



**PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT**

ZONING COMMISSION, FEBRUARY 6, 2025

A. Application Summary

I. General

Application Name: Shadowood MUPD, ABN/DOA-2024-00774
Control Name: Shadowood MUPD (1973-00043)
Applicant: Main Associated; Shadowood Edens, LLC; Rafael Peri, LLC
Owner: Main Associated; Shadowood Edens, LLC; Rafael Peri, LLC
Agent: Dunay, Miskel and Backman, LLP - Beth Schrantz
 Urban Design Studio - Shayne Broadnix and Joni Brinkman
Project Manager: Nancy Frontany Bou, Senior Site Planner

Title: a Development Order Abandonment **Request:** to abandon a Requested Use for an Indoor Theater under Resolution R-95-0523 **Title:** a Development Order Amendment **Request:** to modify the Overall Site Plan; to add uses, square footage and to modify Conditions of Approval on 39.46 acres

Summary: The application is for the Shadowood Square development. The site was last approved by the Board of County Commissioners (BCC) on March 23, 2017, for an amendment of the Site Plan to modify uses, square footage, and Conditions of Approval, and add a Class A Conditional Use for a Type I Restaurant with a drive-through. The site is currently developed with a shopping center.

The application includes a proposed abandonment of a previously approved Requested for an Indoor Theater approved by resolution R-95-523 and R-96-124, and a Development Order Amendment to modify and reconfigure the Site Plan and to modify Conditions of Approval. The modifications include changes of uses within existing structures (Buildings E, I and K); to demolish existing structure (Buildings G) and a Communication Tower; and add square footage to accommodate six new buildings (Buildings G, O, P, Q, R, and S). The proposed uses include a mix of commercial including retail and restaurants. The Preliminary Site Plan (PSP) indicates a total of 17 buildings with 327,496 square feet (sq. ft.) and 8,162 sq.ft. of outdoor dining areas and 1,356 parking spaces. The access to the site remains from Glades Road and State Road 7.

II. Site Data

Acres: 34.93 acres
Location: Northeast corner of Glades Road and State Road 7
Parcel Control: 00-42-47-18-14-003-0010; 00-42-47-18-14-003-0030;
 00-42-47-18-14-003-0050; 00-42-47-18-14-003-0060;
 00-42-47-18-14-003-0070; 00-42-47-18-14-003-0080;
 00-42-47-18-14-003-0090; 00-42-47-18-14-003-0020;
 00-42-47-18-14-003-0040; 00-42-47-18-14-012-0000
Future Land Use: Commercial High, with an underlying LR-3 (CH/3)
Zoning District: Multiple Use Planned Development District (MUPD)
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: N/A
CCRT Area: N/A
Comm. District: 5, Commissioner Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for February 6, 2025*

BCC HEARING: *Scheduled for February 27, 2025*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A - Future Land Use Map

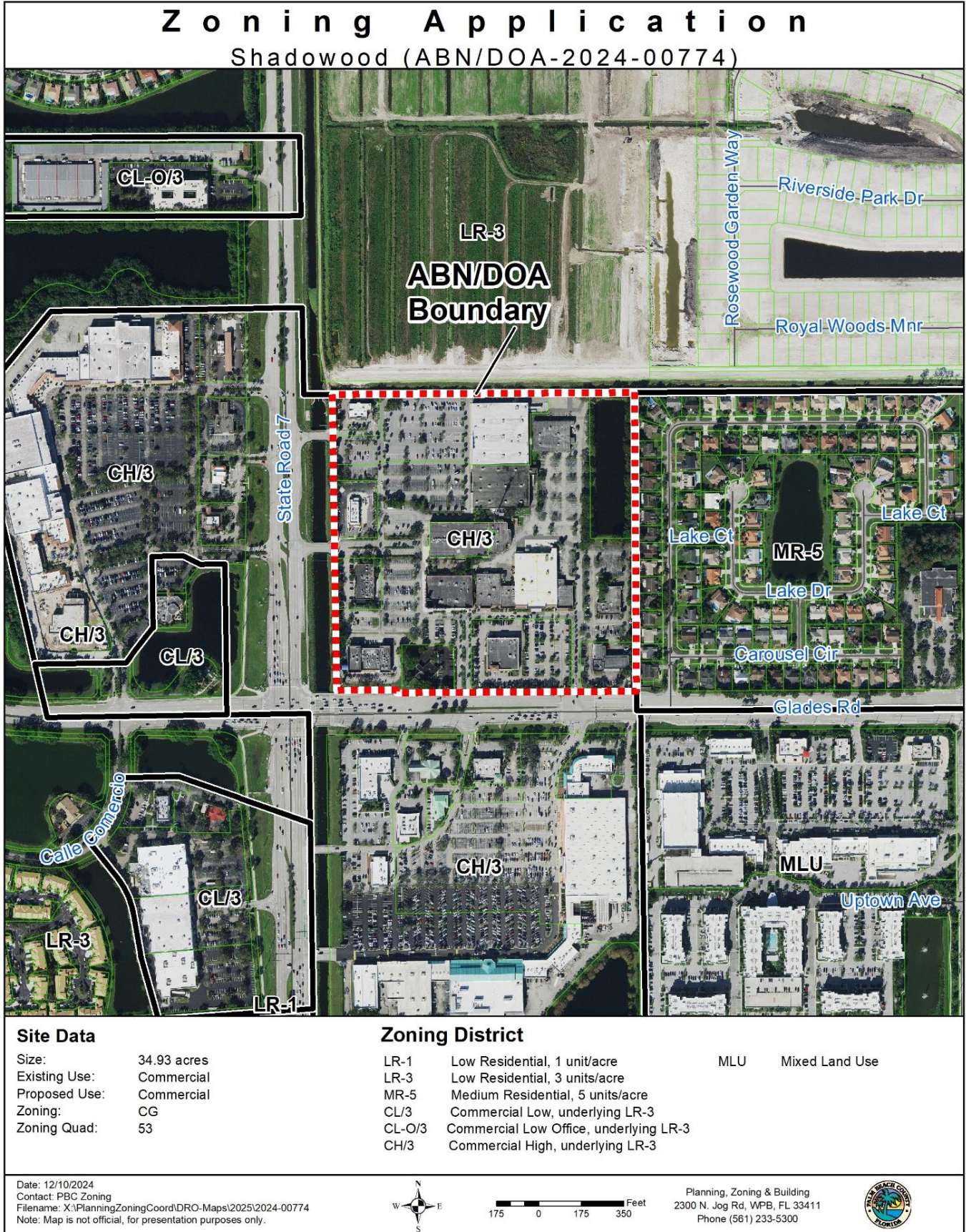


Exhibit A - Zoning Map

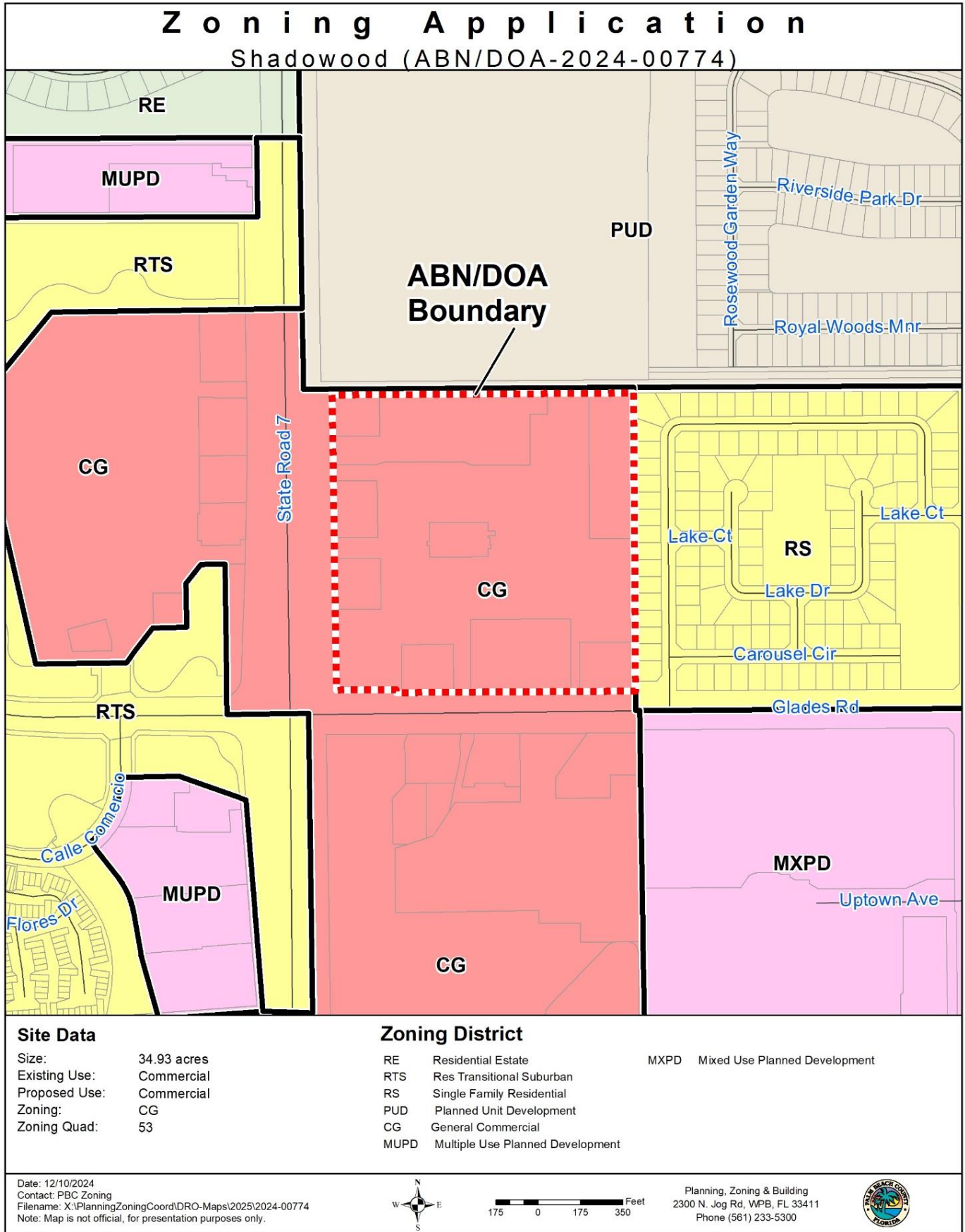


Exhibit B - Standards Analysis & Findings

FINDINGS:

Development Order Abandonment

When considering an ABN application, the BCC and ZC shall consider the Standards indicated below.

a. Consistency with the Plan - *The proposed abandonment is consistent with the Plan.*

The proposed abandonment of the Resolution for the Indoor Theater will not create any inconsistencies with the Goals, Objectives and Policies of the Comprehensive Plan. The Applicant is proposing to redevelop with commercial uses.

b. Consistency with the Code - *The proposed abandonment, is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code. The abandonment of a DO does not create any new non-conformities.*

The proposed Development Order Abandonment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC). The property has frontage and access on both State Road 7 and Glades Road. The abandonment of the Indoor Theater will not be in conflict with the Code and the purpose and intent. The abandonment will not create any non-conformities.

c. Adequate Public Facilities - *The proposed abandonment of the DO shall not impact the approved requirements of Art. 2.F, Concurrency (Adequate Public Facility Standards). When a non-implemented DO is abandoned, all concurrency affiliated with the DO is no longer valid. For implemented DOs, concurrency for the remainder of the non-affected area shall remain. Concurrency for any new uses on the subject property shall be subject to the requirements of Art. 2.F, Concurrency (Adequate Public Facility Standards).*

The proposed Development Order Abandonment will not impact the approved requirements for adequate public facilities. The proposed modifications has been reviewed concurrently with the request for the Development Order Amendment.

d. Changed Conditions or Circumstances - *There are demonstrated changed site conditions or circumstances provided by the Applicant's Justification Statement that necessitate the abandonment. Abandonment of the Resolution approving the DO will not impact other DOs approved on the same site. There is no reliance by other parties for additional performances, or tasks to be implemented, that were required in the original DO.*

The Applicant is requesting a Development Order Abandonment of a Requested Use for an Indoor Theater. The Applicant states in the Justification "A changed condition affecting this request is the fact that the Requested Use will cease with the proposed redevelopment. The approval of abandoning the resolution will not impact other Development Orders via variance approvals on the site. There are no required additional performances or task to be implemented on the original Development Order for the Special Exemption".

Exhibit B - Standards Analysis & Findings

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. 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.*

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

- *Consistency of Future Land Use designation with Zoning District (Non-Residential):* Per Future Land Use Element Table 2.2-f.1: Non-Residential Future Land Use-Zoning Consistency, the future land use designation of Commercial High with an underlying Low Residential 3 units per acre (CH/3) is consistent with the existing CG/SE/PCD (MUPD) Zoning District.

- *Intensity:* The maximum Floor Area Ratio (FAR) of 0.85 is allowed for the subject future land use designation in the Urban Suburban Tier (1,521,551 sq. ft. or 34.93 acres x 0.85 maximum FAR = 1,293,318 sq. ft. maximum). The request of the 327,496 sq. ft. equates to a FAR of approximately 0.22 (327,496 sq. ft. of intensity / 1,521,551 square footage of site = 0.215).

- *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

b. 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.*

- *Property Development Regulations:* The site is approved with a Commercial High with an underlying LR-3 (CH/3) and a Multiple Use Planned Development (MUPD) Zoning district, and is subject to the property development regulations of Art 3, Table 3.D.1.A, Property Development Regulations. The property still in compliance with Code requirements for minimum lot dimensions of three acre size, 200 ft. of width and frontage, and 200 ft. of depth, as the site is 34.93 acre lot, as depicted in Exhibit E.1 Preliminary Site Plan. Frontage is from State Road 7, with access from both State Road 7 and Glades Road, continuing to meet the requirements for the Planned Development District. A corner clip would be required at the intersection of two streets, however this development was approved prior to that requirements and thus is non-conforming, as previously indicated in the prior approval.

- *Use criteria* – The development is an MUPD because the intensity of the development is over 50,000 sq. ft. The development includes a mix of different commercial uses. The existing approval is for 339,343 sq. ft., and the proposed application will reduce square footage to 335,658 sq. ft. (-3,685). A reduction in square footage is generally done administratively. However this request includes the reconfiguration of some of the buildings and the development of new buildings, which may not be allowed through the administrative process.

EXISTING

<u>Building # and Existing Uses</u>	<u>Existing Sq. Ftg</u>	<u>Outdoor Dining</u>
A. Financial Institution, Type 1 and Type 2 Restaurants	15,834 sq. ft	792 sq, ft,
B. Financial Institution	3,719 sq. ft.	
C. General Repair and Maintenance	10,000 sq. ft.	
D. Type 1 Restaurant, Medical or Dental Office	7,991 sq. ft.	400 sq. ft
E. General Retail Sales, Type 1 and 2 Restaurants	62,809 sq. ft.	2,777 sq. ft.
F. General Retail Sales	25,000 sq. ft.	
G. Indoor Theater (2,914 seats) (to be demo)	53,873 sq. ft.	
H. Type 1 Restaurant	4,016 sq. ft.	
I. General Retail Sales	41,357 sq. ft.	
140' Monopole Communication Tower		
J. General Retail Sales	58,992 sq. ft.	
K. Fitness Center	19,391 sq. ft.	
L. Type 1 Restaurant	4,487 sq. ft.	850 sq. ft
M. General Retail Sales, Type 1 Restaurant	9,700 sq. ft.	845 sq. ft
N. General Retail Sales	16,510 sq. ft.	
TOTAL	339,343 sq. ft.	

