

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

Application No.: PDD/DOA/W/CA-2016-02029
Application Name.: Bridges-Mizner AGR-PUD
Control No.: 2004-00250
Applicant: Bridges HOA Inc South Fla Water Mgmt Dist
 South Fla Water Mgmt Dist Licensor Mizner Country Club Master Assn
 Amkbj Partners Ltd LLLP Inc
Owners: Bridges HOA Inc Mizner Country Club Master Assn
 South Fla Water Mgmt Dist Licensor Inc
 Amkbj Partners Ltd LLLP South Fla Water Mgmt Dist
Agent: JMorton Planning & Landscape Architecture - Jennifer Morton and Lauren McClellan
Telephone No.: (561) 371-9384, (561) 721-4463
Project Manager: Yoan Machado, Site Planner II

TITLE: an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District. **TITLE:** a Development Order Amendment **REQUEST:** to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development. **TITLE:** a Type II Waiver **REQUEST:** to allow 46 percent of the local streets to terminate in a Cul-de-sac. **TITLE:** a Class A Conditional Use **REQUEST:** to allow a Golf Course.

APPLICATION SUMMARY: Proposed are requests for an Official Zoning Map Amendment, a Development Order Amendment (DOA), a Type II Waiver, and a Class A Conditional Use for the Bridges-Mizner AGR-PUD. The proposed 2,330-acre Bridges Mizner AGR-PUD is comprised of two prior approved PUDs, each has its own most recent Development Orders that were approved by the Board of County Commissioners (BCC). The northern 359.78 acres (Mizner Country Club) was on September 24, 2007 to add land area, reconfigure the Site Plan, and add/delete Conditions of Approval. The southern 584.90 acres (Bridges North and South) was on July 25, 2013 to reconfigure the Preliminary Master Plan (PMP), add land area, add an access point, increase the number of dwelling units, restart the commencement date of the Development, add an additional model row, reconfigure the Civic Pod and amend the recorded Conservation Easement.

The Applicant is requesting to consolidate these two Development Order approvals under one unified plan, requiring the rezoning of the northern 359.78 acres from PUD to AGR-PUD, 4.47 acres of new preserve land from AGR to AGR-PUD and a Class A Conditional Use to allow the existing Golf Course in the proposed Zoning District. With the Development Order Amendment, the Preliminary Master Plan (PMP) indicates the combination of the two developments areas, increasing the land area (+943.16 acres) and number of units. Additionally, the Applicant is deleting 43.4 acres of land (to be added to Hyder AGR-PUD) and adding 43.4 acres of Preserve areas from the Hyder AGR-PUD (to be deleted as part of Application DOA/W-2016-02025). This added land area will remain preserve. The last two requests include a modification of the Conservation Easement, Conditions of Approval (Engineering, Palm Tran and Planning) and to allow 46% of the streets to terminate in Cul-de-sac (27 out of 59 streets). The Preliminary Master Plan (PMP) indicates a total of 26 Residential Pods, and 7 Recreation Pods, including the Golf Course, within the 944.68 acres Development Area and 1385.86 acres of Preserve Area. The total number of proposed units for the project will be 1,942, of which 471 units are existing in the Mizner portion, 591 are within the Bridges North and 880 are proposed in Bridges South. Of the 880, 417 were previously approved and 463 are being added through this Development Order. Three ingress and egress point of access will remain on Lyons Road.

SITE DATA:

Location:	On the east of Lyons Road approximately one mile south of Atlantic Avenue.
Property Control Number(s)	00-42-46-20-13-018-0000, 00-41-45-02-02-001-0000 00-41-46-13-02-016-0010, 00-42-46-20-11-023-0000

	00-42-46-20-12-015-0000, 00-42-46-20-11-012-0000 00-42-46-20-11-018-0000, 00-42-46-20-11-019-0000 00-42-46-20-01-000-1001, 00-42-46-20-12-018-0000 00-42-46-20-12-019-0000, 00-42-46-20-13-012-0000 00-42-46-20-13-019-0000, 00-42-46-20-15-015-0000 00-42-46-20-15-019-0000, 00-42-46-29-03-019-0000 00-42-46-29-04-015-0000, 00-42-46-29-04-018-0000 00-42-46-29-05-019-0000, 00-42-46-20-16-012-0000 00-42-46-20-16-019-0000, 00-42-46-20-17-019-0000 00-42-46-20-16-018-0000, 00-42-46-29-07-015-0000 00-42-46-29-08-015-0000, 00-42-46-29-08-001-0000 00-42-46-29-02-015-0000, 00-42-46-29-02-019-0000 00-42-46-29-06-019-0000, 00-41-46-13-02-016-0021 00-41-46-13-02-016-0022, 00-42-46-29-07-012-0000
Existing Future Land Use Designation:	Agricultural Reserve (AGR)
Proposed Future Land Use Designation:	No proposed change.
Existing Zoning District:	AGR, AGR-PUD and PUD
Proposed Zoning District:	AGR-PUD
Total Acreage:	2330.85 acres
Affected Acreage:	2330.85 acres
Tier:	AG Reserve
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	N/A
Future Annexation Area	N/A

RECOMMENDATION: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1, 55 Conditions of Approval as indicated in Exhibit C-2, 7 Conditions of Approval as indicated in Exhibit C-3, and 4 Conditions of Approval as indicated in Exhibit C-4.

ACTION BY THE ZONING COMMISSION (ZC): On July 6, 2017, this item was on the Regular Agenda. Two members of the public spoke in support and the Agent accepted all the Conditions of Approval, the Agent also stated that they are working with the School Board to modify the Condition related to the timing of the contribution to School District. The ZC made a recommendation of approval for the Development Order Amendment and Requested Use by a vote of 7-0.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received 0 contacts from the public regarding this project.

PROJECT HISTORY (Delray Training Center aka. Mizner Country Club):

Application No.	Request	Resolution No.	Approval Date
SE-1987-00007	A Special Exception to allow a Planned Unit Development including a Recreation Facility and Club, and a Private Heliport.	R-1987-1217	08/11/1987 (Denied)
SE-1987-00007	A Special Exception to allow a Planned Unit Development including a Recreation Facility and Club, and a Private Heliport.	R-1988-389	03/24/1988 (Withdrawn)
SE-1987-00007(A)	A Special Exception to allow a Planned Unit Development including a Recreation Facility and Club, and a Private Heliport.	R-1989-2215	12/12/1989
DOA-1987-00007(B)	A Development Order Amendment to modify/delete previous Conditions of	R-1995-1321.16	11/28/1995

	Approval, redesign the Master Plan, relocate access, and add square footage.		
PDD-1987-00007(C1)	An Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) to the Planned Unit Development (PUD) Zoning District.	R-1997-653	05/22/1997
PDD-1987-00007(C2)	An Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) to the Planned Unit Development (PUD) Zoning District.	R-1997-654	05/22/1997
PDD-1987-00007(C3)	An Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) to the Planned Unit Development (PUD) Zoning District.	R-1997-655	05/22/1997
PDD-1987-00007(D)	A Development Order Amendment to delete Condition E.17 of R-97-853, and transfer units within the Pods A (+15 units), E (+44 units) and I (+21 units) increasing over 30%.	R-1997-2079	12/04/1997

PROJECT HISTORY (Bridges North and South):

Application No.	Request	Resolution No.	Approval Date
PDD-2004-00022	An Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve and the Preservation Conservation Zoning Districts to the Agricultural Reserve Planned Unit Development Zoning District	R-2004-2271	10/28/2004
PDD/W-2004-00301	An Official Zoning Map Amendment to allow a rezoning from the AGR Zoning District to the AGR -PUD for the development of 554 dwelling units consisting of 356 Single Family and 198 ZLL units.	R-2005-1406	07/28/2005
	A Type II Waiver to allow a deviation from the cul-de-sac or dead-end restrictions.	R-2005-1407	07/28/2005
DOA/W-2005-01698	A Development Order Amendment to reconfigure the Master Plan	R-2006-2327	10/26/2006,
	A Type II Waiver to allow deviation from cul-de-sac or dead-end restrictions	R-2006-2328	10/26/2006
PDD/DOA-2007-01420	An Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District	R-2008-113	01/24/2008
	Development Order Amendment to add land area and delete land area	R-2008-114	01/24/2008

DOA 2007-723	A Development Amendment to reconfigure the Master Plan, relocate the civic site, increase and relocate recreation area, relocate an access point, reduce a portion of the buffer along the north and south property lines and to add one unit.	R-2007-1873	10/25/2007
DOA/W-2009-04276	A Development Order Amendment to reconfigure the Master Plan, designate a model row, increase the number of dwelling units by 48 to 602, modify and delete Conditions of Approval (Planning, Planned Unit Development) and, restart the development clock	R-2010-440	03/31/2010
	A Type II Waiver to allow 50 percent of the local streets to terminate in a cul-de-sac	R-2010-441	03/31/2010
W/DOA-2011-00150	A Type II Waiver to allow 58% of streets to terminate in a cul-de-sac	R-2011-964	06/27/2011
	Development Order Amendment to reconfigure the Master Plan; increase dwelling units; relocate model row; amend Conditions of Approval (Engineering, Planning, Landscaping); and, restart the Commencement of Development clock.	R-2011-965	06/27/2011
ZV-2011-01420	A Type II Variance to allow a 10% increase in building coverage for one-story dwellings.	ZR-2011-25	11/01/2011
W/DOA-2012-01838	A Type II Waiver to allow an increase in the number of Cul-de-sacs in a PUD Zoning District.	R-2012-1858	12/05/2012
	A Development Order Amendment to reconfigure the Master Plan, delete units; and modify Conditions of Approval (Planning)	R-2012-1859	12/05/2012
DOA/W-2012-03373	A Development Order Amendment to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement for South Florida Water Management District (SFWMD) Preserve Parcel.	R-2013-0970	07/25/2012
	A Type II Waiver to allow an increase in the number of Cul-de-sacs in a PUD Zoning District.	R-2013-0971	07/25/2012

SURROUNDING LAND USES:

NORTH:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve District (AGR)
 Supporting: Agriculture (AGR Rezoning, Control No. 1997-00120)

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve District (AGR)
 Supporting: Residential (AGR Rezoning, Control No. 1997-00120)

SOUTH:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve District (AGR)
 Supporting: Residential (Hagen Assemblage PUD, Control No. 2002-00065)

EAST:

FLU Designation: Utilities and Transportation (U/T)
 Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)
 Supporting: (Florida’s Turnpike)

WEST:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve District (AGR)
 Supporting: Residential (John F Van Lennep Real Properties, Inc., Control No. 1979-00111)

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve District (AGR)
 Supporting: Residential (AGR Rezoning, Control No. 1997-00120)

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)
 Supporting: Residential (Kenco Ranch PUD, Control No 2000-00015)

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)
 Supporting: Residential (Hyder PUD, Control No 2005-00455)

TYPE II WAIVERS. SUMMARY

When considering a Development Order application for a Type II Waiver, the BCC shall consider the Standards in Article 2.B.2.G.3 of the ULDC. The Standards and Staff Analyses are indicated below. A Type II Waiver, which fails to meet any of the standards, shall be deemed adverse to the public interest and shall not be approved.

ULDC Article	Required	Proposed	Variance
(W1) 3.E.1.C.2.a.5 Cul-de-sacs	Maximum 40 percent of local streets may terminate in a Cul-de-sac.	An additional 25percent of the local streets in a PDD may terminate in a Cul-de-sac.	To allow 46 percent of the local streets terminate in a Cul-de-sac.

W1 (Cul-de-sac): Section 3.E.1.C.2.a.5 requires a maximum of 40 percent of the local streets in a PDD may terminate in a cul-de-sac or a dead-end by right. An additional 25 percent of the local streets in a PDD may terminate in a cul-de-sac pursuant to a Type II Waiver application approved by the BCC.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning District or Overlay;

W1 YES: No additional conflicts are created with the allowance to increase the number of cul-de-sacs from 40 to 46 percent. The Applicant has had previous Waiver's approved. This new request is required due to reconfiguration of the street layout (Figure 9).

The proposed Preliminary Street Layout (PSLP) and Pedestrian Pathways Plan, provides the location of the pedestrian amenity and the proposed streets that will be terminated into a Cul-de-sac. The Applicant has provided Pedestrian Amenities within Pods B, D, H for a total of four Pedestrian Amenities within the overall development. There are two pedestrian amenities that are located within Pod H. The attached Street Layout and Pedestrian Pathways Plan (Figure 9) indicates pedestrian connections between Pod G and Pod H within Bridges North. These connections will allow the elimination of 3 of the 27 Cul-de-sacs. As indicated on the PMP (Figure 5) the typical detail of the pedestrian amenity will include at a minimum; a bench, a pergola, shade and flowering trees, palms, and shrubs.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development; and,

W1 YES: The Applicant has mitigated the impact by providing four pedestrian connections/amenities as appropriate throughout the plan. Staff recommends All Petitions Condition of Approval 4 in Exhibit C-3 to require the minimum of 4 pedestrian amenities and compliance with the PSLP, (Figure 9), dated April 13, 2017.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

W1 YES: The proposed alternative design does not adversely impact adjacent properties.

4. Cul-de-sacs terminate in an open space that provides amenities accessible to the residents for the development.

W1 YES: As indicated on Sheet 1 of the PSLP, the existing Cul-de sacs in the Mizner Country Club terminate on open spaces such as lakes, there are eight fountains that count as Focal Points. Sheet 2 as it relates to the north portion of the Bridges, indicates four pedestrian amenities and five focal points and sheet 3 for Bridges south indicates three focal points. All Cul-de-sacs were designed to terminate in open space or connected by sidewalks where adjacent to perimeter landscape buffers.

