

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



Application No.: PDD/R/W2004-352
Control No.: 2004-0269
Petitioner: Palm Beach County
Owner: Lantana Farms Assoc. Inc.
Agent: Audrey Wolf, Palm Beach County Facilities Development & Operations
Telephone No.: (561) 233-0200
Project Manager: Maryann Kwok, Principal Site Planner *MK 9/14/04*

Location: Approximately 1 mile north of Northlake Boulevard on the east side of Seminole Pratt Whitney Road (**Palm Beach County Biotechnology Research Park**).

1. **Title:** Application for Development Approval (ADA). **Request:** A Development Order for a Development of Regional Impact (DRI).
 2. **Title:** Official Zoning Map Amendment to a Planned Development District. **Request:** Rezoning from the Agricultural Residential (AR) and Special Agricultural (SA) Zoning Districts to the Planned Industrial Park Development (PIPD) District.
 3. **Title:** Requested Use. **Request:** To allow one or more of the following requested uses – 1) college or university; 2) daycare, general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and, 8) removal of excess fill (excavation, type II).
 4. **Title:** Waiver. **Request:** A reduction of the required separation of excavation from residential land use.
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PETITION SUMMARY: Proposed is the rezoning of a 1,919.23 acre parcel of land from the Agricultural Residential (AR) and Special Agriculture (SA) Zoning Districts to the Planned Industrial Park Development (PIPD) District for a Biotechnology Research Park. The proposed development will consist primarily of the Scripps Research Institute (TSRI) campus, and biotechnology research/development industries. Additionally, there will be secondary and complementary land uses including community commercial, recreational and residential uses. Also proposed by the petitioner are the following Requested Uses and Waiver:

- College or University
- General Daycare
- Dog Daycare
- Financial Institution
- Hospital or Medical center
- Research Laboratory
- Elementary or Secondary School
- Removal of excess fill, Excavation Type II; and,
- Reduction of the required separation of excavation from residential land use (waiver).

The proposed Master Plan shows 12 Light Industrial pods; 4 Commercial pods; 2 Residential pods, and 2 Recreational pods for a total of 20 pods. Also proposed are 247 acres of natural area and 236 acres of lake area. Access to the site will be from Seminole Pratt Whitney Road and the future west extension of PGA Boulevard.

ISSUES SUMMARY:

o Requested Uses

The following summarizes the list of uses being requested by the petitioner. Contingent upon approval by the BCC, these requested uses would be allowed to be developed in the assigned pods of the PIPD, and as indicated on the Master Plan dated July 19, 2004:

1. College or University - the petitioner is requesting to allow a college or university for 2,000 full time students at the south portion of Pod O (commercial pod). The proposed building area for the college is 1,136,916 square feet.
2. Daycare Center – the petitioner is requesting one 10,000 square foot daycare center (general) to be allowed in Pod O (commercial pod) for 150 children. Additionally, pursuant to Article 4.B.1.A.40, a limited daycare (maximum 20 persons) is permitted in a PIPD provided the facility is for the exclusive use of on-site employees.
3. Dog daycare – the petitioner is also requesting 2 dog daycare centers at 2,500 square feet each, and to be located in the commercial pods F and O of the PIPD. Additionally, pursuant to Table 3.E.1.B-10, PDD Use Matrix, dog daycare centers are permitted in the industrial pods of a PIPD.
4. Financial Institution – pursuant to Article 4.B.1.A.55, a Financial Institution that exceeds 5,000 square feet must be approved as a Requested Use. Two financial institutions with drive-thru facilities are being proposed for the commercial pods F and O. Each financial institution is approximately 5,000 square feet with 3 drive-thru lanes and 1 Automated Teller Machine (ATM) lane.
5. Hospital/medical center – the petitioner is requesting that a hospital/medical center to be allowed in Pod M (commercial pod). The proposed program includes a 300-bed facility with a proposed center of 529,254 square feet.
6. Research Laboratories – the petitioner is requesting to allow research laboratories in commercial pods of a PIPD. A ULDC text amendment is being proposed to allow research laboratories in a commercial pod of a PIPD, subject to a Requested Use approval. This will allow flexibility for incubators/start-up laboratories to be developed in Pod O, in the college/university campus, and in other commercial pods of the PIPD.
7. Elementary/secondary school - a 980,100 square foot elementary/secondary school for 2,500 students is being proposed for Pod C (commercial pod). This use will also be subject to regulations of the South Florida Water Management District and the Airport Zoning Overlay.
8. Excavation Type II, removal of excess fill and Waiver for separation requirement from residential uses – The petitioner is requesting to allow more than 10% of the material to be excavated under a Type II excavation permit to be removed off site (Article 4.D.5.E.5.c & d). It is anticipated that more than 10% of the extracted material will be removed from the site due to the existing site grades, and the size of the proposed water management and the natural areas. Since more than 10% of the fill will be removed from the site, this requirement is subject to compatibility standards of Article 4.D.5.F.7.a of the ULDC with regards to separation from residential uses. The ULDC requires a minimum of 0.25-mile separation from the proposed excavation to the existing residences. The proposed lake area will be less than 0.25 mile from the existing residential uses (The Acreage) located immediately south of the site. Therefore, the petitioner is requesting this requirement to be waived by the Board of County

Commissioners. This lake area and an accompanying 100-foot landscape strip will serve as a buffer for the existing residences from the Research Park.

o Master Plan - Density and Intensity

The Master Plan shows a total of 20 pods with the following land use breakdown:

PIPD Land Use	Acres	Percentage of total land area
Non-Residential		
Light Industrial	580.03	30%
Commercial	242.00	13%
Recreation/Civic	32.00	2%
Subtotal:	854.03	45%
Residential		
Residential	143.00	7%
Road r.o.w.	191.80	10%
Open space	45.42	2%
Water surface area/lake (236 ac.) Maintenance easement (13.46 ac.)	249.46	13%
BTP Natural Area	247.00	13%
Buffers	188.52	10%
Subtotal:	1,065.20	55%
Total:	1,919.23	100%

A total of 14,466,182 square feet of building area is proposed for the 1,919.23-acre site. The proposed intensity for the PIPD is based on the 854.03-acre non-residential land area and at a 0.39 Floor Area Ratio (FAR), which is less than the maximum permitted FAR of 0.45. The following summarized the proposed land use intensity:

Non Residential Land Uses	Building Area	Other
Industrial Use types:	10,500,000 s.f.	-
Retail, general:	395,000 s.f.	-
Hotel	20,000 s.f.	40 rooms
Financial Institutions	10,000 s.f.	3-drive-thrus + 1 ATM Lane 2 total
Daycare, general	10,000 s.f.	150 children
Dog daycare	5,000 s.f.	2 total
Secondary School College or University	2,117,016 s.f.	2,500 secondary students 2000 college students
Recreation/community facilities Park Library Community Center Fire Station	487,872 s.f. 30,000 s.f. 20,000 s.f.	- 20 acres
Hospital or Medical Center	529,254 s.f.	300 beds
Overall Total:	14,466,182 s.f.	40 bed hotel 150 children day care 2,500 secondary students 2000 college students 300 beds clinic/hospital

The net density calculation for the residential component of the PIPD is based on the residential land area of the 1,919.23 site. The 1,065.2-acre residential land area includes road right-of-ways; open space areas; retention areas, the BTP natural area; and all perimeter landscape buffers. The proposed density is based on the site's underlying future land use designation of LR-2, as follows:

1,065.20 acres X 2du/ac = 2,130 dwelling units. The petitioner is proposing a total of 2,000 units (net density of 1.88 du/ac). Increase of density for the site may also be obtained through the Transfer of Development Rights and other density bonus programs offered by the County.

Residential Land Uses	Units
Single family	500 units
Apartment	1,160 units
Townhouse	340 units
Total:	2,000 units

o Design Standards

Design standards have been prepared to serve as a supplement to the requirements identified in the Unified Land Development Code (ULDC). These standards will govern the development of the Research Park, along with the Regulating Plans, DRI (Exhibit C) and Local Government (Exhibit C1) conditions of approval. Design theory and criteria, as well as general property development regulations, will be set forth for implementation of the Research Park. The Design Standards is made up of ten chapters, which includes development regulations for different types of pods; open space; transportation; architecture; landscape buffers; signs; site furnishings, and implementation. Each pod within the Park is permitted a variety of uses that complement one another to create a cohesive project. Pods that are designated as "Block" on the Master Plan dated July 19, 2004 must be developed in accordance with the Block style standards, and all other pods that are not designated may be developed in accordance with either the Block or Campus style standards. (See Exhibit F, Design Standards).

o The Scripps Research Institute (TSRI) campus - Phase 1 of Pod N

The first phase of the permanent facility will include a 364,000 square foot biomedical research facility to be built on the 102.03-acre parcel of Pod N. The TSRI campus is expected to open in late 2006. The TSRI is also requesting for deviation from the Architectural Guidelines, the first 3 buildings will be designed as Unique structures pursuant to Article 5.C.1.F. This request will be subject to BCC approval at the September 30, 2004 hearing.

o Concurrent applications

In addition to the rezoning, requested use and waiver applications, two other applications have been submitted for the proposed development including a Development of Regional Impact (DRI) application, and a Large Scale Comprehensive Plan Amendment application.

The project is subject to an Expedited Permitting Review, which was approved by the State of Florida pursuant to Section 403.973 of the Florida Statutes. On June 23, 2004, the petitioner was notified that the Application for Development Approval for the DRI had been found complete. The petitioner was notified that the public hearing may be set for the proposed Biotechnology Research Park DRI.

Development of Regional Impact (DRI) – The proposed development exceeds the threshold set forth by the State of Florida, Fl. Statute 380.06, and must therefore be considered as a DRI. An application has been made to the Treasure Coast Regional Planning Council (TCRPC), and to the Department of Community Affairs (DCA). The project has been reviewed by the TCRPC and the hearing of the DRI application was held on July 16, 2004 pursuant to Chapter 380.06(12), Florida Statutes and 9J-2.024(1) of the Florida Administrative Code (FAC). A final DRI assessment report was published

on July 30, 2004. The TCRPC recommends that all the key issues and impacts can be completely addressed through modifications to the Master Plan and by including conditions of approval as proposed in the assessment report, the following summarized the Council's recommendations, and the petitioner's response to the recommendations:

1. **Alternate sites**

TCRPC recommendation: The Council encouraged the petitioner to examine alternate sites that could be better integrated into the County's roadway network, provide close or immediate access to rail and interstate facilities.

Petitioner's response: The BCC has directed staff to look at 13 different sites. A report was presented to the BCC on July 13, 2004. At the hearing, the BCC short-listed 5 sites for further consideration. Additional analyses were prepared and presented to the BCC on August 17, 2004. Five sites were chosen, they are the Palm Beach County Park of Commerce; WCI Parcel 19; Briger Parcel; Florida Crystals Parcel, and the City of Riviera Beach CRA. The hearing of these alternate sites was on August 17, 2004. The BCC has selected WCI Parcel 19 and the Briger Parcel for TSRI to consider as the alternative sites for further consideration. The TSRI will have until September 13, 2004 to make a decision on the site selection.

2. **Subject Property (Mecca Farm Site)**

TCRPC recommendation: If the petitioner chooses to approve and develop the project on the subject property, it is recommended by the Council that Phase 1 development be focused on a relatively compact area of the site, and the remainder of the site be developed over several phases. The phased approach would provide the time required to conclude unresolved regional issues. The petitioner would also be required to provide specific designs and mitigation measures to address issues that may arise at future phases.

Petitioner's response: The petitioner indicated that the Infrastructure Phase 1 Construction Area Plan MP-4 has been refined to address TCRPC's concerns. Phase 1 of this development has been limited to the boundary as shown on MP-4 dated July 14, 2004. At the July 16, 2004 hearing of this DRI application, Council recommended approval of the DRI application including MP-4.

3. **Alternative Master Plan**

TCRPC recommendation: An Alternative Master Plan (AMP) for the project has been presented by the TCRPC as a suggested way to mitigate regional impacts, and to assure the County's expectations and stated visions for the Research Park are fulfilled.

Response: The County, however, indicated that the proposed Master Plan, will meet the regional planning principles subject to the development standards of the Design Standards (Exhibit F), the DRI conditions (Exhibit C) and the Local Government conditions (Exhibit C1). The Design Guidelines (have been renamed to Design Standards in the rezoning application) submitted as part of the DRI application have also been revised by the petitioner to include purpose/intent, development standards and regulations for the implementation of the project. These design standards (Exhibit F) will be subject to BCC approval.

4. **DRI conditions**

TCRPC recommendation: The TCRPC also recommended general conditions of approval in the DRI Assessment Report be included in the Development Order issued by the BCC. These conditions address issues related to roadway improvements; transit and transportation management; environmental and natural resources; water supply and waste water management; solid waste and hazardous materials; air quality; workforce housing; and human resources.

Response: To address the Council's concerns, regional and site-specific issues, the petitioner has accepted most of the Council's recommended conditions, which have been included in Exhibit C (DRI Conditions). For more effective monitoring of these Conditions, some of these DRI Conditions have been placed and administered under Local Government Conditions (Exhibit C1,

also see Exhibit E for new locations of the DRI Conditions).

o Consistency with Comprehensive Plan

There are several required text amendments to the Comprehensive Plan, which are proceeding concurrently with the rezoning application. The Comprehensive Plan text changes include the following:

- designation of the subject site as the Scientific Community Overlay (SCO);
- designation of the SCO as a Limited Urban Service Area (LUSA);
- allowance for the removal of the SCO from the Rural Tier; and,
- a provision that the rules and property development regulations of the Urban/Suburban Tier be applied to the SCO.

In addition, the site is the subject of a County-initiated amendment to the Future Land Use (FLU) Atlas (LGA 2004-00045, Mecca Farms EDC) to change the FLU designation from Rural Residential, 1 unit per 10 acres (RR-10) to Economic Development Center with an underlying Low Residential 2 units per acre (EDC/2) and remove the site from the Rural Tier. Another amendment would modify FLUE Policy 3.5-d to exempt the SCO from the Comprehensive Plan's long range transportation requirements and provide a Constrained Roadway at a Lower Level of Service (CRALLS) designations. The Planning Division is recommending approval of these amendments with a condition of approval restricting the intensity and density of development on the site. The Land Use Advisory Board (LUAB) recommended approval at its June 11th hearing, and the Board of County Commissioners (BCC) voted to transmit these amendments to the Department of Community Affairs (DCA) on June 28, 2004.

Contingent upon BCC adoption of the land use amendment, the rezoning to a PIPD and the request for a total of 14,446,182 square feet of non-residential uses and 2,000 or more dwelling units would be consistent with the site's proposed EDC/2 FLU designation.

The petitioner's request is based on 854.03 acres, which are being utilized for non-residential uses (commercial, industrial, etc.), while the remaining 1,065.20 acres are being utilized for residential uses. Thus, the maximum non-residential square footage allowed on the site under the EDC FLU designation is 16,740,695 square feet (854.03 acres X 43,560 X .45 = 16,740,695 square feet), and the maximum dwelling units allowed by the site's underlying LR-2 designation is 2,130 units (1,065.20 acres X 2 du/ac = 2,130 units (PDD) density). However, proposed conditions in both the land use amendment and the Development of Regional Impact Application for Development Approval (DRI/ADA) would limit the square footages and units to those requested in the application. Regarding the proposed accessory overnight accommodation and work live spaces, non-residential square footage (intensity) will be utilized for these types of residential structures.

o Compatibility with Surrounding Land Uses

North and west of the proposed PIPD are existing conservation lands (Hungryland Slough Natural Area and the J.W. Corbett Wildlife Management Area). The Acreage, a low-density residential subdivision with a RR-2.5 future land use designation but with existing lots of 1.25 acres, is to the south. East of the site is the Vavrus Ranch, which lies within the municipal boundary of the City of Palm Beach Gardens and consists of undeveloped agricultural and natural lands. The Vavrus site is now being considered for development with similar and complementary uses to those proposed for the subject property.

The proposed development will provide oversized landscape buffers along the north, south, east and west property lines. The proposed phasing of this project will be based on trip generation, and an ongoing traffic study will be submitted to the County to address any traffic impact issues. Subject to the recommended conditions of approval as indicated in Exhibit C (DRI conditions) and C1 (Local government conditions), staff does not anticipate any negative impact to the surrounding land uses.

o Environmental Issues

The proposed development will provide over 250 acres of natural area, which will be located to the north and west portions of the site. The creation of this Biotechnology Park (BTP) Natural Area can help further the goals of the Comprehensive Everglades Restoration Program (CERP), which includes the restoration of the Loxahatchee River watershed. The North Palm Beach County CERP plan has identified the need to have an interconnection between the L-8 basin and the C-18 basin, which has been referred to as a "Flow way". The BRP natural Area includes a provision for future use by South Florida Water Management District for this L-8/C-18 Basin interconnect. The BTP Natural Area will also contain wildlife habitat and wetland vegetation replacement, final outfall for the project, and the opportunity for a future L-8/C-18 basin connection will have a positive effect on the environment. Additionally, DRI Condition 30 and Local Government Conditions G.1 through G.12 are imposed to ensure these environmental issues are addressed.

o North County Airport

The subject property is located within the North County Airport 5-mile Land Use Restriction Zone. Pursuant to Section 16.C.1.E.2 of the ULDC, educational facilities are not permitted at either end of a runway within an area that extends 5-miles in a direct line along the centerline of the runway. All of the proposed educational facilities, including the TSRI parcel have been located outside this zone. The proposed residential uses have also been allocated to the northeastern and southwestern portions of the site, which are outside this zone. Conditions F.1 and F.2 are recommended to require the property owner/residential developer to include a disclosure statement identifying and notifying prospective residents that the community is in the vicinity of the North County Airport.

o Traffic/Constrained Roadways at Lower Level of Service (CRALLS) designation

The development phases of this project will be based on the proposed roadway improvements. The Traffic analysis will set the allowable number of trips per phase based on improvements required for the transportation network. The intensity of the uses within each phase may change depending on the market and the build-out of the Research Park. However, once the threshold for transportation network improvements in each phase is reached, the intensity and uses of the next phase cannot be commenced until the roadway improvements have also been commenced. The mix of uses within each phase can also be modified so long as the allowable number of trips per phase is not exceeded.

As part of the approval for the development of the subject property, CRALLS designations are requested through the Comprehensive Plan amendments. The request will allow the character of the area to be maintained by not requiring road widening, however, some of the designations will expire at a certain time, and a timing mechanism will be provided so that the evolving traffic patterns in the area can be examined. Appropriate roadway improvements could be delayed to future phases, if they are still determined to be required at that time. Monitoring of the area roadways and roadway improvements will be conditions of the development for the project.

o Landscaping

The Unified Land Development Code (ULDC) requires a 25-foot perimeter buffer be provided along the boundaries of a PIPD. The petitioner is proposing the following:

North property line adjacent to the Hungryland Slough Natural Area – A 100-foot wide Type 3 Incompatibility buffer will be provided on the south side of the BTP natural area. A Type 3 Incompatibility buffer, pursuant to Article 7 of the ULDC, requires a combination of a 6-foot high wall/fence, canopy trees and 3 layers of shrubs. An 87-acre natural area will form an additional buffer from the adjacent conservation areas. This 100-foot buffer will also contain a 15-foot wide paved pedway system. See Condition L.1.

South property line adjacent to The Acreage rural residential subdivision - A 100-foot wide Type 3 Incompatibility buffer will be provided. This buffer with native vegetation will also contain a pedway system. See Condition M.1.

East property line adjacent to the Vavrus Ranch property – A range of Type 1 and Type 3 landscape buffers (10-20 feet in width) will be required to be installed along the east property line depends on the uses on both the subject property and the proposed Vavrus development, however, the petitioner is proposing to provide a 50-foot wide perimeter buffer along the entire east property line. See Condition N.1.

West property line abutting the JW Corbett Wildlife Management Area – A 150-foot wide buffer with upland vegetation and a pedway system will be provided along the east side of the future Seminole Pratt Whitney Road. West of the road right-of-way is the 160-acre BTP natural area. This natural area will provide additional buffering for the adjacent conservation areas. See Condition O.1.

Staff is recommending conditions of approval, which will require additional native plant materials to be included in the buffers. All interior landscaping within the PIPD will have to be designed in compliance with Article 7 (Landscaping) of the ULDC and the Design Standards (Exhibit F).

o Signs

A preliminary Master Sign Program has been submitted, and a Master Sign Plan for each pod will be required to be approved at final site plan approval by the Development Review Officer for consistency with the overall established site furnishing theme for the Research Park. (See Design Standards).

o Development Order Abandonment

Portion of the subject property has a previous approval for a Type IIIA excavation. On May 22, 1997, the 1,631-acre site (Mecca Farms) was rezoned from AR to SA Zoning District with a Class A Conditional Use for a Type III Excavation (Mecca Grove Excavation). The Type III Excavation approval was for a 225-acre excavation area, which is located central to the site. Development Order Abandonment will also be required to revoke the existing Type III excavation use approved on the subject property. The owner of the Grove excavation is requesting that activities related to the excavation be continued until the close of sale for the subject property, which is estimated to be by January 1, 2005. Staff recommends Condition A.4 to allow the continuance of the excavation, and the request to process the abandonment application after the closing of the property.

o Joint Planning Efforts

Efforts have been ongoing between the City of Palm Beach Gardens and Palm Beach County to jointly plan for the development of the subject property and the Vavrus Ranch property. These efforts will continue to progress as more details of the Research Park and the adjacent Vavrus property are developed. The proposed program for the 2000-acre Vavrus parcel will include a variety of housing units; a town center that would provide commercial opportunities and services; and also research and development businesses. These uses will complement and supplement uses in the Palm Beach Biotechnology Research Park. A DRI application for the Vavrus project has been submitted to the TCRPC for review.

o **ZONING COMMISSION (ZC) AMENDMENTS**

At the August 16, 2004 ZC hearing, several concerned property owners came to express their concerns regarding the project. The following issues were discussed:

Alternate Sites – a property owner questioned the reason for placing the hearing of the alternate sites after the ZC hearing. The ZC indicated the August 16 ZC hearing was scheduled months ahead of the alternate site hearing, and should the BCC choose another site other than the Mecca property, then the new chosen site (if it is located within the unincorporated boundary) will be subject to the same ZC and BCC hearings.

Paved roads – Carol Francis, the representative from the Acreage Land Owner Association, requested that two roads be paved. They are 100th Lane and Tangelo Boulevard. It was Ms. Francis' statement that additional traffic from the Bio-Tech Park would generate the need for these roads to be paved. However, the Indian Trail Improvement District expressed their concerns regarding the pavement of these roads. The petitioner will meet with the Acreage and the Indian Trail Improvement District to determine whether these roads would need to be paved, and the County staff would also review to see whether they would fund the requested improvements.

Traffic – the ZC questioned how traffic would be handled for the Scripps project. The petitioner indicated that alternate transportation program would be put together for the project including co-ordination with Palm Tran to establish bus routes. Also conditions of approval relating to the CRALLS designation would require on-site shuttle, trolley system and an intermodal center to be established within the PIPD. The intermodal center is a facility provided for public transit users to change one mode of transportation to another. Also proposed is a network of pedestrian trail and pedway system throughout the site, and oversized pedestrian medians will be provided at crossings of the arterial/collector streets. At time of the publication of the staff report, the Palm Beach County Engineering Department has not made a final decision.

School sites – the ZC had questions regarding the location of the proposed school site in Pod C (northwest portion of the site), and preferred to see the school to be located to the northeast section adjacent to the residential units. The petitioner indicated that elementary and middle school sites are proposed within the Vavrus property, and the one proposed in Pod C is most likely to be planned as a high school, additionally the northeast section of the site is within the Airport 5-mile buffer zone, which restricts educational facility be developed within this zone.

Sprawl – the ZC also expressed concerns whether this project would be an example of urban sprawl. The petitioner indicated that this issue has been brought up during the hearings of the Comprehensive Plan amendments and the DRI. This project would not be considered as urban sprawl since it is a well-planned project controlled by roadway improvements and will be developed over several phases. The project will have a very high internal trip capture, and most employees will be expected to live and work in the PIPD.

The ZC voted unanimously for the approval of this project subject to all the amended conditions, and the requirement of road pavement for 100th Avenue would be subject to BCC direction.

Additionally, numerous new Engineering (Local Government) conditions have been added to the original ZC staff report requiring intersection improvements to the surrounding roadways during each of the five traffic phases.

Tabular Data

	EXISTING/REQUIRED BY ULDC	PROPOSED
Property Control Number(s)	00-41-42-05-00-000-7020; 7010; 3000; and 00-41-42-06-00-000-5010	Pending
Tier	Rural Tier	N.A.
Land Use Overlay	N.A.	Scientific Overlay Community (SCO)
Land Use Designation	Rural Residential 10 (RR-10)	Economic Development Center with an underlying Residential Low 2 (EDC/LR-2)

Zoning District:	Agricultural Residential (AR) and Special Agricultural Production (SA)	Scientific Overlay Community (SCO)/Planned Industrial Park Development (PIPD)
Use:	Citrus Farm	Mixed Uses – Residential, Commercial and Industrial
Acreage:	1,919.23 acres	Same
Building Floor Area:	0	14,466,182 square feet
FAR:	0.45 (ULDC)	0.39 (Proposed net non-residential FAR = 14,466,182 divided by 854.03 acres)
Dwelling Units	0	2,000
Density:	0	1.88 du/ac
Access:	Seminole Pratt Whitney Road	Seminole Pratt Whitney Road (extension) and future extension of PGA Boulevard

PUBLIC COMMENT SUMMARY: At time of publication, staff had received one letter in support; one letter from the Acreage Landowners' Association Inc. requesting that the Scripps project to provide paving on 2 local roads. There are 2 letters in opposition to the request; the comments generally indicated concerns regarding development will affect land value; loss of rural and agricultural lands, and the impact of the natural and wildlife conservation area.

RECOMMENDATION: Staff recommends approval of the request, subject to 39 conditions as indicated in Exhibit C and 243 conditions in Exhibit C1.

