

RESOLUTION NO. R-96- 647

RESOLUTION APPROVING ZONING PETITION DOA86-106(F)
DEVELOPMENT ORDER AMENDMENT
PETITION OF LENNAR FLORIDA LAND VI, Q.A., LTD

ORIGINAL

WHEREAS, on March 24, 1987, the Board of County Commissioners of Palm Beach County approved Resolution No. R-87-481, which issued a Development Order for the Smith Dairy Development of Regional Impact, repealed Resolution No. R-86-1924, and approved the special exception petition for the Smith Dairy planned unit development subject to **45** conditions; and

WHEREAS, Amerifirst Development Corporation was granted approval to develop a residential planned unit development consisting of 2908 dwelling units on 850 acres of land, a project which constitutes a Development of Regional Impact pursuant to Florida Statutes Section 380.06, on real property located in Palm Beach County and fully described in Exhibit A, Attached hereto and made a part hereof; and

WHEREAS, when approving Resolution No. R-87-481 the Board of County Commissioners made the following findings of fact:

1. The petitioner has agreed to contribute twenty-seven (27) acres of land to Palm Beach County. This land will be used partially to mitigate the land requirements of several public agencies which must provide additional services directly attributable to this development. This contribution of 27 acres exceeds the minimum of 17 acres required to be contributed by Zoning Code Section 500.21.H (Minimum Area Limitations). The 27 acre governmental services site shall be dedicated jointly to the Board of County Commissioners and School Board of Palm Beach County.
2. The Palm Beach County Department of Engineering and Public Works has determined that this project can satisfy the mandatory Traffic Performance Standard of the Comprehensive Plan if the petitioner:
 - (a) Complies with the conditions of this approval; and
 - (b) Executes a tri-partite agreement with Palm Beach County and the developers of the adjacent Ryan Homes Planned Unit Development (Petition 86-96). This agreement will allocate responsibilities for offsite roadway improvements among the three signatories.
3. The development is not located in an area of critical state concern designated pursuant to Section 380.06, Florida Statutes.
4. This development does not unreasonably interfere with the achievement of the objectives of an adopted State land development plan applicable to the area. (See Section 380.06(14)(a), Florida Statutes). No state land use plan has been adopted which is applicable to this area in which this development is located.

5. This development is consistent with the Comprehensive Plan and local land development regulations of Palm Beach County (See Section 380.06(14)(b), Florida Statutes).
6. This development is substantially consistent with the assessment report and recommendations of the Treasure Coast Regional Planning Council (See Section 380.06(14)(c), Florida Statutes).
7. The information contained in the Smith Dairy Application for Development Approval is incorporated into this Development Order by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes.

For the purpose of this condition, the Application for Development Approval shall include the following supporting documents:

- a. Application for Development Approval dated April 14, 1986;
- b. Supplemental information submitted April 25, 1986;
- c. Supplemental information submitted June 17, 1986;
- d. Supplemental information submitted September 8, 1986;
- e. Supplemental information submitted September 10, 1986; and
- f. Letter to Martha O. McNeal from Palm Beach County Water Utilities Department dated July 29, 1986.

WHEREAS, on July 25, 1989, the Board of County Commissioners of Palm Beach County adopted Resolution No. R-89-1382 which formally approved Zoning Petition No. 86-106(B), a Modification of Commission Requirements and Review of a Substantial Deviation for an approved Development of Regional Impact; and

WHEREAS, on September 5, 1989, the Board of County Commissioners of Palm Beach County approved Resolution No. R-89-1564, a resolution amending Resolution No. R-89-1382 which approves Zoning Petition No. 86-106(B); and

WHEREAS, a Notification of Proposed Change was submitted on December 22, 1989 requesting a one year extension of time for Conditions 23(c) and 24(d) and a two year extension for Condition 35(a), which the County Commission approved on February 22, 1990 but never rendered through adoption of a Resolution of Approval; and

WHEREAS, a Notification of Proposed Change was submitted on January 28, 1991 requesting an additional one year extension of time for Conditions 23(c), 24(d) and 35(a), which the County Commission approved on August 29, 1991 but never rendered through adoption of a Resolution of Approval; and

WHEREAS, on October 27, 1994, the Board of County Commissioners adopted Resolution No. R-94-1470 which extended the build out date and phase completion dates for the Smith Dairy DRI; and

WHEREAS, on January 26, 1995 the Board of County Commissioners adopted Resolution No. R-95-121 approving the Notice of Proposed Change filed by Minto Communities, Inc. This approval amended Map H-1 (Master Plan), Map H-2 (Phasing Plan) & Map G (Drainage Plan); deleted the west portion (Minto Parcel) from the Smith Dairy PUD; and, modified the west portion of the DRI master plan; and

WHEREAS, on March 30, 1995, the Board of County Commissioners adopted Resolution No. R-95-437 allowing an additional access from Hypoluxo Road; and

WHEREAS, on July 27, 1995, the Board of County Commissioners adopted Resolution No. R-95-1013 which amended reference to exhibits and the exhibits contained in Resolution R-95-437; and

WHEREAS, Lennar Florida Land VI, Q.A., LTD, purchaser of the eastern portion of the Smith Dairy DRI (known as "Smith Dairy East") submitted a Notification of a Proposed Change to a Previously Approved Development of Regional Impact on August 25, 1995 requesting modifications to the DRI master plan for the Smith Dairy East property and revisions to the DRI development order to amend the conditions of approval for the Smith Dairy East portion of the DRI and the remaining property within the DRI (known as "Smith Dairy West"); and

WHEREAS, Lennar Florida Land VI, Q.A., LTD, filed an application with Palm Beach County for an Official Zoning Map Amendment (rezoning) for the eastern portion of the Smith Dairy DRI from the Residential Single-Family (RS) and Residential Transitional Suburban (RTS) Zoning Districts to the Residential Planned Unit Development (PUD) Zoning District; and

WHEREAS, the applications filed by Lennar Florida Land VI, Q.A., LTD, proposed no changes to the Master Plan or conditions of approval for the Smith Dairy West property; and

WHEREAS, the information contained in the Notification of a Proposed Change to a Previously Approved Development of Regional Impact dated August 25, 1995 is incorporated into this Development Order by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction, pursuant to Section 380.03, and 380.06, Florida Statutes, is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and

WHEREAS, the notice and hearing requirements of Section 380.06, Florida Statutes, have been satisfied; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, the Board of County Commissioners has determined that all regional issues have **been** sufficiently addressed and that the proposed development is consistent with all regional and local comprehensive plans pursuant to chapter 163, Florida Statutes; and

WHEREAS, the Board of County Commissioners, has determined that the proposed changes do not constitute a substantial deviation under Chapter 380, Florida Statutes; and

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

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The proposed changes do not constitute a substantial deviation under Chapter 380, Florida Statutes.
2. The changes in the DRI master plan, Smith Dairy PUD master plan, and the conditions of approval do not change the plan of development or conditions of approval for the Smith Dairy West property. All of the changes to the DRI master plan and conditions of approval only affect that portion of the DRI comprised of the Smith Dairy East property.
3. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
4. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards, of the Palm Beach County Unified Land Development Code.

5. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
6. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
7. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
8. This Development Order Amendment meets applicable local land development regulations.
9. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
10. This Development Order Amendment has a concurrency exemption and therefore complies with Article 11 (Adequate Public Facilities Standards) of the Palm Beach County Unified Land Development Code.
11. This Development Order Amendment, with the conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
12. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Palm Beach County, Florida, that the Notification of a Proposed Change to the Smith Dairy Planned Unit Development (PUD), a Previously Approved Development of Regional Impact dated August 25, 1995 and a request for a Development Order Amendment (DOA) to amend the master plan on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and

generally located as indicated on a vicinity sketch attached as EXHIBIT E, attached hereto and made a part hereof, was approved on April 25, 1996, subject to the conditions of this Amended Development Order.

SECTION 1. MODIFICATION OF ZONING RESOLUTION.

Resolution No. R-87-481, adopted March 24, 1987 and entitled as follows:

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
REPEALING RESOLUTION R-86-1924 AND
ISSUING A DEVELOPMENT ORDER APPROVING
A SPECIAL EXCEPTION FOR THE SMITH DAIRY
(AMERIFIRST) PLANNED UNIT DEVELOPMENT
(ZONING PETITION 86-106),
A DEVELOPMENT OF REGIONAL IMPACT

was amended by Resolution No. R-95-437.

Resolution No. R-95-437, adopted March 30, 1995 entitled as follows:

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
RESOLUTION R-95-437
RESOLUTION APPROVING ZONING PETITION DOA86-106(E)
DEVELOPMENT ORDER AMENDMENT
PETITION OF MINTO COMMUNITIES, INC.

Was amended by Resolution R-95-1013.

Resolution R-95-1013, adopted July 27, 1995 entitled as follows:

RESOLUTION AMENDING RESOLUTION NO. R-95-437
RESOLUTION APPROVING ZONING PETITION OF
MINTO COMMUNITIES, INC.
PETITION NO. DOA86-106(E)

is hereby amended.

SECTION 2. REPEAL OF ZONING RESOLUTIONS R-86-1924 AND R-95-121.

The repeal of Zoning Resolution R-86-1924, adopted December 9, 1986 and entitled as follows:

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY,
FLORIDA, ISSUING A DEVELOPMENT ORDER
APPROVING A SPECIAL EXCEPTION FOR
THE AMERIFIRST PLANNED UNIT DEVELOPMENT
(ZONING PETITION 86-106), A DEVELOPMENT OF REGIONAL IMPACT

is hereby reaffirmed.

The repeal of Zoning Resolution R-95-121, adopted January 26, 1995, and entitled as follows:

RESOLUTION APPROVING ZONING PETITION 86-106(E)
DEVELOPMENT ORDER AMENDMENT
PETITION OF MINTO COMMUNITIES, INC.

is hereby reaffirmed.

SECTION 3. LEGAL DESCRIPTION OF PARCEL SUBJECT TO
DEVELOPMENT ORDER

The legal description of the entire Smith Dairy Development of Regional Impact is found in Exhibit A, which is attached to and made an integral part of this Development Order. The legal description of Smith Dairy West, a/k/a Minto Smith Dairy, is found in Exhibit B, which is attached to and made an integral part of this Development Order. The legal description of Smith Dairy East is found in Exhibit C, which is attached to and made an integral part of this Development Order.

SECTION 4 DRI PLAN MODIFICATIONS

The changes to DRI Master Plan (Map H-1), including the addition of a new access point on Hypoluxo Road, the DRI Phasing Plan (Map H-2), and the DRI Drainage Plan (Map G) are hereby approved. The revised Map H-1, Map H-2, and Map G are attached as Exhibit D.

SECTION 5. REMOVAL OF SMITH DAIRY WEST, a/k/a MINTO SMITH
DAIRY FROM THE SMITH DAIRY PLANNED UNIT
DEVELOPMENT

The removal of the 445.5 acres described in Exhibit B from the Smith Dairy Planned Unit Development is hereby reaffirmed. The conditions of approval contained in Section 7 are the DIU conditions of approval for the property described in Exhibit B. The remaining 404.9 acres described in Exhibit C remain as the Smith Dairy PUD. The conditions of approval contained in Section 6 are the DRI conditions of approval for the property described in Exhibit C. The properties described in Exhibit B and Exhibit C, together comprise the Smith Dairy Development of Regional Impact (DRI). The density of the development shall be based on the entire DRI. Units may be transferred from one PUD to the other PUD, provided that the overall traffic distribution on surrounding thoroughfares is not changed.

SECTION 6. CONDITIONS OF APPROVAL FOR SMITH DAIRY EAST.

Approval of this Development Order is expressly conditioned upon compliance with and satisfaction of the following conditions of approval:

1. **SUBSEQUENT SITE PLAN CERTIFICATIONS:** Prior to site plan certification, the individual site plans shall reflect the upland native vegetation buffer zones meeting the requirements of Condition 9.d.

[NOTE: Ongoing condition]

2. **OPEN SPACE CALCULATIONS:** A minimum thirty-five percent (35%) open space shall be required. Prior to master plan certification the petitioner shall submit to the Zoning Division sufficient detailed information in tabular form to indicate how it satisfies the 35% percent open space requirement.
3. **NOTICE OF ADOPTION OF RESOLUTION:** Pursuant to and in accordance with Section 380.06(15)(f) of Florida Statutes, Petitioner shall record a notice of the adoption of this development order in the official records pertaining to this property maintained by the Clerk of the Circuit Court in and for Palm Beach County.

Evidence of filing shall be submitted to the Zoning Director prior to master plan approval for inclusion of the official file.

4. **PROHIBITION OF SEPTIC TANKS AND WELLS:** Since sewer and water service are available to the property, neither septic tank nor well shall be approved for use on said property.
5. **DRAINAGE CANAL RIGHTS-OF-WAYS:** The petitioner shall convey to the Lake Worth Drainage District:
 - a) the north 55 feet of Sections 3, 4, and 5 between Jog Road and Florida's Turnpike for the required right-of-way for Lateral Canal No. L-16.
 - b) the north 45 feet of Tracts 65 through 80, Block 38 and Tracts 37 through 45, Block 39 of Palm Beach Farms Company Plat 3 for the required right-of-way for Lateral Canal No. 17, or provide satisfactory abandonment to Lake Worth Drainage District.

(The Lake Worth Drainage District owns fee-simple to this right-of-way which is shown within the proposed alignment for Hypoluxo Road extension. The Lake Worth Drainage District, Palm Beach County Engineering Office and this petitioner shall coordinate both the roadway and the Lake Worth Drainage District L-18 Canal.)

- c) the west 45 feet of Tracts 16, 17, 48, 49, 80, 81, 112, and 113, of Block 38 of Palm Beach Farms Company Plat 3 for the required right-of-way for Equalizing Canal No. E-2-E.
- d) conveyance may be in the form either of an easement or a quit claim deed prepared in a manner acceptable to Lake Worth Drainage District. Conveyance shall be completed within 90 days of adoption of the resolution approving this development.

[NOTE: Condition has been satisfied.]

6. **COMMENCEMENT OF DEVELOPMENT:** In the event the developer fails to commence significant physical development within three years from the effective date of the final Development Order approving this development, development approval shall terminate and the development shall be subject to further consideration pursuant to Section 380.06, Florida Statutes. Significant physical development shall mean site preparation work for any portion of the project. Nothing herein shall be in derogation of the Palm Beach County ULDC.

