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID TRACTS 16, 17, 48 AND 49, A DISTANCE OF 2644.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 214.277 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 1 - 100' RURAL PARKWAY EASEMENT (2012-382)**

BEING A PORTION OF TRACTS 16, 17, 48 AND 49 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING BETWEEN AND CONTIGUOUS WITH THE AFOREMENTIONED TRACTS, ALL LYING AND BEING IN BLOCK 59, PALM BEACH COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 100.00 FEET OF THE WESTERLY 155.00 FEET OF SAID BLOCK 59, BOUNDED ON THE NORTH BY A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 16, AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID TRACT 49 OF SAID BLOCK 59.

CONTAINING 6.063 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 59, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°26'28" WEST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. BEING A PORTION OF TRACTS 25 THROUGH 33 AND TRACTS 40 THROUGH 48, BLOCK 69, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 48 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE NORTH 01°28'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 357.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°34'36" WEST ALONG A LINE 357.50 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 40 THROUGH 48, A DISTANCE OF 3135.50 FEET; THENCE NORTH 00°22'42" WEST A DISTANCE OF 325.66 FEET; THENCE NORTH 89°34'36" EAST ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 40 THROUGH 48, A DISTANCE OF 3129.27 FEET; THENCE SOUTH 01°28'29" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 325.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.418 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 3 – BUTTS PARCEL (2012-00382)**

BEING ALL OF TRACT "A", CANYON ISLES PRESERVE PLAT THREE, AS RECORDED IN PLAT BOOK 104, PAGES 179 AND 180, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.257 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 4 (PBC – PREM)**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST A DISTANCE OF 2,638.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32'41" EAST ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 2,638.93 FEET MORE OR LESS TO THE POINT OF BEGINNING. LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14,

TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST, ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,327.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,311.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST, ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32' 41" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 1,311.92 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00° 30' 14" EAST, A DISTANCE OF 332.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 10.111 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 5:**

TRACTS 101 AND 102, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 101 AND 102 ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3.

CONTAINING 10.463 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6A**

THE NORTH 1/2 OF TRACT 14, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6B:**

BEING ALL OF TRACTS 12 AND 13, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 94.17 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF SAID TRACT 12.

TOGETHER WITH: THE NORTH 15.00 FEET OF THAT PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING SOUTH OF AND ADJACENT TO SAID TRACT 13, SAID PORTION BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 13 AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 13, LYING WITHIN SAID BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 19.163 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6C**

PARCEL 1:

THE NORTH 1/2 OF TRACT 39, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF TRACT 9, LESS THE NORTH 95.04 FEET; THE SOUTH 1/2 OF TRACT 14; ALL OF TRACTS 15 AND 16; THE WEST 1/2 OF TRACT 33; ALL OF TRACTS 34 THROUGH 38; THE SOUTH 1/2 OF TRACT 39; AND ALL OF TRACTS 40 THROUGH 42, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 36, BLOCK 53;  
THENCE NORTH 01° 06' 47" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 36, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89° 36' 33" EAST, ALONG A LINE, 15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36, A DISTANCE OF 663.60 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF TRACT 14, BLOCK 53;

THENCE NORTH 89° 36' 33" EAST, ALONG THE SOUTH LINE OF TRACTS 14 THROUGH 16, BLOCK 53, A DISTANCE OF 1980.00 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, ALONG THE EAST LINE OF TRACTS 9 AND 16, BLOCK 53, A DISTANCE OF 1249.99 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 89° 02' 44" EAST, ALONG A LINE 95.04 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00° 23' 27" EAST, ALONG A LINE 15 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 9 AND 16, A DISTANCE OF 1265.13 FEET;

THENCE SOUTH 89° 36' 33" WEST, ALONG A LINE 15 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 16, A DISTANCE OF 345.00 FEET;

THENCE DEPARTING FROM SAID LINE, SOUTH 00° 23' 27" EAST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF TRACTS 33 THROUGH 36, BLOCK 53;

THENCE SOUTH 89° 36' 33" WEST, ALONG SAID LINE, A DISTANCE OF 2313.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING 30 FEET IN WIDTH, LYING BETWEEN THE EAST LINE OF TRACT 40, SAID BLOCK 53, AND THE WEST LINE OF TRACT 41, SAID BLOCK 53, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 1585, PAGE 505, AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 40, ALL SITUATED, BEING AND LYING IN BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

TRACT 43, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 121.670 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE WEST LINE OF TRACT 36, BLOCK 53, SAID LINE BEARS NORTH 01° 06' 47" WEST.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 7**

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EASEMENTS OF RECORD HELD BY FLORIDA POWER AND LIGHT COMPANY.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 8:**

TRACTS 90 AND 65, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

TRACTS 91 AND 64, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

19.311 ACRES, MORE OR LESS

**DESCRIPTION: CANYON ISLES PRESERVE NO. 9:**

PARCEL 1:

TRACT 5, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY,

FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 5 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 2:

TRACT 6, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 6 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 3:

TRACTS 7 AND 8, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACTS 7 AND 8 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

**DESCRIPTION: CANYON ISLES PRESERVE NO. 10A:**

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 10.055 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 10B:**

