

RESOLUTION NO. R-2025- 0701

RESOLUTION APPROVING ZONING APPLICATION DOA-2024-01918
(CONTROL NO. 2004-00250)
a Development Order Amendment
APPLICATION OF 12607 State Road 7, LLC
BY GL Acquisitions Corp., AGENT
(Bridges-Mizner 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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2024-01918 was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2025;

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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2024-01918, the Application of 12607 State Road 7, LLC, by GL Acquisitions Corp., Agent, for a Development Order Amendment to modify the Master Plan to delete 22.61 acres of Preserve Area, and to add 22.61 acres of Preserve Area in replacement, on an overall total of 2,330.86 acres, on a parcel of land generally described as shown on the legal description 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 May 22, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Nay
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 22, 2025.

Filed with the Clerk of the Board of County Commissioners on May 27th, 2025.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

BRIDGES MIZNER AGR-PUD (Overall)

(NORTH PARCEL)

DELRAY TRAINING CENTER - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 60 THROUGH 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 130 AND 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 157 AND 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 155 AND 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 174 AND 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 149 THROUGH 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL G, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 75 THROUGH 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL H, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 78 AND 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 38 THROUGH 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

DELRAY TRAINING CENTER P.U.D. - PARCEL K, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 151 AND 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 359.780 ACRES MORE OR LESS.

(MIDDLE 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 115, PAGES 56 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES - PLAT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 54 THROUGH 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES - PLAT SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 79 THROUGH 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES - PLAT SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 156 THROUGH 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES - PLAT EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 183 THROUGH 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 298.925 ACRES MORE OR LESS.

(RIGHT-OF-WAY: BRIDGES NORTH)

THE PUBLIC ROAD RIGHT-OF-WAY, AS RECORDED OFFICIAL RECORDS BOOK 24852, PAGE 375, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.149 ACRES, MORE OR LESS.

(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 285.744 ACRES, MORE OR LESS.

(RIGHT-OF-WAY: BRIDGES SOUTH)

TRACT RW, APPOLONIA FARMS P.U.D. PLAT ONE, AS RECORDED PLAT BOOK 111, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.082 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 20, 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 944.680 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 20, 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PRESERVE #1 (PBC – Butts)

BEING ALL OF DUBOIS AGR – PRESERVE PLAT FIVE, AS RECORDED IN PLAT BOOK 112, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 33.507 ACRES, MORE OR LESS.

PRESERVE #2 (Johnson)

DESCRIPTION:

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

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 00°54'14" EAST, ALONG A LINE 366.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2684.62 FEET; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 00°54'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2683.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ALSO DESCRIBED AS:

BEING A PORTION OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" FOR THE FOLLOWING TEN (10) DESCRIBED COURSES, SOUTH 01°12'46" EAST, A DISTANCE OF 109.01 FEET; THENCE SOUTH 89°41'08" WEST, A DISTANCE OF 1,082.11 FEET; THENCE SOUTH 01°09'51" EAST, A DISTANCE OF 351.16 FEET; THENCE NORTH 89°35'06" EAST, A DISTANCE OF 1,082.40 FEET; THENCE SOUTH 01°12'55" EAST, A DISTANCE OF 2,082.11 FEET; THENCE SOUTH 89°38'00" WEST, A DISTANCE OF 106.88 FEET; THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 107.12 FEET; THENCE SOUTH 01°12'55" EAST, A DISTANCE OF 100.01 FEET; THENCE SOUTH 89°38'00" WEST, A DISTANCE OF 2,035.61 FEET; THENCE NORTH 00°54'14" WEST ALONG A LINE 366.94 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2,684.62 FEET; THENCE NORTH 89°28'27" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 2,020.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.307 ACRES, MORE OR LESS.

PRESERVE #3 (Chico)

BEING ALL OF DUBOIS AGR – PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGE 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 82.397 ACRES, MORE OR LESS.

PRESERVE #4A (SFWMD)

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.

