

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

Application No.: ABN/ZV/PDD/W-2018-00775
Application Name: Boca Raton Golf Course
Control No.: 1981-00019
Applicant: City of Boca Raton
Owners: City of Boca Raton
Agent: G.L. Acquisitions Corporation - Kevin Ratterree
 Urban Design Kilday Studios - Joni Brinkman
Telephone No.: (954) 753-1730, (561) 689-5522
Project Manager: Carlos Torres, Senior Site Planner

TITLE: a Development Order Abandonment **REQUEST:** to abandon a Special Exception (SE) to allow a Public Golf Course and Recreation Facilities and a to abandon a SE to amend the Site Plan for a Public Golf Course and Recreation Facilities previously approved under Zoning Petition 1982-19 to include a commercial radio, television, microwave, transmission and relay stations and tower. **TITLE:** a Type 2 Variance **REQUEST:** to allow a reduction of buffer width, number of trees and medium shrubs in a Compatibility Buffer. **TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. **TITLE:** a Type II Waiver **REQUEST:** to allow a reduction of the required frontage on a public Right-of-Way.

APPLICATION SUMMARY: Proposed are Development Order Abandonments (ABN), a Type 2 Variance (ZV), an Official Zoning Map Amendment (PDD), and a Type 2 Waiver (W) for the Boca Raton Golf Course residential development. The 196.06-acre site was originally approved by the Board of County Commissioners (BCC) on March 17, 1981 for a Special Exception to allow a Public Golf Course and Recreation Facilities. The subject site was last approved by the BCC on July 28, 1987, to add a Commercial Radio, Television, Microwave, Transmission and Relay Station and Tower.

The Applicant is proposing to abandon the existing approvals for the Golf Course and Commercial Tower, and rezone a 192.79-acre portion of the subject site from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, to allow for residential redevelopment. The Applicant is also requesting Type 2 Variances to reduce the width of the Compatibility Buffer along the southwest portion fo the subject site abutting Wedgewood Estates, and to relocate required canopy trees and medium shrubs; and, a Type 2 Waiver to reduce the required frontage to an arterial or collector street.

The Preliminary Master Plan (PMP) indicates five (5) Residential Pods with 63 Single Family dwelling units and 501 Zero Lot Line homes for a total of 564 units, a 4.96-acre Recreational Pod, a 0.29-acre Public Civic Pod, 13 lakes totalling 54.56 acres, with one access from to the PUD from Golf Course Road.

This Application is the subject of a concurrent Large-Scale Future Land Use Atlas (FLUA) amendment (LGA 2018-022) that is under review by the Planning Division, the request is to amend the Future Land Use (FLU) designation from Park (PARK) to Low Residential, 3 units per acre (LR-3), which is consistent with the proposed zoning district. In addition, the remaining 3.27-acre portion of the former golf course is also subject of a concurrent Application (ABN/ZW/CA-2018-00930) to allow for replacement of the existing City of Boca Raton Communication Tower.

This application was reviewed under Unified Land Development Code (ULDC) [Ord. 2003-067], Supplement 23.

SITE DATA:

Location:	North of Golf Course Road, approximately 1,220 feet north of Glades Road, and on the west side of Florida's Turnpike.
Property Control Number(s)	00-42-43-27-05-076-0010 00-42-47-17-00-000-1010

Existing Future Land Use Designation:	Park and Recreation (PARK)
Proposed Future Land Use Designation:	Low Residential 3 units per acre (LR-3)
Existing Zoning District:	Agricultural Residential District (AR)
Proposed Zoning District:	Planned Unit Development (PUD)
Total Acreage:	192.79 acres
Affected Acreage:	192.79 acres
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	Boca Raton
Future Annexation Area	N/A

RECOMMENDATION: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in exhibit C-1, 26 Conditions of Approval as indicated in Exhibit C-2, and 4 Conditions of Approval as indicated in Exhibit C-3.

PUBLIC COMMENT SUMMARY: At the time of publication, staff had received 0 contacts from the public regarding this project.

PROJECT HISTORY: The subject site is currently use as the City of Boca Raton Public Golf Course. The site was originally approved by the BCC on March 17, 1981 (R-1981-318) for a Public Golf Course and Recreation Facilities and in July 28, 1987 (R-1987-1107) for a to amend the Site Plan went through an amendment to include a Commercial Radio, Television, Microwave, Transmission and Relay Station, and Tower

SURROUNDING LAND USES:

NORTH:

FLU Designation: Low Residential 3 (LR-3)
 Zoning District: Residential Transitional District (RT)
 Supporting: Residential (Brentwood Place PUD, Control No 1980-09)

SOUTH:

FLU Designation: Medium Residential 5 (MR-5)
 Zoning District: Single-Family Residential District (RS)
 Supporting: Residential (Wedgewood Estates PUD, Control No 1985-34)

FLU Designation: Medium Residential 5 (MR-5)
 Zoning District: Single-Family Residential District (RS)
 Supporting: Residential (Condominium)

FLU Designation: Commercial High, with an underlying MR-5 (CH/5)
 Zoning District: Multiple Use Planned Development District (MUPD)
 Supporting: Commercial (Glades Road Storage , Control No 1992-00044)

FLU Designation: Commercial High, with an underlying MR-5 (CH/5)
 Zoning District: General Commercial District (CG)
 Supporting: Commercial (Control No 1991-00044)

EAST:

FLU Designation: Low Residential 3 (LR-3)
 Zoning District: Agricultural Residential District (AR)
 Supporting: Residential (Boca West PUD, Control No 1985-00007)

WEST:

FLU Designation: Low Residential 3 (LR-3)
 Zoning District: Agricultural Residential District (AR)
 Supporting: Agricultural

TYPE 2 VARIANCE SUMMARY

	ULDC Article	Required	Proposed	Variance
V.1	7.F.1.B Landscape – Compatibility Buffers	8 feet width 5 Canopy trees 30 Medium Shrubs	0 feet buffer width 5 Canopy trees to be relocated to the east entrance side 30 Medium shrubs to be relocated to the east entrance side	-8 feet buffer width -5 Canopy trees -30 Medium shrubs

FINDINGS:

Type 2 Concurrent Variance Standards:

When considering a Development Order application for a Type II Variance, the Zoning Commission shall consider Standards 1 through 7 listed under Article 2.B.3.E of the ULDC. The Standards and Staff Analyses are as indicated below. A Type II Variance which fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

- Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same zoning district:**

V.1 Yes: Golf Club Road is an existing 80-foot street right-of-way that has frontage on Glades Road, and is currently providing access to the Boca Raton Golf Course, and serving the Wedgewood Club residential development through an access easement. Improvements and extension of the roadway to meet Engineering requirements will impose physical restrictions for the Applicant to provide a five-foot Compatibility Buffer along 250 feet of the west property line where the access road abuts Wedgewood. However, the Applicant agrees to relocate the required plant materials to the east side of the access roadway.