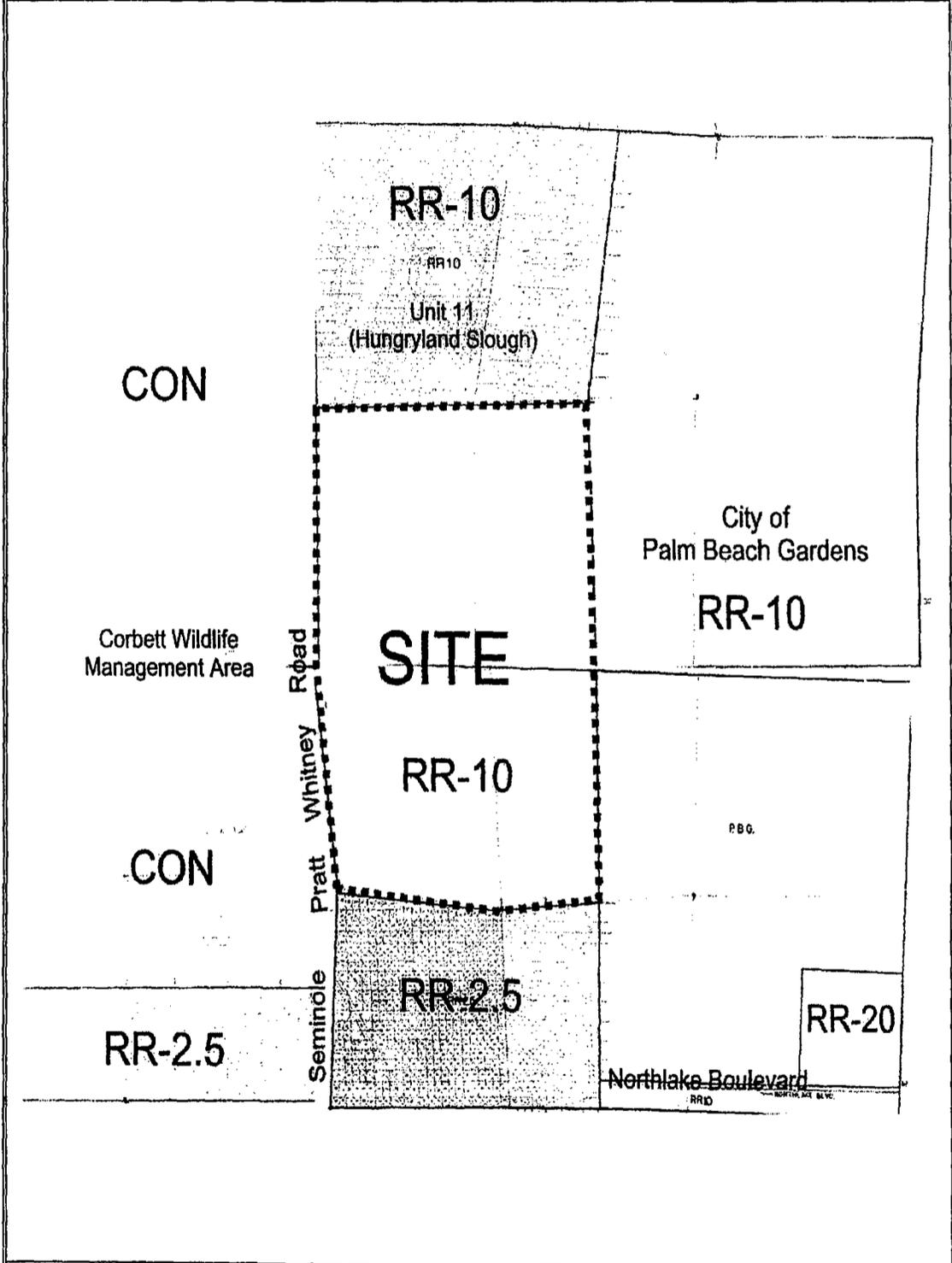
MOTION: To recommend approval of a Development of Regional Impact.

MOTION: To recommend approval for an Official Zoning Map Amendment from the Agricultural Residential and the Special Agricultural Zoning Districts to the Planned Industrial Park Development District.

MOTION: To recommend approval to allow one or more of the following requested uses – 1) college or university; 2) daycare general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and 8) removal of excess fill (excavation, type II).

MOTION: To recommend approval of a waiver to reduce required separation of excavation from residential land use.

**PALM BEACH COUNTY PLANNING DIVISION
SITE LOCATION AND LAND USE**

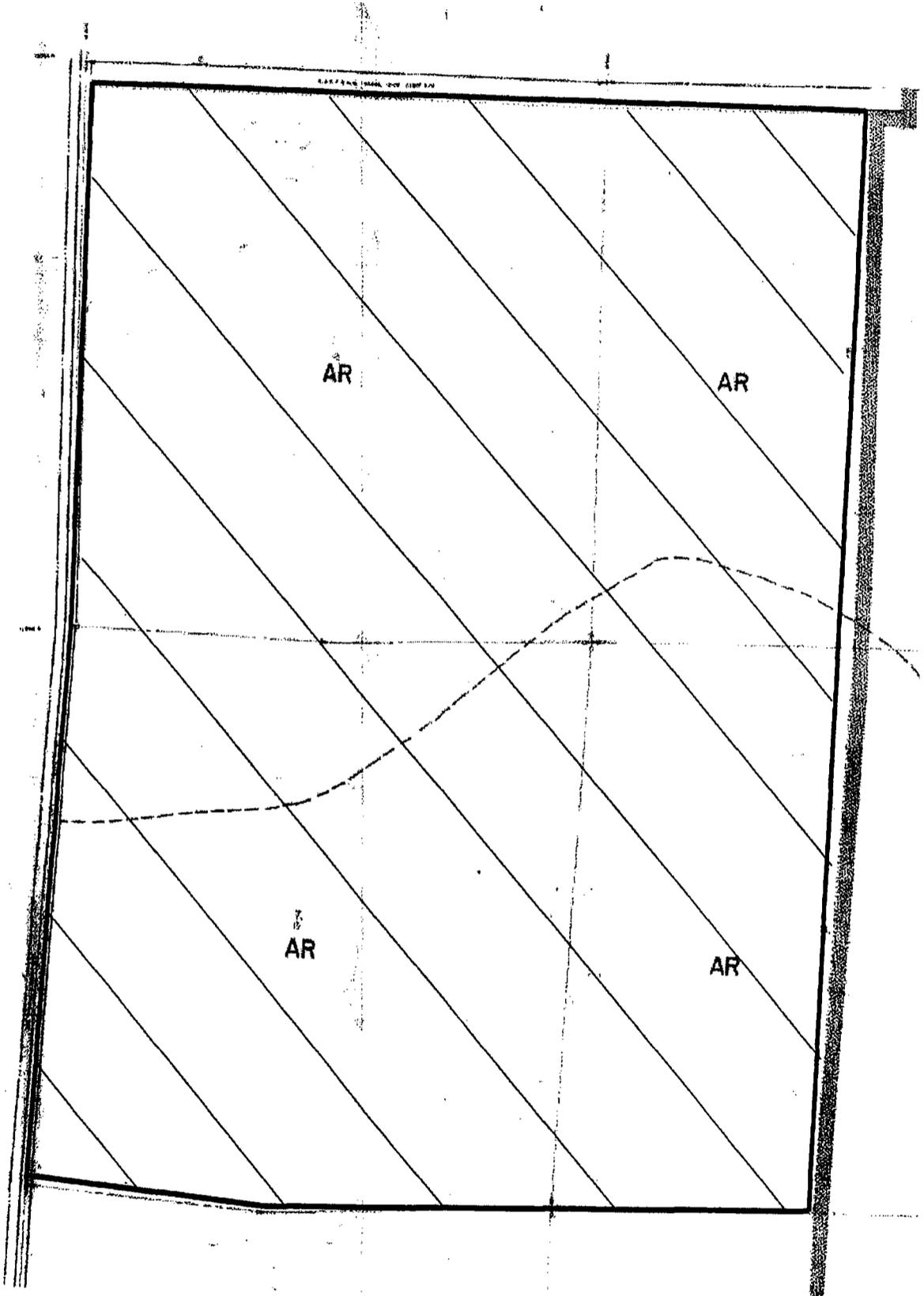


Petition Number: 2004-352
 Land Use Atlas Page: 22 and 28
 Date: 6-02-04



EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2004-352

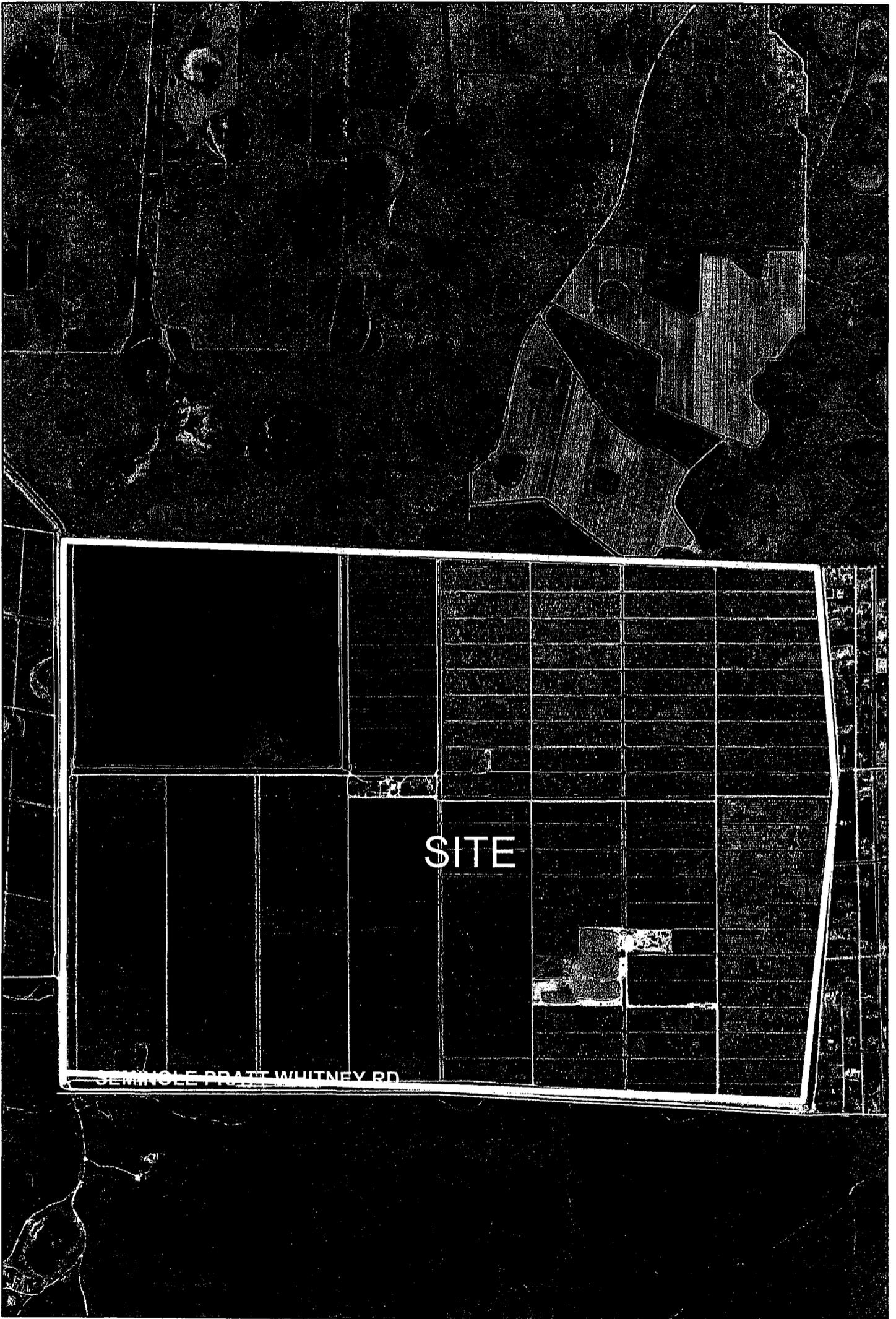
Control # 2004-269

Zoning Quad Page 73

Date August 11, 2004



NORTH



ZONING PETITION	PROJECT NAME	ZONING DESIGNATIONS
PDD 2004-0352	Palm Beach County Biotechnology Research Park	AR - Agricultural Residential SA - Special Agricultural
Size: 1919 acres	Existing Zoning - AR & SA	PIPD - Planned Industrial Park Development
Existing Use: Excavation	Proposed Zoning - PIPD	
Proposed Use- Residential, Educational, Hospital Utilities, Commercial, Industrial		

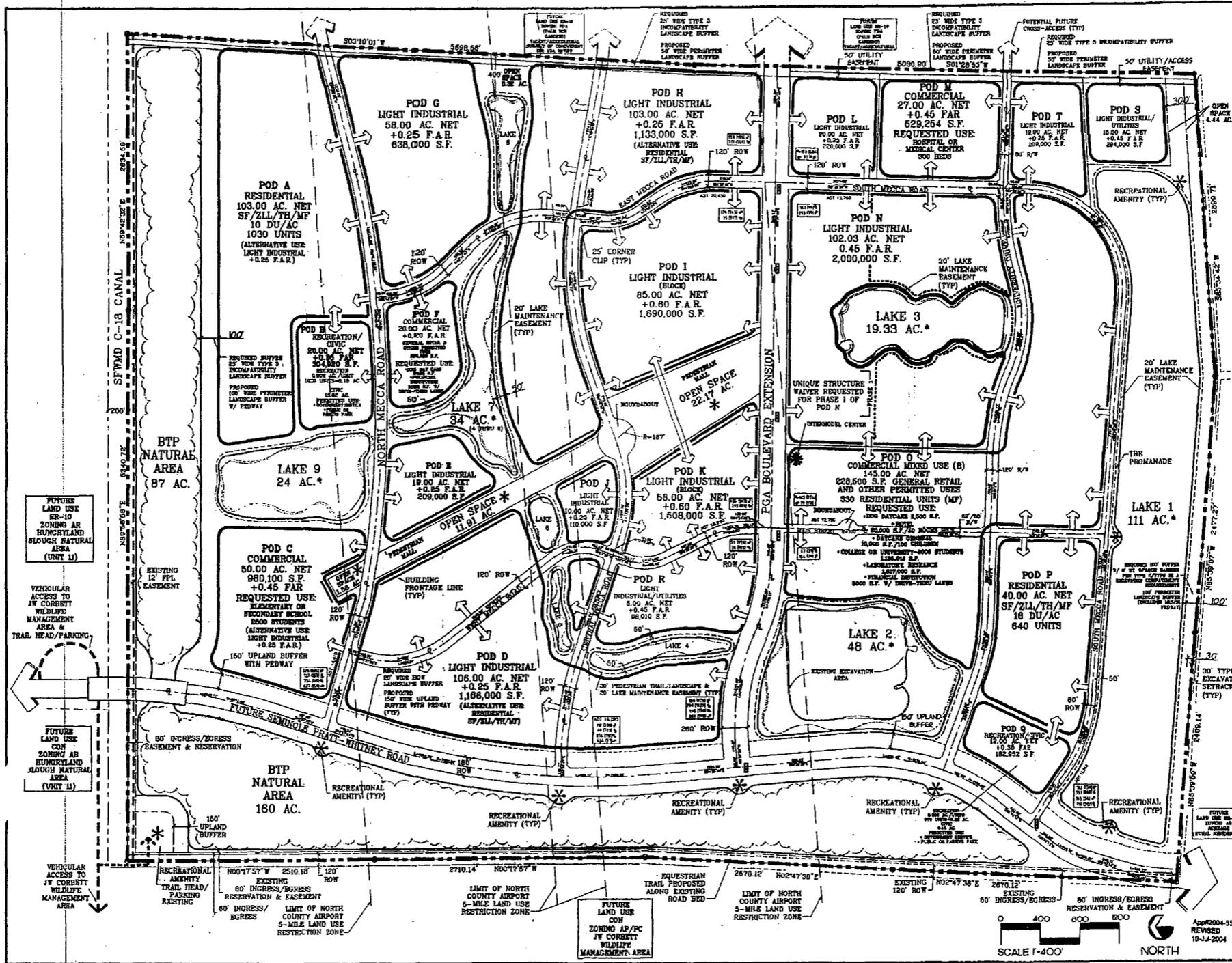
Zoning
Quad -

Future Land
Use Map -

Planning, Zoning and Building
Department - GIS

100 Australian Avenue
West Palm Beach, FL 33406
(561) 233-5000
pzmap@co.palm-beach.fl.us
www.pbcgov.com/pzb

MASTER PLAN
July 19, 2004



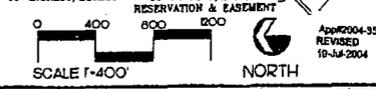
Landscapes Architects / Plan
Kilday & Associates
1501 Foothill Plaza
West Palm Beach, Florida 33411
Phone: (561) 888-3322
Fax: (561) 888-2322
Email: www.kilday.com

Palm Beach County, Florida
Master Plan
**PALM BEACH COUNTY
BIOTECHNOLOGY
RESEARCH PARK PIPD/DRI**

Scale: 1"=400'
Date: 06/2/04
Design By: JLC
Drawn By: QAT
Check By: CWB
File No. 1058.30
Date File: MPI-2.7-19-1
Drawing No. 03-02

REVISIONS / SUBMISSIONS	DATE	BY	DESCRIPTION
△	4/21/04	PER COMMENTS	01
△	7/7/04	FOR DRG COMMENTS	02
△	7/19/04	REMOVE PIPD TOWER	03
△			
△			

MASTER PLAN
MP-1
of 6



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Site Data

PETITION NUMBER P60/R2004-352
 PROJECT NUMBER
 PROJECT NAME PBC BIOTECHNOLOGY RESEARCH PARK
 PROPOSED USE MIXED
 EXISTING FLD DESIGNATION RR-1D
 PROPOSED FLD DESIGNATION EDC/LR2
 EXISTING ZONING DISTRICT M/S/A
 PROPOSED ZONING DISTRICT PFD
 PROPOSED OVERLAY DISTRICT SCIENCE AND TECHNOLOGY (SCOT)
 NEP N/A (LIMITED URBAN SERVICE AREA APPLIES)
 SECTION TOWNSHIP RANGE S.8, T.8, R.42-41
 PROPERTY CONTROL NUMBERS 00-41-42-00-00-000-7120
 00-41-42-00-00-000-3000
 00-41-42-00-00-000-7010
 00-41-42-00-00-000-5010
 TRAFFIC ANALYSIS ZONE B24
 TER N/A

CONCURRENCY CHART

PROPOSED LAND USES	INTENSITY	
	BUILDING AREA	OTHER
INDUSTRIAL LIGHT	10,500,000 S.F.	
RETAIL, GENERAL	393,000 S.F.	
HOTEL (R)	20,000 S.F.	40 ROOMS
FINANCIAL INSTITUTIONS (R)	10,000 S.F.	3 DRIVE-THRU LANES 5 ATM LANE EACH
DOG DAY CARE	8,000 S.F.	2 TOTAL
DAY CARE, GENERAL(R)	10,000 S.F.	180 CHILDREN
UTILITIES	392,040 S.F.	
EDUCATIONAL FACILITIES (R)	2,117,016 S.F.	2,500 ELEMENTARY/SECONDARY STUDENTS/ 2,000 COLLEGE STUDENTS
RECREATION/COMMUNITY FACILITIES	487,872 S.F.	20 AC.
LIBRARY COMMUNITY CENTER FIRE STATION	30,000 S.F. 20,000 S.F.	1 STATION
CLINIC/HOSPITAL (R)	829,254 S.F.	300 BEDS
RESIDENTIAL SINGLE FAMILY APARTMENT TOWNHOUSE		2000 UNITS 500 UNITS 1160 UNITS 340 UNITS
		2000 UNITS 40 BED HOTEL 150 CHILDREN DAY CARE 2,500 ELEMENTARY/SECONDARY STUDENTS/ 2,000 COLLEGE STUDENTS 500 BED CLINIC/HOSPITAL
GRAND TOTALS	14,466,182 S.F.	

CONCURRENCY CHART HAS BEEN PREPARED FOR THE ABOVE USES AND THE INTENSITY SHOWN ON THIS PLAN.

TOTAL LOT AREA (INCLUDES ALL S.F.) 1919.23 AC.
 TOTAL FLOOR AREA 14,466,182 S.F.
 LIGHT INDUSTRIAL (LRD) 10,500,000 S.F.
 GENERAL RETAIL & OTHER PERMITTED USES 393,000 S.F.
 DAY CARE 8,000 S.F.
 DOG DAY CARE 8,000 S.F.
 HOTEL 20,000 S.F.
 HOSPITAL/CLINIC 829,254 S.F.
 FINANCIAL/INSTITUTION 10,000 S.F.
 CLINIC/AMPHITHEATRE 1,136,916 S.F.
 ELEMENTARY OR SECONDARY SCHOOL 2,117,016 S.F.
 UTILITIES 392,040 S.F.
 RECREATION/CIVIC 487,872 S.F.

NET NON-RESIDENTIAL FLOOR AREA/LOT AREA RATIO (MAX. 45) (14,466,182 S.F. ÷ 854.03 AC.) 30%
 BUILDING COVERAGE (MAX. 30%) 30%

TOTAL DWELLING UNITS 2000
 NET DENSITY 1.88 DU/AC
 NET LAND AREA NOT ALLOCATED FOR NON-RESIDENTIAL USES = 1065.20 AC.
 RECREATION REQUIRED 12 AC.
 RECREATION PROVIDED 12 AC.

RECREATION REQUIRED LAND USE BREAKDOWN	RECREATION PROVIDED LAND USE BREAKDOWN
NON-RESIDENTIAL	NON-RESIDENTIAL
LIGHT INDUSTRIAL 580.03 AC. 30%	LIGHT INDUSTRIAL 580.03 AC. 30%
COMMERCIAL 242.00 AC. 13%	COMMERCIAL 242.00 AC. 13%
RECREATION/CIVIC 32.00 AC. 2%	RECREATION/CIVIC 32.00 AC. 2%
SUB-TOTAL 854.03 AC. 45%	SUB-TOTAL 854.03 AC. 45%
RESIDENTIAL	RESIDENTIAL
RESIDENTIAL 143.00 AC. 7%	RESIDENTIAL 143.00 AC. 7%
ROAD ROW 191.80 AC. 10%	ROAD ROW 191.80 AC. 10%
OPEN SPACE 45.42 AC. 2%	OPEN SPACE 45.42 AC. 2%
RETENTION 249.46 AC. 13%	RETENTION 249.46 AC. 13%
NET TOTAL 1065.20 AC. 55%	NET TOTAL 1065.20 AC. 55%
BTP NATURAL AREA 188.52 AC. 10%	BTP NATURAL AREA 188.52 AC. 10%
BLUFFERS 1065.20 AC. 55%	BLUFFERS 1065.20 AC. 55%
SUB-TOTAL 1919.23 AC. 100%	SUB-TOTAL 1919.23 AC. 100%

MORE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED 7/27/04.
 TRAFFIC COUNTS TAKEN FROM PUBLIC TRAFFIC CONSULTING, INC. TRAFFIC EQUILIBRIUM DATED 06/11/04 BASED ON AM AND PM PEAKS.

Use Chart

POD	POD TYPE	NET AREA	# DU OR SF	DENSITY/INTENSITY	PERMITTED USES	REQUESTED USES	ALTERNATIVE DESIGNATION DENSITY/INTENSITY
A	RES	1070.00 AC.	1000 DU	10 DU/AC	SINGLE FAMILY, TWO-LOT-LINE, TOWNHOME, MULTI-FAMILY, ACCESSORY DWELLING, RECREATION	LIGHT INDUSTRIAL, FAR B.20, MANUFACTURING (GENERAL), FAR C.40	
B	REC/CIVIC	20.00 AC.	3000 SEATING	.15 FAR	PUBLIC PARK, PASSIVE PARK, RECREATION SERVICES		
C	EDU	800.00 AC.	2500 STUDENTS	.31 FAR	ELEMENTARY OR SECONDARY SCHOOL	LIGHT INDUSTRIAL, FAR B.20, RECREATION TO DU/AC ALL TYPES 1000 UNITS	
D	IND.A	1040.00 AC.	1,100,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
E	IND.A	11.00 AC.	300,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
F	COM	20.00 AC.	30 FAR		FINANCIAL INSTITUTION WITH DRIVE-THRU LANES, DOG DAY CARE		
G	IND.A	80.00 AC.	800,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
H	IND.A	153.00 AC.	1,700,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
I	IND.A	85.00 AC.	1,000,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
J	IND.A	10.00 AC.	110,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		

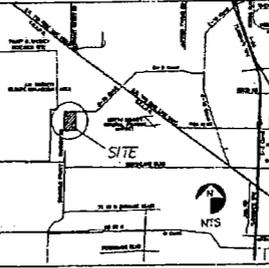
NOTES:

- Parking calculations for each POD will be reviewed in conjunction with individual site plans of the items of FDRD application.
- Signage site, design and location will be identified and reviewed in conjunction with individual site plans at the time of FDRD application.
- It is the intent of Palm Beach County to only phase the project to roadway improvements. Development of the Research Park will be market-driven and, as such, any phasing schedule set forth herein is meant to be a generalized guide as to the anticipated development and the infrastructure and capital improvements needed to support each phase of development. The Traffic Analysis set the allowable number of trips per phase based on improvements needed to the transportation network. The intensity of the uses within each phase may change depending on the market and the build-out of the Research Park. Once the threshold for transportation network improvements in each phase is reached, the intensity and uses of the next phase can not be commenced until the roadway improvements have also Additionally, the mix of uses within each phase may be modified at the local level so long as the allowable number of trips per phase is not exceeded. Concurrency Equilibrium studies may be performed to allow for the reallocation of uses and intensities within each phase at the time of site plan approval.
- Densities and intensities may be transferred between Pods as permitted by the ULDC.
- Please see Design Guidelines/Regulating Plan for design information.
- Special intersection/right corner/corner slips will be identified and reviewed in conjunction with individual site plans at the time of FDRD application.
- Recreational Amenity
- Intermodal Center

POD	POD TYPE	NET AREA	# DU OR SF	DENSITY/INTENSITY	PERMITTED USES	REQUESTED USES	ALTERNATIVE DESIGNATION DENSITY/INTENSITY
K	IND.A	50.00 AC.	1,500,000 S.F.	30,000 S.F./AC (.60 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
L	IND.A	20.00 AC.	200,000 S.F.	11,000 S.F./AC (.19 FAR)	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
M	COM	27.00 AC.	300 BEDS/ 200,254 S.F.	.10 FAR	HOSPITAL OR MEDICAL CENTER		
N	IND.A	102.00 AC.	3,000,000 S.F.	.30 FAR	ACCESSORY OVERNIGHT ACCOMMODATIONS, SECURITY OR CARETAKER QUARTERS, DOG DAY CARE, LAUNDRY SERVICES, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
O	COM/IND	148.00 AC.	182,800 S.F.	.10 FAR	SECURITY OR CARETAKER QUARTERS, CONVENIENCE STORE, LAUNDRY SERVICES, FINANCIAL INSTITUTION, PROFESSIONAL OFFICE, PERSONAL SERVICES, FAST FOOD RESTAURANT, RESTAURANT, CAFE, BAKERY, QUALITY RESTAURANT, SPECIALTY RESTAURANT, VOUCHER, VOUCHER, VOCATIONAL SCHOOL, WORK/LIVE SPACE, NON-PROFIT INSTITUTION, ACCOMMODATIONS, LIMITED DAY CARE, GOVERNMENT SERVICES, FINANCIAL, MINOR UTILITY, DATA INFORMATION PROCESSING, RESEARCH LABORATORY, MANUFACTURING AND PROCESSING, MEDICAL OR DENTAL, LABORATORY, WAREHOUSE, GENERAL, WHOLESALE, WORK/LIVE SPACE		
P	RES	40.00 AC.	840 DU	21 DU/AC	SINGLE FAMILY, TWO-LOT-LINE, TOWNHOME, MULTI-FAMILY, ACCESSORY DWELLING, RECREATION		
Q	REC/CIVIC	12.00 AC.	160,832 S.F.	.13 FAR	PUBLIC PARK, PASSIVE PARK, GOVERNMENT SERVICES		
R	IND.A	3.00 AC.	90,000 S.F.	.30 FAR	UTILITIES, MINOR GOVERNMENT SERVICES		
S	IND.A	15.00 AC.	284,100 S.F.	.19 FAR	UTILITIES, MINOR GOVERNMENT SERVICES		
T	IND.A	11.00 AC.	200,000 S.F.	.18 FAR	UTILITIES, MINOR GOVERNMENT SERVICES		
ENTIRE SITE		246.46 AC.					