PROPOSED

Building # and Proposed Use

<u>Building # and Proposed Use</u>	<u>Existing SF</u>	<u>Outdoor Dining</u>
A. Financial Institution, Type 1 and Type 2 Restaurants	15,834 sq. ft.	1,767 sq. ft. <u>(+975)</u>
B. Financial Institution	3,719 sq. ft.	
C. General Repair and Maintenance	10,000 sq. ft.	
D. Type 1 Restaurant, Medical or Dental Office	7,991 sq. ft.	<u>300 sq. ft.</u>
E. General Retail Sales, Type 1 and 2 Restaurants	62,809 sq. ft.	<u>570 sq. ft.</u>
F. General Retail Sales	<u>17,165 sq. ft.</u>	
G. <u>General Retail Sales, Type 1 Restaurant</u>	<u>6,400 sq. ft.</u>	<u>300 sq. ft.</u>
H. Type 1 Restaurant	4,016 sq. ft.	<u>300 sq. ft.</u>
I. General Retail Sales, Type 1 Restaurant, Fitness Center 140' Monopole Communication Tower	41,357 sq. ft.	<u>300 sq. ft.</u>
J. General Retail Sales	58,992 sq. ft.	
K. Fitness Center	19,391 sq. ft.	
L. Type 1 Restaurant	4,487 sq. ft.	850 sq. ft.
M. General Retail Sales, Type 1 Restaurant	9,700 sq. ft.	845 sq. ft.
N. General Retail Sales	16,510 sq. ft.	
O. <u>General Retail Sales, Type 2 Restaurant</u>	<u>9,850 sq. ft.</u>	<u>530 sq. ft.</u>
P. <u>General Retail Sales, Type 1 Restaurant</u>	<u>19,980 sq. ft.</u>	<u>600 sq. ft.</u>
Q. <u>General Retail, Type 1 Restaurant</u>	<u>6,195 sq. ft.</u>	<u>600 sq. ft.</u>
R. <u>Type 1 Restaurant</u>	<u>3,300 sq. ft.</u>	<u>500 sq. ft.</u>
S. <u>General Retail Sales, Type 2 Restaurant</u>	<u>9,800 sq. ft.</u>	<u>1000 sq. ft.</u>
TOTAL	335,658	(-3,685)

○ *Architectural:* The development, is required to comply with the Architectural Guidelines pursuant to Article 5.C, Design Standards. Elevations are required to be consistent in Architectural Character. No Architectural elevations have been provided at this time. In addition the Applicant was required under Article 4.B.2.C.31.f.3).a).5) to provide Architectural elevations. The Applicant requested that the elevations be submitted at time of Building Permit.

○ *Landscape/Buffering:* There are no proposed modifications to the existing perimeter buffers. The development includes the following perimeter buffering:

- North property line a 10 foot Type 2 Incompatibility buffer with a five foot easement overlap. This buffer was approved as an Alternative Landscape buffer pursuant to a prior approval, and ULDC regulations.
- South property line in provided as a 10 foot right of way buffer with a five foot easement overlap. This buffer was approved pursuant to a prior code and is considered a non-conforming site element as the current code requires a 20 foot Right of way buffer.
- East property line includes a 10 foot Type 2 Incompatibility buffer with a five foot easement overlap. This buffer was approved pursuant to a prior code and is considered a non-conforming site element as the current code requires it to be a Type 3 Incompatibility buffer when the non-residential use is adjacent to residential.
- West property line depicts a 10 foot right of way buffer with a five foot easement overlap. This buffer was approved pursuant to a prior code and is considered a non-conforming site element as the current code requires a 20 foot Right of way buffer.

The existing perimeter landscape buffers will not need to be modified with this request. The site plan indicates the foundation plantings around the new proposed buildings, as well as the required landscape islands in the areas of improvements to parking. Removal of existing vegetation will require permits from Zoning and review for replacement. The Applicant will be required to provide the required interior trees and shrubs calculation at time of final DRO. The interior trees/shrubs requirements are based on the vehicular use areas, that exclude parking spaces, (ie drive aisles, loading and maneuvering areas)

The site plan also indicates existing non-conformities as it relates to areas of the plan that exist and are not be modified, and were approved under a prior Code, this includes areas with more than ten parking spaces in a row without an island or an island that is not a minimum 8 feet in width, no landscape median provided for every three rows of parking no or less required foundation planting provided for Buildings A, B, C, D, E, F, H, I, J, and divider medians widths lees than ten feet.

○ *Parking:* The Applicant had the option to use either the parking requirements under Article 3.E.1.C.h.2)a) PDD Performance Standards Parking Non-Residential Uses or to use the requirements from Article 6 Table 6.B.1.B for Minimum Parking and Loading Requirements. The Applicant chose the ratio parking under Article 3. The ULDC allows a range of parking from 4 spaces per 1,000 sq. ft. to 6 spaces per 1,000 sq. ft. for an MUPD. The required parking for the overall shopping center based on 335,658 sq. ft. is 1,343 spaces The Preliminary Site Plan indicates 1,356 parking spaces including existing/proposed spaces provided for the entire MUPD the proposed number of spaces comply with the Code requirement. The site plan incorporates a non-conformities chart which includes Buildings A, C, D, and H have more than 10 parking spaces in a row which were approved under a prior DO and ULDC regulations.

o *Signage:* The Applicant is proposing wall mounted signs for the new proposed buildings in accordance with Article 8 of the ULDC and the relocation of an existing projecting sign. No ground mounted signs are being proposed with this application.

c. **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.*

The property is separated from the approved but unbuilt residential to the north by a canal and required buffer. In addition the proposed amendment will demolish the existing Building G (53,873 s.f.) and reconstruct with a significantly smaller Buildings footprint (6 buildings) totaling 55,525 sq. ft. The site is an existing commercial shopping center which is compatible and generally consistent with the properties to the south and west which are commercial shopping centers. No new uses will require the assessment of any additional supplemental regulations above those already existing on site are proposed and existing landscape buffers are in place to provide adequate screening from incompatible uses.

d. **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.*

Staff analyzed the proposed amendment and has determined the proposal minimizes adverse impacts, and intensity of the proposed uses and structure relative to the surrounding area. The proposed modification reduces the overall approved square footage by 12,387 sq. ft. The proposed new buildings are smaller in size and scale relative to adjacent structures within the shopping center. In addition with the adequate setbacks from the new structures proposed are provided.

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

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

o *Vegetation Protection:* The site is currently built out, but the development request will reconfigure the site to add uses, buildings, and square footage.

o *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.

o *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 Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. 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.

o *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

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

The subject site is already been develop as Commercial MUPD within the Glades corridor. The proposed amendment and redevelopment of the site allows for an more urban pedestrian-oriented design which is a logical, orderly and timely development pattern. The elimination of the Theater and addition of six (6) buildings (Buildings G, O, P, Q, R and S) consisting of all Retail Sales and Restaurants Type I and Type II with related outdoor dining areas will support the existing MUPD which are uses that are allowed by the ULDC as permitted uses. The proposed amendment will result in a logical, orderly, and timely development pattern.

g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. The proposed modification to the existing shopping plaza is expected to generate 22 additional net daily trips, 418 additional net AM peak trips, and 132 additional net PM peak hour trips. Overall, the proposed site is expected to generate 17,337 net daily trips, 1225 net AM peak hour trips, and 1431 net PM peak hour trips. The build out of the project is assumed to be by 2029.

The impact of the additional traffic resulting from the modifications to the existing shopping plaza will be in compliance with the PBC Traffic Performance Standards (TPS) with existing lanes on the roadways and

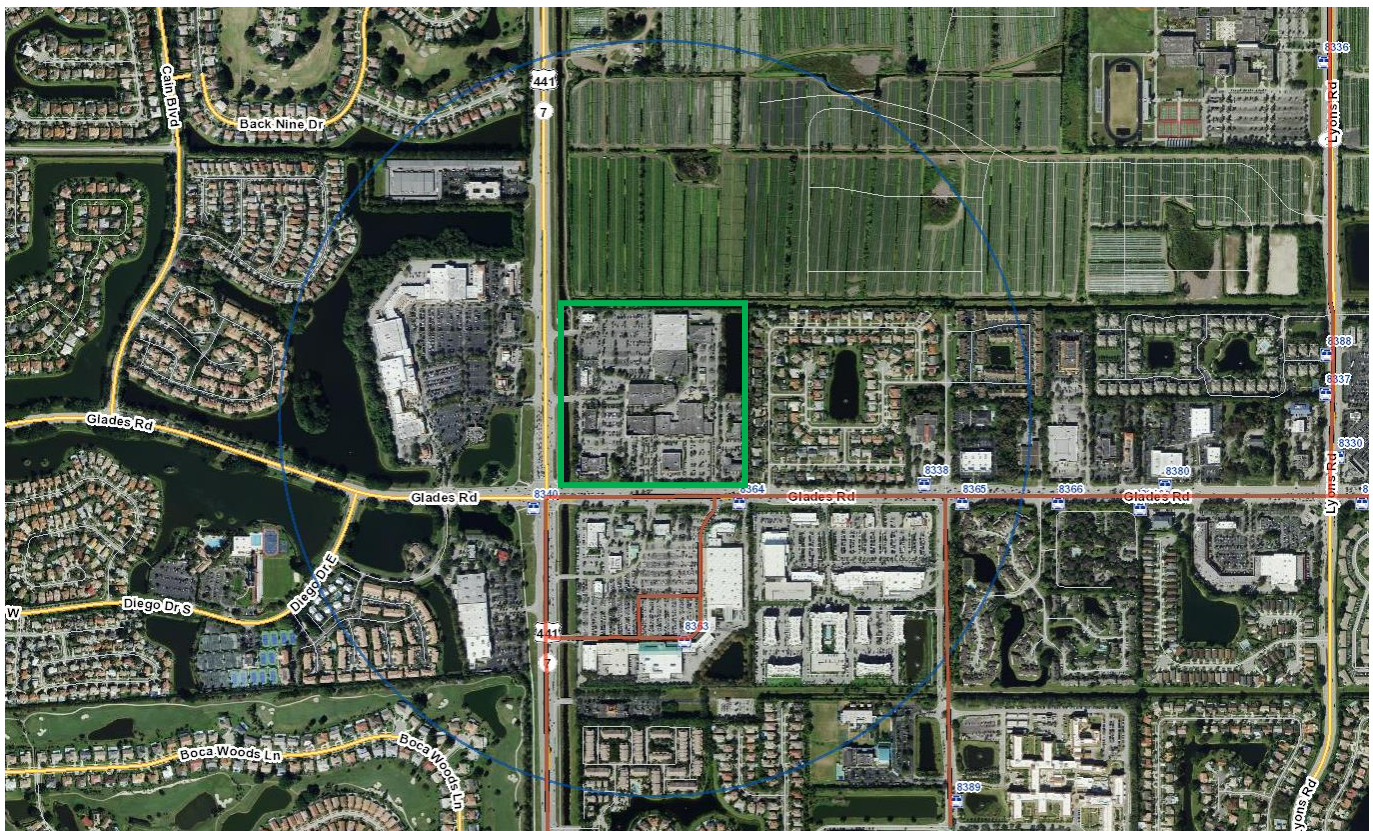
intersections. All the required turn lanes at the existing driveways are already present and no additional turn lanes will be required.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour
Segment: Glades Rd from SR7 to Lyons Rd
Existing count: Eastbound=1130, Westbound=1430
Background growth: Eastbound=161, Westbound=168
Project Trips: Eastbound=31, Westbound=31
Total Traffic: Eastbound=1322, Westbound=1629
Present laneage: 3 in each direction
Assured laneage: 3 in each direction
LOS "D" capacity: 2680
Projected level of service: LOS D or better in both directions

MASS TRANSIT:

Palm Tran review Staff have no comments. There are approximately five bus stops within a ½ mile of the subject property, with a stop on the south side of Glades Road for east bound driving lanes. Another stop is approximately 250 feet south of the intersection of Glades Road and 441 on the south bound driving lanes. The bus route is Route 91 runs east west along Glades Road adjacent to this property.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. There is an existing onsite stormwater management system with legal positive outfall to the LWDD E-1 Canal. The Property Owner will construct additional onsite drainage facilities to accommodate the impervious area being added by this application. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division. There are no new engineering conditions of approval being proposed.

DRAINAGE DISTRICT:

The overall development is located within the bounds of the Lake Worth Drainage District (LWDD) and South Florida Water Management District (SFWMD) Hillsborough Basin. Per the Drainage Statement (Exhibit J), *the existing legal positive outfall for this project is to the LWDD E-1 canal. The proposed drainage system will consist of a series of inlets and drainage pipes and the design will provide storm attenuation to meet the requirements set forth in the SFWMD drainage permit No. 50-00357-S.*

The Applicant must obtain required permits from the Districts before issuance of any Building Permits.

WATER AND WASTEWATER:

The subject site is currently connected and within the boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD review Staff provided comments throughout the review of this application that have been addressed by the Applicant. As stated in the PBCWUD letter (Exhibit E-7) service is available for both water and wastewater and that 272.15 ERCs for Potable Water and 272.15 ERCs for Wastewater have been reserved for this development.

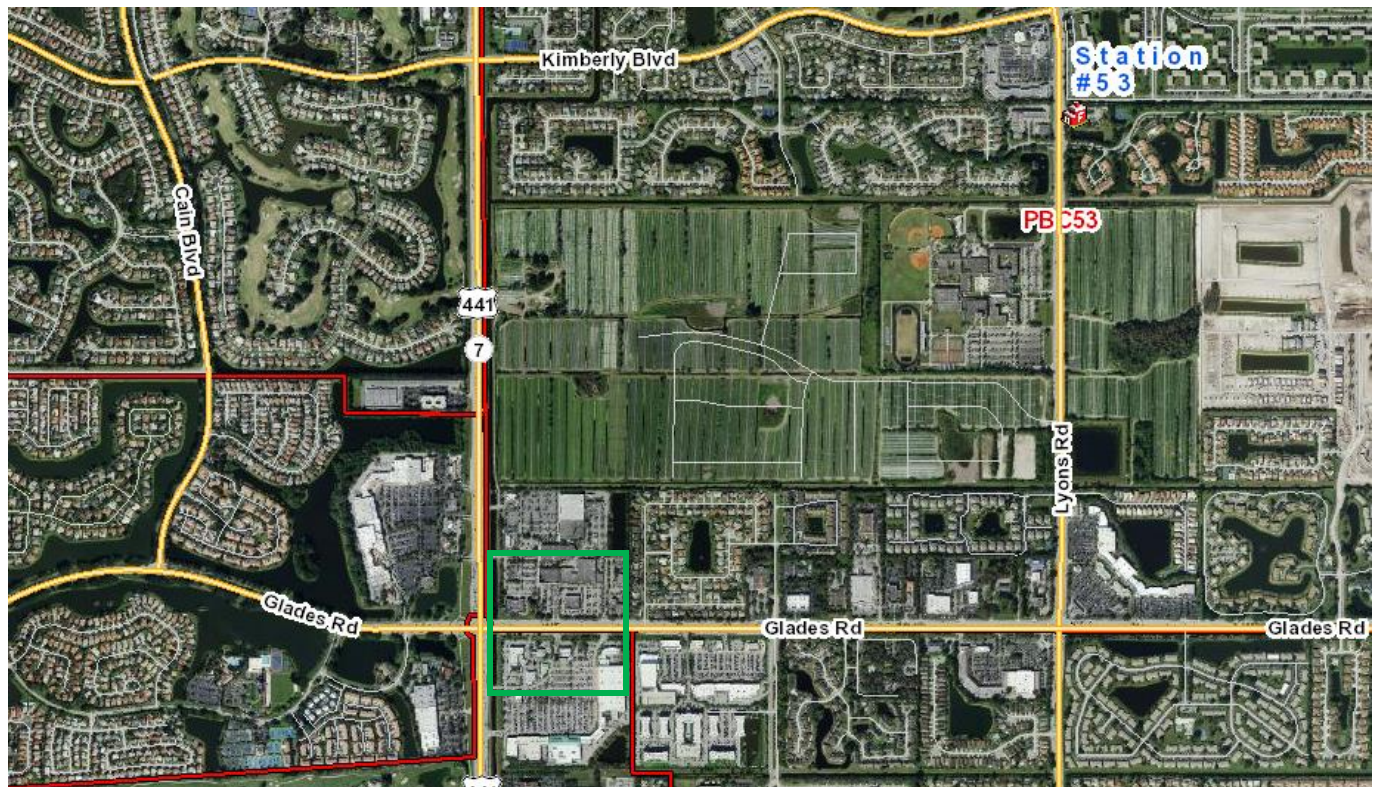
Prior to issuance of a building permit, the Applicant must connect to water and wastewater service, and is subject to the permitting approval process of PBCWUD

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review Staff have no comment on this application.