[NOTE: Development has commenced. Condition not applicable.]

7. **MAINTENANCE OF AIR QUALITY**

- a. Clearing of individual building sites shall not commence until the developer is ready to build the building or buildings to be located on that site unless seeding and mulching of disturbed areas are undertaken within 30 days of completion of clearing work.
- b. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emissions, including seeding and mulching of disturbed areas, shall be undertaken and implemented by the developer to the satisfaction of the Palm Beach County Health Unit and the Florida Department of Environmental Regulation.

8. HISTORIC AND ARCHAEOLOGICAL SITES

In the event of discovery of any archaeological artifacts during project construction, the developer shall stop construction in that area and immediately notify the Division of Archives, History, and Records Management of the Florida Department of State. Proper protection, to the satisfaction of the Division, shall be provided by the developer. Notice shall also be provided to the Zoning Director for inclusion in the official records.

9. HABITAT, VEGETATION, AND WILDLIFE

a. Wetland Preservation:

At a minimum, the developer shall preserve in viable condition the preservation areas shown on Map G. The developer shall undertake whatever action may be necessary to maintain normal hydroperiods within these preserved wetland areas prior to, during, and after construction.

b. LAKE LITTORAL ZONES:

The developer shall create **3.63** acres of vegetated lake littoral zone, and 3.71 acres if "double littoral zones" as provided in Map G. These **7.34** acres of wetland habitats shall be managed in a manner that assures their continued viability, health and function. The plan for littoral zones shall be implemented and initial installation inspected not later than 18 months after excavation of the lakes is completed. Inspection and approval shall be the responsibility of the Palm Beach County Health Unit. Prior to master plan certification, a copy of the lake littoral zone plan shall be deposited with the Zoning Division for inclusion in the official records.

c. PROHIBITED PLANT SPECIES

During construction, all Melaleuca, Brazilian pepper and Australian Pine which occur on the site shall be removed as provided in the Palm Beach County ULDC, Section 7.3 (Landscaping and Buffering) and Section 7.5 (Vegetation Preservation and Protection). Removal shall be in such a manner that avoids seed dispersal by any of these species. There shall be no planting of pest exotic vegetation on site.

d. UPLAND BUFFER ZONES

The developer shall provide and maintain a buffer zone of native upland edge vegetation around wetland and deepwater habitats which are constructed on the site in accordance with the following provisions. The buffer zone may consist of preserved or planted vegetation, but shall include canopy, understory and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat and shall include a total area of at least ten (10) square feet for each one (1) linear foot of wetland or deepwater habitat perimeter. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ~~ten~~ (10) feet of upland habitat.

e. PROTECTED PLANT OR ANIMAL SPECIES

In the event that it is determined that any additional representative of a plant or animal species of special regional concern (as defined in the Treasure Coast Regional Planning Council Assessment Report for Smith Dairy) is resident on, or otherwise is significantly dependent upon the

property, the developer shall cease all activities which might negatively affect that individual population and immediately notify both the Florida Game and Fresh Water Fish Commission and the U.S. Fish and Wildlife Service. Proper protection, to the satisfaction of both agencies, shall be provided by the developer. Notification of such action shall also be provided to the Zoning Director for inclusion in the official record.

10. DRAINAGE AND SURFACE WATER MANAGEMENT

a. STORMWATER MANAGEMENT

The developer shall design and construct the stormwater management system to retain or detain with filtration, at a minimum, the first one inch of runoff or the runoff from a one-hour, three-year storm event, whichever is greater. Required retention volumes may be accommodated in a swales, dry retention areas, lakes with vegetated littoral zones, or other suitable retention structures. The overall standard for retention or detention with filtration of one inch of runoff or runoff from a one-hour, three-year storm event is waived if: (1) the first one-half (0.50) inch of runoff from all portions of the project is retained in appropriate structures prior to any excess runoff entering into the surface water management lake system, provided that these lakes are designed to accommodate one inch of detention without filtration; or (2) the developer can provide an alternative design that can achieve the same result. All discharge from the surface water management lakes shall meet the water quality standards of Florida Administrative Code Rule 17-3.

b. PROTECTION OF WETLANDS

The developer shall design and construct the surface water management system so that:

- (1) maintenance of normal hydroperiods within preserved and created wetlands can be guaranteed, and
- (2) the functions and values provided by these habitats will be maintained. Under no circumstances shall unfiltered runoff from impervious surfaces and parking areas be diverted directly into wetlands on-site. Final design shall be approved by the Palm Beach County health Unit, the Palm Beach County Engineering Department, and the South Florida Water Management District. A copy of the approved plan shall be transmitted to Treasure coast Regional Planning council before development commences.

11. IRRIGATION AND NATIVE VEGETATION

a. SOURCE OF WATER

To the maximum extent available, the source of irrigation water shall be limited to the surface water management system. Under no circumstances shall irrigation water be derived from surficial aquifer or potable water resources after 5 years from the effective date of this Development Order without the prior written consent and approval of Treasure Coast Regional Planning Council and South Florida Water Management District. The intent of this provision is to allow the developer to withdraw water from the surficial aquifer during the initial years of the project only, when alternative sources of irrigation water may be insufficiently available. Such withdrawal shall be subject to South Florida Water Management District approval and permitting.

b. USE OF WASTEWATER EFFLUENT

The developer shall utilize irrigation quality wastewater effluent for irrigation if that source becomes feasible and is made available to the project.

c. NATIVE VEGETATION AND LANDSCAPE PLANS

To the maximum extent possible, native vegetation shall be used to meet landscaping needs. As a minimum, 30 percent of all landscaping, excluding golf course tees, greens, and fairways, shall be accomplished with native vegetation only. As a minimum, 50 percent of all trees shall be native. Native species shall be those adapted to soil and rainfall conditions occurring on-site.

12. POTABLE WATER SUPPLIES

Should dewatering or development of an on-site potable resource become necessary, the developer shall establish, to the satisfaction of the South Florida Water Management District, a groundwater quality monitoring program designed to detect movements of the Lantana Road Landfill leachate plume. Should dewatering or development of an on-site potable resource significantly impact the migration of the leachate plume toward the site, such activity on the property shall cease immediately.

13. ENERGY CONSERVATION

In the final site plans, the developer shall incorporate those energy conservation measures identified on Pages 25.1 and 25.9-25.12 of the Smith Dairy (Amerifirst) Application for Development Approval and, to the extent feasible, measures identified in the Treasure Coast Regional Planning Council's Regional Energy Plan, dated May 1979.

14. REQUIRED TRANSPORTATION IMPROVEMENTS.

a. PHASING OF MAJOR ROADWAY IMPROVEMENTS.

(1) No building permits shall be issued for the construction of more than 375 residential units in the development until contracts have been let for the construction of:

(a) Jog Road as a four-lane facility between Lantana Road and Hypoluxo Road; and

(b) Jog Road as a four-lane facility between Lantana Road and Melaleuca Lane.

No certificates of occupancy shall be issued for more than 375 residential units until the improvements identified in paragraph 16.a(1)(a) and (b) have been completed. (BLDG PERMIT: MONITORING - Eng)

(2) No building permits shall be issued for the construction of more than 750 residential units of the development until contracts have been let for the construction of Jog Road as a four lane facility between Melaleuca Lane and Lake Worth Road including intersection improvements detailed in Condition 16.b, below. Furthermore, no certificates of occupancy shall be issued for more than a total of 750 residential units until these improvements have been completed. (BLDG PERMIT: MONITORING - Eng)

- (3) No building **permits** shall be issued for construction of more than a total of 750 residential units in the development until contracts have been let for the construction of Hypoluxo Road as a four-lane facility between **Jog** Road and Interstate 95, including intersection improvements detailed in Condition 16.b, below. Furthermore, no certificates of occupancy shall be issued for more than a total of 750 residential units until Hypoluxo Road has been constructed as a four-lane facility between Jog Road and Interstate 95. (BLDG PERMIT: MONITORING - Eng)

b. PHASING OF INTERSECTION IMPROVEMENTS.

No building **permits** shall be issued for construction of more than a total of 750 residential units in the development until contracts have been let for the construction of the following intersection improvements built to minimum standards for traffic geometrics:

- (1) Hypoluxo Road at Military Trail:
 - (a) Northbound Military Trail:
 1. one right/through lane
 2. one through lane
 3. one left-turn lane
 - (b) Southbound Military Trail:
 1. one right-turn lane
 2. two through lanes
 3. one left-turn lane
 - (c) Eastbound Hypoluxo Road:
 1. one right/through lane
 2. one through lane
 3. one left-turn lane
 - (d) Westbound Hypoluxo Road:
 1. one right turn-lane
 2. two through lanes
 3. one left-turn lane
- (2) Hypoluxo Road at Jog Road:
 - (a) Northbound Jog Road:
 1. one right-turn lane
 2. two through lanes
 3. two left-turn lanes
 - (b) Southbound Jog Road:
 1. one right-turn lane
 2. two through lanes
 3. two left-turn lanes
 - (c) Eastbound Hypoluxo Road:
 1. one right/through lane
 2. two through lane
 3. two left-turn lanes

- (d) Westbound Hypoluxo Road:
 - 1. one right/through lane
 - 2. one through lane
 - 3. two left-turn lanes
- (3) Jog Road at Melaleuca Road:
 - (a) Northbound Jog Road:
 - 1. one right/through lane
 - 2. one through lane
 - 3. one left-turn lane
 - (b) Southbound Jog Road:
 - 1. one right/through lane
 - 2. one through lane
 - 3. one left-turn lane
 - (c) Eastbound Melaleuca Road:
 - 1. one right-turn lane
 - 2. one left/through lane
 - (d) Westbound Melaleuca Road:
 - 1. one right-turn lane
 - 2. one through/left lane
 - 3. one left-turn lane
- (4) Signalization at all intersections shall be installed or modified to the satisfaction of the County Engineer.
- (5) No certificates of occupancy shall be issued for more than a total of 750 residential units until the intersection improvements identified in paragraphs 16.(b)(1, (2) and (3), above, and (4) as necessary, have been completed. (CO: BLDDG - Eng)

[NOTE: Condition has been satisfied.]

15. REQUIRED TRANSPORTATION IMPROVEMENTS.

a. PHASING OF MAJOR ROADWAY IMPROVEMENTS.

- (1) No building permits shall be issued for construction of more than 1693 dwelling units until contracts have been let for the completion of Hagen Ranch Road as a two-lane facility between Hypoluxo Road and Lantana Road. No certificates of occupancy shall be issued for more than 1693 residential units until Hagen Ranch Road between Hypoluxo Road and Lantana Road is completed as a two-lane facility. (BLDG PERMIT: MONITORING - Eng)
- (2) No building permits shall be issued for development of more than a cumulative total of 1,693 residential units in the development until contracts have been let for the four-laning of Lantana Road between Hagen Ranch Road and Congress Avenue, including intersection improvements detailed in Condition 17.b, below. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until these improvements have been completed. (BLDG PERMIT: MONITORING - Eng)

b. PHASING OF INTERSECTION IMPROVEMENTS.

No building permits shall be issued for construction of more than a cumulative total of 1,693 residential units in the development until contracts have been let for the construction of the following intersection improvements built to minimum standards for traffic geometrics:

(1) Hypoluxo Road at Military Trail:

(a) Northbound Military Trail:

1. one right-turn lane
2. two through lanes
3. one left-turn lane

(b) Southbound Military Trail:

1. one right-turn lane
2. two through lanes
3. one left-turn lane

(c) Eastbound Hypoluxo Road:

1. one right-turn lane
2. two through lanes
3. one left-turn lane

(d) Westbound Hypoluxo Road:

1. one right-turn lane
2. two through lanes
3. one left-turn lane

(2) Jog Road at Lake Worth Road:

Geometrics sufficient to provide Level of Service C (LOS) during annual average conditions and LOS D during peak season condition. Palm Beach County shall monitor this intersection and schedule improvements to maintain this Level of Service through 1996.

(3) Hypoluxo Road at Congress Avenue:

(a) Northbound Congress Avenue:

1. one right-turn lane
2. two through lanes
3. two left-turn lanes

(b) Southbound Congress Avenue:

1. one right/through lane
2. two through lanes
3. one left-turn lane

(c) Eastbound Hypoluxo Road

1. one right-turn lane
2. two through lanes
3. one left-turn lane

(d) Westbound Hypoluxo Road:

1. one right-turn lane
2. two through lanes
3. one left-turn lane

- (4) Signalization at all intersections shall be installed or modified to the satisfaction of the County Engineer.
- (5) No certificates of occupancy shall be issued for more than a total of 1,693 residential units until construction of these improvements has been completed. (CO: BLDG - Eng)

16. REQUIRED TRANSPORTATION IMPROVEMENTS.

No building **permits** shall be issued for any of the final 792 residential units of the development until contracts have been let for the construction of the following intersection improvements built to minimum standards for traffic geometric: :

- a. Jog Road at Melaleuca Lane:
 - (1) Northbound Jog Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) one left-turn lane
 - (2) Southbound Jog Road:
 - (a) two through lanes
 - (b) two left-turn lanes
 - (c) one right turn lane
 - (3) Eastbound Melaleuca Lane:
 - (a) one right-turn lane
 - (b) one left/through lane
 - (4) Westbound Melaleuca Lane:
 - (a) one right-turn lane
 - (b) one through lane
 - (c) one left-turn lane
- b. Lantana Road at Military Trail:
 - (1) Northbound Military Trail:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) two left-turn lanes
 - (2) Southbound Military Trail:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) two left-turn lanes
 - (3) Eastbound Lantana Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) one left-turn lane
 - (4) Westbound Lantana Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) one left-turn lane

- c. Jog Road at Lantana Road:
 - (1) Northbound Jog Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) one left-turn lane
 - (2) Southbound Jog Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) one left-turn lane
 - (3) Eastbound Lantana Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (c) two left-turn lanes
 - (4) Westbound Lantana Road:
 - (a) one right-turn lane
 - (b) three through lanes, including appropriate receiving lanage and taper on the west leg of the intersection
 - (c) two left-turn lanes
- d. Signalization at all intersections shall be installed and modified to the satisfaction of the County Engineer.
- e. No certificates of occupancy shall be issued for any of the final 792 residential units until construction of these improvements has been completed. (CO: BLDG - Eng)

