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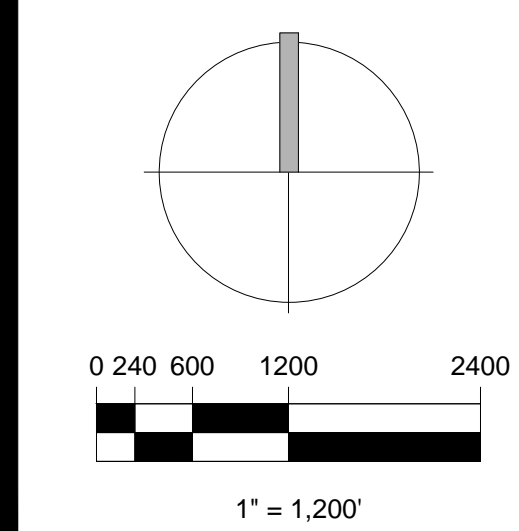
**Project:**  
**INDIAN TRAILS GROVE - PUD**

Palm Beach County, Florida  
 Sheet title:  
**PRELIMINARY Phasing Plan**

**Date:**  
**2015-07-15**

**Revisions:**

2015-09-28	Resubmittal
2016-01-25	Resubmittal
2016-02-22	Resubmittal
2016-05-23	Resubmittal
2016-08-29	Resubmittal
2016-09-26	Resubmittal
2016-10-24	Resubmittal
2016-11-28	Resubmittal



Sheet number:  
**PMP-11**

**Phasing Schedule - ITG Conditions for FLUA Amendment**

**Rural Parkway Improvements**  
 Rural parkways will be installed concurrent with the construction of each residential POD or non-residential POD adjacent to a designated rural parkway. Rural parkways shall be constructed in accordance with the approved rural parkway landscape plans and construction shall be completed prior to issuance of 35% of the COs being issued within the adjacent residential POD (based on the total number of units within the designated POD and prior to the final CO being issued for any non-residential POD).

**Rural Parkways shall include at a minimum the following:**

- 8' wide paved pedestrian paths, 10' equestrian
- Canopy trees, 1 per 1,100 square feet of rural parkway easement.
- Flowering trees, 1 per 2,000 square feet of rural parkway easement.
- Palms, 1 per 1800 square feet of rural parkway easement.
- Large Shrubs, 1 per 400 square feet of rural parkway easement.
- Medium Shrubs, 1 per 300 square feet of rural parkway easement.
- Small Shrubs, 1 per 200 square feet of rural parkway easement.
- Turf grass and other groundcover as applicable for areas not planted with landscape material.
- Minimum 70 percent native trees, palms and shrubs.

**Prior to Plat**  
 Dedicate by deed the property owner's fee interest and any easement interest in the ROWs adjacent to Pods A, B, C, D, E, and F for 190th Street North, 180th Ave. North, 60th Street North, Hamlin Blvd. and Orange Blvd. We further agree to dedicate such interest prior to the first plat being recorded.  
 The deed conveying the 640 acres to the Indian Trail Improvement District (shown on the Conceptual Plan as the "Conceptual Impoundment Expansion") shall be executed by the property owner and placed in escrow prior to recordation of the first plat.

Record conservation easement on 1,068 acres of Water Resources/Agriculture land

Record Conservation Easements for all Rural Parkways

The land shown on the Conceptual Plan as Civic/Institutional, and more specifically the "Park Expansion" shown within Pod D on the Conceptual Plan, shall be conveyed to Palm Beach County. The timing of conveyance and any associated conditions as to the conveyance of the "Park Expansion" dedication shall be established by the PUD Development Order issued by the Board of County Commissioners.

The land shown on the Conceptual Plan as Civic/Institutional, and more specifically, the "Fire" site shown within Pod D on the Conceptual Plan, shall be conveyed to Palm Beach County. The timing of conveyance and any associated conditions as to the conveyance of the "Fire" site shall be established by the PUD Development Order issued by the Board of County Commissioners. As an alternative to the Fire site, and at the written request of the Palm Beach County Fire Rescue Department, the developer shall provide a 2.5 acre site to Palm Beach County for a future fire-rescue sub-station within the Commercial / Retail & Office area reflected on the Conceptual Plan at the northwest corner of 190th Street North and Indian Trails Blvd (within Pod E). The 2.5 acre dedication shall be credited towards the projects SLDC required public civic site dedication requirement. In the event the County accepts another site in proximity to the development as the preferred location for the future fire-rescue sub-station, the developer shall be relieved of this obligation. The timing of conveyance and any associated conditions as to the conveyance of the 2.5 acre dedication shall be established by the PUD Development Order issued by the Board of County Commissioners.

