

RESOLUTION NO. R-2025- 0694

RESOLUTION APPROVING ZONING APPLICATION DOA-2024-01034
(CONTROL NO. 1999-00015)
a Development Order Amendment
APPLICATION OF Croquet Foundation Of America, Inc.
BY Schmidt Nichols, AGENT
(Croquet Foundation of America)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2024-01034 was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2024-01034, the Application of Croquet Foundation Of America, Inc., by Schmidt Nichols, Agent, for a Development Order Amendment to modify the Site Plan to add six croquet courts on 10.1 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on May 22, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	-	Aye
Commissioner Sara Baxter, Vice Mayor	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Joel G. Flores	-	Aye
Commissioner Marci Woodward	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Bobby Powell, Jr.	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 22, 2025.

Filed with the Clerk of the Board of County Commissioners on May 27th, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHICH IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD WITH THE SOUTHERLY RIGHT-

OF-WAY LINE OF ILLINIOS STREET, BOTH ACCORDING TO THE PLAT OF REPLAT OF PATRICK'S ADDITION AS RECORDED IN PLAT BOOK 23, PAGE

205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF ILLINIOS STREET, A DISTANCE OF 840.52 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 43 MINUTES 29 SECONDS TO THE PREVIOUS COURSE, TURNED FROM WEST TO SOUTH, A DISTANCE OF 213.59 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF NEW YORK STREET, ACCORDING TO THE PLAT OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 22, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF NEW YORK STREET, AT AN ANGLE OF 90 DEGREES 15

MINUTES 53 SECONDS TO THE PREVIOUS COURSE TURNED NORTH TO WEST, A DISTANCE OF 846.75 FEET TO A POINT WHICH IS ITS INTERSECTION

WITH THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD AFORESAID; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AT AN ANGLE OF 88 DEGREES 03 MINUTES 52 SECONDS TO THE PREVIOUS COURSE TURNED FROM EAST TO NORTH, A DISTANCE OF 213.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE RIGHT-OF-WAY OF SUMMIT BOULEVARD AS NOW LAID OUT AND IN USE, AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD RECORDED IN ROAD PLAT BOOK 3, PAGE(S) 165-167 AND THE WESTERLY RIGHT-OF-WAY OF EASY STREET RECORDED IN PLAT BOOK 23, PAGE 205 (PATRICK'S ADDITION) PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WESTERLY PROLONGATION OF EASY STREET, A DISTANCE OF 80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET; THENCE SOUTHERLY FROM AN ANGLE OF 90 DEGREES MEASURED EAST TO SOUTH, A DISTANCE OF 20 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD, A DISTANCE OF 40 FEET; THENCE NORTHERLY, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

AND

GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE IN A NORTHERLY DIRECTION NORTH 1 DEGREE 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 1149.16 FEET TO A POINT; THENCE EAST 40.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD; THENCE CONTINUE EAST, A DISTANCE OF 242.98 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION SOUTH 1 DEGREE 54 MINUTES 49 SECONDS WEST, A DISTANCE OF 135 FEET TO A POINT; THENCE EAST, A DISTANCE OF 615.20 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF EASY STREET PROJECTED FROM THE REPLAT OF PATRICK'S ADDITION, AS RECORDED IN PLAT BOOK. 23, PAGE 205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF EASY STREET PROJECTED NORTH 0 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 323.81 FEET TO A POINT; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEW YORK STREET, AS NOW LAID OUT AND IN USE ACCORDING TO THE PLAT OF GOVERNMENT LOT 11,

SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 22, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 848.74 FEET TO A POINT; THE SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD, AS NOW LAID OUT AND IN USE; THENCE IN A SOUTHERLY DIRECTION SOUTH 1 DEGREE 54 MINUTES 49 SECONDS WEST, A DISTANCE OF 188.89 FEET TO A POINT OF BEGINNING AND NEW YORK STREET, AS SHOWN IN PLAT BOOK 22, PAGE 18, PLAT OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, FROM THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD EAST TO A POINT INTERSECTING THE EXTENDED WESTERLY RIGHT-OF-WAY LINE OF EASY STREET, ALL IN PALM BEACH COUNTY, FLORIDA AND THAT PART OF NEW YORK STREET AS SHOWN IN PLAT BOOK 22, PAGE 18, PLAT OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, FROM EASTERLY RIGHT-OF-WAY LINE OF FLA-MANGO ROAD EAST TO A POINT INTERSECTING THE EXTENDED WESTERLY RIGHT-OF-WAY LINE OF EASY STREET AS SHOWN ON THE REPLAT OF PATRICK'S ADDITION, AS RECORDED IN PLAT BOOK 23, PAGE 205, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM THE

WESTERLY 7 FEET FOR THE ULTIMATE RIGHT-OF-WAY FOR FLA-MANGO ROAD.