FIRE-RESCUE:

Fire Department review Staff have no comments on this application. The development will be reviewed at time of building permit for compliance with Fire Codes. The subject site is located within the service boundaries of PBC Fire Rescue Station 53.

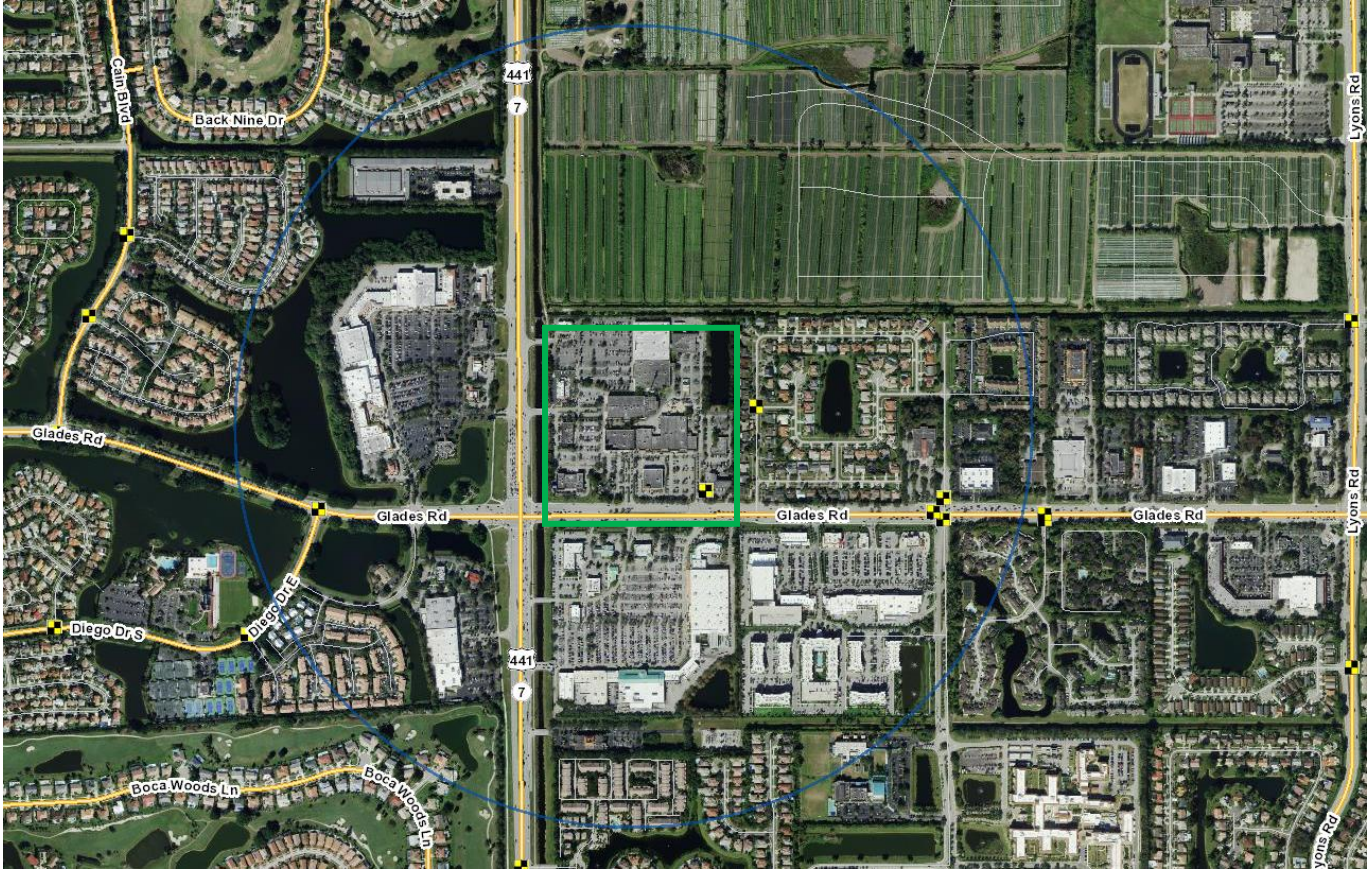


PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comment regarding this application as this is a non-residential site, and the Parks and Recreation Department ULDC requirements do not apply.

SCHOOL IMPACTS:

The PBC School District review Staff have no comments as this is a non-residential application and there is no density proposed. There are approximately seven school bus stop locations within ½ mile of the subject property.



h. Changed Conditions or Circumstances – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The amount of available land within the urban/suburban tier of the County has decreased over time to the point where redevelopment of existing older commercial centers has become extremely desirable. This is reflected in the County’s ULDC with development regulations being adopted to address infill redevelopment (IRO/URA).”*

Exhibit C-1 - Conditions of Approval

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2017-366, Control No.1973-00043, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2011-1123, (Control No. 1973-043), 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.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2017-0966, (Control No. 1973-043), 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, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2017-366, Control No.1973-00043, which currently states:

The approved Preliminary Site Plan is dated January 12, 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners (BCC) or the Zoning Commission (ZC).

Is hereby amended to read:

The approved Preliminary Site Plan is dated December 12, 2024. 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners (BCC). (ONGOING: ZONING - Zoning)

3. Prior to final DRC approval of the site plan, conceptual approval from FPL must be granted for relocation or removal of the FPL service line shown underlying building M. Documentation of this approval shall be submitted in a form acceptable to the Zoning Division. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2017-366, Control No.1973-00043)

ARCHITECTURAL REVIEW-BUILDING M

1. At time of submittal for final DRC approval of the site plan, the architectural elevations for building M shall be submitted simultaneously with the site plan for final architectural review and approval. The elevations and the site plan shall be designed to be consistent with Section 6.6.E. and Section 6.6.C of the ULDC. Development shall be consistent with the approved architectural elevations and DRC approved site plan. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2017-366, Control No.1973-00043)

ARCHITECTURAL REVIEW-BUILDING K (FITNESS CENTER ADDITION)

2. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for Building K (Fitness Center addition) 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 all applicable conditions of approval, and all ULDC requirements. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2017-366, Control No.1973-00043)

ARCHITECTURAL REVIEW-BUILDING N

3. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for Building N 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: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2017-366, Control No.1973-00043)

DRO-DUMPSTER-(FOR THE ENTIRE SITE)

2. All areas or receptacles for the storage and disposal of trash, garbage or vegetation (i.e., dumpsters) shall be screened by an enclosure constructed of brick, decorative concrete, other decorative masonry consistent with the architectural character of the development, or comparable wood or steel. The open end of the enclosure shall have an obscure opaque gate. All exterior sides, except the open end, shall be landscaped with thirty-six (36) inch high shrubs and hedges planted at two (2) foot intervals. This provision shall not apply to litter containers provided for the convenience of pedestrians. (ONGOING: BUILDING DIVISION - Zoning)

ENGINEERING

1. Landscape Within Median: If permitted by the Florida State Department of Transportation or the County Engineer, the petitioner shall landscape the median of all abutting rights-of-way on State Road 7. This landscaping shall consist of one ten (10) foot tall native canopy tree for each thirty (30) linear feet of the adjacent median, appropriate ground cover and irrigation. Trees may be planted singly or in clusters, with a maximum spacing of sixty (60) feet on center. All landscape material shall be selected, maintained and installed according to xeriscape principles. This landscaping shall be the perpetual maintenance obligation of the petitioner. Landscaping shall be completed concurrent with the widening of State Road 7 by the Florida Department of Transportation. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 1 of Resolution R-2017-366, Control No.1973-00043)

2. Previous ENGINEERING Condition 2 of Resolution R-2017-366, Control No.1973-00043, which currently states:

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 for the site may be issued after December 31, 2018. 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.

Is hereby amended to read:

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 for the site may be issued after December 31, 2029. 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. (DATE: MONITORING - Engineering)

3. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall design, permit, construct and receive final inspection for an extension of the existing left turn lane south approach on SR 7, north of the Project's north entrance road, at approximately 1,230 feet north of Glades Rd. The turn lane shall be extended by a minimum of 150 feet in length plus 50 foot paved taper or as otherwise required by FDOT and as approved by the County Engineer. 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. (BLDG/PMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2017-366, Control No.1973-00043)

4. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall design, permit, construct and receive final inspection for an extension of the existing left turn lane north approach on SR 7, at the Project's south entrance road, at approximately 620 feet north of Glades Rd. The turn lane shall be extended by a minimum of 130 feet in length plus 50 foot paved taper or as otherwise required by FDOT and as approved by the County Engineer. 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. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2017-366, Control No.1973-00043)

LANDSCAPE - GENERAL

1. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location, unless specified herein. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2017-366, Control No.1973-00043)

2. The north property line shall be landscaped with Alternative 3 landscape buffer including native canopy trees planted at heights of:

50% 14 feet tall; 25% 12 feet tall; 25% 10 feet tall; all to be installed concurrent with the development of the northern portions of the shopping center, prior to the issuance of a Certificate of Occupancy. (CO:

LANDSCAPE - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 5 of Resolution R-2017-366, Control No.1973-00043)

LANDSCAPE - GENERAL-LANDSCAPING-ALONG THE EAST PROPERTY LINE (ABUTTING RESIDENTIAL)

3. The east property line shall have a ten (10) foot wide perimeter landscape buffer including a six (6) foot high CBS wall and one twelve foot tall tree planted for every 20 linear feet. Both sides of the wall shall be painted a color which coordinates with the shopping center. (CO: LANDSCAPE - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 6 of Resolution R-2017-366, Control No.1973-00043)

LANDSCAPE - INTERIOR-LANDSCAPING-BUILDING M

4. Foundation planting or grade level planters shall be provided along all facades of building M to consist of the following:

- a. The minimum width of the required landscape areas shall be five (5) feet along the north and south facades, six (6) feet along the west facade, and ten (10) feet along the east facade;
- b. The length of the required landscaped areas shall be no less than eighty (80) percent of the total length of each side of the structure, excluding the east facade, where the required landscape area shall be no less than forty (40) percent of the total length 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 feet of building facade and appropriate ground cover. Tree height within the required landscape area along the east facade shall be no less than eight (8) feet below the parapet of the building at installation. (DRO/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 7 of Resolution R-2017-366, Control No.1973-00043)

LANDSCAPE - INTERIOR-LANDSCAPING-BUILDING C

5. Tire Store Landscaping: The north and west parcel boundaries of the tire store site shall have landscape strips, a minimum of five (5) feet in width, containing one twelve (12) foot tall native canopy tree for every 30 linear feet of each boundary line.

Landscaping on the parcel frontage on Glades Road shall contain one (1) twelve (12) foot tall native canopy tree for every thirty (30) linear feet and one (1) fourteen (14) foot tall native canopy tree for every thirty (30) linear feet and a continuous opaque native hedge three (3) feet in height at planting the length of the parcel frontage. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 8 of Resolution R-2017-366, Control No.1973-00043)

ZONING - LANDSCAPING

6. Prior to 90 (ninety) days after issuance of the paving and drainage permit for the affected parking area of the fitness center, the required landscaping in the affected area shall be installed. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2017-366, Control No.1973-00043)

LIGHTING

1. All outdoor lighting shall be extinguished no later than thirty (30) minutes after operating hours, excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2017-366, Control No.1973-00043)

SIGNS

1. A maximum of one (1) ground mounted freestanding sign may be permitted on the building C parcel, as follows:

- a. The sign shall be limited to six (6) feet in height.
- b. Maximum sign area shall be one-hundred (100) square feet.
- c. No roof or pole signs shall be permitted on this out parcel, only a monument sign shall be allowed. (CO: BLDG - Zoning) (ONGOING: BUILDING DIVISION - Zoning)

2. If, prior to the issuance of a building permit for the project, the Sign Code is amended to be more restrictive than the conditions of approval, the regulations of the amended Sign Code shall supersede the sign related conditions of approval. (BLDG PERMIT: BLDG - Zoning) (Previous Condition Sign 2 of Resolution No. R-2008-0688, Control No. 1973-043) (BLDGPM: BUILDING - INSPECTIONS - Accounting)

3. New or replacement ground mounted freestanding signs for the building M parcel fronting on State Road 7/U.S. 441 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 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 north parcel boundary.
- f. Signs shall be limited to identification of tenants only. (BLDGPM: BUILDING DIVISION - Zoning)

SITE DESIGN-UNITY OF TITLE

1. Prior to site plan approval, petitioner shall provide a Unity of Title agreement covering the entire site. (DRO: ZONING - County Attorney) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2017-366, Control No.1973-00043)

USE LIMITATIONS-AUTO REPAIR - BUILDING C

1. No outside storage of disassembled vehicles, or parts thereof, shall be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2017-366, Control No.1973-00043)

USE LIMITATIONS

2. The property owner shall participate in a tire recycling program. (ONGOING: SOLID WASTE AUTHORITY - Solid Waste Authority) (Previous USE LIMITATIONS Condition 2 of Resolution R-2017-366, Control No.1973-00043)

3. Office uses shall not commence business activity prior to 7:00 a.m. nor continue after 8:00 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2017-366, Control No.1973-00043)

4. All other activities, including deliveries, garbage pickup, repairs, and use of pneumatic tools shall not commence prior to 8:00 a.m. nor continue after 6:00 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2017-366, Control No.1973-00043)

5. No activity shall occur on this parcel on Sundays. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2017-366, Control No.1973-00043)

6. Future expansion areas:

a. No bay door openings shall be permitted on the east side of any structure. (BLDGPM: BUILDING DIVISION - Zoning) (Previous USE LIMITATIONS Condition 6 of Resolution R-2017-366, Control No.1973-00043)

7. Building height shall be limited to one-story on the tire store parcel, except the southwest corner of the structure may contain second story office space to a maximum of twenty-five (25) feet in height and a maximum of 1,112 square feet in area. (BLDGPM: BUILDING - INSPECTIONS - Zoning) (Previous USE LIMITATIONS Condition 7 of Resolution R-2017-366, Control No.1973-00043)

8. Prior to Site Plan Certification, the site plan shall be amended to indicate facilities for the provision of air and water for minor vehicle maintenance. The owner of the auto service facility shall provide air and water for minor vehicle maintenance to the public at no charge. (DRO: CODE ENF - Zoning) [Note: COMPLETED] (Previous USE LIMITATIONS Condition 8 of Resolution R-2017-366, Control No.1973-00043)

9. Prior to site plan certification, the site plan shall be amended to indicate the location of the proposed storage area adjacent to the dumpster site along the west wing of the proposed structure. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous USE LIMITATIONS Condition 9 of Resolution R-2017-366, Control No.1973-00043)

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.