This special condition and circumstance of this configuration, which is already existing, cannot be modified without changing the geometry of the existing R-O-W

- Special circumstances and conditions do not result from the actions of the Applicant:**

V.1 Yes: Golf Club Road is a platted and constructed 80’ R-O-W terminating at the southern limits of the site that provides access to Glades Road and for which realignment is not a feasible alternative due to existing off-site conditions. Safety and road design requirements related issues along with the existing conditions on site does not allow the Applicant to re-align the R-O-W ~~that would~~ and provide the to accommodate the required buffer.

- Granting the variance shall not confer upon the Applicant any special privilege denied by the Comprehensive Plan and this code to other parcels of land, structures or buildings in the same zoning district:**

V.1 Yes: Type 2 Variances purpose is to allow adjustment from certain Code requirements. In this case because of the existing site conditions, gives which leaves the Applicant no other choice than to request this Variance since realignment of the road will not be in compliance with Engineering standards.

- Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship:**

V.1 Yes: As mentioned above, the variance results from existing physical conditions that restricts the applicant’s ability to re-align the existing roadway; and therefore, leaves no room for the required Compatibility Buffer along the first 250 feet of the west property line. The approval of similar variances could be granted to other property owners/applicants with comparable circumstances that involved existing restrictive roadway conditions and dedications.

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure:**

V.1 Yes: The existing built conditions of the roadway at the southern limits of the site cannot be modified without impacting the surrounding properties. By granting the Variance, the applicant will be allowed to relocate the plant materials on the east side of this roadway.,

6. **Grant of the variance will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan and this Code:**

V.1 Yes: Granting the variance will be consistent with the Comprehensive Plan and the Code.

7. **Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare:**

V.1 Yes: Granting the variance will not be injurious to the area involved or the public welfare. The actual R-O-W configuration has existed since 1980 having no impact on the surrounding properties nor in the public welfare. As mentioned above, the Applicant agrees to relocate the required plant materials on the east side of this portion of the roadway.

FINDINGS:

Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. **Consistency with the Plan** - *The proposed amendment is consistent with the Plan.*

PLANNING DIVISION COMMENTS:

Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including densities and intensities of use.

Concurrent Land Use Amendment: The site is the subject of a Large Scale Land Use Amendment known as Boca Golf Course LGA 2018-22, which is requesting to amend the land use from Parks to Low Residential 3 units per acre (LR-3). The concurrent FLUA amendment was transmitted by the Board of County Commissioners at a public hearing on July 23, 2018. Staff is recommending approval with the following conditions:

1. The Zoning development order shall require at least 10% of the total residential density as workforce housing program (WHP) units, further specified as follows:

(a) The property owner shall provide these WHP units between 60-140% of the Median Household Income ranges for the County, in all four WHP ranges (60%-80%, >80-100%, >100-120%, and >120-140%).

2. Residential development on the site shall be limited to a maximum of 564 dwelling units.

Density & Workforce Housing (WHP) Program: The site was previously a municipal golf course owned by the City of Boca Raton. The current request is to convert the Golf Course to dwelling units. The request for 564 units is less than the maximum 578 that could be achieved (192.79 X 3 = 578.3 or 578 rounded down). Since the request is greater than 10 units, participation in the Workforce Housing Program (WHP) will be mandatory. No density Bonus was requested.

The request for 564 units on the subject 192.79 acres, with the proposed LR-3 land use designation, is achieved as follows:

Standard, Max & Bonus Density: **Workforce Housing (WHP):

386 Standard units 9.65 WHP units (2.5%)
178 Max units 14.24 WHP units (8%)
0 WHP Bonus units 0 WHP units (34%)
0 TDR units 0 WHP units (35%)
564 units total 23.89 or 24 WHP units (rounded up)

**Per LGA 2018-22 Condition 1 the WHP shall be calculated at 10% of the total units requested which is 53 (564 x 0.10 = 56.4 or 56)

WHP Program Off-site Options: The applicant has stated in the Justification Statement that they wish to utilize WHP Off-site Options, to buy-out of the required Workforce Housing Program (WHP) units. ULDC Article 5.G.1.G.4. Option 4, allows for an in-lieu payment for the WHP units. The Department of Housing and Economic Sustainability (DHES) shall receive the payment, prior to the release of the first residential Building Permit.

Accordingly, the following Condition of Approval shall apply:

Prior to the issuance of the first residential Building Permit, the applicant shall submit payment to Department of Housing and Economic Sustainability (DHES), and a copy of a receipt for that payment to the Planning Division, totaling the amount of WHP units bought at \$81,500 per WHP unit.

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

2. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ *Property Development Regulations (PDR's):* The proposed PUD meets the minimum Property Development Regulations indicated on Table 3.E.2.D as it relates to lot dimensions, Setbacks and Unit Type, except for frontage (of which the Applicant is requesting a Type 2 Waiver)

○ *Non-Vehicular Circulation:* The PUD as indicated on the Preliminary Street Layout Plan (PSLP-1) provides a pedestrian circulation system throughout the development with continuous sidewalks.

○ *Landscape/Buffering:* The required Landscape Buffers have been provided and is in compliance as required by Article 7.C.2 of the ULDC except on a approximately 120' linear feet at the south-west entrance where the R-O-W abuts Wedgewood Estates development where the actual configuration of the road does not allow the required space for the required Buffer. A Variance has been requested to reduce the buffer width and relocated planting material along this area.

Signage: Article 8.G establish the standards for the required Signs. The PMP-1 indicates one (1) Entrance Sign and five (5) Directional Signs internal to the development. The proposed signs are in compliance with the require standards.

3. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The uses to the north and south of the subject property currently support existing residential uses that are compatible with the proposed development. To the east is the Florida's Turnpike. To the west are existing agricultural uses with a LR-3 FLU designation and which are not incompatible with the proposed use of the subject property as a residential development.

4. Effect on Natural Environment – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The property was previously cleared for a golf course.

WELLFIELD PROTECTION ZONE: The property is not located within a Wellfield Protection Zone.

ENVIRONMENTAL AUDIT: The property has been used for a golf course. A Phase I Environmental Audit was submitted. The audit did not indicate any history of on-site contamination. However, further evaluation was recommended. A condition for a Phase II Audit, to be submitted prior to final site plan approval, has been placed on the request.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water-sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

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

This is a logical and orderly amendment as it will provide for additional housing in the area and provide for a site design that is compatible with the lower density surrounding residential communities. In that the City of Boca Raton has recently purchased a golf course to the east and is selling the subject property and closing the course, this request is also being proposed in a timely manner.

6. Adequate Public Facilities – *The proposed amendment complies with Art. 2.F, Concurrency.*

ENGINEERING COMMENTS:

TRAFFIC IMPACTS

The proposed redevelopment of an existing 27-Hole Golf Course to 564 DU Single Family Residences is expected to generate a net of 4,675 daily, 367 AM, and 419 PM peak hour trips. The build out is assumed to be 2023.

