

FLU AMENDMENT CONDITIONS OF APPROVAL

ORD # 2004-066
BCC ADOPTED ON DECEMBER 13, 2004

- Conditions: This site is subject to the following conditions:
1. The subject site shall be limited to a maximum of 2000 dwelling units and a minimum of 30,000 square feet and a maximum of 50,000 square feet of PUD-Commercial.
2. Prior to Final DRO Master Plan approval, the applicant shall abandon all previous zoning approvals and mining permits on the subject site.
3. Prior to Public Hearing DRO Certification, the applicant shall reserve right-of-way for potential connections to Okeechobee Blvd. on the north and shall provide interconnectivity to the adjacent site to the east if developed with an employment center.
4. Prior to adoption of this site specific amendment and consistent with the purpose of the Glades Area Protection Overlay (GAPO), the applicant shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records subsequent to the adoption of this site specific amendment, limiting the use of the property owned by the applicant or affiliated entities within the area covered by the GAPO to uses already approved by the County as listed in the application and in LU Policy 2.10-b of the GAPO. No development orders will be certified until after this restrictive covenant is recorded. Restrictive Covenant is recorded in O.R.B. 17900, PG. 257

SITE DATA

APPLICATION NAME: HIGHLAND DUNES PUD
APPLICATION NO: PDD/R-2013-00499
CONTROL NUMBER: 2005-394
PROJECT NO: 05168-000
ORDINANCE NO: 2004-066
LAST BCC DATE: 2004-066
RESOLUTION NO: N/A
TIER: NONE/LIMITED URBAN SERVICE AREA
LAND USE DESIGNATION: LR-2
EXISTING USE: AGRICULTURE
PROPOSED USE: PUD
EXISTING ZONING: RT
PROPOSED ZONING: RESIDENTIAL PLANNED DEVELOPMENT
OVERLAY DISTRICT: GLADES AREA PROTECTION OVERLAY (GAPO)
SECTION, TOWNSHIP, RANGE: PORTIONS OF S21, 22, 27 & 34/T43S/R40E

PROPERTY CONTROL NUMBERS (PCN)
GROSS SITE AREA: 1,209.96 AC / (52,710,213.6 SF)
TOTAL UNITS ALLOWED BY LAND USE (ORD. 2004-066): 2,000 DU
TOTAL UNITS PROPOSED: 2,000 DU
ZERO LOT LINE: 628 DU
SINGLE FAMILY: 1,252 DU
TOWNHOMES: 120 DU
GROSS DENSITY (2,000 UNITS / 1,209.96): 1.65 DU/AC

CONCURRENCY APPROVAL
DETACHED DWELLING UNITS: 1,880 UNITS
CONDO / TOWNHOME: 120 UNITS
COMMERCIAL / RETAIL: 50,000 SF
ELEMENTARY SCHOOL: 970 STUDENTS
CIVIC SITE: PARK 20.0 AC
MINOR UTILITY 1.0 AC
50,000 SF GENERAL GOVT OFFICE
*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN
TRAFFIC ANALYSIS ZONE (TAZ): 1,059

DEVELOPMENT TABULAR

Table with columns: DEVELOPMENT TYPE, ACREAGE, PERCENT. Includes rows for Commercial (50,000 SF), School (970 Students), Civic (24.22 AC), and Recreation (12.0 AC).

SITE AREA BREAKDOWN

Table with columns: DEVELOPMENT TYPE, ACREAGE, PERCENT. Includes Residential Pods (56.40%), Commercial (0.47%), Recreation (1.12%), Civic (2.00%), and School (1.29%).

* PER ULDC ART. 3.E.2.c.3, NEIGHBORHOOD PARKS, WATER MANAGEMENT TRACTS AND LOCAL ROADS INTERNAL TO A RESIDENTIAL POD MAY BE CREDITED TOWARD THE MINIMUM RESIDENTIAL LAND AREA REQUIREMENT.

OPEN SPACE TABULAR

Table with columns: DEVELOPMENT TYPE, ACREAGE, PERCENT. Includes Open Space Required (40% of 1209.96) at 484 AC (40%) and Open Space Provided at 516.37 AC (43%).

WORKFORCE HOUSING PROGRAM (WHP)

WHP Units Required: 120 Units
WHP Units Proposed: 120 Units
WHP UNITS MAY BE CLUSTERED ON SITE OR DISPersed THROUGHOUT THE PROJECT.