5. Cul-de-sacs connect to a pedestrian system including but not limited to sidewalks and designated path or trail systems

W1 YES: The PSLP indicates that the existing and proposed Cul-de-sacs terminate in open space, pedestrian amenities or focal points. Sheet 2 for Bridges north includes a detail for a five feet pedestrian pathway connecting to a sidewalk or roadway.

FINDINGS:

Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. Consistency with the Plan - *The proposed amendment is consistent with the Plan.*

The previously approved Delray Training Center (aka Mizner Country Club), was developed as a PUD and found in compliance with the Code in 1987. The current application includes two rezoning requests as followed.

- Rezoning for the Previously approved Mizer Country Club xxx, being rezoned from PUD to AGR-PUD, area added will be for both Development Area and Preserve. Consistent with policies of Code
- Rezoning of 4.47 acres from AGR to be used as Preserve for the overall AGR-PUD 60% requirement. The 4.47 acres are portions of two separate parcels as shown in PMP sheet 6 (McGrath Preserve 9 (0.81 acres), and McGrath Preserve 10 (3.65 acres)). A total of 899.45-acres inclusive of 4.47-acres of new preserve parcels is to be combined into the development area of Bridges AGR-PUD. See Development Order Amendment Standard 1 below for additional analysis for the overall modification.

2. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The Applicant is proposing to integrate the Development and Preserve areas associated with the Delray Training Center PUD, originally developed under the PUD Zoning District, into the Development and Preserve areas for Bridges North and South. This requires the rezoning of a total 894.97 acres from PUD to AGR-PUD, 359.78 acres of the existing development area and 535.19 acres of existing preserve parcels.

Additionally, as part of the review, and consolidation of these two projects into one Development Order, there was a need for additional preserve, therefore the Applicant is also rezoning an additional 4.47-acres of preserve lands from AGR to AGR-PUD demonstrating compliance with the code.

The 359.78-acres of Mizner Country Club and 299.07-acres of Bridges North have been constructed in accordance with the approved Master Plan, no changes to the sites are proposed. Bridges South is being reconfigured to accommodate the proposed increase in dwelling units. Pending approval of the Type II Waiver, the proposed development complies with the standards imposed on it by the applicable provisions of the Code for use, layout, function, and general development characteristics. The proposed Single Family and ZLL uses are in compliance with the Supplementary Use Standards. See additional analysis under the DOA Standards for a review of the entire projects compliance with the Code.

3. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding Zoning Districts, and is the appropriate Zoning District for the parcel of land. In making this finding, the BCC may apply an alternative Zoning District.*

The proposed rezoning, are compatible and generally consistent with the surrounding existing uses and Zoning Districts. As part of the application, the existing Mizner Country Club development is being rezoned to AGR-PUD together with the additional 4.47 acres of preserve to have one Zoning District and be under one Development Order. The existing approvals are compatible with the surrounding uses, and the only change is the combination of the PUD's and creation of new preserve parcels. The additional 4.47-acres of preserve parcels are compatible with the surrounding uses as well as they are within the Agricultural Reserve and are portions of the existing nurseries as indicated by the Applicant. See Development Order Amendment Standard 3 for additional analysis for the overall proposed AGR-PUD.

4. Effect on Natural Environment – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Staff has reviewed the application and found that the request to rezone the existing Mizner Country Club from PUD to AGR-PUD and new preserve parcels will not have any effect on the natural environment. The rezoning is required for consistency purposes. No additional changes with adverse impact on the environment are proposed at this time. See Development Order Amendment Standard 5 below for additional analysis for the overall modification.

5. Development Patterns – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The subject site was previously found to be in a logical, orderly and timely development pattern. The request to rezone the development area does not affect the development pattern in the vicinity since it is all existing. There are no proposed changes to any of the existing or proposed uses for the lands within the rezoning portion of the application. The property was developed under the PUD Zoning District in 1987, since it is combined into the Bridges development area as part of this application the proposed amendment is the result of the logical and orderly process to ensure consistency with the Code. See Development Order Amendment Standard 7 below for additional analysis for the overall modification.

6. Adequate Public Facilities – *The proposed amendment complies with Art. 2.F, Concurrency.*

Adequate public facilities are present on site for the existing development. The Applicant has submitted a letter of concurrency reservation prepared by Palm Beach County Water Utilities in compliance with Art. 2.F, Concurrency to address the additional 463 residential units to be developed in the southern portion of the existing Bridges development area. See Development Order Amendment Standard 7 for Analysis of Concurrency for the entire development.

7. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

The Applicant stated in their Justification Statement that the proposed amendment is market driven. The rezoning of Delray Training Center aka. Mizner Country Club will eliminate the previous approval on site. The acreage from Mizner Country Club PUD along with its preserve parcels will be included in the Bridges AGR-PUD. The Applicant has chosen to reconfigure the Master Plan for an enhanced design and marketing strategy. Reference the Development Order Amendment findings for additional information.

FINDINGS:

Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. Consistency with the Plan – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ Prior approvals and Current Request: The subject request includes combining two previously approved PUD's into one overall AGR PUD and the addition of two new preserves. Specifically, the Applicant is proposing that the Bridges AGR-PUD would absorb the Delray Training Center (aka Mizner Country Club) PUD.

The Delray Training Center Control Number#1987-00007 was originally approved as a 60/40 PUD consisting of 300 units, via R-1989-2215. Subsequently, Delray Training Center, was approved for an increase in the total units from 300 to 500, per R-97-2079. One unit was left behind on Preserve 8 Palm Beach Downs to accommodate a residence which was subsequently removed after sustaining severe hurricane damage. The preserves were approved with individual BCC Resolutions as follows: P1 Stokes/Groome R-97-654, and P2 Palm Beach Downs R-97-655.

The Bridges AGR PUD was last approved for 1008 units, 564.13 acres of development area, six preserves with a total of 846.19 acres. The last approval absorbed the Appolonia AGR PUD which contained a preserve parcel known as Strazulla/SFWMD that contained no density. The maximum number of units that could be achieved for that 1,431.097-acre project was 1008 total units.

The current request also includes the exchange of 43.40 acres with the Hyder AGR PUD Application DOA/W-2016-2025 as follows: 43.40 acres known as the Strazulla/SFWMD preserve, which does not have any units, for 43.40 acres of SFWMD lands that does have units. Therefore, Preserve No. 6 Strazulla/SFWMD as proposed, contains 379.34 acres with no density associated with those lands.

○ Available Density: The subject request contains two preserves totaling 380.34 acres that have had the development rights retired and/or have since been extinguished. The maximum number of units permitted for the 2,330.86-acre site is 1,950 units.

The 918.746 acres, now called SFWMD/Strazulla, are divided between the Hyder AGR PUD and The Bridges AGR PUD. Both are currently in process and the SFWMD/Strazulla lands are allocated as follows:

Hyder = 539.404 acres,
Bridges Mizner = 379.342 acres.

Preserve 6 Strazulla/SFWMD consists of 379.342 acres. The development rights associated with the SFWMD parcel were retired via an Agreement for Exchange of Real Property Interests dated November 21, 2003. As part of the Agreement, the lands contained no Development Rights, but could be designated as the preserve area for an AGR PUD.

On December 16, 2003, the BCC unanimously approved Agenda Item 5.E.5., for the use of the 918.76 acres of SFWMD lands in the Strazulla Wetlands to be utilized as the preserve area of an AGR Planned Development. The Executive Brief stated, that “the AGR-PDD would receive no increase in density, as the development rights of the preserve area would be extinguished.”

As discussed above, proposed Preserve 8, Palm Beach Downs, included one unit that was approved via R-97-655 which has since been demolished after significant damage from a hurricane. The current recorded Conservation Easement ORB 18768, Page1681, does not allow new dwelling units to be built.

This result is, that the maximum number of units the subject site could achieve is 1950.

2,330.86 total acres overall
- 379.34 acres for P6 Strazulla/SFWMD
- 1.0 unit assigned to P8 Palm Beach Downs Downs/SFWMD (unrecoverable per CE)
1,950 total units available

○ Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ 60/40 AGR Requirements: Per Policy 1.5.1-i., the Applicant is required to provide a minimum of 60% of preserve area and 40% maximum developable area less Right-of-Way (ROW) as shown on the Thoroughfare Identification Map. The Development area may contain active recreational areas including golf courses and Preserve areas are not required to be contiguous with the development area.

Per the above policy, the 60/40 calculation is as follows:

Total acreage: 2330.857 acres
Less ROW: 21.079 acres
Net acreage = 2,309.778 acres

Net acreage x 60%: 2,309.778 x 60% = 1,385.867 acres minimum required (Applicant proposes 1,385.867 acres or 60%)

Net acreage x 40%: 2,309.778 x 40% = 923.911 acres maximum allowed (Applicant proposes 923.911 acres or 40%)

The policy states that the request has to provide a minimum of 60% preserve lands and a maximum of 40% for the developable area.

○ Special Overlay District/Neighborhood Plan/Planning Study Area: The subject property is not located within the boundaries of any neighborhood plan or special study area identified in the Comprehensive Plan.

2. Consistency with the Code - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

The Applicant is requesting a DOA to reconfigure the Master Plan to consolidate the Development Orders for Mizer PUD and Bridges AGR-PUD in order add residential units into the approved but undeveloped portion of the proposed BridgesMizner AGR-PUD. The Applicant is also requesting a proposed deletion of 43.4 acres if South Florida Water Management District (SFWMD) preserve area without units (Preserve #4B) and add 43.40-acres of SFWMD preserve Hyder Preserve No. 3 which includes residential units (currently Hyder AGR-PUD Preserve No. 3).

The consolidation of the Mizner Bridges project and the swapping of preserves between Bridges/Mizner and Hyder will allow for 463 new residential units (420 from the consolidation and 43 from the Preserve swap); thereby increasing the overall number of Bridges-Mizner residential dwelling units from 1479 to 1942 (+463 units).

○ Focal Points and Fountains: There is a total of 16 Focal Points within the Bridges-Mizner development area where 9 are required by Code. Depicted on PMP, there are eight fountains within Mizner Country Club, three Focal Points and two water features in Bridges North and three Focal Points on Bridges South.

○ Neighborhood Park and Decorative Paving: Neighborhood parks provided and proposed have a direct connection to the pedestrian circulation systems. As stated by the Applicant, decorative paving has been installed within the Mizner Country Club and Bridges North projects and will be incorporated within the Bridges South in a similar fashion.

○ Parking and Loading: Parking for the Residential units will be reviewed at time of building permit. The Preliminary Regulating Plan (PRP) contains details for the parking areas adjacent to the Guardhouses at the entrance to the developments. PRP sheet 3 for Bridges includes details for the existing Recreation Pod in the northern portion with 79 parking spaces and the southern portion to be site planned separately.

○ Landscaping: The Mizner Country Club is built out and is being added to the overall AGR-PUD and therefore the existing landscape buffers will remain as previously approved. The existing landscape buffers along the northern portion of Bridges remain unchanged. The PSP indicates a 20-foot ROW Buffer along Lyons Road and a 25-foot wide Type 3 Incompatibility Buffer along the perimeter of the AGR-PUD. The Code requires a 50-foot Type 3 Incompatibility Buffer along the perimeter of an AGR-PUD; however, a 50 percent reduction of the buffer is allowed when abutting ROW, open space, another buffer or a rural parkway when compliance with the criteria as outlined in Section 7.F.6. On the Mizner Country Club development area, there are no buffers provided between the Recreation and Residential Pods as required by current Code, requires a Type 2 Incompatibility buffer between the Recreation Pods and Residential (Single Family) Pods, a Site Design Condition of Approval has been added to the DOA in Exhibit-C2 to include a Nonconformity Chart since this project was approved before the Code requirement.

○ Signage: The Preliminary Master Sign Plan (PMSP) indicates the existing ground mounted signs for Bridges north and proposed entrance, directional, and monument signs for Bridges south located on Lyons Road and internal to the site, in compliance with the Code. No additional signage is being proposed under the current request or modifications to the existing signs on Mizner Country Club.

Golf Course

○ The Applicant is requesting a rezoning from PUD to AGR-PUD Zoning District for the 359.78-acre property currently known as Mizner Country Club. This request deletes the previous approval

for the 121.57-acre Golf Course; therefore, the Applicant is requesting a re-approval of the Class A Conditional Use under the AGR-PUD Zoning District. The proposed amendment to the AGR-PUD Zoning District is not in conflict and is consistent with the stated purpose and intent of the ULDC. A rezoning to the AGR-PUD Zoning District would allow the Applicant to also seek a Conditional Use to allow the golf course to be consistent with current land development regulations.

- 3. Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

As previously stated, the proposed amendment has been found compatible and generally consistent with the surrounding existing uses and Zoning Districts. The site has Single Family estates and nurseries to the north and south, the Florida’s Turnpike running along the east and Hyder AGR-PUD to the west.

Golf Course

- The proposed Conditional Use is compatible and consistent with existing surrounding uses and zoning districts. Approval of the Class A Conditional Use would allow for the continuing operation of the existing Golf Course.

- 4. Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed amendment minimizes adverse effects, including visual impact and intensity on adjacent lands. The development area is compatible with the surrounding properties, additionally two thirds of the property have already been completely developed. The undeveloped portion has an existing approval for the same use and similar configuration. The Applicant is proposing landscape buffers in compliance with the Code minimizing adverse impacts on adjacent properties.