To meet the TPS, the intersection of Glades Rd and Lyons Rd needs to be improved by adding an additional (3rd) northbound through lane. Also, Glades Rd from Florida Turnpike to Jog Rd needs to be widened from existing 6 lanes divided to 8 lanes divided. The applicant has chosen to make proportionate share payments for the above improvements to meet concurrency.

The project will be conditioned to provide a dual southbound left turn lane on the north approach of the intersection of Golf Course Rd and Glades Rd.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Glades Rd from Lyons Rd to Boca Rio Rd

Existing count: Eastbound=1774, Westbound=2023

Background growth: Eastbound=461, Westbound=492

Project Trips: Eastbound=110, Westbound=164

Total Traffic: Eastbound=2345, Westbound=2679

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2680 per direction

Projected level of service: LOS D or better in each direction

The Property Owner shall configure the property into legal lots of record prior to the issuance of the building permit.

The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project meets the Florida Department of Health's requirements.

FIRE PROTECTION: The proposed request has been review by the Fire Department and there are no issues at this time.

SCHOOL IMPACTS: In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for 578 residential units had been approved on April 27, 2018 (SCAD Case #18041101Z). The subject property is located within SAC 311D.

This project is estimated to generate approximately two-hundred twelve (212) public school students. The schools currently serving this project area are: Sunrise Park Elementary School, Eagles Landing Middle School and Olympic Heights Community High School.

The revised Preliminary Subdivision Plan (dated 6/25/18) shows one (1) 10' by 15' school bus shelter location. A bus shelter condition of approval has been applied to this request.

PARKS AND RECREATION: Based on the proposed 564 dwelling units, 3.38 acres of onsite recreation is required, 4.64 acres of recreation is provided, therefore the recreational requirements are satisfied.

7. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

The City of Boca Raton and Greater Boca Raton Beach and Parks District are in the process of acquiring the prior Boca Tecca Golf Course located on the east side of I-95, north of Yamato Road, and intends to redevelop the site as its new City of Boca Raton Municipal Golf Course. Because of this, the City of Boca Raton has made the decision to sell to the Applicant, G.L. Acquisitions Corporation the majority (192.79-acres) of the existing Boca Raton Golf.

FINDINGS:

Type 2 Waivers:

When considering a Development Order application for a Type 2 Waiver, the BCC shall consider the Standards in Article 2.B.2.G.3 of the ULDC. The Standards and Staff Analyses are indicated below. A Type II Waiver, which fails to meet any of the standards, shall be deemed adverse to the public interest and shall not be approved.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning District or Overlay;

W.1 Yes: The existing Golf Course Road R-O-W ends at the southern boundary of the proposed development. The Agent is proposing to extend the R-O-W extension and dedicated this as privately access easement. This extension will provide more than the required 200 feet of frontage however, provided along a privately dedicated R-O-W. The ULDC requires that this frontage be on a publicly dedicated ROW. This is a request to waive the frontage requirement and reduce it from 200 feet to 80 feet which responds to the width that Golf Course Road has today. This request does not create additional conflicts with the ULDC and is consistent with the intent of the standards for minimum frontage.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development; and,

W.1 Yes: This request is a result of PBC Land Development's decision to not accept the public dedication of the proposed ROW extension of Golf Course Road. The applicant proposed to dedicate the R-O-W extension to PBC for the purposes of creating legal and publicly dedicated access to the

subject PUD and the adjacent community of Wedgewood Estates. The applicant now proposes to dedicate the ROW extension privately. More than the required 200 feet of frontage on a ROW will be provided, however it will be provided on a privately dedicated ROW. Approval of this request to reduce the required 200 feet of frontage to 80 feet will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development, as there have been no changes to the site design based on this new information from PBC.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

W.1 Yes: The alternate design to allow for 80 feet of frontage in lieu of 200 feet will not adversely impact users of the project or adjacent properties as more than the required 200 feet of frontage on a ROW will be provided, however it will be provided on a privately dedicated ROW. Status as a collector road, the carrying capacity (number of trips) and language does not change as a result of the ROW being dedicated privately vs. publicly. The road will be required to be constructed to PBC public ROW standards.

Pursuant to Art. 3.E.1.C.2.a.1).a) Type 2 Waiver - Infill Development - The BCC may grant a Type 2 Waiver to reduce the frontage requirement in the U/S Tier upon demonstration by the applicant that the requirements cannot be satisfied by any other means and by complying with the following standards:

1. The reduction is the minimum necessary to provide safe and adequate access to the project.

The publicly dedicated portion of Golf Course Road will terminate at the southern boundary of the site as it exists today with 80 feet of frontage. The R-O-W extension will be dedicated privately. This is a request to waive the frontage requirement and reduce it from 200 feet to 80 feet existing frontage. This request is the minimal necessary to provide safe and adequate access to the project. The 80' foot R-O-W will be extended and over 200' of frontage provided however it will be privately dedicated instead of public dedicated as required by code which is the reason why the Waiver is required.

2. The reduction will not result in any undue hardship or adverse impact on adjacent property owners.

W.1 Yes: The adjacent community of Wedgewood Estates has an existing access easement over the property to access their community from the terminus of the public ROW. This access easement will remain in place over the proposed privately dedicated ROW extension and therefore there will be no hardship created or adverse impact on the adjacent property owners.

3. The reduction will not adversely affect the development of adjacent land in accordance with the Plan and this Code.

W.1 Yes: The requested waiver will not adversely affect development on adjacent land. The only proposed development is the rezoning of a portion of the parent tract to allow for the continued use of as a communications tower. The privately dedicated ROW will also provide access to the tower.

4. The reduction is supported by the County Engineer and PZB.

W.1 Yes: County Engineer and PZB is in support of the reduction.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change; therefore, Staff is recommending approval of the requests. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibits C-1, C-2, and C-3.

CONDITIONS OF APPROVAL

Exhibit C-1

Type 2 Variance - Concurrent

ALL PETITIONS

1. The approved Preliminary Master Plan is dated July 23, 2018. 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 or the Zoning Commission. (ONGOING: ZONING - Zoning)

VARIANCE

1. The Development Order for this Variance shall be tied to the Time Limitations of the Development Order for ABN/ZV/Z.CA-2017-2003. (ONGOING: ZONING - Zoning)

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (DRO: ZONING - Zoning)

3. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPM: BUILDING DIVISION - Zoning)

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.