NOTES

- 1. CURB CUT REQUIRED WHERE ACCESS AISLE MEETS SIDEWALK.
2. BASE INFORMATION BASED ON A SURVEY PROVIDED BY SCHORAH & ASSOCIATES AND DATED 03/20/2013
3. FP-FOCAL POINT (SEE REGULATING PLAN FOR DETAILS)
4. PRIOR TO IGNITING A FIRE IN THE OPEN FIRE PIT OR THE FIRE PLACE A BURN PERMIT WILL BE OBTAINED FROM PBC FIRE RESCUE. THE OPEN FIRE PIT AND THE FIRE PLACE WILL DISPLAY APPROPRIATE SIGNAGE IDENTIFYING THIS REQUIREMENT.
5. ALL RESIDENTS WILL HAVE ACCESS AND OWNERSHIP RIGHTS TO THE MAIN RECREATION AREAS
6. PURSUANT TO ULDC ART. 3.E.1.J.1, PUD'S MAY BE DEVELOPED IN MULTIPLE PHASES IN COMPLIANCE WITH ART. 2.E MONITORING. IT IS THE INTENT OF THE APPLICANT TO DEVELOP THIS PROJECT IN MULTIPLE PHASES AS ALLOWED BY CODE. PURSUANT TO ART. 7.E.4.B.1, INSTALLATION OF REQUIRED LANDSCAPING MAY BE PHASED TO THE CONSTRUCTION OF THE PROJECT.

POD AREA BREAKDOWN

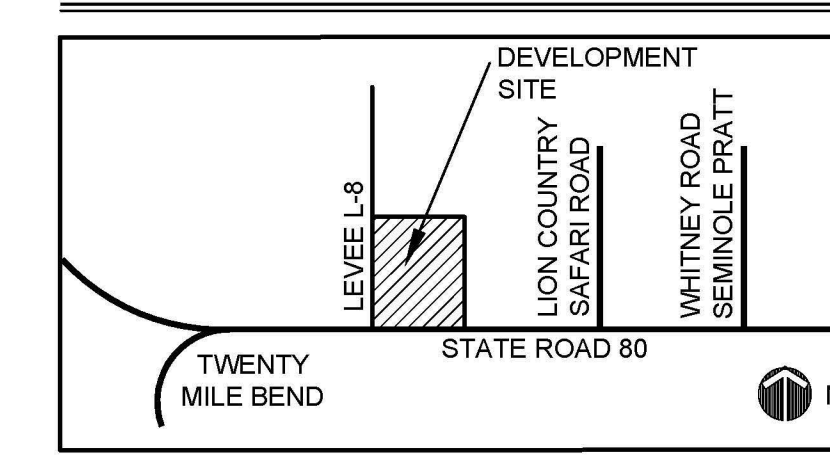
Table with columns: POD TYPE AND NAME, NET ACRE, GROSS ACRE, TYPE, UNIT #, NET DENSITY, GROSS DENSITY, CLASS. Lists pods A through K with their respective metrics.

PLANNED DEVELOPMENT CHART

Chart table showing planned development metrics for each pod type, including net acre, gross acre, and unit counts.

ZL = ZERO LOT LINE DH = DETACHED HOUSING SF = SINGLE FAMILY TH = TOWNHOMES AH = ATTACHED HOUSING

LOCATION MAP



DEVELOPMENT TEAM

OWNER/ APPLICANT: PALM BEACH AGGREGATES
TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC.
CIVIL ENGINEER: SCHORAH & ASSOCIATES
SURVEYOR: SCHORAH & ASSOCIATES
PLANNER: URBAN DESIGN KILDAY STUDIOS

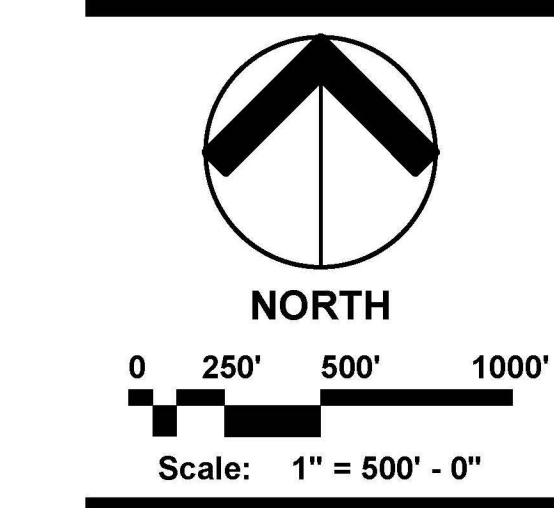


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Highland Dunes P.U.D.
Preliminary Master Plan
Palm Beach County, Florida



Date: 02-20-2013
Project No.: 13-001.000
Designed By: DEM
Drawn By: DEM
Checked By: CWW

Revision Dates:
02-20-2013 Rezoning Submittal DEM
03-25-2013 CDRO Interim Resub DEM
05-24-2013 CDRO Interim Resub DEM

PMP-1 OF 3