17. REQUIRED TRANSPORTATION IMPROVEMENTS: PROJECT ENTRANCES

The developer shall construct the project entrances at Hagen Ranch Road, and Jog Road, and Lantana Road to the following configuration at such time as the improvements are required by the Palm Beach County Engineer to serve project traffic :

- a. Hagen Ranch Road and Smith Dairy East's Southern Entrance Road:
 - (1) Northbound Hagen Ranch Road:
 - (a) one through lane
 - (b) one left-turn lane
 - (2) Southbound Hagen Ranch Road:
 - (a) one right lane
 - (b) one through lane
 - (3) Eastbound Project Roadway:
 - (a) one right lane
 - (b) one left-turn lane
- b. Hagen Ranch Road and Smith Dairy East's North Entrance Road
 - (1) Northbound Hagen Ranch Road:
 - (a) one right lane
 - (b) one through lane

- (2) Southbound Hagen Ranch Road:
 - (a) one through lane
 - (b) one left turn lane
- (3) Westbound East Project's Roadway:
 - (a) one right lane
 - (b) one left turn lane
- c. Jog Road at East Project Entrance:
 - (1) Northbound Jog Road:
 - (a) two through lanes
 - (b) two left-turn lanes
 - (2) Southbound Jog Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (3) Eastbound East Project Roadway:
 - (a) one through/right lane
 - (b) two left-turn lanes
 - (4) Westbound East Project Roadway: None
- d. Hagen Ranch Road at Lantana Road:
 - (1) Northbound Hagen Ranch Road:
 - (a) one right-turn lane
 - (b) two left-turn lanes
 - (2) Southbound Hagen Ranch Road: None
 - (3) Eastbound Lantana Road:
 - (a) one right-turn lane
 - (b) two through lanes
 - (4) Westbound Lantana Road:
 - (a) two through lanes
 - (b) two left-turn lanes
- e. Hypoluxo Road at West Project Entrance for Smith Dairy East:
 - (1) Westbound Hypoluxo Road:
 - (a) Right turn lane
 - (b) one through lane
 - (2) Eastbound Hypoluxo Road:
 - (a) one through lane
 - (b) one Left turn lane
 - (3) Southbound West Project Entrance
 - (a) one right turn lane
 - (b) one left turn lane
- f. Hagen Ranch Road at Smith Dairy East north entrance road:
 - (a) right turn lane south approach
 - (b) left ~~turn~~ lane north approach
 - (c) left turn lane east approach

This construction shall be concurrent with the construction of the projects entrance road onto Hagen Ranch Road. Any and all costs associated with the construction shall be paid by the property owner. (BLDG - Eng)

- g. Hagen Ranch Road at Smith Dairy East south entrance road:
 - (a) right turn lane north approach
 - (b) left turn lane south approach
 - (c) left turn lane west approach

This construction shall be concurrent with the construction of the projects entrance road onto Hagen Ranch Road. Any and all costs associated with the construction shall be paid by the property owner. (BLDG - Eng)

- h. Hypoluxo Road at Smith Dairy East entrance road:
 - (a) left turn lane north approach
 - (b) right turn lane east approach
 - (c) left turn lane west approach

This construction shall be concurrent with the construction of the projects entrance road onto Hypoluxo Road. Any and all costs associated with the construction shall be paid by the property owner. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit (TC: ENG)

- 1. Signalization at all entrances shall be installed or modified when warranted by the County Engineer. (ONGOING: ENG)
- j. Notwithstanding any other provisions in these conditions to the contrary, additional certificates of occupancy shall not be issued if contracts for improvements identified in (a), (b), (c) and (d), above (and **de:**, if required) have not been let for construction within six (6) months after the improvement has been identified by Palm Beach County as being needed.

18. MINIMUM ROADWAY CONSTRUCTION.

As a minimum, the developer shall construct the following roads to serve the development. No building permit in excess of twenty (20) shall be issued until contracts have been let and no certificates of occupancy shall be issued until these improvements have been completed:

- a. Two-laning of Hypoluxo Road between Jog Road and Hagen Ranch Road; and
- b. Two-laning of Hagen Ranch Road north of Hypoluxo Road adequate to serve Phase I of the development. (BLDG PERMIT: MONITORING - Eng)

[NOTE: Condition 18.a has been satisfied.]

19. REQUIRED TRAFFIC STUDY, 2001

- a. No additional building permits shall be issued after November 30, 2001 (the build out date) unless a traffic study has been conducted by the developer, submitted to and approved by the Palm Beach County Engineer and the Treasure Coast Regional Planning Council that demonstrates that the regional roadway network can accommodate a specified amount of additional development generated traffic and growth in background traffic beyond 2001, and still be maintained at LOS C during average annual conditions and **LOS D** during **peak** season conditions. (BLDG PERMIT: MONITORING - Eng)

- b. The traffic study shall:
 - (a) be conducted in 2001; and
 - (b) identify the improvements and timing of those improvements necessary to provide LOS C average annual and LOS D peak season operating conditions for the subject transportation network during the projected completion of the project, including project impacts and growth in background traffic. (DATE: MONITORING - Eng)
- c. Additional building permits shall not be issued until a new project phasing program and roadway improvement program (necessary to maintain LOS C average annual and LOS D peak season operating conditions) has been approved by the Palm Beach County Engineer and the Treasure Coast Regional Planning Council for the remainder of the development. (BLDG PERMIT: MONITORING - Eng)

20. **RIGHT OF WAY DEDICATIONS:** Right-of-way shall be dedicated by the developer as indicated. Additional right-of-way shall be dedicated where any right turn lanes, special intersections or dual left turn lanes are required, including appropriate tapers. Exact dimensions of right of way to be determined by the County Engineer.

- a. Within 180 days of adoption of the final Development Order approving this project, petitioner shall convey sufficient land from the subject property for the ultimate right-of-way of
 - (1) Jog Road, 60 feet from centerline.
 - (2) Hagen Ranch Road, 80 feet of right-of-way.
 - (3) Additional right-of-way for an "expanded intersection" at the intersection of Hagen Ranch Road and Hypoluxo Road, as defined in Palm Beach County's Thoroughfare Right of Way Protection Map.
 - (4) Hypoluxo Road, a total of 108 feet right-of-way on an alignment approved by the County Engineer. Note: Only that portion of Hypoluxo Road which is contained within this subject property will be required to be dedicated at the time of the approval by the County Engineer of an alignment map which will be completed by the developer's engineer and submitted to the County Engineer within 60 days of the adoption of the final Development Order approving this project.

(NOTE: Condition has been satisfied.)

- b. If required by either the Florida Department of Transportation or the County Engineer within thirty (30) months of the adoption of the final Development Order approving this development, petitioner shall convey sufficient land for the ultimate right-of-way for the proposed Turnpike overpass/diamond interchange. The County Engineer or Florida Department of Transportation shall determine what constitutes sufficient land, which shall not exceed an area of 7.5 acres. If the right-of-way has not been requested within thirty (30) months after adoption of the resolution approving this project, petitioner shall notify in writing both the County Engineer and Florida Department of Transportation that their right to request dedication shall expire in six (6) months. Either of these agencies shall have the right to request dedication provided that the request is made six (6) months following the petitioner's notification. If no request is made within that time period, this condition shall become void and no longer enforceable.

[NOTE: Condition has been satisfied.]

- c. At the time of filing of the adjacent plat for the entrance road, petitioner shall convey sufficient land from the subject property for the ultimate right of way for the construction of a right turn lane at each of the project's entrances on Hagen Ranch Road, on both the north and south approach. This right-of-way shall be a minimum of 12 feet in width, 150 feet in length, with a minimum 180 feet of taper length. The right-of-way shall be conveyed at the time of the filing of the adjacent plat.
21. CONSTRUCTION OF TURN LANES: The property owner shall construct the following turn lanes with the appropriate number of through lanes as determined by the County Engineer:
- a. At the intersection of Jog Road and the project's entrance road:
- (1) Dual left turn lane, south approach.
 - (2) Right turn lane, north approach.
 - (3) Dual left turn lane, west approach.
 - (4)** Right turn lane, west approach.
- b. At the intersection of Hypoluxo Road and Hagen Ranch Road:
- (1) Left turn lane, north approach.
 - (2) Right turn lane, north approach.
 - (3) Right turn lane, east approach.
 - (4)** Left turn lane, west approach.
- c. At the intersection of Hypoluxo Road and Jog Road:
- (1) Dual left turn lanes, south approach.
 - (2) Right turn lane, north approach.
 - (3) Dual left turn lanes, north approach.
 - (4)** Dual left turn lanes, east approach.
 - (5)** Dual left turn lanes, west approach.
 - (6)** Right turn lane, south approach.
 - (7)** Right turn lane, east approach.
 - (8)** Right turn lane, west approach.
 - (9)** Two thru lanes north, south, east and west approaches.
- d. At the intersection of Hagen Ranch Road and Lantana Road:
- (1) Dual left turn lanes, east approach.
 - (2) Dual left turn lanes, south approach.
 - (3) Right turn lane, south approach.
 - (4)** Right turn lane, west approach.
- e. At the intersection of Lantana Road and Jog Road:
- (1) Dual left turn lanes, north approach.
 - (2) Dual left turn lanes, south approach.
 - (3) Dual left turn lanes, east approach.
 - (4)** Dual left turn lanes, west approach.
 - (5)** Right turn lane, north approach.
 - (6)** Right turn lane, south approach.
 - (7)** Right turn lane, east approach.
 - (8)** Right turn lane, west approach.
 - (9)** Two **(2)** thru lanes north, south, and west approaches and three **(3)** thru lanes east approach.
- f. At the intersection of Hypoluxo Road and all project entrances:
- (1) Left turn lane, north approach.
 - (2)** Right turn lane, north approach.
 - (3)** Right turn lane, east approach.
 - (4)** Left turn lane, west approach.

h. Hagen Ranch Road and Smith Dairy East's Southern Entrance Road

- (1) Northbound Hagen Ranch Road:
 - (a) one through lane
 - (b) one left-turn lane
- (2) Southbound Hagen Ranch Road:
 - (a) one right lane
 - (b) one through lane
- (3) Eastbound Project Roadway:
 - (a) one right lane
 - (b) one left-turn lane

i. Hagen Ranch Road and Smith Dairy East's North Entrance Road

- (1) Northbound Hagen Ranch Road:
 - (a) one right lane
 - (b) one through lane
- (2) Southbound Hagen Ranch Road:
 - (a) one through lane
 - (b) one left turn lane
- (3) Westbound East Project's Roadway:
 - (a) one right lane
 - (b) one left turn lane

j. Jog Road at East Project Entrance:

- (1) Northbound Jog Road:
 - (a) two through lanes
 - (b) two left-turn lanes
- (2) Southbound Jog Road:
 - (a) one right-turn lane
 - (b) two through lanes
- (3) Eastbound East Project Roadway:
 - (a) one through/right lane
 - (b) two left-turn lanes
- (4) Westbound East Project Roadway: None

k. Hagen Ranch Road at Lantana Road:

- (1) Northbound Hagen Ranch Road:
 - (a) one right-turn lane
 - (b) two left-turn lanes
- (2) Southbound Hagen Ranch Road: None
- (3) Eastbound Lantana Road:
 - (a) one right-turn lane
 - (b) two through lanes

- (4) Westbound Lantana Road:
 - (a) two through lanes
 - (b) two left-turn lanes

1. Hypoluxo Road at West Project Entrance for Smith Dairy East:

- (1) Westbound Hypoluxo Road:
 - (a) Right turn lane
 - (b) one through lane
- (2) Eastbound Hypoluxo Road:
 - (a) one through lane
 - (b) one Left turn lane
- (3) Southbound West Project Entrance
 - (a) one right turn lane
 - (b) one left turn lane

- m. All construction of turn lanes serving this project shall be at the time of the construction of the access roads on Hypoluxo Road, Hagen Ranch Road and Jog Road or at the time of construction of Hypoluxo Road, Hagen Ranch Road, as determined by the County Engineer. It is intended that intersection improvements shall be constructed in conjunction with roadway improvements. (TC: ENG)

[NOTE: Part c of this condition has been satisfied.]

22. HAGEN RANCH ROAD IMPROVEMENTS:

In the event the developer of Smith Dairy West fails to comply with Section 7, Condition 12.a of this resolution. Smith Dairy East must perform the following:

- a. Provide construction plans for Hagen Ranch Road as a 2 lane section (expandable to 5 lane section) from Hypoluxo Road north to Lantana Road. These construction plans shall be approved by the County Engineer based upon Palm Beach County Minimum Construction Plan Standards as they exist at the time of submittal. These plans shall include drainage compatible with the ultimate section.
 - 1) Construction plans shall be submitted to the County Engineer by September 1, 1995. Plan cost shall be approved by the County Engineer. Smith Dairy West, Alwa Minto Smith Dairy, and Smith Dairy East shall be jointly responsible for any missing right of way (80 feet) for Hagen Ranch Road from Lantana Road to Hypoluxo Road.
 - 2) Final permissible construction plans shall be completed prior to July 1, 1996. (DATE: MONITORING - Eng)
- b. Prior to issuance of any development order for the portion of Smith Dairy East lying west of Hagen Ranch Road, Smith Dairy East, shall begin constructing Hagen Ranch Road as a 2-lane section with the drainage compatible with the ultimate section from Hypoluxo Road north to Lantana Road according to the approved plans. (TC: ENG)

- c. In any event no building permits shall be issued for more than 1,693 residential units in the entire Smith Dairy DRI until contracts have been let for the construction of Hagen Ranch Road between Hypoluxo Road and Lantana as a two (2) lane facility. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until this improvement has been completed. (BLDG PERMIT: MONITORING - Eng)

23. LANTANA ROAD IMPROVEMENTS:

- a. Palm Beach County shall construct Lantana Road from 250 feet west of Military Trail to a point 250 feet west of Hagen Ranch Road as a four (4) lane section, including all appropriate tapers according to the approved plan.
- b. In any event no building permits shall be issued for more than 1693 residential units in the entire Smith Dairy DRI until contracts have been let for the construction of Lantana Road from 250 feet west of Military Trail to a point 250 feet west of Hagen Ranch Road as a four (4) lane facility. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until this improvement has been completed. (BLDG PERMIT: MONITORING - Eng)

24. JOG ROAD IMPROVEMENTS:

- a. Petitioner shall provide construction plans for Jog Road (including all right-of-way documents) as a 4-lane median divided section (expandable to 6-lane section) from a point 250 feet north of Melaleuca Lane south to a point 250 feet south of Lantana Road, plus the appropriate tapers. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they at the time of submittal. Construction plans shall be submitted to the County Engineer within twelve (12) months of adoption of the final Development Order approving this petition. Plan costs shall be approved by the County Engineer.
- b. The property owner shall prepare and provide to the County all necessary right-of-way acquisition documents including but not limited to surveys, property owners maps, legal descriptions for acquisition, and parceled right-of-way maps required for the construction of Jog Road as referenced above and subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 30 years. These documents shall be submitted within 6 months of the adoption of the final Development Order approving this project.
- c. Palm Beach County shall acquire right of way for Jog Road from a point 250 feet north of Melaleuca Lane to a point 250 feet south of Lantana Road. It is the intent that this right-of-way acquisition shall be completed within 18 months of the adoption of the final Development Order approving this project.
- d. The petitioner shall thereupon construct Jog Road as a 4-lane section from a point 250 feet north of Melaleuca Lane south to a point 250 feet south of Lantana Road, plus the appropriate tapers according to approved plans. Construction shall be completed within 36 months of adoption of the final Development Order approving this project.

