

RESOLUTION NO. R-2011-0566

RESOLUTION APPROVING ZONING APPLICATION DOA-2010-01210  
(CONTROL NO. 1998-00078)  
a Development Order Amendment  
APPLICATION OF Woolbright Jog LLC  
BY Site Enhancement Services, AGENT  
(Valencia Square MUPD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning; and

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

WHEREAS, Zoning Application DOA-2010-01210 was presented to the Board of County Commissioners at a public hearing conducted on April 28, 2011; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various county review agencies, and the recommendation of the Zoning Commission; and

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request; and

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a a Development Order Amendment.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application DOA-2010-01210, the petition of Woolbright Jog LLC, by Site Enhancement Services, agent, for a Development Order Amendment to amend conditions of approval (Sign) in the Multiple Use Planned Development (MUPD) Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on April 28, 2011, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

Commissioner Karen T. Marcus, Chair	- AYE
Commissioner Shelley Vana, Vice Chair	- AYE
Commissioner Paulette Burdick	- AYE
Commissioner Steven L. Abrams	- AYE
Commissioner Burt Aaronson	- AYE
Commissioner Jess R. Santamaria	- AYE
Commissioner Priscilla A. Taylor	-

The Chairperson thereupon declared that the resolution was duly passed and adopted on April 28, 2011.

Filed with the Clerk of the Board of County Commissioners on May 3, 2011.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

SHARON R. BOCK,  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: SHOPPES AT WOOLBRIGHT

PARCEL 1: FEE ESTATE

BEING ALL OF SHOPPES OF MADISON, M.U.P.D., AS RECORDED IN PLAT BOOK 110, PAGES 55 THROUGH 57, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING TRACT B OF SAID SHOPPES OF MADISON, M.U.P.D.

ALSO LESS AND EXCEPTING THAT PORTION OF SAID SHOPPES OF MADISON, M.U.P.D., LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

A PORTION OF SHOPPES OF MADISON, M.U.P.D., AS RECORDED IN PLAT BOOK 110, PAGES 55 THROUGH 57, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SHOPPES OF MADISON, M.U.P.D.; THENCE NORTH 89°25'12" WEST, ALONG THE SOUTH LINE OF SAID SHOPPES OF MADISON, M.U.P.D., A DISTANCE OF 372.54 FEET; THENCE NORTH 00°08'04" WEST, A DISTANCE OF 332.93 FEET; THENCE NORTH 89°53'40" EAST, A DISTANCE OF 372.51 FEET TO A POINT ON THE EAST LINE OF SAID SHOPPES OF MADISON, M.U.P.D.; THENCE SOUTH 00°08'04" EAST, ALONG SAID EAST LINE, A DISTANCE OF 337.39 FEET TO THE POINT OF BEGINNING.

PARCEL 2 - FEE ESTATE:

TRACTS "B" AND "D" AS SHOWN ON THE PLAT OF WOOLBRIGHT JOG MUPD AS RECORDED IN PLAT BOOK 92, PAGE 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT: THE EAST TEN (10) FEET OF SAID TRACTS "B" AND "D" AS CONVEYED TO PALM BEACH COUNTY BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 13122, PAGE 772.

PARCEL 3 - EASEMENT ESTATE

NON-EXCLUSIVE EASEMENTS, AS SET FORTH AND MORE PARTICULARLY DESCRIBED IN THAT RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 13, 2001, IN OFFICIAL RECORDS BOOK 13039, PAGE 1896, AS MODIFIED BY THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 15787, PAGE 489, AND AS FURTHER MODIFIED BY AMENDMENT AND RELEASE RECORDED IN OFFICIAL RECORDS BOOK 17547, PAGE 1297 AND BY AMENDMENT AND RELEASE RECORDED IN OFFICIAL RECORDS BOOK 17547, PAGE 1298, OVER, UNDER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SHOPPES OF MADISON, M.U.P.D., AS RECORDED IN PLAT BOOK 110, PAGES 55 THROUGH 57, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SHOPPES OF MADISON, M.U.P.D.; THENCE NORTH 89°25'12" WEST, ALONG THE SOUTH LINE OF SAID SHOPPES OF MADISON, M.U.P.D., A DISTANCE OF 372.54 FEET; THENCE NORTH 00°08'04" WEST A DISTANCE OF 332.93 FEET; THENCE NORTH 89°53'40" EAST, A DISTANCE OF 372.51 FEET TO A POINT ON THE EAST LINE OF SAID SHOPPES OF MADISON, M.U.P.D.; THENCE SOUTH 00°08'04" EAST, ALONG SAID EAST LINE, A DISTANCE OF 337.39 FEET TO THE POINT OF BEGINNING.