*SURVEYOR'S NOTE: IN THIS SURVEYORS OPINION WESTERLY SHOULD BE SOUTHERLY

AND LESS THOSE TWO CORNER CLIPS DEEDED TO PALM BEACH COUNTY IN O.R. BOOK 11656, PAGE 957 AND O.R. BOOK 11955, PAGE 1959, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING ONE IN THE SAME PARCEL AS SURVEYED:

A PARCEL OF LAND IN GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENING AT THE SOUTHWEST CORNER OF SAID LOT 11, BEING ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N03°16'18"E ALONG THE WEST LINE OF SAID LOT 11 AND THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 5, ALSO THE CENTERLINE OF FLORIDA MANGO ROAD AS DESCRIBED IN O.R.B. 2017, PAGE 1211, A DISTANCE OF 1149.11 FEET; THENCE S88°38'47"E, A DISTANCE OF 40.02 FEET TO A ONE AND ONE-HALF INCH PIPE MARKING THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD AND THE POINT OF BEGINNING; THENCE N03°16'18"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 383.68 FEET TO A POINT ON A 40 FOOT CORNER CLIP AS RECORDED IN ORB 11656, PAGE 957; THENCE N 47°21'40"E, A DISTANCE OFF 55.63 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT BOULEVARD, AN EIGHTY FOOT WIDTH, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 166; THENCE S 88° 38'43"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 764.17 FEET TO THE NORTHWEST CORNER OF LIFT STATION PARCEL 236 E AS RECORDED IN ORB 2797, PAGE 1484; THENCE S01° 25'12"W, A DISTANCE OF 20.00 FEET; THENCE S88°34'38"E, A DISTANCE OF 34.82 FEET TO THE INTERSECTION WITH A CORNER CLIP TRACT AS RECORDED IN ORB 11955, PAGE 1959; THENCE S43°27'51"E, A DISTANCE OF 7.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WEST PATRICK CIRCLE AS SHOWN ON THE PLAT OF LAKE PATRICK SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 154; THENCE S01°42'10"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 532.02 FEET TO A POINT ON WEST PATRICK CIRCLE; THENCE N88°37'45"W ALONG SAID WEST PATRICK CIRCLE AND THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 6, BLOCK 2 OF ADDITION NO. 1 OF FLA MANGO GROVE LETS AS RECORDED IN PLAT BOOK 20, PAGE 68, ALONG SAID LINE, A DISTANCE OF 32.12 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID WEST PATRICK CIRCLE; THENCE CONTINUE N 88° 37'45"W ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 583.08 FEET' THENCE N03°16'05"E, A DISTANCE OF 135.00 FEET; THENCE N88°38'47"W, A DISTANCE OF 242.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 439118.8 SQUARE FEET OR 10.08 ACRES MORE OR LESS