CONDITIONS OF APPROVAL

Exhibit C-2

PDD- Residential Planned Development District

ALL PETITIONS

1. The approved Preliminary Master Plan is dated July 23, 2018. 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 or the Zoning Commission. (ONGOING: ZONING - Zoning)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2023. 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)

2. Prior to issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code, or as otherwise approved by the County Engineer. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPM: MONITORING - Engineering)

3. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required plat or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: MONITORING - Engineering)

4. NOISE MITIGATION

a. Prior to DRO certification of the Preliminary Development Plan, the Property Owner shall submit to the Palm Beach County Engineering Department and Zoning Division a detailed noise analysis acceptable to the Florida Department of Transportation. This noise study shall be in accordance with Florida State Statutes Chapter 335 as outlined in FDOT Project Development and Environmental Manual, Chapter 17. Any required mitigation as a result of the anticipated noise, such as a sound wall and landscape buffer, shall be shown on the Preliminary Development Plan for this site subject to the approval of the County Engineer and Zoning Division. (DRO: ENGINEERING - Engineering)

b. Construction of any required sound walls and landscape buffers as outlined in the Noise Analysis shall be completed prior to the issuance of the first certificate of occupancy. If the development is phased, then the sound wall within each phase must be completed before the issuance of any certificates of occupancy within said phase. (DRO: ENGINEERING - Engineering)

5. The Property Owner shall provide an access easement over the entire project's spine road from the location where the public right-of-way ends to the entrance of Wedgewood Estates.

a. The easements shall be approved by the County Attorney and Land Development prior to recordation. The easements shall be recorded by the Property Owner and prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. If alternative development-suitable access becomes available to either of the parcels above, the Property Owner may abandon the portion of the easement which is not needed to serve as access for the remaining parcel. (ONGOING: MONITORING - Engineering)

6. The Property Owner shall provide an access easement over the entire project's spine road from the location where the public right-of-way ends to the entrance of the proposed cell tower parcel.

a. The easements shall be approved by the County Attorney and Land Development prior to recordation. The easements shall be recorded by the Property Owner and prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. If alternative development-suitable access becomes available to either of the parcels above, the Property Owner may abandon the portion of the easement which is not needed to serve as access for the remaining parcel. (ONGOING: MONITORING - Engineering)

7. Prior to the issuance of the any building permit in conflict with a drainage easement, the Property Owner shall abandon or release, and relocate if necessary, any and all drainage easements shown in conflict with the proposed structures. (BLDGPM: MONITORING - Engineering)

8. Prior to the recordation of the plat that creates the 0.29 acre Civic Parcel, the Property Owner shall obtain an access easement from the parcel to the south to the proposed spine road.

9. The Property Owner shall make the following Proportionate Share payments, based on the following schedule. Note that while this proportionate share payment is based on proportionate cost of a specific roadway improvement, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later condition. Any road impact fees paid by the Developer on this project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area.

a. No Building Permits for more than 134 dwelling units shall be issued until the Property Owner makes a proportionate share payment in the amount of \$1,557,120.00 towards the total construction cost of widening of Glades Rd from Florida Turnpike to Jog Rd from 6 lanes divided to 8 lanes divided. (BLDGPM: MONITORING - Engineering)

b. No Building Permits for more than 281 dwelling units shall be issued until the Property Owner makes a proportionate share payment in the amount of \$1,227,779.00 towards the total construction cost of an additional (3rd) northbound through lane at the intersection of Glades Rd and Jog Rd. (BLDGPM: MONITORING - Engineering)

10. In recognition that construction prices may change over the life of the project, the proportionate share payments included in the above conditions shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor

Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor = (Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment))/(Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution))

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

(ONGOING: ENGINEERING - Engineering)

11. The Property Owner shall construct an additional (2nd) left turn lane north approach on Golf Course Rd at Glades Rd. This turn lane shall be a minimum of 280 ft in length plus 50 ft taper or as approved by the County Engineer.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way, associated signal modification, to name a few.

- a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to the approval of the site plan by the Development Review Officer, a Phase II Environmental Audit shall be submitted to the Department of Environmental Resources Management. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

PLANNING

1. Per LGA 2018-22, condition 1, The Zoning development order shall require at least 10% of the total residential density as workforce housing program (WHP) units, further specified as follows:

- a. The property owner shall provide these WHP units between 60-140% of the Median Household Income ranges for the County, in all four WHP ranges (60%-80%, >80-100%, >100-120%, and >120-140%).
(ONGOING: PLANNING - Planning)

2. Per LGA 2018-22, condition 2, Residential development on the site shall be limited to a maximum of 564 dwelling units. (ONGOING: PLANNING - Planning)

3. Prior to the issuance of the first residential Building Permit, the applicant shall submit payment to Department of Housing and Economic Sustainability (DHES), and a copy of a receipt for that payment to the Planning Division, totaling the amount of WHP units bought at \$81,500 per WHP unit. (BLDGPM: MONITORING - Planning)

4. Prior to final approval by the Development Review Officer (DRO), all plans and documents shall be updated to include all conditions and attributes as adopted by the Board of County Commissioners (BCC). (DRO: PLANNING - Planning)

PROPERTY & REAL ESTATE MANAGEMENT

1. The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a .29 acre public civic site, in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by July 31, 2019. In the event Property owner has not closed on the purchase of the PUD property by July 31, 2019, the Property Owner shall convey the civic site to the County within 45 days following PUD purchase. Property Owner to plat the civic site following conveyance of the deed, and shall have satisfied each of the following conditions prior to or as soon as reasonably possible following deed conveyance.

a) Title

Property Owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the Contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24 month period. If an appraisal is required it shall be obtained by the Property Owner. The Property Owner shall release the County from all Declarations of Covenants and Conditions of the P.U.D. or other restrictive covenants as they may apply to the civic site.

b) Taxes

All ad valorem real estate taxes and assessments for the year of acceptance shall be pro-rated to include the day of acceptance.

c) Site condition

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

d) Retention and Drainage

Property Owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property Owner shall specifically address the following issues:

1) The discharge of surface water from the proposed civic site into the Property Owner's water retention basins.

2) As easement across Property Owner's property from the proposed civic site to the retention basins, if required.

e) On-Site Inspections

By acceptance of these conditions Property Owner agrees to allow the County to perform any on site inspections and testing deemed appropriate to support the acquisition of the civic site.

f) Vegetation Permit

Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

g) Buildable Grade

Prepare civic site to buildable grade under the direction of the FDO Department. Site shall be stabilized with 1) sod and watered or, 2) seeded, mulched and watered (at the discretion of FDO), all of which shall be to the satisfaction of FDO.

h) Reclaim Water or Potable Water

Property Owner to provide water, sewer, reclaim water stubbed out to the property line if available and if it meets County Fire Code for a Tower site, otherwise, potable water will be required to the property line. Property Owner to provide other required utilities as determined by PREM.

i) Irrigation

Property Owner to provide an easement across Property Owner's property, from the proposed Civic Sites to available retention basins, if requested by PREM.

(PLAT: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

2. The Property Owner shall provide the County with a survey certified to Palm Beach County 30 days prior to the anticipated closing on the civic site. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a) The survey shall meet Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050-.052 for a Boundary Survey pursuant to section 472.027, Florida Statutes.

b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.

c) The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey.

(PLAT: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

3. The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County 30 days prior to the anticipated closing on the civic site. The minimum assessment

which is required is commonly called a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

- a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.
- b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
 - 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
 - 3) Hazardous Waste Data Management System List (HWDMS).
- c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
 - d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.
 - e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone.