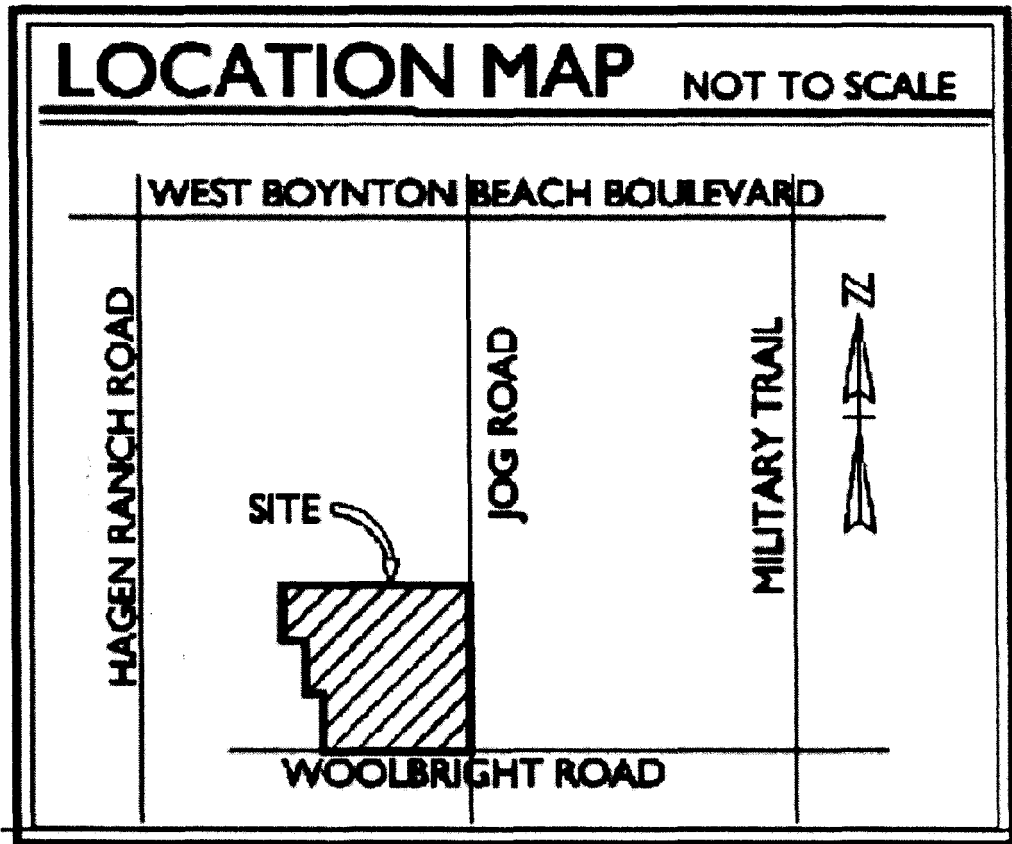
LESS AND EXCEPTING THAT PORTION OF TRACT B, LYING WITHIN SAID SHOPPES OF MADISON, M.U.P.D.

PARCEL 4:

THE SOUTH HALF OF THAT CERTAIN 30 FOOT ROAD RIGHT OF WAY LYING ADJACENT TO, AND NORTH OF TRACTS 49 THROUGH 51, BLOCK 56, PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THE WEST 10 FEET THEREOF AND LESS AND EXCEPTING THAT PORTION LYING EAST OF THE WEST LINE OF THE EAST 80 FEET OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### ALL PETITIONS

1. Previous All Petitions Condition 2 of Resolution R-2010-676, Control No. 1998-078 which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2002-1255 and R-2006-0280 (Control No. 1998-078), have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2002-1255, (Control No. 1998-078), and R-2006-0280 (Control No. 1998-078), R-2010-676, (Control No. 1998-078), have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Condition All Petitions 3 of Resolution R-2010-676, Control No. 1998-078 which currently states:

The approved preliminary site plan is dated December 14, 2009. Modifications to the development order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The approved preliminary site plan is dated February 10, 2011. Modifications to the Development Order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

3. Previous Condition All Petitions 5 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Prior to final Development Review Committee (DRC) certification of the preliminary development/site plan, the petitioner is required to delete the convenience store with gas sales from the MUPD. (DRO: ZONING Zoning) [Note: Completed]

Is hereby deleted - [Reason: No Longer Applicable]

4. All Requested Use Conditions of Approval of Resolution No. R-2010-677, Control No. 1998-078, shall remain in full force and effect. (ONGOING: ZONING Zoning)

#### ARCHITECTURAL REVIEW

1. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record in the public record a covenant requiring architectural consistency between all buildings, signage and project identification. Consistency shall include, at a minimum, an overall unified image and character created by the use of common elements such as building materials, roof lines, muted colors,

fenestration, architectural features, and architectural elements. The covenant shall be recorded in a form and manner acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - Co Att) (Previous Architectural Review Condition 2 of Resolution R-2010-676, Control No. 1998-078)

2. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for all buildings shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ARCH REVIEW - Zoning) (Previous Architectural Review Condition 3 of Resolution R-2010-676, Control No. 1998-078)

3. Site plan shall be revised to be consistent with proposed elevations prepared by Oliver Glidden and Partners Architects and Planners, Inc. dated June 20, 2002. (DRO: ARCH. REVIEW - Zoning) (Previous Architectural Review Condition 4 of Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

4. Design of gutters and downspouts shall be architecturally integrated into the architectural design of the building. Painting of the gutters and downspout shall not constitute architectural integration. (BLDG PERMIT: ARCH REVIEW Zoning) (Previous Architectural Review Condition 6 of Resolution R- 2010-676, Control No. 1998-078)

#### ENGINEERING

1. The Property owner shall construct Woolbright Road from Jog Road, west to the projects entrance as a non-plan collector road.

a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be subject to the County Engineering approval and shall be to non plan collector street standards minimum of two 12 foot travel lanes.

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

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng) (Previous Condition E1 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

2. Prior to DRC approval of the site plan/master plan the property owner shall obtain conceptual approval from the LWDD for the three proposed canal crossings of the LWDD L-26 Canal. (DRO: ENGINEERING - Eng) (Previous Condition E2 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

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

a. Building Permits for more than 15,120 square feet of general retail shall not be issued until the contract is awarded for the 4 lane widening of Woolbright Road from Jog Road to Military Trail plus the appropriate paved tapers. (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

b. Building Permits for more than 168,100 square feet of general retail, 29 single family dwelling units, or the equivalent of 5960 net daily external trips per day, shall not be issued until the contract is awarded for the 4 lane widening of Boynton Beach Boulevard from Lyons Road to the Florida Turnpike plus the appropriate paved tapers. (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

c. Building Permits for more than 168,100 square feet of general retail, 29 single family dwelling units and 3500 square feet of fast food restaurant, or the equivalent of 6562 net daily external trips per day, shall not be issued until the contract is awarded for the 6 lane widening of Jog Road from Lake Ida Road to West Atlantic Avenue plus the appropriate

paved tapers. (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

d. Building permits for no more than 65,000 s.f. of retail area (the equivalent of 266 net new PM peak hour trips) shall be issued until the contract for construction is let on Jog Road from Lake Ida Road to Atlantic Avenue as a 6 lane section (BLDG PERMIT: MONITORING - Eng) [Note: COMPLETED]

e. No building permits for the site shall be issued after December 31, 2011. A time extension for this condition may be approved by the County Engineer based on an approved Traffic Study, which complies with the mandatory Traffic Performance Standards in place at the time of the request. (DATE: MONITORING - Eng) (Previous Condition E3 of Zoning Resolution R-2010-676, Control No. 1998-078)

4. The developer shall plat the subject property in accordance with provisions of Article 8 of the Unified Land Development Code. This plat shall be recorded prior to the issuance of a building permit. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E4 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