[NOTE: Condition has been satisfied.]

25. HYPOLUXO ROAD IMPROVEMENTS:

- a. This property owner shall be responsible for acquiring any remaining right-of-way for Hypoluxo Road from Hagen Ranch Road to Jog Road.
- b. The petitioner shall provide construction plans for Hypoluxo Road as a 4-lane section (expandable to a 6-lane section) from a point 250 feet west of Jog Road west to a point 250 feet west of Hagen Ranch Road.
- c. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they exist at the time of submittal. These construction plans shall be submitted to the County Engineer within twelve (12) months of adoption of the final Development Order approving this petition. Plan costs shall be approved by the County Engineer.
- d. The petitioner shall thereupon construct Hypoluxo Road as a 4-lane section from a point 250 feet east of Jog Road west to a point 250 feet west of Hagen Ranch Road, plus all appropriate tapers according to approved plans. Construction **shall** be completed within 36 months of adoption of the final Development Order approving this petition. The intersection of Jog Road and Hypoluxo Road shall be constructed as an expanded intersection according to plans approved by the County Engineer.

[NOTE: Condition has been satisfied.]

26. CONSTRUCTION OF MAJOR THOROUGHFARES: All plans and construction of collector and arterial roadways shall be such that all drainage structures shall be sized and placed in such a manner as to be compatible with any future expansion of the roadway. (ONGOING: TC - ENG)
27. SURETY FOR OFF-SITE ROAD IMPROVEMENTS: Surety shall be required for the off-site road improvements outlined in Conditions numbered 21, 22, 24 and 25 above. Surety shall be posted with the Office of the County Engineer within six (6) months of final development order or prior to the issuance of the first building permit, whichever shall first occur. The petitioner agrees, as a condition of this approval, that the amount of surety to be provided for all work herein described shall be updated with a certified cost estimate on an annual basis and augmented if necessary so as to guarantee that the remaining amount shall always be sufficient to complete the work approved by the County Engineer. Original surety shall be based upon one hundred and ten (110) percent of the certified cost estimate by the developer's engineer. This surety may be called by Palm Beach County for noncompliance with any work referenced in Conditions numbered 21, 22, 24, and 25, above. (DATE: MONITORING - Eng)
28. ALTERNATIVE PHASING REQUIREMENTS: In the event a tri-party agreement is executed between Palm Beach County, this Petitioner and Ryan Homes, Inc., the developer of the adjacent planned unit development (Petition No. 86-96), which shall allocate responsibility for all of the offsite roadway improvements contemplated herein among the three parties, then the following phasing requirements shall be substituted for those set forth in paragraphs 14 through 18, inclusive herein. The Department of Engineering and Public Works has determined that the provisions of the proposed tri-party agreement satisfies the Palm Beach County Traffic Performance Standards.
 - a. No more than 750 building permits shall be issued until surety has been posted and the contract ~~has~~ been let for the construction of Hypoluxo Road as a four-lane section from Hagen Ranch Road to Interstate 95.

Furthermore, no certificates of occupancy shall be issued for more than 750 residential units until Hypoluxo Road is completed between Hagen Ranch Road and Interstate 95 as a four-lane median divided facility.

- b. No more than 375 building permits shall be issued until surety has been posted and the contract for the construction of Jog Road has been let as a 4 lane section from Lantana Road to Melaleuca Lane, provided, however, that Palm Beach County unconditionally agrees to acquire from non-ad valorem sources of funding the right-of-way for this road link within one (1) year from the date right-of-way acquisition documents for same are delivered by Petitioner. Palm Beach County acknowledges that by Petitioner's acceptance of this condition, it is relying in good faith on Palm Beach County's agreement to perform and that Petitioner will be substantially damaged by non-performance. Notwithstanding the fact that Palm Beach County may fail to acquire this right-of-way within one (1) year, no certificates of occupancy shall be issued for more than 375 residential units until this improvement has been completed.
- c. No building **permits** shall be issued for more than 750 residential units until contracts are let for the construction of Jog Road as a four (4) lane median divided facility between Melaleuca Lane and Lake Worth Road. No **certificates** of occupancy shall be issued for more than 750 residential units until this improvement has been completed.
- d. No more than 375 building permits shall be issued until surety has been posted and the contract has been let for the construction of Jog Road as a four (4) lane median divided section from Lantana Road to Hypoluxo Road. No certificates of occupancy shall be issued for more than 375 residential units until this improvement has been completed.

In any event no building permits shall be issued for more than 1,693 residential units until contracts have been let for the construction of ~~Lac~~ Lantana Road between Hagen Ranch Road and Congress Avenue as a four (4) lane facility and contracts have been let for the construction of Hagen Ranch Road between Hypoluxo Road and Lantana as a two (2) lane facility. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until these improvements have been completed.

- e. No more than 1500 building permits shall be issued until the contract for the construction of the following roadways has been let:
 - (1) Four lane Jog Road from Melaleuca Lane to 10th Avenue North, including intersection improvements at Lake Worth Road.
 - (2) Four lane Lantana Road from Congress Avenue to 250 feet west of Military Trail.
 - (3) Four lane Military Trail from Lake Worth Road to Boynton Beach Boulevard.

No certificates of occupancy shall be issued for more than a total of 1500 dwelling units until these improvements have been completed.

- f. Construction of Required Intersection and Other Improvements:

Petitioner shall construct all intersection improvements described in Conditions 14 through 18, above, and the phasing schedule in 14 through 18 above relating to the intersection improvements shall apply.

[NOTE: Parts a, b, c and e of this condition have been satisfied.]

29. CONSTRUCTION OF EXPANDED INTERSECTIONS:

- a. All intersecting thoroughfare plan roadways which are being constructed by this property owner shall be constructed as "expanded intersections" as defined by the County Engineer not to exceed the dimensions of special intersections, as defined in The Palm Beach County Comprehensive Plan.
- b. Right of way being funded and acquired by Palm Beach County shall be acquired for the construction of these "expanded intersections." Final determination of right of way and roadway geometrics shall be determined by the County Engineer.

[NOTE: Condition has been satisfied.]

30. INSTALLATION OF TRAFFIC SIGNALS:

- a. Petitioner shall install signalization if warranted by the County Engineer at the following locations:
 - (1) Hagen Ranch Road and Lantana Road,
 - (2) Hagen Ranch Road and the project's entrance roads.
 - (3) Jog Road and the project's entrance road.
 - (4) Hypoluxo Road and Hagen Ranch Road.
- b. Should signalization not be warranted after **12** months of the final Certificate of Occupancy, the petitioner shall be relieved from this condition. (ONGOING: ENG)

31. DESIGN OF INTERIOR ROADWAYS: All interior collector roadways shall meet a design speed for an 80 foot collector roadway at **45** miles per hour if these roadways are public and **35** miles per hour if these roads are private. Roadway radii shall be approved by the County Engineer. (ONGOING: ENG)

32. JOG ROAD PEDESTRIAN FACILITIES: Petitioner shall construct a continuous 8 foot wide pedestrian facility within the public right-of-way on the west side of Jog Road from the terminus of the existing sidewalk within the adjacent Hypoluxo Road to Lantana Road. The sidewalk shall be built to standards approved by the County Engineer.

[NOTE: Condition has been satisfied.]

33. CREDIT FOR IMPACT FEES: Credit for this project's impact fees shall be given for all work performed as outlined in Conditions **22, 23, 24, 25** and offsite turn lanes identified in **21**.

34. ROAD DRAINAGE SYSTEM: Petitioner shall provide to Palm Beach County a road drainage easement within the project's internal lake system capable of accommodating all runoff from those segments of Hypoluxo Road, Jog Road and Hagen Ranch Road which touch the property. This drainage easement shall also be capable of accommodating the runoff from a maximum **400** feet distance each side of the property boundaries along Hypoluxo Road, Jog Road and Hagen Ranch Road. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. In designing the system, petitioner shall assume the total runoff from the ultimate Thoroughfare Plan Section road. (TC: ENG)

35. CIVIC SITE DEDICATION:

- a. The petitioner shall provide a 25 acre governmental services site for parks or school purposes, and an additional two (2) acre site for fire rescue purposes. The 25 acre site shall be jointly deeded to the Board of County Commissioners and School Board of Palm Beach County, within 18 months of adoption of the resolution approving this development. The 27 acres shall be at buildable grade and complete with off-site drainage, utilities and access to a major arterial.
- b. Credit for the above park and school dedications and improvements shall be given against any future Palm Beach county park or school impact fee ordinances that may be applicable to this project as provided in said ordinance.

[NOTE: 2 acre site dedication requirement has been satisfied. 25 acre site dedication located in the Smith Dairy West portion of the DRI.]

36 PROHIBITION OF DOWN ZONING: Except as provided in Condition No. 86 (Commencement of Development), in the Palm Beach County ULDC, and except for noncompliance with the terms of this development order, Palm Beach County hereby agrees that for a period of seven (7) years subsequent to the effective date of the final Development Order approving this development, this development shall not be subject to down zoning, unit density reduction, or intensity reduction, unless the County demonstrates that substantial changes in the conditions underlying the approval of the resolution have occurred, or that the approval was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. (See Section 380.06(15)(c)3, Florida Statutes).

37. ANNUAL REPORT

- a. The developer shall make an annual report as required by Section 380.06(18), Florida Statutes. The annual report shall be submitted each year on the anniversary date of the adoption of the final Development Order approving this development.
- b. The Annual Report shall include the following:
 - (1) Any changes in the plan of development, or in the representations contained in the Application for Development Approval (ADA), or in the phasing for the reporting year and for the next year;
 - (2) A summary comparison of development activity proposed and actually conducted for the year;
 - (3) Undeveloped tracts of land that have been sold, transferred or leased to a successor developer;
 - (4) Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the final Development Order was adopted.
 - (5) An assessment of the developer's and local government's compliance with the conditions of approval contained in the final Development Order and the commitments specified in the Application for Development Approval and summarized in the Regional Planning Council Assessment Report for the development undertaken;

- (6) Any request for a substantial deviation determination that was filed in the reporting year or is anticipated to be filed during the next year;
 - (7) **An** indication of a change, if any, in local government jurisdiction for any portion of the development since the final Development Order was issued;
 - (8) A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
 - (9) A copy of any recorded notice of the adoption of the final Development Order or the subsequent modification of an adopted final Development Order that was recorded by the developer pursuant to Subsection 380.06(15), Florida Statutes; and
 - (10) Any other information requested by the Board of County Commissioners or the Executive Director of the Department of Planning, Zoning, and Building to be included in the annual report.
- c. The annual report shall be transmitted to the Palm Beach County Administrator, the Palm Beach County Engineer, the Executive Director of the Palm Beach County Division of Planning, Zoning, and Building, the Treasure Coast Regional Planning Council, the Florida Department of Community Affairs, the Florida Department of Transportation, the Florida Department of Environmental Protection, and such additional parties as may be appropriate or required by law (See Section 380.06(15)(c)4, Florida Statutes).
 - d. The Smith Dairy East developer shall transmit a copy of the annual report to the developer of the Smith Dairy West portion of the DRI.

38. MONITORING OF COMPLIANCE

Compliance with the resolution approving this development will be monitored through normal county-permitting procedures, through the special procedures created in specific conditions of approval, through review of progress reports which may be required from time to time, and through review of the Annual Report required by Condition 37 (Annual Report), above. The local official responsible for assuring compliance with this resolution is the Executive Director of the Palm Beach County Department of Planning, Zoning, and Building. (See Section 380.0615.c. 1)

39 SUBSTANTIAL COMPLIANCE WITH COMMITMENTS IN APPLICATION FOR DEVELOPMENT ORDER.

Any and all representations made in the petitioner's Application for Development Approval are incorporated into this Development Order by reference and are hereby declared to be conditions of approval.

For the purpose of this condition, the Application for Development Approval shall include the following supporting documents:

- a. Application for Development Approval dated **April** 14, 1986;
- b. Supplemental information submitted April 25, 1986;
- c. Supplemental information submitted June 17, 1986;
- d. Supplemental information submitted September 8, 1986;

- e. Supplemental information submitted September 10, 1986; and
- f. Letter to Martha O. McNeal from Palm Beach County Water Utilities Department dated July 29, 1986.

40. As represented in the Application for Development Approval (ADA), the planning buildout dates were December 31, 1992 for Phase 1 and December 31, 1996 for Phase 2. The **Phase 1** buildout date included in the ADA is hereby amended to be November 30, 1997, and the Phase 2 buildout date is hereby amended to be November 30, 2001.

SECTION 7. CONDITIONS OF APPROVAL FOR SMITH DAIRY WEST,
a/k/a MINTO SMITH DAIRY.