(N) DENOTES "BASIC STYLE" PERMISSIBLE TO DESIGN CRITERIA SET FORTH IN DESIGN GUIDELINES/REGULATING PLAN

Location Map



PALM BEACH COUNTY REQUIRED LANDSCAPE NOTES

- Utility enclosures shall not encroach into landscape buffers more than 5 feet.
- If a wall or fence is used, a minimum of 70% of the required fence shall be located within the buffer of the wall or fence along the 50% or 75% buffer.
- If a wall with a solid fence barrier is used, a minimum of 50 other feet of approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.
- Approved material shall be provided along the 50% or 75% buffer.

Landscape Data

-MINIMUM INTERIOR TREE REQUIREMENTS
 -RESIDENTIAL PODS 1 1000/2500 SF
 -NON-RESIDENTIAL PODS 1 1000/2500 SF
 -MINIMUM TREE REQUIREMENTS
 -RESIDENTIAL PODS 3 3000/7500 SF
 -NON-RESIDENTIAL PODS 3 3000/7500 SF
 -MINIMUM PERVIOUS AREA PER POD 30%

CONSULTANTS

Property Owner
 Levine Financial Association, Inc. a Florida Corporation
 201 North Olive Avenue, Suite 1101-11
 West Palm Beach, Florida 33411
 Phone: (561) 834-1179
 Fax: (561) 834-1179

Design
 Palm Beach County and Palmetto Subdivision
 at the State of Florida
 201 North Olive Avenue, Suite 1101-11
 West Palm Beach, Florida 33411
 Phone: (561) 834-1179
 Fax: (561) 834-1179

Guided Planning
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Traffic Consultant
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Environmental Consultant
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 West Palm Beach, Florida 33411
 Phone: (561) 834-1179
 Fax: (561) 834-1179

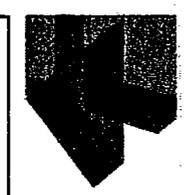
Surveyor
 1233 South and West
 West Palm Beach, Florida 33411
 Phone: (561) 834-1179
 Fax: (561) 834-1179

PUD PROPERTY DEVELOPMENT REGULATIONS

Light Intensity	1 ac	100	200	400	30%	35	40	45	50
Intensity	1 ac	100	200	400	30%	35	40	45	50
Intensity	1 ac	100	200	400	30%	35	40	45	50

ALL REMAINING PODS WILL UTILIZE PUD PROPERTY DEVELOPMENT REGULATIONS
 ALL COMMERCIAL, MIXED USE PODS WILL UTILIZE MUD REGULATIONS
 Petition # P60/R2004-352
 Project #

Date: 7/7/04
 Design: JLC
 Drawn By: GAT
 Check By: CFW
 Date: 7/7/04
 Date: 7/7/04



Landscape Architects / Planners
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PALM BEACH COUNTY
BIOTECHNOLOGY
RESEARCH PARK
 Master Plan - Site Data & Notes
 Palm Beach County, Florida

MASTER PLAN
TABULAR DATA
 JULY 19, 2004

Scale: NTS
 Date: 06/8/04
 Design By: JLC
 Drawn By: GAT
 Check By: CFW
 Date: 7/7/04
 Date: 7/7/04

REVISIONS / SUBMISSION

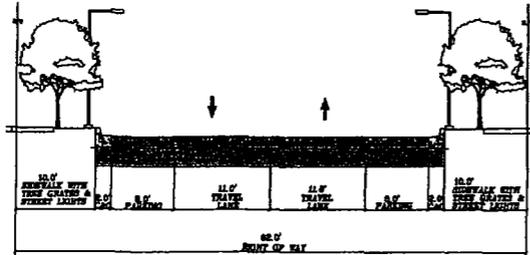
NO.	DATE	DESCRIPTION
1	7/7/04	PER ORD COMMENTS 0
2	7/7/04	PER ORD COMMENTS 0

MASTER PLAN
MP-2
 of 5

App: 2004-352
 REVISED
 19-JUL-2004

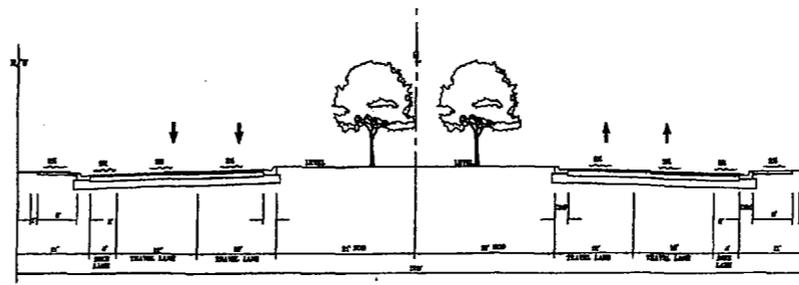
TRANSPORTATION PROGRAM

STREETSCAPE CROSS SECTIONS—CONCEPTUAL, SUBJECT TO ENGINEERING APPROVAL.
(PROVIDED TO MEET REQUIREMENTS OF REGULATING PLAN.)



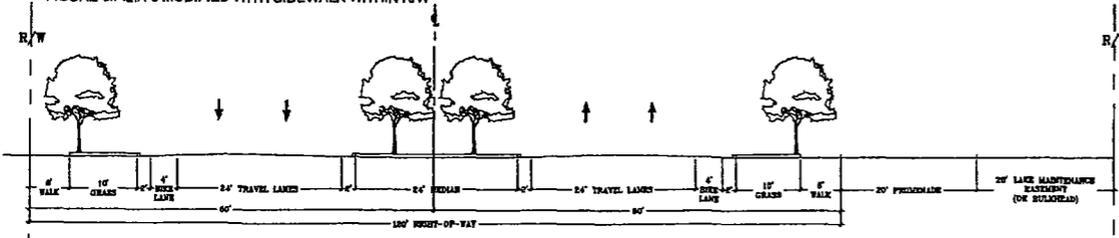
62' LOCAL COMMERCIAL STREET RIGHT OF WAY N.T.S.

(MAIN STREET AND UNIVERSITY DRIVE, BLOCK POD STREETS)
FIGURE 3.F.2.A-6 MODIFIED WITH SIDEWALK WITHIN RW

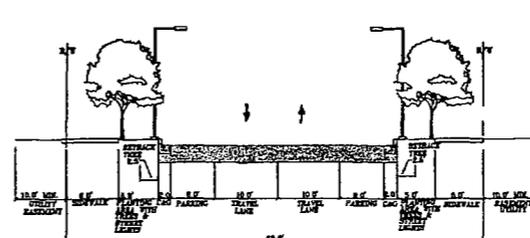


120' COLLECTOR STREET RIGHT OF WAY N.T.S.

(NORTH MECCA RD, CENTRAL MECCA RD, SOUTH MECCA RD, EAST MECCA RD, WEST MECCA RD)

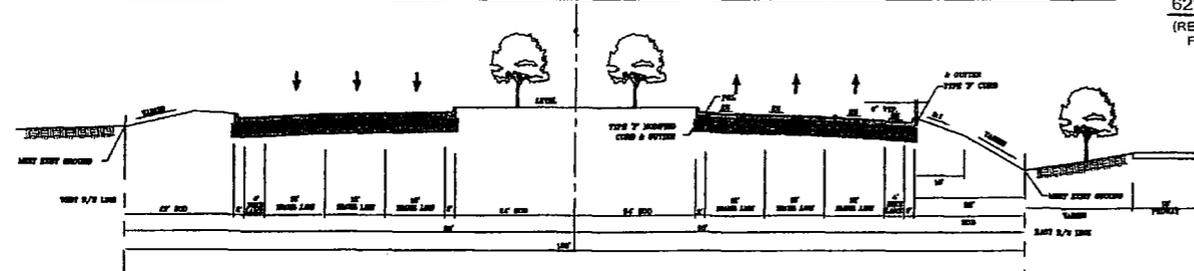


120' SOUTH MECCA ROAD RIGHT OF WAY (ADJACENT TO PROMENADE) N.T.S.

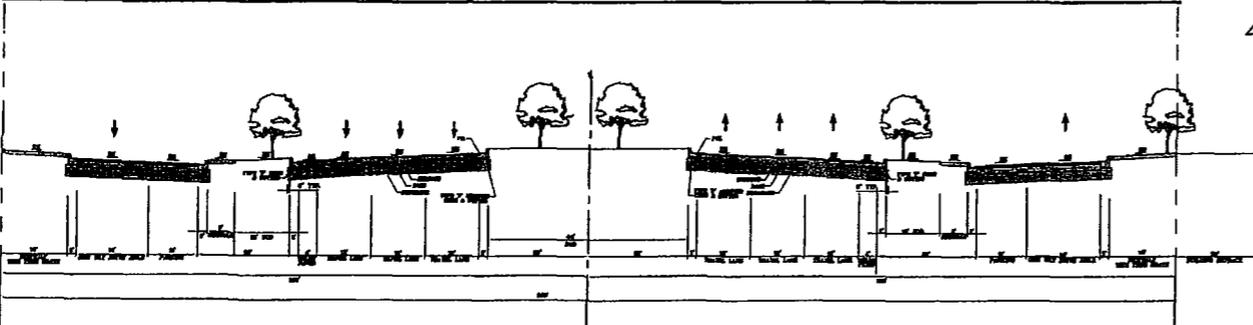


62' LOCAL RESIDENTIAL STREET N.T.S.

(RESIDENTIAL PODS)
FIGURE 3.F.2.A-7



180' SEMINOLE PRATT WHITNEY ROAD RIGHT OF WAY N.T.S.



260' PGA BLVD. RIGHT OF WAY N.T.S.



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Palm Beach County, Florida
Regulating Plan

**PALM BEACH COUNTY
BIOTECHNOLOGY
RESEARCH PARK PIPD/DRI**

Scale: N.T.S.
Date: 06/24/04
Design By: JLC
Drawn By: LAK
Checked By: CWF
File No: 1859.00
Data File: MP3-4_06-25-04.dwg
Drawing No: 03-02

REVISIONS / SUBMISSIONS	
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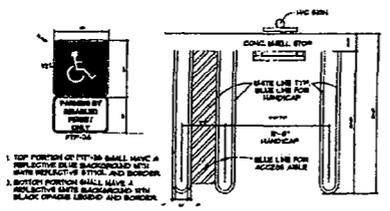
REGULATING
PLAN

MP-3
of 6

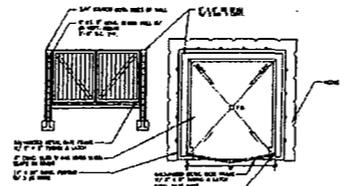
REGULATING PLAN
July 19, 2004

34

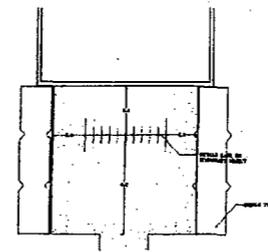
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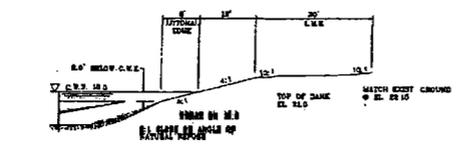
HANDICAP PARKING SIGN AND STRIPING DETAIL N.T.S.



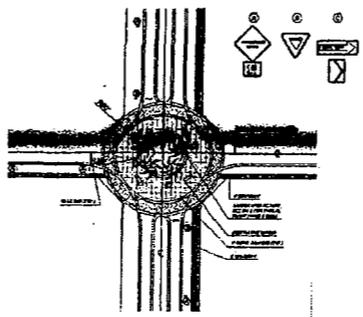
DUMPSTER DETAIL, TYP. N.T.S.



BIKE RACK, TYP. N.T.S.



TYPICAL LAKE SECTION N.T.S.



TYPICAL ROUNDABOUT PLAN DETAIL N.T.S.

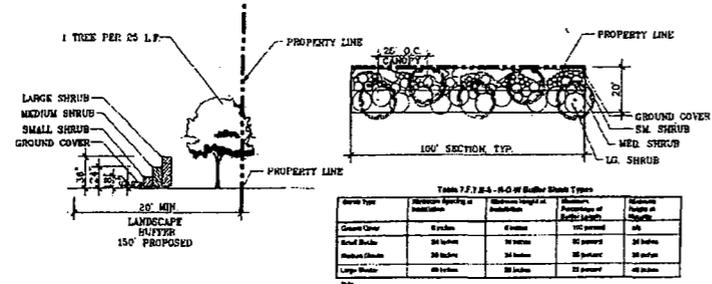
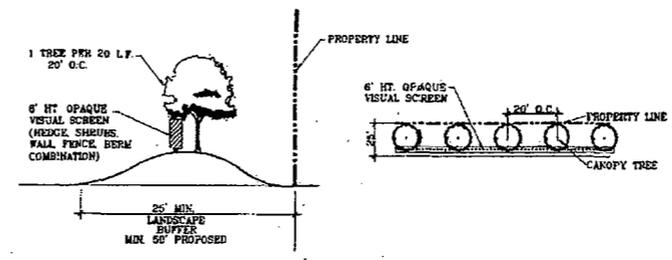


Table 7.7.2.4 - R.O.W Buffer Plant Types

Plant Type	Minimum Spacing or Spacing	Minimum Height or Spacing	Minimum Diameter at Base (inches)	Minimum Age at Planting
Ground Cover	6 inches	6 inches	1/2" diameter	1 yr
Small Shrub	24 inches	36 inches	3/4" diameter	24 inches
Medium Shrub	36 inches	36 inches	3/4" diameter	36 inches
Large Shrub	48 inches	36 inches	3/4" diameter	48 inches

R.O.W. BUFFER (SEMINOLE PRATT WHITNEY ROAD-WEST BUFFER) N.T.S.



TYPE 3 INCOMPATIBILITY BUFFER, TYP. (NORTH, EAST AND SOUTH PERIMETER BUFFERS) N.T.S.

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Palm Beach County, Florida
 Regulating Plan
**PALM BEACH COUNTY
 BIOTECHNOLOGY
 RESEARCH PARK PIPD/DRI**

Scale: N.T.S.
 Date: 06/24/04
 Design By: JLC
 Drawn By: LARK
 Check By: CWK
 File No: 1259-09
 Date File: MP-4_06-25-04.cad
 Drawing No: 03-52

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

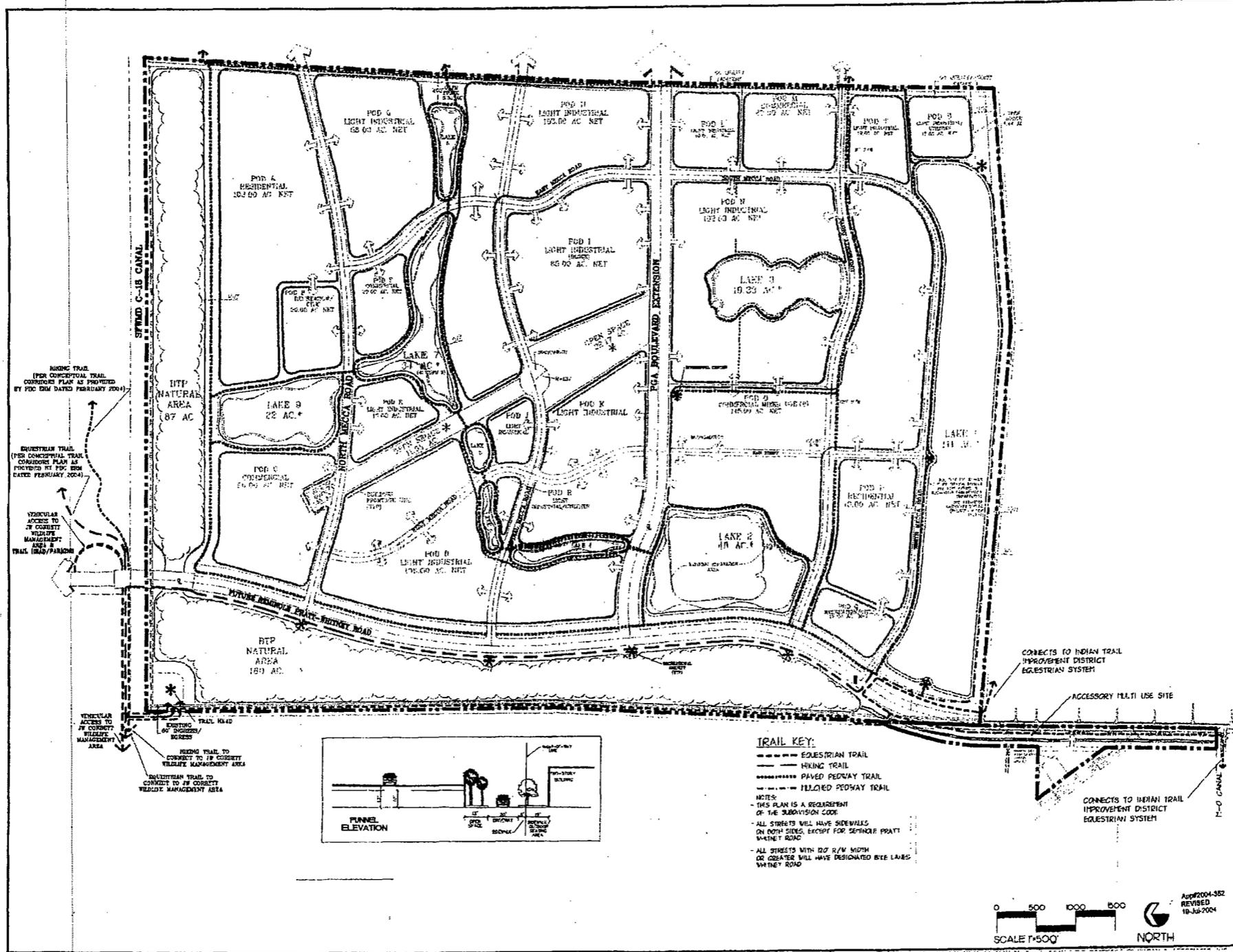
REGULATING PLAN

MP-4
 of 6

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REGULATING PLAN
July 19, 2004



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Phone: (561) 997-6432
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Email: www.kilday.com

Palm Beach County, Florida
Pathway Plan
**PALM BEACH COUNTY
BIOTECHNOLOGY
RESEARCH PARK PIPD/DRI**

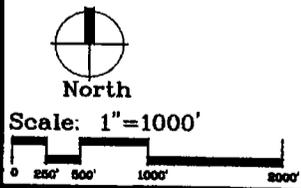
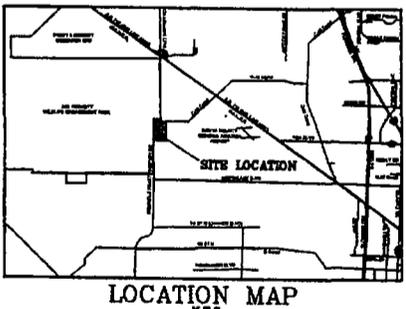
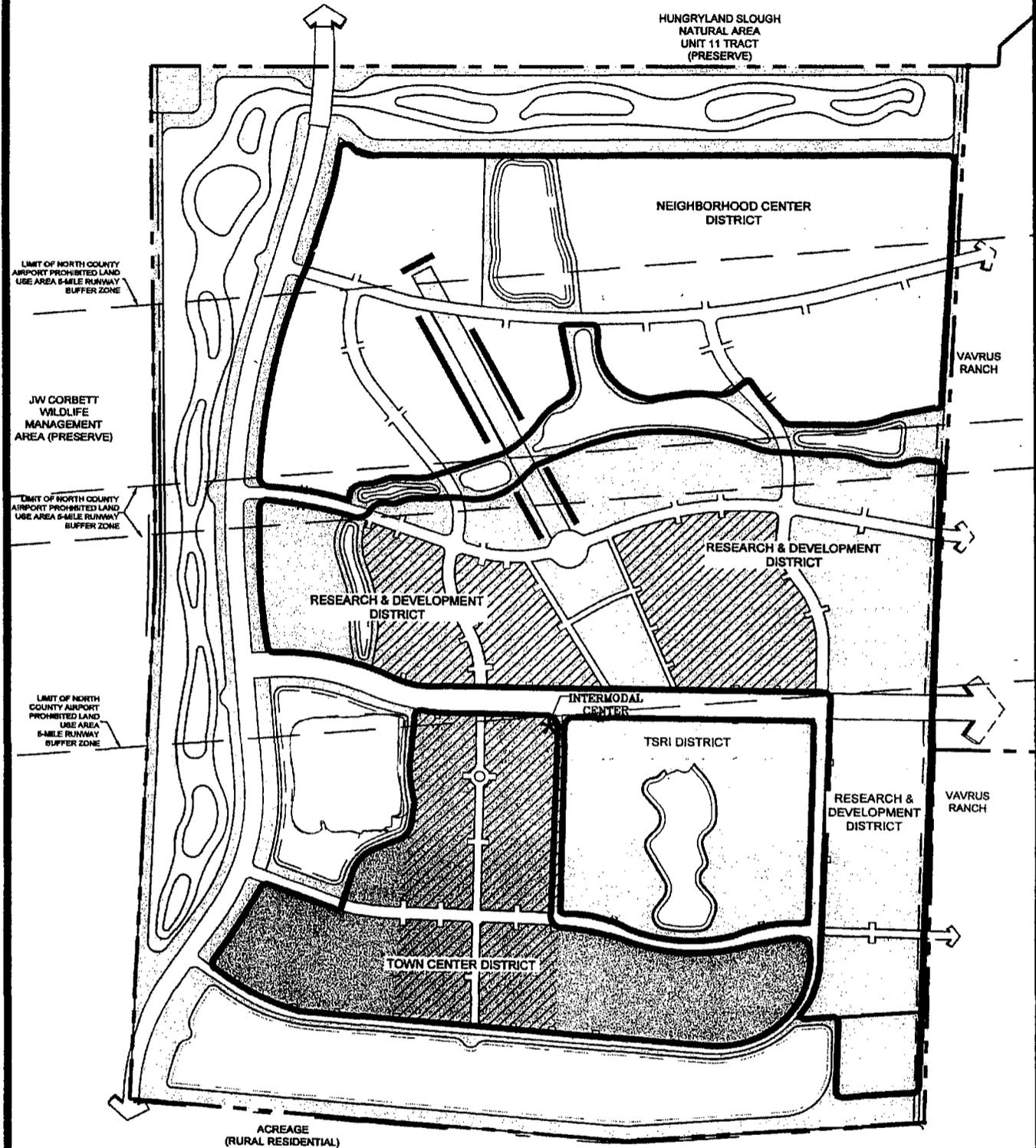
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Drawing No: 05-62

REVISIONS	SUBMISSIONS
△ 6/24/04	FOR DES COMMENTS
△ 7/7/04	FOR DED COMMENTS
△ 7/23/04	FOR PIP COMMENTS
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PATHWAY PLAN
MP-5
of 6

DRI MASTER DEVELOPMENT PLAN
July 14, 2004

PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK
Palm Beach County, FL



MASTER DEVELOPMENT PLAN
MAP H-2

Palmer & Associates
Professional Engineers
1000 S. Palm Beach Blvd., Suite 200
West Palm Beach, Florida 33411
Tel: 561-835-4400
Fax: 561-835-4401
MAY 14, 2004
REVISED ALIGNMENT 8, 2004

PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK
Palm Beach County, FL

LEGEND

-  **TSRI DISTRICT**
PRIMARY USES WILL INCLUDE: PROFESSIONAL OFFICES; SCIENTIFIC RESEARCH AND DEVELOPMENT; BIOTECHNICAL AND ADVANCED TECHNOLOGIES AND DRUG DISCOVERY; EDUCATIONAL/INSTITUTIONAL USES; MANUFACTURING AND FABRICATION; ACCESSORY OVERNIGHT ACCOMMODATIONS. SECONDARY AND SUPPORT USES INCLUDE USES AND FACILITIES REASONABLY APPROPRIATE FOR TSRI TO PERFORM THE PRINCIPAL USES.
-  **TOWN CENTER DISTRICT**
PRIMARY USES WILL INCLUDE: COMMUNITY-SERVING COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO: RETAIL, RESTAURANTS, FINANCIAL INSTITUTION, FITNESS CENTER, MEDICAL AND DENTAL CARE, AND PERSONAL SERVICES; PROFESSIONAL OFFICE; SCIENTIFIC RESEARCH AND DEVELOPMENT; BIOTECHNICAL AND ADVANCED TECHNOLOGIES AND DRUG DISCOVERY; EDUCATIONAL/INSTITUTIONAL USES; RESIDENTIAL USES INCLUDING, BUT NOT LIMITED TO: WORKFORCE HOUSING, APARTMENTS, LIVE/WORK SPACE, ATTACHED AND DETACHED HOUSING; COMMUNITY FACILITIES INCLUDING, BUT NOT LIMITED TO: ACTIVE AND PASSIVE PARKS, CIVIC USES, AND PUBLIC SERVICES; UTILITIES. SECONDARY AND SUPPORT USES INCLUDE USES AND FACILITIES REASONABLY APPROPRIATE FOR TENANTS TO PERFORM THE PRINCIPAL USES.
-  **RESEARCH AND DEVELOPMENT DISTRICT**
PRIMARY USES WILL INCLUDE: COMMUNITY-SERVING COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO: RETAIL, RESTAURANTS, FINANCIAL INSTITUTION, FITNESS CENTER, MEDICAL AND DENTAL CARE, PERSONAL SERVICES; PROFESSIONAL OFFICE; SCIENTIFIC RESEARCH AND DEVELOPMENT; BIOTECHNICAL AND ADVANCED TECHNOLOGIES AND DRUG DISCOVERY; MANUFACTURING AND FABRICATION; COMMUNITY FACILITIES INCLUDING, BUT NOT LIMITED TO: ACTIVE AND PASSIVE PARKS, CIVIC USES, AND PUBLIC SERVICES; UTILITIES; CLINIC/HOSPITAL, RESIDENTIAL USES INCLUDING, BUT NOT LIMITED TO: WORKFORCE HOUSING, APARTMENTS, LIVE/WORK SPACE, ATTACHED AND DETACHED HOUSING. SECONDARY AND SUPPORT USES INCLUDE USES AND FACILITIES REASONABLY APPROPRIATE FOR TENANTS TO PERFORM THE PRINCIPAL USES.
-  **NEIGHBORHOOD CENTER DISTRICT**
PRIMARY USES WILL INCLUDE NEIGHBORHOOD-SERVING COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO: RETAIL, RESTAURANTS, FINANCIAL INSTITUTION AND PERSONAL SERVICES; PROFESSIONAL OFFICE; SCIENTIFIC RESEARCH AND DEVELOPMENT, BIOTECHNICAL AND ADVANCED TECHNOLOGIES AND DRUG DISCOVERY; EDUCATIONAL/INSTITUTIONAL USES; RESIDENTIAL USES INCLUDING, BUT NOT LIMITED TO: WORKFORCE HOUSING, APARTMENTS, LIVE/WORK SPACE, ATTACHED AND DETACHED HOUSING; COMMUNITY FACILITIES INCLUDING, BUT NOT LIMITED TO: ACTIVE AND PASSIVE PARKS, CIVIC USES, AND PUBLIC SERVICES; UTILITIES. SECONDARY AND SUPPORT USES INCLUDE USES AND FACILITIES REASONABLY APPROPRIATE FOR TENANTS TO PERFORM THE PRINCIPAL USES.
-  **MALL**
-  **WATER MANAGEMENT/LAKE**
-  **BRP NATURAL AREA**
-  **BLOCK STYLE**
-  **BUILDING FRONTAGE LINE**

INTERMODAL TRANSPORTATION CENTER
IT IS THE INTENT OF THE DEVELOPER TO ONLY PHASE THE PROJECT TO ROADWAY IMPROVEMENTS. DEVELOPMENT OF THE RESEARCH PARK WILL BE MARKET-DRIVEN AND, AS SUCH, ANY PHASING SET FORTH HEREIN IS MEANT TO BE A GENERALIZED GUIDE AS TO THE ANTICIPATED DEVELOPMENT AND THE INFRASTRUCTURE AND CAPITAL IMPROVEMENTS NEEDED TO SUPPORT SAID PHASE OF DEVELOPMENT. THE TRAFFIC ANALYSIS WILL SET THE ALLOWABLE NUMBER OF TRIPS PER PHASE BASED ON IMPROVEMENTS NEEDED TO THE TRANSPORTATION NETWORK. THE INTENSITY OF THE USES WITHIN EACH PHASE MAY CHANGE DEPENDING ON THE MARKET AND THE BUILD-OUT OF THE RESEARCH PARK. ONCE THE THRESHOLD FOR TRANSPORTATION NETWORK IMPROVEMENTS IN EACH PHASE IS REACHED, THE INTENSITY AND USES OF THE NEXT PHASE CAN NOT BE COMMENCED UNTIL THE ROADWAY IMPROVEMENTS HAVE ALSO COMMENCED. ADDITIONALLY, THE MIX OF USES WITHIN EACH PHASE MAY BE MODIFIED AT THE LOCAL LEVEL SO LONG AS THE ALLOWABLE NUMBER OF TRIPS PER PHASE IS NOT EXCEEDED. CONCURRENCY EQUIVALENCY STUDIES MAY BE PERFORMED TO ALLOW FOR THE REALLOCATION OF USES WITHIN EACH PHASE AT THE TIME OF SITE PLAN APPROVAL.

ALL INTERNAL ACCESS POINTS INDICATED ON MAP H ARE ILLUSTRATIVE AND SHOULD NOT BE CONSTRUED TO BE ACCURATE IN QUANTITY OR LOCATION

DISCLAIMER: MAP H IS PART OF THE DRI REVIEW AND APPROVAL PROCESS AND IS CONCEPTUAL ONLY. THE LOCATIONS, DIMENSIONS, AND SCALE OF THE VARIOUS LAND USES AND STREET NETWORKS DEPICTED ON MAP H ARE THEREFORE APPROXIMATE AND SUBJECT TO CHANGE.

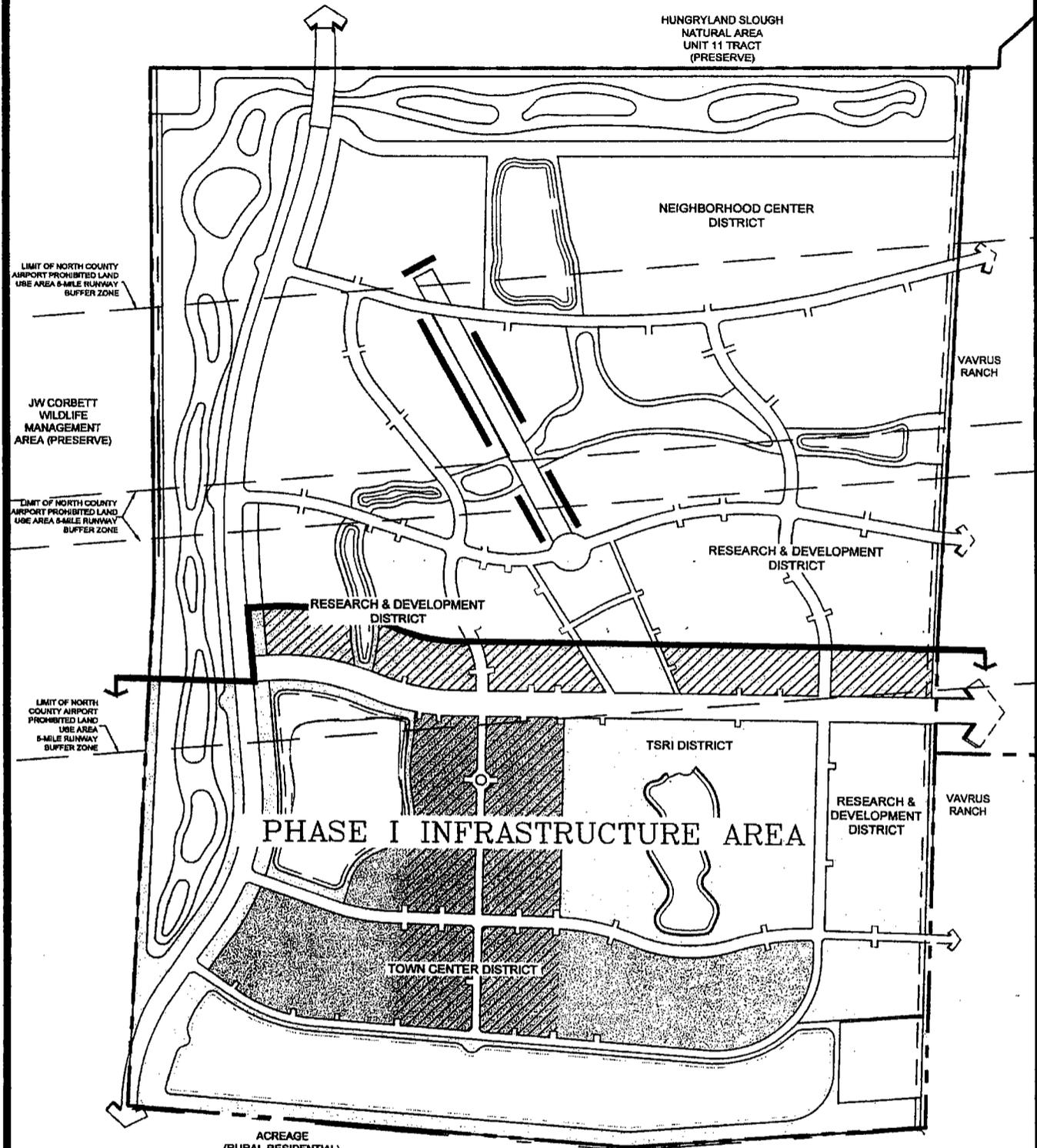
MASTER DEVELOPMENT PLAN
MAP H-1

DRI MASTER DEVELOPMENT PLAN
JULY 14, 2004

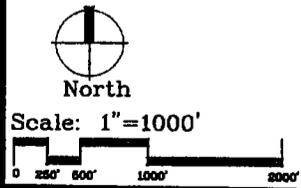
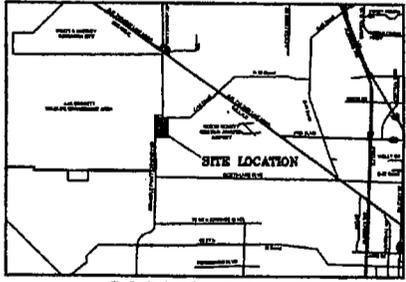
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INFRASTRUCTURE PHASE I
July 14, 2004

PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK
Palm Beach County, FL



ACREAGE
(RURAL RESIDENTIAL)



**INFRASTRUCTURE PHASE I
CONSTRUCTION AREA**

EXHIBIT MP-4

City of Palm Beach
Engineering Department
1000 S. Dixie Highway, Suite 100
Palm Beach, Florida 33480
KALDAY FILE NO.: 1280-38 DRAWING NO.: 03-02
JULY 14, 2004
REVISED AUGUST 6, 2004

STAFF REVIEW AND ANALYSIS

PLANNING DIVISION COMMENTS:

FUTURE LAND USE (FLU) PLAN DESIGNATION: Rural Residential 10 (RR10) (existing)
Economic Development Center (proposed)
Underlying Land Use: None (existing); Low Residential 2 (LR-2) (proposed)

CONSISTENCY WITH FUTURE LAND USE (FLU) PLAN DESIGNATION: The Planning Division has reviewed the request for a rezoning from Agricultural Residential (AR) and Special Agriculture (Type III) Excavation to the Planned Industrial Park Development (PIPD) Zoning District; allow uses permitted by right in a PIPD; and to allow the requested uses on the site.

There are several amendments to the Comprehensive Plan in conjunction with this petition request proceeding concurrently with this application. A text amendment proposes several Comprehensive Plan changes, including: designation of the subject site as the Scientific Community Overlay (SCO); designation of the SCO as a Limited Urban Service Area (LUSA); allowance for the removal of the SCO from the Rural Tier; and a provision that the rules and property development regulations of the Urban/Suburban Tier be applied to the SCO. In addition, the site is the subject of a County-initiated amendment to the FLU Atlas (LGA 2004-00045 Mecca Farms EDC) to change the FLU designation from Rural Residential, 1 unit per 10 acres (RR-10) to Economic Development Center with an underlying Low Residential 2 units per acre (EDC/2) and remove the site from the Rural Tier. Another amendment would modify FLUE Policy 3.5-d to exempt the SCO from the Comprehensive Plan's long range transportation requirements and assign a Constrained Roadway at a Lower Level of Service (CRALLS) designation to several affected roadway segments. The Planning Division is recommending approval of these amendments with a condition of approval restricting the intensity and density of development on the site. The Land Use Advisory Board (LUAB) also recommended approval, and the Board of County Commissioners (BCC) voted to transmit these amendments to the Department of Community Affairs (DCA) on June 28, 2004.

Contingent upon BCC adoption of the land use amendment, the requested rezoning to PIPD would be consistent with this parcel's proposed EDC/2 FLU designation. Contingent upon BCC adoption of the land use amendment, the applicant's request for a total of 14,446,182 square feet of non-residential uses and 2,000 dwelling units would also be consistent with the site's proposed EDC/2 FLU designation. The applicant's proposed request is based on 854.03 acres being utilized for non-residential use calculations (commercial, industrial, etc.), while 1,065.20 acres is being utilized for residential use calculations. Thus, the maximum non-residential square footage allowed on the site under the EDC FLU designation is 16,740,695 square feet (854.03 acres X 43,560 X .45 = 16,740,695 square feet maximum), and the maximum dwelling units allowed by the site's underlying LR-2 designation is 2,130 units (1,065.20 acres X 2 du/ac = 2,130 units (PDD) density). However, proposed conditions in both the land use amendment and the Development of Regional Impact Application for Development Approval (DRI/ADA) would limit the square footages and units to those requested in the application. Regarding the proposed accessory cottages and work live apartments, non-residential square footage (intensity) will be utilized for these types of residential structures.

The applicant's Master Plan was reviewed for consistency with policies from the Future Land Use Element (FLUE) regarding Planned Industrial Park Development (PIPDs) which this project will become. FLUE **Policy 1.2.1-a** (12-13-FLUE) and FLUE **Policy 2.4-b** (62-FLUE) address PIPD requirements for functional integration. The proposed master plan does contain an integrated mix of land uses. The applicant states that there will be a complementary mix of uses that will be integrated both vertically and horizontally. See comments below on measures that could ensure this project would become "functionally" integrated.

The applicant's Master Plan was reviewed for consistency with policies from the Future Land Use Element (FLUE) and Transportation Element (TE) that encourage vehicular and pedestrian connectivity both within and between sites and discourage the use of dead end streets in favor of through streets including **FLUE Policy 4.3-g** (77-FLUE), **FLUE Policy 4.3-k** (78-FLUE), **TE Policy 1.4.g** (39-TE), **TE Policy 1.4.h** (39-TE), **TE Policy 1.4.i** (39-TE), **TE Policy 1.9-m** (48-TE), and **TE Policy 1.9-q** (49-TE). Per these policies, the site plan does indicate internal vehicular and pedestrian connections between pods. However, prior to Development Review Officer (DRO) Master Plan certification, Staff found that safe and efficient pedestrian accessibility both internally (between pods) and externally (to adjacent properties) could be further improved. Regarding vehicular connections to adjacent properties, the site plan does indicate vehicular connections to the proposed Vavrus DRI to the east of the site. It is not appropriate or feasible to request vehicular connections to the north or south of the site. The developed Acreage community exists to the south and the C-18 canal exists to the north. The Master Plan shows vehicular connections to the proposed Seminole Pratt Whitney Road extension to the west of the site. Staff has included a condition to ensure that the connections to the Vavrus DRI align with the connections shown in the proposed Vavrus DRI master plan prior to final Master Plan approval by the Development Review Officer (DRO), if the Vavrus DRI Master Plan is available at that time.

FLUE Policy 1.2-l (11-12- FLUE) and **FLUE Policy 4.3-i** (77-FLUE), along with some of the policies mentioned previously, promote the establishment of pedestrian linkages and the strengthening of the relationship among buildings and their relationship to the street through building mass, placement, and orientation. The goal of these policies is to increase and improve pedestrian and transit accessibility, pedestrian orientation, and the creation of community spaces.

Staff also asked that the applicant provide a separate pathway plan (master plan size) for the project indicating the following: how the multiuse pathway system links up with existing trail systems (equestrian and pedestrian) on adjacent properties (Acreage and Corbett site); how multi-path users cross Seminole Pratt Whitney Road (show crossing locations); locations of breaks in the buffers and berms between pods; and buffer reduction areas between pods. Staff also asked that this pathway plan include the following additions: traffic calming measures for pedestrian crossing areas between pods; linking pods with bridges over lakes (at a minimum linking Lakes 6 & 7); a pathway around lake 3 in Pod N; and providing pedestrian access to the Biotechnology Park (BTP) Natural Area on the north side and west across Seminole Pratt Whitney Road.

Staff also asked that the applicant consider the following additional measures to the Master Plan (to also be incorporated in the separate pathway plan) to improve and increase safe and efficient pedestrian accessibility: relocate the intermodal center closer to the Scripps Pod (Pod N) and describe/indicate what the intermodal center will contain; locate and label internal slip roads on the Master Plan; and consider making Pod P multi-family or townhomes instead of zero lot line to increase pedestrian usage to the main street area (Pod O).

After meeting with Planning Staff, the applicant submitted a pedestrian pathway plan which addressed several of Staff's concerns. Staff has also conditioned the request to address the items that have been agreed upon.

Finally, the subject property is shown on the Greenways and Linked Open Space Program Map in the Comprehensive Plan as being a "Study Area of Potential Water Management Areas and Preserve Areas (WPAs)". Since this site is located within the Greenways Linked Open Space Map, it is also subject to the following policies and objectives of the Future Land Use Element including **FLUE Objective 2.5** (63-FLUE) and **FLUE Policy 2.5-e** (64-FLUE). **Conservation Policy 3.1-a, Policy 3.1-b, Policy 3.1-c, and Policy 3.1-d** relate to the County and SFWMD's role in the functions of WPAs and protection of the East Coast Buffer (10-11-C). Based on these policies, Staff asked the applicant to explain how the proposed project would be consistent with the property's WPA

designation and the goals, policies and objectives of this Program. The applicant provided documentation from the South Florida Water Management District (SFWMD) of the District's satisfaction that the proposed project meets regional water management and protection goals.

TIER: Rural (currently); None (proposed)

FUTURE ANNEXATION AREAS/INTERGOVERNMENTAL COORDINATION:

The subject site is located within the future annexation area, and within one mile, of the City of Palm Beach Gardens. As part of the public hearing notice process, Zoning Staff has notified the City of the request.

SPECIAL OVERLAY DISTRICT/NEIGHBORHOOD PLAN/PLANNING STUDY AREA: The site is within the boundaries of the Western Northlake Corridor Land Use Study (WNCLUS). However, since this proposed request is accompanied by a DRI request, this proposal is exempt from the recommendations of this Study Area. Also, the site was formerly within the boundaries of the Central Western Communities (CWC) Sector Plan.

FINDINGS: Contingent upon BCC adoption of the concurrent land use amendment, the Scientific Community Overlay (SCO) and related Comprehensive Plan text changes and modifications to FLUE Policy 3.5-d, the request would be consistent with the proposed EDC/2 land use designation of the Palm Beach County Comprehensive Plan.

ENGINEERING COMMENTS:

The development phases of this project will be based on the proposed roadway improvements.

PALM BEACH COUNTY HEALTH DEPARTMENT:

WATER: Water is available to the property. Therefore, no well shall be permitted on the site to provide potable water. All existing onsite potable water supply systems shall be abandoned in accordance with Palm Beach County ECR-II.

SEWER: Sanitary sewer service is available to the property. Therefore, no onsite sewage treatment and disposal system (OSTDS) shall be permitted on this site. All existing OSTDS must be abandoned in accordance with Chapter 64E-6, FAC and Palm Beach County ECR-I.

Extraordinary measures shall be instituted and maintained to prevent the accidental release of biological agents and toxins, and select agents and toxins, or other dangerous or exotic agents to the environment.

In light of the growing epidemic of obesity and its rather significant impacts on public health, the Palm Beach County Health Department recommends and supports the strategic incorporation of a variety of readily accessible recreational uses and design features that will maximize opportunities for people to accomplish their usual and necessary daily travel by walking, cycling and other non-motorized means. Such land use design guidelines will contribute to the pursuit of healthy lifestyle through facilitating opportunities for people to incorporate physical activity into their ordinary daily activities. A reduced dependence on automobiles for short trips within the development will in turn lead to reduced air pollution.

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

The site supports a small stand of native Slash Pine trees. The incorporation of the trees into the final site plan will be required if possible. A Standard Vegetation Removal permit will be required prior to any removal or alteration of the trees. The excavations will require a Notice of Intent to Construct (NIC) approval from

ERM prior to the commencement of excavation.

FINDINGS: The request is consistent with the environmental criteria pursuant to ULDC Article 4.D (Excavation) and 14 (Environmental Standards).

OTHER:

FIRE PROTECTION: The Palm Beach County Department of Fire/Rescue will provide fire protection.

SCHOOL IMPACTS: In accordance with the adopted School Concurrency Program, an application to allow the development of 2,000 single-family units has been approved (concurrency case#04061404C).

This property is located within Concurrency Service Area 4. (SAC068F)

This project is estimated to generate approximately 580 public school students. The Schools currently serving this project area are Pierce Hammock Elementary, Western Pines Middle, and Palm Beach Gardens High.

A bus shelter will required to be indicated and labeled on the final site plan of a residential pod . A condition of approval requiring a bus shelter has been applied to this petition.

The petitioner has been advised that school age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions may affect school boundaries.

PARKS AND RECREATION: Based on the proposed 1,030 dwelling units in Pod A, 6.18 acres of on-site recreation will be required, and 3.56 acres will be required for the proposed 592 dwelling units in Pod P. All residential Pods will have to meet the recreation requirement of .006 acres of on site recreation per dwelling unit individually by pod.

CONCURRENCY:

Land Uses	Building Area	Other
Industrial Use types:	10,500,000 s.f.	-
Retail, general:	395,000 s.f.	-
Hotel	20,000 s.f.	40 rooms
Financial Institutions	10,000 s.f.	3-drive-thrus + 1 ATM Lane 2 total
Daycare, general	10,000 s.f.	150 children
Dog daycare	5,000 s.f.	2 total
Secondary School College or University	2,117,016 s.f.	2,500 secondary students 2000 college students
Recreation/ community facilities Park Library Community Center Fire Station	487,872 s.f. 30,000 s.f. 20,000 s.f.	- 20 acres
Hospital or Medical Center	529,254 s.f.	300 beds
Utilities	392,040 s.f.	-
Residential	-	2,000 units

Single family		500 units
Apartment		1,160 units
Townhouse		340 units
Overall Total:	14,466,182 s.f.	2,000 units 40 bed hotel 150 children day care 2,500 secondary students 2000 college students 300 beds clinic/hospital

FINDING: The request is in compliance with Article 2.F (CONCURRENCY (Adequate Public Facilities)) of the ULDC, and subject to infrastructure phases.

DEVELOPMENT REVIEW EVALUATION:

SITE FACTORS: A 1919.23-acre site, 7,974 feet in width with an average depth of 10,728 feet accessed by Seminole Pratt Whitney Road and the future extension of PGA Boulevard. The site currently supports a Type IIIA excavation activity and a citrus farm.

ADJACENT LAND USE AND ZONING:

NORTH: Comprehensive Plan: Rural Residential 10 (RR-10) & Conservation (CON)
Zoning District: Agricultural Production (AP)
Supporting: Hungryland Slough Natural Area

SOUTH: Comprehensive Plan: Rural Residential 2.5 (RR-2.5)
Zoning District: Agricultural Residential (AR)
Supporting: Residential (Acreage)

EAST: Comprehensive Plan: City of Palm Beach Gardens
Zoning District: City of Palm Beach Gardens
Supporting: Undeveloped (Vavrus Ranch)

WEST: Comprehensive Plan: Agricultural Production (AP) Conservation (CON) & Utilities/Transportation (U/T) (proposed)
Zoning District: Agricultural Preservation (AP) and Preservation Conservation (PC)
Supporting: JW Corbett Wildlife Management Area

ZONING REQUIREMENTS: Pursuant to the Unified Land Development Code (ULDC), a final site plan approval by the Development Review Officer (DRO) for each pod or parcel within a pod shall be required. The DRO review will ensure compliance with the DRI and Board of County Commission conditions of approval, the Design Standards and applicable sections of the ULDC.

PROJECT HISTORY:

Petition 1997-017 – On May 22, 1997, the 1,631-acre site (Mecca Farms) was rezoned from AR to SA Zoning District with a Class A Conditional Use for a Type III Excavation (Grove Excavation). The Type III Excavation approval was for a 225-acre excavation area, which is located central to the site. The requests were approved by the BCC via Resolutions R97-769 (Rezoning) and R97-770 (Class A Conditional Use).

SR1997-017 – On June 19, 2002, the BCC approved amendments to Conditions of Approval (R97-770) via Resolution R2002-1011. The revised conditions are applicable to the annual Excavation Activity Monitoring Report, and the bi-annual Maintenance and Monitoring Report of Reclaimed Areas.

FINDINGS –Rezoning Request:

1. **Consistent with Plan.** The proposed future land use designation (FLU) for the subject property is Economic Development Center/ with an underlying Residential Low 2 (EDC/2). The proposed Planned Industrial Park Development (PIPD) Zoning District is consistent with the site's EDC FLU designation. Additionally, there are several text amendments to the Comprehensive Plan, which are proceeding concurrently with the rezoning application. The text amendments include designation of the Research Park as the Scientific Community Overlay (SCO); as a Limited Urban Service Area (LUSA); allowance for the removal of the SCO from the Rural Tier; and a provision that the rules and property development regulations of the Urban/Suburban Tier be applied to the SCO. The maximum allowable Floor Area Ratio (FAR) for the PIPD is 0.45, the proposed building area of 14,466,182 square feet of non-residential uses on 854.03 acres will result in a FAR of 0.39, which is less than the maximum FAR. The proposed 2,000 residential units on the remaining 1,065.20 acres of land will result in a density of 1.88 du/ac, which is less than the permitted maximum density of 2 dwelling unit per acre. Contingent upon the BCC approval of the future land use and text amendments on September 30, 2004, the rezoning request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.
2. **Complies with Code.** The rezoning request complies with all relevant and appropriate portions of Sec.3.E.5 (PIPD) and other Supplementary Regulations of the Code. The proposed project has a predominate portion of industrial development consisting of uses related to science and technology, biotechnology, biomedical, research industries, and manufacturing. On-site secondary and complementary services will also be provided. This mix of uses will provide employment opportunities, as well as services for the workforce who may reside within or outside of this PIPD. Additionally, the internal trip capture rates projected by the Traffic Impact Analysis is 18%, whereas the ULDC requires a minimum of 10%. At final site plan approval by the Development Review Officer (DRO) for each pod, The DRO will ensure the development of each pod will comply with not only the ULDC, but also the regulations as required by the Design Standards (Exhibit F).
3. **Compatible with Surrounding Uses.** North and west of the site are existing conservation lands (Hungryland Slough and J.W. Corbett Wildlife Management Area). The nearest residential uses (The Acreage) are located adjacent to the south property line. Any potential visual impact issues will be addressed through the provision of a 100-foot landscape buffer and a 111-acre lake (approximately 80 feet in width), which will be proposed along the south property line. The developer of the adjacent property to the east is also proposing a similar type of development that will be consistent and complementary to the site's proposed uses. Generally, oversized landscape buffers with native vegetation ranging from 50 to 150 feet in width will be provided along the perimeter of the site.