#### 5. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROADWAYS

a. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median along the entire frontage of the MUPD for the Jog Road right-of-way and shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng.) [Note: COMPLETED]

b. All required median landscaping, including an irrigation system shall be installed at the property owner's expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy. (CO: MONITORING Eng)

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation prior to issuance of a building permit. (BLDG PERMIT: MONITORING - Eng) (Previous Condition E5 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

6. The property owner shall provide a temporary access connection to the existing dirt road along the south property line. This access easement shall continue to provide legal access to the property owner to the west subject to approval of the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E6 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

7. Prior to final site plan approval, Phase I development shall include a landscaped pathway/sidewalk system along the Phase I line that borders Woolbright Road in order to provide shade/canopy for the pedestrian walkway. (DRO: LANDSCAPE- Eng/Planning) (Previous Condition E7 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

8. Prior to final site plan approval, Phase II development shall include a landscaped pathway/sidewalk system along Jog Road and Woolbright Road in order to provide

shade/canopy for the pedestrian walkway of both phases I and II. (DRO: LANDSCAPE-Eng/Planning) (Previous Condition E8 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

#### 9. CUTOUT LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF JOG ROAD

a. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide for landscape cutouts within the concrete median of Jog Road Rights-of-Way contiguous to the frontage. As part of this permit process, the property owner shall enter into a Right of Way concrete median cutout; Landscape and paver block Installation including appropriate Maintenance, Removal, and Indemnification agreements. When landscape plantings and the installation of paver blocks are permitted by the County Engineer, the landscape material within the concrete cutouts shall be consistent with the landscaping theme approved by Palm Beach County for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Streetscape Standards. Alternative species and paver block material other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng.) [Note: COMPLETED]

b. All required median landscaping, including an irrigation system, the cost of cutting out the concrete median and the installation of all landscape material shall be funded at the property owner's expense. All landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, or assignees or duly established Property Owner's Association Perpetual maintenance includes, but is not limited to, pruning, fertilizing and irrigation to the cut out areas. All landscape material shall be installed prior to the issuance of the first certificate of occupancy.

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation prior to issuance of a building permit. (BLDG PERMIT: MONITORING - Eng.) (Previous Condition E9 of Zoning Resolution R-2010-676, Control No. 1998-078) [Note: COMPLETED]

10. Previous Condition E10 of Zoning Resolution R-2010-676, Control No. 1998-078, which currently states:

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the northern project driveway and Jog Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. The property owner shall provide acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division prior to August 25, 2010. (DATE: MONITORING-Eng)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the 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. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING-Eng)

Is hereby amended to read:

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the northern project driveway and Jog Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. The property owner shall provide acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division prior to May 25, 2011. (DATE:



## MONITORING-Eng)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the 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. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING-Eng)

11. Prior to final site plan approval by the DRO, the property owner shall amend the site plan to reflect the property boundary after right of way dedications and unobstructed safe sight triangles at each project entrance. (DRO: ENGINEERING - Eng)

## ENVIRONMENTAL

1.A Wellfield Affidavit of Notification shall be submitted to Environmental Resources Management prior to DRC site plan certification. (DRO: ERM-Erm) (Previous Condition D.1 of Resolution R-2010-676, Control No. 1998-078)

## LANDSCAPE - GENERAL-STANDARDS (ALL PHASES)

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

- a. Tree height: fourteen (14) feet;
- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade;
- c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
- d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Standards 1 of Resolution R-2010-676, Control No. 1998-078)

## LANDSCAPE - GENERAL-STANDARDS

2.All palms required to be planted on site by this approval, shall meet the following minimum standards at installation:

- a. Palm heights: twelve (12) feet clear trunk;
- b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Standards 2 of Resolution R-2010-676, Control No. 1998-078)

3.A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Standards 3 of Resolution R-2010-676, Control No. 1998-078)

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

- a. eighteen (18) to twenty-four (24) inches - groundcover and small shrub;
- b. twenty-four (24) to thirty-six (36) inches - medium shrub;
- c. forty-eight (48) to seventy-two (72) inches - large shrub; and,
- d. this condition does not apply to buffer where a single row of hedge/shrub material is required, and to the landscaping for Phase 1/pharmacy. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Standards 4 of Resolution R-2010-676, Control No. 1998-078)