PRESERVE #4B (SFWMD)

BEING A PORTION OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 88°14'10" WEST, ALONG THE SOUTH LINE OF SECTION 10, A DISTANCE OF 1409.41 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE 40 AS DESCRIBED IN DEED BOOK 942, PAGE 241 AND DEED BOOK 939, PAGE 528, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHEAST RIGHT- OF-WAY LINE, NORTH 32°37'57" WEST, A DISTANCE OF 1,261.87 FEET; THENCE NORTH 88°14'10" EAST, ALONG A LINE 1,083.12 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,081.46 FEET; THENCE SOUTH 00°27'42" EAST, ALONG THE EAST LINE

OF SAID SECTION 10, A DISTANCE OF 1,083.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.400 ACRES, MORE OR LESS.

PRESERVE #5 (SFWMD)

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.

PRESERVE #6 (SFWMD, Strazulla)

BEING A PORTION OF THE NORTH 3978.93 FEET OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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 2,068.60 FEET; THENCE NORTH 88°32'09" WEST, ALONG A LINE 3978.93 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 4,238.34 FEET; THENCE NORTH 01°27'51" EAST, A DISTANCE OF 3,978.93 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 379.342 ACRES, MORE OR LESS.

PRESERVE #7 (Stokes – Groome)

BEING ALL OF CONSERVATION TRACT "A" FOR THE DELRAY TRAINING CENTER P.U.D., AS RECORDED IN PLAT BOOK 84, PAGE 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 124.769 ACRES, MORE OR LESS.

PRESERVE #8 (Palm Beach Downs)

BEING ALL OF PALM BEACH DOWNS REPLAT ONE, AS RECORDED IN PLAT BOOK 84, PAGE 147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 410.427 ACRES, MORE OR LESS.

PRESERVE #9 (McGrath)

BEING ALL OF TRACTS 78, 79 AND 80, BLOCK 45, OF 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; LESS AND EXCEPT THE EAST 911.84 FEET OF SAID TRACTS 78, 79 AND 80; LESS AND EXCEPT THE WEST 45.00 FEET OF SAID TRACT 78.

CONTAINING 0.816 ACRES, MORE OR LESS.

PRESERVE #10 (McGrath)

BEING A PORTION OF TRACTS 108 AND 109, BLOCK 45, OF 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 109; THENCE NORTH 89°01'04" EAST ALONG THE SOUTH LINE OF SAID TRACT 109, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'10" WEST ALONG A LINE 45.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 109, A DISTANCE OF 660.47 FEET; THENCE NORTH 89°00'49" EAST ALONG THE NORTH LINE OF SAID TRACTS 108 AND 109, A DISTANCE OF 359.19 FEET; THENCE SOUTH 00°57'10" EAST, A DISTANCE OF 360.02 FEET; THENCE SOUTH 89°02'50" WEST, A DISTANCE OF 259.19 FEET; THENCE SOUTH 00°57'10" EAST, A DISTANCE OF 300.61 FEET; THENCE SOUTH 89°01'04" WEST ALONG THE SOUTH LINE OF SAID TRACT 109, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.658 ACRES, MORE OR LESS.

PRESERVE #11 (Palm Meadows)

LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL A, PALM MEADOWS ESTATES, AS RECORDED IN PLAT BOOK 120, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.61 ACRES, MORE OR LESS.

RIGHT-OF-WAY: PALM BEACH DOWNS

THE PUBLIC ROAD RIGHT-OF-WAY, AS RECORDED OFFICIAL RECORDS BOOK 6522, PAGE 668, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.310 ACRES, MORE OR LESS.

OVERALL DEVELOPMENT + PRESERVES

CONTAINING A TOTAL OF 2330.857 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