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°04'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 659.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 331.56 FEET; THENCE NORTH 00°56'49" WEST, A DISTANCE OF 664.10 FEET; THENCE NORTH 88°04'37" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 331.58 FEET; THENCE SOUTH 00°56'43" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 664.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.054 ACRES MORE OR LESS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS



MORE PARTICULARLY SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 1012, AND IN OFFICIAL RECORDS BOOK 1965, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 11:**

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 9.667 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 12:**

THE WEST 307 FEET OF THE NORTH ONE-HALF OF TRACT 13, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.326 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 13:**

BEING ALL OF TRACTS 67, 68, 87 AND 88, BLOCK 45, PALM BEACH FARMS CO, PLAT NO, 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 507.08 FEET OF SAID TRACTS 87 AND 88, LESS AND EXCEPT THE NORTH 45.00 FEET OF SAID TRACTS 67 AND 68.

CONTAINING 11.632 ACRES MORE OR LESS.

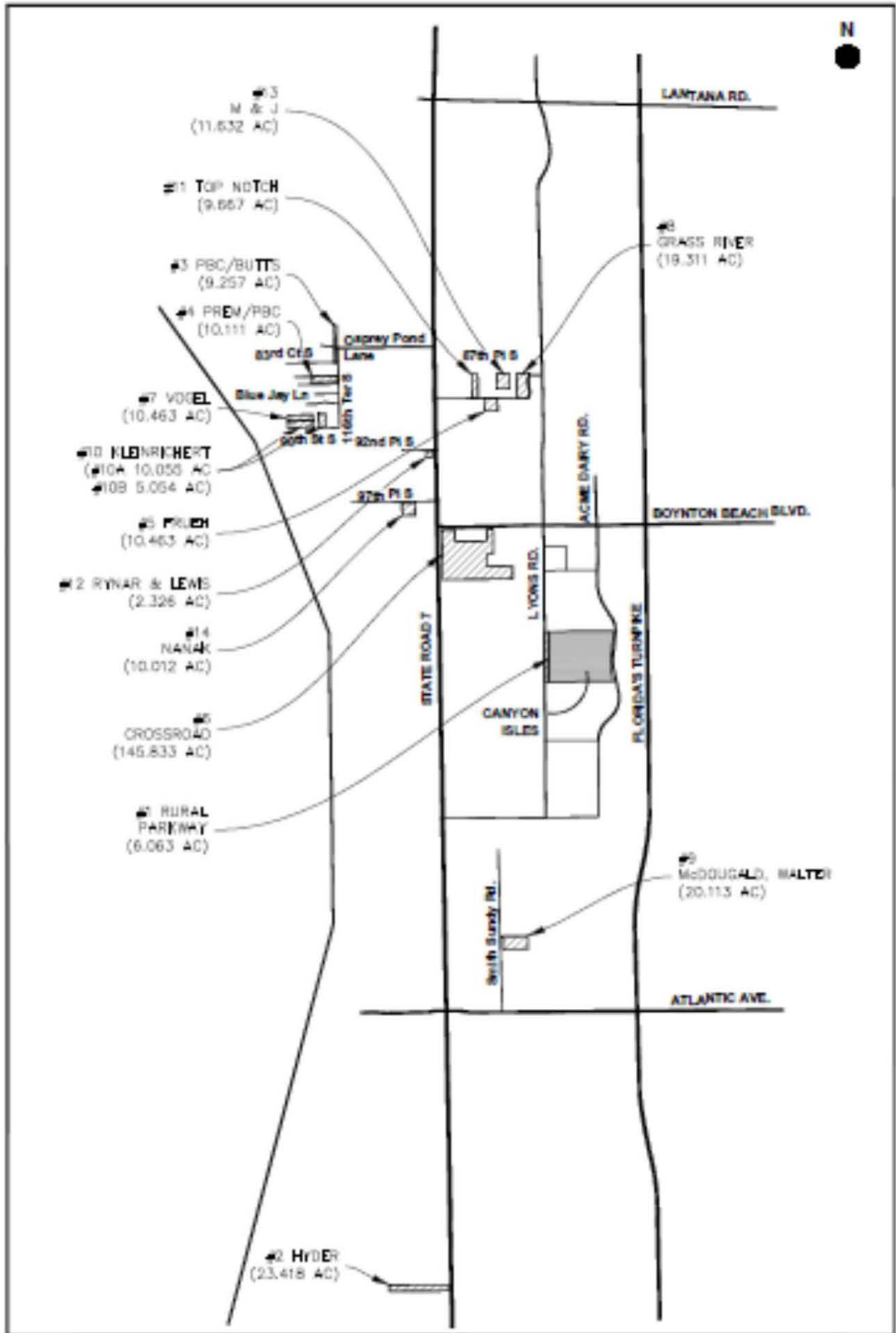
**DESCRIPTION: CANYON ISLES PRESERVE NO. 14:**

THE WEST 2.0 FEET OF TRACT 38, AND ALL OF TRACT 39, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.012 ARES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH



## EXHIBIT C-2

### CONDITIONS OF APPROVAL

#### Development Order Amendment

##### ALL PETITIONS

1. Previous ALL PETITIONS condition 1 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

The approved Preliminary Master Plan is dated April 23, 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.