5.All trees and palms shall be planted in a meandering and naturalistic pattern, except

for the landscaping of Phase 1/pharmacy (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Standards 5 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL

6. Field adjustment of plant materials may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE Zoning) (Previous Condition Landscape Standards 6 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL-LANDSCAPE - GENERAL-LANDSCAPING ALONG NORTH AND WEST PROPERTY LINES, EXCLUDING PHASE 1 (ABUTTING RESIDENTIAL)

7. Prior to the issuance of the first Certificate of Occupancy (CO) of Phase 2 landscaping and buffering along the north and west property lines shall be upgraded to include:

- a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction shall be permitted;
- b. a continuous two and one-half (2.5) foot high berm measured from top of curb;
- c. a six (6) foot high opaque concrete panel wall on the plateau of the berm. Both sides of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;
- d. one (1) canopy tree for each twenty (20) feet of property line, and alternating on both sides of the wall;
- e. one (1) palm or pine tree for each thirty (30) linear feet of the property line, and alternating on both sides of the wall. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape 7 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL

8. The following landscaping requirements shall be installed on both sides of the required wall:

- a. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation; and
- b. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape 8 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL-LANDSCAPE - GENERAL-LANDSCAPING ALONG EAST AND SOUTH PROPERTY LINES OF PHASE 1 (JOG AND WOOLBRIGHT ROAD FRONTAGES)

9. Landscaping and buffering along the east and south property lines shall be upgraded to include:

- a. A minimum twenty (20) foot wide landscape buffer strip with a maximum five (5) feet overlap into a utility easement;
- b. A minimum two to three foot high undulating berm with an average height of two and one-half (2.5) feet measured from top of curb;
- c. Equivalent of one (1) canopy tree planted every twenty (20) feet of linear property line;
- d. Equivalent of one (1) palm or pine tree for each twenty (20) linear feet of frontage with a maximum spacing of sixty (60) feet on center between clusters. A group of three or more palms/pines in a cluster may not supersede the requirement for a canopy tree in that location; and
- e. Twenty-four (24) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape 9 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL-LANDSCAPE - GENERAL-LANDSCAPING ALONG EAST AND SOUTH PROPERTY LINES, EXCLUDING PHASE 1 (JOG AND WOOLBRIGHT ROAD FRONTAGES)

10. Landscaping and buffering along the south and east property line (except for Phase

1, frontage of the pharmacy) shall be upgraded to include:

- a. a minimum twenty (20) foot wide landscape buffer strip;
- b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb;
- c. one (1) native canopy tree for each thirty (30) feet of the property line;
- d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
- e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
- f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
- g. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape 10 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - GENERAL-ACCESS POINTS

11. Special planting treatment shall be provided on both sides of the western access point of Woolbright Road and the north access point of Jog Road. Landscape treatment shall consist of the following:

- a. a minimum of five (5) specimen palms (Medjool, Canary Island Date, Royal, or Coconut);
- b. a minimum of five (5) flowering trees; and shrub or hedge materials;
- c. plant materials under this condition may satisfy landscape requirements for two (2) palms in the western buffer; and
- d. an architectural design feature consists of a trellis/shade structure with vines at the end of the driveway, adjacent to Retail Building G. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape Access Points 11 of Resolution R-2010-676, Control No. 1998-078)

12. Landscape treatment for both sides of the central access point located on Woolbright Road and Jog Road shall consist of:

- a. a minimum of three (3) specimen palms (Medjool, Canary Island Date, Royal, or Coconut);
- b. a minimum of five (5) flowering trees; and shrub or hedge materials; and
- c. plant materials under this condition may satisfy landscape requirements for two (2) palms in the western buffer. (CO: LANDSCAPE-Zoning) (Previous Condition Landscape Access Points 12 of Resolution R-2010-676, Control No. 1998-078)

#### LANDSCAPE - INTERIOR

13. Foundation planters shall be provided along all facades of the Phase 1 building excluding loading and drive through areas to consist of the following:

- a. The minimum width of the required landscape areas shall be five (5) feet;
- b. The length of the required landscaped areas shall be no less than fifty percent (50%) of the total length of each side of the structure; and,
- c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (DRO/CO: LANDSCAPE - Zoning) (Previous Condition Landscape Interior 13 of Resolution R-2010-676, Control No. 1998-078)