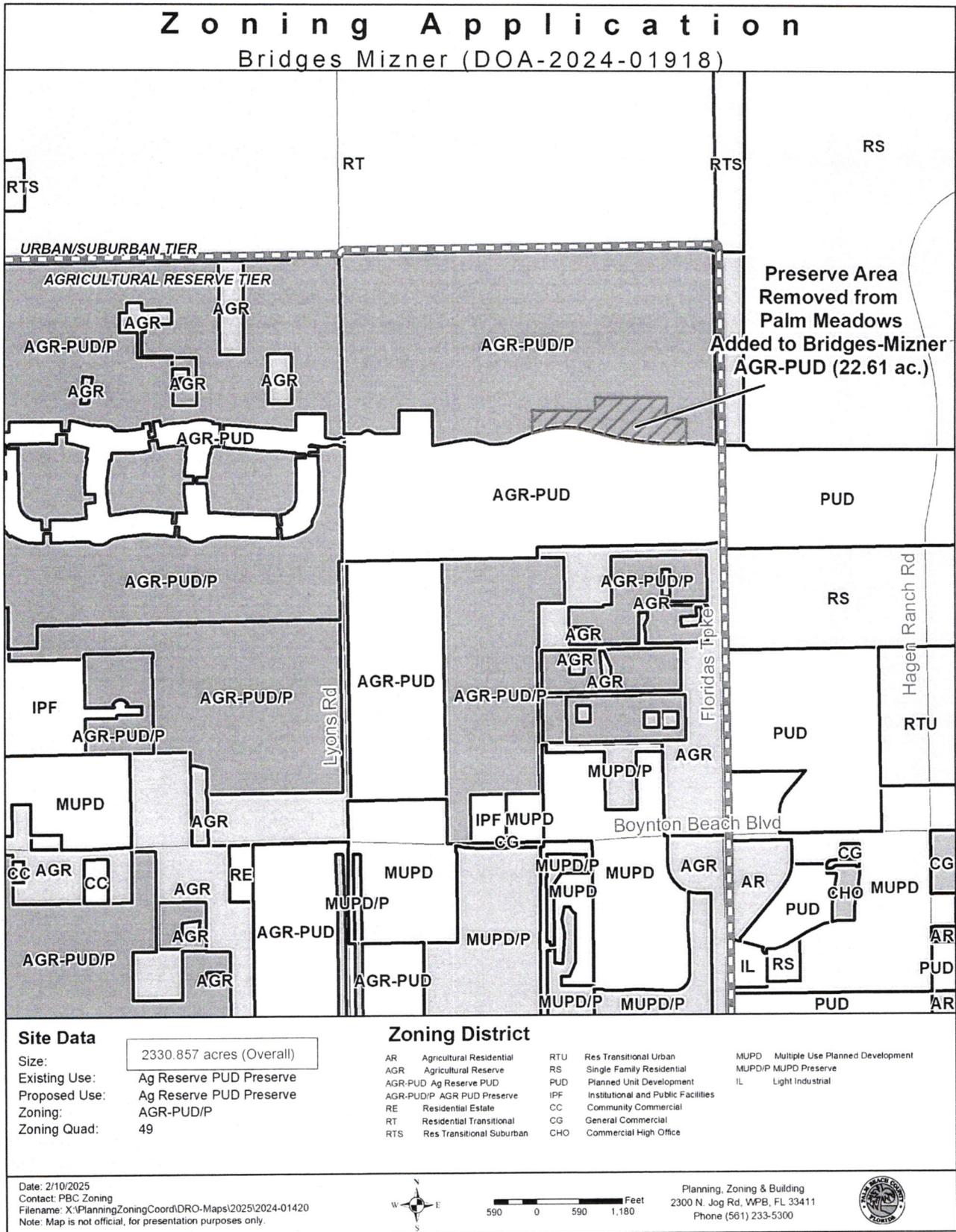


EXHIBIT B

DEVELOPMENT AREA