1. **NOTICE OF ADOPTION OF RESOLUTION:** Pursuant to and in accordance with Section 380.06(15)(f) of Florida Statutes, Smith Dairy West, a/k/a Minto Smith Dairy shall record a notice of the adoption of this development order in the official records pertaining to this property maintained by the Clerk of the Circuit Court in and for Palm Beach county. Evidence of filing shall be submitted to the Zoning Director prior to master plan approval for inclusion of the official file.
2. **PROHIBITION OF SEPTIC TANKS AND WELLS:** Since sewer and water service are available to the property, neither septic tank nor well shall be approved for use on said property.
3. **DRAINAGE CANAL RIGHTS-OF-WAYS:** The petitioner shall convey to the Lake Worth Drainage District any of these canal rights of way located on the Smith Dairy West property:
 - a) the north 55 feet of Sections **3, 4,** and 5 between Jog Road and Florida's Turnpike for the required right-of-way for Lateral Canal No. L-16.
 - b) the north 45 feet of Tracts 65 through 80, Block 38 and Tracts **37** through 45, Block 39 of Palm Beach Farms Company Plat 3 for the required right-of-way for Lateral Canal No. 17, or provide satisfactory abandonment to Lake Worth Drainage District.

(The Lake Worth Drainage District owns fee-simple to this right-of-way which is shown within the proposed alignment for Hypoluxo Road extension. The Lake Worth Drainage District, Palm Beach County Engineering Office and this petitioner shall coordinate both the road way and the Lake Worth Drainage District L-18 Canal.)
 - c) the west 45 feet of Tracts 16, 17, 48, 49, 80, 81, 112, and 113, of Block 38 of **Palm** Beach Farms Company Plat 3 for the required right-of-way for Equalizing Canal No. E-2-E.
 - d) conveyance may be in the form either, of an easement or a quit claim deed prepared in a manner acceptable to Lake Worth Drainage District. Conveyance shall be completed within 90 days of adoption of the resolution approving this development.
4. **COMMENCEMENT OF DEVELOPMENT:** In the event the developer fails to commence significant physical development within three years from the effective date of the **final** Development Order approving this development [Petition DOA 86-106(E)], development approval shall terminate and the development shall be subject to further consideration pursuant to Section 380.06, Florida Statutes. Significant physical development shall mean site preparation work for any portion of the project. Nothing herein shall be in derogation of the Palm Beach County ULDC.

5. MAINTENANCE OF AIR QUALITY

- a. Clearing of individual building sites shall not commence until the developer is ready to build the building or buildings to be located on that site unless seeding and mulching of disturbed areas are undertaken within 30 days of completion of clearing work.
- b. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emissions, including seeding and mulching of disturbed areas, shall be undertaken and implemented by the developer to the satisfaction of the Palm Beach County Health Unit and the Florida Department of Environmental Regulation.

6. HISTORIC AND ARCHAEOLOGICAL SITES

In the event of discovery of any archaeological artifacts during project construction, the developer shall stop construction in that area and immediately notify the Division of Archives, History, and Records Management of the Florida Department of State. Proper protection, to the satisfaction of the Division, shall be provided by the developer. Notice shall also be provided to the Zoning Director for inclusion in the official records.

7. HABITAT, VEGETATION, AND WILDLIFE

- a. Wetland Preservation:

At a minimum, the developer shall preserve in viable condition the preservation areas shown on Map G. The developer shall undertake whatever action may be necessary to maintain normal hydroperiods within these preserved wetland areas prior to, during, and after construction.

- b. LAKE LITTORAL ZONES:

The developer shall create 3.63 acres of vegetated lake littoral zones and 3.71 acres if "double littoral zones" as provided in Map G. These 7.34 acres of wetland habitats shall be managed in a manner that assures their continued viability, health and function. The plan for littoral zones shall be implemented and initial installation inspected not later than 18 months after excavation of the lakes is completed. Inspection and approval shall be the responsibility of the Palm Beach County Health Unit. Prior to master plan certification, a copy of the lake littoral zone plan shall be deposited with the Zoning Division for inclusion in the official record.

- c. PROHIBITED PLANT SPECIES

During construction, all Melaleuca, Brazilian pepper and Australian Pine which occur on the site shall be removed as provided in the Palm Beach County ULDC, Section 7.3 (Landscaping and Buffering) and Section 7.5 (vegetation Preservation and Protection). Removal shall be in such a manner that avoids seed dispersal by any of these species. There shall be no planting of pest exotic vegetation on site.

- d. -UPLAND BUFFER ZONES

The developer shall provide and maintain a buffer zone of native upland edge vegetation around wetland and deepwater habitats which are constructed on the site in accordance with the following provisions. The buffer zone may consist of preserved or planted vegetation, but shall

include canopy, understory and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat and shall include a total area of at least ten (10) square feet for each one (1) linear foot of wetland or deepwater habitat perimeter. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ten (10) feet of upland habitat.

e. PROTECTED PLANT OR ANIMAL SPECIES

In the event that it is determined that any additional representative of a plant or animal species of special regional concern (as defined in the Treasure Coast Regional Planning Council Assessment Report for Smith Dairy) is resident on, or otherwise is significantly dependent upon, the property, the developer shall cease all activities which might negatively affect that individual population and immediately notify both the Florida Game and Fresh Water Fish Commission and the U.S. Fish and Wildlife Service. Proper protection, to the satisfaction of both agencies, shall be provided by the developer. Notification of such action shall also be provided to the Zoning Director for inclusion in the official record.

8. DRAINAGE AND SURFACE WATER MANAGEMENT

a. STORMWATER MANAGEMENT

The developer shall design and construct the stormwater management system to retain or detain with filtration, at a minimum, the first one inch of runoff or the runoff from a one-hour, three-year storm event, whichever is greater. Required retention volumes may be accommodated in a swales, dry retention areas, lakes with vegetated littoral zones, or other suitable retention structures. The overall standard for retention or detention with filtration of one inch of runoff or runoff from a one-hour, three-year storm event is waived if (1) the first one-half (0.50) inch of runoff from all portions of the project is retained in appropriate structures prior to any excess runoff entering into the surface water management lake system, provided that these lakes are designed to accommodate one inch of detention without filtration; or (2) the developer can provide an alternative design that can achieve the same result. All discharge from the surface water management lakes shall meet the water quality standards of Florida Administrative Code Rule 17-3.

b. PROTECTION OF WETLANDS

The developer shall design and construct the surface water management system so that:

- (1) maintenance of normal hydroperiods within preserved and created wetlands can be guaranteed, and
- (2) the functions and values provided by these habitats will be maintained. Under no circumstances shall unfiltered runoff from impervious surfaces and parking areas be diverted directly into wetlands on-site. Final design shall be approved by the Palm Beach County health Unit, the Palm Beach County Engineering Department, and the South Florida Water Management District. A copy of the approved plan shall be transmitted to Treasure Coast Regional Planning council before development commences.

9. IRRIGATION AND NATIVE VEGETATION

a. SOURCE OF WATER

To the maximum extent available, the source of irrigation water shall be limited to the surface water management system. Under no circumstances shall irrigation water be derived from surficial aquifer or potable water resources after 5 years from the effective date of the Development Order without the prior written consent and approval of Treasure Coast Regional Planning Council and South Florida Water Management District.. The intent of this provision is to allow the developer to withdraw water from the surficial aquifer during the initial years of the project only, when alternative sources of irrigation water may be insufficiently available. Such withdrawal shall be subject to South Florida Water Management District approval and permitting.

b. USE OF WASTEWATER EFFLUENT

The developer shall utilize irrigation quality wastewater effluent for irrigation if that source becomes feasible and is made available to the project.

c. NATIVE VEGETATION AND LANDSCAPE PLANS

To the maximum extent possible, native vegetation shall be used to meet landscaping needs. As a minimum, 30 percent of all landscaping shall be accomplished with native vegetation only. As a minimum, 50 percent of all trees shall be native. Native species shall be those adapted to soil and rainfall conditions occurring on-site.

10. POTABLE WATER SUPPLIES

Should dewatering or development of an on-site potable resource become necessary, the developer shall establish, to the satisfaction of the South Florida Water Management District, a groundwater quality monitoring program designed to detect movements of the Lantana Road Landfill leachate plume. Should dewatering or development of an on-site potable resource significantly impact the migration of the leachate plume toward the site, such activity on the property shall cease immediately.

11. ENERGY CONSERVATION

In the final site plans, the developer shall incorporate those energy conservation measures identified on Pages 25.1 and 25.9-25.12 of the Smith Dairy (Amerifirst) Application for Development Approval and, to the extent feasible, measures identified in the Treasure Coast Regional Planning Council's Regional Energy Plan, dated May 1979.

12. REQUIRED TRANSPORTATION IMPROVEMENTS.

Resolution No. R-87481 contained numerous phasing and required transportation improvements. All required transportation improvements have been completed except the following:

a. HAGEN RANCH ROAD IMPROVEMENTS:

1. Smith Dairy West, aka Minto Smith Dairy, shall provide construction plans for Hagen Ranch Road as a 2 lane section (expandable to 5 lane section) from Hypoluxo Road north to

Lantana Road. These construction plans shall be approved by the County Engineer based upon Palm Beach County Minimum Construction Plan Standards as they exist at the time of submittal. These plans shall include drainage compatible with the ultimate section and a sidewalk on one side.

- a) Construction plans shall be submitted to the County Engineer by September 1, 1995. Plan cost shall be approved by the County Engineer. Smith Dairy West, a/k/a Minto Smith Dairy, and Smith Dairy East shall be jointly responsible for any missing right of way (80 feet) for Hagen Ranch Road from Lantana Road to Hypoluxo Road.
 - b) Final permissible construction plans shall be completed prior to July 1, 1996.
2. Prior to July 1, 1997 Smith Dairy West, a/k/a Minto Smith Dairy, shall begin constructing Hagen Ranch Road as a 2-lane section with the drainage compatible with the ultimate section from Hypoluxo Road north to Lantana Road according to the approved plans.
 3. In any event no building permits shall be issued for more than 1,693 residential units in the entire Smith Dairy DRI until contracts have been let for the construction of Hagen Ranch Road between Hypoluxo Road and Lantana as a two (2) lane facility. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until this improvement has been completed.
- b. Hypoluxo Intersection Improvements
1. By February 1, 1997, Smith Dairy West, a/k/a Minto Smith Dairy, shall construct or fund the following intersection improvements at the intersection of Hypoluxo Road and Congress Avenue:
 - (a) Northbound Congress Avenue - one left turn lane
 - (b) Southbound Congress Avenue - one left turn lane
 2. In any event no building permits shall be issued for more than 1,693 residential units in the entire Smith Dairy DRI until contracts have been let for these improvements. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until these improvements have been completed.
- c. Lantana Road Improvements
1. Palm Beach County shall construct Lantana Road from 250 feet west of Military Trail to a point 250 feet west of Hagen Ranch Road as a four (4) lane section, including all appropriate tapers according to the approved plan.
 2. In any event no building permits shall be issued for more than 1,593 residential units in the entire Smith Dairy DRI until contracts have been let for the construction of Lantana Road from 250 feet west of Military Trail to a point 250 feet west of Hagen Ranch Road as a four (4) lane facility. No certificates of occupancy shall be issued for more than a total of 1,693 residential units until this improvement has been completed.

13. REQUIRED TRAFFIC STUDY, 2001

- a. No additional building permits shall be issued after November 30, 2001 (the build out date) unless a traffic study has been conducted by the developer, submitted to and approved by the Palm Beach County Engineer and the Treasure Coast Regional Planning Council that demonstrates that the regional roadway network can accommodate a specified amount of additional development generated traffic and growth in background traffic beyond 2001, and still be maintained at LOS C during average annual conditions and LOS D during peak season conditions.
- b. The traffic study shall:
 - (1) be conducted in 2001; and
 - (2) identify the improvements and timing of those improvements necessary to provide LOS C average annual and LOS D peak season operating conditions for the subject transportation network during the projected completion of the project, including project impacts and growth in background traffic.
- c. Additional building permits shall not be issued until a new project phasing program and roadway improvement program (necessary to maintain LOS C average annual and LOS D peak season operating conditions) has been approved by the Palm Beach County Engineer and the Treasure Coast Regional Planning Council for the remainder of the development.

14. INSTALLATION OF TRAFFIC SIGNALS

- a. Petitioner shall install signalization if warranted by the County Engineer at the following locations:
 - (1) Hagen Ranch Road and Lantana Road.
 - (2) Hagen Ranch Road and the project's entrance roads.
 - (3) Hypoluxo Road and Hagen Ranch Road.
- b. Should signalization not be warranted after 12 months of the final Certificate of Occupancy, the petitioner shall be relieved from this condition.

15. DESIGN OF INTERIOR ROADWAYS: All interior collector roadways shall meet a design speed for an 80 foot collector roadway at 45 miles per hour if these roadways are public and 35 miles per hour if these roads are private. Roadway radii shall be approved by the County Engineer.

16. CREDIT FOR IMPACT FEES: Smith Dairy West, a/k/a Minto Smith Dairy, shall be given a credit for impact fees for all work performed as outlined in Conditions 12a. and b. and 17. The credit for Condition 182 shall be calculated by multiplying the total cost of the drainage improvements by the County's percentage of total usage.

17. ROAD DRAINAGE SYSTEM: Smith Dairy West, a/k/a Minto Smith Dairy, shall provide to Palm Beach County a road drainage easement within the project's internal lake system capable of accommodating all runoff from those segments of Hypoluxo Road and Hagen Ranch Road which touch the property. This drainage easement shall also be capable of accommodating the runoff from a maximum 400

feet distance each side of the property boundaries along Hypoluxo Road and Hagen Ranch Road. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. In designing the system, petitioner shall assume the total runoff from the ultimate Thoroughfare Plan Section road.

18. CIVIC SITE DEDICATION:

- a. Smith Dairy West, a/k/a Minto Smith Dairy, shall convey the **25** acre developable school site jointly to Palm Beach County and the School Board of Palm Beach County on or before April 1, 1996. Prior to deeding the site, the petitioner shall prepare the site to a buildable grade. Transfer of title, special warranty deed, and title policy to the school site shall be delivered to Palm Beach County and the School Board no later than April 1, 1996. The developer shall provide the school site **with** paved access to the site, a minimum of two entry points and associated appropriate: turn lanes to the site, water and sewer stubbed to the property line, and site drainage. These items shall be provided either at the time of closing or within 270 working days of the County's approval of the construction plans for Hagen Ranch Road, whichever occurs later. All of the required improvements and items shall be considered and included when determining fair market value for the establishment of a credit towards school impact fees within the Smith Dairy West development. Since the value of this site will apply toward credits against school impact fees in the Smith Dairy West PUD, the petitioner will retain no reversionary rights to the property.
- b. Credit for the above school dedication and improvements shall be given against any future Palm Beach county park or school impact fee ordinances that may be applicable to this project as provided in said ordinance.