If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well.

(PLAT: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

4. The Property Owner has requested to exchange a portion of the required on-site dedication of land for cash, however, this option shall be used only upon Board of County Commissioner approval. If the cash contribution is accepted by Palm Beach County, the Property Owner shall be deemed to have satisfied the intent of ULDC. If the cash contribution is not accepted by the County, the Property owner shall be subject to Board direction for the public civic site requirements of this PUD. (PLAT: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

SCHOOL BOARD

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

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

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

2. Prior to the issuance of the first Certificate of Occupancy (CO), the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner. (CO: MONITORING - School Board)

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.

CONDITIONS OF APPROVAL

Exhibit C-3 Type 2 Waiver

ALL PETITIONS

1. The approved Preliminary Master Plan is dated July 23, 2018. 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 or the Zoning Commission. (ONGOING: ZONING - Zoning)

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)

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- 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
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DISCLOSURE

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

Figure -1 Land Use Map

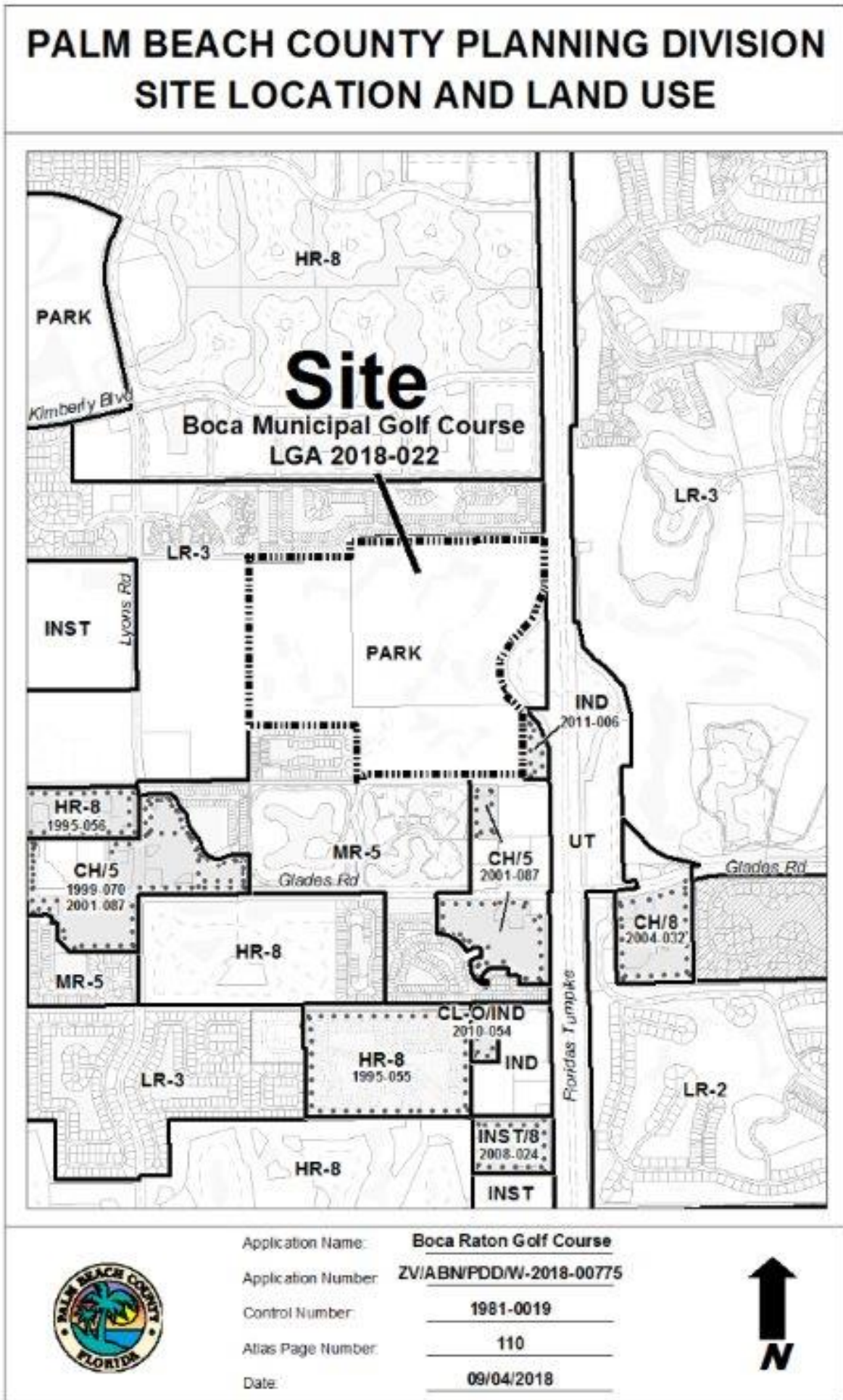


Figure 2 - Zoning Map

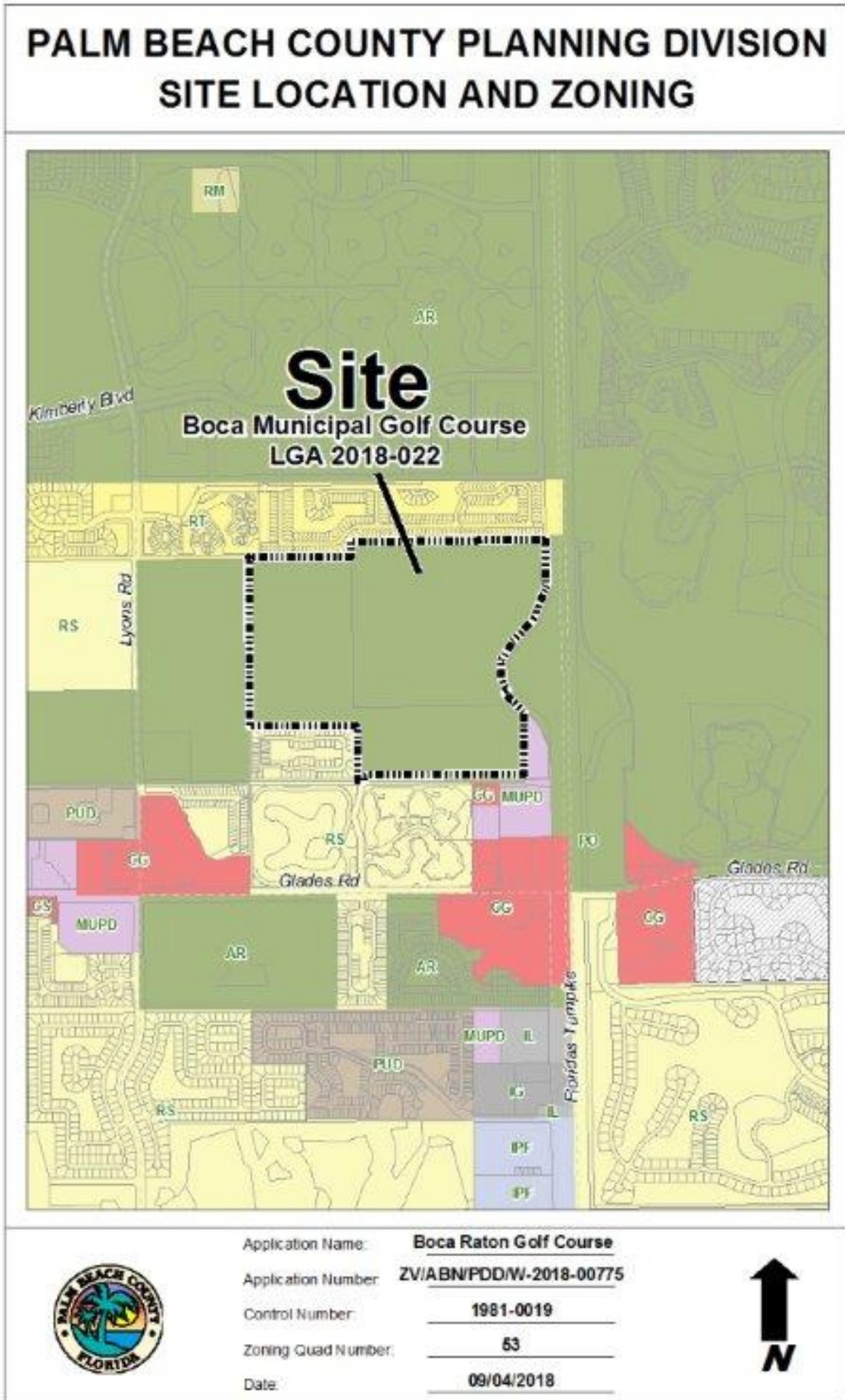


Figure 3 – Aerial

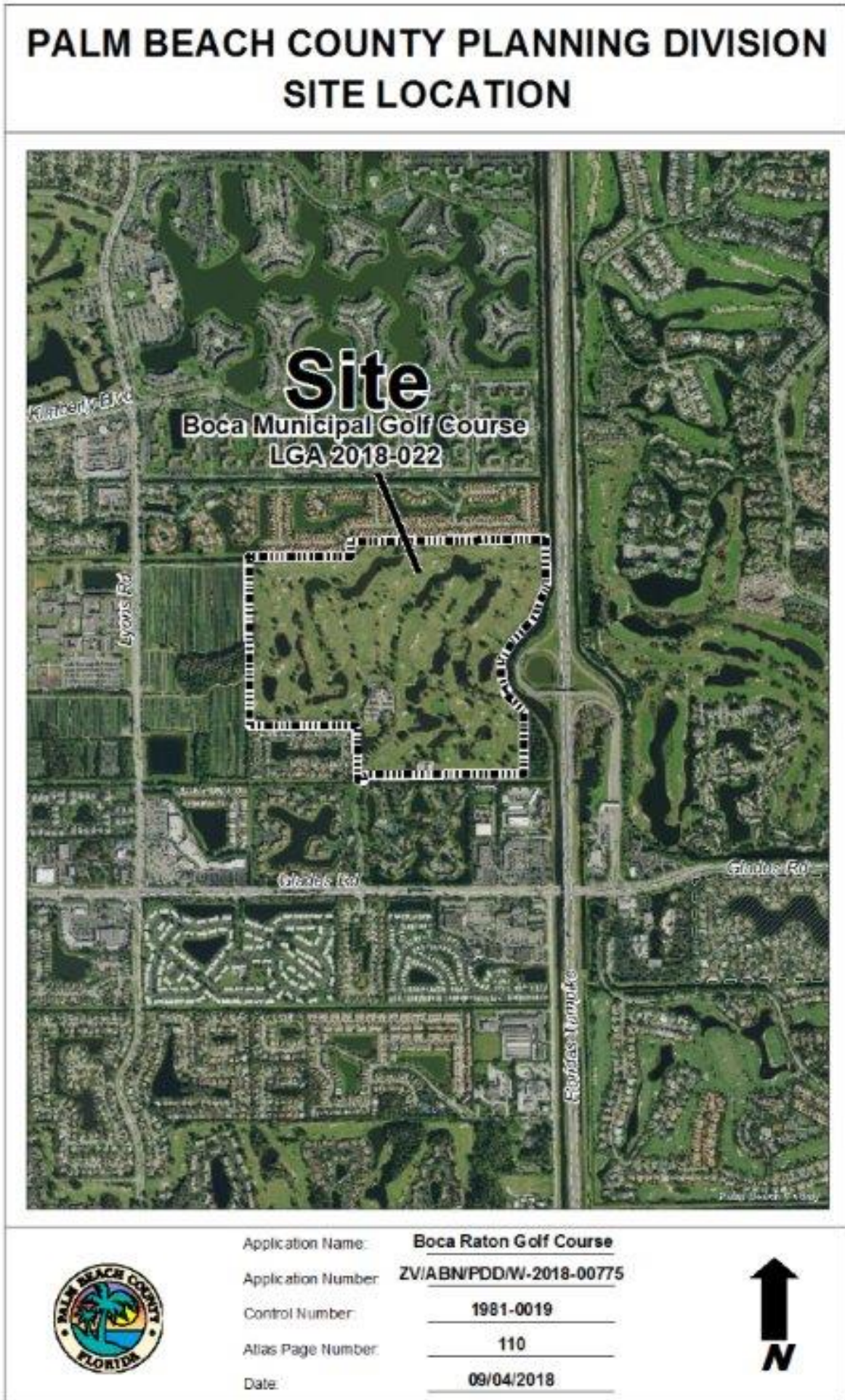
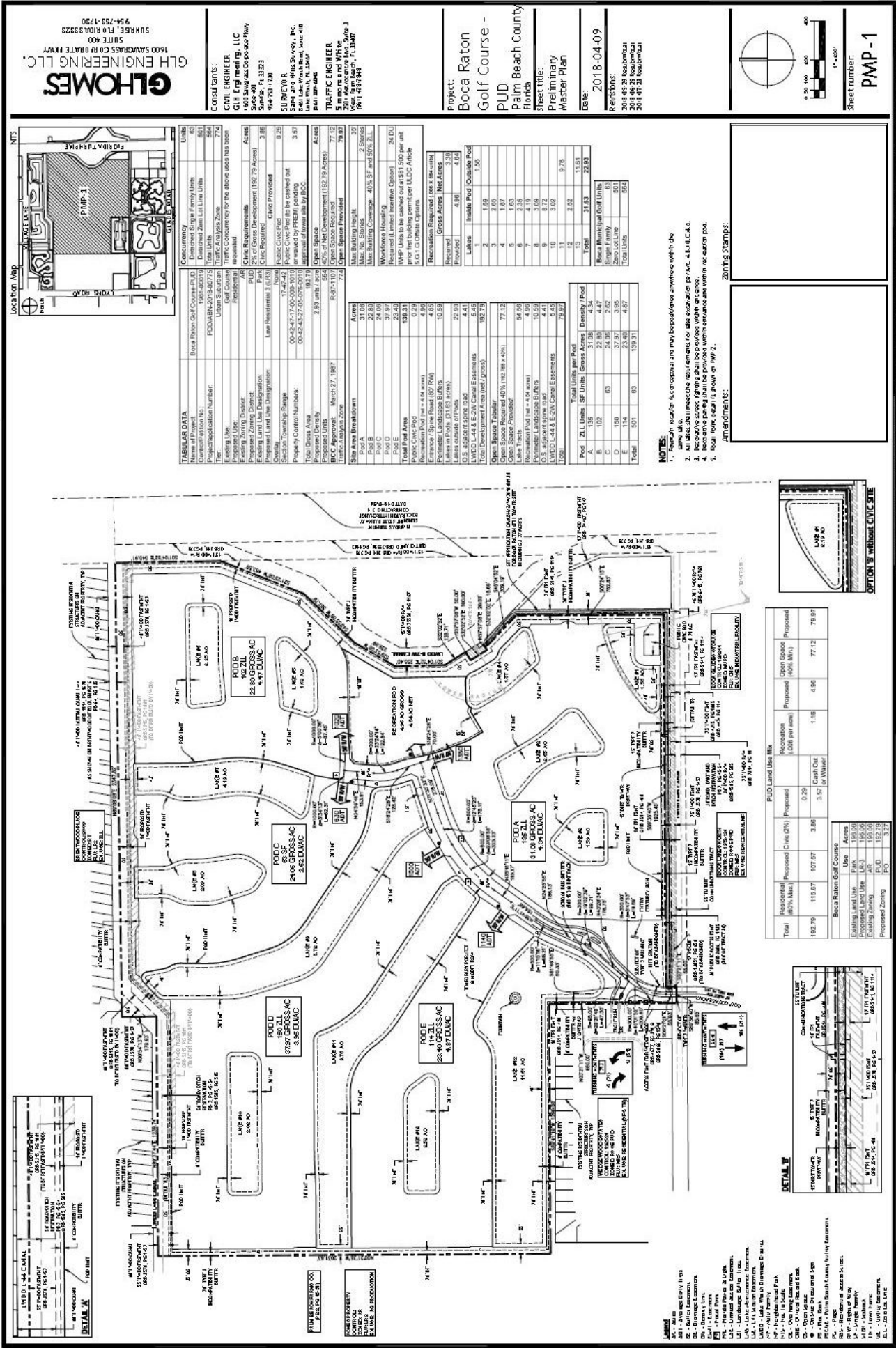
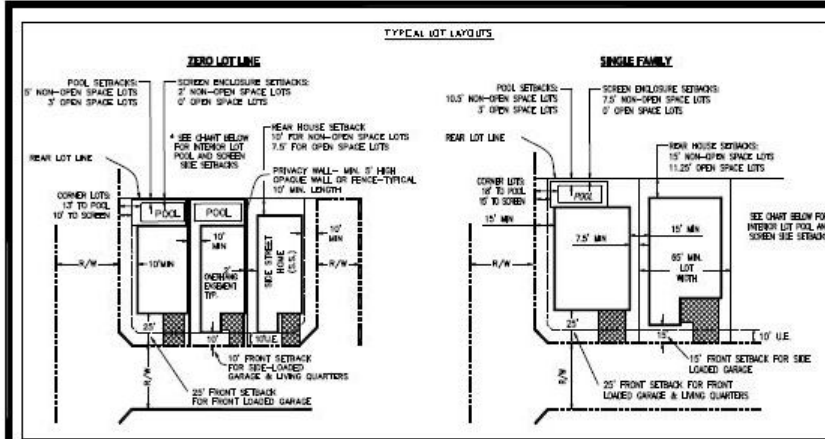