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/SE-1973-00043	Title: Official Zoning Map Amendment Request: Rezone AG To CG S.E.-Regional Shop Center	R-1973-00400	Approved With Conditions	06/28/1973
SE-1973-00043	Title: Special Exception Request: Special Exception to Amend the Site Plan, for a Regional Shopping Center previously approved under Zoning Petition No. 73-43, to Include A Car Wash Facility	R-1985-01427	Approved With Conditions	09/17/1985
DOA-1973-00043	Title: Development Order Amendment Request: Special Exception to amend Site Plan	R-1987-00089	Approved With Conditions	07/24/1986
SE-1973-00043	Title: Special Exception Request: To amend the Site Plan-Regional Shop Ctr W/ Auto Service Station	R-1991-00591	Approved With Conditions	01/24/1991
DOA-1973-00043	Title: Development Order Amendment Request: Requested Use for Indoor Entertainment (Theatre)	R-1995-00523	Approved With Conditions	04/27/1995
DOA-1973-00043	Title: Development Order Amendment Request: Requested Use for Indoor Entertainment (Theatre)	R-1996-00124	Approved With Conditions	04/27/1995
DOA-1973-00043	Title: Development Order Amendment Request: To add Square Footage	R-1996-00258	Approved With Conditions	02/22/1996
DOA-1973-00043	Title: Development Order Amendment Request: to reconfigure the site plan, add square footage and modify/delete conditions of approval	R-2003-01122	Approved With Conditions	07/24/2003
ZV-2007-00881	Title: A Type II Zoning Variance. Request: To allow a wall sign on a rear facade that does not face a street and to allow an increase in sign face area.	ZR-2007-00042	Approved With Conditions	08/02/2007
DOA-2007-01803	Title: A Development Order Amendment. Request: To reconfigure the site plan and to add square footage.	R-2008-00688	Adopted With Conditions	04/24/2008
ZV/DOA-2011-00423	Title: Type II Variances Request: to allow an increase in the number of freestanding buildings; a reduction in width and an elimination of plant materials within a portion of a right of way buffer	ZR-2011-00017	Adopted With Conditions	07/07/2011
ZV/DOA-2011-00423	Title: a Development Order Amendment Request: to reconfigure the site plan and add square footage	R-2011-01123	Adopted With Conditions	07/28/2011
ZV-2012-00110	Title: a Type II Variance Request: to allow an increase in square footage for a wall signage along the west facade of Building F.	ZR-2012-00009	Adopted With Conditions	04/05/2012
ZV/DOA/R-2016-00644	Title: a Type II Variance Request: to allow a reduction in a divider median width and to eliminate the canopy trees within a divider median.	ZR-2017-00006	Adopted With Conditions	03/03/2017
ZV/DOA/R-2016-00644	Title: a Development Order Amendment Request: to reconfigure the Site Plan; delete square footage; modify the use; amend Conditions of Approval (DRO-Dumpster).	R-2017-00366	Adopted With Conditions	03/23/2017
ZV/DOA/R-2016-00644	Title: a Requested Use Request: to allow a Type I Restaurant with a drive-through.	R-2017-00367	Adopted With Conditions	03/23/2017

Exhibit E - Preliminary Site Plan

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Shadowood MUPD Palm Beach County, FL Preliminary Site Plan



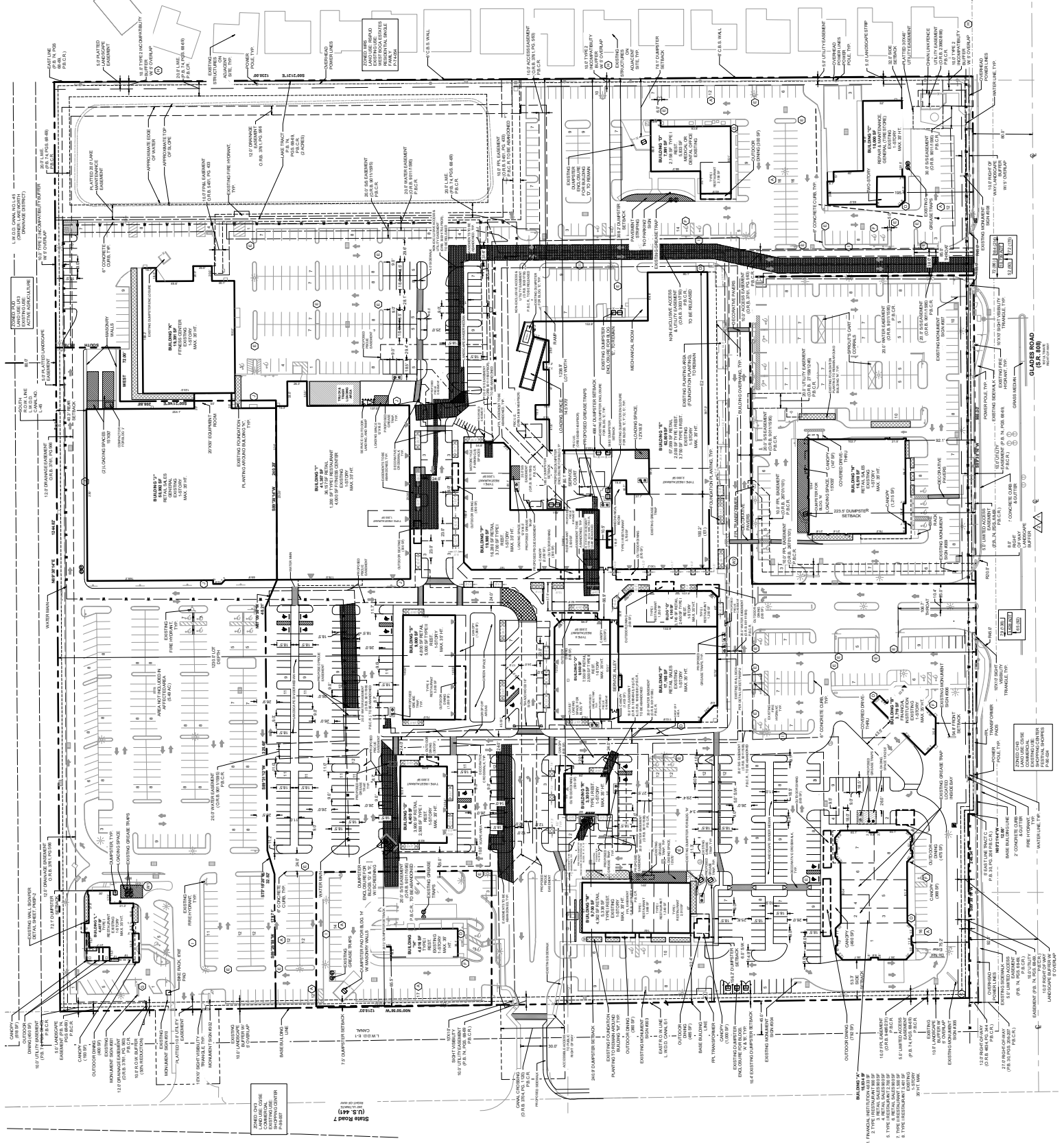
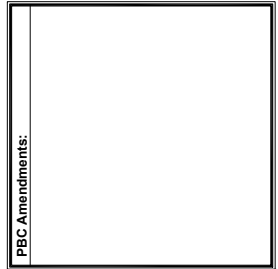
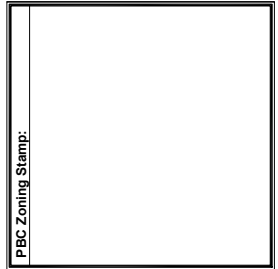
Scale: 1" = 60'-0"

DATE: 05/14/2024
PROJECT NO.: 23-081.000
DESIGNED BY: RDL/MB
DRAWN BY: JMS
CHECKED BY: RDD

REVISION	DATE	DESCRIPTION
01	05/14/2024	ISSUED FOR PERMIT
02	05/14/2024	LOCAL RESUBMITTAL
03	05/14/2024	LOCAL RESUBMITTAL
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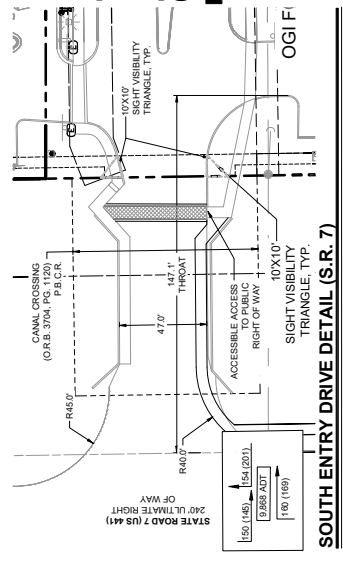
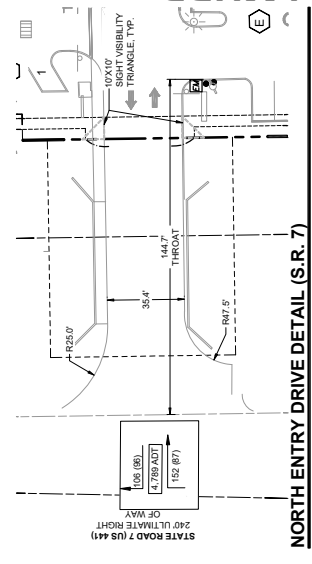
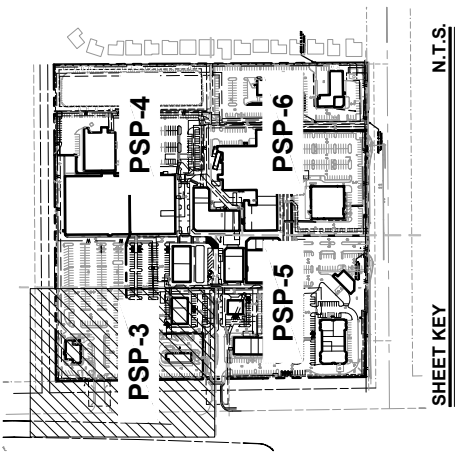
NOTE: FOR SITE DATA INFORMATION, SEE SHEET PSP-2

APPLICATION NAME: SHADOWOOD MUPD
APPLICATION NUMBER: ZVABINDOACA-204-0074
PROJECT NUMBER: 0838-000



Legend:

- 1. FINISHED INSTITUTION BUILDING
- 2. TYPE 1 REINFORCED CONCRETE
- 3. TYPE 2 REINFORCED CONCRETE
- 4. TYPE 3 REINFORCED CONCRETE
- 5. TYPE 4 REINFORCED CONCRETE
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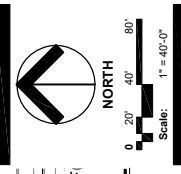
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 CONTROL NUMBER: ZV/SHADOWWOOD/2024-00774
 PROJECT NUMBER: 1973-50043
 PROJECT NUMBER: 0638-000

PBC Amendments:

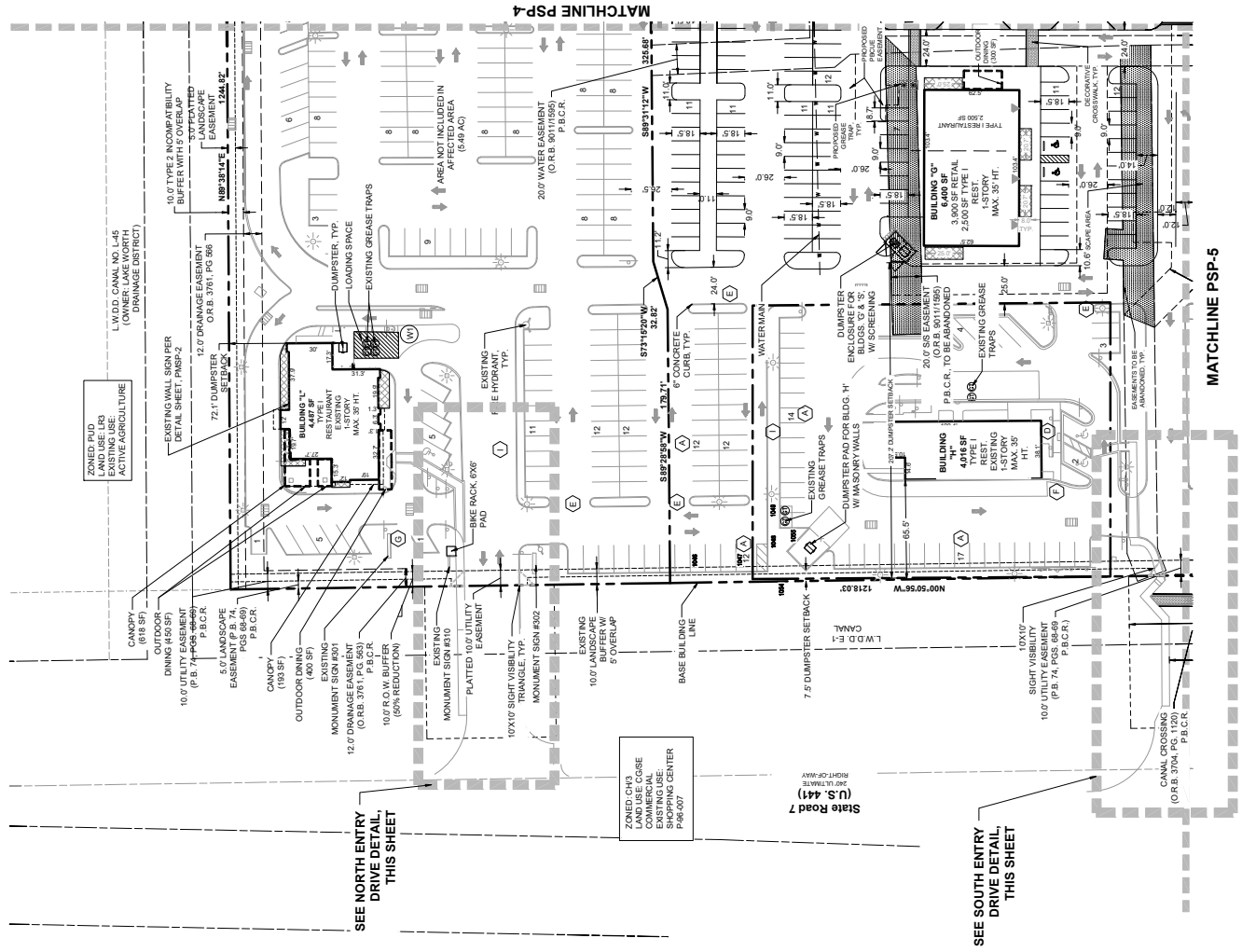
PBC Zoning Stamp:

REVISIONS DATA:

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12/10/2024	LOCAL RESUBMITTAL
12/17/2024	LOCAL RESUBMITTAL
12/24/2024	LOCAL RESUBMITTAL
12/31/2024	LOCAL RESUBMITTAL



DATE: 05/15/2024
 PROJECT NO.: 23-081.000
 DESIGNED BY: RDL/MB
 DRAWN BY: MB
 CHECKED BY: RD



1:\HSS\Shadowwood Square MUPD_Preliminary\SitePlan\23-081-000\DWG\pbc\SitePlan-23-081-Square MUPD.dwg