##### Is hereby amended to read:

The approved Preliminary Master Plan is dated September 11, 2014. 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(Previous Landscaping Standard Condition C.1 of Resolution R-2003-565, Control No. 2002-068) [NOTE: COMPLETED]

2. Prior to submittal of the Final DRC certification of the preliminary development plan, the plan shall be revised to meet code requirements for the north, south and west buffers or seek variance relief for width reduction of the buffers from the Board of Adjustment. [(DRO: ZONING - Zoning) (Previous ALL PETITIONS condition 2 of Resolution R-2012-1061, Control No.2002-00068) [NOTE: COMPLETED pursuant to BA-2003-040]

3. Previous ALL PETITIONS condition 3 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2003-565 (Control 2002-068) and Resolution R-2003-944 (Control 2002-068), 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.

##### Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2003-565 (Control 2002-068), Resolution R-2003-944 (Control 2002-068), and Resolution R-2012-1061 (Control 2002-068), 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)

##### ENGINEERING

1. Prior to the 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 south approach on Lyons Road at the project's entrance road. This right-of-way shall be a minimum of 280 feet in storage 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. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 1 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

2. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement to Palm Beach County at the Projects Entrance Road(s) on Lyons Road and Acme Dairy Road. This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owner's road right of way. Construction by the applicant within this easement shall conform to 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. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 2 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

3. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Acme Dairy Road and Lyons Road 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. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 3 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

4. Prior to June 1, 2004, the property owner shall convey to Palm Beach County Land Development Division by warranty deed for

- a. Lyons Road right of way adjacent to the PUD development area: 110 feet on an alignment approved by the County Engineer;
- b. Lyons Road right of way adjacent to the PUD preservation area: 55 feet on an alignment approved by the County Engineer. This condition does not apply to the Talmo parcel fronting on Lyons Road as this parcel is not part of this petition.
- c. Acme Dairy Road right of way adjacent to or within the PUD development area and preservation area (if applicable): 80 feet on an alignment approved by the County Engineer.
- d. Flavor Pict Road right of way adjacent to or within the PUD preservation area (if applicable): 120 feet on an alignment approved by the County Engineer.
- e. Sufficient right of way to provide for an expanded intersection at Flavor Pict Road and Lyons Road (if applicable).
- f. Sufficient right of way to provide the turnpike crossing on Flavor Pict Road at the Florida Turnpike (if applicable).

All right of way conveyance 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. 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 - Engineering) (Previous ENGINEERING condition 4 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

5. The Property owner shall construct:

- a. left turn lane north approach on Lyons Road at the Project's Entrance Road;
- b. right turn lane south approach on Lyons Road at the Project's Entrance Road;
- c. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
- d. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit.
- e. Construction shall be completed prior to the issuance of the first Certificate of

Occupancy. (CO: MONITORING - Engineering) (Previous ENGINEERING condition 5 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

6. On or before January 1, 2004, 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:

- i. Acme Dairy Road and
- ii. Lyons Road
- iii. Flavor Pict Road (if applicable)

Required drainage limits shall be along the property frontage; and up to a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. Where portions of Acme Dairy Road, Lyons Road, and/or Flavor Pict Road are adjacent to or within the property proposed for preservation area, the property owner shall dedicate sufficient land area or easement area from the preservation area in an amount and location as required and approved by the County Engineer to accommodate the drainage necessary for the ultimate section of these roads. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 6 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

7. Prior to December 1, 2003, the Property owner shall commence the construction plans for Lyons Road as a 2 lane facility (expandable to 4 lanes) from a point 280 feet north of Boynton Beach Boulevard to the project's south property line (development area only/LWDD L-26 canal) plus the appropriate tapers. All canal crossings (culverts) within the project limits shall be constructed from right-of-way line to right-of-way line. All bridges shall be constructed to their ultimate paved configuration. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. Plan costs shall be approved by the County Engineer. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 7 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

8. a. Prior to June 1, 2004, the property owner shall provide for the acquisition funding costs of the right-of-way and all associated costs for Lyons Road as a 110 foot right of way within the limits referenced in the Condition above. (DATE:MONITORING-Eng) [Note: COMPLETED]

b. This developer shall enter into a written agreement with the Right of Way Acquisition Section on or before June 1, 2004. Agreements shall include but not be limited to the condemnation of all necessary right of way, temporary construction easements/embankment easements and drainage easements for the construction of Lyons Road. Notification by the developer shall be given to the Land Development Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 8 of Resolution

R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

9. On or before, December 1, 2003, 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 as referenced above subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 25 years. Notification shall be given to Land Development Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 9 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

10. Prior to December 1, 2004, the property owner shall commence the construction of Lyons Road as a 2 lane facility (expandable to 4 lanes) from a point 280 feet north of Boynton Beach Boulevard to the project's south property line (development area only/LWDD L-27 canal) plus the appropriate tapers. All canal crossings within the project limits shall be constructed to their ultimate configuration. Included in this construction shall be the following turn lane improvements:

- a. dual left turn lanes north approach, dual left turn lane south approach, right turn lane south approach on Lyons Road at Boynton Beach Boulevard.
- b. dual left turn lanes east approach, dual left turn lanes west approach on Boynton Beach Boulevard at Lyons Road and receiving lanes including appropriate tapers on Lyons Road on North and South departure sides of intersection. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 10 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