Figure 4 – Preliminary Master Plan dated July 23, 2018 (1 of 2)





PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed

Zoning District PUD	Size	Minimum Lot Dimensions			Building Coverage	Setbacks/Separations		
		Width	Depth	Height		Front	Side	Rear
Required - SF	6,000 SF	65'	75'	35'	40%	25' - front loading garage 15' - side loading garage or unit	7.5'	15'
PROPOSED	6,000 SF PLUS	65' to 70'	75' to 145'	35'				
Required - ZLL	4,500 SF	45' - interior 50' - corner	75'	35'	50%	20' - front loading garage 10' - side loading garage or unit	0' - ZLL side and 10' - non-ZLL side	10'
PROPOSED	4,500 SF PLUS	55' - side street home	75' to 140'	35'				
Rec	N/A	65'	75'	N/A	30%	25'	15'	25'

Typical Zero Lot Line Setbacks

House	ZLL Side	Non-ZLL Side
Min. Lot Width	45'	
Min. Corner Lot Width	50'	
Min. Side Street Lot Width	55'	
Min. Lot Depth	75'	
Front Loading Garage	25'	
Front Side Loading Garage	10'	
Rear	10'	
Rear (adjacent to open space)	7.5'	
Side	0'	10'
Side Street	10'	

Typical Single Family Setbacks

House	Min. Lot Width	Min. Lot Depth	Front Loading Garage	Front Side Loading Garage	Rear	Rear (adjacent to open space)	Side	Side Street
	65'	75'	25'	15'	11.25'	7.5'	15'	15'

Pool Setbacks

Pool Setbacks	ZLL Side	Non-ZLL Side
Front	1.5'	
Side Interior Lot	3'	5'
Side Street lot	1.5'	
Rear	0'	
Rear (adjacent to open space)	3'	

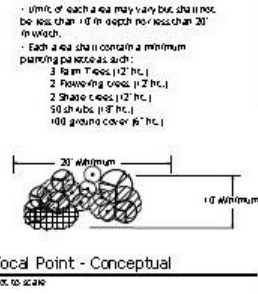
Screen Enclosures Setbacks

Screen Enclosures Setbacks	ZLL Side	Non-ZLL Side
Front	25'	
Side Interior Lot	10'	2'
Side Street Lot	10'	10'
Rear	2'	
Rear (adjacent to open space)	0'	

PLANNED DEVELOPMENT CHART
 Application ABN/PDD-2018-00775

Pods	Gross Acres	Type	No. of Units	Density
Pod A	31.08	ZLL	135	4.34
Pod B	22.80	ZLL	102	4.47
Pod C	24.06	SF	63	2.62
Pod D	37.97	ZLL	150	3.95
Pod E	23.40	SF	114	4.87
Totals	139.31		954	

CMG (grossed and ceded out) 3.85
 Recreation (Proposed) 4.95
 Lake Area 54.55
 Combined Open Space 79.97
 Gross Acres 192.79



GLHOMES
 GLH ENGINEERING LLC.
 1600 SAWGRASS CORPORATE PARKWAY
 SUITE 400
 SUNRISE, FLORIDA 33323
 954-726-1700

Consultants:
 CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-723-1730

TRAFFIC ENGINEER
 55 m m o r e a n d W i t h i n e
 281 Alcazar Circle, Suite 3
 West Palm Beach, FL 33417
 (561) 478-7948