Shadowood MUPD

Preliminary Site Plan

Palm Beach County, FL



0 20' 40' 80'

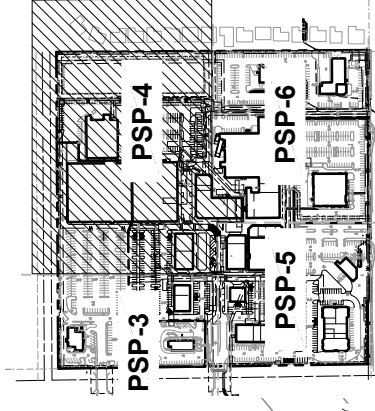
NORTH

Scale: 1" = 40'-0"

Date: 05/16/2024
 Project No.: 23-081.000
 Designed By: RDL/MB
 Drawn By: MB
 Title: PBC

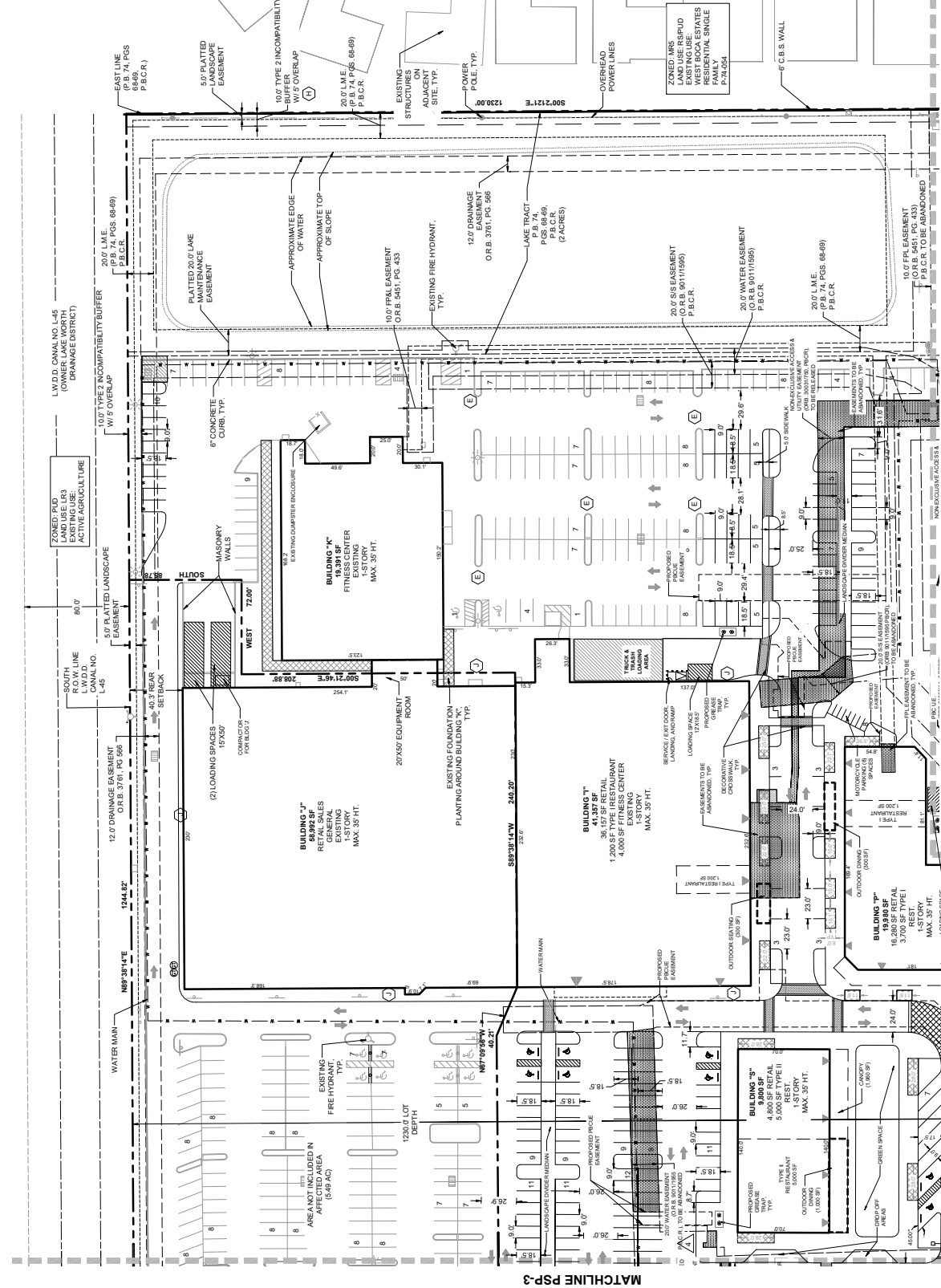
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02/22/2024	LOCAL SUBMITTAL
05/09/2024	LOCAL SUBMITTAL
05/22/2024	LOCAL SUBMITTAL
07/22/2024	LOCAL SUBMITTAL

PSP-4
of 6



SHEET KEY

N.T.S.



SITE DATA

APPLICATION NAME: SHADOWOOD MUPD
 APPLICATION NUMBER: 1973-50043
 PROJECT NUMBER: 0638-000

PBC Amendments:

PBC Zoning Stamp:

Urban Design Studio
 Urban Design
 and Planning
 Landscape Architecture

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 Palm Beach, FL 33480
 561.366.1100 FAX 561.366.1111
 www.urbandesignstudio.com
 20250712B

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1:\055\shadowood\spurs\mupd\1973-50043\pbc\1973-50043-000\0638-000\spurs\mupd.dwg

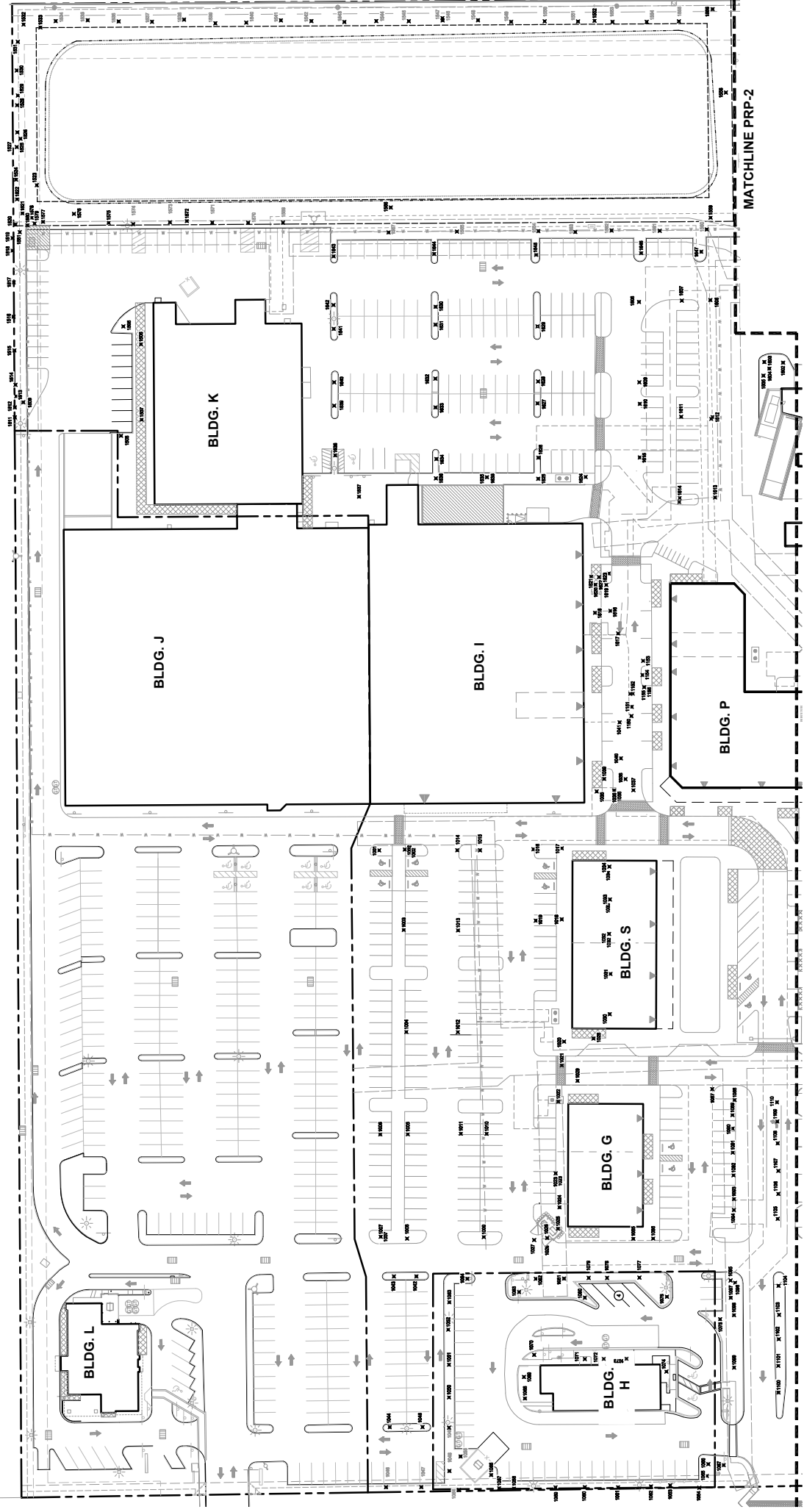
Exhibit F - Preliminary Regulating Plan



Date: 05/16/2024
Project No.: 23-081.000
Designed By: RDL/MB
Drawn By: MB
Checked By: RD
Scale: 1" = 40'-0"

REGULATING DATA:

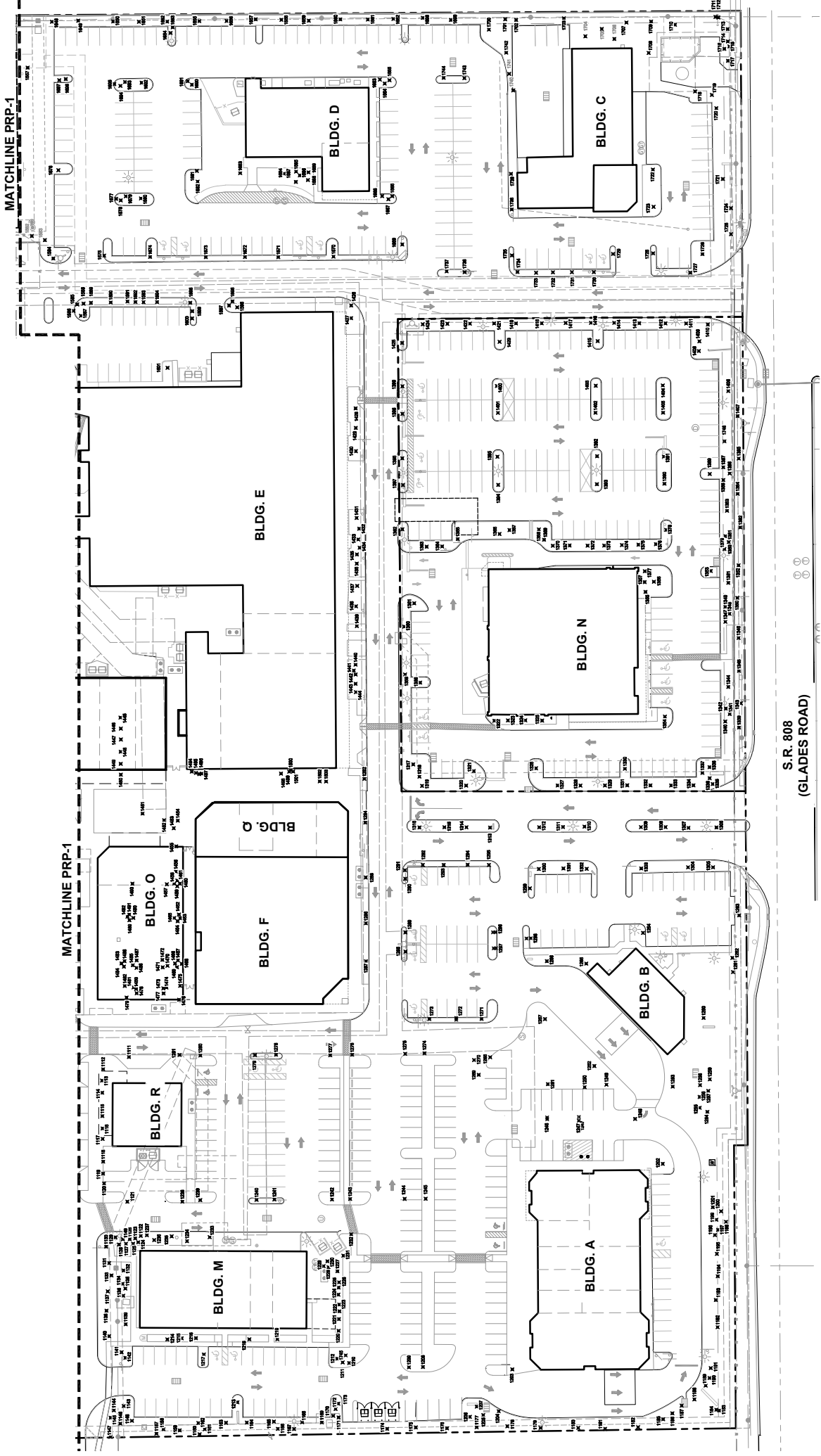
01/22/2024	LOCAL RESUBMITTAL
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03/22/2024	LOCAL RESUBMITTAL
04/22/2024	LOCAL RESUBMITTAL
05/22/2024	LOCAL RESUBMITTAL



SITE DATA
APPLICATION NAME: SHADOWOOD MUPD
CONTROL NUMBER: 23-081.000
PROJECT NUMBER: 045-9-05

PBC Zoning Stamp:

PBC Amendments:



SITE DATA
 APPLICATION NAME: SHADOWOOD MUPD
 APPLICATION NUMBER: ZV/AB/INDOCA-2024-0074
 GOV. PROJECT NUMBER: 2024-0043
 PROJECT NUMBER: 0454-005

PBC Amendments:

PBC Zoning Stamp:

S.R. 808
(GLADES ROAD)



Scale: 1" = 40'-0"
 0 20' 40' 80'

Shadowood MUPD
 Preliminary Regulating Plan - Tree Disposition Plan
 Palm Beach County, FL

H:\0858wood\Shade Map\1_Preliminary Regulating Plan\12_Preliminary Regulating Plan\12_Preliminary Regulating Plan.dwg

TREE DISPOSITION TABULAR

Tree #	Species	Site*	ERM Tree	Zoning Tree	Proposed Disposition	ERM Mitigation	Zoning Replacement	Credit	Notes
--------	---------	-------	----------	-------------	----------------------	----------------	--------------------	--------	-------

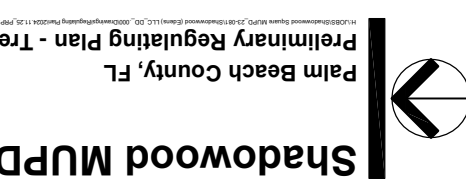
Per Table 3.4.C.7.C - Native Vegetation Mitigation