Golf Course

- The golf course and clubhouse have been located in its current location since 1987. The proposed amendment and concurrent Class A Conditional Use approval would allow for the continuing operation of the Golf Course as indicated in Figure 6.

- 5. Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The property has been previously cleared and no longer supports significant amounts of native vegetation.

WELLFIELD PROTECTION ZONE: The property is not located with Wellfield Protection Zone.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

The proposed rezoning to the AGR-PUD will not have adverse impacts on the natural environment since the development is already existing and completed.

Golf Course

- There will be no additional impacts to the environment with the approval of this project. The Golf Course will continue to operate as previously approved.

6. Development Patterns – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

As previously stated, the proposed amendment will result in a logical, orderly and timely development pattern. The request is to rezone an existing residential development, swap preserve areas and increase dwelling units, reconfigure a previously approved but unbuilt portion of another, and combine both into one development area.

Golf Course

○ The proposed development results in a logical and orderly development as it allows a continuation of the existing golf course, which has been in existence for over 30 years. The Golf Course is compatible with the surrounding residential uses.

7. Adequate Public Facilities – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

ENGINEERING COMMENTS:

TRAFFIC IMPACTS

Build-out of the project is expected to be December 31, 2021. The proposed site is a combination of already existing and previously approved sites. Mizner, with 471 Single Family Dwelling Units and Bridges North with 591 Dwelling Units are existing and almost completely built out. The Bridges South (the subject property) has an approval for 417 Dwelling Units, but none of them has been built. The current application is increasing the proposed units in the Bridges South to 881 units (increasing the already approved units by 464 Dwelling Units). The combined Bridges-Mizner project will have a total of 1943 Dwelling Units (all Single Family). This increase will essentially increase the daily trips by 8,810 and PM peak hour trips by 636.

There are several roadway/intersection improvements required for compliance with the Traffic Performance Standards. The Property Owner will have to pay proportionate share payment for those improvements. The required improvements are:

- a. Widen Atlantic Ave from Turnpike to Jog Rd from 4 lanes divided to 6 lanes divided.
- b. Widen Clint Moore Rd from Lyons Rd to Military Trail from 4 lanes divided to 6 lanes divided.
- c. Widen Yamato Rd from Lyons Rd to Boca West Dr from 4 lanes divided to 6 lanes divided.
- d. Widen Lyons Rd from Boynton Beach Blvd to Flavor Pict Rd from 2 lanes to 4 lanes divided.
- e. Widen Lyons Rd from Clint Moore Rd to Atlantic Ave from 2 lanes to 4 lanes divided (wait for this to commence or pay a proportionate share).

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Lyons Rd from Atlantic Ave to Clint Moore Rd

Existing count: Northbound=688, Southbound=635

Background growth: Northbound=564, Southbound=498

Project Trips: Northbound=221, Southbound=180

Total Traffic: Northbound=1473, Southbound=1313

Present laneage: 1 in each direction

Assured laneage: 2 in each direction

LOS "D" capacity: 880/1960 per direction (present/assured)

Projected level of service: Present = Worse than LOS D, Assured= LOS D or better in each direction.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project meets all Department of Health requirements.

FIRE PROTECTION: The proposed request has been reviewed by the Fire Department and there are no issues at this time.

SCHOOL IMPACTS: In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for 1,943 single-family units (464 proposed, 1,479

previously approved) had been approved on February 16, 2017 (SCAD Case #17012601D). The subject property is located within Planning Areas 17 and 18 (SACs 295B, 296D and 295E).

This project is estimated to generate approximately one hundred and thirty-five (135) additional public school students from the 464 proposed units. The schools currently serving this project area are: Sunrise Park Elementary School, Whispering Pines Elementary School, Eagles Landing Middle School and Olympic Heights Community High School.

A portion of this development has school bus shelters. Additional shelters will not be requested at this time.

PARKS AND RECREATION: Bridges South proposes 881 dwelling units, therefore 5.29 acres of onsite recreation is required. The plan submitted indicates there will be 7.76 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

Bridges North proposes 591 dwelling units, therefore 3.55 acres of onsite recreation is required. The plan submitted indicates there will be 4.60 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

8. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

The Applicant stated in their Justification Statement that the proposed amendment is market driven. The rezoning of Delray Training Center aka. Mizner Country Club will eliminate the previous approval on site. The acreage from Mizner Country Club PUD along with its preserve parcels will be included in the Bridges AGR-PUD. The Mizner PUD has been built out for many years, but it had approved residential units that were unused. With this application, the Planning Division has acknowledged the transfer of those units to be added into the undeveloped portion of Bridges AGR-PUD as well as the need of an additional 4.47-acres of preserve parcels. The Applicant has chosen to reconfigure the Master Plan for an enhanced design and marketing strategy.

Golf Course

○ The existing Golf Course is currently zoned PUD, which was approved with the Master Plan for the PUD. A rezoning to the AGR-PUD Zoning District requires the re-approval of the Golf Course in the property.

CONCLUSION:

Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the requests. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C-1, C-2, C-3 and C-4.

CONDITIONS OF APPROVAL

Exhibit C-1

PDD- Residential Planned Development District

ALL PETITIONS

1. 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. (ONGOING: ZONING - Zoning)

COMPLIANCE

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

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

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

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

CONDITIONS OF APPROVAL

Exhibit C-2 Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2013-970, Control No.2004-00250, which currently states:

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

Is hereby amended to read:

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. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2013-970, Control No.2004-00250, which currently states:

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

Is hereby amended to read:

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.
(ONGOING: ZONING - Zoning)

3. Previous ALL PETITIONS Condition 3 of Resolution R-2013-970, Control No.2004-00250, which currently states:

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

Is hereby amended to read:

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

ENGINEERING

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

a. No Building Permits shall be issued until construction has commenced for intersection improvements at West Atlantic Avenue and Lyons Road providing for:

1) east approach

- 2 through lanes
- left turn lane
- 2) west approach
- 2 through lanes
- right turn lane
- 3) south approach
- left turn lane

- right turn lane (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) (Previous ENGINEERING Condition 1 of Resolution R-2013-970, Control No.2004-00250)

2. Previous ENGINEERING Condition 2 of Resolution R-2013-970, Control No.2004-00250, which currently states:

No Building Permits for the site may be issued after December 31, 2017. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. Note that this condition will not apply to development of a public civic pod if ownership of that pod has been transferred to a governmental agency for public use. (DATE: MONITORING - Eng)

Is hereby amended to read:

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)

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)

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) (Previous ENGINEERING Condition 3 of Resolution R-2013-970, 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-2013-970, 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) (BLDG/PMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2013-970, 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) (Previous ENGINEERING Condition 6 of Resolution R-2013-970, 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-2013-970, 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. (BLDGPM: 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. (BLDGPM: MONITORING - Engineering)

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. (BLDGPM/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. (BLDGPM/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 8 of Resolution R-2013-970, 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) (Previous ENGINEERING Condition 9 of Resolution R-2013-970, 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-2013-970, 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-2013-970, Control No.2004-00250)

12. Prior to recordation of the plat adjacent to Lyons Road in Bridges South, the Property Owner shall provide a roadway construction easement to Palm Beach County along Lyons Road. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across the project entrance. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (PLAT: MONITORING - Engineering) (Previous ENGINEERING Condition 12 of Resolution R-2013-970, 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) (Previous ENGINEERING Condition 13 of Resolution R-2013-970, 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)

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)

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 \$2,725,029.00. 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. (BLDGPMT: MONITORING - Engineering)

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)

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. (BLDGPMT: MONITORING - Engineering)

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: ENGINEERING - Engineering)

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)

ENVIRONMENTAL

1. An Exotic Removal Management Plan, covering the conservation parcels, associated with the Dubois AGR PUD, shall be reviewed and approved by ERM prior to final DRO site plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2013-970, Control No.2004-00250)

2. All Restricted Covenant Agreements and Conservation Easements for the Conservation Parcels, associated with the Dubois AGR PUD, shall be submitted to ERM for review and approval prior to recordation. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2013-970, Control No.2004-00250)

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-2013-970, 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. (BLDG PERMIT: LANDSCAPE - Zoning) (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2013-970, 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. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 2 of Resolution R-2012-1859, Control No. 2004-250) (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2013-970, 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. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 3 of Resolution R-2012-1859, Control No. 2004-250) (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2013-970, 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. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 4 of Resolution R-2012-1859, Control No. 2004-250) (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 4 of Resolution R-2013-970, 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. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Landscape 5 of Resolution R-2012-1859, Control No. 2004-250) (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 5 of Resolution R-2013-970, 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-2013-970, Control No.2004-00250)

PALM TRAN

1. 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. (PLAT: MONITORING -- Palm Tran) (Previous PALM TRAN 1 of Resolution R-2013-970, Control No. 2004-00250) [Note: the Bus Stop Board and Alighting Area easement adjacent to Bridges North is COMPLETED]

PLANNED DEVELOPMENT - PLANNED UNIT DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office. (PLAT: COUNTY ATTORNEY - Zoning) (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2013-970, Control No. 2004-00250).

PLANNED DEVELOPMENT-PLANNED UNIT DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office. (PLAT: COUNTY ATTORNEY - Zoning) (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2013-970, 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) (Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2013-970, 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-2013-970, Control No.2004-00250)

PLANNING

1. Previous PLANNING Condition 1 of Resolution R-2013-970, Control No.2004-00250, which currently states:

The PUD shall be limited to a maximum of 1008 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.

Is hereby amended to read:

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)

2. Prior to final approval by the Development Review Officer, submit a signed copy of the AGR Preserve Management Plans approved by ERM for each Agricultural Preserve parcel. (DRO: PLANNING - Planning) (Previous PLANNING Condition 2 of Resolution R-2013-970, Control No.2004-00250)

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: MONITORING - Planning) (Previous PLANNING Condition 3 of Resolution R-2013-970, 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: MONITORING - Planning) (Previous PLANNING Condition 4 of Resolution R-2013-970, 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) (Previous PLANNING Condition 5 of Resolution R-2013-970, 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)

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-PREM)

(DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2013-970, 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-PREM)

(DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2013-970, 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-PREM)

(DATE: MONITORING - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2013-970, 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:PREM-PREM) (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2013-970, 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:PREM-PREM) (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 5 of Resolution R-2013-970, 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-2013-970, 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-2013-970, 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. (BLDGPM: MONITORING - School Board)

SITE DESIGN

1. Prior to final approval by the Development Review Officer (DRO), the Neighborhood Park detail shall be provided on the Final Regulating Plan. The Neighborhood Park detail is subject to DRO review and approval. A minimum of one (1) Neighborhood Park is required, which may be located in Pod E, F, G, or H subject to the requirement in Art. 3.E.2.B.2.a Proximity to Other Uses, for the development. (DRO: ZONING - Zoning) (Previous Site Design 1 of Resolution R-2012-1859, Control No. 2004-250) [NOTE: COMPLETED] (DRO: ZONING - Zoning) (Previous SITE DESIGN Condition 1 of Resolution R-2013-970, Control No.2004-00250)

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

2. 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)

SITE DESIGN

3. 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)

UTILITIES

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

(ONGOING: PBC WATER UTILITIES - PBC Water Utilities) (Previous UTILITIES Condition 1 of Resolution R-2013-970, Control No.2004-00250)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the 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 Voluntary Commitments of this Approval. (ONGOING: MONITORING - Zoning)

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

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

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

CONDITIONS OF APPROVAL

Exhibit C-3 Type II Waiver

ALL PETITIONS

1. The approved Preliminary Street Layout Plan is 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. (ONGOING: ZONING - Zoning)
2. Prior to final approval by the Development Review Officer (DRO), the approved Type II Waiver shall be reflected on the Final Site Plan. (DRO: ZONING - Zoning)
3. The Development Order for the Type II Waivers shall be tied to the Time Limitations of the Development Order for DOA/W-2016-2029. (ONGOING: ZONING - Zoning)
4. The approved Preliminary Street Layout Plan (PSLP) is dated April 131, 2017. Four (4) pedestrian amenities shall be provided. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

CONDITIONS OF APPROVAL

Exhibit C-4

Conditional Use Class A – Golf Course

ALL PETITIONS

1. The approved Preliminary Master, Site and Regulating Plans are dated April 13, 2017 and July 07, 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. (ONGOING: ZONING - Zoning)

COMPLIANCE

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

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

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

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Figure 1 - Land Use Map (1 of 3)