11. Prior to June 1, 2004, the Property owner shall complete the construction plans for Acme Dairy Road as a 2 lane facility from Boynton Beach Boulevard to the project's entrance road plus the appropriate tapers. Included in these construction plans shall be a 280 foot left turn lane north approach plus the appropriate paved tapers on Acme Dairy Road at Boynton Beach Boulevard (this turn lane shall only be required to be constructed if the required right of way has been obtained by Palm Beach County at no cost to the property owner) and a round-about at Acme Dairy Road and the projects entrance road. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 11 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

12. Prior to June 1, 2004, the property owner shall provide for the acquisition funding costs of the right-of-way and all associated costs for Acme Dairy Road as an 80 foot right of way within the limits as referenced in the Condition above with the exception of the left turn lane north approach on Acme Dairy Road. Acceptable surety shall be provided to the Office of the County Engineer. This developer shall enter into a written agreement with the Right of Way Acquisition Section on or before June 1, 2004. Agreements shall include but not be limited to the condemnation of all necessary right of way, temporary construction easements/embankment easements and drainage easements for the construction of Acme Dairy Road. The property owner shall not be responsible for funding the acquisition of necessary right of way, temporary construction easements/embankment easements and drainage area/easements for the construction of the left turn lane north approach on Acme Dairy Road. Notification by the developer shall be given to the Land Development Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 12 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

13. On or before September 1, 2004, 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 Acme Dairy Road as referenced above subject to the approval of the County Engineer. Notification shall be given to Land Development

Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 13 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

14. Prior to the issuance of the 201st certificate of occupancy the property owner shall complete the construction of Acme Dairy Road as a 2 lane facility from Boynton Beach Boulevard to the project's entrance road plus a round-about at the project's entrance road and the appropriate tapers. All canal crossings within the project limits shall be constructed to their ultimate configuration. Included in this construction shall be the following turn lane improvements at the intersection of Acme Dairy Road and Boynton Beach Boulevard:

- a. left and right turn lane south approach; left turn lane east approach;
- b. left turn lane north approach (this turn lane shall only be required to be constructed if the required right of way has been obtained by Palm Beach County at no cost to the property owner. Failure of the County to obtain the necessary right of way, (inclusive of temporary construction easements, embankment easements, drainage easements, drainage areas, etc.) prior to the letting of the contract for the construction of Acme Dairy Road or September 1, 2005, which shall last occur shall relieve the property owner of having to comply with this condition. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 14 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

15. The Property Owner shall fund a proportionate share of the cost of signal installation as determined by the County Engineer for signal installation if warranted as determined by the County Engineer at:

- i. Boynton Beach Boulevard and Acme Dairy Road [Note: COMPLETED]
- ii. Lyons Road and the Project's Entrance Road

- a. Signalization shall be a mast arm structure installation. The cost of signalization shall also include any required utility relocation. Should signalization not be warranted after 24 months of the final Certificate of Occupancy this property owner shall be relieved of this condition of approval.
- b. Building Permits for more than 200 dwelling units shall not be issued until the developer provides acceptable surety to the County Engineer for the installation of these signals. (BLDG/PMT/ONGOING: MONITORING - Engineering) (Previous ENGINEERING condition 15 of Resolution R-2012-1061, Control No.2002-00068)

16. The property owner shall fund a proportionate share of the cost of signal modifications as determined by the County Engineer at the intersection Boynton Beach Boulevard and Lyons Road. Funding shall include design and construction of the signal modifications as required by the Palm Beach County Traffic Division. Signal modifications shall also include relocation of mast arms as part of the signal modifications. Funding shall be completed within 60 days after receiving notice from Palm Beach County. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING condition 16 of Resolution R-2012-1061, Control No.2002-00068)

17. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

- a. Building Permits for more than 26 dwelling units shall not be issued until the until construction commences for the widening of Boynton Beach Boulevard as a 4 lane median divided section from Lyons Road to the Florida Turnpike plus the appropriate paved tapers. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. [Note: COMPLETED]
- b. Building Permits for more than 241 dwelling units shall not be issued until construction commences for the widening of Lyons Road as a 4 lane median divided section from Boynton Beach Boulevard to Hypoluxo Road plus the appropriate paved tapers. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. [Note: COMPLETED]

c. Building Permits for more than 211 dwelling units shall not be issued until construction commences for the widening of Boynton Beach Boulevard as a 4 lane median divided section from SR 7 to the Lyons Road plus the appropriate paved tapers. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. [Note: COMPLETED]

d. Building Permits for more than 291 dwelling units shall not be issued until construction commences for the construction of Woolbright Road as a 2 lane section from Hagen Ranch Road to Jog Road plus the appropriate paved tapers. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. [Note: COMPLETED]

e. Building Permits for more than 336 dwelling units shall not be issued until construction commences for the widening of Boynton Beach Boulevard as a 6 lane median divided section from Lyons Road to the Florida Turnpike plus the appropriate paved tapers. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. [Note: COMPLETED]

f. No Building Permits for the site may be issued after June 30, 2010. 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 Section 5.8 of the Unified Land Development Code. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 17 of Resolution R-2012-1061, Control No.2002-00068)