1501	SABAL PALM	21	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1502	SABAL PALM	24	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1503	LIVE OAK	5	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1504	LIVE OAK	7	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1505	LIVE OAK	10	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1506	LIVE OAK	22	N/A	YES	PRESERVE	N/A	0	0	TREE BARRICADE
1507	SABAL PALM	22	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1508	SABAL PALM	25	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1509	LIVE OAK	9	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1510	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1511	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1512	LIVE OAK	18	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1513	SABAL PALM	18	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1514	SABAL PALM	22	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1515	SABAL PALM	22	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1516	SABAL PALM	22	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1517	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1518	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1519	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1520	PINK TABERNAEMONTANA	14	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1521	LIVE OAK	14	N/A	YES	REMOVE	N/A	3	0	MITIGATE ON SITE
1522	PONGRAFIA	30	N/A	YES	REMOVE	N/A	6	0	MITIGATE ON SITE
1523	LIVE OAK	21	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1524	SABAL PALM	14	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1525	SABAL PALM	14	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1526	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1527	SABAL PALM	14	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1528	LIVE OAK	15	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1529	SABAL PALM	17	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1530	SABAL PALM	17	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1531	SABAL PALM	31	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1532	SABAL PALM	31	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1533	SABAL PALM	31	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1534	SABAL PALM	31	N/A	YES	RELOCATE	N/A	0	1	LOCATION TO BE DETERMINED
1535	MICROCAN FAN PALM	36	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1536	MICROCAN FAN PALM	37	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1537	MICROCAN FAN PALM	37	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1538	MICROCAN FAN PALM	37	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1539	MICROCAN FAN PALM	37	N/A	YES	REMOVE	N/A	1	0	MITIGATE ON SITE
1540	LIVE OAK	11	N/A	YES	REMOVE	N/A	2	0	MITIGATE ON SITE
1541	SABAL PALM	24	N/A	YES	PRESERVE	N/A	0	1	TREE BARRICADE
1542	LIVE OAK	13	N/A	YES	PRESERVE	N/A	0	2	TREE BARRICADE
1543	LIVE OAK	13	N/A	YES	PRESERVE	N/A	0	2	TREE BARRICADE
1544	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1545	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1546	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1547	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1548	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1549	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1550	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1551	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1552	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
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1555	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
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1559	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1560	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1561	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1562	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1563	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1564	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1565	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1566	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1567	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1568	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1569	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1570	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1571	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1572	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1573	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1574	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1575	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1576	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
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1578	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
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1580	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1581	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1582	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1583	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1584	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1585	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1586	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1587	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1588	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1589	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE
1590	MICROCAN FAN PALM	29	YES	N/A	PRESERVE	0	N/A	8	TREE BARRICADE

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 Albuquerque, NM 87106
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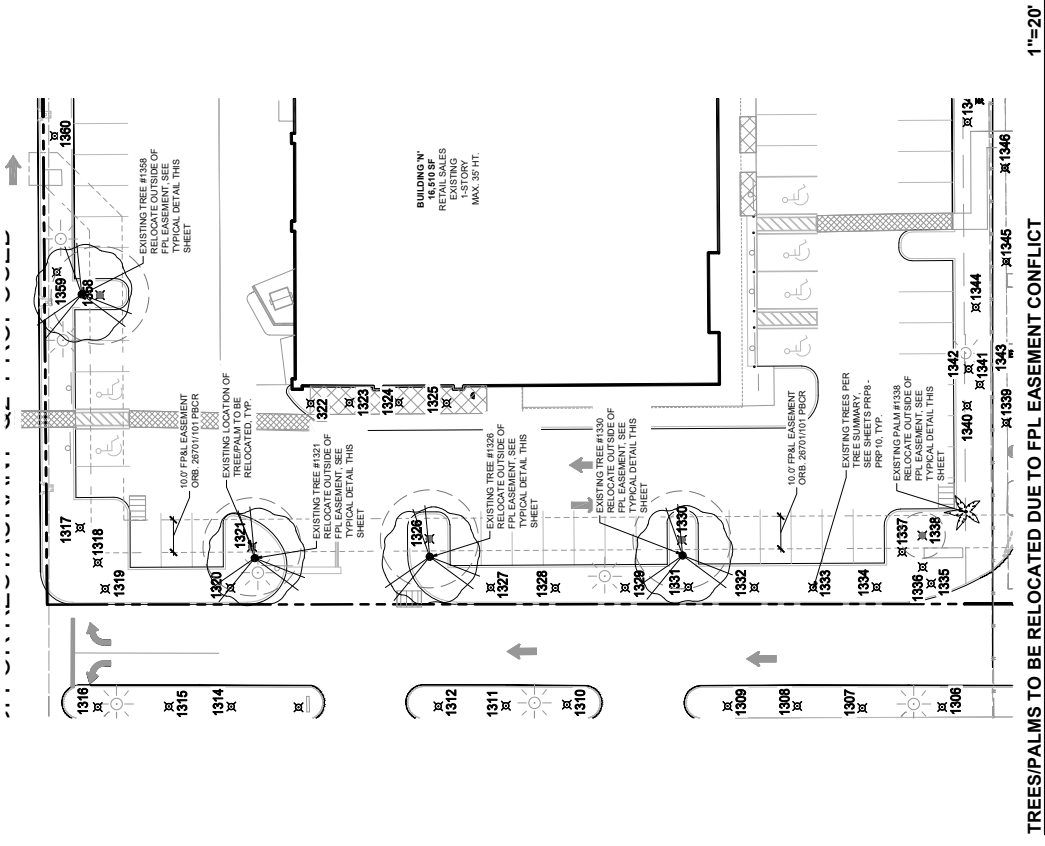
Shadwood MUPD
 Preliminary Regulating Plan - Tree Disposition Chart



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 CONTROL NUMBER: 21-081.000
 PROJECT NUMBER: 685-9-006

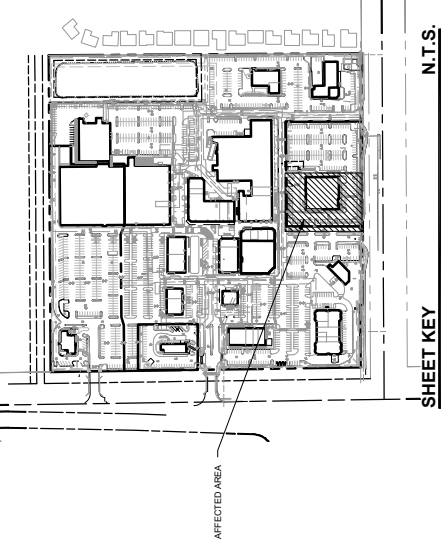
PBC Amendments:

PBC Zoning Stamp:



TREES/PALMS TO BE RELOCATED DUE TO FPL EASEMENT CONFLICT

1"=20'



TYPICAL PARKING ISLAND WITH EASEMENT OVERLAP PLANTING DETAIL

1"=10'

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Shadewood MUPD
 Tree Relocation Exhibit
 Palm Beach County, FL
11085 Shadewood Square MUPD, 13.361 Shadewood Exhibit LLC, 00074 Shadewood Parcel 12, PROR 40

SITE DATA
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 APPLICATION NUMBER: ZV/18/INDOCA-2024-00774
 CONTROL NUMBER: 18-0003
 PROJECT NUMBER: 685-9-05

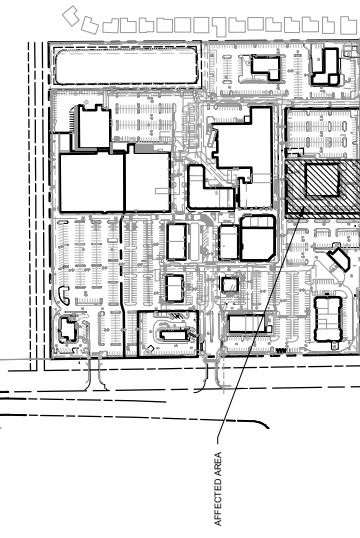
Date: 05/14/2024
 Project No.: 23-081.000
 Designed By: RD/LMB
 Drawn By: JMS
 Check By: RD

Revised Dates:
 03/22/2024 LOCAL SUBMITTAL
 05/09/2024 LOCAL SUBMITTAL
 05/20/2024 LOCAL SUBMITTAL
 11/29/2024 LOCAL SUBMITTAL
 2/12/2024 LOCAL SUBMITTAL

PRP-6
 of 10

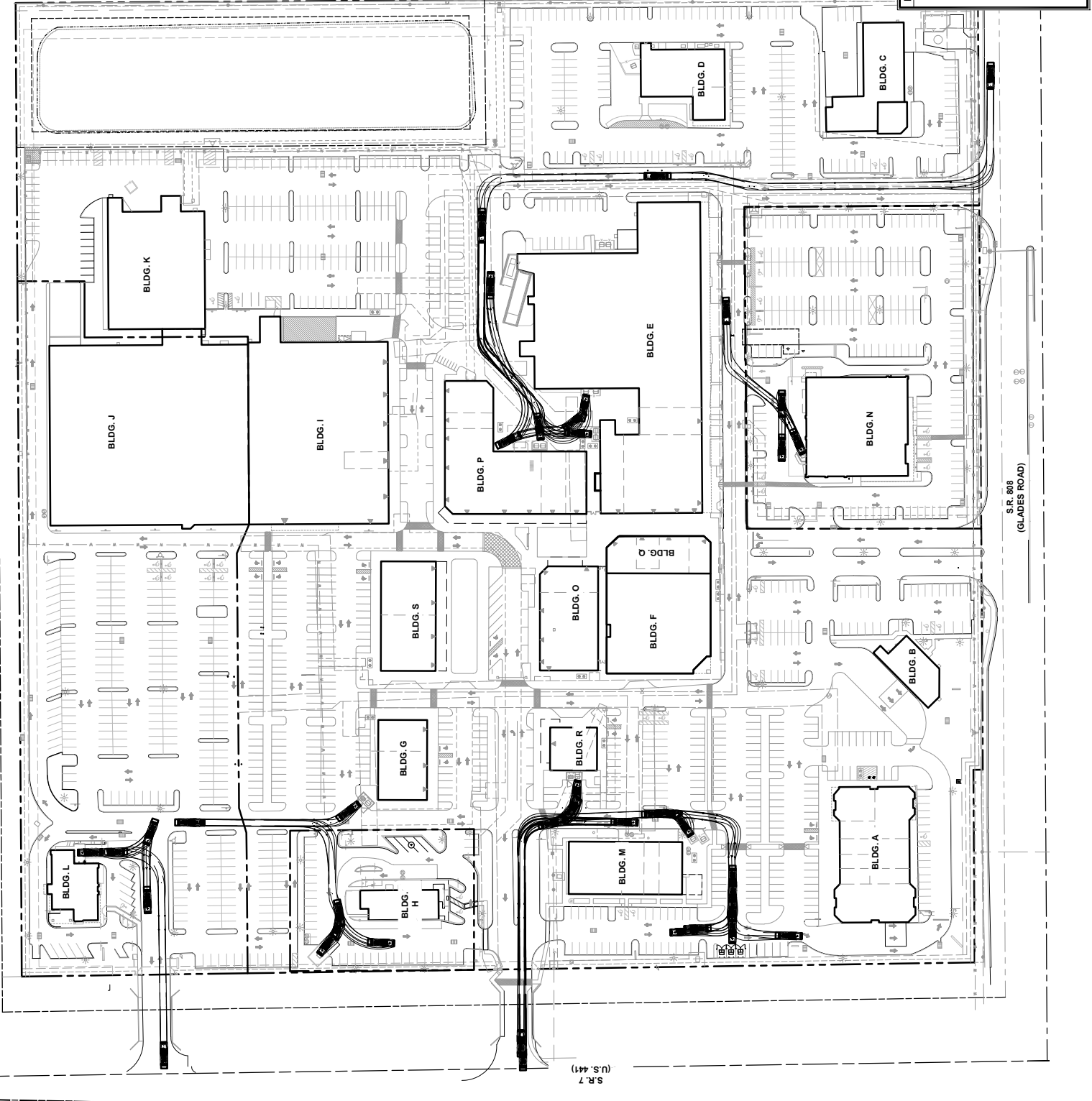
PBC Amendments:

PBC Zoning Stamp:



SHEET KEY

N.T.S.



S.R. 7
(U.S. 441)

Shadowwood MUPD

Palm Beach County, FL
Turn Movement Exhibit-Refuse Truck



Scale: 1" = 40'-0"
Date: 08/16/2024
Project No.: 23-081.000
Designed By: RDU/MB
Drawn By: MB
Checked By: RD

SHADOWWOOD MUPD
 2712/2024, 2024 RESUBMITTAL
 05/20/2024, 2024 RESUBMITTAL
 05/20/2024, 2024 RESUBMITTAL
 11/20/2024, 2024 RESUBMITTAL
 2/12/2024, 2024 RESUBMITTAL

SITE DATA

APPLICATION NAME: SHADOWWOOD MUPD
 APPLICATION NUMBER: ZV/AB/ND/CA-2024-0074
 CONTROL NUMBER: 23-0004
 PROJECT NUMBER: 089-9406

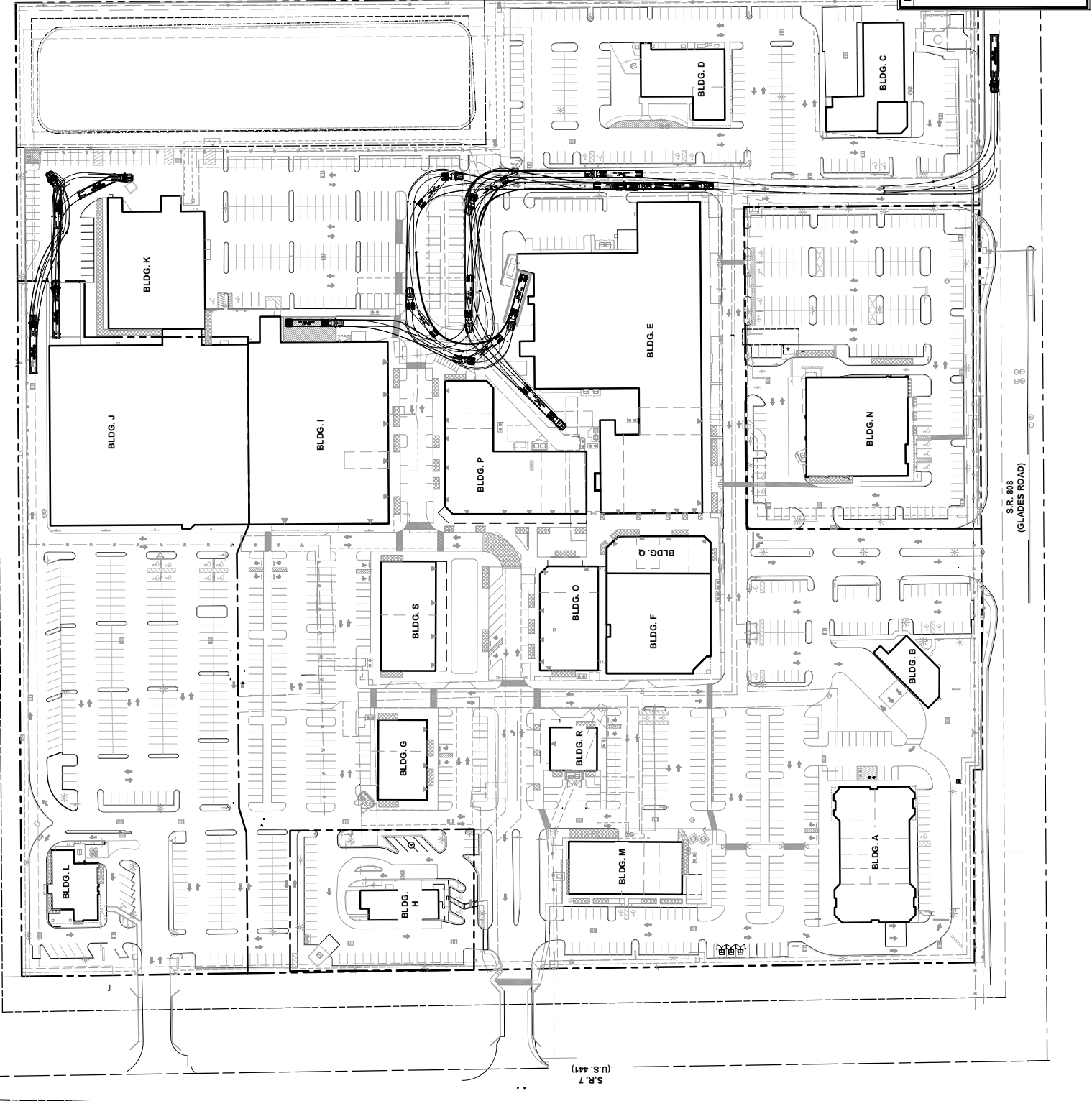
PBC Zoning Stamp:

PBC Amendments:

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 #UD007152B

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H:\089\shadowwood\turn_mvpt_23\081\000\00074\pbc\turn_mvpt_23.pbx



S.R. 7
(U.S. 441)

Shadowwood MUPD

Palm Beach County, FL
Turn Movement Exhibit-Delivery Truck



Scale: 1" = 40'-0"
0 20' 40' 80'

SITE DATA

SHADOWWOOD MUPD
2718/INDOCA-2024-0074
05/16/2024
23-081.000
689-9486

Date: 05/16/2024
Project No.: 23-081.000
Designed By: RDI/MB
Drawn By: MB
Checked By: RDI

PBC Zoning Stamp:

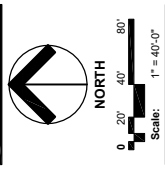
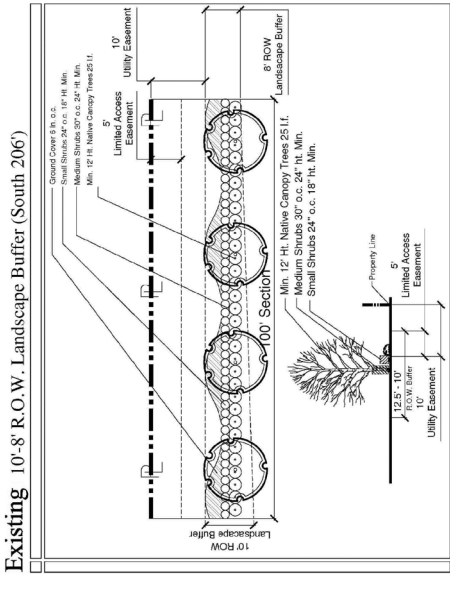
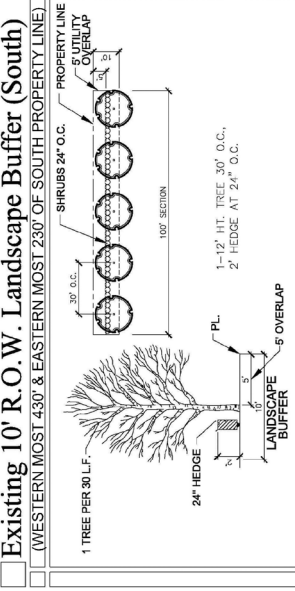
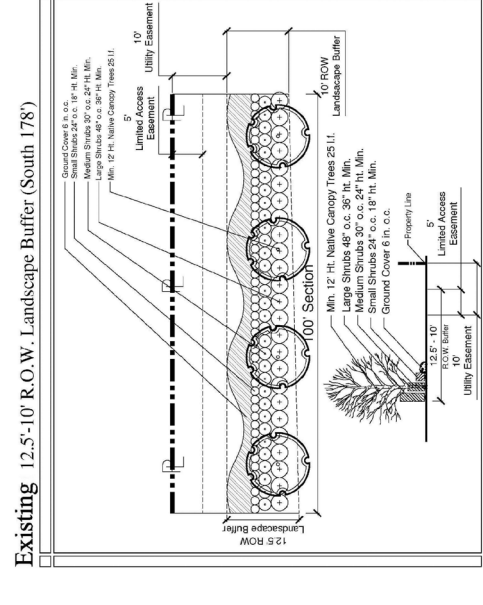
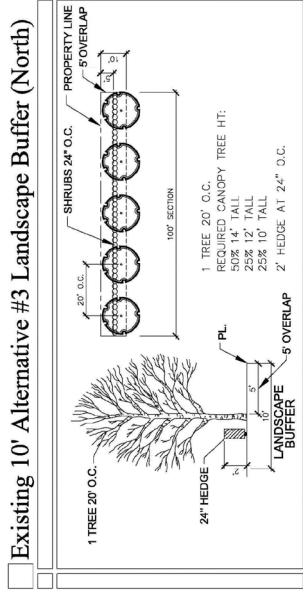
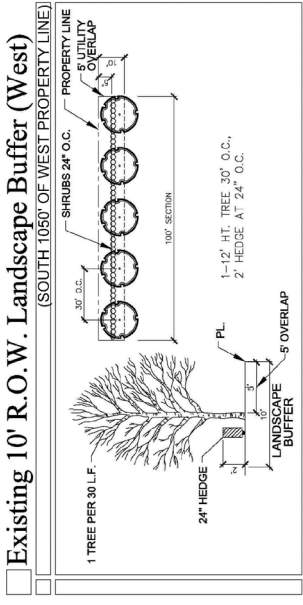
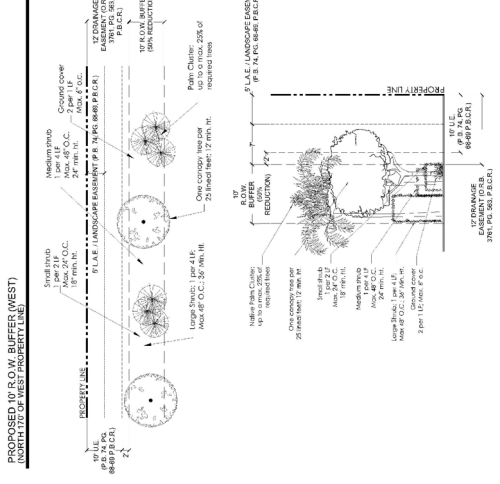
PBC Amendments:

REVISIONS DATES
01/22/2024 LOCAL RESUBMITTAL
05/05/2024 LOCAL RESUBMITTAL
05/16/2024 LOCAL RESUBMITTAL
05/22/2024 LOCAL RESUBMITTAL
05/22/2024 LOCAL RESUBMITTAL

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omissions. The owner shall not be held
responsible for any damages or liabilities
arising from the use of the design.

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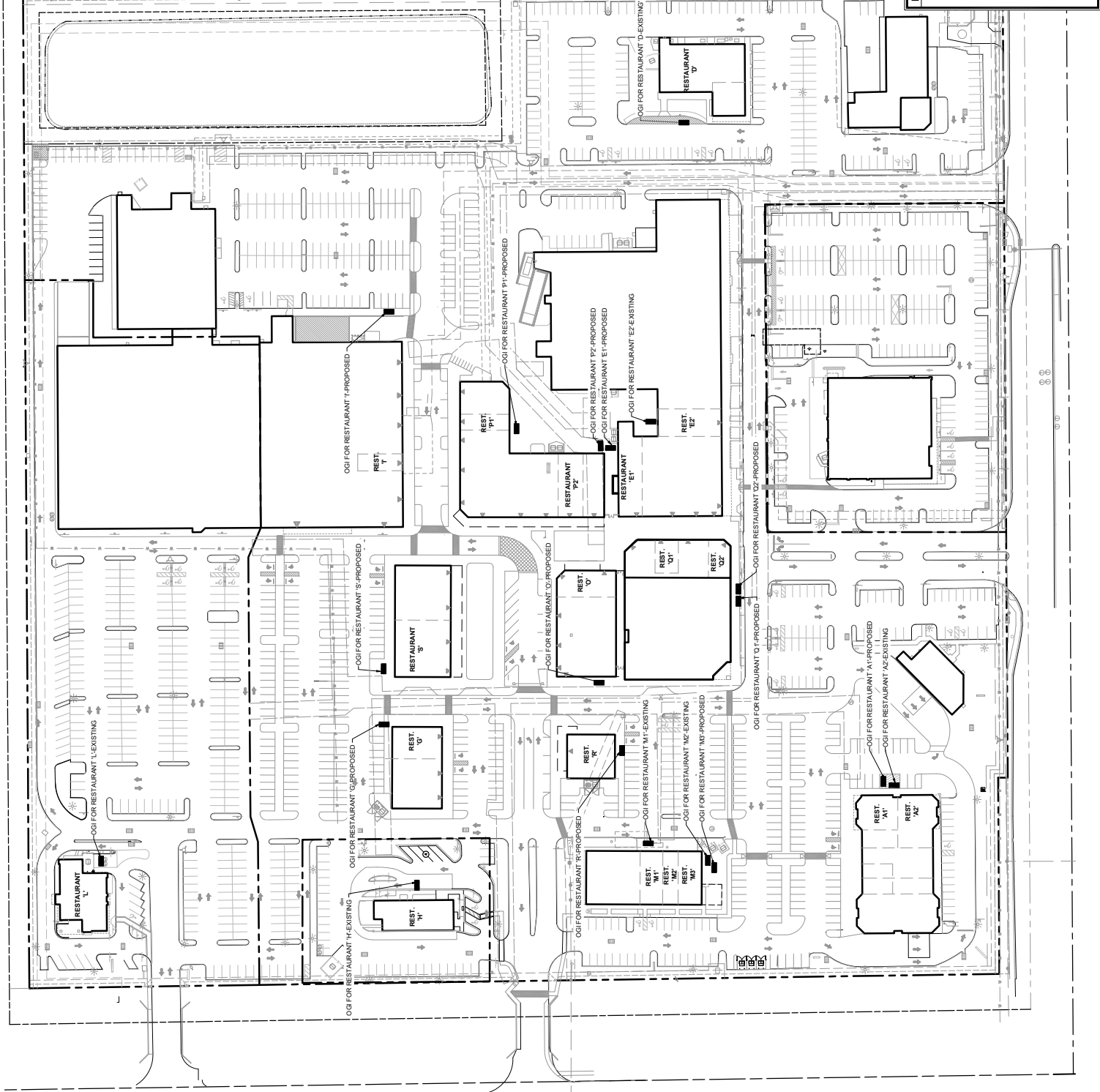
SITE DATA
 APPLICATION NAME: SHADOWOOD MUPD
 CONTROL NUMBER: ZV/AB/INDO/CA-2024-0074
 PROJECT NUMBER: 085-9-0043
 PROJECT NUMBER: 085-9-0043

Date: 05/16/2024
 Project No.: 23-081.000
 Designed By: RDL/MB
 Drawn By: MB
 Checked By: RD

REGISTERED DESIGNERS:
 MICHAEL J. COLEMAN, AIA, AIAA
 022220204, DCA, RES-SUBMITTAL
 022220204, DCA, RES-SUBMITTAL
 022220204, DCA, RES-SUBMITTAL
 022220204, DCA, RES-SUBMITTAL
 022220204, DCA, RES-SUBMITTAL

PBC Amendments:

PBC Zoning Stamp:



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Shadwood MUPD
Palm Beach County, FL
Preliminary Regulating Plan - OGI Exhibit



SITE DATA
 APPLICATION NAME: SHADOWOOD MUPD
 APPLICATION NUMBER: ZV18IND000CA-2024-0074
 CONTROL NUMBER: 00000003
 PROJECT NUMBER: 0829-006

Date: 05/16/2024
 Project No.: 23-081.000
 Designed by: RDI LMB
 Drawn by: JMS
 Check by: JMS

REGISTERED DESIGNERS:
 JMS/202004 LCA/FL/RES/AMT/TA
 JMS/202004 LCA/FL/RES/AMT/TA
 JMS/202004 LCA/FL/RES/AMT/TA
 JMS/202004 LCA/FL/RES/AMT/TA
 JMS/202004 LCA/FL/RES/AMT/TA
 JMS/202004 LCA/FL/RES/AMT/TA

PBC Zoning Stamp:

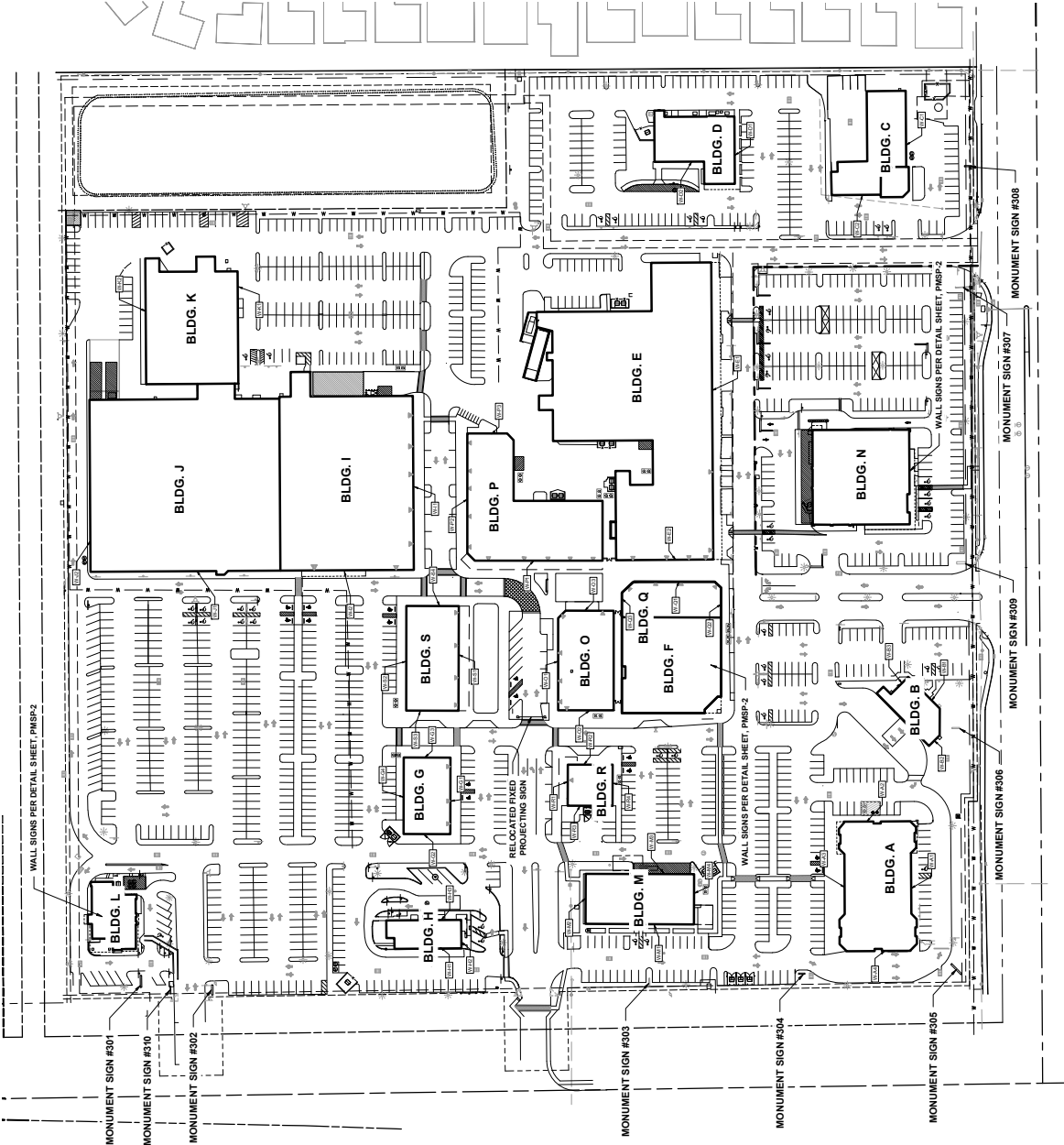
PBC Amendments:

Exhibit G - Preliminary Master Sign Plan

WALL SIGN CALCULATION TABLE

(SEE LOCATION MAP FOR PLAN VIEW LOCATIONS)

BUILDING ID	ELEVATION	SPACING ID	LENGTH OF WALL IN FEET	SIGN AREA FORMULA	ALLOWABLE SIGN AREA	PROPOSED SIGN AREA
A	SOUTH	W-A1	173.3'	10.5F	1770.15F ²	1770.15F ²
A	EAST	W-A2	108.3'	0.55F	57.75F ²	57.75F ²
A	NORTH	W-A3	173.3'	0.55F	86.75F ²	86.75F ²
A	WEST	W-A4	108.3'	0.55F	57.75F ²	57.75F ²
B	SOUTH	W-B1	85.0'	10.5F	885.0F ²	885.0F ²
B	WEST	W-B2	45.5'	0.55F	22.85F ²	22.85F ²
B	EAST	W-B3	65.5'	0.55F	33.15F ²	33.15F ²
C	SOUTH	W-C1	142.0'	10.5F	1484.0F ²	1484.0F ²
C	WEST	W-C2	108.4'	0.55F	57.75F ²	57.75F ²
D	SOUTH	W-D1	90.1'	10.5F	901.5F ²	901.5F ²
D	WEST	W-D2	107.2'	0.55F	55.55F ²	55.55F ²
E	SOUTH	W-E1	397.3'	10.5F	3973.5F ²	3973.5F ²
E	WEST	W-E2	130.0'	0.55F	65.05F ²	65.05F ²
F	FEDERAL/ON SHEET PMS2					
G	SOUTH	W-G1	109.4'	10.5F	1094.5F ²	1094.5F ²
G	WEST	W-G2	62.5'	0.55F	31.35F ²	31.35F ²
G	EAST	W-G3	63.5'	0.55F	31.85F ²	31.85F ²
G	NORTH	W-G4	109.4'	0.55F	57.75F ²	57.75F ²
H	WEST	W-H1	108.1'	10.5F	1081.5F ²	1081.5F ²
H	SOUTH	W-H2	35.1'	0.55F	16.15F ²	16.15F ²
H	EAST	W-H3	40.0'	0.55F	19.15F ²	19.15F ²
I	SOUTH	W-I1	222.8'	0.55F	1123.5F ²	1123.5F ²
I	WEST	W-I2	178.5'	10.5F	1785.5F ²	1785.5F ²
I	EAST	W-I3	162.1'	10.5F	1621.5F ²	1621.5F ²
I	NORTH	W-I4	222.8'	0.55F	1123.5F ²	1123.5F ²
J	SOUTH	W-J1	150.2'	10.5F	1502.5F ²	1502.5F ²
J	NORTH	W-J2	150.2'	10.5F	1502.5F ²	1502.5F ²
K	FEDERAL/ON SHEET PMS2					
L	NORTH	W-L1	146.1'	10.5F	1461.5F ²	1461.5F ²
M	NORTH	W-M1	67.0'	0.55F	33.55F ²	33.55F ²
M	EAST	W-M2	146.1'	0.55F	73.55F ²	73.55F ²
M	SOUTH	W-M3	67.0'	0.55F	33.55F ²	33.55F ²
N	FEDERAL/ON SHEET PMS2					
O	NORTH	W-O1	133.3'	10.5F	1333.5F ²	1333.5F ²
O	WEST	W-O2	74.3'	0.55F	37.35F ²	37.35F ²
O	EAST	W-O3	74.3'	0.55F	37.35F ²	37.35F ²
O	WEST	W-P1	181.0'	10.5F	1810.5F ²	1810.5F ²
P	NORTH	W-P2	109.4'	0.55F	57.75F ²	57.75F ²
P	EAST	W-P3	63.5'	0.55F	32.75F ²	32.75F ²
Q	EAST	W-Q1	132.8'	10.5F	1328.5F ²	1328.5F ²
Q	SOUTH	W-Q2	47.5'	0.55F	24.05F ²	24.05F ²
Q	NORTH	W-Q3	47.5'	0.55F	24.05F ²	24.05F ²
R	NORTH	W-R1	55.0'	10.5F	550.5F ²	550.5F ²
R	WEST	W-R2	60.0'	0.55F	30.55F ²	30.55F ²
R	SOUTH	W-R3	60.0'	0.55F	30.55F ²	30.55F ²
R	EAST	W-R4	55.0'	0.55F	27.55F ²	27.55F ²
S	SOUTH	W-S1	140.0'	10.5F	1400.5F ²	1400.5F ²
S	NORTH	W-S2	140.0'	0.55F	70.05F ²	70.05F ²
S	WEST	W-S3	70.0'	0.55F	35.05F ²	35.05F ²
S	EAST	W-S4	70.0'	0.55F	35.05F ²	35.05F ²



BUILDING MOUNTED SIGNS - SIGN TYPE 'W'

WALL SIGNAGE ALLOWANCE: BUILDING MOUNTED SIGNS CONSIST OF WALL SIGNS, AWNING AND CANOPY SIGNS, PROJECTING SIGNS, AND MARQUEE SIGNS. THERE IS NO LIMIT ON THE MAXIMUM NUMBER OF WALL SIGNS AND AWNING AND CANOPY SIGNS PER BUILDING. PROJECTING SIGNS OVER A PEDESTRIAN SIDEWALK AND NOT UNDER A CANOPY, AWNING, OR ARCADE, AND MARQUEE SIGNS ARE NOT INCLUDED IN THE MAXIMUM SIGN AREA CALCULATION FOR BUILDING MOUNTED SIGNS. WALL SIGNAGE, IN CONFORMANCE WITH THESE PROVISIONS, TO BE DETERMINED ON FINAL BUILDING ELEVATIONS. REVIEWED AT TIME OF PERMITTING FOR EACH INDIVIDUAL BUILDING.

Awning and Canopy Signs Standards:

Awning and canopy signs are included in the maximum allowable signage area for wall signs. Awning and canopy signs are permitted on the ground floor of buildings and shall be made of durable, long-lasting fabric and designed to fit the storefront. Awning and canopy signs shall be supported by a minimum of two posts. Maximum height shall be 10 feet above the ground. (Ord. 2016-040)

Wall Sign Standards (USFS Title - Fed LDC, Table G.1.A)	
Maximum Sign Area (Per Lines ft. of facade includes awning and canopy sign)	0.5 1.0 sq. ft. - any one facade 0.25 sq. ft. - walls adjacent to residential zoning district or use
Min. wall sign per element space	24 sq. ft.
Min. horizontal and vertical separation between signs	3 ft.
Max. projection from surface of building	2 ft.
Min. vertical separation between sign and roof line	6"
Min. horizontal separation between sign and wall edge	6"

SIGN LOCATION KEY

SITE DATA

APPLICATION NAME: SHADOWWOOD MUPD
 APPLICATION NUMBER: ZVAMND00A-2024-00774
 CONTROL NUMBER: 1973-00043
 PROJECT NUMBER: 2024-0000

PBC Amendments:

PBC Zoning Stamp:

DATE: 05/15/2024
 Project No.: 23-081.000
 Designed By: RDL/MB
 Drawn By: RDL/MB
 Checked By: RDL/MB

REVISION DATE	REVISION DESCRIPTION
05/15/2024	RE SUBMITTAL
02/22/2024	RE SUBMITTAL
11/02/2024	RE SUBMITTAL
12/02/2024	RE SUBMITTAL

PMSP-1
of 3

Shadowwood MUPD
Preliminary Master Sign Plan
Palm Beach County, FL

Urban Design
Land Planning
Landscape Architecture

610 Chimney Street, Suite C1002
 40807153B
 405.366.1100 FAX 405.366.1111
 www.urbandesign.com

All plans, designs, arrangements, and plans prepared by the owner are owned by and for the exclusive use of the applicant project. No part of this plan shall be used for any purpose other than that intended by the applicant without the written permission of the designer.

H:\0858\shadowwood sign plan\12.15.24\shadowwood (3)final\11.01.2024\0505\shadowwood sign plan.rvt

Exhibit H - Previously Approved Site Plan

Exhibit I - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

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 Nicole Shiman, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Authorized Representative [position - e.g., president, partner, trustee] of Shadowwood Edens LLC [name and type of entity - e.g., ABC Corporation, XYZ 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: 1221 Main Street Suite 1000
Columbia SC 29201

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.

Nicole Shiman

Nicole Shiman, Authorized Representative, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of April, 2024 by Nicole Shiman (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Deborah Sherman
(Name - type, stamp or print clearly)

Deborah Sherman
(Signature)

My Commission Expires on: 4.20.2027

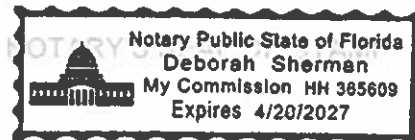


EXHIBIT "A"

PROPERTY

EXHIBIT A

Legal Description of the Property

Parcel 1:

Being all the Commercial Tract and Lake Tract, Shadowood Square, as recorded in Plat Book 74, Pages 68 and 69, of the Public Records of Palm Beach County, Florida:

Less the following described parcel:

Beginning at the Northwest corner of said West Boca Plaza Plat; thence North 89°38'14" East (State Plane Grid Bearing Datum) along the South right-of-way of L.W.D.D. Lateral Canal No. 45, a distance of

889.02 feet; thence South, 85.78 feet; thence West 72.00 feet; thence South 00°21'46" East, 208.88 feet; thence South 89°38'14" West, 240.20 feet; thence North 67°09'56" West, 40.21 feet; thence South 89°31'12" West, 325.68 feet; thence South 73°15'20" West, 32.82 feet; thence South 89°28'58" West,

179.71 feet to a point on the West boundary line of said West Boca Plaza Plat; thence North 00°50'56" West along said West boundary line 288.78 feet to the Point of Beginning.

The same also being described as follows:

A portion of West Boca Plaza, according to the Plat thereof, as described in Plat Book 30, Pages 206 and 207, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Beginning at the Northwest corner of said West Boca Plaza Plat; thence North 89°38'14" East, along the South Right-of-Way of Lake Worth Drainage District Lateral Canal No. 45, a distance of 1,244.82 feet; thence South 00°21'21" East, 1,230.00 feet to a point on a line 27.00 feet North of and Parallel to the North Right-of-Way line of State Road 808, as shown upon said West Boca Plaza Plat; thence South 89°38'16" West, along said line, 988.00 feet to a point on the East boundary line of Tract "C", as shown on West Boca Plaza Plat; thence North 00°21'44" West along said East boundary line 12.00 feet; thence South 89°38'16" West along a line parallel with and 12.00 feet North of the South boundary of said Tract "C", 246.34 feet to a point on the West boundary line of said West Boca Plaza Plat; thence North 00°50'56" West along said West boundary line 1,218.03 feet to the Point of Beginning.

Less the following described parcel:

Beginning at the Northwest corner of said West Boca Plaza Plat; thence North 89°38'14" East (State Plane Grid Bearing Datum) along the South right-of-way of L.W.D.D. Lateral Canal No. 45, a distance of

889.02 feet; thence South, 85.78 feet; thence West 72.00 feet; thence South 00°21'46" East, 208.88 feet; thence South 89°38'14" West, 240.20 feet; thence North 67°09'56" West, 40.21 feet; thence South 89°31'12" West, 325.68 feet; thence South 73°15'20" West, 32.82 feet; thence South 89°28'58" West,

179.71 feet to a point on the West boundary line of said West Boca Plaza Plat; thence North 00°50'56" West along said West boundary line 288.78 feet to the Point of Beginning.

Parcel 2:

Non-Exclusive Easement Rights Created in Declaration of Cross Easement Between Shadowwood Square, Ltd., and Best Buy Co., Inc., dated December 9, 1994 and recorded on December 16, 1994 in Official Records Book 8546, Page 1519, of the Public Records of Palm Beach County, Florida.

Parcel 3:

Non-Exclusive Easement Rights Created in Party Wall Easement Agreement Between Shadowwood Square, Ltd., and Best Buy Co., Inc., dated December 9, 1994 and recorded on December 16, 1994 in Official Records Book 8546, Page 1564, of the Public Records of Palm Beach County, Florida.

Parcel 4:

Non-exclusive perpetual easements for ingress and egress created in Canal Crossing - Ingress and Egress Permit between Lake Worth Drainage District and Arthur Wolfond and Robert P. Hall, Co-Trustees, and recorded April 8, 1982 in Official Records Book 3704, at Page 1120, of the Public Records of Palm Beach County, Florida.

Parcel 5:

Non-exclusive perpetual easements for ingress and egress created in Canal Crossing - Ingress and Egress Permit between Lake Worth Drainage District and Arthur Wolfond and Robert P. Hall, Co-Trustees, and recorded April 8, 1982 in Official Records Book 3704, at Page 1125, of the Public Records of Palm Beach County, Florida

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.

Name	Address
EDENS Limited Partnership	100% 1221 Main Street, Suite 1000, Columbia SC 29201

Owned by:

Edens Investment Trust	95.979% 1221 Main Street, Suite 1000, Columbia, SC 29201
------------------------	--

Exhibit J - Drainage Statement

Drainage Statement For Mixed-Use Redevelopment at Shadowood Square Shadowood Square, LTD

The project is a redevelopment of an existing parcel within the existing Shadowood Square Shopping Plaza located at the northeast corner of Glades Road and US 441 and is within the bounds of the Lake Worth Drainage District (LWDD) and South Florida Water Management District (SFWMD) Hillsborough Basin.

The Shadowood Square Shopping Plaza is permitted under SFWMD Permit No. 50-00357-S. The parcel is currently within a FEMA Flood Zone X per FEMA flood map 12099C1155F.

The project involves the conversion of a portion of an existing building to different uses and the demolition of an existing building for the construction of new building areas. The improvements include reconfiguring the parking areas adjacent to the new buildings and associated paving, drainage, water, and sewer infrastructure modifications required for redevelopment.

The existing legal positive outfall for this project is to the LWDD E-1 canal.

The proposed drainage system will consist of a series of inlets and drainage pipes and the design will provide storm attenuation to meet the requirements set forth in the SFWMD drainage permit No. 50-00357-S.

Applicable required permits for the proposed work will be sought from SFWMD, LWDD, PBC Building Division, FDOT, and FDEP. No work will commence until required permits are obtained.

Michael A. Troxell, P.E.
Florida P.E. License # 50572
Certificate of Authorization No. 27528

Michael A. Troxell, State of Florida, Professional Engineer, License No. 50572. This document has been digitally signed and sealed by Michael A. Troxell, P.E. on 04/24/2024. Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

Exhibit K - Utility Letter



Letter for
Concurrency Reservation

To: Zoning Division
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department

Date: October 1, 2024

Control # 00238

Re: PZ&B Application #: ZV/ABN/DOA/CA-2024-00774
Project Name – Shadowood MUPD

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	272.15
Wastewater	272.15
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-47-18-14-003-0010, 00-42-47-18-14-003-0030

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: 01 Oct 24