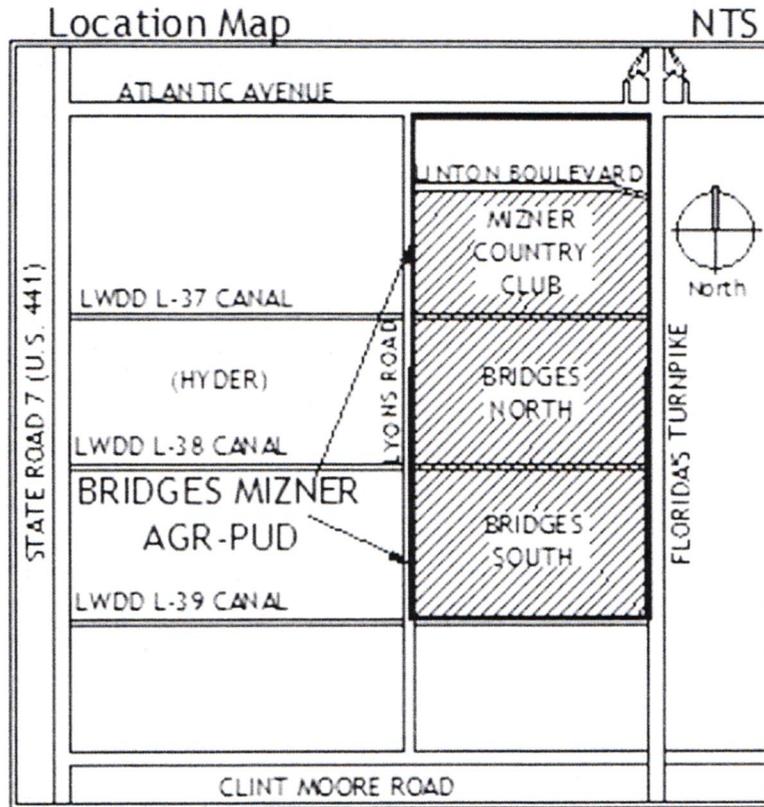
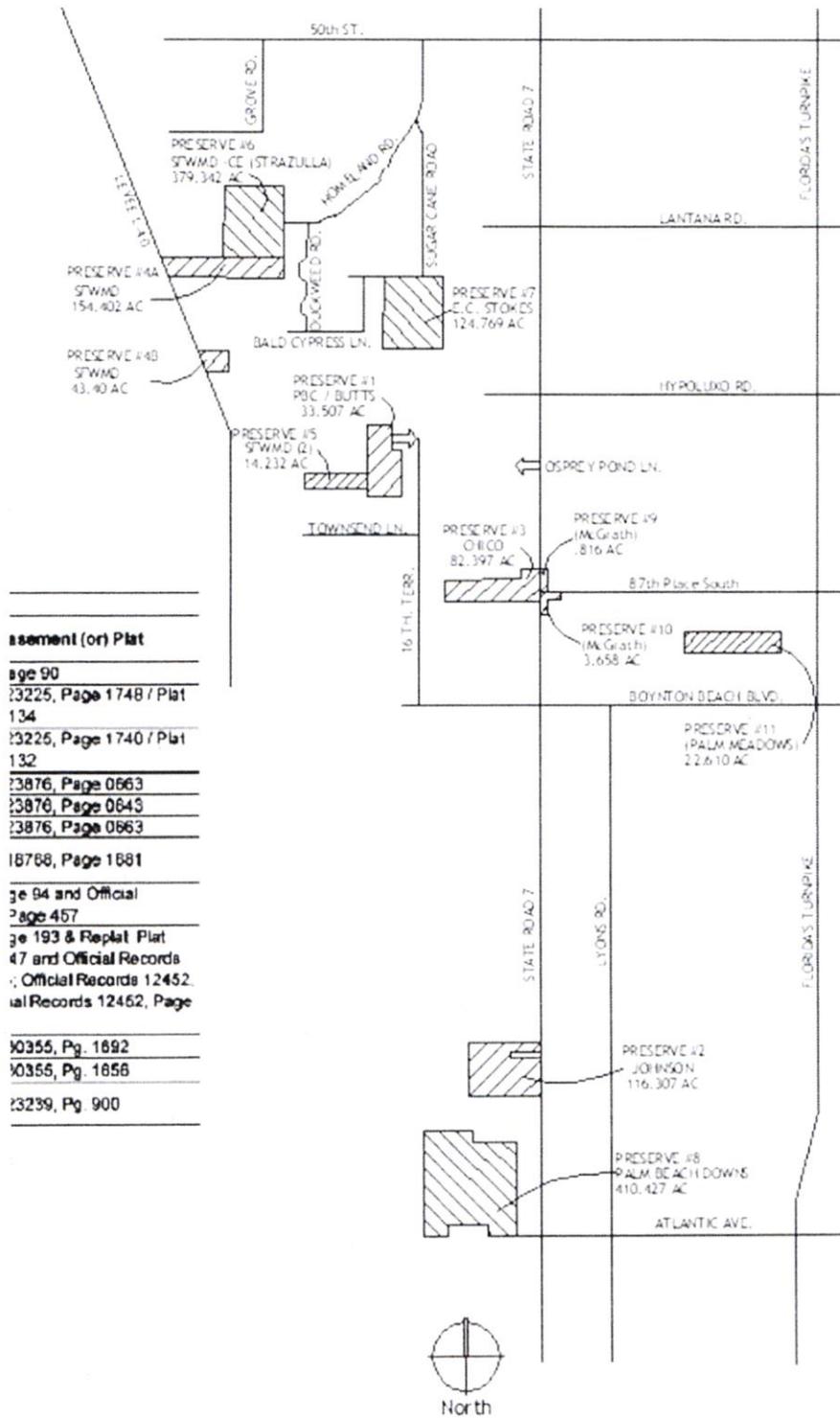