18. Prior to October 24, 2003, the property owner shall provide surety for improvements identified in E17b, E17c, E17d, and E17e and E19. Surety shall include the design; right of way acquisition; and the Construction Engineering, Inspection Costs and all construction costs. At any time during the duration of the surety, the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event that such a determination is made Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. This surety shall then be updated based on certified cost estimate from the Developers Engineer and approved by the County Engineer prior to the issuance of the Road Construction Permit. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 18 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

19. a. Prior to January 1, 2007 the Property owner shall commence the construction of Lyons Road as a 4 lane median divided facility from Lantana Road to Hypoluxo Road plus the appropriate tapers. Construction shall include but not be limited to; all right of way acquisition, drainage areas, temporary construction easements, and embankment costs, Construction Engineering, Inspection Construction Engineering, Inspection Costs, all construction costs, and a golf cart crossing for the Sherbrooke PUD. This golf cart crossing shall be subject to the requirement and approval of the County Engineer. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. This construction shall be eligible for Traffic Impact Fee Credit. (DATE: MONITORING-Eng) [Note: COMPLETED]

b. No further building permits shall be issued after June 30, 2008 until this construction has been completed. The County Engineer shall have the authority to extend the compliance date(s) in the event it is determined that there has been a government caused delay beyond the reasonable control of the property owner. (BLDG/PMT/DATE: MONITORING - Engineering) (Previous ENGINEERING condition 19 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

20. On or before, June 1, 2005, 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 as a 4 lane median divided facility from Lantana Road to Hypoluxo Road plus the appropriate tapers subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 25 years.



Notification shall be given to Land Development Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 20 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

21. On or before June 1, 2005, the Property owner shall complete the construction plans for Lyons Road as a 4 lane median divided facility from Lantana Road to Hypoluxo Road plus the appropriate tapers. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division. (DATE: MONITORING - Engineering) (Previous ENGINEERING condition 21 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

22. Previous ENGINEERING condition 22 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

Prior to the recordation of the first plat, the petitioner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans a disclosure statement identifying Lyons Road as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. [Note: COMPLETED]

a. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before December 1, 2004, and shall continue on an annual basis until all units within the development have been sold or the developer relinquishes control to the homeowners association. (DATE: MONITORING - Engineering)

b. The subject property shall be appropriately signed by the developer prior to the issuance of the first building permit. Sign locations shall be indicated both on the Master Plan and appropriate Site Plans. (BLDG/PMT: MONITORING - Engineering)

**Is hereby amended to read:**

Prior to the recordation of the first plat, the petitioner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans a disclosure statement identifying Lyons Road as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. [Note: COMPLETED]

a. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before December 1, 2004, and shall continue on an annual basis until all units within the development have been sold or the developer relinquishes control to the homeowners association. (DATE/ONGOING: MONITORING - Engineering)

b. The subject property shall be appropriately signed by the developer prior to the issuance of the first building permit. Sign locations shall be indicated both on the Master Plan and appropriate Site Plans. (PLAT: MONITORING - Engineering) [Note: COMPLETED]

**ENVIRONMENTAL**

1. Prior to final approval by the Development Review Officer (DRO), an Exotic Removal Management Plan, covering the added or amended conservation parcels associated with this Development Order, shall be approved by ERM. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) (Previous ENVIRONMENTAL condition 1 of Resolution R-2012-1061, Control No.2002-00068)

2. Previous ENVIRONMENTAL condition 2 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

Prior to final approval by the Development Review Officer (DRO), all Restricted Covenant Agreements and Conservation Easements for the conservation parcels associated with this Development Order, shall be submitted to ERM for review and approval. (DRO: ERM-ERM)

**Is hereby amended to read:**

Prior to final approval of the Plat, all Restricted Covenant Agreements and Conservation Easements for the conservation parcels associated with this Development Order, shall be submitted to ERM for review and approval. (PLAT: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**LANDSCAPE - GENERAL**

1. Fifty (50) percent of all perimeter canopy trees required to be planted on the site by this approval shall meet the following minimum standards at installation:

- a. tree height: fourteen (14) feet
- b. trunk diameter: 3.5 inches measured 4.5 feet above grade;
- c. canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet current ULDC requirements. (DRO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 1 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

2. All palms required to be planted on site 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. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 2 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:

- a. eighteen (18) to twenty-four (24) inches - groundcover and small shrub;
- b. twenty-four (24) to thirty-six (36) inches - medium shrub;
- c. forty-eight (48) to seventy-two (72) inches - large shrub; and,
- d. this condition does not apply to the five (5) foot wide compatibility buffer or where a single row of hedge is required on one or both sides of the wall. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 3 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 4 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

5. A group of three (3) or more palm or pine trees may not supersede the requirement for canopy tree in that location, unless specified herein. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 5 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

6. Field adjustment of plant materials may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 6 of

**LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING SCENIC CORRIDOR/FRONTAGE OF LYONS ROAD)**

7. Landscaping and buffering along the west property line shall be upgraded to include:

- a. one (1) canopy tree planted for each thirty (30) linear feet of the property line;
- b. one (1) palm or pine tree for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet on center between clusters;
- c. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
- d. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
- e. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - PERIMETER condition 7 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

**LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE EAST PROPERTY LINE (ABUTTING FRONTAGE OF ACME DAIRY ROAD)**

8. Landscaping and buffering along the east property line shall be upgraded to include:

- a. a minimum fifty (50) foot wide landscape buffer strip and with a maximum easement encroachment of five (5) feet;
- b. a minimum four (4) to six (6) foot undulating berm, with an average minimum height of five (5) feet, measured from the top of the curb on the south, east and west property lines;
- c. one (1) canopy tree planted for each thirty (30) linear feet of the property line;
- d. one (1) palm or pine tree for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet on center between clusters;
- e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
- f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
- g. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - PERIMETER condition 8 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

**PLANNED DEVELOPMENT**

1. Decorative street lights shall be provided pursuant to Section 6.8.A.16.c.(1) of the ULDC, subject to approval by the County Engineer. (CO: BUILDING DIVISION - Engineering) (Previous PLANNED DEVELOPMENT condition 1 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

2. Street trees shall be required within the street tracts or right-of-ways of the subject development consistent with the requirements of the Engineering Department, and the following criteria:

- a. along one side of all internal PUD streets, forty (40) feet in width or greater;
- b. along both sides of all internal PUD streets, fifty (50) feet in width or greater;
- c. all Final Subdivision Applications shall include roadway cross-section sketches showing street trees. To the extent permitted by Palm Beach County Water Utilities and County Engineering, street trees shall be placed on the side of the street adjacent to the sidewalk to provide shade to pedestrians. (DRO: ZONING - Engineering) (Previous PLANNED DEVELOPMENT condition 2 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

3. Prior to final site plan certification by the Development Review Committee (DRC), the site plan shall be amended to show a focal point at the terminus of each residential access street, cul-de-sac, or nonresidential access way as shown on the Conceptual Site Plan dated February 18, 2003. The focal point shall be in the form of a plaza, landscaping,

benches, fountain, arcade or similar pedestrian oriented public areas acceptable to the Zoning Division. (DRO: ZONING - Zoning) (Previous PLANNED DEVELOPMENT condition 3 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

4. Recreation uses shall be provided, and shall be located on a minimum of 0.1 acre as shown on the Conceptual Site Plan dated February 18, 2003. Such recreation uses shall have a direct connection to the pedestrian system on the property and include a tot lot, gazebo, fitness station, rest station, or similar recreation amenity subject to approval of the Zoning Division. These recreation areas shall not be used towards the Parks and Recreation Departments minimum recreation requirement or be located within land areas designated for drainage, stormwater management or other utility purposes. (DRO: ZONING - Zoning) (Previous PLANNED DEVELOPMENT condition 4 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

5. Drainage easements shall not be permitted in the rear yards of back-to-back units. (DRO: ZONING - Zoning) (Previous PLANNED DEVELOPMENT condition 5 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

6. Zero-lot line lots (units) with a side yard that abuts the rear yard of two (2) or more lots (units) shall be restricted to one (1) story in height. (DRO: ZONING - Zoning) (Previous PLANNED DEVELOPMENT condition 6 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

7. All property included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall, among other things, provide for: 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. The property shall not be subjected 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 planned development. This Declaration shall be amended when additional units are added to the PUD. (PLAT: COUNTY ATTORNEY - Zoning) (Previous PLANNED DEVELOPMENT condition 7 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

8. The petitioner 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 use in the vicinity of the development. The petitioner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on January 2004 and shall continue on an annual basis until all units within the development have been sold or the petitioner relinquishes control to the homeowners association. (ONGOING: MONITORING - Zoning) (Previous PLANNED DEVELOPMENT condition 8 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

9. All recreation parcels shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover of the POA/HOA, the recreation parcel shall be turned over to the association at no cost to the residents. (ONGOING: MONITORING - Zoning) (Previous PLANNED DEVELOPMENT condition 9 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

10. No side interior, rear or street setback reductions (structure, pool/spa and or screen enclosure) shall be permitted except when abutting open space as allowed in Section 6.5.G.6., Section 6.6.A.9.b.(2)., and Section 6.6.A.10.b.(2). of the ULDC. (DRO: BUILDING DIVISION - Zoning) (Previous PLANNED DEVELOPMENT condition 10 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

11. The petitioner 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 potential homeowners of the County's plan to build a District Park

with ballfields/lights and other associated park amenities adjacent to the Fogg Development. The petitioner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on January 2004 and shall continue on an annual basis until all units within the development have been sold or the petitioner relinquishes control to the homeowners association. (ONGOING: MONITORING - Property Real Estate Management) (Previous PLANNED DEVELOPMENT condition 11 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

## **PLANNING**

1. Previous PLANNING condition 1 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

Prior to initial certification of the Preliminary Development Plan (PDP) by the Development Review Committee, all tabular data on required documents (site/master plans, preliminary development plans, etc.) shall be updated/revised to reflect the most current acreage totals per surveys submitted on the following dates: Fogg Central PUD Developable area (2/6/03), Lyons Road Rural Parkway Easement (2/18/03), all other Preserve parcels (2/6/03), and Land Use Justification correspondence from Kilday and Associates dated (2/6/03). (DRO: PLANNING - Planning) [NOTE: COMPLETE]