"The land shown on the Conceptual Plan as Civic/Institutional, and more specifically, the "Proposed Elementary School", "Proposed Park" and "Proposed Middle School" shown within Pod E on the Conceptual Plan, shall be conveyed to the Palm Beach County School District. The timing of conveyance and any associated conditions as to the conveyance of the "Proposed Elementary School", "Proposed Park" and "Proposed Middle School" sites shall be established by the PUD Development Order issued by the Board of County Commissioners. The conveyance shall be subject to a reverter clause that in the event the "Proposed Elementary School", "Proposed Park" and "Proposed Middle School" are not utilized by the Palm Beach County School District for a public elementary and public middle school and associated recreational facilities, the property shall be conveyed back to Palm Beach County."

**Prior to issuance of 1st Building Permit**  
 Prior to issuance of the first Certificate of Occupancy within Pod A, the developer shall construct to County standards 60<sup>th</sup> Street North from the existing paved terminus located west of Seminole Pratt Whitney Road to 190<sup>th</sup> Street North, inclusive of the bridge crossing over the M-canal.  
 Record WFH Master Covenant prior to first Permit

Pay 1/3 (\$1.25M) prior to the issuance of the 974<sup>th</sup> building permit, 1/3 (\$1.25M) prior to issuance of the 1,948<sup>th</sup> building permit, 1/3 (\$1.25 M) prior to the issuance of the 2,922<sup>th</sup> building permit, and the remaining 1/3 (\$1.25M) prior to the issuance of the 3,500<sup>th</sup> building permit

**Prior to 663rd permit (Start of Pod B/C):**  
**Improve/construct to County Standards Orange from 180th to 190<sup>th</sup>**  
 Prior to issuance of (134) Certificate of Occupancy within Pod B, the developer shall construct Orange Blvd. from 180<sup>th</sup> Ave. North to 100<sup>th</sup> past the main project entry within Pod B (on Orange Blvd). Prior to the issuance of the four hundred and thirty second (432) Certificate of Occupancy within Pod C, the developer shall construct Orange Blvd. from 180<sup>th</sup> Ave. North to 100<sup>th</sup> past the main project entry within Pod C (on Orange Blvd). The remaining link of Orange Blvd. (from 100<sup>th</sup> past the main project entry for Pods B and C) to 190<sup>th</sup> Street North shall be completed prior to the issuance of the first Certification of Occupancy within Pods D, E or F.