14. Foundation planters shall be provided along all facades of the MUPD buildings (except Phase 1) excluding loading and drive through areas to consist of the following:

- a. The minimum width of the required landscape areas shall be eight (8) feet;
- b. The length of the required landscaped areas shall be no less than fifty percent (50%) of the total length of each side of the structure; and,
- c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (DRO/CO: ZONING/LANDSCAPE- Zoning) (Previous Condition Landscape Interior 14 of Resolution

R-2010-676, Control No. 1998-078)

15. A minimum of two (2) sets of trellis/shaded structure shall be provided for a minimum of three (3) landscape divider medians in the main parking lot. Each structure shall have a minimum of eight (8) feet in width and eighty (80) feet in length. Vines shall be planted adjacent to each structure. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Interior 15 of Resolution R-2010-676, Control No. 1998-078)

16. Landscaping for terminal islands in the parking area shall consist of the following:

- a. one (1) canopy trees for each ten (10) linear feet of the island; and,
- b. a continuous hedge between all trees within the islands where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Interior 16 of Resolution R-2010-676, Control No. 1998-078)

17. Landscaping for divider median in any parking area, where there is no shade structure requirement per Condition K.3 shall consist of the following:

- a. one (1) flowering or canopy tree for each twenty-five (25) linear feet of the median;
- b. one (1) palm for each thirty-five (35) linear feet of the median; and,
- c. a continuous hedge between all trees within the median where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE - Zoning) (Previous Condition Landscape Interior 17 of Resolution R-2010-676, Control No. 1998-078)

#### LIGHTING

1. All outdoor pole lighting used to illuminate the subject property shall be of minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets. Identification signs shall be illuminated with low intensity lighting directed away from adjacent properties and streets. Decorative uplighting for building facades and towers is to be shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF - Zoning) (Previous Condition Lighting 1 of Resolution R-2010-676, Control No. 1998-078)

2. All freestanding outdoor lighting fixtures shall not exceed twenty-five (25) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning) (Previous Condition Lighting 2 of Resolution R-2010-676, Control No. 1998-078)

3. All outdoor lighting fixtures shall be setback a minimum of fifty (50) feet from the north property line and a minimum of twenty-five (25) feet from the west property line. (CO: BLDG - Zoning) (Previous Condition Lighting 3 of Resolution R-2010-676, Control No. 1998-078)

4. All outdoor lighting shall be extinguished no later than thirty (30) minutes after the hours of operation, excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous Condition Lighting 4 of Resolution R-2010-676, Control No. 1998-078)

5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning) (Previous Condition Lighting 5 of Resolution R-2010-676, Control No. 1998-078)

6. The neon sign for the Pharmacy (Walgreens) shall be distinguished no later than thirty (30) minutes after the hours of operation. (ONGOING: CODE ENF-Zoning) (Previous Condition Lighting 6 of Resolution R-2010-676, Control No. 1998-078)

#### PALM TRAN

1. Prior issuance of the first Building Permit, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not not limited to a location sketch, legal description, affidavit of ownership,

attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (BLDG PERMITMONITORING-Palm Tran) (Previous Condition Palm Tran 1 of Resolution R-2010-676, Control No. 1998-078)

#### PLANNED DEVELOPMENT-MUPD

1. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record a covenant in the public record indicating that all structures, uses and parking areas within the project are part of a single unified planned development, regardless of ownership. The covenant shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - Co Att) (Previous Condition MUPD 1 of Resolution R-2010-676, Control No. 1998-078)

#### PLANNING

1. Previous Condition P.1 of Resolution R-2010-676, Control No. 1998-078, which currently states;

Prior to final site plan approval by the Development Review Committee, the Planning Division shall ensure that this site plan conforms with the plan presented to the BCC including those recommendations of the West Boynton Area Community Plan incorporated onto the site plan dated March 26, 1999 (Rec.# 42 and 47). In addition, the indication of a pedestrian/vehicular cross access to the west shall remain on the site plan. (DRO: PLANNING-Planning)

Is hereby amended to read:

The site plan shall conform with the recommendations of the West Boynton Area Community Plan, which were incorporated onto the site plan dated March 26, 1999. In addition, the indication of a pedestrian/vehicular cross access to the west shall remain on the site plan. (ONGOING: PLANNING-Planning)

2. Prior to final master plan certification by the Development Review Committee (DRC), in order to comply with Recommendations 42 and 47 from the West Boynton Area Community Plan, the applicant shall provide street cross-section details depicting landscaped and shaded sidewalks for pedestrian and bicycle circulation through the commercial development. (DRO: PLANNING- Planning) (Previous Condition P. 2 of Resolution R-2010-676, Control No. 1998-078) [NOTE: complete]

3. Prior to final site plan approval, Phase 1 development shall include cross section details of a landscaped pathway/sidewalk system along the Phase I line that borders Woolbright Road in order to provide shade/canopy for the pedestrian walkway. (DRO: LANDSCAPE-Eng-Planning) (Previous Condition P. 3 of Resolution R-2010-676, Control No. 1998-078) [NOTE: complete]

4. Prior to final site plan approval, Phase 2 development shall include cross section details of a landscaped pathway/sidewalk system along Jog Road and Woolbright Road in order to provide shade/canopy for the pedestrian walkway of both phases 1 and 2. (DRO: LANDSCAPE-Eng-Planning) (Previous Condition P.4 of Resolution R-2010-676, Control No. 1998-078) [NOTE: complete]

5. Prior to final certification of the preliminary development plan or site plan for Phase 2 by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate on the site plan a location where a mass transit stop and mass transit shelter can be located in the future. (DRO: ZONING - Planning) (Previous Condition P. 5 of Resolution R-2010-676, Control No. 1998-078) [NOTE: complete]

6. Concurrent with the issuance of building permits in excess of 15,120 square feet, the petitioner shall construct a vehicular and pedestrian cross access point to include shade trees to the edge of the western property line at the location shown on the final certified site plan that reads generalized future pedestrian and vehicular cross access per Cond. P.1."

(BLDG PERMIT: MONITORING - Planning) (Previous Condition P. 6 of Resolution R-2010-676, Control No. 1998-078) [NOTE: complete]

## **SIGNS**

1. Previous Condition Signs 1 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Freestanding point of purchase signs fronting on Jog Road for Phase 1 shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point -ten (10) feet;
- b. Maximum sign face area per side - 100 square feet;
- c. Maximum number of signs - two (2); and,
- d. Style - monument style only. (CO: BLDG - Zoning)

Is hereby deleted [REASON: Superseded by Sign Condition 8]

2. Previous Condition Signs 2 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Freestanding point of purchase signs fronting on Jog Road, excluding Phase 1, shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point -twelve (12) feet;
- b. Maximum sign face area per side - one hundred (100) square feet;
- c. Maximum number of signs - one (1);
- d. Style - monument style only, and,
- e. Location - within fifty (50) feet of the northern access of Jog Road. (CO: BLDG - Zoning)

Is hereby deleted [REASON: Superseded by Sign Condition 8]

3. Previous Condition Signs 3 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Freestanding point of purchase signs fronting on Woolbright for Phase 1 shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point -ten (10) feet;
- b. Maximum sign face area per side - 100 square feet;
- c. Maximum number of signs - one (1); and,
- d. Style - monument style only. (CO: BLDG-Zoning)

Is hereby deleted [REASON: Superseded by Sign Condition 8]

4. Previous Condition Signs 4 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Freestanding point of purchase signs fronting on Woolbright Road excluding Phase 1 shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - twelve (12) feet;
- b. Maximum sign face area per side - one hundred (100) square feet;
- c. Maximum number of signs - one (1);
- d. Style - monument style only; and,
- e. Location - between the western and central access points of Woolbright Road. (CO: BLDG - Zoning)

Is hereby deleted [REASON: Superseded by Sign Condition 8]

5. Previous Condition Signs 5 of Resolution R-2010-676, Control No. 1998-078 which

currently states:

Wall signs shall be limited to any two facades of each building, and to the following:

- a. individual lettering size shall be limited to twenty-four (24) inches high, except for Buildings H, J, K and L which may increase to thirty-six (36) inches high. Lettering size limitation is not applicable to Phase 1;
- b. wall signs shall be limited to only identification of tenants only; and,
- c. this condition is applicable to the entire MUPD. (CO: BLDG - Zoning)