**Is hereby deleted.** [REASON: No longer applicable.]

2. The PUD shall be limited to a maximum of 500 dwelling units provided 60/40 requirements are met. Prior to final Preliminary Development Plan Certification by the Development Review Committee (DRC), the applicant shall provide a notation on the Preliminary Development Plan indicating that the balance of unused units (17) units shall not be utilized outside the boundary of the Fogg Central PUD site as identified in Petition No. 2002-068. (ONGOING: PLANNING - Planning) (Previous PLANNING condition 2 of Resolution R-2012-1061, Control No.2002-00068)

3. Previous PLANNING condition 3 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

Prior to final certification of the Preliminary Development Plan (PDP) by the Development Review Committee (DRC), the Palm Beach County Planning Division shall include notations on the future land use atlas identifying the respective parcels as either a buildable developable area or preserve area and coordinate with the PZ&B Graphics Division to ensure that the zoning maps also reflect the proper designations. (DRO: PLANNING - Planning)

**Is hereby deleted.** [REASON: No longer applicable.]

4. Prior to final certification of the Preliminary Development Plan (PDP) by the Development Review Committee (DRC), the applicant shall amend the location map on the PDP so as to include the locations of the preservation areas. The applicant shall also provide a regulating plan indicating the location, access, acreage and permitted uses within the preservation areas consistent with the Palm Beach County Comprehensive Plan and the Unified Land Development Code (ULDC). [see PRP-2] (DRO: PLANNING - Planning) (Previous PLANNING condition 4 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

5. Prior to final certification of the Preliminary Development Plan (PDP) by the Development Review Committee (DRC), the applicant shall provide a 100' Lyons Road Rural Parkway Sketch for the eastern portion with cross section details, to include cross section details for the Lake Worth Drainage District (LWDD) L-26 and L-27 canal crossing sections, to the width specified below for the canals. A cross section detail from the Fogg Central-Dubois/Acme Dairy Preserve parcel north over the L-29 canal to the Talmo owned parcel shall also be provided. The cross section for the bridge crossings over the Lake Worth Drainage District canals stated above must show a minimum of 40 feet of easement width. All of these items shall be subject to approval by the Planning Division and

Engineering Department. (DRO: PLANNING - Planning) (Previous PLANNING condition 5 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

6. Prior to the 200th building permit, the property owner shall commence the construction of the Rural Parkway through the Rural Parkway easements consistent with the Staff approved Rural Parkway Sketch and Landscape Plan for the L-26 and L-27 Canals, and north across the L-29 Canal (from the Dubois/Acme Dairy Preserve parcel north to the Talmo owned parcel), to include 40 foot bridge canal crossings, subject to Lake Worth Drainage District approval. (BLDGPMT: MONITORING - Planning) (Previous PLANNING condition 7 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

7. Previous PLANNING condition 8 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

The agricultural conservation easement, with associated title commitments, for each added or amended preserve parcel shall be recorded prior to March 1, 2014, as approved by the County Attorney, Planning Division and the Department of Environmental Resources Management. Should the conservation easements not be placed on these properties in a form acceptable to the County Attorney prior to March 1, 2014, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners.

**Is hereby amended to read:**

The agricultural conservation easement, with associated title commitments, for each added or amended preserve parcel shall be recorded prior to March 1, 2017, as approved by the County Attorney, Planning Division and the Department of Environmental Resources Management. Should the conservation easements not be placed on these properties in a form acceptable to the County Attorney prior to March 1, 2017, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners. (DATE: MONITORING - Planning)

8. Prior to approval by the Development Review Officer of the Final Master Plan for the developable area, a management plan for each added or amended preserve parcel, with the exception of the 100 foot wide Lyons Road Rural Parkway Easement preserve parcel, shall be submitted. The management plan shall contain a legal description and sketch of the parcel, an inventory of existing uses and environmental assets on the site, and a plan for exotic removal and maintenance. (DRO: PLANNING-Planning) (Previous PLANNING condition 9 of Resolution R-2012-1061, Control No.2002-00068)

9. Prior to receipt of Technical Compliance of a plat, the petitioner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for the Mazzone Preserve parcel would not result in the creation of an illegal lot of record. The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of this preservation parcel total a combined acreage of 28.981 acres. (TC: MONITORING - Planning) (Previous PLANNING condition 12 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

10. Prior to receipt of Technical Compliance of a plat, the petitioner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for the Butts Preservation parcel would not result in the creation of an illegal lot of record. The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of this preservation parcel total a combined acreage of 9.256 acres. (TC: PLANNING - Planning) (Previous PLANNING condition 13 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

11. Prior to receipt of Technical Compliance of a plat, the petitioner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for the Dubois Preserve parcel would not result in the creation of an illegal lot of record.

The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of this preservation parcel total a combined acreage of 264.632 acres. (TC: PLANNING - Planning) (Previous PLANNING condition 14 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

12. Prior to receipt of Technical Compliance of a plat, the petitioner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for the 100 foot-wide Lyons Road Rural Parkway Preservation parcel would not result in the creation of an illegal lot of record. The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of this preservation parcel total a combined acreage of 6.063 acres. (TC: PLANNING - Planning) (Previous PLANNING condition 15 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

13. Previous PLANNING condition 16 of Resolution R-2012-1061, Control No.2002-00068, which currently states:

Prior to or concurrent with recordation of the plat for the developable area as identified in Petition No. 2002-068, for all of the Preserve parcels, the applicant shall either:

- 1) dedicate these lands to Palm Beach County;
- 2) record a restrictive covenant in a form acceptable to the Palm Beach County Attorney for these subject parcels; or
- 3) subject these parcels to a conservation easement, limiting these sites to Agricultural Reserve preserve areas in accordance with the Agricultural Reserve preserve provisions of the Comprehensive Plan.