19. PROHIBITION OF DOWN ZONING: Except as provided in Condition No. 5 (Commencement of Development), in the Palm Beach County Unified Land Development Code, and except for non-compliance with the terms of this development order, Palm Beach County hereby agrees that for a period of seven (7) years subsequent to the effective date of the final Development Order approving this development, this development shall not be subject to down zoning, unit density reduction, or intensity reduction, unless the County demonstrates that substantial changes in the conditions underlying the approval of the resolution have occurred, or that the approval was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. (See Section 380.06(15)(c)3, Florida Statutes).

20. ANNUAL REPORT

- a. Smith Dairy West, a/k/a Minto Smith Dairy shall make an annual report as required by Section 380.06(18), Florida Statutes. The annual report shall be submitted each year on the anniversary date of the adoption of the final Development Order approving this development.
- b. The Annual Report shall include the following:
 - (1) Any changes in the plan of development, or in the representations contained in the Application for Development Approval (ADA), or in the phasing for the reporting year and for the next year;

- (2) A summary comparison of development activity proposed and actually conducted for the year;
 - (3) Undeveloped tracts of land that have been sold, transferred or leased to a successor developer;
 - (4) Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the final Development Order was adopted.
 - (5) An assessment of the developer's and local government's compliance with the conditions of approval contained in the final Development Order and the commitments specified in the Application for Development Approval and summarized in the Regional Planning Council Assessment Report for the development undertaken;
 - (6) Any request for a substantial deviation determination that was filed in the reporting year or is anticipated to be filed during the next year;
 - (7) An indication of a change, if any, in local government jurisdiction for any portion of the development since the final Development Order was issued;
 - (8) A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
 - (9) A copy of any recorded notice of the adoption of the final Development Order or the subsequent modification of an adopted final Development Order that was recorded by the developer pursuant to Subsection 380.06(15), Florida Statutes; and
 - (10) Any other information requested by the Board of County Commissioners or the Executive Director of the Department of Planning, Zoning, and Building to be included in the annual report.
- c. The annual report shall be transmitted to the Palm Beach County Administrator, the Palm Beach County Engineer, the Executive Director of the Palm Beach County Division of Planning, Zoning, and Building, the Treasure Coast Regional Planning Council, the Florida Department of Community Affairs, the Florida Department of Transportation, the Florida Department of Environmental Protection, and such additional parties as may be appropriate or required by law (See Section 380.06(15)(c)4, Florida Statutes).
- d. The Smith Dairy West developer shall transmit a copy of the annual report to the developer of the Smith Dairy East portion of the DRI.

21. MONITORING OF COMPLIANCE

Compliance with the resolution approving this development will be monitored through normal county-permitting procedures, through the special procedures created in specific conditions of approval, through review of progress reports which may be required from time to time, and through review of the Annual Report required by Condition 20 (Annual Report), above. The local official responsible for assuring compliance with this resolution is the Executive Director of the Palm Beach County Department of Planning, Zoning, and Building. (See Section 380.0615.c.1)

22. SUBSTANTIAL COMPLIANCE WITH COMMITMENTS IN APPLICATION FOR DEVELOPMENT ORDER.

Any and all representations made in the petitioner's Application for Development Approval applicable to Smith Dairy West, a/k/a Minto Smith Dairy, are incorporated into this Development Order by reference and are hereby declared to be conditions of approval.

For the purpose of this condition, the Application for Development Approval shall include the following supporting documents:

- a. Application for Development Approval dated April 14, 1986;
 - b. Supplemental information submitted April 25, 1986;
 - c. Supplemental information submitted June 17, 1986;
 - d. Supplemental information submitted September 8, 1986;
 - e. Supplemental information submitted September 10, 1986; and
 - f. Letter to Martha O. McNeal from Palm Beach County Water Utilities Department dated July 29, 1986.
23. ~~As~~ represented in the Application for Development Approval(ADA), the phasing build out dates were December 31, 1992 for Phase 1 and December 31, 1996 for Phase 2. The Phase 1 build out date indicated in the ADA is amended to be November 30, 1997, and the Phase 2 build out date is amended to be November 30, 2001.

SECTION 8. ADOPTION OF DEVELOPMENT ORDER.

This Resolution shall constitute the Development Order for the Smith Dairy (Amerifirst) Development of Regional Impact, as required by Chapter 380.06, Florida Statutes.

SECTION 9. SUBSTANTIAL DEVIATIONS.

If required by Chapter 380 of Florida Statutes, any modifications to or deviations from the approved plans or requirements of this Development Order shall be submitted by the Executive Director of the Department of Planning, Zoning and Building to the Board of County Commissioners for a determination as to whether the change constitutes a substantial deviation. The Board of County Commissioners shall make its determination of substantial deviation at a public hearing after notice to the developer and as required by Section 380.06 of Florida Statutes.

SECTION 10. VIOLATIONS OF DEVELOPMENT ORDER.

In the event the developer for Smith Dairy East violates this Development Order, such violation shall not affect the development of Smith Dairy West, a/k/a Minto Smith Dairy, and Smith Dairy West, a/k/a Minto Smith Dairy, may continue to develop under the terms and conditions of this Development Order as if a violation of the development order had not occurred.

In the event the developer for Smith Dairy West, a/k/a Minto Smith Dairy violates this Development Order, such violation shall not affect the development of Smith Dairy East and Smith Dairy East, may continue to develop under the terms and conditions of this Development Order as if a violation of the development order had not occurred.

Notwithstanding this cross compliance provision, a violation by Smith Dairy East or Smith Dairy West of the conditions of approval in Section 6 or Section 7 which address the requirement to i) Construct Hagen Ranch Road and Hypoluxo Road and Congress Avenue intersection improvements; ii) Perform the traffic study prior to November 30, 2001; iii) Install traffic signals on Hagen Ranch Road; and iv) dedicate a 25 acre civic site dedication, will constitute a violation of the entire development order and shall result in the withholding of all permits or further approval to both parties or any other remedies pursuant to Chapter 380, Florida Statutes.

SECTION 11. SUPPLEMENTAL DEFINITIONS.

In addition to the definitions found in Section 3.2 of the ULDC (Definitions), the definitions found in Chapter 380, Florida Statutes shall apply to the interpretation of this Development Order.

SECTION 12. COMPLIANCE WITH APPLICABLE LAW.

The approval granted by this Development Order is conditional, and shall not be construed to obviate the duty of the developer to comply with all other applicable local, state and federal permitting requirements.

SECTION 13. SEVERABILITY.

In the event that any portion or section of this Development Order is deemed to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order, which shall remain in full force and effect.

SECTION 14. EFFECTIVE DATE.

This Development Order shall become effective as provided by law.

SECTION 15. SUCCESSORS IN INTEREST.

This Development Order shall be binding upon the developer and its assignee; or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

SECTION 16. TRANSMISSION OF COPIES.

Copies of this Development Order shall be transmitted immediately by Certified Mail to the State of Florida Department of Community Affairs and the Treasure Coast Regional Planning Council.

SECTION 17. INTERPRETATION OF CAPTIONS.

Captions used throughout this Resolution to introduce sections are intended for convenience of the reader only and shall not be used to construe legislative intent.

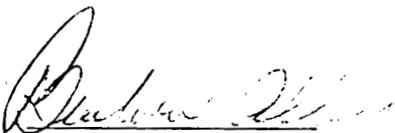
Commissioner Lee moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Aye
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Absent
Carol A. Roberts	--	Absent

The Chair thereupon declared that the resolution was duly passed and adopted this 23 day of May 1996.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA.
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
DEPUTY CLERK

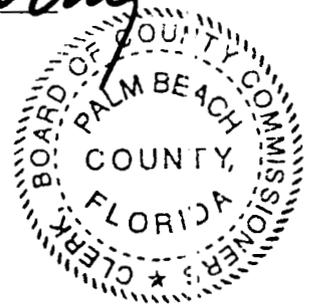


EXHIBIT A

ENTIRE LEGAL

A PORTION OF SECTIONS 3, 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PORTION BEING PART OF BLOCKS 38 AND 39 AS SHOWN ON PLAT OF PALM BEACH FARMS COMPANY, PLAT No. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 58 INCLUSIVE, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AND TRACTS 1 THROUGH 9 INCLUSIVE, BLOCK 39 AS SHOWN ON PLAT OF PLAT No. 13 AS RECORDED IN PLAT BOOK 6 AT PAGE 99, TOGETHER WITH THE HIATUS LYING BETWEEN THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID BLOCK 39, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 15' 59" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGE 361; THENCE SOUTH 00 DEGREES 47' 13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2714.03 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES 47' 13" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 971.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1495.63 FEET AND A CENTRAL ANGLE OF 31 DEGREES 59' 34"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 834.01 FEET; THENCE SOUTH 57 DEGREES 13' 13" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AND A CENTRAL ANGLE OF 29 DEGREES 05' 50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 580.42 FEET; THENCE SOUTH 86 DEGREES 19' 03" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 850.43 FEET; THENCE SOUTH 03 DEGREES 40' 57" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 86 DEGREES 19' 03" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 03 DEGREES 40' 57" EAST, A DISTANCE OF 176.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1227.52 FEET AND A CENTRAL ANGLE OF 17 DEGREES 40' 42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 378.74 FEET; THENCE SOUTH 21 DEGREES 21' 39" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1138.37 FEET AND A CENTRAL ANGLE OF 20 DEGREES 20' 51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.27 FEET; THENCE SOUTH 01 DEGREES 00' 48" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 610.16 FEET; THENCE NORTH 88 DEGREES 59' 12" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00 DEGREES 52' 41" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 07' 19" EAST, A DISTANCE OF 412.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10461.90 FEET AND A CENTRAL ANGLE OF 05 DEGREES 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85 DEGREES 52' 41" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 208.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 39; THENCE SOUTH 89 DEGREES 07' 19" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCKS 38 AND 39, A DISTANCE OF 6980.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 38, SAID POINT BEING 70.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP STATION 2334+53.14 TO STATION 2342+94.41 CONTRACT No. 3.2 SHEET 8 OF 13; THENCE NORTH 01 DEGREE 02' 30" WEST ALONG SAID WEST LINE OF BLOCK 38, A DISTANCE OF 5154.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 88 DEGREES 46' 49" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 540.75 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89 DEGREES 18' 59" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 19' 28" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2726.84 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 15' 59" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND THE EASTERLY PROLONGATION OF THE NORTH LINE

OF SAID BLOCK 19, A DISTANCE OF 2686.54 FEET TO THE POINT OF BEGINNING, (THE LAST FOUR (4) DESCRIBED COURSES ALSO BEING THE NORTH LINE OF SAID BLOCKS 38 AND 39 OF SAID PLAT No. 13). SAID PROPERTY LOCATED ON THE WEST SIDE OF JOG ROAD, BEING BOUNDED ON THE SOUTH BY HYPOLUXO ROAD EXTENSION AND ON THE WEST BY FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY) .

EXHIBIT B

SMITH DAIRY WEST LEGAL

BEING A PORTION SECTIONS 3, 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTIONS ALSO BEING PART OF BLOCKS 38 AND 39, AS SHOWN ON PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AND TRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 39 AS SHOWN ON PLAT OF PLAT No. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH $89^{\circ}19'28''$ WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH $89^{\circ}19'28''$ WEST, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH $89^{\circ}19'28''$ WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH $89^{\circ}18'59''$ WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4, THENCE SOUTH $88^{\circ}50'05''$ WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF SAID BLOCK 38; THENCE SOUTH $01^{\circ}00'50''$ EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF TRACTS 16, 17, 48, 49, 80, 81, 112 AND 113 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53.14 TO STATION 2342+94.41, CONTRACT No. 3.2, SHEET 8 OF 13, A DISTANCE OF 5155.10 FEET; THENCE NORTH $89^{\circ}07'19''$ EAST ALONG A LINE CONNECTING THE SOUTHERLY LINES OF TRACTS 113 THROUGH 122, INCLUSIVE, OF SAID BLOCK 38, A DISTANCE OF 3052.60 FEET; THENCE NORTH $00^{\circ}52'41''$ WEST, A DISTANCE OF 629.45 FEET; THENCE SOUTH $63^{\circ}39'42''$ WEST, A DISTANCE OF 387.65 FEET; THENCE NORTH $11^{\circ}14'27''$ WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH $31^{\circ}00'37''$ WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF $14^{\circ}27'13''$, AT WHICH POINT THE RADIUS BEARS NORTH $31^{\circ}00'37''$ WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.82 FEET; THENCE NORTH $44^{\circ}32'10''$ EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 579.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}44'23''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.37 FEET; THENCE NORTH $33^{\circ}02'08''$ WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 804.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF

166.91 FEET AND A CENTRAL ANGLE OF $111^{\circ}13'15''$; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.0 FEET; THENCE NORTH $54^{\circ}15'23''$ WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 299.35 FEET; THENCE NORTH $06^{\circ}14'53''$ WEST, A DISTANCE OF 345.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $126^{\circ}41'10''$; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.11 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 305.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}07'18''$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.92 FEET; THENCE NORTH $48^{\circ}18'59''$ EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 17.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF $28^{\circ}36'54''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 199.77 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF $147^{\circ}15'29''$; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 321.27 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF $66^{\circ}38'35''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.39 FEET; THENCE SOUTH $79^{\circ}41'01''$ EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 380.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF $39^{\circ}56'27''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 313.69 FEET; THENCE NORTH $60^{\circ}22'32''$ EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 91.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $40^{\circ}24'58''$; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.27 FEET; THENCE SOUTH $79^{\circ}12'30''$ EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 150.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}28'43''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}28'43''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.36 FEET; THENCE SOUTH $79^{\circ}12'30''$ EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 468.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF $47^{\circ}00'00''$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 209.18 FEET; THENCE NORTH $53^{\circ}47'30''$ EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 58.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF $60^{\circ}00'00''$; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.89 FEET; THENCE NORTH $53^{\circ}47'30''$ EAST, ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 118.84 FEET TO A POINT OF INTERSECTION WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD THE FOLLOWING THREE COURSES; THENCE NORTH $23^{\circ}33'29''$ EAST, A DISTANCE OF 231.72

FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 914.93 FEET AND A CENTRAL ANGLE OF 47°24'50"; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 757.13 FEET; THENCE NORTH 23°51'21" WEST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 1017.42 FEET TO THE POINT OF BEGINNING,
LESS:

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES PROVIDING ACCESS FROM HYPOLUXO ROAD TO THE SUNSHINE STATE PARKWAY IN PORTIONS OF TRACTS 112 AND 113 AND THE 30-FOOT ROAD LYING NORTH OF TRACT 112, ALL IN BLOCK 38, PALM BEACH FARMS COMPANY PLAT No. 3, RECORDED IN FLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF TRACT 113, BLOCK 38 OF SAID PALM BEACH FARMS PLAT No. 3; SAID POINT OF LYING 25.0 FEET NORTH OF THE CENTERLINE OF THE 50-FOOT ROADWAY BETWEEN BLOCKS 38 AND 41 AND LYING 25.0 FEET EAST OF THE CENTERLINE OF THE 50.0 FOOT ROADWAY BETWEEN BLOCKS 37 AND 38, BOTH OF SAID PALM BEACH FARMS PLAT No.3; THENCE NORTH 01°00'50" WEST ALONG THE WEST LINES OF TRACTS 112 AND 113, AND ACROSS THE ABANDONED 30.0' ROAD LYING NORTH OF TRACT 112 TO THE SOUTHWEST CORNER OF TRACT 31, 1350.0 FEET MORE OR LESS TO POINT "A": RETURNING TO THE POINT OF BEGINNING; THENCE NORTH 89°07'19" EAST ALONG THE SOUTH LINE OF TRACT 113, 300.0 FEET; THENCE, TO POINT "A" DESCRIBED ABOVE, NORTH 13°32'10" WEST, 1383.63 FEET MORE OR LESS. (THE DIRECTION AND DISTANCE OF THE LAST COURSE IS A FUNCTION OF THE FIELD LOCATION OF THE SOUTHWEST CORNER OF TRACT 81.)