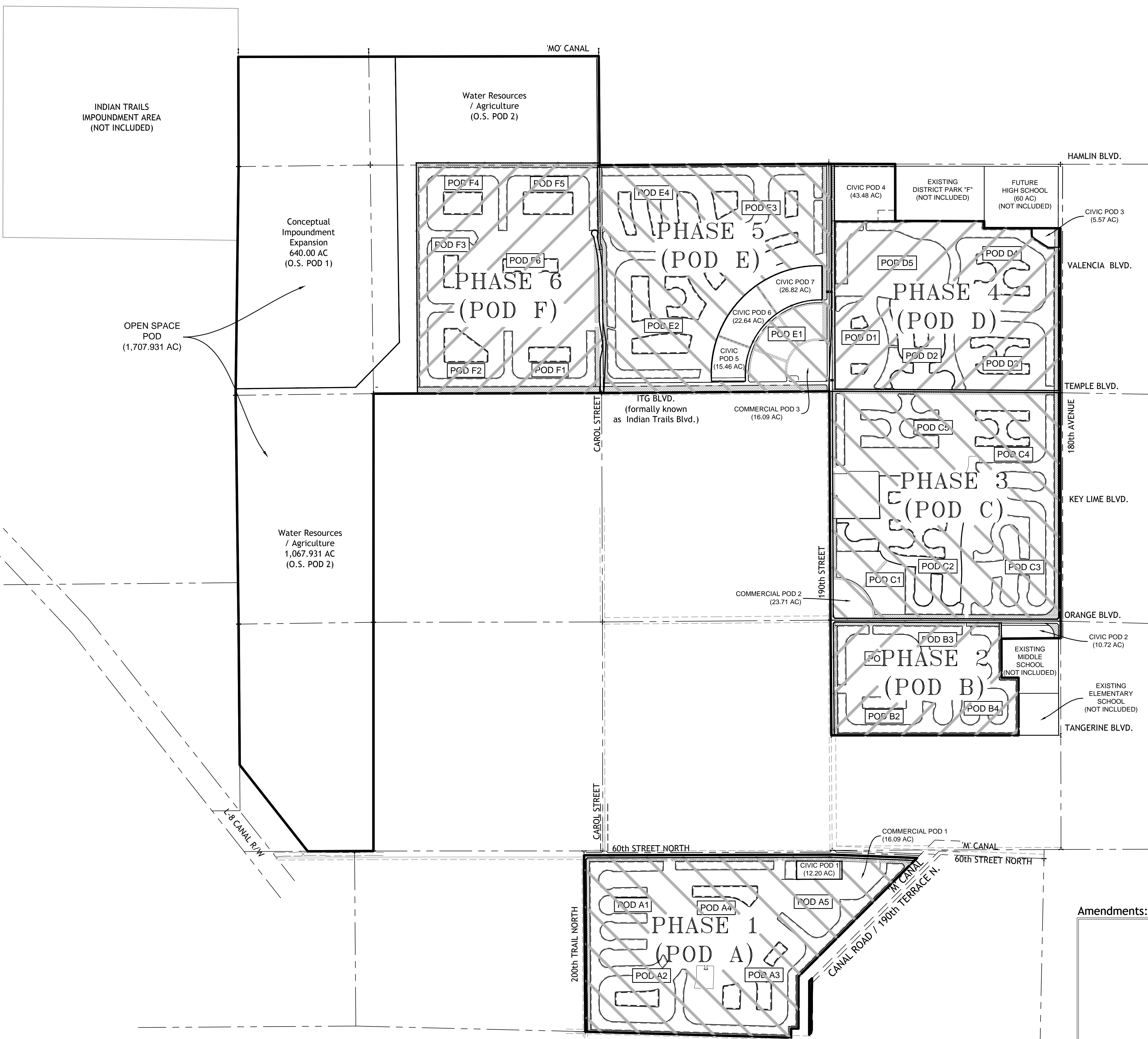
**Improve/construct to County Standards 190th from 60th to Temple**  
 Prior to issuance of the first Certificate of Occupancy within Pod B, the developer shall construct to County standards 190<sup>th</sup> Street North from 60<sup>th</sup> Street North to 100<sup>th</sup> past the main project entry within Pod B (on 190<sup>th</sup> Street North). Prior to the issuance of the first Certificate of Occupancy within Pod C, the developer shall construct to County standards 190<sup>th</sup> Street North from Orange Blvd. to 100<sup>th</sup> past the main project entry within Pod C (on 190<sup>th</sup> Street North).

**CO/CC at least 90K SF of non-residential uses**  
 Phase the non-residential retail/office uses (300k retail and 50k office) based on a 2/3, 2/3 split. Meaning, 231,000 sf (2/3rds of 350,000 SF) of retail/office space shall be issued a CO/CC prior to receipt of the 2,572 (2/3rds of 3,897 units) Certificates of Occupancy for residential units.

CO 10% of required WFH units (39 DU)

**Amendments:**

**Zoning Stamps:**



INDIAN TRAILS IMPOUNDMENT AREA (NOT INCLUDED)

Conceptual Impoundment Expansion  
 640.00 AC (O.S. POD 1)

OPEN SPACE POD  
 (1,707.931 AC)

Water Resources / Agriculture  
 1,067.931 AC (O.S. POD 2)

Water Resources / Agriculture  
 (O.S. POD 2)

ITG BLVD.  
 (formerly known as Indian Trails Blvd.)

COMMERCIAL POD 3  
 (16.09 AC)

COMMERCIAL POD 2  
 (23.71 AC)

COMMERCIAL POD 1  
 (16.09 AC)

CIVIC POD 4  
 (43.48 AC)

EXISTING DISTRICT PARK "F"  
 (NOT INCLUDED)

FUTURE HIGH SCHOOL  
 (60 AC) (NOT INCLUDED)

CIVIC POD 3  
 (5.57 AC)

CIVIC POD 7  
 (26.82 AC)

CIVIC POD 6  
 (22.64 AC)

CIVIC POD 5  
 (15.46 AC)

CIVIC POD 1  
 (10.72 AC)

CIVIC POD 2  
 (10.72 AC)

CIVIC POD 11  
 (12.20 AC)