Is hereby deleted [REASON: Code Requirement Pursuant to Article 8.G.1.Wall Sign Standards]

6.Previous Condition Signs 6 of Resolution R-2010-676, Control No. 1998-078 which currently states:

Freestanding project identification signs fronting on Jog Road and Woolbright Road (excluding Phase 1) shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - six (6) feet;
- b. Maximum sign face area per side - sixty (60) square feet;
- c. Maximum number of signs - one (1) for each road frontage; and
- d. Style - monument style only.
- e. Location - within fifty (50) feet of the northern access point of Jog Road, and the western access point of Woolbright Road; and,
- f. No identification of tenants shall be permitted. (CO: BLDG - Zoning)

Is hereby deleted [REASON: Code Requirement Pursuant to 8.G.2.C. Entrance Signs]

7.Freestanding outparcel identification signs fronting on Jog Road shall be limited as follows:

- a. Maximum number of signs - two (2) for Jog Road frontage. (BLDG PERMIT: BLDG Zoning)

8.Ground mounted freestanding signs on Jog Road and Woolbright Road shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point twelve (12) feet;
- b. Maximum sign face area per side - one hundred (100) square feet;
- c. Maximum number of signs - three (3) for Jog Road frontage and two (2) for Woolbright Road frontage; and,
- d. Style - monument style only. (BLDG PERMIT: BLDG Zoning)

#### SITE DESIGN

1.The maximum height for the principal structures (except for Buildings H, J, K and L) shall be one story and shall not exceed thirty (30) feet. The maximum height for Buildings H, J, K and L shall not exceed forty-five (45) feet. Ornamental towers shall not exceed sixty-five (65) feet. All heights shall be measured from finished grade to the highest point. (BLDG PERMIT: BLDG Zoning) (Previous Condition Building and Site Design 2 of Resolution R-2010-676, Control No. 1998-078)

2.All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall be located a minimum of seventy (70) feet from the north property line, and a minimum of seventy-five (75) feet from the south, east and west property lines. (DRO/ONGOING: ZONING/CODE ENF) (Previous Condition Building and Site Design 3 of Resolution R-2010-676, Control No. 1998-078)

3.Prior to final DRC certification of the preliminary development/site plan, the petitioner shall revise the site plan to show a covered loading dock for the "Grocery store" Building J.

A full pitched roof, a minimum of thirty (30) feet in width and fifty (50) feet in length, shall be provided over the loading dock. Design, color, pitch and material of the roof shall be consistent with the principal structure. (DRO: ZONING - Zoning) (Previous Condition Building and Site Design 4 of Resolution R-2010-676, Control No. 1998-078) [Note: Completed]

#### USE LIMITATIONS-FOR ALL PHASES

1. Hours of business operation, including deliveries and loading activities for all retail uses shall be limited to 7:00 a.m. to 11:00 p.m. daily. Hours of business operation for the general/fast food restaurant(s) may be open at 6:00 a.m. This condition shall not apply to a drive thru lane designated for the sale of pharmaceutical items only. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 1 of Resolution R-2010-676, Control No. 1998-078)

#### USE LIMITATIONS

2. No outdoor commercial use shall commence business activities, (including delivery and stocking operations) prior to 6:00 a.m. nor continue outdoor activities later than 10:00 p.m. daily. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 2 of Resolution R-2010-676, Control No. 1998-078)

3. Overnight storage, overnight deliveries or parking of delivery vehicles or trucks shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 3 of Resolution R-2010-676, Control No. 1998-078)

4. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 4 of Resolution R-2010-676, Control No. 1998-078)

5. Outdoor retail business activities shall not be allowed on site unless allowed by Special Permit, excluding deliveries only. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 5 of Resolution R-2010-676, Control No. 1998-078)

6. Prior to site plan certification by the Development Review Committee (DRC), the site plan shall be amended to indicate interior shopping cart storage. (DRO: ZONING - Zoning) (Previous Condition Use Limitations 6 of Resolution R-2010-676, Control No. 1998-078)

#### 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 (CO); the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code (ULDC) at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special



Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)