EXHIBIT B
VICINITY SKETCH

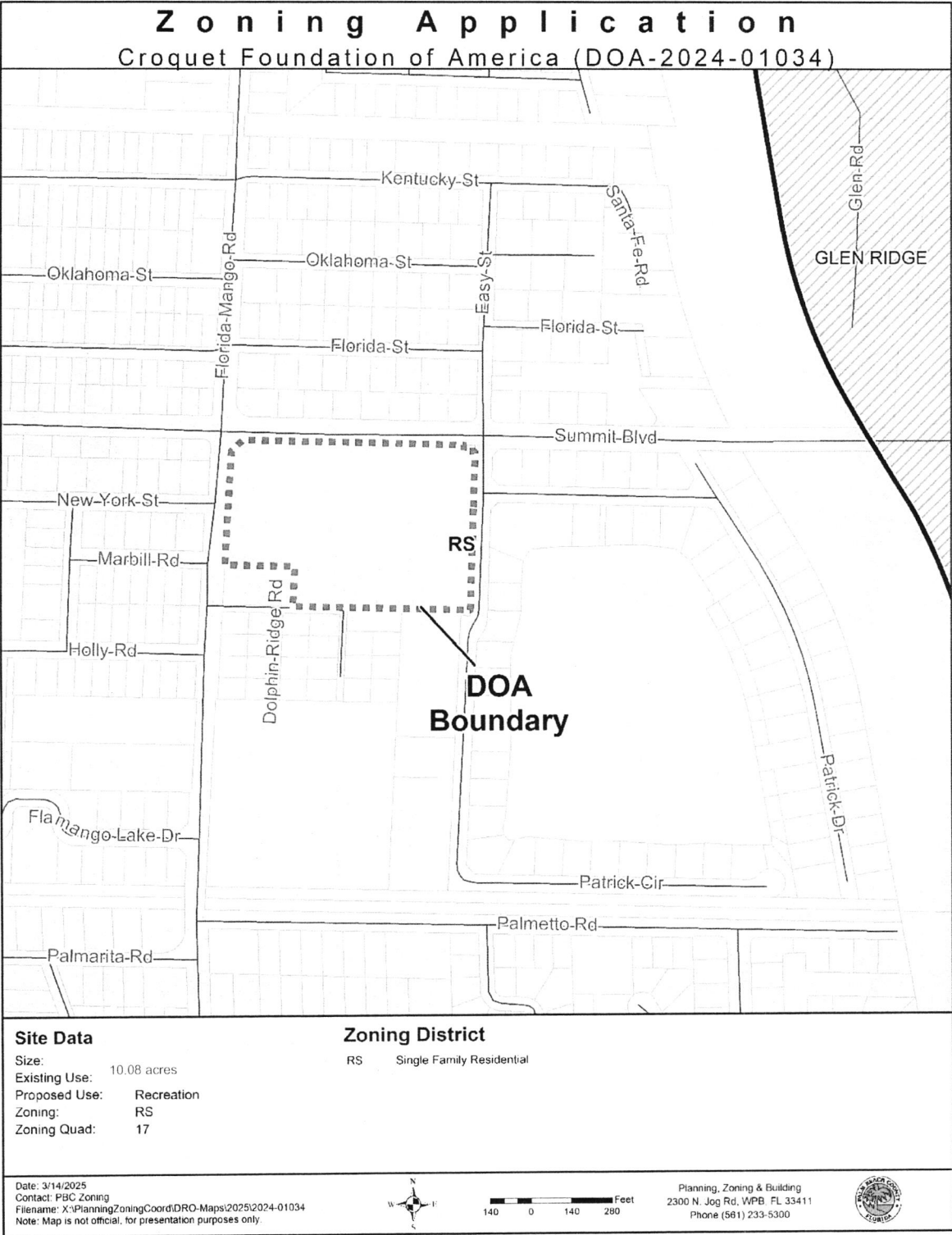


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-99-1152 (Petition 99-015) and R-2001-1350 (Petition 99-015A), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2003-1282 (Control 1999-0015), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated May 7, 2003. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

Is hereby amended to read:

The approved Site Plan is dated February 24, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. Similar architectural character and treatment, including but not limited to color, material, fenestration and roof lines, shall be provided on all sides of the building. (BLDGPMPT: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2001-1350, Control No.1999-00015)

BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 23,977 square feet (including the covered patio). Expansion shall be limited to an increase of five percent (5%) of the total square footage or 1,000 square feet, whichever is less and shall be subject to Traffic Division's approval. (BLDGPMPT/DRO: ZONING - Zoning) (Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. The maximum height for the museum/headquarters building, including all air conditioning and mechanical equipment, satellite dishes, measured from finished grade to highest point, shall not exceed thirty five (35) feet. The ornamental spires and decorative architectural elements shall not exceed thirty-nine (39) feet measured from finished grade to highest point. All other buildings shall be limited to one (1) story and not exceed twenty (20) feet measured from finished grade to highest point. (BLDGPMPT/DRO: ZONING - Zoning) (Previous BUILDING AND SITE DESIGN Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. All roof or ground mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (BLDGPMPT: ZONING - Zoning) (Previous BUILDING AND SITE DESIGN Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. Prior to January 1, 2026, the Property Owner must obtain applicable building permits for the additional courts, structure and other site improvements. (BLDGPMPT/DATE: MONITORING -

Zoning)

ENGINEERING

1. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Florida Mango Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. The property owner shall convey to Palm Beach County Land Development Division:

a. road right-of-way warranty deed to provide for a 40 foot corner clip at Summit Boulevard and Florida Mango Road; (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. road right-of-way warranty deed to provide for a 25 foot corner clip at the intersection of West Patrick Circle and Summit Boulevard; (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

c. a line of sight easement in the southwest corner of the intersection of West Patrick Circle and Summit Boulevard in accordance with the State of Florida Green Book Standards.