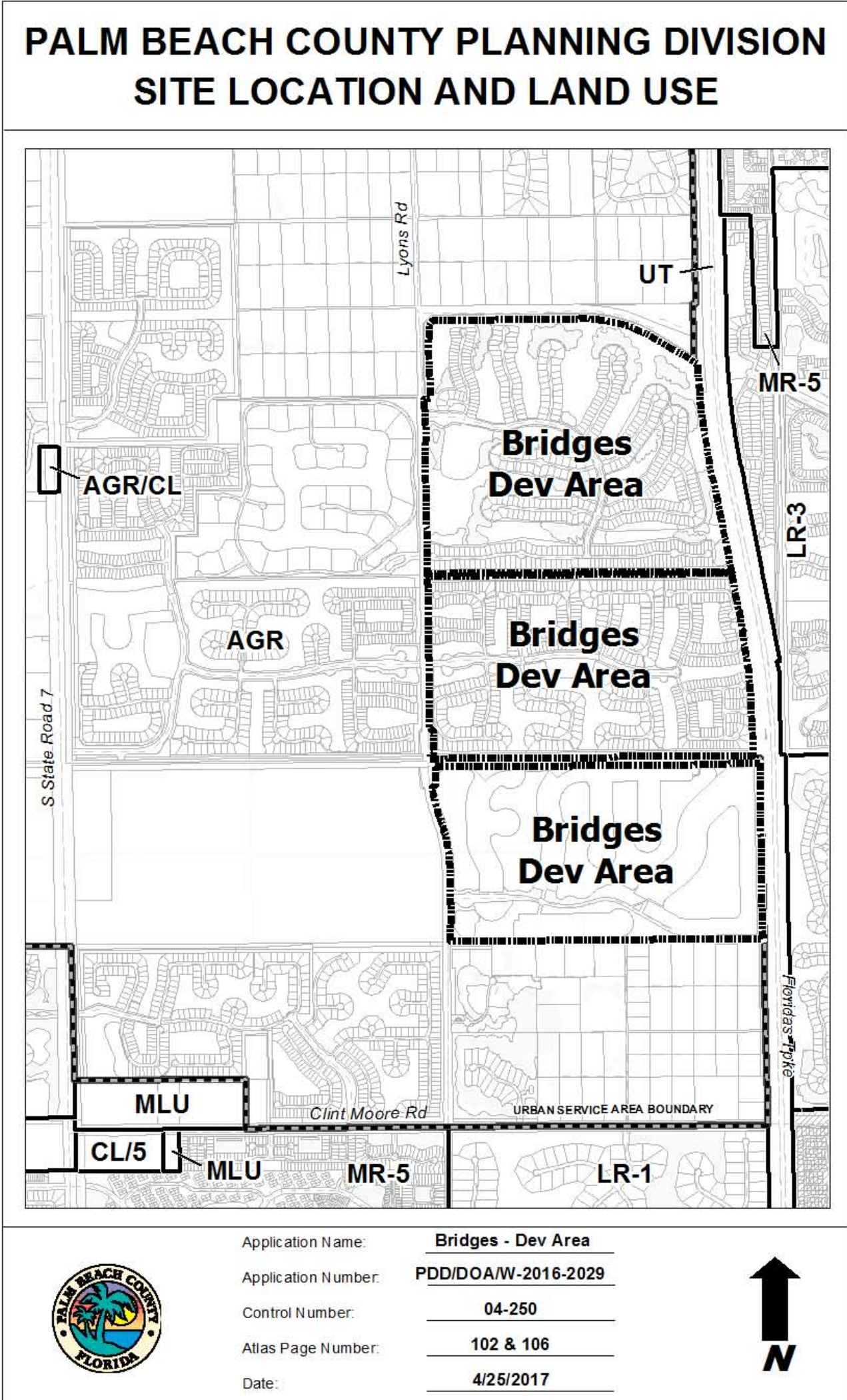


Figure 1 - Land Use Map (2 of 3)

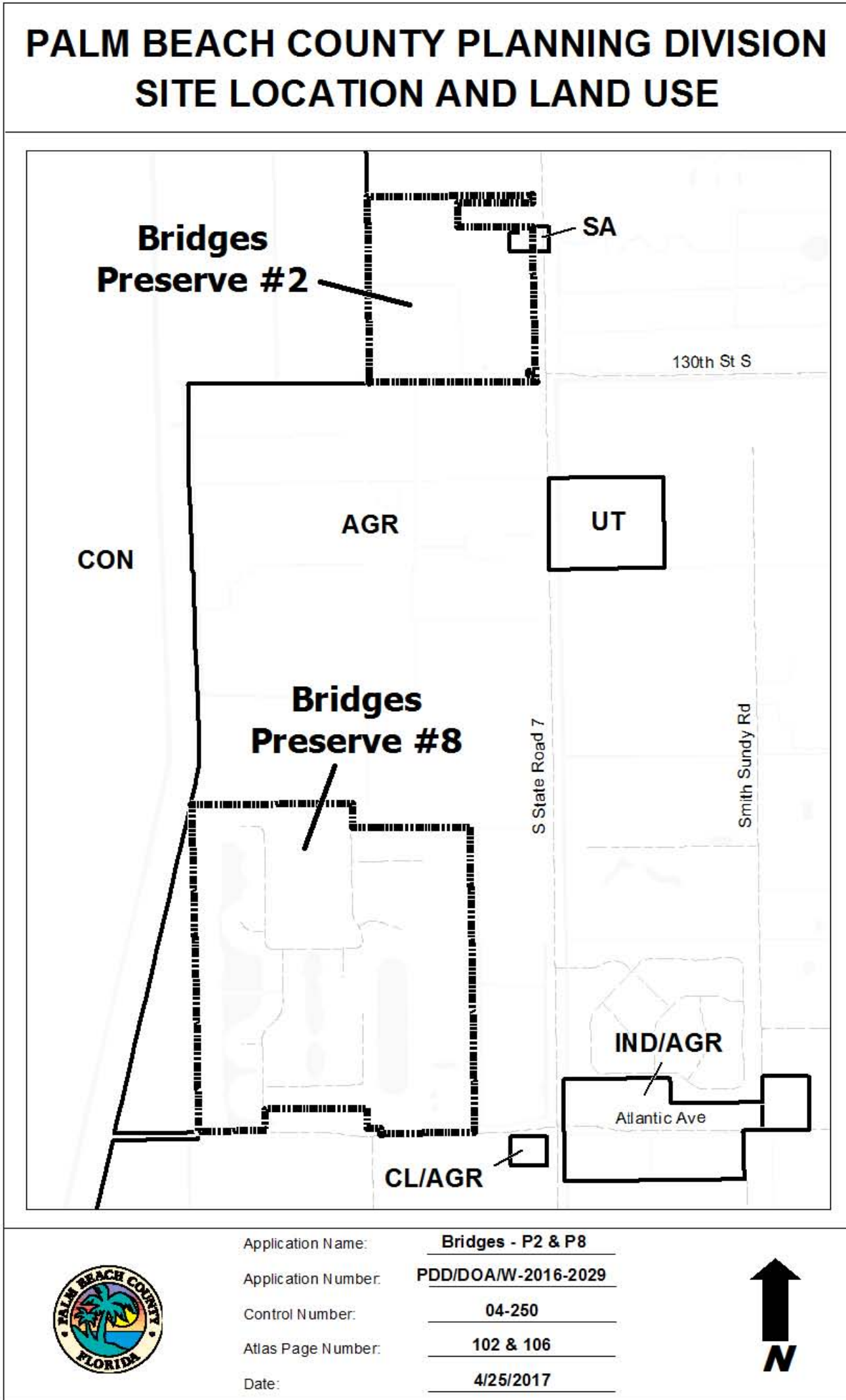


Figure 1 - Land Use Map (3 of 3)

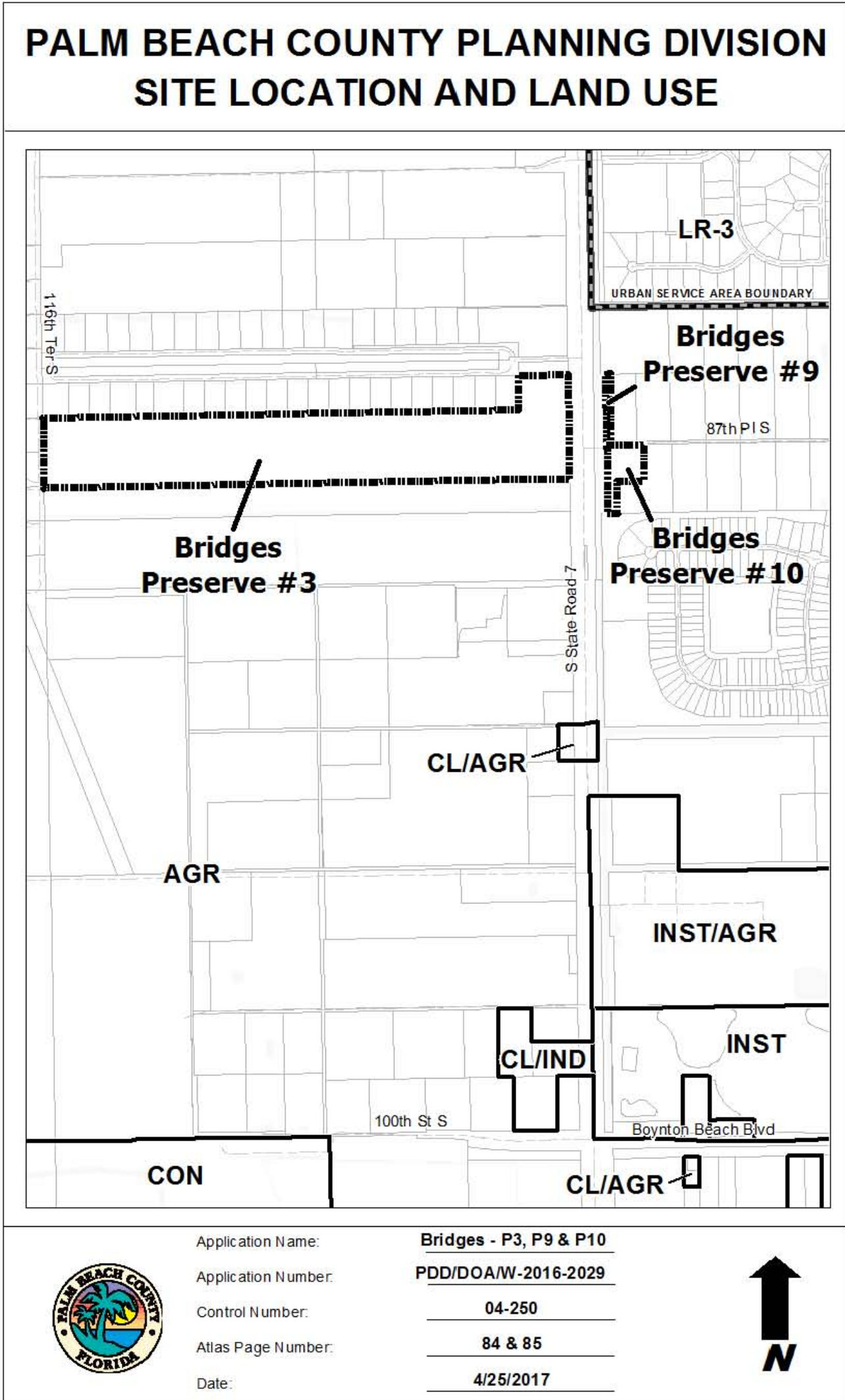


Figure 2 - Zoning Map (2 of 3)