The phased approach for this project will also allow the petitioner to address any unresolved issues at the time of each phase. Specific designs and specific mitigation measures related to affordable housing and traffic improvements will be required to be provided and evaluated at each phase of the development. Subject to conditions of approval, the rezoning request is compatible as defined in the Code and generally consistent with the uses and character of the surrounding land.
4. **Changed conditions.** The proposed development offers a viable alternative to the declining citrus industry. The subject property, with its size and location will be able to accommodate a research park of this

magnitude. The project will create a diverse job base not previously contemplated and will significantly benefit the local and regional economy.

5. **Effect on Natural Environment.** The proposed development will provide over 250 acres of natural area, which will be located to the north and west portions of the site. The creation of this Biotechnology Park (BTP) Natural Area can help further the goals of the Comprehensive Everglades Restoration program (CERP), which includes the restoration of the Loxahatchee River watershed. The North Palm Beach County CERP plan has identified the need to have an interconnection between the L-8 basin and the C-18 basin, which has been referred to as a "Flow way". The BRP natural Area includes a provision for future use by SFWMD for this L-8/C-18 Basin interconnect. The BTP Natural Area will also contain wildlife habitat and wetland vegetation replacement, final outfall for the project, and the opportunity for a future L-8/C-18 basin connection. Therefore, this amendment will not have any adverse impact on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. **Development Patterns.** The purpose of the PIPD district is to create an industrial development alternative which provides employment opportunities and encourages internal trip capture by offering commercial services and residential uses. This project will be developed in phases over a period of 30 years, and will be driven by market demand. Infrastructure improvements would be required to commence as each phase of development occurs on the PIPD project. Therefore, the proposed amendment would result in a logical and orderly development pattern.
7. **Consistency with Neighborhood Plan.** The proposed amendment will be consistent the North County Airport Prohibited Land Use Area 5-mile Runway Buffer Zone, the proposed Scientific Community Overlay, and the Western Northlake Corridor Land Use Study (WNCLUS). However, since this proposed request is accompanied by a DRI request, therefore, the proposal is exempt from the recommendations of the WNCLUS. There are no other neighborhood plans that are applicable to this project.
8. **Adequate Public Facilities.** The proposed development meets the requirements of the County's Traffic Performance Standards Ordinance. The project also complies with the provision of water and sewer services and meets drainage requirements. The project complies with the level of services and Article 2.F, CONCURRENCY (Adequate Public Facilities).

FINDINGS – Requested Uses/Waiver:

1. **Consistent with Plan.** The Requested uses/waiver is consistent with the proposed EDC future land use designation for the site. Contingent upon the BCC approval of the future land use text amendments on September 30, 2004, the rezoning request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.
2. **Complies with Code.** The Requested uses/waiver are consistent with Article 4 (Supplementary Standards) of the ULDC, and as amended. The future facilities will comply with all the standards of the ULDC, and are subject to the review and approval by the Development Review Officer (DRO).
3. **Compatibility.** The proposed development will have oversized buffers ranging from 50 to 150 feet in width along the perimeter of the site. The developer of the adjacent property to the east is also proposing a similar type of development that will be consistent and complementary to the site's proposed uses. Subject to conditions of approval, the Requested

uses/waiver is compatible as defined in the Code and generally consistent with the uses and character of the surrounding land.

4. **Design Minimizes Adverse Impact.** The phased approach with specific designs and mitigation measures will resolve issues at each phase of development. Additionally, the site will be incorporated with oversized landscape buffers and natural areas. Therefore, the Requested uses/ waivers will have minimal impacts on adjacent properties.
 5. **Adequate Public Facilities.** See Rezoning Findings 8.
 6. **Design Minimizes Environmental Impact.** See Rezoning Findings 5.
 7. **Development Patterns.** See Rezoning Findings 6.
 8. **Other Standards.** Each requested use will be subject to final site plan review and approval by the Development Review Officer (DRO), and will be required to comply with all standards and other applicable provisions of the Code for use, layout, function, and general development characteristics.
 9. **Consistency with Neighborhood Plan.** See Rezoning Findings 7.
 10. **Changed Circumstances.** The proposed development is a good replacement for the declining agricultural industry, and will produce a variety of employment and higher educational opportunities.
-

EXHIBITS

- Exhibit A: Legal Description (NA - attached to resolution)
- Exhibit B: Vicinity Sketch
- Exhibit C: Development of Regional Impact Conditions of Approval
- Exhibit C1: Local Government Conditions of Approval
- Exhibit D: Accident History Report (to be distributed at September 20, 2004, hearing)
- Exhibit E: DRI/Local Government conditions matrix
- Exhibit F: Design Standards dated September 13, 2004 (under separate cover)

EXHIBIT C
DEVELOPMENT OF REGIONAL IMPACT
(DRI) CONDITIONS

GENERAL PROVISIONS

1. The Palm Beach County Biotechnology Research Park Development of Regional Impact Application for Development Approval dated May 10, 2004, and the Palm Beach County Biotechnology Research Park Design Guidelines submitted with the Application for Development Approval are incorporated herein by reference. It is relied upon, but not to the exclusion of other available information, by the parties in discharging their statute duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval and Design Guidelines, as modified by Development Order conditions, is a condition for approval. (ONGOING:MONITORING-TCRPC)

COMMENCEMENT AND PROCESS OF DEVELOPMENT

2. The development order will become effective upon the effective date of the Comprehensive Plan amendment and approval of the Development of Regional Impact (DRI). If the property owner fails, within one year from the effective date September 30, 2004, to commence significant physical development beyond the development in existence on the approval date of the Development Order, the development approval shall terminate and the development shall be subject to further Development of Regional Impact review by the Treasure Coast Regional Planning Council, Department of Community Affairs, and Palm Beach County pursuant to Section 380.06, Florida Statutes. For the purpose of this paragraph, construction shall be deemed to have initiated after placement of permanent evidence of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation or a land clearing, or construction of a permanent access road. This time limitation will be tolled during the pendency of any challenge to a permit or approval necessary for development.(DATE:MONITORING-Bldg/Eng)

PHASING

3. The phasing of the development is approved as follows:

Phase	Years	Industrial Square feet	Retail Square feet	Residential Dwelling units	Net External AM Peak Hour Entering Trips
1	2004-2010	1,635,000	132,000	300	1,564
2	2010-2015	2,700,000	132,000	640	3,905
3	2016-2020	1,505,000	83,000	500	5,675
4	2021-2025	2,207,000	0	560	7,179
5	2026-2030	2,245,000	83,000	-	Remainder balance
6	Total	10,500,000	430,000	2000	

- a. Includes the The Scripps Research Institute (TSRI)/Research & Development/Biotechnology and other industrial uses;
- b. Includes the Town Center, which includes workforce housing/retail/commercial and neighborhood commercial.
- c. Concurrency equivalency studies may be performed to allow for the reallocation of uses within each phase at the time of Site Plan approval.
(ONGOING-ENG-Eng/Planning/Zoning)

4. Any modifications or deviation from the approved plans or requirements of this Development Order shall be made according to and processed in compliance with the requirements of Section 380.06(19), Florida Statutes and Rule 9J-2, Florida Administrative Code. (ONGOING:DRO-Zoning)
5. The definitions found in Chapter 380, Florida Statutes shall apply to this Development Order. (ONGOING:DRO-Zoning)
6. Reference herein to any governmental agency shall be construed to mean any future instrumentality that may be created or designated as a successor in interest to, or which otherwise possesses the powers and duties to any referenced governmental agency in existence on the effective date of this Development Order. (ONGOING: DRO-Zoning)
7. This Development Order shall be binding upon the property owner and its assignees or successors in interest and shall run with the land. (ONGOING: DRO-Zoning)

BUILD-OUT

8. This Project shall have a build-out date of December 31, 2030, unless otherwise amended pursuant to the conditions of this Development Order and Section 380.06, Florida Statutes. (DATE:MONITORING-TCRPC)

TERMINATION DATE

9. This Development Order shall expire on December 31, 2035. (DATE: MONITORING-TCRPC)

ANNUAL REPORT

10. The ~~annual~~ biennial report required by subsection 380.06(18), Florida Statutes, shall be submitted on September 30, 2005, and shall be continued on ~~an annual~~ a biennial basis to the Treasure Coast Regional Planning Council, the Florida Department of Environmental Protection, the Florida Department of Transportation, the South Florida Water Management District and such additional parties as may be appropriate or required by law. The contents of the report shall include those items required by this Development Order and Rule 9J-2.025(7), Florida Administrative Code. The Palm Beach County Planning and Zoning Divisions shall be the local official assigned the responsibility for monitoring the development and enforcing the terms of the Development Order. (DATE:MONITORING-Planning/Zoning)

PHASING

11. Buildings constructed under the Phase 1 development program for the Palm Beach County Biotechnology Research Park shall be limited to the Phase 1 area identified by Palm Beach County in revised Exhibit MP-4 of TCRPC Council's Development of Regional Impact Assessment Report for Palm Beach County Biotechnology Research Park entitled Infrastructure Phase 1 Construction Area pursuant to Exhibit MP-4. Additional phases shall be constructed upon compliance with phasing related Conditions of Approval contained herein.

REGIONAL PLANNING

12. When reviewing the Sector Plan for this area of the County, Palm Beach County shall consider the impacts and change that the PBC Biotechnology Research Park will bring to this area. (ONGOING:PLANNING-Planning)

TRANSPORTATION

Intersection Improvements

13. No building permits shall be issued for development that generates more than 1547 net external AM peak hour entering trips or December 31, 2010, whichever occurs first, until either: 1) contracts have been let for the following intersection improvements; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed and attached as an exhibit to the Development Order. Surety shall be provided to the satisfaction of either Palm Beach County or the Florida Department of Transportation that sufficient funds will be available to complete the following intersection improvements, including signalization modifications as warranted by City, County or State criteria or the improvements shall be included in the Palm Beach County 5 Year Road Program or the State Transportation Improvement Program:
 - a. Add second left-turn lane, east approach at Indiantown Road and Jupiter Farms intersection and appropriate receiving lanes.
(BLDG PERMIT/DATE:MONITORING-Eng)

14. No building permits shall be issued for development that generates more than 861 net external AM peak hour entering trips or after December 31, 2008, whichever comes first, until either: 1) contracts have been let for the following intersection improvements; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order. Surety shall be provided to the satisfaction of either Palm Beach County or the Florida Department of Transportation that sufficient funds will be available to complete the following intersection improvements, including signalization modifications as warranted by City, County or State criteria or the improvements shall be included in the Palm Beach County 5 Year Road Program or the State Transportation Improvement Program:
 - a. Add second left turn lane, north approach and free -flow right turn lane, east approach to PGA Boulevard and Beeline Highway intersection PGA Boulevard and Beeline Highway Add southbound second left-turn lane and westbound free-flow right-turn lane to PGA Boulevard and Beeline Highway intersection. (BLDG PERMIT:MONITORING-Eng)

15. No building permits shall be issued after December 31, 2007 until either: 1) contracts have been let for the following improvements; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order. Surety shall be provided to the satisfaction of either Palm Beach County or the Florida Department of Transportation that sufficient funds will be available to complete the following intersection improvements, including required tapers and signalization modifications as warranted by City, County or State criteria or the improvements shall be included in the Palm Beach County 5 Year Road Program or the State Transportation Improvement Program:
 - a. Maintain free-flow right-turn lane, west approach; add fourth through lane, west approach; add third through lane, east approach; and add third left-turn lane, south approach at Northlake Boulevard and Beeline Highway intersection. (DATE:MONITORING -Eng)

16. Recommended intersection improvements included in Condition 15 will not be necessary if:

- a. contracts have been let for the construction of PGA Boulevard with a minimum two-lane cross section from Beeline Highway to East Mecca Road.
 - b. a CRALLS designation is adopted by Palm Beach County with approval by FDOT. (ONGOING:ENG-Eng)
17. No building permits shall be issued for development that generates more than 1,404 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either: 1) contracts have been let for the following intersection improvements; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order. Surety shall be provided to the satisfaction of either Palm Beach County or the Florida Department of Transportation that sufficient funds will be available to complete the following intersection improvements, including signalization modifications as warranted by City, County or State criteria or the improvements shall be included in the Palm Beach County 5 Year Road Program or the State Transportation Improvement Program:
- a. Restripe the north approach as an exclusive left-turn lane and a shared through-right-turn lane at Orange Boulevard and Coconut Boulevard intersection. (BLDG PERMIT:MONITORING-Eng)
18. At a minimum, the following lane geometry shall be provided at the intersection of PGA Boulevard and Seminole Pratt-Whitney Road by December 31, 2009:
- | | | |
|----|----------------|--|
| a. | East approach | Two left-turn lanes
One right-turn lane |
| b. | South approach | One through lane
One right-turn lane |
| c. | North approach | Two left-turn lanes
One through lane |
- (DATE:MONITORING-Eng)
19. At a minimum, the following lane geometry shall be provided at the intersection of Northlake Boulevard and SR-7, and at the time of construction of SR 7 extension to Northlake Boulevard:
- | | | |
|----|----------------|--|
| a. | West approach | Three through lanes
One right-turn lane |
| b. | East approach | One left-turn lane
Two through lanes |
| c. | South approach | One left-turn lane
One right-turn lane |
- (ONGOING: ENG-Eng)
20. At a minimum, the following lane geometry shall be provided at the intersection of Northlake Boulevard and Seminole Pratt-Whitney Road by December 31, 2009 or at the time of construction of Seminole Pratt Whitney Road as a minimum 4-lane median divided section from Northlake Boulevard to PGA Boulevard, whichever occurs first :
- | | | |
|----|----------------|--|
| a. | East approach | Two left-turn lanes
One right-turn lane |
| b. | South approach | Two through lanes
One right-turn lane |
| c. | North approach | Two left-turn lanes
Two though lanes |
- (DATE:MONITORING-Eng)
21. Commencing in January 2006, signal warrant analyses shall be performed at the intersection of Beeline Highway and Indiantown Road. The signal warrants analyses shall be continued on a bi-annual basis until this signal is warranted. The analysis shall be performed during the peak season and presented to and

approved by Palm Beach County and the Florida Department of Transportation, as applicable.

- a. Additional certificates of occupancy shall not be issued after one year of the analysis showing a traffic signal is warranted until contracts are let for installation of the warranted signal.(DATE:MONITORING-Eng)

Local Roadways

22. No building permits for development that generates more than 1,564 net external AM peak hour entering trips for the Research Park shall be issued until access driveways have been built to the following lane geometry including signalization as warranted by City, County or State criteria:

- a. PGA Boulevard and East Mecca Road
 - West approach One left-turn lane
 Minimum of one through lane
 One right-turn lane
 - South approach One left/through/right turn lane
 - North approach One left through/right turn lane

- b. PGA Boulevard and West Mecca Road
 - West approach One left-turn lane
 Minimum of two through lanes
 One right-turn lane
 - East approach One left-turn lane
 Minimum of two through lanes
 One right turn lane
 - South approach One left-turn lane
 One through/right-turn lane
 - North approach One left/through/right-turn lane
(BLDG PERMIT:MONITORING-Eng)

Transit and Transportation Demand Management

23. Prior to issuance of the first building permit for development that generates more than 1,564 net external AM peak hour entering trips, a fixed route transit service, including night and weekend service, shall be extended to the Research Park. (BLDG PERMIT:MONITORING-Palm Tran/Eng)

24. Prior to the issuance of the first building permit for the Intermodal Center shall be concurrent with the issuance of the first building permit for the Town Center District (Pod O) or provision of fixed route transit service to the Research Park, whichever occurs last, the first building permit for the Intermodal Center shall be issued and shall include, at a minimum, the following:

- a. Accommodation for a minimum of two (2) Palm Tran buses & Community Shuttles (intermodal connections);
- b. Shelter (convenience) and a covered waiting area of sufficient size to accommodate at least 2% of the employees of the Research Park;
- c. System schedule information (convenience);
- d. Trash receptacles (convenience);
- e. Lighting (safety);
- f. Bicycle facilities (intermodal connections);
- g. Seating (convenience); and,
- h. Details regarding the optimal characteristics (Condition 24.a through 24.g) of the Intermodal Center shall be included in the Design Standards. Consideration shall be given to the use of parking strategies to optimize transit use and to encourage a "park once" approach. FDOT District 4 Office of Modal Development shall have the opportunity to review and comment on the site plan and construction documents for the Intermodal Center. (BLDG PERMIT:MONITORING-Eng)

25. Prior to the first Certificate of Occupancy (CO) for development that generates more than 1,564 net external AM peak hour entering trips for the Palm Beach County Biotechnology Research Park, the developer shall either contract with the South Florida Commuter Services or designate a County employee or property owners association/district representative as an Employee Transportation Coordinator, whose responsibilities shall be dedicated for the purpose of coordinating the implementation of Transportation Demand Management strategies.

This position shall:

- a. create a Transportation Demand Management Program for all development initiated after January 1, 2007, which will apply to the Palm Beach County Biotechnology Research Park;
- b. function as a resource for other employee transportation coordinators at companies and/or buildings with significant concentrations of employees within the Palm Beach County Biotechnology Research Park;
- c. utilize data and analysis to determine the appropriate timing for the creation of a Transportation Management Initiative or Association;
- d. provide a report on Transportation Demand Management activities/commute trip reduction as part of the Annual Biennial Development of Regional Impact Report;
- e. assist in the development of an annual plan to maximize internal trips to the Palm Beach County Biotechnology Research Park; and,
- f. actively coordinate with Florida Department of Transportation, and offer the opportunity to review and comment on Transportation Demand Management activities. (BLDG PERMIT:MONITORING-Eng)

Other Issues

26. Prior to the issuance of the first certificate of occupancy (CO) for the first three buildings in Pod N (TSRI parcel), a traffic analysis shall be performed at the following intersections:

- ~~a. Blue Heron Boulevard and Beeline Highway;~~
- ~~b. Indiantown Road and Alexander Run;~~
- ~~e.a.~~ Northlake Boulevard and Hall Boulevard;
- ~~d.b.~~ Northlake Boulevard and 140 Avenue; and
- ~~e.c.~~ Beeline Highway and Indiantown Road.
- ~~f.d.~~ The analyses shall include traffic projections at build out of Phase 1 of the Palm Beach County Biotechnology Research Park. The study shall identify any improvements necessary to maintain the adopted level of service at this location. Certificates of occupancy shall not be issued until the traffic study identifying intersection improvements necessary to maintain adopted levels of service has been:
 - 1) approved by Palm Beach County, Florida Department of Transportation and Treasure Coast Regional Planning Council; and,
 - 2) improvements recommended by the traffic study have been incorporated as DRO conditions by the County Engineer's office. (BLDG PERMIT:MONITORING-Eng)

27. a. Within two weeks prior to the opening for traffic of any segment of SR-7 between Persimmon Boulevard and Northlake Boulevard, 24-hour traffic counts shall be conducted at the following locations:
- 1) Northlake Boulevard from Seminole Pratt-Whitney Road to 140 Avenue;
 - 2) Northlake Boulevard from 140 Avenue to Coconut Boulevard;
 - 3) Northlake Boulevard from Coconut Boulevard to SR-7;
 - 4) Northlake Boulevard from SR-7 to Beeline Highway;

- 5) Northlake Boulevard from Beeline Highway to Jog Road;
 - 6) Northlake Boulevard from Jog Road to Military Trail;
 - 7) Coconut Boulevard from Persimmon Boulevard to 60 Street;
 - 8) Coconut Boulevard from 60 Street to Orange Boulevard; and,
 - 9) Coconut Boulevard from Orange Boulevard to Northlake Boulevard.
- (ONGOING:ENG)

b. Within six months after the opening for traffic of any segments of SR-7 between Persimmon Boulevard and Northlake Boulevard, 24 hour traffic counts shall be conducted at the locations indicated in Condition 44. At the same time, turning movement counts shall be collected at the following intersections, as applicable, during both the AM and the PM peak hours:

- 1) SR-7 and Okeechobee Boulevard;
- 2) SR-7 and Northlake Boulevard;
- 3) SR-7 and Persimmon Boulevard; and,

Traffic counts shall be summarized to determine amount of traffic diversions due to SR-7. These diversions shall be summarized in a peak-hour directional basis. Traffic diversions due to the construction of SR-7 shall be compared with those utilized in the traffic study. (ONGOING:ENG)

28. No building permits shall be issued for development contained in Phase 2-5 or after December 31, 2010, until a traffic study has been conducted, submitted to and approved by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and the Department of Community Affairs, and as follows:

- a. The traffic study needs to consider the cumulative impact of project traffic and shall be performed in a manner consistent with the agreed upon methodology for the original DRI submittal for this project.
 - b. The study needs to demonstrate the regional roadway network can accommodate Palm Beach County Biotechnology Research Park traffic impact in the regional roadway network.
 - c. The study shall identify any improvements necessary to maintain the subject transportation network at adopted levels of services consistent with the Palm Beach County Comprehensive Plan.
 - d. Additional building permits shall not be issued after December 31, 2010 until the roadway improvements necessary to maintain adopted levels of service have been:
 - 1) approved by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and the Department of Community Affairs; and
 - 2) incorporated into the development order.
- (BLDG PERMIT/DATE:MONITORING-Eng)

29. On September 30, 2005, and continuing every other year thereafter, the property owner shall submit an Annual Biennial Status Report indicating the status (schedule) of guaranteed improvements. This Annual Biennial Status Report shall be submitted to Palm Beach County ~~Monitoring Section~~ Traffic Division, Florida Department of Transportation, Treasure Coast Regional Planning Council (TCRPC) and the Department of Community Affairs (DCA) as part of the Development of Regional Impact Annual Biennial Report, and as follows:

- a. The Annual Biennial Status Report shall list all roadway improvements needed to be constructed, the guaranteed date of completion for the construction of each needed improvement, the party responsible for the guaranteed construction of each improvement, and the form of the binding commitment that guarantees construction of each improvement.
- b. No further building permits for Palm Beach County Biotechnology Research Park Development of Regional Impact shall be issued at the time the Annual Biennial Status Report reveals any needed transportation improvement included in the Development Order is no longer scheduled or guaranteed, or has been delayed in schedule such that it is no longer

guaranteed to be in place and operational, or under actual construction for the entire improvement consistent with the timing criteria established in this development order. (DATE:MONITORING-Eng)

ENVIRONMENTAL AND NATURAL AREAS

30. If it is determined by Environmental Resources Management (ERM) that any additional representative of a state or federally listed plant or animal species is significantly dependent upon the project site, the property owner shall cease all activities which might negatively affect that individual population and ERM shall notify the U.S. Fish and Wildlife Service and the Florida Game and Fresh Water Fish Commission. The property owner shall satisfy the recommendations of these agencies prior to continuing any development activities. These provisions shall be addressed in any land clearing permit(s) issued by Palm Beach County for the project. (ONGOING:ERM)
31. ~~All landscape irrigation systems constructed within the Palm Beach County Biotechnology Research Park are encouraged to be designed to accommodate reclaimed water.~~ If the Palm Beach County, in consultation with South Florida Water Management District determines, through the consumptive use permitting process, that the use of reclaimed water has become technically, economically, and environmentally feasible, the property owner shall be required to use reclaimed water, consistent with South Florida Water Management District criteria in effect at the time of permit application. All landscape irrigation systems constructed within the Palm Beach County Biotechnology Research Park are encouraged to be designed to accommodate reclaimed water. (ONGOING:SFWMD)
32. In order to reduce irrigation water demand, xeriscape landscaping shall be implemented throughout the project. At a minimum, sixty (60) percent of all areas requiring landscaping material shall be landscaped with native species drought-tolerant and adapted to soil and climatic conditions existing on site. (ONGOING:SFWMD)
33. The project is encouraged to utilize ultra-low volume water-saving plumbing fixtures, self-closing and/or metered faucets, and other water conserving devices as specified in the Water Conservation Act, Section 553.14, Florida Statutes, to reduce water use for future project development. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to Palm Beach County Water Utilities Department by the South Florida Water Management District. (ONGOING:SFWMD)

AIR QUALITY

34. Prior to January 1, 2006, the property owner shall meet with the Florida Department of Environmental Protection, Palm Beach County Health Department, and Treasure Coast Regional Planning Council to establish parameters for a Carbon Monoxide Air Quality Analysis. The analysis shall incorporate the methodology of the latest Florida Department of Environmental Protection guidelines and shall address worst-case carbon monoxide concentrations for each phase through build-out. In addition, the analysis shall be limited to consideration of LOS "E" or "F" intersections impacted by 5 percent or more project traffic and surface parking area of 1500 vehicle trips per hour or parking garage of 750 vehicle trips per hour. (DATE: MONITORING-Health)
35. Prior to April 1, 2006, the property owner shall submit a Carbon Monoxide Air Quality Analysis, based upon the agreed methodology, to the Florida Department of Environmental Protection, Palm Beach County Health Department, and Treasure Coast Regional Planning Council for their review approval. The analysis shall demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be violated as a result of this project and if necessary, shall include mitigation measures for which Developer shall be responsible. Remediation for any problems projected by the study shall be undertaken consistent with the Florida Department of Community Affairs Air Quality Uniform

Standard Rule 9J-2.046, Florida Administrative Code. Approval of the study by the Florida Department of Environmental Protection and Council must be obtained before receiving any final site plan approval. (DATE: MONITORING-Health)

HUMAN RESOURCE ISSUES

Housing

36. Prior to the issuance of a building permit for a development that generates more than 1,546 net external AM peak hour entering trips, the property owner/developer shall provide a new analysis of affordable housing demand, supply and need using methodology agreed to by the Department of Community Affairs and Treasure Coast Regional Planning Council. The analysis shall be for phases 2 through 5 of the project or may be done prior to and for each individual phase. The analysis shall be submitted to Palm Beach County (Engineering Department and Planning Division), the Department of Community Affairs and Treasure Coast Regional Planning Council for review and approval. If an affordable housing need is identified, the property owner/developer shall undertake the appropriate remedial actions to mitigate the need consistent with Rule 9J-2.048, Florida Administrative Code.. (BLDG PERMIT:MONITORING-Eng/Planning)
37. Prior to undertaking development of Phase 2, the property owner/developer shall provide the following proportions of the total 300 units planned for Phase 1: 10% for very-low and low income households and 10% for moderate income households. Prior to undertaking development of Phase 2 and subsequent phases, the developer shall provide onsite affordable housing opportunities to meet the projected affordable housing demand of the project's very-low, low and moderate income employee households, that are not met by housing available within the housing supply area boundary defined by a 10-mile/20-minute commute, whichever is less, based on an analysis of affordable housing demand, supply and need as referenced in Condition 36, not to exceed 2,250 units onsite throughout the project's build out time frame, not to exceed the following amounts:

100 Very-low income
350 Low Income
1,800 Moderate Income

Rental units shall remain affordable as defined by Palm Beach County's Comprehensive Plan Housing Element for a period of no less than twenty (20) years from the issuance of the Certificate of Occupancy. Owner-occupied housing units shall remain affordable for a period of no less than ten (10) years from the issuance of the Certificate of Occupancy. (BLDG PERMIT:MONITORING-Planning)

38. In each pod with residential units, the required affordable housing units (very low, low and moderate income) shall be distributed equitably throughout the development so there is not a concentration of affordable housing in one area of the pod. (ONGOING:PLANNING-Planning)

Historic and Archaeological Sites

39. In the event of discovery of any archeological artifacts during project construction, the property owner shall stop construction in that area and immediately notify the Bureau of Historic Sites and Properties in the Florida Department of State. In addition, in accordance with Ordinance No. 93-4, Archaeological Site Protection Regulations, and ULDC Article 9, Chapter A, the PZB Executive Director and the Planning Director shall be contacted within one (1) working day of discovering the artifacts. Proper protection, to the satisfaction of the County and the Bureau, shall be provided by the applicant. (ONGOING:PLANNING-Planning)

EXHIBIT C1
LOCAL GOVERNMENT
CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. Development of the site is limited to the uses as approved by the Board of County Commissioners. The approved Master Plan/Regulating Plans are dated July 19, 2004. All modifications shall be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)
2. Development of individual pods shall be subject to the Design Standards dated ~~August 9, 2004~~ September 13, 2004, prepared by Kilday & Associates. All modifications shall be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)
3. To ensure consistency with the Master Plan dated July 19, 2004, presented to the Board of County Commissioners, no more than twenty-five (25) percent of the proposed Planned Industrial Park Development (PIPD) land uses (pod types) shall be permitted to be changed. ~~subject to approval by the Development Review Officer (DRO).~~ (DRO: DRO-Zoning)
4. Activities relating to the Type III excavation shall be permitted to continue until January 1st 2005 or within thirty (30) days of Palm Beach County taking title of the property, whichever is later. The petitioner shall file an application for a Development Order Abandonment for the Type III excavation by February 1st 2005 or within sixty (60) days of Palm Beach County taking title of the property, whichever is later. (DATE: MONITORING-Zoning)

B. ALTERNATIVE VEHICLE TRANSPORTATION

1. For residential development, alternative vehicle storage and recharging shall be provided as follows:
 - a. a minimum of fifty (50) square feet per residential unit. This area shall be indicated on the Site or Regulating ~~p~~Plan and the building permit plan;
 - b. for detached housing type units with garage, a portion of the garage shall be dedicated for the storage and recharging use; and,
 - c. for attached housing type units, a common covered parking area shall meet the requirement of the storage and recharging area. (DRO/BLDG PERMIT: DRO/BLDG- Planning)
2. For non-residential development, a recharging area shall be provided for alternative vehicles. This area shall be indicated on the Site or Regulating ~~p~~Plan and the building permit plan. (DRO/BLDG PERMIT: DRO/BLDG- Planning)

C. ARCHITECTURAL REVIEW

1. At time of submittal for final site plan approval by the Development Review Officer (DRO) of each pod, the architectural elevations for all buildings within the subject pod shall be submitted simultaneously with the site plan for final architectural review and approval. The required elevations and the site plan shall be designed to be consistent with Article 5.C. of the ULDC. Development shall be consistent with the approved architectural elevations and the approved final DRO site plan. (DRO: ARCH REVIEW - Zoning)

2. All roof mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character, and architectural style of the principle structure. (BLDG PERMIT:BLDG-Zoning)
3. All other air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principle structure or equivalent landscape material. (BLDG Pemit: LANDSCAPE/BLDG - Zoning)

D. BUILDING AND SITE DESIGN

1. The Planned Industrial Planned Development (PIPD) shall be limited to a maximum of twenty (20) pods as follows: (DRO: DRO)

Pod Name	Pod Type (Land Use)	PDR	Alternative (Land Use)
A	Residential	PUD	Light Industrial Or Commercial
B	Recreational	Recreation pod of PUD	-
C	Commercial *(Not applicable to public school)	MUPD or supplementary use regulations	Light Industrial Or Residential
D	Light Industrial	Light Industrial	Residential
E	Light Industrial	Light Industrial	-
F	Commercial	MUPD/MXPD/TMD	-
G	Light Industrial	Light Industrial	-
H	Light Industrial	Light Industrial	Residential
I	Light Industrial	Light Industrial	-
J	Light Industrial	Light Industrial	-
K	Light Industrial	Light Industrial	-
L	Light Industrial	Light Industrial	-
M	Commercial	MUPD or supplementary use regulations	-
N	Light Industrial	Light Industrial	-
O	Commercial	MXPD/TMD	-
P	Residential	PUD	-
Q	Recreational	Recreation pod of PUD	-
R	Light Industrial	Light Industrial	-
S	Light Industrial	Light Industrial	-
T	Light Industrial	Light Industrial	-

(DRO:DRO)

E. ENGINEERING

1. Prior to the issuance of first certificate of occupancy (CO), for the ~~Research park~~ either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; (BLDG PERMIT: MONITORING- Eng) OR
 - b. contracts have been let for the following roadway improvements:

- 1) Construction of Seminole Pratt-Whitney Road as a minimum 2-lane cross section from the current terminus north of Northlake Boulevard to PGA Boulevard. (ONGOING:ENG-Eng)
 - 2) Construction of PGA Boulevard as a three-lane section from Seminole Pratt Whitney Road to East Mecca Road. (ONGOING:ENG-Eng)
 - c. The above roadway improvements shall be open to traffic by September 1, 2006 (DATE: MONITORING-ENG)
2. No building permits shall be issued after December 31, 2007 until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of Seminole Pratt-Whitney Road as a minimum two-lane cross section from PGA Boulevard to Beeline Highway. (DATE: MONITORING – Eng)
 3. No building permits shall be issued for development that generates more than 1,126 net external AM peak hour entering trips or after December 31, 2009, which ever shall occur first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of Seminole Pratt Whitney Road as a minimum 4-lane median divided section between Northlake Boulevard and PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
 4. No building permits shall be issued for development that generates more than 1,344 net external AM peak hour entering trips or after December 31, 2009, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of SR-7 as a minimum two-lane section from its existing terminus to Northlake Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
 5. No building permits shall be issued for development that generates more than 280 net external AM peak hour entering trips or December 31, 2006, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Coconut Boulevard from Northlake Boulevard to Orange Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 6. No building permits shall be issued for development that generates more than 1,095 net external AM peak hour entering trips or December 31, 2009, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the widening of Indiantown Road from Alexander Run to Jupiter Farms Road to a six-lane divided cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

7. No building permits shall be issued for development that generates more than 1,558 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:
 - a. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - b. contracts have been let for the construction of left turn lanes on Orange Boulevard at all appropriate intersecting streets along the two lane section from Seminole Pratt-Whitney Road to 140th Avenue. (BLDG PERMIT/DATE: MONITORING – Eng)
8. Prior to March 23, 2005, acceptable surety for the road construction listed in Conditions E.1 through E.7 above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

Traffic Phase 2

9. Prior to development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 2, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 2 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 2 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)
- 10a. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of PGA Boulevard as a minimum two-lane section from East Mecca Road to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
- 10b. Prior to December 31, 2007, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 11a. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or after December 31, 2010, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- 2) contracts have been let for the widening of Northlake Boulevard as a six-lane median divided section from SR 7 to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
- 11b. Prior to December 31, 2007, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
 12. No building permits shall be issued for development that generates more than 1,750 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Royal Palm Beach Boulevard from Orange Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 13. No building permits shall be issued for development that generates more than 1,750 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Royal Palm Beach Boulevard from 60th Street to Persimmon Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 14. No building permits shall be issued for development that generates more than 2,048 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Okeechobee Boulevard from Seminole Pratt-Whitney Road to 140th Avenue to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 15. No building permits shall be issued for development that generates more than 2,150 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Orange Boulevard from 140th Avenue to Coconut Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 16. No building permits shall be issued for development that generates more than 2,337 net external AM peak hour entering trips or December 31, 2012, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR

- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Orange Boulevard from Coconut Boulevard to Royal Palm Beach Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 17a. No building permits shall be issued for development that generates more than 2,358 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of PGA Boulevard to a four-lane divided cross section from Beeline Highway to Ryder Cup Boulevard plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)
- 17b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 18a. No building permits shall be issued for development that generates more than 2,374 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for turn lane improvements on Orange Boulevard at all appropriate intersecting streets along the existing two lane section from 140th Avenue to Royal Palm Beach Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 18b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 19a. No building permits shall be issued for development that generates more than 2,374 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Northlake Boulevard to a six-lane divided cross section from Coconut Boulevard to SR 7 plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)
- 19b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
20. No building permits shall be issued for development that generates more than 2,456 net external AM peak hour entering trips or December 31, 2012, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR

- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Turnpike to Central Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 21a. No building permits shall be issued for development that generates more than 2,599 net external AM peak hour entering trips or after December 31, 2012, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of PGA Boulevard to a six-lane divided cross section from Ryder Cup Boulevard to the Florida Turnpike plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)

- 21b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

- 22a. No building permits shall be issued for development that generates more than 3,055 net external AM peak hour entering trips or after December 31, 2013, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of PGA Boulevard as a four-lane median divided section from East Mecca Road to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)

- 22b. Prior to December 31, 2009, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

- 23a. No building permits shall be issued for development that generates more than 3,184 net external AM peak hour entering trips or after December 31, 2014, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Beeline Highway as a six-lane median divided section from Jog Road to Blue Heron Boulevard plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)

- 23b. Prior to December 31, 2011, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

- 24a. No building permits shall be issued for development that generates more than 3,193 net external AM peak hour entering trips or after December 31, 2014, whichever occurs first, until either:

- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Seminole Pratt-Whitney Road as a four-lane median divided section from Beeline Highway to Indiantown Road plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)
- 24b. Prior to December 31, 2011, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 25a. No building permits shall be issued for development that generates more than 3,308 net external AM peak hour entering trips or after December 31, 2014, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Indiantown Road as a six-lane median divided section from Jupiter Farms Road to the Florida Turnpike. (BLDG PERMIT/DATE: MONITORING – Eng)
- 25b. Prior to December 31, 2011, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
26. No building permits shall be issued for development that generates more than 3,413 net external AM peak hour entering trips or December 31, 2014, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Indiantown Road from Pratt-Whitney Road to Alexander Run to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
27. No building permits shall be issued for development that generates more than 3,460 net external AM peak hour entering trips or December 31, 2014, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Beeline Highway to PGA Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
28. No building permits shall be issued for development that generates more than 3,684 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- c. Contracts have been let for the construction of Indiantown Road from Jupiter Farms Road to Turnpike to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 29a. No building permits shall be issued for development that generates more than 3,685 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Beeline Highway as a six-lane median divided section from Seminole Pratt-Whitney Road to PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 29b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
30. No building permits shall be issued for development that generates more than 3,889 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Central Boulevard to Military Trail to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Traffic Phase 3

31. Prior to development that generates more than 3905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 3, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 3 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 3 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)
- 32a. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the widening of Okeechobee Boulevard to a four-lane divided cross section from 140th Avenue (E Road) to Crestwood Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)

- 32b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 33a. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the construction of Coconut Boulevard as a two-lane section from Northlake Boulevard to PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 33b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
- 34a. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or after December 31, 2015, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the following road improvements:
 - a) Widening of Royal Palm Beach Boulevard as a minimum four-lane median divided section from Persimmon Boulevard to 60th Street.
 - b) Widening of Seminole Pratt-Whitney Road as a four-lane median divided section from PGA Boulevard to Beeline Highway
 - c) Widening of Coconut Boulevard as a four-lane median divided section from Orange Boulevard to Northlake Boulevard (BLDG PERMIT/DATE: MONITORING – Eng)
- 34b. Prior to December 31, 2012, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
35. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Turnpike to Central Boulevard to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

36. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from 140th Avenue to Coconut Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
37. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from SR 7 to Beeline Highway to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 38a. No building permits shall be issued for development that generates more than 4,186 net external AM peak hour entering trips or after December 31, 2016, whichever occurs first, until either:
- 1). a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the widening of SR 7 as a four-lane median divided section from Okeechobee Boulevard to 60th Street. (BLDG PERMIT/DATE: MONITORING – Eng)
- 38b. Prior to December 31, 2013, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
39. No building permits shall be issued for development that generates more than 4,242 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Military Trail to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
40. No building permits shall be issued for development that generates more than 4,242 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from Turnpike to Military Trail to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

41. No building permits shall be issued for development that generates more than 4,489 net external AM peak hour entering trips or December 31, 2016, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Northlake Boulevard to Orange Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

42. No building permits shall be issued for development that generates more than 4,667 net external AM peak hour entering trips or December 31, 2017, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from I-95 to Alternate A1A to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

43. No building permits shall be issued for development that generates more than 4,667 net external AM peak hour entering trips or December 31, 2017, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Alternate A1A to Campus Drive to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 44a. No building permits shall be issued for development that generates more than 4,838 net external AM peak hour entering trips or after December 31, 2018, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Beeline Highway as a four-lane median divided section from Indiantown Road to S.R. 76 in Martin County. (BLDG PERMIT/DATE: MONITORING – Eng)

- 44b. Prior to December 31, 2015, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

45. No building permits shall be issued for development that generates more than 5,002 net external AM peak hour entering trips or December 31, 2018, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- c. Contracts have been let for the construction of Northlake Boulevard from Coconut Boulevard to SR 7 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
46. No building permits shall be issued for development that generates more than 5,463 net external AM peak hour entering trips or December 31, 2019, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Martin County line to Indiantown Road to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 47a. No building permits shall be issued for development that generates more than 5,535 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, until either:
- 1). a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of PGA Boulevard as a six-lane median divided section from Seminole Pratt-Whitney Road to East Mecca Road. (BLDG PERMIT/DATE: MONITORING – Eng)
- 47b. Prior to December 31, 2017, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
48. No building permits shall be issued for development that generates more than 5,551 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Beeline Highway to Ryder Cup Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 49a. No building permits shall be issued for development that generates more than 5,567 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Beeline Highway to a six-lane median divided section from PGA Boulevard to Northlake Boulevard plus the appropriate paved tapers. (BLDG PERMIT/DATE: MONITORING – Eng)
- 49b. Prior to December 31, 2017, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

50. No building permits shall be issued for development that generates more than 5,600 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Indiantown Road from Turnpike to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

51. No building permits shall be issued for development that generates more than 5,600 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from Military Trail to I-95 to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Traffic Phase 4

52. Prior to development that generates more than 5675 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 4, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 4 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 4 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)

- 53a. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or after December 31, 2020, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; (BLDG PERMIT/DATE: MONITORING – Eng)

OR

 - 2) Contracts have been let for the following roadway improvements:
 - a) Northlake Boulevard as a six-lane median divided section from 140th Avenue to Coconut Boulevard. (ONGOING: ENG-Eng)
 - b) Seminole Pratt-Whitney Road as a six-lane median divided section from Orange Boulevard to Northlake Boulevard. (ONGOING: ENG-Eng)

- 53b. Prior to December 31, 2017, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or

construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)

54. No building permits shall be issued for development that generates more than 5,900 net external AM peak hour entering trips or December 31, 2021, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from I-95 to Alternate A1A to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

55. No building permits shall be issued for development that generates more than 6,006 net external AM peak hour entering trips or December 31, 2021, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Indiantown Road to Beeline Highway to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 56a. No building permits shall be issued for development that generates more than 6,016 net external AM peak hour entering trips or after December 31, 2021, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Beeline Highway to a six-lane median divided section from Northlake Boulevard to Jog Road. (BLDG PERMIT/DATE: MONITORING – Eng)

- 56b. Prior to December 31, 2018, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (ONGOING:ENG-Eng)

57. No building permits shall be issued for development that generates more than 6,021 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from East Mecca Boulevard to Beeline Highway to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

- 58a. No building permits shall be issued for development that generates more than 6,075 net external AM peak hour entering trips or after December 31, 2022, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- 2) contracts have been let for the widening of Seminole Pratt-Whitney Road to a six-lane median divided section from Northlake Boulevard to PGA Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 58b. Prior to December 31, 2019, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
 - 59a. No building permits shall be issued for development that generates more than 6,081 net external AM peak hour entering trips or after December 31, 2022, whichever occurs first, until either:
 - 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) contracts have been let for the widening of Florida Turnpike to a six-lane median divided section from Okeechobee Boulevard to Beeline Highway. (BLDG PERMIT/DATE: MONITORING – Eng)
 - 59b. Prior to December 31, 2019, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
 60. No building permits shall be issued for development that generates more than 6,247 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Seminole Pratt-Whitney Road to East Mecca Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 61. No building permits shall be issued for development that generates more than 6,337 net external AM peak hour entering trips or December 31, 2022, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from Hall Boulevard to 140th Avenue to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
 62. No building permits shall be issued for development that generates more than 6,643 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Royal Palm Beach Boulevard from Persimmon Boulevard to 40th Street to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

63. No building permits shall be issued for development that generates more than 6,863 net external AM peak hour entering trips or December 31, 2024, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from PGA Boulevard to Northlake Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

64. No building permits shall be issued for development that generates more than 6,968 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Military Trail to I-95 to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

65. No building permits shall be issued for development that generates more than 6,983 net external AM peak hour entering trips or December 31, 2024, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Alternate A1A to Campus Drive to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

66. No building permits shall be issued for development that generates more than 7,000 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Indiantown Road from I-95 to Island Way to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

67. No building permits shall be issued for development that generates more than 7,000 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Northlake Boulevard from I-95 to Congress Avenue to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

68. No building permits shall be issued for development that generates more than 7,080 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Indiantown Road from Turnpike to I-95 to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
69. No building permits shall be issued for development that generates more than 7,119 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Orange Boulevard from Seminole Pratt-Whitney Road to 140th Avenue to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
70. No building permits shall be issued for development that generates more than 7,164 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Coconut Boulevard from PGA Boulevard to Northlake Boulevard to a four-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Traffic Phase 5

71. Prior to development that generates more than 7179 net external AM peak hour entering trips or after December 31, 2025, whichever occurs first, the developer of the Research Park may elect to submit a more detailed traffic study for approval by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and Florida Department of Community Affairs that addresses this next phase of development. The traffic study shall be based upon traffic conditions as they exist no more than one year prior to the beginning of Traffic Phase 5, shall utilize the agreed upon traffic methodology for the project, and may include arterial analyses for roadway segments and intersections that are projected to be overcapacity in Traffic Phase 5 (including those which have CRALLS designations for that phase). The developer may then request that traffic-related conditions of approval for Traffic Phase 5 and the County Five-Year Road Program be revised in accordance with the results of this traffic study prior to the issuance of any building permits for that phase. (BLDG PERMIT/DATE: MONITORING – Eng)
- 72a. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or after December 31, 2025, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the following roadway improvements:
 - a) Widening of Indiantown Road to a four-lane divided cross section from Pratt-Whitney Road to Alexander Run Road.

- b) Widening of Indiantown Road to a six-lane divided cross section from Alexander Run Road to Jupiter Farms Road.
 - c) Widening of PGA Boulevard to a six-lane divided cross section from East Mecca Road to Beeline Highway.
 - d) Widening of PGA Boulevard to a six-lane divided cross section from Beeline Highway to Ryder Cup Boulevard. (BLDG PERMIT/DATE: MONITORING – Eng)
- 72b. Prior to December 31, 2022, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
73. No building permits shall be issued for development that generates more than 7,553 net external AM peak hour entering trips or December 31, 2026, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of PGA Boulevard from Ryder Cup Boulevard to Turnpike to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
74. No building permits shall be issued for development that generates more than 7,837 net external AM peak hour entering trips or December 31, 2027, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Beeline Highway to PGA Boulevard to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
75. No building permits shall be issued for development that generates more than 7,926 net external AM peak hour entering trips or December 31, 2027, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Northlake Boulevard to Orange Boulevard to an eight-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
- 76a. No building permits shall be issued for development that generates more than 8,358 net external AM peak hour entering trips or after December 31, 2029, whichever occurs first, until either:
- 1) a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - 2) Contracts have been let for the widening of Okeechobee Boulevard to a six-lane divided cross section from Crestwood Boulevard to Royal Palm Beach Boulevard. BLDG PERMIT/DATE: MONITORING – Eng)

- 76b. Prior to December 31, 2026, acceptable surety for the road construction listed above shall either be provided to the Land Development Division or construction of these improvements shall be included in Palm Beach County's 5 Year Road Program or the State Transportation Improvement Program. (DATE: MONITORING – Eng)
77. No building permits shall be issued for development that generates more than 8,850 net external AM peak hour entering trips or December 31, 2030, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the construction of Indiantown Road from I-95 to Island Way to a ten-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)
78. No building permits shall be issued for development that generates more than 8,887 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following roadway improvement; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the construction of Seminole Pratt-Whitney Road from Orange Boulevard to 60th Street to a six-lane cross section. (BLDG PERMIT/DATE: MONITORING – Eng)

Local Intersection Improvements

79. No building permits shall be issued for development that generates more than 1,251 net external AM peak hour entering trips or December 31, 2009, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the Northlake Blvd / Seminole Pratt-Whitney Road intersection.
 - Addition of second left turn lane, east approach
 - Addition of second through lane, south approach
 - Addition of second through lane, north approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
80. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or December 31, 2010, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the Indiantown Road / Pratt-Whitney Road intersection.
 - Addition of two left turn lanes, east approach
 - Addition of right turn lane, south approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
81. No building permits shall be issued for development that generates more than 1,564 net external AM peak hour entering trips or December 31, 2010, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR

- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the PGA Boulevard / Beeline Highway intersection.
 - Addition of free-flow right turn lane, east approach
 - Addition of second left turn lane, south approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
82. No building permits shall be issued for development that generates more than 2,032 net external AM peak hour entering trips or December 31, 2011, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Orange Blvd / Seminole Pratt-Whitney Road intersection.
 - Addition of left turn lane, east approach
 - Addition of second through lane, south approach
 - Addition of second through lane, north approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
83. No building permits shall be issued for development that generates more than 2,969 net external AM peak hour entering trips or December 31, 2013, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Beeline Highway / Seminole Pratt-Whitney Road intersection.
 - Addition of right turn lane, west approach
 - Addition of second through lane, south approach
 - Addition of second through lane, north approach
 - Addition of right turn lane, north approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
84. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Haverhill Road / Beeline Highway intersection.
 - Addition of third through lane, west approach
 - Addition of third through lane, east approach
 - Addition of second left turn lane, south approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
85. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Orange Blvd / Coconut Blvd intersection.
 - Addition of left turn lane, east approach
 - Addition of left turn lane, west approach
 - Addition of left turn lane, north approach

- Addition of left turn lane, south approach
(BLDG PERMIT/DATE: MONITORING – Eng)

86. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Beeline Highway / PGA Boulevard intersection.
 - Addition of two left turn lanes and third through lanes, south approach
 - Addition of third through lane, north approach
 - Addition of left turn lane, two through lanes and right turn lane, west approach
 - Addition of two through lanes and maintain free-flow right turn lane, east approach

(BLDG PERMIT/DATE: MONITORING – Eng)

87. At a minimum, the following lane geometry shall be provided at the intersection of Coconut Boulevard and PGA Boulevard by December 31, 2015 or at the time of construction of Coconut as a 2-lane median divided section from Northlake Boulevard to PGA Boulevard, whichever occurs first :

East approach	Two through lanes One right-turn lane
West approach	Two through lanes One left turn lane
South approach	One left-turn lanes One right-turn lane

(DATE:MONITORING-Eng)

88. No building permits shall be issued for development that generates more than 4,967 net external AM peak hour entering trips or December 31, 2018, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Northlake Boulevard/Seminole Pratt-Whitney Road intersection.
 - Addition of second right turn lane, east approach
 - Addition of third through lane, south approach
 - Addition of third through lane and second left turn lane, north approach. (BLDG PERMIT/DATE: MONITORING – Eng)

89. No building permits shall be issued for development that generates more than 5,321 net external AM peak hour entering trips or December 31, 2019, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Indiantown Road / Pratt Whitney Road intersection.
 - Addition of second through lane, north approach
 - Addition of second through lane, south approach

(BLDG PERMIT/DATE: MONITORING – Eng)

90. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Indiantown Road / Jupiter Farms Road intersection.
 - Addition of third through lane, west approach
 - Addition of third through lane and second left turn lane, east approach. (BLDG PERMIT/DATE: MONITORING – Eng)
91. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Northlake Boulevard / SR 7 intersection.
 - Addition of fourth through lane, west approach
 - Addition of second left turn lane, south approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
92. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / Coconut Boulevard intersection.
 - Addition of third through lane, west approach
 - Addition of third through lane, east approach
 - Addition of second left turn lane, south approach
 (BLDG PERMIT/DATE: MONITORING – Eng)
93. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / Turnpike intersection.
 - Addition of second left-turn lane, west approach
 - Addition of second left-turn lane, east approach
 - Addition of second through lane and right turn lane, south approach
 - Addition of third left-turn lane, north approach.
 (BLDG PERMIT/DATE: MONITORING – Eng)
94. No building permits shall be issued for development that generates more than 6,577 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- c. contracts have been let for the following improvements at the Northlake Boulevard / Coconut Boulevard intersection.
 - Addition of third through lane, west approach
 - Addition of third through lane, east approach
 - Addition of second through lane, north approach.(BLDG PERMIT/DATE: MONITORING – Eng)

- 95. No building permits shall be issued for development that generates more than 6,577 net external AM peak hour entering trips or December 31, 2023, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / Ryder Cup Boulevard intersection.
 - Addition of third through lane, west approach.(BLDG PERMIT/DATE: MONITORING – Eng)

- 96. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Okeechobee Boulevard / Seminole Pratt-Whitney Rd intersection.
 - Addition of second through lane, north approach
 - Addition of second through lane, south approach
 - Addition of right turn lane, east approach.(BLDG PERMIT/DATE: MONITORING – Eng)

- 97. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the Orange Boulevard / Royal Palm Beach Boulevard intersection.
 - Addition of left turn lane, south approach
 - Addition of right turn lane, west approach.(BLDG PERMIT/DATE: MONITORING – Eng)

- 98. No building permits shall be issued for development that generates more than 7,535 net external AM peak hour entering trips or December 31, 2026, whichever occurs first, until either:
 - a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / Beeline Highway intersection.
 - Addition of third through lane, west approach
 - Addition of third through lane, east approach.(BLDG PERMIT/DATE: MONITORING – Eng)

- 99. No building permits shall be issued for development that generates more than 8,000 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / Seminole Pratt-Whitney Road intersection.
 - Addition of second through lane, south approach
 - Addition of second through lane, north approach.
- (BLDG PERMIT/DATE: MONITORING – Eng)

Project Driveways

100. No building permits for development that generates more than 3,905 net external AM peak hour entering trips for the Research Park shall be issued until access driveways have been built to the following lane geometry including _signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and South Mecca Road

East Approach	One left-turn lane One right-turn lane
South Approach	Two through lane One right-turn lane
North Approach	One left-turn lane One through lane

(BLDG PERMIT:MONITORING-Eng)

101. No building permits for development that generates more than 3,905 net external AM peak hour entering trips for the Research Park shall be issued until access driveways have been built to the following lane geometry including signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and Central Mecca Road

East Approach	One left-turn lane One right-turn lane
South Approach	Two through lane One right-turn lane
North Approach	One left-turn lane One through lane

(BLDG PERMIT:MONITORING-Eng)

102. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
- c. contracts have been let for the following improvements at the PGA Boulevard / East Mecca Road intersection.
 - Addition of two through lanes, west approach
 - Addition of left turn lane, two through lanes and right turn lane, east approach
 - Addition of left turn lane and right turn lane, north approach
 - Addition of left turn lane and right turn lane, south approach.