All right of way or easements shall be conveyed prior to the issuance of the first Building Permit. Right of way conveyance shall be along the projects entire frontage and shall be free of all encumbrances and encroachments. Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate as determined by the County Engineer. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. The Property owner shall construct a pedestrian pathway along the east side of Florida Mango Rd. from Summit Blvd. to the projects south property line.

a. the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of way. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. Prior to December 1, 2026, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (DATE: MONITORING - Engineering)

5. Prior to Final Site Plan approval by the DRO, remove the right-of-way dedication along Summit Blvd and label the Line of Sight easement recorded in ORB 11955 PG 1966. (DRO: ENGINEERING - Engineering)

6. Prior to Final Site Plan approval by the DRO, add the corner clip dedicated at Summit Blvd and Florida Mango Road recorded in ORB 11656 PG 957. (DRO: ENGINEERING - Engineering)

7. No Building Permits for the site may be issued after December 31, 2028. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

ENVIRONMENTAL

1. A Phase I and limited Phase II Environmental Audit indicated that there is some localized contamination on the site. Prior to DRC site plan certification, the Petitioner shall meet with ERM staff with regard to the State requirements for the assessment of the contamination and the remediation of the site. (Previous Condition D.1 of Resolution R-2001-1350, Petition DOA1999-015A) (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - GENERAL

1. All canopy trees required to be planted on the perimeter of the site by this approval shall meet

the following minimum standards at installation, unless specified herein:

- a. Tree height: fourteen (14) feet;
- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade;
- c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
- d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. All palms required to be planted along the north property line (Summit Boulevard) of the site by this approval shall meet the following minimum standards at installation:

- a. Palm heights: six (6) feet of grey wood; overall height minimum eighteen (18) feet;
- b. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. All palms required to be planted on the remaining portion of the site by this approval shall meet the following minimum standards at installation:

- a. Palm heights: twelve (12) feet clear trunk;
- b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - INTERIOR

1. One landscape island shall be provided for every ten (10) paved parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. Foundation planting or grade level planters shall be provided along all facades of the museum/headquarters building to consist of the following: a. The minimum width of the required landscape areas shall be five (5) feet; b. The length of the required landscaped areas shall be no less than 50% of the total length of each side of the structure; and c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. Planting at the intersection of Summit Boulevard and Florida Mango Road shall consist of the following:

- a. Two (2) palms or tiered under story planting adjacent to the sign. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. Planting in landscape median for the parking lot shall consist of the following: a. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 4 of Resolution R-2003-1282, Control No.1999-00015)

5. Focal Point in the round-about shall consist of the following: a. One large specimen palm (ie. Medjool Date or Paurotis) or clusters of palms, and tiered under story planting; or, b. a fountain or a statue. Prior to final DRC certification, details of the fountain/statue shall be submitted to the Zoning Division for review (BLDGPM/DRO: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 5 of Resolution R-2003-1282, Control No.1999-00015)

6. Additional planting on the west side of the museum building shall consist of the following:

- a. A minimum of three (3) specimen palms to be located on each side of the museum building. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 6 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - PERIMETER-NORTH PROPERTY LINE (ABUTTING SUMMIT BOULEVARD)

1. Landscaping and buffering along the north property line shall be upgraded to include:

- a. A minimum thirty (30) foot wide landscape buffer strip; and
- b. A six (6) foot black, vinyl chain link fence. (BLDGPM/ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 1

of Resolution R-2003-1282, Control No.1999-00015)

2. The following landscaping requirements shall be installed on the exterior side of the required fence: a. One (1) Royal palm for each twenty (20) linear feet of the frontage, with a maximum spacing of sixty (60) feet between clusters; and, b. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - PERIMETER-SOUTH & EAST PROPERTY LINES (ABUTTING CHURCH, RESIDENTIAL AND WEST PATRICK CIR)

3. Landscaping and buffering along the south and east property lines shall be upgraded to include:

- a. A minimum thirty (30) foot wide landscape buffer strip;
- b. A minimum two to four-foot-high undulating berm with an average height of three (3) feet measured from top of curb; and,
- c. A six (6) foot black, vinyl chain link fence. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