**Is hereby amended to read:**

Prior to March 1, 2017 or approval of the Master Plan by the Development Review Officer (DRO), whichever occurs first, all of the new Preserve parcels shall either:

- 1) dedicate these lands to Palm Beach County;
- 2) record a restrictive covenant in a form acceptable to the Palm Beach County Attorney for these subject parcels; or
- 3) subject these parcels to a conservation easement, limiting these sites to Agricultural Reserve preserve areas in accordance with the Agricultural Reserve preserve provisions of the Comprehensive Plan. (DATE/DRO: MONITORING - Planning)

14. Prior to Preliminary Development Plan final certification by the Development Review Committee (DRC), the Preliminary Development Plan shall be amended to include a notation from at least one cul-de-sac or dead end street location on the western and eastern edges of the Fogg Central development area site, in addition to the entrance road location, that will allow pedestrian access from the Developable area to the Lyons Road Rural Parkway. The notation(s) shall read "pedestrian cross access to be mulched or paved to the western property line, which may be gated with carded or keyed access for only residents of the Fogg Central PUD." (DRO: PLANNING - Planning) (Previous PLANNING condition 17 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

15. Prior to the issuance of a certificate of occupancy for any unit within the pod where the pedestrian cross access point is located, the petitioner shall mulch or pave pedestrian cross access point(s) to the edge of the western property line to the Rural Parkway easement at the location shown on the final certified Preliminary Development Plan that will read "pedestrian cross access to be mulched or paved to the western property line, which may be gated card access for only residents of the Fogg Central PUD." (CO: MONITORING - Planning) (Previous PLANNING condition 18 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

16. Prior to the issuance of the certificate of occupancy for the primary recreation building

on the 5.08 acre recreation site, the petitioner shall mulch or pave the pedestrian trail shown fronting the recreation area on the certified PDP dated February 6, 2003. In addition, at least one (1) bench shall be placed at this location. (CO: MONITORING - Planning) (Previous PLANNING condition 19 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

17. Prior to final site plan certification by the Development Review Committee (DRC), in order to comply with Recommendation 35 from the West Boynton Area Community Plan, for the Fogg Central Development area, the applicant shall provide street cross-section details depicting landscaped and shaded sidewalks (to the extent permitted by the County Engineer and the Palm Beach County Water Utilities Department) for pedestrian circulation for all internal sidewalks shown in this project and for the entire length of the sidewalk fronting Acme Dairy Road. (DRO: PLANNING - Planning) (Previous PLANNING condition 20 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

18. 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 Master Plan and ensure the same language is contained within in the Conservation Easement 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-10 of the Code, 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 Code; and

f. Those other activities authorized within a Preservation Area under Table 3.E.1. B of the Code 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. (DRO/ONGOING: PLANNING - Planning) (Previous PLANNING condition 21 of Resolution R-2012-1061, Control No.2002-00068)

19. Prior to or concurrent with the plat for the Fogg Central PUD, the conservation easement for the 100 foot wide Lyons Road Rural Parkway Preserve Area shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division.



a. The conservation easement for the 100 foot wide Lyons Road Rural Parkway Preserve Area shall contain:

i. A Rural Parkway Conceptual Landscape Plan that conforms with the preliminary Rural Parkway Conceptual Landscape Plan received by the Planning Division on March 18, 2003, previously presented to Planning Staff, to include but not be limited to the following items:

ii. Flowering trees;

iii. Undulating berms, no taller than five feet and landscaped with native vegetation; and  
iv. Benches/ pedestrian gathering area. One pedestrian gathering area shall be provided within the 100' Lyons Road Rural Parkway along this projects frontage.

v. The amount of landscape material in the Dubois/Acme Dairy Preserve parcel portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division.

b. The Rural Parkway easement shall not include:

i. Walls;

ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter and benches /pedestrian gathering area;

c. The Rural Parkway easement may include:

i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;

ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD.

iii 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.

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

e. 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.

f. 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, 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. (ONGOING: PLANNING - Planning) (Previous PLANNING condition 22 of Resolution R-2012-1061, Control No.2002-00068)

## **SCHOOL BOARD**

1. Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board and the County Engineer. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use to the shelter, waste container, and bicycle rack. Bus shelters shall be the maintenance responsibility of the residential property owner. (CO: MONITORING - School Board) (Previous SCHOOL BOARD condition 1 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

2. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

## "NOTICE TO HOME BUYERS/TENANTS"

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 SCHOOL BOARD condition 2 of Resolution R-2012-1061, Control No.2002-00068) [Note: COMPLETED]

### **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) (Previous COMPLIANCE condition 1 of Resolution R-2012-1061, Control No.2002-00068)

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 (CO); 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 Unified Land Development Code (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 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) (Previous COMPLIANCE condition 2 of Resolution R-2012-1061, Control No.2002-00068)

### **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.