(BLDG PERMIT/DATE: MONITORING – Eng)

103. No building permits shall be issued for development that generates more than 3,905 net external AM peak hour entering trips or December 31, 2015, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. contracts have been let for the following improvements at the PGA Boulevard / West Mecca Road intersection.
 - Addition of right turn lane, east approach
 - Addition of left turn lane and right turn lane, north approach
 - Addition of right turn lane, south approach
- (BLDG PERMIT/DATE: MONITORING – Eng)

104. No building permits for development that generates more than 5,675 net external AM peak hour entering trips for the Research Park shall be issued until access driveways have been built to the following lane geometry including signalization as warranted by City, County or State criteria:

- a. Seminole Pratt-Whitney Road and Central Mecca Road

East Approach	One left-turn lane One right-turn lane
South Approach	Two through lane One right-turn lane
North Approach	One left-turn lane Two through lanes
- (BLDG PERMIT:MONITORING-Eng)

105. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
- c. Contracts have been let for the following improvements at the PGA Boulevard / East Mecca Road intersection.
 - Addition of second left turn lane and third through lane, east approach
 - Addition of third through lane, west approach
 - Addition of second left turn lane, north approach

(BLDG PERMIT/DATE: MONITORING – Eng)

106. No building permits shall be issued for development that generates more than 5,675 net external AM peak hour entering trips or December 31, 2020, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
- c. Contracts have been let for the following improvements at the PGA Boulevard / West Mecca Road intersection.
 - Addition of second left turn lane, east approach
 - Addition of second left turn lane and second through lane, north approach
 - Addition of second through lane, south approach

(BLDG PERMIT/DATE: MONITORING – Eng)

107. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:

- a. a CRALLS designation is adopted for the following intersection; OR
- b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR

- c. Contracts have been let for the following improvements at the Seminole Pratt-Whitney Road / South Mecca Road intersection.
- Addition of second left turn lane, east approach
 - Addition of third through lane, north approach
 - Addition of third through lane, south approach
- (BLDG PERMIT/DATE: MONITORING – Eng)
108. No building permits shall be issued for development that generates more than 7,179 net external AM peak hour entering trips or December 31, 2025, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the Seminole Pratt-Whitney Road / University Road intersection.
 - Addition of second left turn lane, east approach
 - Addition of third through lane, north approach
 - Addition of third through lane, south approach
- (BLDG PERMIT/DATE: MONITORING – Eng)
109. No building permits shall be issued for development that generates more than 8,000 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the PGA Boulevard / East Mecca Road intersection.
 - Addition of third left turn lane and second through lane, north approach
 - Addition of second through lane, south approach
- (BLDG PERMIT/DATE: MONITORING – Eng)
110. No building permits shall be issued for development that generates more than 8,000 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the Seminole Pratt-Whitney Road / North Mecca Road intersection.
 - Addition of second left turn lane, north approach
- (BLDG PERMIT/DATE: MONITORING – Eng)
111. No building permits shall be issued for development that generates more than 8,000 net external AM peak hour entering trips or December 31, 2029, whichever occurs first, until either:
- a. a CRALLS designation is adopted for the following intersection; OR
 - b. a local government development agreement consistent with sections 163.3220 through 163.3243, Florida Statutes has been executed and attached as an exhibit to the Development Order; OR
 - c. Contracts have been let for the following improvements at the Seminole Pratt-Whitney Road / Central Mecca Road intersection.
 - Addition of second left turn lane, east approach
- (BLDG PERMIT/DATE: MONITORING – Eng)

General

112. ~~Recommended~~ The improvements included in any of the Conditions E.1 through E.36.B may not be necessary if:

- a. Prior to the improvement being required, traffic projections for all links and intersections that were included in the original Traffic Phase analysis, during which the improvement was scheduled, are readdressed in a traffic study that is approved by Palm Beach County, the Florida Department of Transportation, and the Treasure Coast Regional Planning Council. The analysis in the traffic study shall include:
- 1) The most recent traffic counts and,
 - 2) The methodology for the project as agreed upon by the review agencies, and,
 - 3) The relevant conditions that must be amended by the Board of County Commissioners to reflect the new required threshold for this improvement and any other improvements that are warranted by the traffic study. (ONGOING:ENG – Eng)
 - 4) Alternative intersection improvements to maintain the adopted level-of-service for approval by the County Engineer to be incorporated as DRO conditions to replace intersection improvements identified in this development order.
113. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study, which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. (DATE: MONITORING-Eng)
114. The master developer/property owner shall provide a frontage road (aka slip road) along portions of PGA Boulevard as shown on the Master Plan. Construction and design of the frontage road shall be in a form and manner approved by the County Engineer and DRO. The frontage road shall be indicated on the site plans for all affected pods adjacent to PGA Boulevard. Access shall be provided from each adjacent pod to the frontage road. Construction of this frontage road may be phased in accordance with the approval of the County Engineer. (ONGOING: ENG-Eng)
115. Prior to December 31, 2005, sufficient property required for drainage easement(s) through the project's internal drainage system for PGA Boulevard and Seminole Pratt Whitney Road shall be designated for this use by the Board of County Commissioners. These easement(s) shall provide legal positive outfall for runoff from those segments of:
- Seminole Pratt Whitney Road (and)
 - PGA Boulevard
- a. Limits of Positive Outfall shall be along the property frontage; and up to a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the

property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. (DATE:MONITORING-Eng)

116. Beginning September 30, 2009, the master developer/property owner shall submit an annual report to the Palm Beach County Planning Director and County Engineer that demonstrates compliance with all CRALLS mitigation measures. Upon review by the Palm Beach County Planning Director, the annual report shall be submitted to the BCC for direction in the event that any mitigation measures are not fulfilled. (DATE:MONITORING-Eng/Planning)

117. The property owner/developer shall pay a Fair Share Fee in the manner required by the "Fair Share Contribution for Road Improvements Ordinance". Road impact fees shall be paid at the rate of 1.5 times the regular road impact fee. (BLDG PERMIT:IMPACT FEE)

118. LANDSCAPE WITHIN THE MEDIAN OF PGA BOULEVARD AND SEMINOLE PRATT WHITNEY ROAD

The property owner/developer shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of PGA Boulevard and Seminole Pratt Whitney Road. This landscaping and irrigation at a minimum shall conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires approval of the County Engineer. Median landscaping installed by petitioner shall be perpetually maintained by the petitioner, his successors and assigns, without recourse to Palm Beach County, unless petitioner provides payment for maintenance as set forth in Paragraph d below.

- a. The necessary permit(s) for this median landscaping and irrigation shall be applied for concurrent with the six lane construction of PGA Boulevard and the 4 lane construction of Seminole Pratt Whitney Road. (ONGOING:ENG)
- b. All installation of the median landscaping and irrigation shall be concurrent with the six lane construction of PGA Boulevard and the 4 lane construction of Seminole Pratt Whitney Road. (ONGOING:ENG)
- c. At the property owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the petitioner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the petitioner. The property owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Petitioner. (ONGOING:ENG)

119. CORRIDOR CONVEYANCE OF RIGHT OF WAY

Prior to December 31, 2005 property required for both PGA Boulevard and Seminole Pratt Whitney Road shall be designated as road right-of-way

through the site. Widths of these corridors shall be on an alignment approved by the County Engineer and shall be as follows:

- PGA Boulevard is 260 feet in width
 - Seminole Pratt Whitney Road 180 feet in width
- a. Right of way conveyance designation shall be free of all encumbrances and encroachments. The property owner/developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The property owner (Grantor) also agrees to provide Palm Beach County an environmental report, subject to the approval of County Engineer, demonstrating that this property meets all appropriate and applicable environmental agency requirements. In the event the report makes a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold Palm Beach County (Grantee) harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up prior to dedication. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips."
(DATE: MONITORING-Eng)
120. Prior to December 31, 2005 property required for a temporary construction easement along PGA Boulevard and Seminole Pratt Whitney Road shall be designated for this use by the Board of County Commissioners. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (DATE:MONITORING-Eng)
121. Prior to final site plan approval by the Development Review Officer (DRO) for any pods, a minimum of ten (10) percent of the total on-site parking spaces for non-residential uses shall be dedicated as alternatives to the single occupancy vehicle including preferred parking for car pools, van pools and alternative vehicles. (DRO:ENG-Eng)
122. Shared parking shall be required for the development of contiguous pods with different non-residential land uses. At final site plan approval by the Development Review Officer (DRO), a shared parking study shall be submitted for the review and approval by the County Engineer. (DRO:ENG-Eng)
123. Non-vehicular transportation corridors shown on the site plan shall be constructed to connect all residential and non-residential pods in accordance with the Master Plan dated July 19, 2004. Construction of the non-vehicular transportation corridors shall be concurrent with the paving and drainage improvements for each POD. If non-contiguous parcels are developed, temporary non-vehicular transportation corridors may be constructed to connect the parcels in accordance with the County Engineer Approval. (ONGOING:ENG-Eng)
124. The pedestrian and alternative vehicle circulation system required by the Design Standards shall be constructed and installed per the Phasing Plan, or as each pod is developed, whichever occurs first. (ONGOING: ENG-Eng)
125. All required roadway improvements contained within all of the conditions of approval shall include the cost of acquisition of right of way. Right of

way acquisition costs shall be determined by the County Engineer. Acquisition of Thoroughfare Plan Road rights-of-way shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." (ONGOING:ENG-Eng)

126. The property owner shall design and construct a stormwater management system to retain the maximum volumes of water consistent with South Florida Water Management District criteria for flood control. All discharged water from the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 17-3. (ONGOING: ENG)
127. All elements of the stormwater management system shall be designed to prevent negative impacts to adjacent areas, the receiving body of water, and to achieve optimal flows to the Loxahatchee River. The property owner shall establish a water quality monitoring system to demonstrate that C-18 Canal will not be negatively impacted by water from the project site. The proposed plans for the water quality monitoring system shall be approved by the South Florida Water Management District prior to the construction of the first phase of the surface water management system. (ONGOING: ENG)
128. The property owner shall work to minimize the amount of impervious surface constructed for automobile parking on the project site. The property owner shall consider the use of pervious parking lot materials where feasible. (DRO:ENG)

F. DEPARTMENT OF AIRPORTS (DoA)

1. Prior to the issuance of the first building permit for any residential pods, the property owner shall include in the homeowner documents as well as written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying prospective residents that the community is within the flight path of the North County Airport. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on September 30, 2005 and shall continue on an annual basis until all units within the development have been sold or the property owner relinquishes control to the homeowners association. Compliance shall be determined by the Department of Airports (DoA). (BLDG PERMIT: MONITORING - DoA)
2. Prior to the issuance of the first ~~building permit~~ Certificate of Occupancy (CO) for any residential pods, the property owner shall establish an Airport Operation and Noise Mitigation Program to provide for the Palm Beach County Biotechnology Research Park site:
 - a. disclosure of potential noise impacts within all instruments used to sell, lease, market, deed, or otherwise dispose of residential property on the site;
 - b. sound proofing related to constructing residential buildings on site; and,
 - c. granting or reserving aviation easements to the County for the benefit of the Airport. The plan shall be approved by Department of Airports. All recommendations contained in the plan shall be incorporated into the appropriate documents regulating sales, leases and construction within the Palm Beach County Biotechnology Research Park. (BLDG PERMIT:MONITORING - DoA)

G. ENVIRONMENTAL AND NATURAL AREAS

1. The property owner shall preserve and maintain the existing impoundment on the project site to maintain its existing natural resources until such time as Phase 1 construction of the Natural Area described in the Palm Beach County Biotechnology research Park Application for Development Approval has been completed. (ONGOING:ERM)
2. Prior to the issuance of a Certificate of Occupancy (CO) for any structure in Phase 1 of the project, the property owner shall record a conservation easement for the Natural Area as shown on the Master Plan dated July 19, 2004. (CO: MONITORING)
3. The Natural Area shall be created to provide a system of shallow wetlands and upland natural communities located along the western and northern boundaries of the projects site as described in the Palm Beach County Biotechnology Research Park. The Natural Area shall be planted with 100 percent native species characteristic to the area. (ONGOING:ERM)
4. Palm Beach County shall revise the existing 2,905-acre Hungryland Slough Natural Area Management Plan to include the proposed created Natural Area on the Palm Beach County Biotechnology Research Park project site. The plan shall:
 - a. identify management procedures and provide a schedule for their implementation;
 - b. include procedures for maintaining suitable habitat for state and federally listed species;
 - c. include methods to remove nuisance and exotic vegetation and any other species that are determined to threaten the natural communities;
 - d. include plans to permanently identify the Natural Area and allow only limited access for passive recreation, education, or scientific study, and
 - e. details of the wetland creation design, procedures, and management schedule shall be provided in the Natural Area Management Plan. The revised management plan shall be prepared in consultation with the South Florida Water Management District, and Florida Fish and Wildlife Conservation Commission prior to creation of the Natural Area. (ONGOING:ERM)
5. Within the Natural Area, Palm Beach County shall preserve or create a buffer zone around all Natural Area, and shall include the following:
 - a. planting for the buffer zone shall include canopy, understory, and ground cover of native upland species;
 - b. the buffer shall be designed to be consistent with the requirements of South Florida Water Management District and Palm Beach County;
 - c. where a pod abuts or adjacent to the buffer zone of the natural area, the property owner shall submit a site plan showing the buffer zone, and shall be subject to final DRO site plan approval by the Development Review Officer (DRO); and,
 - d. Condition H.5.a through H.5.c shall be addressed in any land clearing permit(s) issued by Palm Beach County. The upland buffers shall be maintained according to the details provided in the revised Hungryland Slough Natural Area Management Plan. (DRO/ONGOING:ERM)
6. Prior to the issuance of building permits for development that generates more than 1,547 net external AM peak hour entering trips, Palm Beach County shall incorporate provisions into the road design to enable wildlife, including amphibians, reptiles, and small mammals to safely cross between the wetland and upland natural areas. A wildlife underpass is

necessary to connect the natural area bisected by the proposed northerly extension of Seminole Pratt-Whitney Road. Fencing or other suitable measures shall be used to direct wildlife to the underpass. The design of the wildlife crossings shall be consistent with the latest FDOT research on the design pertaining to openness and light and designed in consultation with the Florida Fish and Wildlife Conservation Commission prior to the construction of these roads. (BLDG PERMIT:MONITORING-Eng/Erm)

7. All outdoor lighting used to illuminate properties adjacent to the Natural Areas shall be of minimum intensity necessary to satisfy the Palm Beach County Code, low intensity, shielded and directed down and away from the Natural Areas. (CO/ONGOING: BLDG/CODE ENF – Zoning/Erm)
8. All outdoor lighting used to illuminate streets adjacent to the Natural Areas shall be of minimum intensity necessary to satisfy the FDOT standards, low intensity, shielded and directed down and away from the Natural Areas. (CO/ONGOING: BLDG/CODE ENF – Zoning/Erm)
9. Palm Beach County shall maintain foraging habitat for the Florida Sandhill Crane in the existing impoundment on the site until such a time as when the impoundment is replaced by Phase 1 of the Natural Area. A Maintenance Program for Florida threatened species' foraging habitat shall be prepared in consultation with Florida Fish and Wildlife Conservation Commission published recommendations. This Maintenance Program shall be part of the Natural Area Management Plan. (ONGOING:ERM)
10. Palm Beach County shall provide foraging habitat for the Wood Stork in the Natural Area and shall ensure that the Natural Area will include features specifically designed to provide preferred foraging habitat for this species. PBC shall consult U.S. Fish and Wildlife Service published recommendations regarding the creation of foraging habitat for this federally endangered species. The plan shall be prepared in consultation with the South Florida Water Management District and the U.S. Fish and Wildlife Service. Details of the wetland creation design, procedures, and management schedule shall be provided in the Natural Area Management Plan. (ONGOING:ERM)
11. Prior to the issuance of a Certificate of Occupancy (CO) for any future structure located on a development parcel, the property owner shall remove from that parcel all Melaleuca, Brazilian pepper, Old World climbing fern, Australian pine, and any other nuisance and invasive exotic vegetation listed by the Florida Exotic Pest Plant Council and ULDC Article 14.C. Removal shall be in a manner that minimizes seed dispersal by any of these species. These provisions shall be addressed in any land clearing permit(s) issued by Palm Beach County for the project. There shall be no planting of these species on site. Methods for the removal of exotic and nuisance species should be described in the Vegetation Removal Permit Application. The entire site, including the Natural Area, shall be maintained free of these species in perpetuity. (ONGOING:ERM)
12. Maintenance and management efforts required to assure the continued viability of all components of the surface water management system shall be the financial and physical responsibility of the developer. Any entities subsequently approved by the County to replace the property owner shall be required, at a minimum, to assume the responsibilities outlined in Condition G.11. (ONGOING:CODE ENF-ERM/Health)

H. FIRE PROTECTION

1. Prior to final master plan approval by the Development Review Officer (DRO), the property owner shall identify the location of a two-acre fire-rescue station site. (DRO:FIRE RESCUE)

I. HEALTH

1. Within the Scientific Community Overlay, no structure or improvement shall be constructed, or altered, nor shall any premises be used as a laboratory unless the premises and related organizational processes comply with all federal, state and local laws and published guidelines governing the construction and operation of such laboratory. (ONGOING: HEALTH-Health)
2. ~~Prior to the issuance of a building permit for laboratory uses, the property owner or operator shall obtain the non-regulatory review and comments of the Centers for Disease Control and Prevention (CDC) Office of Health and Safety (OHS) regarding the proposed design, construction, and operation of all clinical research laboratories to be classified as Biosafety Level 2 or above. (BLDG PERMIT: MONITORING-Health)~~
- 3.2. The property owner or operator of the laboratory shall, upon request by Palm Beach County Health Department, provide proof of ~~such~~ compliance with federal state and local regulations in the form of copies of licenses, permits, registrations, certificates of accreditation, inspection reports or other documentation deemed appropriate by the Palm Beach County Health Department. (ONGOING: HEALTH)
- 4.3. The property owner and operator of laboratories classified as Biosafety Level 2, 3 or 4, as defined in the Center for Diseases Control (CDC) and National Institute of Health (NIH) "Biosafety in Microbiological and Biomedical Laboratories", 4th Edition, by the US Department of Health and Human Services, May 1999 shall ensure that all waste from such laboratories are effectively decontaminated before the waste leaves the area of the laboratory so designated. (ONGOING: HEALTH)
4. No waste from Biosafety Level 2, 3 or 4 laboratories as defined in the Center for Diseases Control (CDC) and National Institute of Health (NIH) CDC-NIH "Biosafety in Microbiological and Biomedical Laboratories", 4th Edition, by the US Department of Health and Human Services, May 1999 shall be discharged to the sewer before the waste is effectively decontaminated. Extraordinary measures shall be instituted and maintained to prevent the accidental release of biological agents and toxins, and select agents and toxins, or other dangerous or exotic agents to the environment. (ONGOING: HEALTH)
5. The property owner or operator of laboratory uses shall ensure zero discharge of untreated potentially prion-contaminated waste to POTWs, and shall provide documented verification of such to the PBCHD upon request. (ONGOING: HEALTH)
6. The property owner or operator of facilities generating industrial, hazardous or toxic waste shall not deposit or cause to be deposited any such waste into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: HEALTH/CODE ENF-Health)
7. The property owner or operator of the laboratory shall maintain records of all waste treatment at the facility, including proof of the effective decontamination of all treated waste. These records shall include the date, time, amount of waste, method of treatment, method(s) used to verify effectiveness of treatment, and the results of tests used to verify treatment effectiveness. (ONGOING: HEALTH)
8. Any person who is a generator, or an employee of a generator of hazardous or infectious waste shall store such wastes prior to disposal in an area secured as to deny access to unauthorized persons, animals,

wind, rain, insects and rodents. If such wastes are placed in a trash receptacle or compactor that is accessible at any time to unauthorized persons, such receptacle or compactor shall be locked to prevent access to the contents thereof to anyone other than authorized persons or waste collection personnel. (ONGOING: HEALTH)

9. Prior to the issuance of a certificate of occupancy (CO) for any laboratories, the facility owner or operator shall submit to the Palm Beach County Health Department a copy of the facility's Biosafety and Security Plan. The recommended design to focus on increased security needs can be found in the CDC and NIH publication entitled Biosafety in Microbiological and Biomedical Laboratories, Appendix F, Security and Emergency Responses Guidance for Laboratories working for Select Agents. The Biosafety and Security Plan shall outline biosafety and containment procedures, security systems and procedures, and incident response procedures, and shall have been approved by a relevant qualified and credentialed professional. (DRO/CO: DRO/MONITORING-Health)
10. All clearing, grading, construction, renovations and repairs shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve effective dust control: These measures include watering, application of approved surfactants, shrouding, control of vehicle speed, paving of access areas, or other operational or technological measures to reduce dispersion of dust. (ONGOING: HEALTH)
- ~~42.~~11. Prior to issuance of the first Building Permit for each pod, the ~~petitioner~~ property owner or the operator shall provide a copy of the solid waste management plan for the POD to the Palm Beach County Health Department for review and comment. (BLDG PERMIT: MONITORING-HEALTH)
- ~~43.~~12. Open burning for land clearing shall not be conducted without the prior approval of the Palm Beach County Health Department. (ONGOING: HEALTH)
- ~~44.~~13. The property owner or operator shall not cause, suffer, allow or permit the discharge of air pollutants, which cause or contribute to an objectionable odor. (ONGOING: HEALTH)
- ~~45.~~14. The surface water management system shall utilize Best Management Practices to minimize breeding of mosquitoes in the surface water management system. Management of the system shall include control methods that minimize the need for aerial spraying and reduce potential impacts of mosquito control activities on the surrounding natural areas. (ONGOING:CODE ENF-ERM/Health)
- ~~46.~~15. Prior to issuance of the first building permit, the property owner shall obtain written confirmation from the South Florida Water Management District, Palm Beach County Water Utilities Department and/or any other relevant utility that adequate capacity of treated, potable water and related service/distribution infrastructure will exist by completion of development of the phase. (BLDG PERMIT: MONITORING –Health)
- ~~47.~~16. Since potable water will be provided by a community water system, no private, non-community, or limited use potable water wells shall be permitted on the site. (ONGOING: HEALTH)
- ~~48.~~17. Prior to issuance of the first building permit, the property owner shall obtain written confirmation from the Palm Beach County Water Utilities Department and/or any other relevant utility that adequate wastewater treatment capacity is available to serve the proposed development. (BLDG PERMIT: MONITORING-Health)

- 49.18. Prior to the issuance of a Certificate of Occupancy (CO), the property owner shall obtain written confirmation from Palm Beach County Water Utilities Department that wastewater service/connection infrastructure is operational to serve the proposed development. (CO: MONITORING-Health)
- 20.19. Since public wastewater collection and treatment services will be available, no on-site sewage treatment and disposal system (OSTDS) shall be permitted on the site. All existing OSTDS shall be abandoned in accordance with Rule 64 E-6 FAC and Palm Beach County ECR-I. (ONGOING: HEALTH)
- 24.20. Prior to the issuance of a certificate of occupancy (CO) for any laboratory structure in Phase 1 of the project, the developer/property owner shall prepare a Hazardous Materials Management Plan and have it approved by the Palm Beach County Health Department and Florida Department of Environmental Protection. The plan shall address the handling and disposal of any toxic or hazardous materials in accordance with Florida Administrative Code Rule 62-730, and any biomedical waste in accordance with Florida Administrative Code Rule 64E-16. At a minimum, the plan shall:
- a. require disclosure by all owners or tenants of the property of all hazardous materials or waste proposed to be stored, used, or generated on premises;
 - b. require the inspection of all premises storing, using, or generating hazardous materials or waste prior to commencement of operation, and periodically thereafter, to assure that proper facilities and procedures are in place to properly manage hazardous materials projected to occur;
 - c. provide minimum standards and procedures for storage, prevention of spills, containment of spills, and transfer and disposal of such materials or waste;
 - d. provide for proper maintenance, operation, and monitoring of hazardous materials and waste management systems including spill and hazardous materials and waste containment systems;
 - e. detail actions and procedures to be followed in case of spills or other accidents involving hazardous materials or waste;
 - f. guarantee financial and physical responsibility for spill clean-up; ~~and~~,
 - g. include a program for continued monitoring of surface and groundwater on the site;
 - h. The approved plan shall be incorporated into the development by including it as part of any lease or sale agreement provided to tenants and owners that will use, handle, store, display, or generate hazardous materials or waste. A copy of the approved Hazardous Materials Management Plan for the Palm Beach County Biotechnology Research Park Development of Regional Impact shall be provided to the contractors and all owners, tenants and operators of businesses within the project and shall be required to comply with the applicable provisions of the plan; and,
 - i. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod in Phase 1 of the project that have laboratory structure. (DRO:DRO-Health)

J. HURRICANE PREPAREDNESS

1. Prior to the first issuance of a certificate of occupancy (CO) for any residential pod, the property owner shall provide evidence to the satisfaction of Palm Beach County's Department of Emergency Management, that emergency shelter facilities have been provided for residents of the Palm Beach County Biotechnology Research Park.