EXHIBIT B

PRESERVE AREAS



AGR/PUD Preserve Location Map

Not to scale

Bridges-Mizner AGR-PUD					
Preserves	Acres	Current Owner Entity	PCN	Conservation Easement (or) Plat	
Preserve #1 PBC - Butts	33.507	Palm Beach County	00-41-45-14-05-001-0000	Plat Book 112, Page 90	
Preserve #2 Johnson	118.307	12807 State Road 7 LLC	00-41-46-01-04-001-0000	Official Records 23225, Page 1748 / Plat Book 112, Page 134	
Preserve #3 Chico	82.397	Pontano Family Farms, LLC	00-41-45-13-08-001-0000	Official Records 23225, Page 1740 / Plat Book 112, Page 132	
Preserve #4A SFWMD	154.402	SFWMD (with units)	00-41-45-03-00-000-1010	Official Records 23876, Page 0663	
Preserve #4B SFWMD	43.400		00-41-45-04-00-000-1010	Official Records 23876, Page 0643	
Preserve #5 SFWMD	14.232		00-41-45-14-00-000-3020	Official Records 23876, Page 0663	
Preserve #6 SFWMD (Strazulla)	379.342		SFWMD (without units)	00-41-44-39-00-039-0010	Official Records 18788, Page 1681
				00-41-45-03-00-000-1010	
Preserve #7 Stokes - Grooms	124.769	AMKBJ Partners LTD.	00-41-45-02-02-001-0000	Plat Book 84, Page 94 and Official Records 10086, Page 457	
Preserve #8 (Palm Beach Downs)	410.427	SFWMD	00-41-46-13-02-016-0021	Plat Book 84, Page 147 and Official Records 10086, Page 474; Official Records 12452, Page 1299; Official Records 12452, Page 1303.	
			00-41-46-13-02-016-0022		
			00-41-46-13-02-016-0010		
Preserve #9 (McGrath)	0.816	G.L. Homes Palm Beach Assoc.	00-42-43-27-05-045-0780	Official Records 30355, Pg. 1692	
Preserve #10 (McGrath)	3.858	G.L. Homes Palm Beach Assoc.	00-42-43-27-05-045-1080	Official Records 30355, Pg. 1656	
Preserve #11 (Palm Meadows)	22.810	GPRA Thoroughbred Training Center, Inc. (without units)	00-42-45-17-10-001-0000	Official Records 23239, Pg. 900	
	1385.867				

EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 2 of Resolution R-2017-975, Control No.2004-00250, which currently states:

The approved Preliminary Master and Regulating Plans are dated April 13, 2017. 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 and Regulating Plans are dated February 24, 2025. 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. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 1 of Resolution R-2017-975, Control No.2004-00250, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2013-0970 (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.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2017-0975 (Control No. 2004-250), previous Palm Tran Conditions of Approval applicable to the subject property, as contained in Resolution R-2011-0965 (Control No. 2004-250), and previous Planned Unit Development Conditions of Approval applicable to the subject property, as contained in Resolution R-2012 (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, unless expressly modified. (ONGOING: MONITORING - Zoning)

3. 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: MONITORING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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 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 (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

d. Building permits for more than 692 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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. No Building Permits for the site may be issued after December 31, 2021. 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 Art. 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 - Engineering) (Previous ENGINEERING Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. 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 (Bridges North)
- ii. The south project entrance road and Lyons Road (Bridges South)

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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

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 - Engineering) [Note: COMPLETED]

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 - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2017-975, Control No.2004-00250)

4. 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 - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2017-975, Control No.2004-00250)

5. 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) (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2017-975, Control No.2004-00250)

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 - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2017-975, Control No.2004-00250)

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 - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2017-975, Control No.2004-00250)

8. 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 (Bridges North).
- ii. Left turn lane north approach and a right turn lane south approach on Lyons Road at the south Project Entrance (Bridges South).