4. The following landscaping requirements shall be installed alternately on both sides of the required fence:

- a. One (1) canopy tree planted every twenty (20) feet on the center. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location;
- b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet between clusters;
- c. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches; and,
- d. One (1) Wax Myrtle shrub planted for each 300 square feet of the buffer. Shrub shall be seventy-two (72) inch high at installation. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - PERIMETER-WEST PROPERTY LINE (ABUTTING FLORIDA)

5. Landscaping and buffering along the west property line shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A six (6) foot black, vinyl chain link fence. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE WEST PROPERTY LINE Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

6. The following landscaping requirements shall be installed on the exterior side of the required fence:

- a. One (1) Royal palm planted at twenty (20) feet on center. Palm heights shall be staggered with a minimum average height of twelve (12) feet of greywood;
- b. One (1) flowering tree planted at twenty (20) feet on center (except for driveway opening). Minimum height of the flowering trees shall be twelve (12) feet in height and
- c. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36). (BLDGPM/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE WEST PROPERTY LINE Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, minimum necessary to satisfy the Palm Beach County Security Code, shielded and directed down and away from adjacent properties and streets. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. Outdoor lighting fixtures shall not exceed fourteen (14) feet in height, excluding fixtures used to illuminate playing courts, Which shall not exceed twenty-seven (27) feet in height. All outdoor lighting fixtures shall be setback a minimum of fifty (50) feet from any residential property measured from finished grade to highest point. (BLDGPM/ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (BLDGPMTO/ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2003-1282, Control No.1999-00015)

5. Previous LIGHTING Condition 5 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Lighting for croquet courts shall be limited to courts 5, 7 and 11 only, as shown on the site plan dated May 7, 2003.

Is hereby amended to read:

Lighting for croquet courts shall be limited to courts 5, 7 and 11 only, as shown on the site plan dated February 24, 2024. (BLDGPMTO/ONGOING: ZONING - Zoning)

MASS (TRANSIT)

1. The location of an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran, shall be shown on the final site plan prior to the final approval of the DRC. The purpose of this easement is for the future construction of Mass Transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM-TRAN - Palm-Tran) (Previous MASS (TRANSIT) Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. Prior to final approval of the DRC, the property owner shall convey to Palm Beach County an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran. The location sketch, legal description, and dedication documents of this easement shall be approved by Palm Tran prior to the recordation of the documents. (DRO: PALM-TRAN - Palm-Tran) (Previous MASS (TRANSIT) Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

SIGNS

1. 1. Freestanding signs fronting on Florida Mango Road shall be limited as follows:
a. Maximum sign height, measured from finished grade to highest point - eight (8) feet;
b. Maximum sign face area per side - 80 square feet;
c. Maximum number of signs - one (1); and,
d. Style - monument style only. (BLDGPMTO/ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. No off-premise signs or relocated billboards shall be permitted on the site. (BLDGPMTO/ONGOING: ZONING - Zoning) (Previous SIGNS Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. No wall signs shall be permitted on any buildings. (BLDGPMTO/ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

USE LIMITATIONS

1. Hours of operation shall not be permitted prior to 6:00 a.m. nor continue later than 12:00 a.m. daily. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. All activities shall be conducted within the main building area after 10:00 p.m. daily. Use of the patio or other outdoor facilities after 10:00 p.m. shall be prohibited. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. Deliveries shall be prohibited prior to 6:00 a.m. and later than 10:00 p.m. daily. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2003-1282, Control No.1999-00015)

5. Repair or maintenance of vehicles or large equipment shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2003-1282, Control No.1999-00015)

6. Previous USE LIMITATIONS Condition 6 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Parking of delivery vehicles or trucks shall not be permitted on site except within the designated loading space as indicated on the site plan dated May 7, 2003.

Is hereby amended to read:

Parking of delivery vehicles or trucks shall not be permitted on site except within the designated loading space as indicated on the site plan dated February 24, 2025. (ONGOING: CODE ENF - Zoning)

7. No outdoor or amplified music shall be audible from the property lines. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 7 of Resolution R-2003-1282, Control No. 1999-00015)

8. Inward-oriented loudspeakers may be permitted during special events or tournaments. A maximum of six (6) special events or tournaments shall be permitted for a total of fifteen (15) days per year. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 8 of Resolution R-2003-1282, Control No. 1999-00015)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.