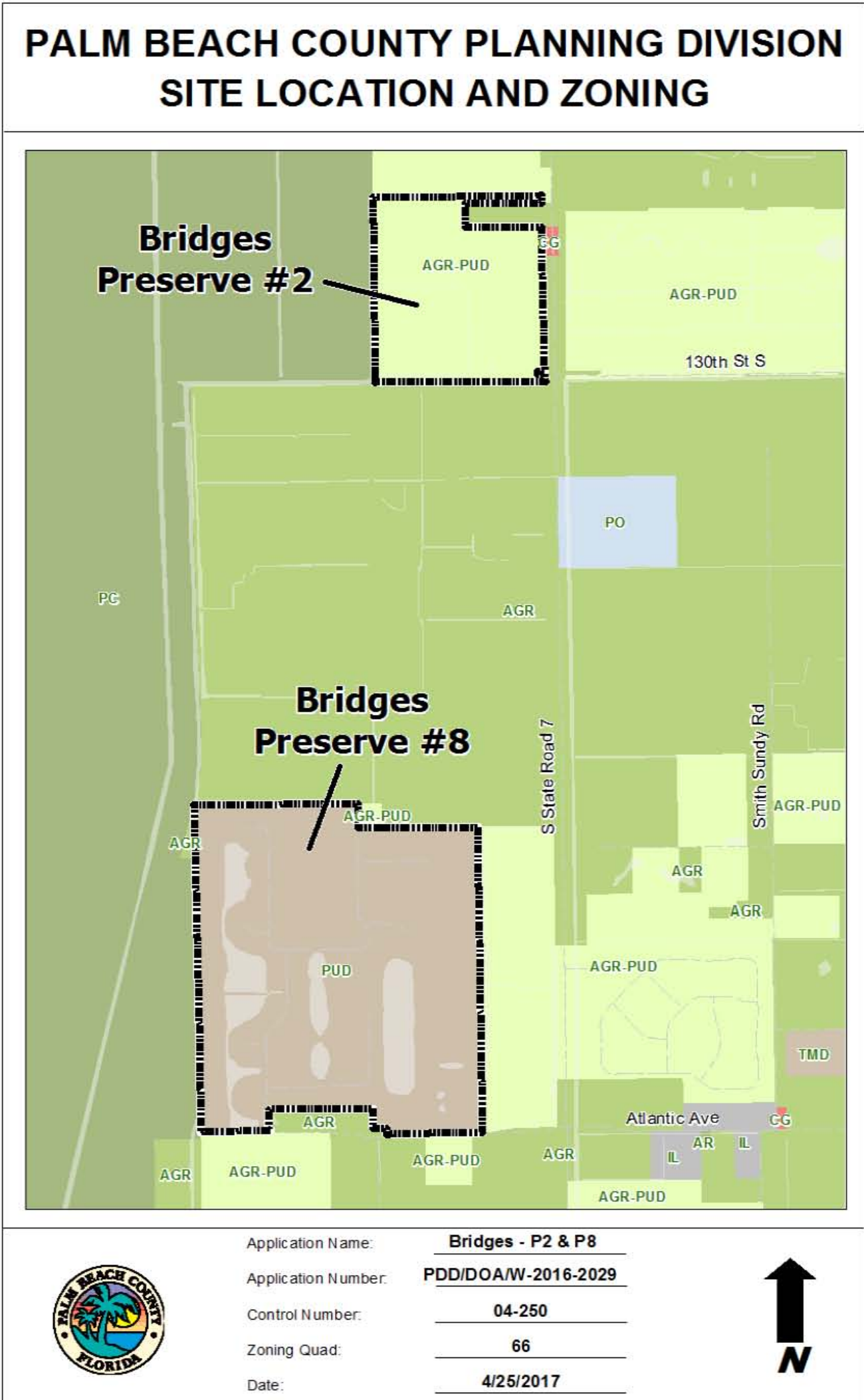
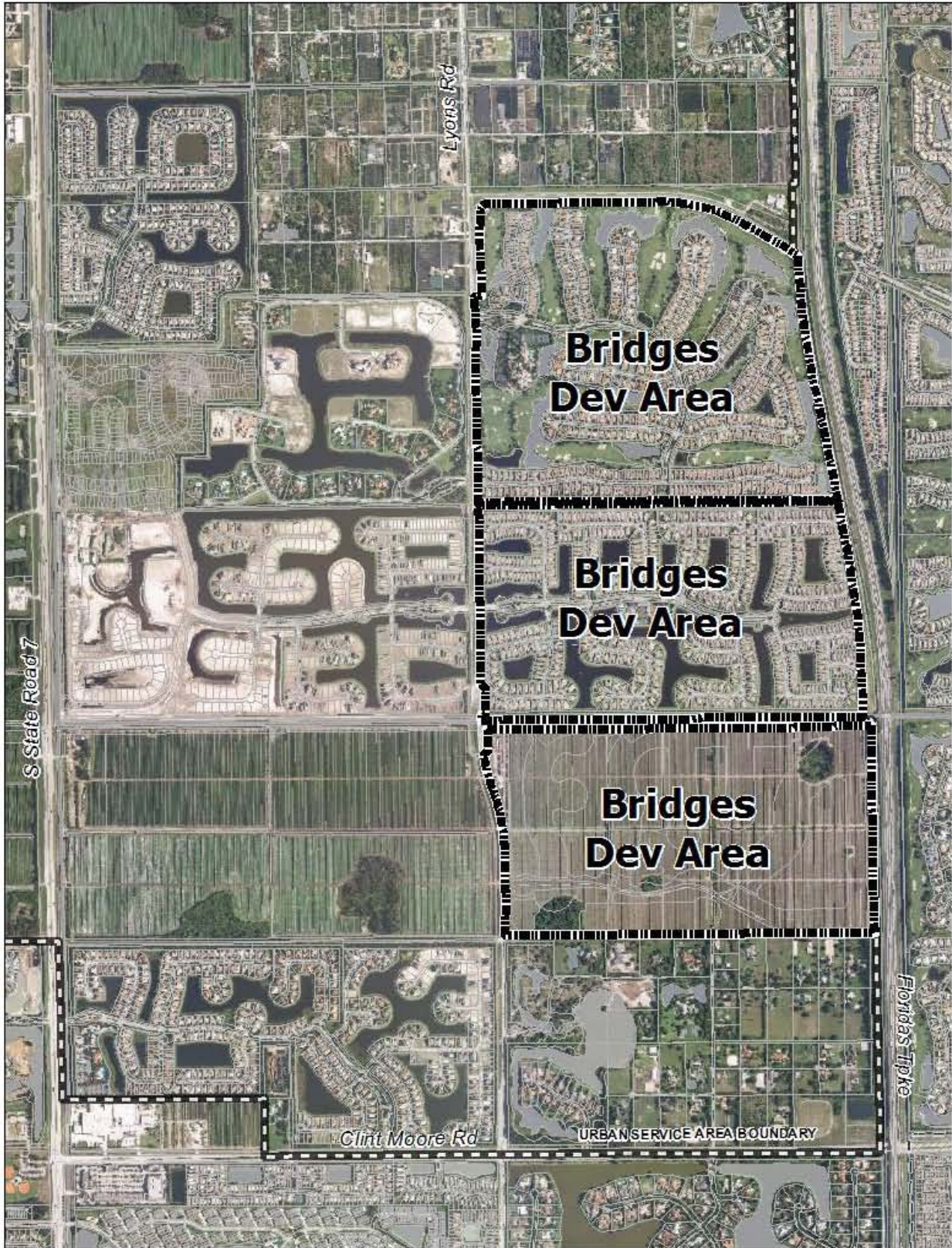


Figure 3 – Aerial (1 of 3)

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	Bridges - Dev Area
Application Number:	PDD/DOAW-2016-2029
Control Number:	04-250
Atlas Page Number:	102 & 106
Date:	4/25/2017



Figure 3 – Aerial (2 of 3)

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION

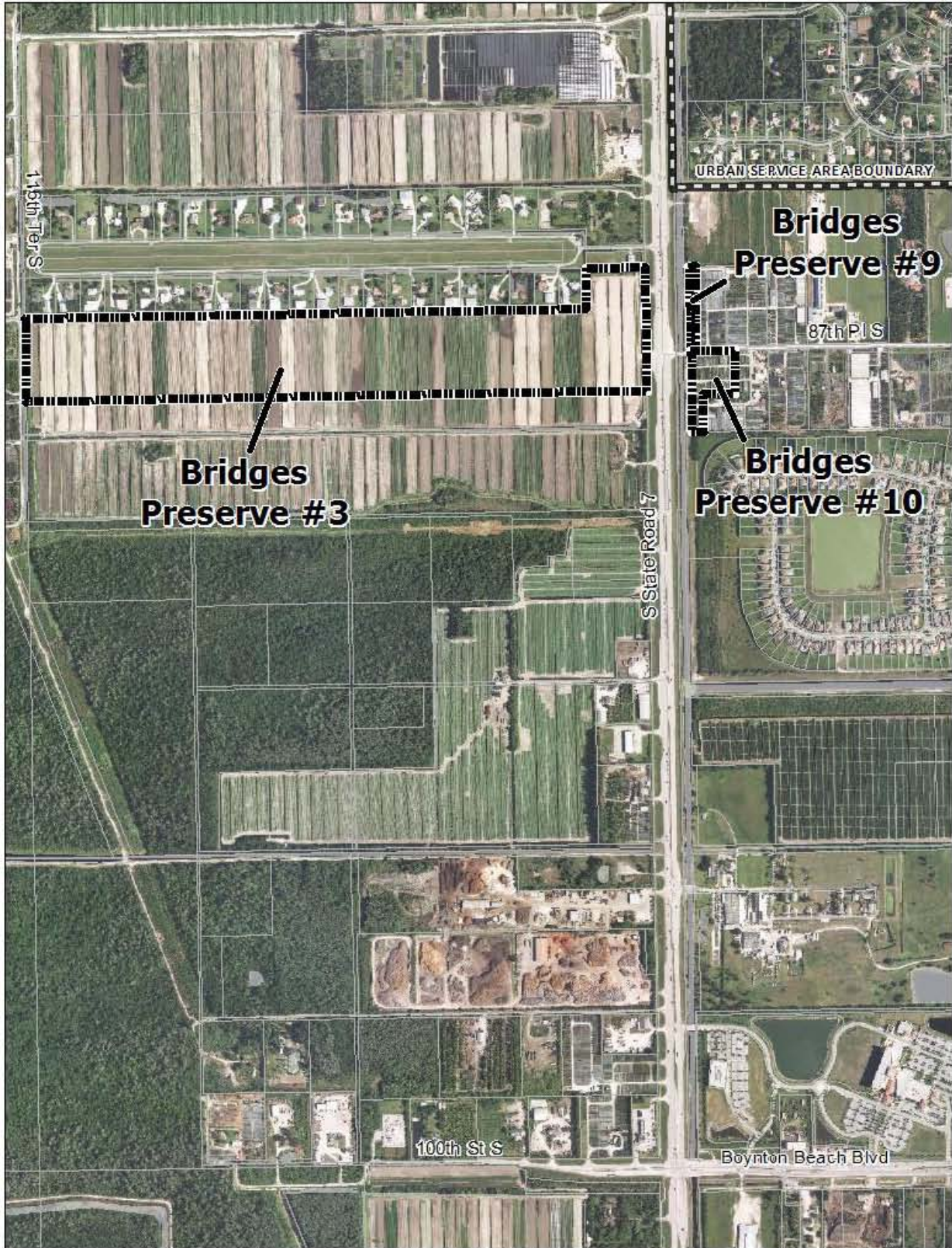


Application Name:	Bridges - P2 & P8
Application Number:	PDD/DOA/W-2016-2029
Control Number:	04-250
Atlas Page Number:	102 & 106
Date:	4/25/2017



Figure 3 – Aerial (3 of 3)

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	Bridges - P3, P9 & P10
Application Number:	PDD/DOA/W-2016-2029
Control Number:	04-250
Atlas Page Number:	84 & 85
Date:	4/25/2017



Figure 4 – Preliminary Master Plan dated April 13, 2017 (Sheet 1 of 6)

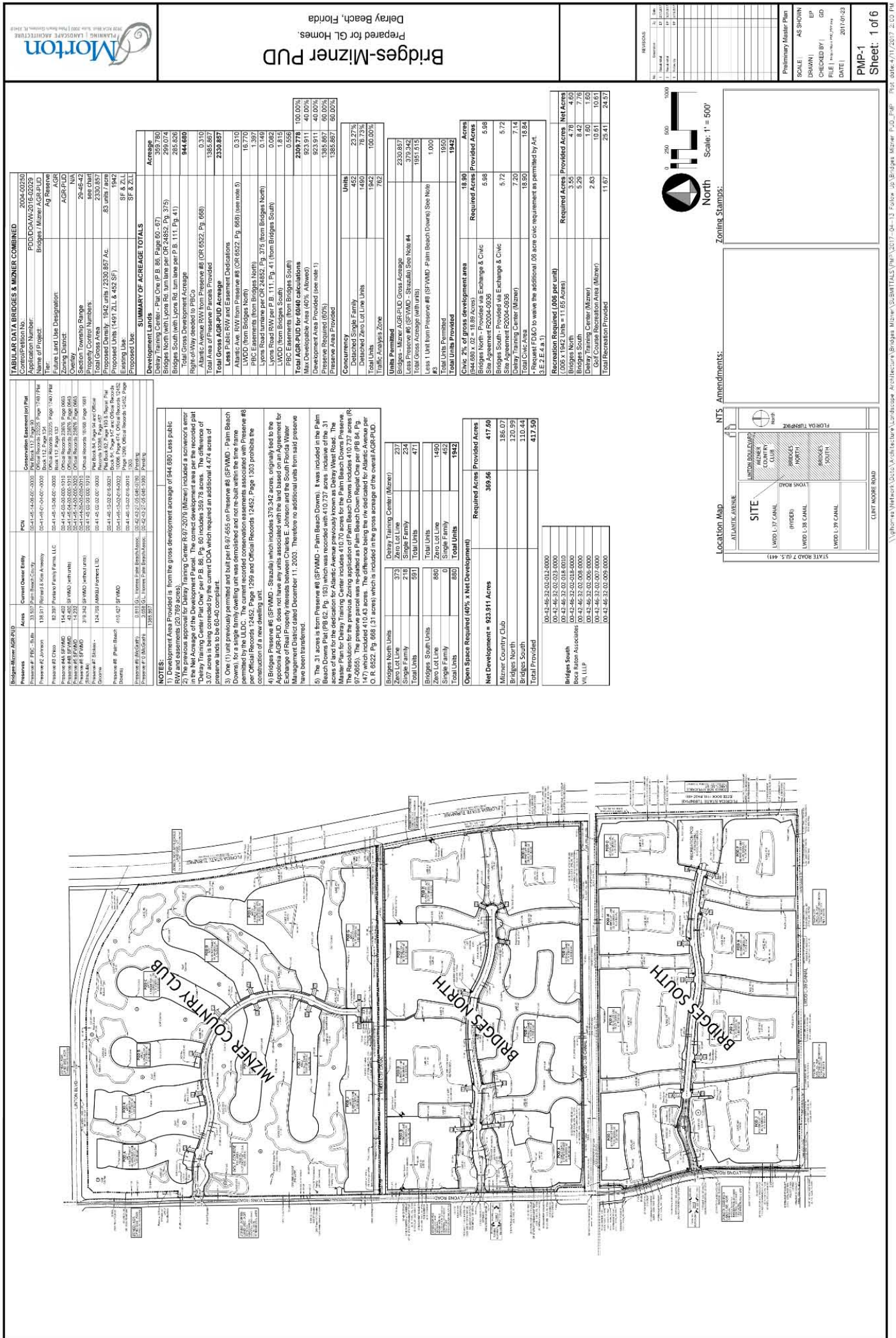


Figure 4 – Preliminary Master Plan dated April 13, 2017 (Sheet 3 of 6)