- a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod 1 of the project.
(DRO:DRO-Emergency Management)

K. LANDSCAPING – STANDARD

1. Landscaping for the Planned Industrial Planned Development (PIPD) shall comply with the Urban/Suburban Tier requirements. (DRO/BLDG PERMIT: DRO/LANDSCAPE-Zoning)
2. At time of submittal for the final Development Review Officer (DRO) approval of the Master Plan, a Master Landscape Plan shall be submitted for the perimeter buffers to be reviewed and approved by the Landscape Section. (DRO:LANDSCAPE-Zoning)
3. Prior to issuance of the first building or excavation permit for any development in a pod or a parcel within a pod, which is located adjacent to the perimeter of the PIPD, the property owner shall comply with the following:
 - a. submittal of a landscape plan for the pod or the parcel within that pod including the perimeter buffer(s);
 - b. development of the perimeter landscape buffers shall be consistent with the approved Master Landscape Plan; and,
 - c. implementation of the landscaping for each pod shall be completed prior to the issuance of the first Certificate of Occupancy (CO) for the pod or a parcel within the pod; and,
 - d. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO-Landscape)
4. All palms required to be planted in the perimeter buffer of the PIPD shall meet the following minimum standards at installation:
 - a. palm heights: twelve (12) feet clear trunk;
 - b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
 - c. credit may be given for existing or relocated palms provided they meet current ULDC standards. (CO: LANDSCAPE - Zoning)
5. All perimeter buffers shall contain a pedway system with a minimum width of fifteen (15) feet. (DRO:LANDSCAPE- Zoning)
6. Field adjustment of plant materials may be permitted to provide pedestrian sidewalks/bike paths/pedways/trails and to accommodate transverse utility or drainage easement crossings. (CO: LANDSCAPE - Zoning)

L. LANDSCAPING THE NORTH PROPERTY LINE (SOUTH OF THE 87-ACRE BTP NATURAL AREA)

1. In addition to the standard ULDC requirements, the landscape buffer (south of the 87-acre BTP natural Area) along the north property line shall be upgraded to include:
 - a. a minimum one hundred (100) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted. The north landscape buffer shall be permitted to be located along the south perimeter of the 87-acre BTP natural area;
 - b. plant materials to be installed in this buffer shall consist of one hundred (100) percent native species;
 - c. one (1) pine tree for each twenty (20) linear feet of the property line. Pines shall be planted in groups with a minimum of five (5) pines in each group, and with a maximum spacing of sixty (60) feet between groups; and,

- d. installation and completion of each portion of the buffer shall be phased in accordance to the construction phasing of the BTP Natural Area. (BLDG PERMIT: LANDSCAPE – Zoning)

M. LANDSCAPING THE SOUTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. In addition to the standard ULDC requirements, the landscape buffer along the north property line shall be upgraded to include:
 - a. a minimum one hundred (100) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted;
 - b. plant materials to be installed in these buffers shall consist of a minimum of seventy (70) percent native species;
 - c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
 - d. installation and completion of this buffer shall concur with the final excavation of Lake 1 (southernmost lake). (BLDG PERMIT: LANDSCAPE – Zoning)

N. LANDSCAPING THE EAST PROPERTY LINE (ABUTTING THE VAVRUS RANCH PROPERTY)

1. In addition to the standard ULDC requirements, the landscape buffer (abutting the Vavrus Ranch property) along the east property line shall be upgraded to include:
 - a. a minimum fifty (50) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted; and,
 - b. plant materials to be installed in these buffers shall consist of a minimum of sixty (60) percent native species;
 - c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. and, (BLDG PERMIT: LANDSCAPE – Zoning)
2. Completion of each portion of the buffer shall occur prior to the issuance of a Certificate of Occupancy (CO) for each pod that abuts or is adjacent to the affected portion of the buffer. (CO:LANDSCAPE-Zoning)

O. LANDSCAPING THE WEST PROPERTY LINE (ADJACENT TO THE EAST SIDE OF SEMINOLE PRATT WHITNEY ROAD)

1. In addition to the ULDC requirements, the landscape buffer along the west property line shall be upgraded to include:
 - a. a minimum one hundred and fifty (150) foot wide landscape buffer strip. A maximum of five (5) foot wide easement encroachment shall be permitted. The west landscape buffer shall be permitted to be located on the east side of Seminole Pratt Whitney Road;
 - b. plant materials to be installed in these buffers shall consist of one hundred (100) percent native species;
 - c. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
 - d. installation and completion of each portion of the buffer shall be phased in accordance to the construction phasing of Seminole Pratt Whitney Road, or Phase 1 of the project, whichever occurs first. (BLDG PERMIT: LANDSCAPE – Zoning)

P. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be the minimum necessary to satisfy the Palm

Beach County Code, low intensity, shielded, and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/ CODE ENF - Zoning)

2. All outdoor, freestanding lighting fixtures, except for ball field and street lights, shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning)
3. The lighting conditions above shall not apply to security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning)

Q. PALM TRAN

1. Prior to final approval of the Master Plan by the Development Review Officer (DRO), the location of an easement for all Bus Stop Boarding and Alighting Area shall be shown on the Master Plan. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. The location(s) shall be subject to the approval of Palm Tran (DRO: PALM TRAN-Palm Tran)
2. Prior to final approval of any individual site plan by the Development Review Officer (DRO), the property owner shall indicate mass transit circulation, bus access, and/or bus stops on or adjacent to the subject property consistent with the approved Master Plan pursuant to Condition Q.1. (DRO: PALM TRAN-Palm Tran)
3. Prior to issuance of the first building permit for each pod, the property owner shall convey and or dedicate to Palm Beach County an easement for all Bus Stop Boarding and Alighting Areas in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran shall be provided by the property owner.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO- Palm Tran/Eng)
4. Prior to the issuance of the first Certificate of Occupancy (CO) for any development requiring a bus shelter pursuant to Condition Q.2, the property owner shall construct a Palm Tran approved mass transit shelter with appropriate access, lighting, trash receptacle and bicycle storage. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the ~~petitioner~~ property owner.
 - a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any parcel or pod. (DRO:DRO-Palm Tran/Eng)
5. Prior to issuance of building permits for development that generate more than 1,547 net external AM peak hour entering trips, the property owner shall prepare, approve and implement a Transit Master Plan for the area in consultation with Palm Tran (PT), Florida Department of Transportation (FDOT), the Palm Beach County Metropolitan Planning Organization (MPO), and the South Florida Regional Transportation Authority (SFRTA). At a minimum, the plan shall include the following:
 - a. Routing plans for a fixed-route commuter (Palm Tran) transit system serving the site from the surrounding commuter shed. The system shall identify optimum bus routes and commuter circulation loops within the limits of the following area: Indiantown Road to the

- north; Seminole Pratt-Whitney Road to the west; US 1 to the east; Okeechobee Boulevard to the south;
- b. Continued coordination with the South Florida Regional Transit Authority for a Tri-Rail station at PGA Boulevard and Beeline Highway and transfer station and facilities accommodating fixed-route shuttle services to and from the station and the Palm Beach County Biotechnology Research Park;
 - c. Continued coordination for an on-site, community based (shuttle/trolley) circulator system; and
 - d. the fixed route (Palm Tran) transit and community based (shuttle/trolley) circulator system with the following consideration:
 - 1) All structures shall have unrestrictive pedestrian access;
 - 2) Community Circulator service shall be provided for movement within the site and interconnected with the fixed-route service and the intermodal center;
 - 3) Appropriate headways for the system;
 - 4) Financing and costs associated with implementing the recommended system; and,
 - 5) The location (spacing), timing, size, and appearance of transit stops and stations as well as details facilitating integration of transit stops with adjacent development. (BLDG PERMIT:MONITORING- Palm Tran)
 - e. Several different types of bus stops shall be provided, including but not limited to neighborhood, transfer and hub:
 - 1) Neighborhood stops shall be provided at locations such as schools or large employers or stops having more than 10 average daily boardings. These stops shall include a shelter, bench, sign with schedule and trash receptacle and shall be consistent with the Palm Tran Design Standards Manual.
 - 2) Transfer stops shall be provided at locations with over 25 average daily boardings or locations where more than one transit route interface. These stops shall include a shelter, bench, sign with system information, trash receptacles, lighting and bicycle rack and shall be consistent with the Palm Tran Design Standards Manual.
 - 3) Hub stops shall be provided at locations with over 50 average daily boardings a day and multiple transit routes. These stops shall include a shelter, bench, sign with system information, trash receptacles, lighting, bicycle rack and newspaper vending and shall be consistent with the Palm Tran Design Standards Manual. (BLDG PERMIT:MONITORING- Palm Tran)
6. Parking and transit strategies shall be developed by the property owner, and incorporated into the final site plan for each pod, subject to the approval of the Development Review Officer (DRO). These strategies shall demonstrate the following:
- a. Access to community shuttle and transit stops;
 - b. Maximize the use of pedestrian facilities and connectivity to the Pedway System;
 - c. Limit individual parking lots for individual facilities;
 - d. Promote aggregate parking for multiple uses;
 - e. Promote shared parking (e.g. daytime vs. nighttime activities)
 - f. Provide preferential parking for van pool, car pool, and alternative fuel vehicles
 - g. Promote a "park once" strategy
 - h. Orient buildings and their main entrance toward streets to create better pedestrian environments.

- i. Locate buildings so they are as convenient and accessible to public transportation facilities and sidewalks as they are to auto parking.
 - j. Locate parking to the sides and backs of buildings so that pedestrian access and access from public transportation does not require walking through large parking lots to reach building entrances.
 - k. Design and locate parking lots and garages to enhance pedestrianism and the character and attractiveness of the area, and to encourage use of alternate modes of transportation.
 - l. The application of the above referenced parking strategies to development in the Palm Beach County Biotechnology Research Park shall be summarized in the Development of Regional Impact Annual Report. (DRO:PALM TRAN-Palm Tran/Eng)
7. As part of the ~~Annual~~ Biennial Report submitted bi-annually on September 30th, businesses with 500 or more employees shall submit a Transportation Demand Management (TDM) Plan for approval by the County Engineer. The TDM shall include and provide for the following:
- a. A Transportation Coordinator position;
 - b. Accommodation of alternate work hours and telecommuting;
 - c. An ongoing ride sharing information service to employees;
 - d. Facilities for the posting of the TDM Program in a location that is readily visible to future employees, including information kiosks, direct distribution of information, and providing South Florida Commuter Services (SFCS) presentations on ridesharing programs.
 - e. Incentives to employees who make work trips by modes of transportation other than single occupant automobiles;
 - 1) preferred parking spaces;
 - 2) discounts to property amenities (ie: cafeterias, retail shops, automotive services, gyms, dry cleaning, etc.);
 - 3) SunPass transponders and subsidies to carpools or vanpools;
 - 4) discounts on Association Fees;
 - 5) bike racks or secure bike storage;
 - 6) shower facilities for bikers;
 - 7) free valet parking;
 - 8) discounts or incentives to tenants who compressed work schedules, flextime, or telecommuting to their employees;
 - 9) discounts on DSL service to tenants who telecommute; and/or,
 - 10) discounts or incentives to tenants who provide their employees who participate in any of the above mentioned alternatives with incentives like "dress down days" or time-off. (DATE:MONITORING-Eng/Planning)
8. Prior to the issuance of building permit for development generating more than 4,848 new external peak hour trips or January 1st, 2015, whichever comes first, the property owner will co-ordinate with Palm Tran to provide bus route(s) to/from the site. (BLDG PERMIT:PALM TRAN –Palm Tran)
9. Prior to the issuance of building permit for development generating more than 1,954 new external peak hour trips, each individual business shall provide an annual finance incentive in a form of a subsidy of at least 50% of the annual ticket cost for at least 15% of the persons employed at the business or contribute equivalent funds to Palm Beach County for mass transit services. (BLDG PERMIT:PALM TRAN –Palm Tran)

R. PARKS

- 1. The property owner shall reserve approximately 30 acres of land for community facilities and recreation and open space uses as further described as a 12-acre parcel and an 18-acre parcel on the site. Ultimate

transfer of title and warranty deeds and surveys to the above-mentioned park sites shall be made to a future property owners association for the Research Park site or delegated to a properly constituted special district. (DRO:PARKS-Parks)

S. PLANNING

1. Prior to final master plan approval by the Development Review Officer (DRO), a pathway plan shall be submitted indicating the following:
 - a. all equestrian, hiking, paved pedways and mulched pedways trails on the site;
 - b. equestrian crossing points from this project to the Research Park Accessory multi-use site, Petition 2004-351;
 - c. locations of breaks in the buffers and berms between pods;
 - d. buffer reduction areas between pods; and,
 - e. this pathway plan shall indicate all non-vehicular transportation corridors connecting all residential and non-residential pods in substantial conformance with the Master Development Plan dated July 19, 2004. (DRO:PLANNING-Planning)
2. Prior to final site plan approval for each pod by the Development Review Officer (DRO), pedestrian access to the pod shall be provided from any adjacent paved pedway trail or mulched pedway trail, and any necessary breaks in the pod's buffer (breaks in walls, berms, hedges, etc.) shall be shown on the site plan. (DRO:PLANNING-Planning)
3. Prior to final master plan approval by the Development Review Officer (DRO), vehicular connections to the east of the site shall be shown on the master plan. (DRO: PLANNING-Planning)
4. The property owner shall include in sales documents as well as written brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying future residents of the Palm Beach County Biotechnology Research Park project, that the project has a number of affordable housing units and any residents wishing to reside in a unit that has been ~~earmarked~~ designated as an affordable housing unit shall qualify for eligibility. Every deed of sale for each of the designated affordable units shall contain a restriction guaranteeing the property is sold and occupied by a very low, low or moderate income household (as appropriate) only, for the period specified in the restrictive covenant guaranteeing affordable housing in the whole of the Research Park project. The property owner is responsible for disclosure of the location of these units prior to the sale of any units. The developer or property owner shall submit documentation of compliance with this condition on an annual basis to the Planning Division beginning on September 30, 2007 and shall continue on an annual basis by either the developer or subsequent property owner/homeowner association. No administrative time extension to this condition shall be allowed. (DATE: MONITORING– Eng/Planning)
5. On an annual basis, beginning September 30, 2007, the property owner/homeowner association shall submit an annual report to the Planning Division documenting compliance with the declaration of restrictive covenants concerning affordable housing. No administrative time extension to this condition shall be allowed. (DATE:MONITORING - Planning)
6. The property owner of each all pods shall dedicate right-of-way for streets as shown on the Master Plan dated July 19, 2004. (DRO:ENG/PLANNING)

T. PROPERTY OWNERS ASSOCIATION/UNIFIED CONTROL

1. Prior to the recordation of the first subdivision plat, all non-residential and residential properties included in the legal description of the petition shall

be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office, which shall include the following:

- a. Formation of a single "master" property owner's association; a properly constituted independent or dependent district of the BCC; a Community Development District (CDD); or a Municipal Service Taxing District (MSTU) automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas;
- b. All recreation parcels within the residential pods shall be deed restricted to recreation for the use of the residents of the residential development. At the time of turnover of the HOA, the recreation parcel shall be turned over to the association at no cost to the residents; and,
- c. All the properties within the PIPD shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first subdivision plat for any portion of the planned development. (PLAT: ENG / COUNTY ATTY - Zoning)

U. SCHOOL BOARD

1. Prior to the issuance of the first Certificate of Occupancy (CO) in a residential pod, the school bus shelter shall be constructed by the property owner in a location and manner acceptable to the Palm Beach County School Board and the County Engineer. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter(s) shall be the responsibility of the residential property owner.

a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD)

2. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s).

a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD)

3. The property owner shall coordinate with the School District of Palm Beach County regarding reserving land for a future elementary and/or high school site needed to serve the Palm Beach County Biotechnology Research Park.

a. The above condition shall be included as a Development Review Officer (DRO) condition, and this condition shall be placed on the final site plan of any residential parcel or pod. (DRO:SCHOOL BOARD)

V. SOLID WASTE AUTHORITY

1. The development shall only occur concurrently with the provision of adequate solid waste disposal services and facilities. Prior to final site plan approval by the Development Review Officer (DRO) for any phase of development, the property owner shall obtain written confirmation from the Palm Beach County Solid Waste Authority that adequate facilities will be available when needed. (DRO:DRO-SWA/Health)

W. UNITY OF CONTROL

1. ~~Concurrent with~~ Prior to the platting of the each pod, the property owner shall record a covenant/unity of control in the public record indicating that all structures, uses, including but not limited to parking, landscaping and drainage within the pod are part of a single unified planned development, regardless of ownership. The covenant/unity of control shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant/unity of control shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: COUNTY ATTY- Zoning)

X. USE LIMITATIONS

1. The requested uses shall be limited to the following types of pods as shown in the table:

Use Type	IND/L Pod	COM Pod	RES Pod
Commercial Uses			
Dog Day Care		R	
Public and Civic Uses			
College or University		R	
Day Care General	R	R	
Hospital or Medical Center		R	
School, Elementary or Secondary		R	
Utilities and Excavation Uses			
Excavation, Type II . Allows excess removal of fill, Type II excavation.	R	R	R
Laboratory, Research		R	

(DRO:ZONING-Zoning)

2. Each industrial pod shall have a minimum of 0.25 Floor Area Ratio (FAR), and shall not exceed 0.65 of Floor Area Ratio. (DRO:DRO-Zoning)
3. All recreation and open space areas within Pods B and Q designated on the Master Plan dated July 19, 2004 shall be open to the public and shall be intended for active recreation and outdoor entertainment uses. (ONGOING:CODE ENF-Zoning)

Y. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner 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; 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 ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a 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 Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING: MONITORING - Zoning)

EXHIBIT D
ACCIDENT HISTORY REPORT
(under separate cover)

EXHIBIT E

DRI conditions in column 1 are pursuant to Assessment Report prepared by TCRPC dated July 30, 2004. The following table summarized location of the recommended DRI conditions and the reasons of modification for these conditions:

DRI Condition No.	New Condition No.	Reasons of Change in DRI conditions
1 General Provisions	1	No Change
2 Commencement and Process of Development	2	Minor revisions referencing the effective date of the development order for the DRI
3 Phasing	3	Add 3.c to allow Concurrency equivalency studies when there is reallocation of uses
4 Build Out	DRI 8	Duplicate of heading - General Provisions, therefore renumbered accordingly
5 Termination Date	DRI 9	Duplicate of heading - General Provisions, therefore renumbered accordingly
6 Transfer of Approval	W.1 Unity of Control	Replaced by Local Government (LG) Condition
7 Annual Report	DRI Condition 10	Duplicate of heading - General Provisions, therefore renumbered accordingly. Changed annual to biennial.
8 Annual Report	N/A	Deleted. Duplicate of previous DRI Condition 7.
9 General Provisions	DRI 4	Duplicate of heading - General Provisions, therefore renumbered accordingly
10 General Provisions	DRI 5	Duplicate of heading - General Provisions, therefore renumbered accordingly
11 General Provisions	DRI 6	Duplicate of heading - General Provisions, therefore renumbered accordingly
12 General Provisions	DRI 7	Duplicate of heading - General Provisions, therefore renumbered accordingly
13 MASTER DEVELOPMENT PLAN	A.1, All Petitions	Replaced by Local Government Condition
14 DESIGN GUIDELINES	A.2, Design Standards	Replaced by Local Government Condition
15 PHASING	DRI 11	Add the reference to MP-4. The infrastructure Phase 1 Construction area is now indicated in MP-4.
16 REGIONAL PLANNING	DRI 12	Rephrased language to indicate that when reviewing the Sector Plan, PBC will consider impacts/change that will be generated from the Research Park.
17 NORTH PALM	F.1 Dept. of Airports	Replaced by Local Government Condition

BEACH COUNTY GENERAL AVIATION AIRPORT		
18 TRANSPORTATION (Rights-of-Way)	E.1 –E.125 Engineering	Replaced by Local Government Condition.
19 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Condition.
20 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government
21 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Condition.
22 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Condition.
23 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Conditions.
24 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Conditions.
25 TRANSPORTATION (Rights-of-Way)	E.1-E.125 Engineering	Replaced by Local Government Condition.
26 TRANSPORTATION (Intersection Improvements)	DRI 13	Renumbered.
27 TRANSPORTATION (Intersection Improvements)	DRI 14	Renumbered.
28 TRANSPORTATION (Intersection Improvements)	DRI 15 and 16	Renumbered and add Condition 16. Modified language.
29 TRANSPORTATION (Intersection Improvements)	N/A	Deleted.
30 TRANSPORTATION (Intersection Improvements)	DRI 17	Renumbered and modified language.
31 TRANSPORTATION (Intersection Improvements)	DRI 18	Renumbered and modified language.
32 TRANSPORTATION (Intersection Improvements)	DRI 19	Renumbered and modified language.
33 TRANSPORTATION (Intersection Improvements)	DRI 20	Renumbered and modified language.
34 TRANSPORTATION (Intersection Improvements)	DRI 21	Renumbered and modified language.

35 TRANSPORTATION (Access Driveways)	DRI 22	Renumbered and modified heading to (Local Roadways). Modified language.
36 TRANSPORTATION (Transit and Transportation Demand Management)	Q.5 Palm Tran	Replaced by Local Government Condition.
37 TRANSPORTATION (Transit and Transportation Demand Management)	DRI 23	Renumbered.
38 TRANSPORTATION (Transit and Transportation Demand Management)	DRI 24	Renumbered.
39 TRANSPORTATION (Transit and Transportation Demand Management)	Q.6 Palm Tran	Replaced by Local Government Condition.
40 TRANSPORTATION (Transit and Transportation Demand Management)	N/A	Deleted. "Punnels" are eliminated.
41 TRANSPORTATION (Transit and Transportation Demand Management)	DRI 25	Renumbered.
42 TRANSPORTATION (Other Issues)	E.47	Replaced by Local Government Condition.
43 TRANSPORTATION (Other Issues)	N/A	Deleted. Will be incorporated in 47.
44 TRANSPORTATION (Other Issues)	DRI 26	Renumbered.
45 TRANSPORTATION (Other Issues)	DRI 27.a and 27.b.	Renumbered.
46 TRANSPORTATION (Other Issues)	DRI 28	Renumbered.
47 TRANSPORTATION (Other Issues)	N/A	Deleted. Duplicate of DRI Condition 42.
48 TRANSPORTATION (Other Issues)	DRI 29	Renumbered.
49 ENVIRONMENTAL AND RESOURCES	G.1 ERM	Replaced by Local Government Condition

(Existing impoundment)		
50 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.2 ERM	Replaced by Local Government Condition.
51 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.3 ERM	Replaced by Local Government Condition.
52 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.4 ERM	Replaced by Local Government Condition.
53 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.5 ERM	Replaced by Local Government Condition.
54 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.6 ERM	Replaced by Local Government Condition.
55 ENVIRONMENTAL AND RESOURCES (Natural Areas)	G.7, G.8 Lighting	Replaced by Local Government Conditions - PBC and FDOT lighting code.
56 ENVIRONMENTAL AND RESOURCES (Listed Species)	G.9 ERM.	Replaced by Local Government Condition.
57 ENVIRONMENTAL AND RESOURCES (Listed Species)	G.10 ERM	Replaced by Local Government Condition.
58 ENVIRONMENTAL AND RESOURCES (Listed Species)	DRI 30	Renumbered.
59 ENVIRONMENTAL AND RESOURCES (Exotic Species)	G.11 ERM	Replaced by Local Government Condition.
60 ENVIRONMENTAL AND RESOURCES (Stormwater Management)	E.126 Engineering	Replaced by Local Government Condition.
61 ENVIRONMENTAL AND RESOURCES (Stormwater Management)	E.127 Engineering	Replaced by Local Government Condition.
62 ENVIRONMENTAL AND RESOURCES (Stormwater Management)	E.128 Engineering	Replaced by Local Government Condition.
63 ENVIRONMENTAL AND RESOURCES (Stormwater Management)	I.14 Health	Replaced by Local Government Condition.

64 ENVIRONMENTAL AND RESOURCES (Stormwater Management)	G.12 ERM	Replaced by Local Government Condition.
65 ENVIRONMENTAL AND RESOURCES (Water Supply)	I.15 Health	Replaced by Local Government Condition.
66 ENVIRONMENTAL AND RESOURCES (Water Supply)	DRI 31	Renumbered.
67 ENVIRONMENTAL AND RESOURCES (Water Supply)	DRI 32	Renumbered.
68 ENVIRONMENTAL AND RESOURCES (Water Supply)	DRI 33	Renumbered.
69 ENVIRONMENTAL AND RESOURCES (Water Supply)	I.17, I.18 Health	Replaced by Local Government Conditions.
70 ENVIRONMENTAL AND RESOURCES (Solid Waste and Hazardous Materials)	V.1 Solid Waste Authority	Replaced by Local Government Condition.
71 ENVIRONMENTAL AND RESOURCES (Solid Waste and Hazardous Materials)	I.21 Health	Replaced by Local Government Condition.
72 ENVIRONMENTAL AND RESOURCES (Air Quality)	DRI 34	Renumbered.
73 ENVIRONMENTAL AND RESOURCES (Air Quality)	DRI 35	Renumbered.
74 ENVIRONMENTAL AND RESOURCES (Air Quality)	N/A	Deleted. Dust Control Plan has been submitted with rezoning application.
75 HUMAN RESOURCES ISSUES (Housing)	DRI 36	Renumbered and modified language.
76 HUMAN RESOURCES ISSUES (Housing)	DRI 37	Renumbered and modified language.
77 HUMAN RESOURCES ISSUES (Housing)	DRI 38	Renumbered.
78	N/A	Deleted. Required by School

HUMAN RESOURCES ISSUES (School)		Concurrency.
79 HUMAN RESOURCES ISSUES (School)	U.3 School Board	Replaced by Local Government Condition.
80 HUMAN RESOURCES ISSUES (Police and Fire Protection)	N/A	Deleted.
81 HUMAN RESOURCES ISSUES (Police and Fire Protection)	H.1 Fire Protection	Replaced by Local Government Condition.
82 HUMAN RESOURCES ISSUES (Police and Fire Protection)	N/A	Deleted. Condition is a requirement.
83 HUMAN RESOURCES ISSUES (Recreation and Open Space)	N/A	Deleted. Reviewed at site plan, code requirement
84 HUMAN RESOURCES ISSUES (Recreation and Open Space)	R.1 Parks	Replaced by Local Government Condition.
85 HUMAN RESOURCES ISSUES (Hurricane Preparedness)	J.1 Hurricane Preparedness	Replaced by Local Government Condition.
86 HUMAN RESOURCES ISSUES (Historic and Archaeological Sites)	DRI 39	Renumbered.
88 HUMAN RESOURCES ISSUES (Energy)	N/A	Relocated to Design Standards.
89 HUMAN RESOURCES ISSUES (Energy)	N/A	Relocated to Design Standards.