SUBJECT TO AN EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT OVER A STRIP OF LAND 45.0 FEET IN WIDTH LYING ADJACENT ON THE EAST TO AND PARALLEL WITH THE WEST LINE OF THE ABOVE DESCRIBED PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 5415, PAGE 1840 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID EASEMENT DOES NOT, HOWEVER, ENCUMBER THE ABANDONED ROADWAY LYING NORTH OF TRACT 112.)

CONCAVE TO THE NORTH HAVING A RADIUS OF **305.00** FEET AND A CENTRAL ANGLE OF **72°07'17"**; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **383.92** FEET; THENCE NORTH **48°18'59"** EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF **17.55** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **400.00** FEET AND A CENTRAL ANGLE OF **28°36'54"**; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **199.77** FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF **125.00** FEET AND A CENTRAL ANGLE OF **147°15'29"**; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **321.27** FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF **220.00** FEET AND A CENTRAL ANGLE OF **66°38'35"**; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **255.89** FEET; THENCE SOUTH **79°41'01"** EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF **380.20** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **450.00** FEET AND A CENTRAL ANGLE OF **39°56'27"**; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **313.69** FEET; THENCE NORTH **60°22'32"** EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF **91.54** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF **50.00** FEET AND A CENTRAL ANGLE OF **40°24'58"**; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **35.27** FEET; THENCE SOUTH **79°12'30"** EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF **150.37** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF **895.00** FEET AND A CENTRAL ANGLE OF **08°28'43"**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF **132.44** FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF **935.00** FEET AND A CENTRAL ANGLE OF **08°28'43"**; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **138.36** FEET; THENCE SOUTH **79°12'30"** EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF **468.77** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **255.00** FEET AND A CENTRAL ANGLE OF **47°00'00"**; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **209.18** FEET; THENCE NORTH **53°47'30"** EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF **58.65** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF **40.00** FEET AND A CENTRAL ANGLE OF **60°00'00"**; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **41.89** FEET; THENCE NORTH **53°47'30"** EAST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF **118.84** FEET; THENCE NORTH **23°33'29"** EAST, A DISTANCE OF **231.42** FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF **914.93** FEET AND A CENTRAL ANGLE OF **47°24'50"**; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF **757.13** FEET; THENCE NORTH **23°51'21"** WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF **1017.78** FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 4 (THE PREVIOUS THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID HAGEN RANCH ROAD); THENCE NORTH **89°19'28"** EAST ALONG SAID NORTH LINE OF SECTION 4, A DISTANCE OF **889.07** FEET; THENCE NORTH **89°15'59"** EAST, ALONG SAID NORTH LINE OF SECTION 3, A DISTANCE OF **2686.54** FEET TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES ALSO BEING THE NORTH LINE OF SAID BLOCKS 38 AND 39 OF SAID PLAT NO. 13).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

J:\WPCADD\SECS\VPUD.DES

EXHIBIT C

SMITH DAIRY EAST LEGAL

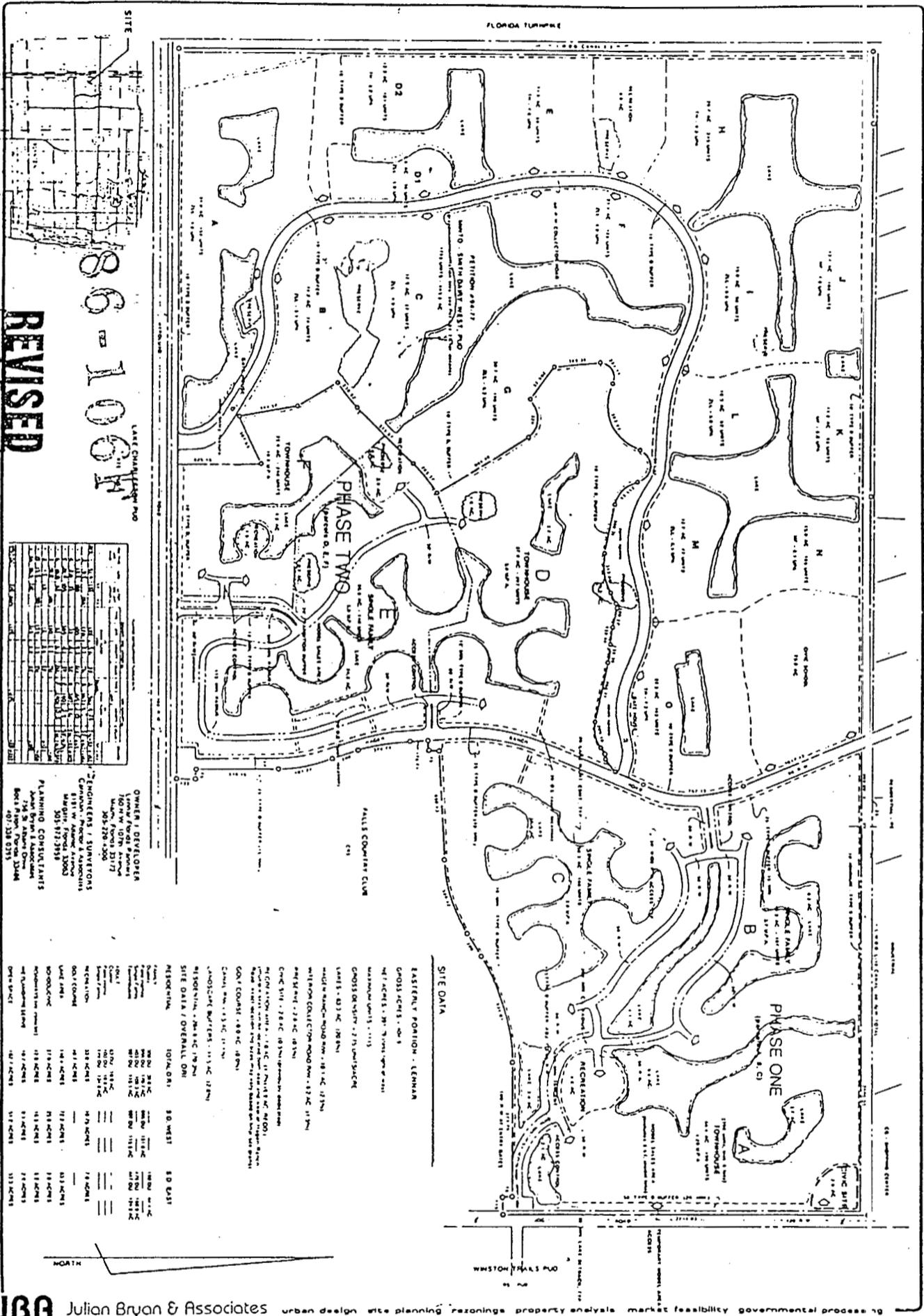
LEGAL DESCRIPTION:

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING PART OF BLOCKS 38 AND 39, AS SHOWN ON THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AND TRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 39 AS SHOWN ON THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 13", AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89° 15' 59" WEST, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGE 361; THENCE SOUTH 00° 47' 13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2714.03 FEET; THENCE SOUTH 89° 12' 47" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE "FALLS COUNTRY CLUB" AS RECORDED IN PLAT BOOK 61, PAGES 177 THRU 179, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID "FALLS COUNTRY CLUB" THE FOLLOWING NINETEEN COURSES: THENCE SOUTH 89° 12' 47" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00° 47' 13" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89° 12' 47" WEST, A DISTANCE OF 971.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1493.63 FEET AND A CENTRAL ANGLE OF 31° 59' 34"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 834.01 FEET; THENCE SOUTH 57° 13' 13" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AND A CENTRAL ANGLE OF 29° 05' 50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 580.42 FEET; THENCE SOUTH 86° 19' 03" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 850.43 FEET; THENCE SOUTH 03° 40' 57" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 86° 19' 03" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 03° 40' 57" WEST, A DISTANCE OF 176.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1227.52 FEET AND A CENTRAL ANGLE OF 17° 40' 42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 378.74 FEET; THENCE SOUTH 21° 21' 39" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1138.37 FEET AND A CENTRAL ANGLE OF 20° 20' 51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.27 FEET; THENCE SOUTH 01° 00' 48" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 610.16 FEET (THE PREVIOUS FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342 AT PAGE 457; THENCE NORTH 88° 59' 12" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00° 52' 41" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89° 07' 19" EAST, A DISTANCE OF 412.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10461.90 FEET AND A CENTRAL ANGLE OF 05° 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85° 52' 41" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 208.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 39; THENCE SOUTH 89° 07' 19" WEST ALONG THE SOUTH LINE OF SAID BLOCKS 38 AND 39, A DISTANCE OF 3933.86 FEET; THENCE NORTH 00° 52' 41" WEST, A DISTANCE OF 629.00 FEET; THENCE SOUTH 63° 39' 42" WEST, A DISTANCE OF 387.65 FEET; THENCE NORTH 11° 14' 27" WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH 31° 00' 37" WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 14° 27' 13", AT WHICH POINT THE RADIUS BEARS NORTH 31° 00' 37" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.82 FEET; THENCE NORTH 44° 32' 10" EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 579.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF 13° 44' 23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.37 FEET; THENCE NORTH 33° 02' 08" WEST ALONG A LINE NON-RADIAL TO LAST DESCRIBED CURVE, A DISTANCE OF 804.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 166.91 FEET AND A CENTRAL ANGLE OF 111° 13' 15"; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.01 FEET; THENCE NORTH 54° 15' 23" WEST ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 299.35 FEET; THENCE NORTH 06° 14' 53" WEST, A DISTANCE OF 345.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 126° 41' 10"; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.11 FEET TO A POINT OF REVERSE CURVE

EXHIBIT D

MAPS H-1, H-2 & G



REVISED
PAGE 7 OF 8

86-106M

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/08	JBA
2	REVISED	11/10/08	JBA
3	REVISED	12/15/08	JBA
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OWNERS / DEVELOPER
1607 W. 10TH AVENUE
MARTIN, FLORIDA 32117
305-728-0200

ENGINEERS / SURVEYORS
CANTON, PETER & ASSOCIATES
1000 N. UNIVERSITY AVENUE
MARTIN, FLORIDA 32909
305-512-2515

PLANNING CONSULTANTS
Julian Bryan & Associates
176 S. ALBANY DRIVE
BOCA RATON, FLORIDA 33433
561-381-5111

SITE DATA

EASTERN PORTION - LENNAH
GROSS ACRES - 20.1
NET ACRES - 19.7
TOTAL ACRES - 20.1
GROSS DEVELOPMENT - 1,111
NET DEVELOPMENT - 1,088
TOTAL DEVELOPMENT - 1,111

PHASE ONE
GROSS ACRES - 10.0
NET ACRES - 9.8
TOTAL ACRES - 10.0
GROSS DEVELOPMENT - 550
NET DEVELOPMENT - 538
TOTAL DEVELOPMENT - 550

PHASE TWO
GROSS ACRES - 10.1
NET ACRES - 9.9
TOTAL ACRES - 10.1
GROSS DEVELOPMENT - 561
NET DEVELOPMENT - 550
TOTAL DEVELOPMENT - 561

RECREATION
GROSS ACRES - 10.1
NET ACRES - 9.9
TOTAL ACRES - 10.1
GROSS DEVELOPMENT - 561
NET DEVELOPMENT - 550
TOTAL DEVELOPMENT - 561