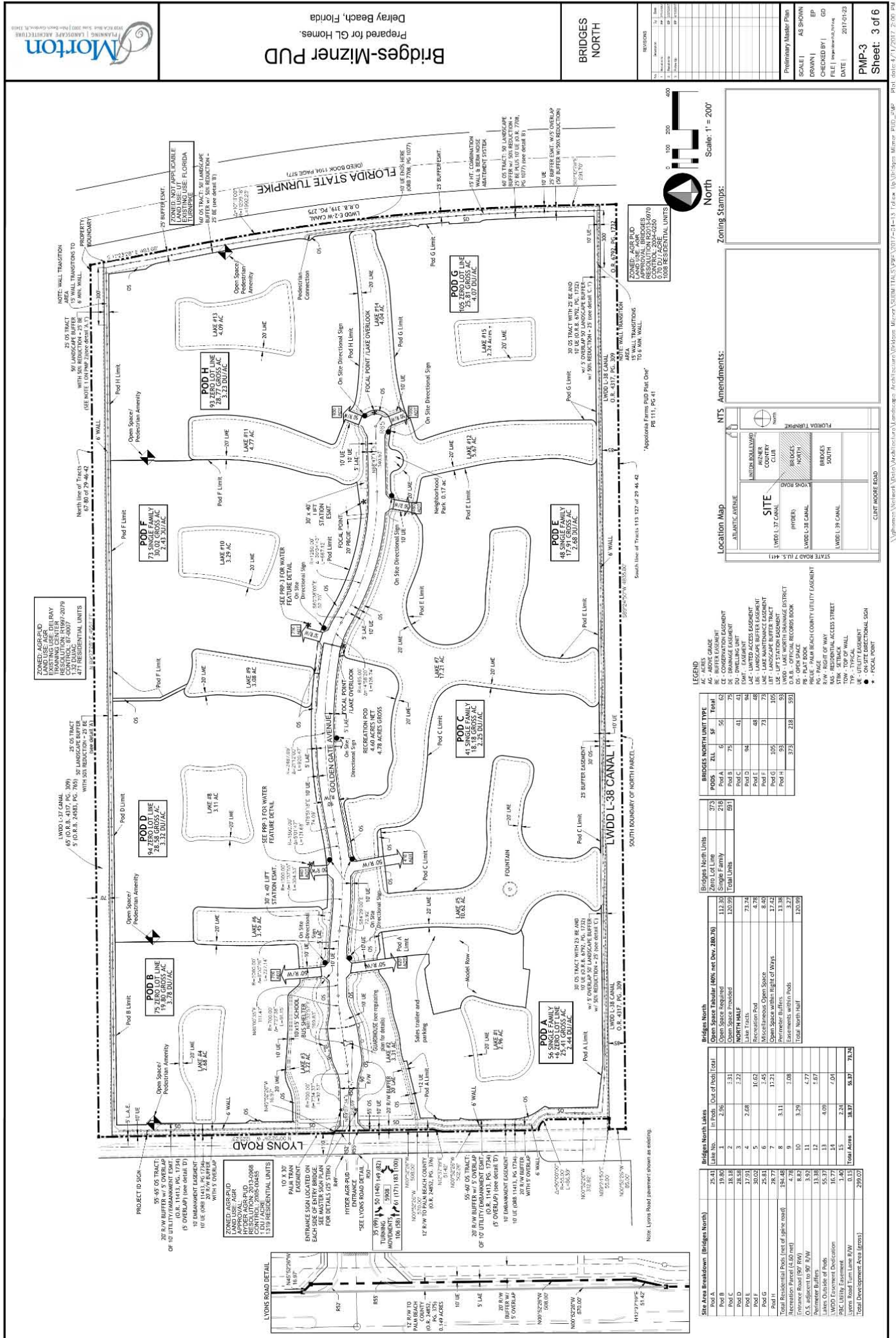


Figure 4 – Preliminary Master Plan dated April 13, 2017 (Sheet 4 of 6)

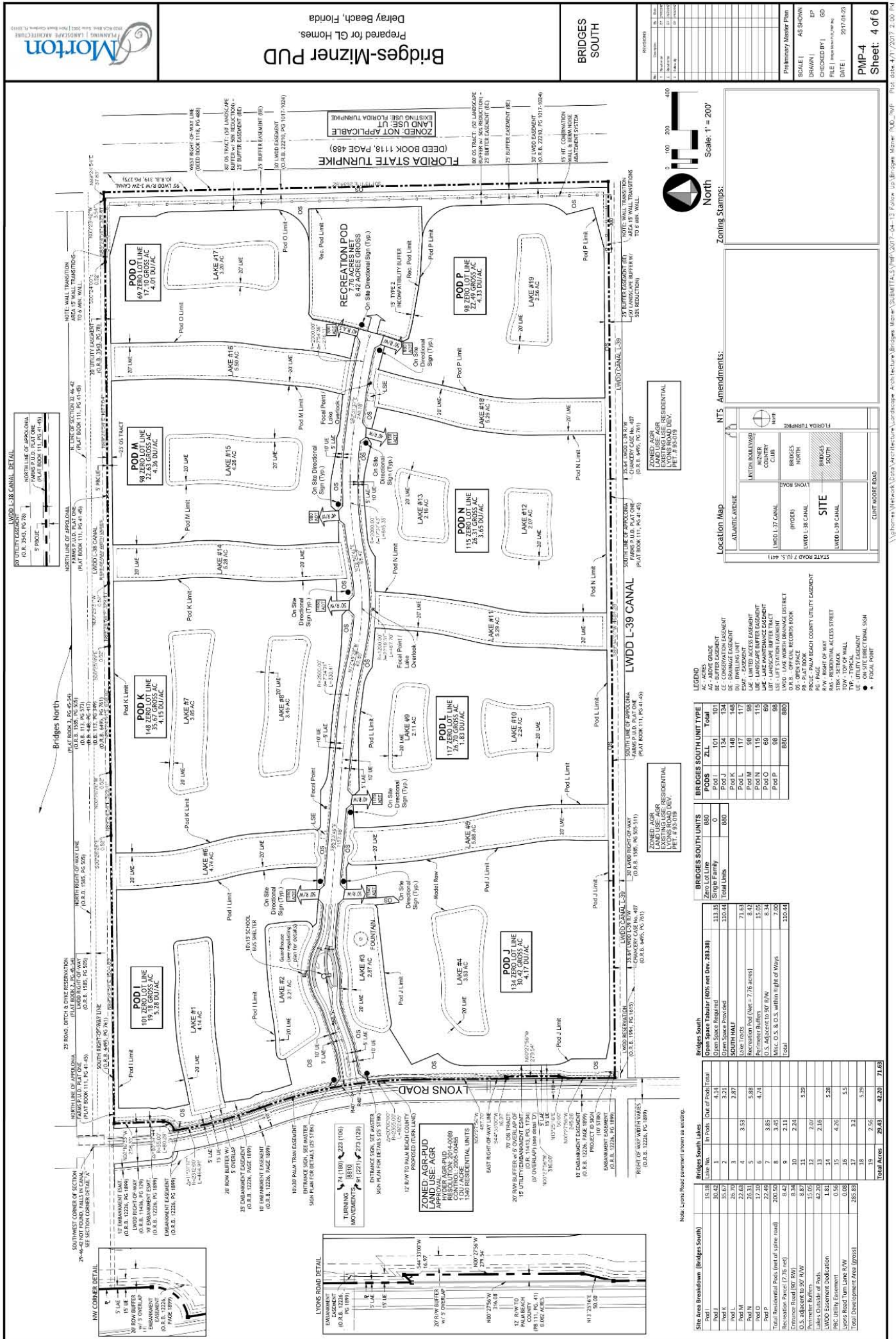


Figure 6 – Preliminary Regulating Plan dated April 13, 2017 (Sheet 1 of 4)



Figure 6 – Preliminary Regulating Plan dated April 13, 2017 (Sheet 2 of 4)

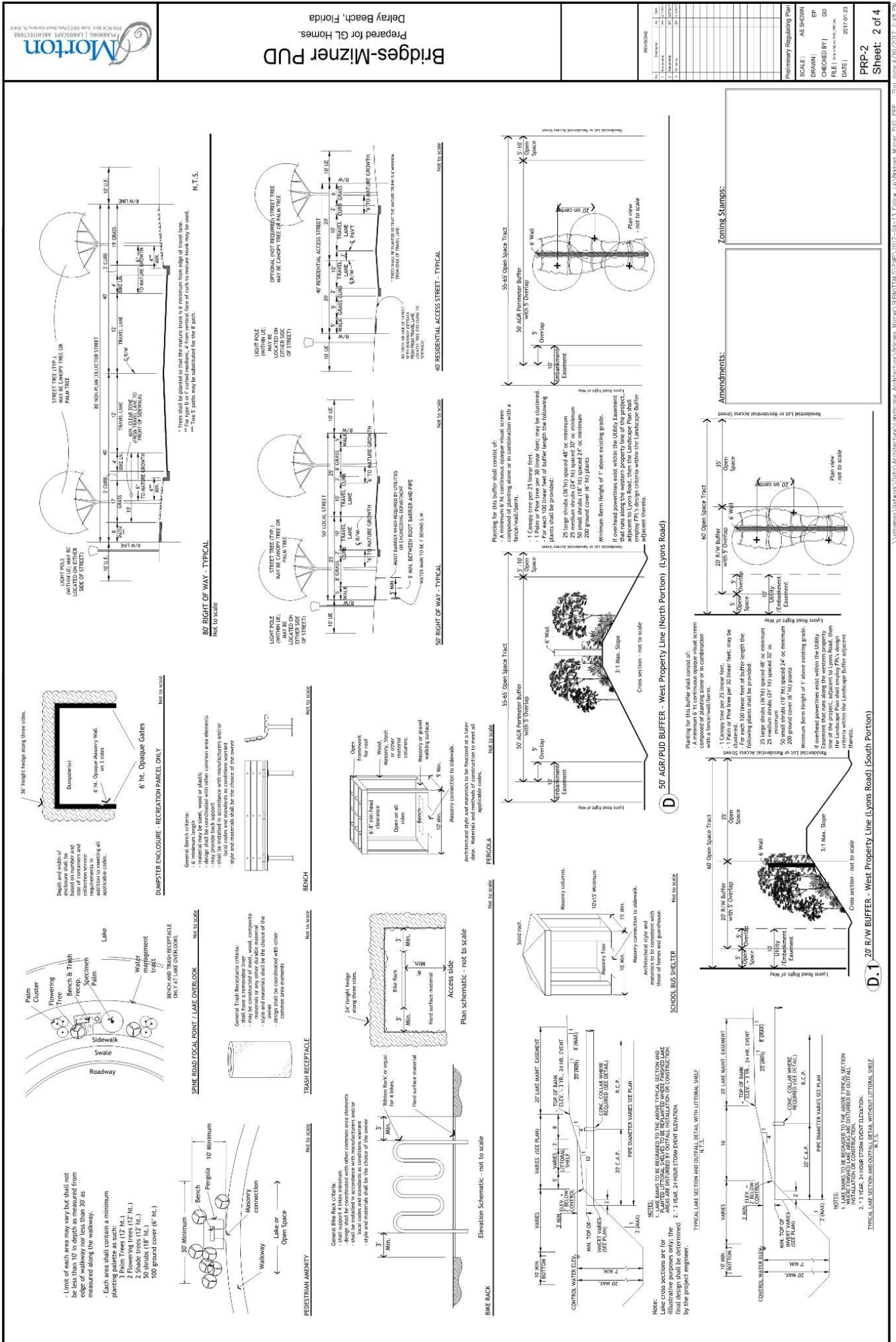


Figure 6 – Preliminary Regulating Plan dated April 13, 2017 (Sheet 3 of 4)

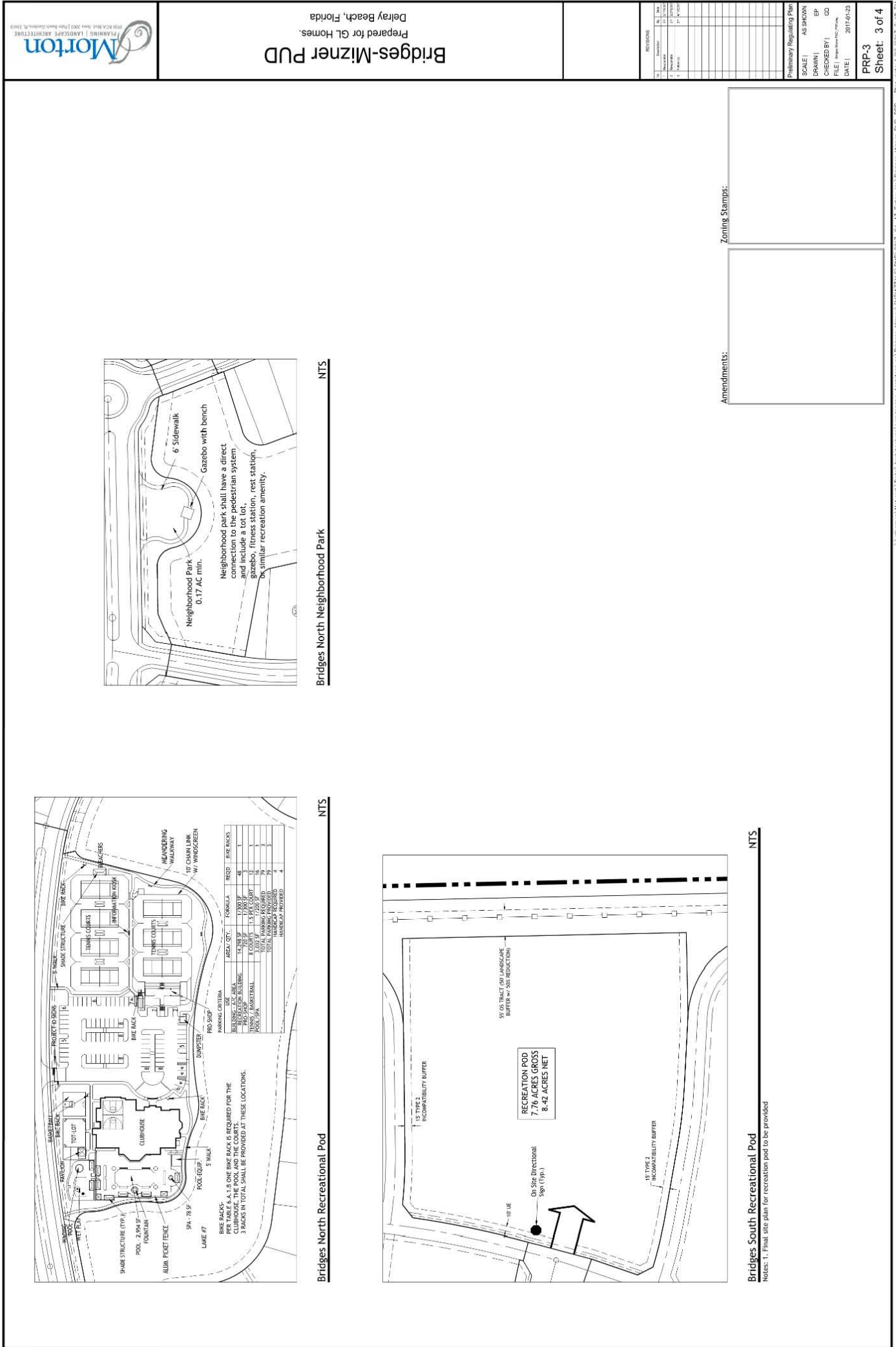


Figure 9 – Preliminary Street Layout Plan dated April 13, 2017 (Sheet 1 of 3)