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. (BLDGPMT: MONITORING - Engineering) [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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

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. (BLDGPMT/CO: MONITORING - Engineering) [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. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2017-975, Control No.2004-00250)

9. 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. (Bridges North)
- ii. The project's south entrance road. (Bridges South)

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. (BLDGPM: MONITORING - Engineering) [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. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2017-975, Control No.2004-00250)

10. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 10 of Resolution R-2017-975, Control No.2004-00250)

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 - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2017-975, Control No.2004-00250)

12. Within ninety (90) days notice by the County Engineer, the Property Owner shall provide a roadway construction easement to Palm Beach County along Lyons Road, a minimum of ten (10) feet in width, or as otherwise approved by the County Engineer. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across this Property Owner's 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. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 12 of Resolution R-2017-975, Control No.2004-00250)

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. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2017-975, Control No.2004-00250)

14. The Bridges South Property Owner will make the following Proportionate Share Payments, as per the schedule identified herein.

a. Building Permits for more than 1325 overall (263 new) dwelling units shall not be issued until the Property Owner makes a proportionate share payment of \$2,144,375.00. Note that while this proportionate share payment is based on proportionate cost of specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements

to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Building Permits for more than 1776 overall (714 new) dwelling units shall not be issued until the Property Owner makes a proportionate share payment of \$402,273.00. Note that while this proportionate share payment is based on proportionate cost of specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

c. In the event that the contract has not been let for the Assured construction improvement to widen Lyons Rd from Atlantic Ave to Clint Moore Rd from a 2-lane facility to a 4-lane divided facility before the 1097 overall (35 new) dwelling units, the Property Owner will make proportionate share payment of \$1,910,560. This payment will be in addition to the payments in a and b above. Note that while this proportionate share payment is based on proportionate cost of a specific roadway improvements, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later Condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 14 of Resolution R-2017-975, Control No.2004-00250)

15. In recognition that construction prices may change over the life of the project, the proportionate share payments shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor

Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor = (Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment))/(Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution))

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

(ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 15 of Resolution R-2017-975, Control No.2004-00250)

16. Prior to issuance of the first building permit within Bridges South, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety.

(BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 16 of Resolution R-2017-975, Control No.2004-00250)

17. MAJOR THOROUGHFARE ROAD DISCLOSURE

a. Prior to the recordation of the first plat of Bridges South, the Property Owner shall include in

the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans or Subdivision 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. (PLAT: MONITORING - Engineering) [Note: COMPLETED]

b. The Property Owner shall submit documentation of compliance with this condition prior to the first Certificate of Occupancy in Bridges South. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 17 of Resolution R-2017-975, Control No.2004-00250)

ENVIRONMENTAL

1. Previous ENVIRONMENTAL Condition 1 of Resolution R-2017-975, Control No.2004-00250, which currently states:

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: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

Is hereby deleted. [REASON: Code modifications no longer require Exotic Removal Management Plan to be reviewed by ERM. Planning will be responsible for ensuring exotic removals of AGR-PUD preserve parcels.]

2. Previous ENVIRONMENTAL Condition 2 of Resolution R-2017-975, Control No.2004-00250, which currently states:

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: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

Is hereby deleted. [REASON: Code modifications no longer require these documents for the AGR-PUD preserve parcel to be reviewed and approved by ERM. Planning will review and approve these documents associated with the AGR-PUD preserve.]