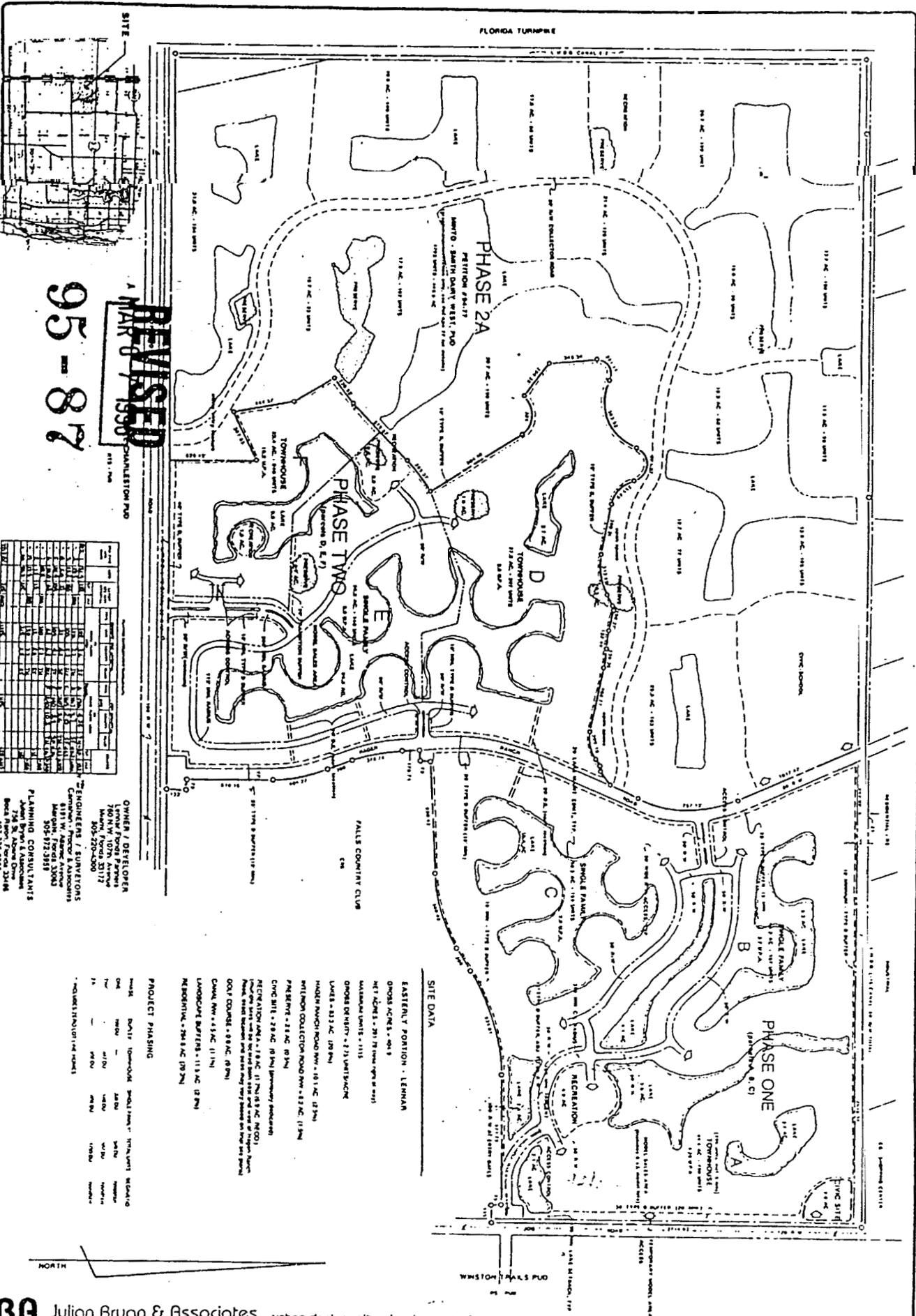
WHISTON HILLS PUD
GROSS ACRES - 10.0
NET ACRES - 9.8
TOTAL ACRES - 10.0
GROSS DEVELOPMENT - 550
NET DEVELOPMENT - 538
TOTAL DEVELOPMENT - 550

FLORIDA TURNPIKE
GROSS ACRES - 10.0
NET ACRES - 9.8
TOTAL ACRES - 10.0
GROSS DEVELOPMENT - 550
NET DEVELOPMENT - 538
TOTAL DEVELOPMENT - 550

JANUARY ROAD
GROSS ACRES - 10.0
NET ACRES - 9.8
TOTAL ACRES - 10.0
GROSS DEVELOPMENT - 550
NET DEVELOPMENT - 538
TOTAL DEVELOPMENT - 550

JBA Julian Bryan & Associates urban design site planning rezonings property analysis market feasibility governmental process

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/08	JBA
2	REVISED	11/10/08	JBA
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REVISED
 95-87

Lot No.	Area (Ac.)	Use	Notes
101	1.00	Residential	
102	1.00	Residential	
103	1.00	Residential	
104	1.00	Residential	
105	1.00	Residential	
106	1.00	Residential	
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196	1.00	Residential	
197	1.00	Residential	
198	1.00	Residential	
199	1.00	Residential	
200	1.00	Residential	

OWNER / DEVELOPER
 7600 W. 107th Avenue
 Miami, Florida 33172
 305-220-0000

ENGINEERS / SURVEYORS
 Central Florida Surveyors
 14000 E. Colonial Avenue, Suite 200
 Orlando, Florida 32803
 305-872-3858

PLANNING CONSULTANTS
 Julian Bryan & Associates
 718 N. Alhambra Drive
 Boca Raton, Florida 33434
 407-338-0313

SITE DATA

EASTERN PORTION - LEMNAH
 GROSS ACRES - 404.5
 NET ACRES - 281.75 (70% open space)
 Subdivided Units - 1115

GROSS DENSITY - 2.73 UNITS/ACRE
 LOTS - 313 AC (120 lots)

HIGHWAY FRONTAGE - 10.1 AC (12 lots)
PRESENT - 23.8 AC (12 lots)

WATERWAY COLLECTION ROAD - 8.2 AC (11 lots)
PRESENT - 23.8 AC (12 lots)

CIRCULAR - 23.8 AC (12 lots) (presently undeveloped)

RECREATION - 1.8 AC (11 lots) (11.75 AC (12 lots))
 This area is currently undeveloped and is being used for recreation. The area is being used for recreation and is being used for recreation.

POOL - 1.8 AC (11 lots)
 This area is currently undeveloped and is being used for recreation. The area is being used for recreation and is being used for recreation.

LANDSCAPE BARRIERS - 11.3 AC (12 lots)
RECREATION - 23.8 AC (12 lots)

PROJECT PHASING

Phase	Area (Ac.)	Units	Notes
Phase 1	100.0	273	
Phase 2A	100.0	273	
Phase 2B	100.0	273	
Phase 3	100.0	273	
Phase 4	100.0	273	
Phase 5	100.0	273	
Phase 6	100.0	273	
Phase 7	100.0	273	
Phase 8	100.0	273	
Phase 9	100.0	273	
Phase 10	100.0	273	
Phase 11	100.0	273	
Phase 12	100.0	273	
Phase 13	100.0	273	
Phase 14	100.0	273	
Phase 15	100.0	273	
Phase 16	100.0	273	
Phase 17	100.0	273	
Phase 18	100.0	273	
Phase 19	100.0	273	
Phase 20	100.0	273	
Phase 21	100.0	273	
Phase 22	100.0	273	
Phase 23	100.0	273	
Phase 24	100.0	273	
Phase 25	100.0	273	
Phase 26	100.0	273	
Phase 27	100.0	273	
Phase 28	100.0	273	
Phase 29	100.0	273	
Phase 30	100.0	273	
Phase 31	100.0	273	
Phase 32	100.0	273	
Phase 33	100.0	273	
Phase 34	100.0	273	
Phase 35	100.0	273	
Phase 36	100.0	273	
Phase 37	100.0	273	
Phase 38	100.0	273	
Phase 39	100.0	273	
Phase 40	100.0	273	
Phase 41	100.0	273	
Phase 42	100.0	273	
Phase 43	100.0	273	
Phase 44	100.0	273	
Phase 45	100.0	273	
Phase 46	100.0	273	
Phase 47	100.0	273	
Phase 48	100.0	273	
Phase 49	100.0	273	
Phase 50	100.0	273	

FILE COPY

JBA Julian Bryan & Associates urban design site planning rezonings property analysis market feasibility governmental processing

DATE	7/1/85
BY	JBA
SCALE	AS SHOWN
PROJECT	SMITH DAIRY PUD (east)
SHEET NO.	1
TOTAL SHEETS	1

PHASING PLAN
 MAP H-2
SMITH DAIRY PUD (east)

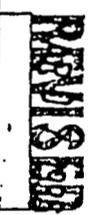
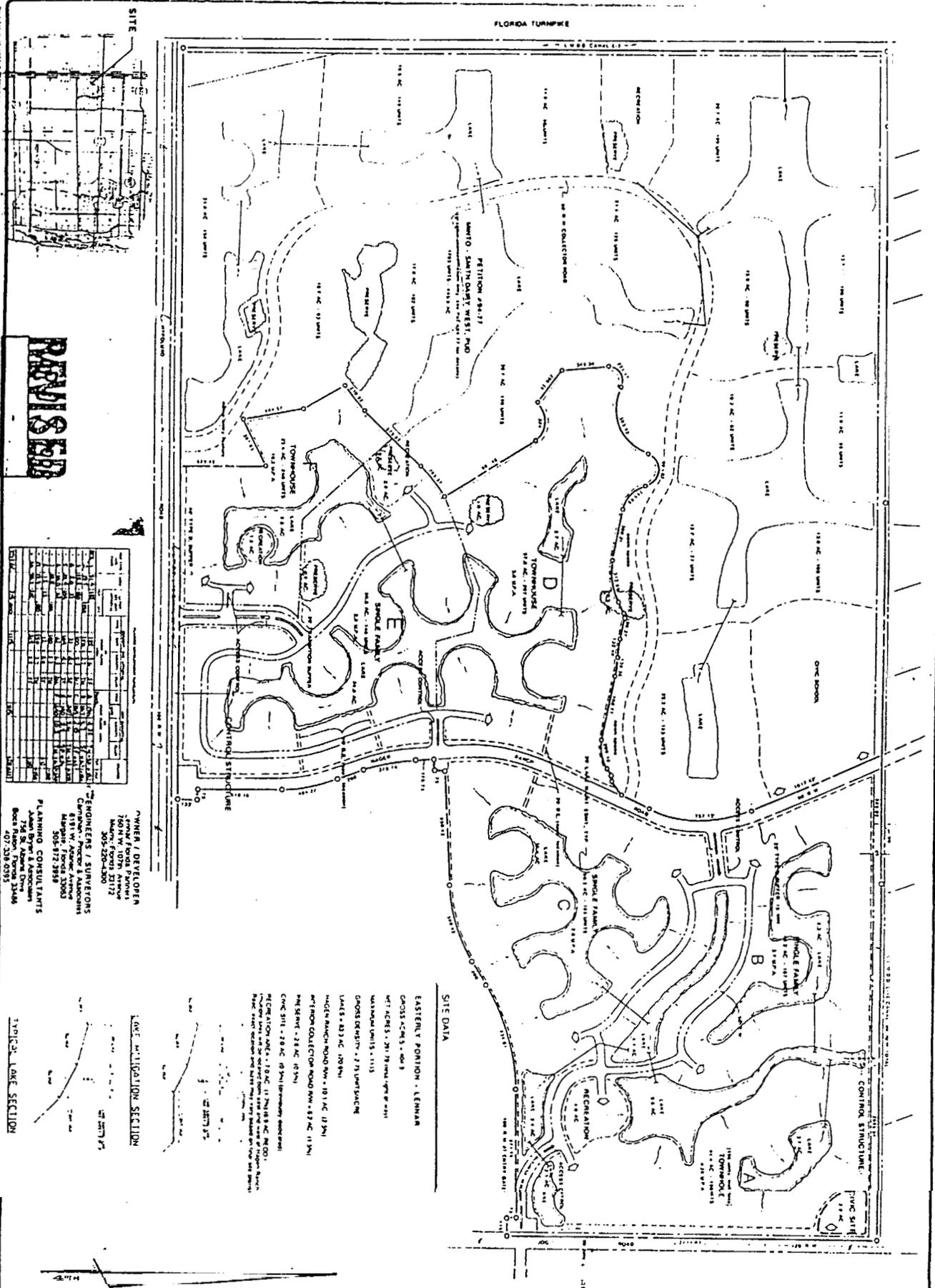
LEHNAH FLORIDA PARTNERS

PALM BEACH COUNTY, FLORIDA

DATE	7/1/85
BY	JBA
SCALE	AS SHOWN
PROJECT	SMITH DAIRY PUD (east)
SHEET NO.	1
TOTAL SHEETS	1

FILE NO.

2-



NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

OWNER / DEVELOPER
 Lennar Florida Partners
 7601 N.W. 107th Avenue
 Fort Lauderdale, FL 33308
 954-575-2000

ENGINEERS / SURVEYORS
 JBA
 8181 W. Atlantic Avenue
 Margate, Florida 33063
 954-812-3888

PLANNING CONSULTANTS
 JBA
 8181 W. Atlantic Avenue
 Margate, Florida 33063
 954-812-3888

SITE DATA

EASTERN PORTION - LENNAR
 GROSS ACRES = 40.8
 NET ACRES = 30.75 (incl. 9.05 ac. @ 2011)
 WATERWAY UNITS = 1113
 GROSS DEVELOP. = 77 UNITS/AC/AC

LANES = 403 AC (100 PM)
 HIGHWAY RAMP ROAD NW = 10.1 AC (12 PM)
 W/ FLOW COLLECTION ROAD NW = 5.7 AC (11 PM)
 NET SITE = 28.8 AC (10 PM)

COND. 2011 = 28.8 AC (10 PM) (previously approved)
 RECREATION AREA = 1.0 AC (11 PM) (8.8 AC (10 PM) (previously approved))
 TOWNHOUSE = 1.0 AC (11 PM) (8.8 AC (10 PM) (previously approved))
 SINGLE-FAMILY = 1.0 AC (11 PM) (8.8 AC (10 PM) (previously approved))

LANE UTILIZATION SECTION



JBA Julian Bryan & Associates urban design site planning zoning property analysis market feasibility governmental processing

DATE	7/1/2011
BY	JBA
CHECKED	JBA
SCALE	AS SHOWN

DRAINAGE PLAN
 MAP G
SMITH DAIRY PUD (east)

LENNAR FLORIDA PARTNER PALM BEACH COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	7/1/2011	ISSUED FOR PERMIT
2	7/1/2011	ISSUED FOR PERMIT
3	7/1/2011	ISSUED FOR PERMIT
4	7/1/2011	ISSUED FOR PERMIT
5	7/1/2011	ISSUED FOR PERMIT
6	7/1/2011	ISSUED FOR PERMIT
7	7/1/2011	ISSUED FOR PERMIT
8	7/1/2011	ISSUED FOR PERMIT
9	7/1/2011	ISSUED FOR PERMIT
10	7/1/2011	ISSUED FOR PERMIT

EXHIBIT E

VICINITY SKETCH