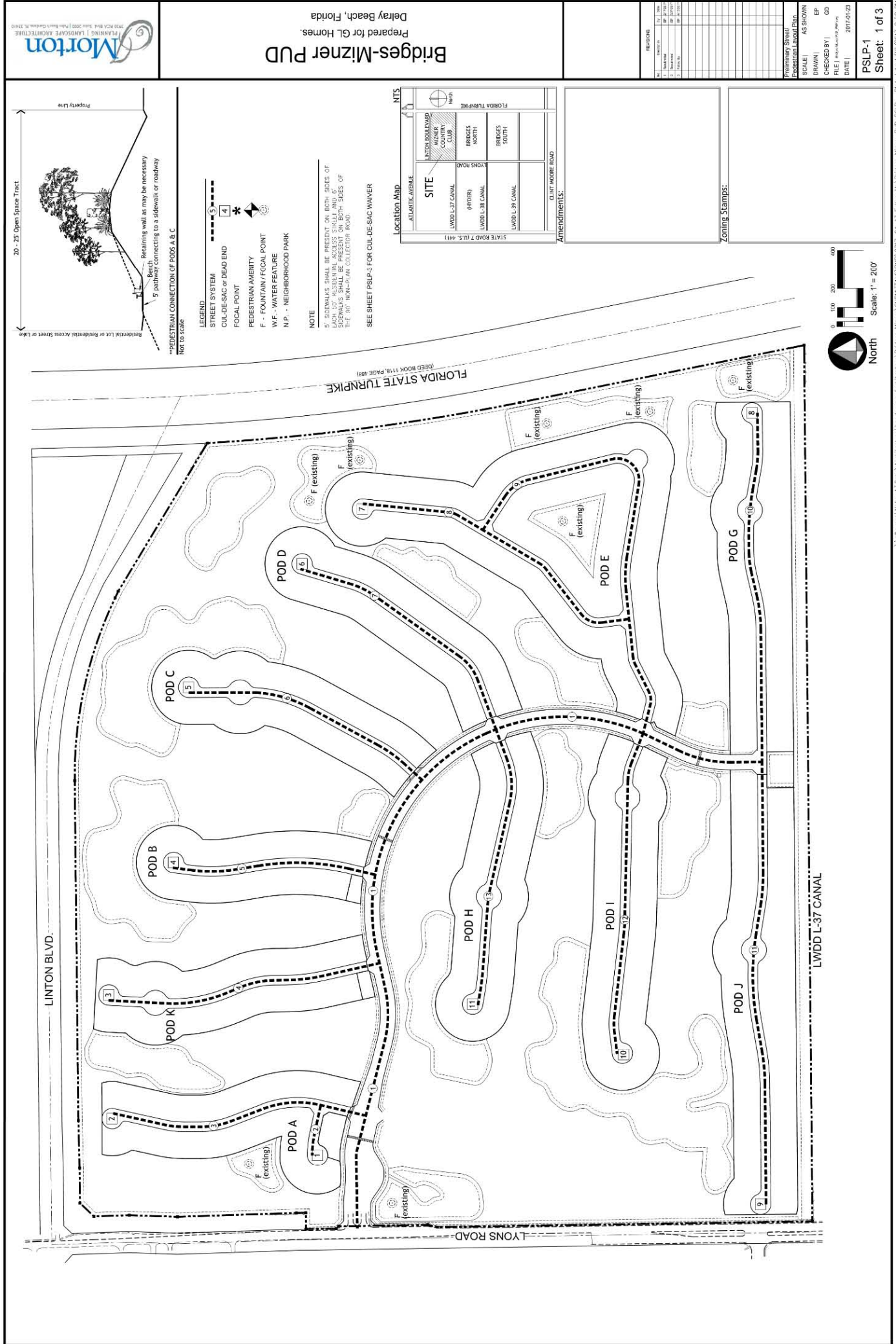


Figure 9 – Preliminary Street Layout Plan dated April 13, 2017 (Sheet 3 of 3)

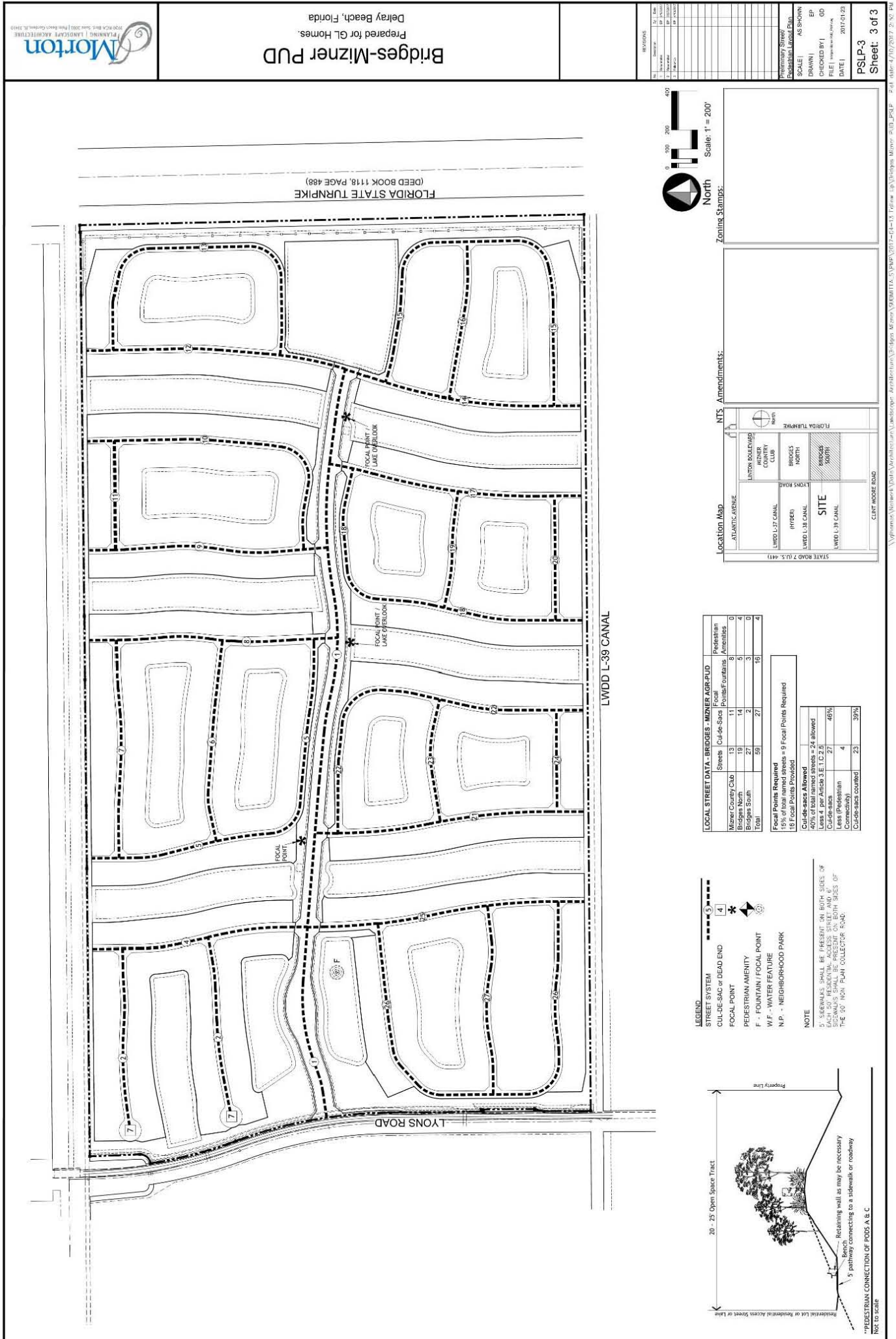
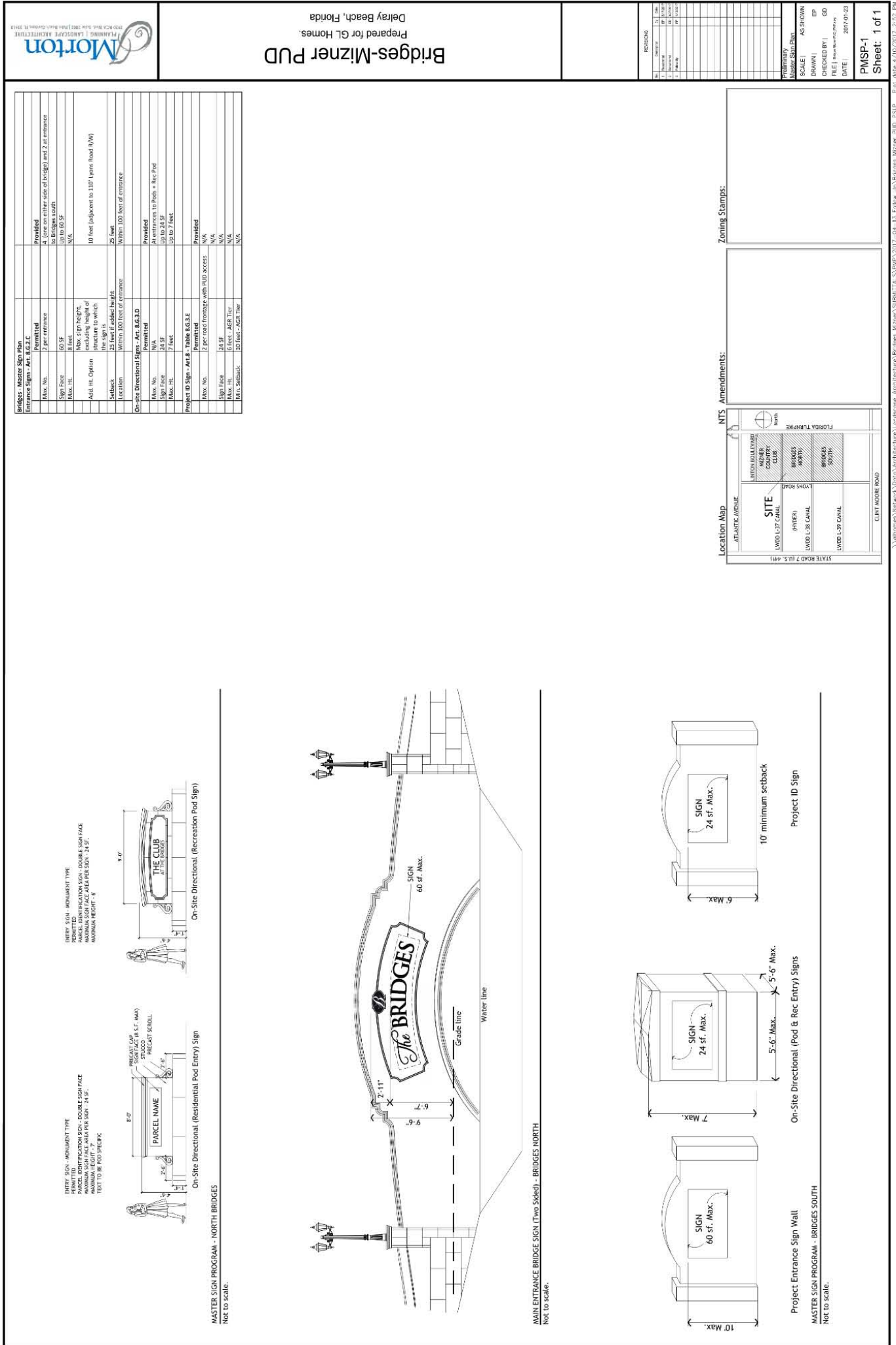


Figure 10 – Preliminary Master Sign Plan dated April 13, 2017



DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and, to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez

N. Maria Menendez, as the Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership

The foregoing instrument was acknowledged before me this 15 day of November, 2016, by N. Maria Menendez, as the Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Kathleen M. Coffman
Notary Public

(Print Notary Name)



NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

**LEGAL DESCRIPTION: BRIDGES-MIZNER (DEVELOPMENT AREA)
(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.

(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.