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: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2017-975, Control No.2004-00250)

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. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 4 of Resolution R-2017-975, Control No.2004-00250)

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. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 5 of Resolution R-2017-975, Control No.2004-00250)

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: ENGINEERING - Lake Worth Drainage District) [Note: COMPLETED] (Previous LAKE WORTH DRAINAGE DISTRICT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

PALM TRAN

1. Prior to Plat Recordation, the Property Owner of Bridges South (lying between the LWDD L-38 and L-39 canals), shall convey to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area (Lyons Road at 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. [Note: COMPLETED] (Previous PALM TRAN Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM-TRAN - Palm-Tran) [Note: COMPLETED] (Previous PALM TRAN Condition 1 of Resolution R-2011-965, Control No.2004-00250)

3. Previous PALM TRAN Condition 2 of Resolution R-2011-965, Control No.2004-00250, which currently states:

Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT: ENGINEERING - Palm-Tran)

Is hereby deleted. [REASON: Is hereby deleted. [NOTE: Condition was inadvertently omitted in R-2012-1859, R-2013-0970, and R-2017-0975. Palm Tran Condition 1 was adopted in R-2013-0970]]

PLANNED 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: COUNTY ATTORNEY - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

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) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2017-975, Control No.2004-00250)

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) (Previous PLANNED DEVELOPMENT Condition 3 of Resolution R-2017-975, Control No.2004-00250)

4. Prior to recordation of the first plat for the development area, all property included in the legal description of the development area shall be subject to a Declaration of Restrictions and

Covenants acceptable to the County Attorney's office which shall include the following:

- a. Formation of a single "master" Property Owner's Association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas.
- b. All 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.
- c. The property shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the development area. This Declaration shall be amended when additional units are added to the PUD. (PLAT: COUNTY ATTORNEY - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2012-1859, Control No.2004-00250)

PLANNING

1. The PUD shall be limited to a maximum of 1942 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) (Previous PLANNING Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. Previous PLANNING Condition 2 of Resolution R-2017-975, Control No.2004-00250, which currently states:

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)

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

3. 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: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2017-975, Control No.2004-00250)

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. (DRO/ONGOING: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 5 of Resolution R-2017-975, Control No.2004-00250)

6. Per resolution R-97-655 Planning Condition 1 for the SFWMD/PB Downs Preserve: Any infrastructure existing on the property shall not be used for future development and shall not be connected to water and sewer services, unless used only to support agricultural activities in accordance with the Comprehensive Plan. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 6 of Resolution R-2017-975, Control No.2004-00250)

7. For new Preserve 11 Palm Meadows, per resolution R-2009-1599, Planning condition 1, there is no density associated with the 22.61 acres, as the Development Rights associated with this preserve could only be utilized at the Palm Meadows AGR PUD and the remaining were retired. (ONGOING: PLANNING - Planning)

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 pro-rated 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 - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2017-975, Control No.2004-00250)

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 - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2017-975, Control No.2004-00250)

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 - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2017-975, Control No.2004-00250)

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: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 5 of Resolution R-2017-975, Control No.2004-00250)

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 SCHOOL BOARD Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. Prior to the issuance of the first Certificate of Occupancy (CO), the ten by fifteen 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 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) [Note: COMPLETED] (Previous SCHOOL BOARD Condition 2 of Resolution R-2017-975, Control No.2004-00250)

3. Prior to the issuance of the 1,080th residential permit, The Property Owner is required to provide a financial contribution of \$300,000.00 for two (2) modular classroom units in order to mitigate impact at the middle school level. (BLDGPMT: MONITORING - School Board) [Note: COMPLETED] (Previous SCHOOL BOARD Condition 3 of Resolution R-2017-975, Control No.2004-00250)

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) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2017-975, Control No.2004-00250)

2. Prior to final approval by the Development Review Officer (DRO), the Final Master Plan sheet 1 shall be amended to remove the diagonal reference to the previous name of the project (Mizner Country Club, Bridges North and Bridges South). (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 3 of Resolution R-2017-975, Control No.2004-00250)

SITE DESIGN-MIZNER COUNTRY CLUB (NORTHERN 359.78 ACRES OF THE DEVELOPMENT)

3. Prior to final approval by the Development Review Officer (DRO), the Preliminary Master Plan (PMP) shall be amended to show a nonconformity chart for the requirement of a Type 2 Incompatibility buffer between the Recreational and Residential Pods within the northern 359.78 acres of development (Mizner Country Club). The chart must include the previous Exhibit number as the vesting document. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 2 of Resolution R-2017-975, Control No.2004-00250)

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: PBC WATER UTILITIES - PBC Water Utilities) (Previous UTILITIES Condition 1 of Resolution R-2017-975, Control No.2004-00250)

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: ZONING - Zoning)

DISCLOSURE

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