{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 944.451 ACRES MORE OR LESS.

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

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

LEGAL DESCRIPTION: BRIDGES-MIZNER PRESERVE NO. 1

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

CONTAINING 33.507 ACRES MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN A PORTION OF THE NORTH THREE-QUARTERS (N

3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONTAINING 33.507 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: BRIDGES-MIZNER PRESERVE NO. 2

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

CONTAINING 138.917 ACRES MORE OR LESS.

ALSO DESCRIBED AS:

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

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00 DEGREES 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR AND BRADY, INC., IN 1982; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 84.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF SAID PARCEL 1; THENCE CONTINUE SOUTH 89 DEGREES 29' 13" WEST ALONG SAID QUARTER SECTION LINE 2550.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE SOUTH 00 DEGREES 53' 54" EAST ALONG THE WEST LINE OF THE

SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 2571.20 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE NORTH 89 DEGREES 37' 37" EAST ALONG THE SOUTH LINE OF SECTION 1, A DISTANCE OF 2562.59 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF S.R. 7, THE SOUTHEAST CORNER OF SECTION 1 BEING 72.40 FEET EAST HEREOF; THENCE NORTH 01 DEGREES 10' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 2577.57 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA): THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THE EAST 340 FEET OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD NO.7 (STATE ROAD 199) U.S. 441.

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

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

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

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

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

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE NORTH 89 DEGREES 00' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 0.787 METERS (2.58 FEET) TO A POINT ON THE BASELINE OF

SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524; THENCE NORTH 01 DEGREE 05' 04" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.170 METERS (0.56 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 30.644 METERS (100.54 FEET); THENCE SOUTH 88 DEGREES 45' 22" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 7 (U.S. 441); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 15.242 METERS (50.01 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36' 16" WEST, A DISTANCE OF 48.771 METERS (160.01 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.251 METERS (2,077.59 FEET); THENCE NORTH 89 DEGREES 27' 42" EAST, A DISTANCE OF 48.769 METERS (160.00 FEET) TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 14' 38" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.373 METERS (2,077.99 FEET) TO THE POINT OF BEGINNING.

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

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

LEGAL DESCRIPTION: BRIDGES-MIZNER PRESERVE NO. 3

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

CONTAINING 82.397 ACRES MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

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

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 13 AT THE SOUTHWEST CORNER OF WILLIS GLIDERPORT PLAT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGES 146 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 4575.65 FEET TO THE SOUTHEAST CORNER OF LOT 11B, BLOCK 2; THENCE NORTH 00°48'33" WEST ALONG THE EAST LINE OF LOT 11B, 334.31 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 2; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 480.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10558, PAGE 1320, SAID PUBLIC RECORDS; THENCE SOUTH 00°55'15" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,012.35 FEET; THENCE SOUTH 88°59'15" WEST ALONG A LINE 678.04 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 5,056.25 FEET; THENCE NORTH 00°57'37" WEST, A DISTANCE OF 678.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.397 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: BRIDGES-MIZNER PRESERVE NO. 4

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.

TOGETHER WITH

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 197.802 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: BRIDGES-MIZNER PRESERVE NO. 5

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.

LEGAL DESCRIPTON: BRIDGES-MIZNER PRESERVE NO. 6

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.

LEGAL DESCRIPITON: BRIDGES-MIZNER PRESERVE NO. 7 – EC STOKES

A PARCEL OF LAND BEING THE EAST THREE QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON, AS CONSERVATION TRACT "A" FOR THE DELRAY TRAINING CENTER PUD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE S. 88° 11' 58" W. ALONG THE SOUTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 1990.20 FEET TO THE SOUTHEAST CORNER OF "HOMELAND" AS RECORDED IN PLAT BOOK 33, PAGES 111 THROUGH 117 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.02° 28' 00" W. ALONG THE EASTERLY BOUNDARY OF SAID "HOMELAND" FOR A DISTANCE OF 2726.34 FEET; THENCE N. 88° 12 '31" E. ALONG THE SOUTHERLY BOUNDARY OF "HOMELAND" FOR A DISTANCE OF 1997.29 FEET TO THE EASTERLY LINE OF SAID SECTION 2; THENCE S. 02° 19' 04" E. ALONG SAID EASTERLY LINE OF SAID SECTION 2 FOR A DISTANCE OF 2725. 95 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,434,941.95 SQUARE FEET OR 124.7697 ACRES MORE OR LESS.

LEGAL DESCRIPITON: BRIDGES-MIZNER PRESERVE NO. 8 – PALM BEACH DOWNS

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN N 00°50'22" W ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET; TO THE POINT OF BEGINNING.

RUN THENCE N 00°50'22" W A DISTANCE OF 4725.52 FEET TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE NORTH (N1/2) OF THE NORTH HALF (N 1/2) OF SAID SECTION 13; THENCE S 89°58'25" E, ALONG SAID SOUTH LINE A DISTANCE OF 2320.47 FEET; TO THE WEST LINE OF THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE ¼), OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 13 THENCE S 00°38'18" E, ALONG SAID WEST LINE A DISTANCE OF 342.12 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13, THENCE N 89°57'45' E, A DISTANCE OF 1696.82 FEET TO A LINE 1285.00 FEET WESTERLY OF, AND PARALLEL WITH THE EAST LINE OF SECTION 13; THENCE S 00°22'30' E ALONG SAID PARALLEL LINE A DISTANCE OF 4423.48 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE S 89°08'33' W ALONG SAID SOUTH LINE A DISTANCE OF 1347.37 FEET TO THE SOUTH QUARTER CORNER OF SECTION 13. TOWNSHIP 46, SOUTH RANGE 41 EAST; THENCE N 00°36'33' W, ALONG THE WEST LINE OF THE SOUTHEASTERN QUARTER (SE 1/4) OF SAID SECTION 13, A DISTANCE OF

100.00 FEET TO A PARALLEL LINE LYING 100.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 13 THENCE S 89°08'33" W, ALONG SAID PARALLEL LINE A DISTANCE OF 203.34 FEET; THENCE N 00°22'30" W, A DISTANCE OF 295.23 FEET; THENCE S 89°37'36" W, A DISTANCE OF 1461.99 FEET; THENCE S 00°22'30" E, A DISTANCE OF 282.33 FEET; THENCE S 45°36'59" E, A DISTANCE OF 35.50 FEET TO A LINE LYING 100.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13; THENCE S 9°08'33" W, ALONG SAID PARALLEL LINE A DISTANCE OF 992.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 410.737 ACRES.

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

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

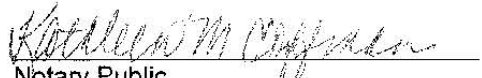
1. Affiant is the Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



N. Maria Menendez, as Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, Affiant

The foregoing instrument was acknowledged before me this 15 day of November, 2016, by N. Maria Menendez, as Vice President of Boca Raton VIII Corporation, a Florida corporation, the general partner of Boca Raton Associates VIII, LLLP, a Florida limited liability limited partnership, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.


Notary Public



(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"
PROPERTY

All of Appolonia Farms P.U.D. Plat One, according to the plat thereof, as recorded in Plat Book 111, at Page 41, of the Public Records of Palm Beach County, Florida, LESS AND EXCEPT Tract RW.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

previously Master Plan was 356.84 acres. The Development Parcel was subsequently platted and the corrected acreage is 359.78 acres. Therefore the current application includes an additional 4.474 acres of preserve lands in order to make the project 60-40 compliant.

Project History

Bridges was originally approved on July 28, 2005 by the Palm Beach County Board of County Commissioners. Several modifications to this development have occurred since the original approval. The following is a history of the prior approvals for the Bridges:

Control No.	Request	Action	Date	Resolution No.
2004-250	Rezoning from AGR to AGR-PUD	Approved	July 28, 2005	R-2005-1406
2004-250	Cul-De-Sac Waiver	Approved	July 28, 2005	R-2005-1407
2004-250	Reconfigure Master Plan to change housing types (SF to ZLL) & transfer density	Approved	October 26, 2006	R-2006-2327
2004-250	Cul-De-Sac Waiver	Approved	October 26, 2006	R-2006-2328
2004-250	DOA to reconfigure preservation area	Approved	January 24, 2008	R-2008-0113 & R-2008-0114
2004-250	DOA to reconfigure site plan to add 48 dwelling units, add model row, modify conditions of approval, & restart commencement clock	Approved	March 31, 2010	R-2010-0440 & R-2010-0441
2004-250	DOA to add 56 dwelling units, relocate model row, modify conditions of approval, restart commencement clock, & cul-de-sac waiver	Approved	June 27, 2011	R-2011-0965
2004-250	DOA to reconfigure Pod G & modify conditions of approval	Approved	December 5, 2012	R-2012-1858
2004-250	Cul-De-Sac Waiver	Approved	December 5, 2012	R-2012-1859
2004-250	DOA to reconfigure the site plan to add land area, increase total dwelling units, restart commencement clock, add model row,	Approved	July 25, 2013	R-2013-0970

	reconfigure civic pod, & amend recorded conservation easement			
2004-250	Cul-De-Sac Waiver	Approved	July 25, 2013	R-2013-0971

The Bridges was approved at one point in time for 658 units on approximately 282 net usable acres, resulting in a density of 2.33 du/ac (development area only). In July 2013, the Bridges AGR-PUD was amended and approved to add land area (Appolonia East) which resulted in an increase in units to 1,008, which spread the units over approximately 584.900 acres, which provided a net density of 1.72 units per acre (development area only).

Mizner CC was originally approved on April 24, 1997 by the Palm Beach County Board of County Commissioners and is now completely built-out. This project was the first AGR-PUD approved and developed in Palm Beach County. Mizner CC has been developed with 471 units on approximately 356 net usable acres, resulting in a density of 1.3 du/ac (development area only). The following is a history of the prior approvals for Delray Training Center PUD:

Control No.	Request	Action	Date	Resolution No.
87-07	Rezoning from AGR to PUD	Approved	April 24, 1997	R-1997-653
87-07	Rezoning of EC Stokes Preservation Parcel	Approved	April 24, 1997	R-1997-654
87-07	Rezoning of PB Downs Preservation Parcel	Approved	April 24, 1997	R-1997-655
87-07	DOA to reconfigure Pods A, E, and I	Approved	October 23, 1997	R-1997-2079

Surrounding Properties

Bridges and Mizner CC (collectively "Property") is surrounded by residential uses to the north, south and west. To the east of the Property is the Florida's Turnpike. A breakdown of the surrounding uses is provided below.

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number	Resolution Number
North	AGR	AGR	SF Residential/Nurseries	N/A	N/A
South	AGR	AGR-PUD	SF Residential (Lyons Road Development & Horseshoe Acres)	93-019	
East	LR-3 & LR-1	PUD	GlenEagles/Addison Reserve, & St. Andrews	80-215 & 80-73	97-664

West	AGR	AGR-PUD	SF & ZLL Residential (Hyder PUD & Miccosukee Estates)	05-455 & 2000-15	R-2013- 968
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JUSTIFICATION

The Applicant, Boca Raton Associates VIII, LLLP is an affiliated entity of GL Homes and is the owner and developer of the Bridges PUD. The Bridges opened for sales in February 2012 and has experienced great sales of both single family and zero lot line homes within the project. As mentioned above, the Bridges has been the subject of several Development Order Amendments over the past ten years. This proposed amendment will allow for the development of 1,942 units on approximately 920 net usable acres, resulting in a density of 2.1 du/ac (development area only). This density is consistent with other AGR-PUDs in the area.

With this application, the owner / developer is requesting to change the name of Bridges AGR-PUD to Bridges – Mizner AGR-PUD and also requesting to change the name of Delray Training Center PUD to Bridges – Mizner AGR-PUD subject to DRO approval. In addition, the application includes the location for a model row within the Bridges South portion of the overall Master Plan.

Request for Cul-de-sac Waiver

A cul-de-sac waiver is required for this proposed project pursuant to ULDC Article 3.E.1.C.2.a.5, which allows that forty percent (40%) of the local streets in the proposed development may terminate in a cul-de-sac or a dead end. The Street Layout Plan exhibit submitted with the application has been split between three sheets; Mizner CC, Bridges North, and Bridges South. Mizner CC was approved and constructed prior to the limitation on percentage of cul-de-sacs permitted within a PUD. Bridges North and South received a cul-de-sac waiver on July 25, 2013 via Resolution R-2013-0971 for 62%. This application for Mizner CC, Bridges North and Bridges South is requesting a 46% cul-de-sac waiver to allow 27 cul-de-sacs within the overall proposed Bridges-Mizner AGR-PUD. The current street count for Bridges-Mizner AGR-PUD is 59 streets. 40% or 24 cul-de-sacs are allowed by code. However the code allows an additional 25% if approved by BCC as a waiver. The additional 6% requested would allow the project to include up to 27 cul-de-sacs. As stipulated in the code, (Article 3.E.1.C.2.5) "cul-de-sacs that abut a minimum 20 foot wide open space that provides pedestrian cross access between two pods shall not be used in the calculation of the total number of cul-de-sacs or dead end streets. The current "Street Layout and Pedestrian Pathways Plan" includes approved and built pedestrian connections between Pod G and Pod H within Bridges North. These connections will allow the elimination of 3 of the 27 cul-de-sacs, thus meeting the overall percent allowed via a Waiver of 46%. Also, as stipulated by code, we have provided Pedestrian Amenities within Pods B, D, and H for total of four (4) Pedestrian Amenities within the overall community. There are two located within Pod H.