Project:
 Boca Raton Golf Course - PUD
 Palm Beach County Florida

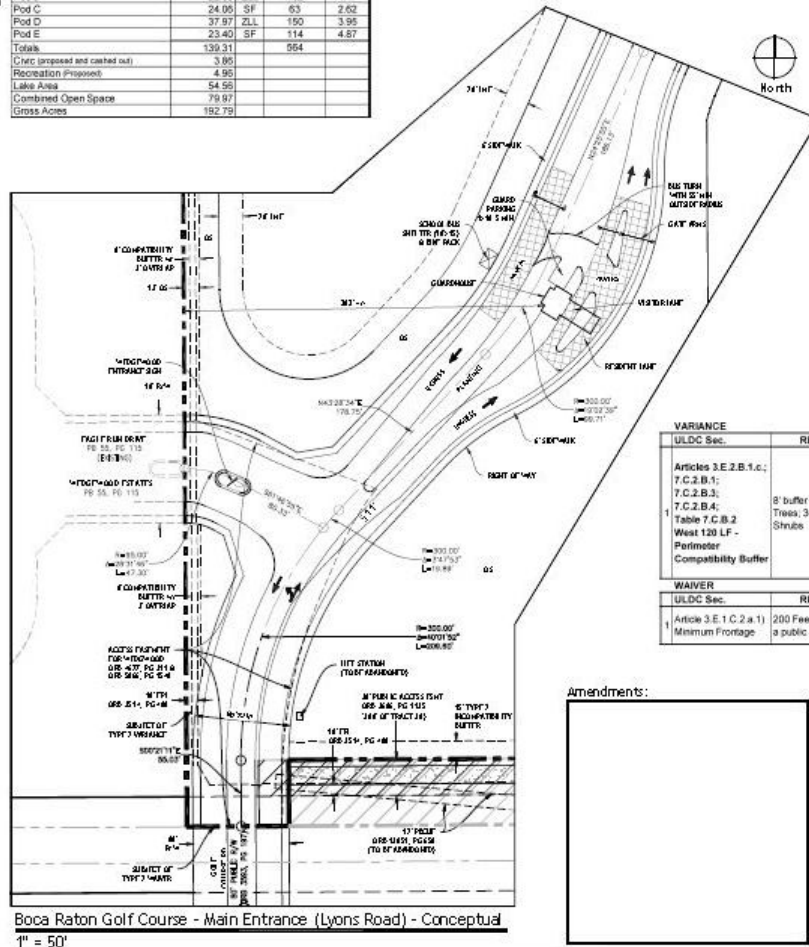
Sheet title:
 Preliminary Master Plan

Date:
 2018-04-09

Revisions:
 2018-05-29 Reapproved
 2018-06-25 Reapproved
 2018-07-23 Reapproved

Sheet number:

PMP-2



VARIANCE

ULDC Sec.	REQUIRED	PROPOSED	VARIANCE
Articles 3.E.2.B.1.c.; 7.C.2.B.3.; 7.C.2.B.4.; Table 7.C.B.2 West 120 LF - Perimeter Compatibility Buffer	8' buffer width; 5 Canopy Trees; 30 Medium Shrubs	0' buffer width; Relocation of required plantings into adjacent open space areas.	- 8 Feet; - 5 Canopy Trees; - 30 Medium Shrubs.

WAIVER

ULDC Sec.	REQUIRED	PROPOSED	WAIVER
Article 3.E.1.C.2.a.1)	200 Feet of frontage on a public ROW	80 Feet of frontage on a public ROW	120 Feet or 60% reduction

Amendments:

Zoning Stamps:

Boca Raton Golf Course - Recreation Pod - Conceptual
 1" = 80'

Figure 4 – Preliminary Master Plan dated July 23, 2018 (2 of 2)

Figure 5 – Preliminary Master Sign Plan dated July 23, 2018

Master Sign Plan - Boca Municipal Golf		
Entrance Signs - Art. 8.G.2.C (A)		
	Permitted	Provided
Max. No.	2 per entrance	2 (one on either side of entrance)
Sign Face	60 SF	60 SF
Max. Ht.	8 feet	N/A
Add. Ht. Option	Max. sign height, excluding height of structure to which the sign is attached may be increased up to 10' for a RAW greater than 80' or up to 110' or 12' for	N/A
Setback	25 feet if added height	25 feet
Location	Within 100 feet of entrance	Within 100 feet of entrance
On-site Directional Signs - Art. 8.G.3.D (B)		
	Permitted	Provided
Max. No.	N/A	At entrances to Pods & Rac-Pod
Sign Face	24 SF	24 SF
Max. Ht.	7 feet	7 feet

GLHOMES
GLH ENGINEERING LLC.
 1600 SAWGRASS CORPORATE BLVD.
 SUITE 400
 SUNRISE, FLORIDA 33323
 954-753-1730

Consultants:
CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Blvd.
 Suite 400
 Sunrise, FL 33323
 954-753-1730

SURVEYOR
 Sano and Hris Survey, Inc.
 5461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 561-277-6262

TRAFFIC ENGINEER
 Simmons and White
 2381 Macarthur Blvd., Suite 3
 West Palm Beach, FL 33411
 561-483-9483

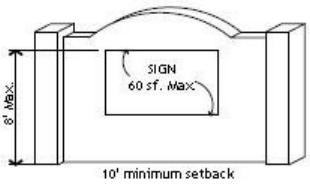
Project:
 Boca Raton
 Golf Course -
 PUD
 Palm Beach County
 Florida

Sheet title:
 Preliminary
 Master Sign Plan

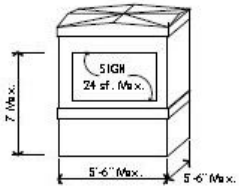
Date:
 2018-04-09

Revisions:
 2018-06-25 Resubmittal
 2018-07-23 Resubmittal

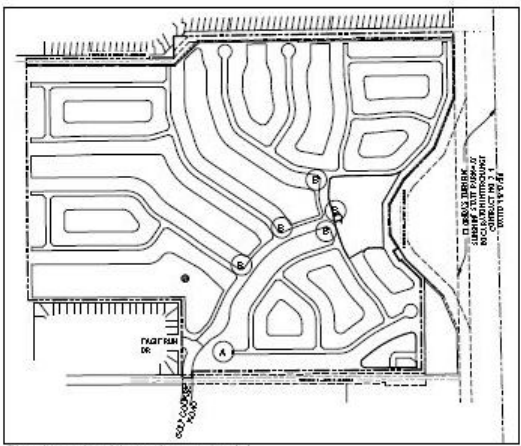
Sheet number:
 PMSP-1



A Entrance Sign
 Not to scale.



B On Site Directional Sign (Pod Entry)
 Not to scale.

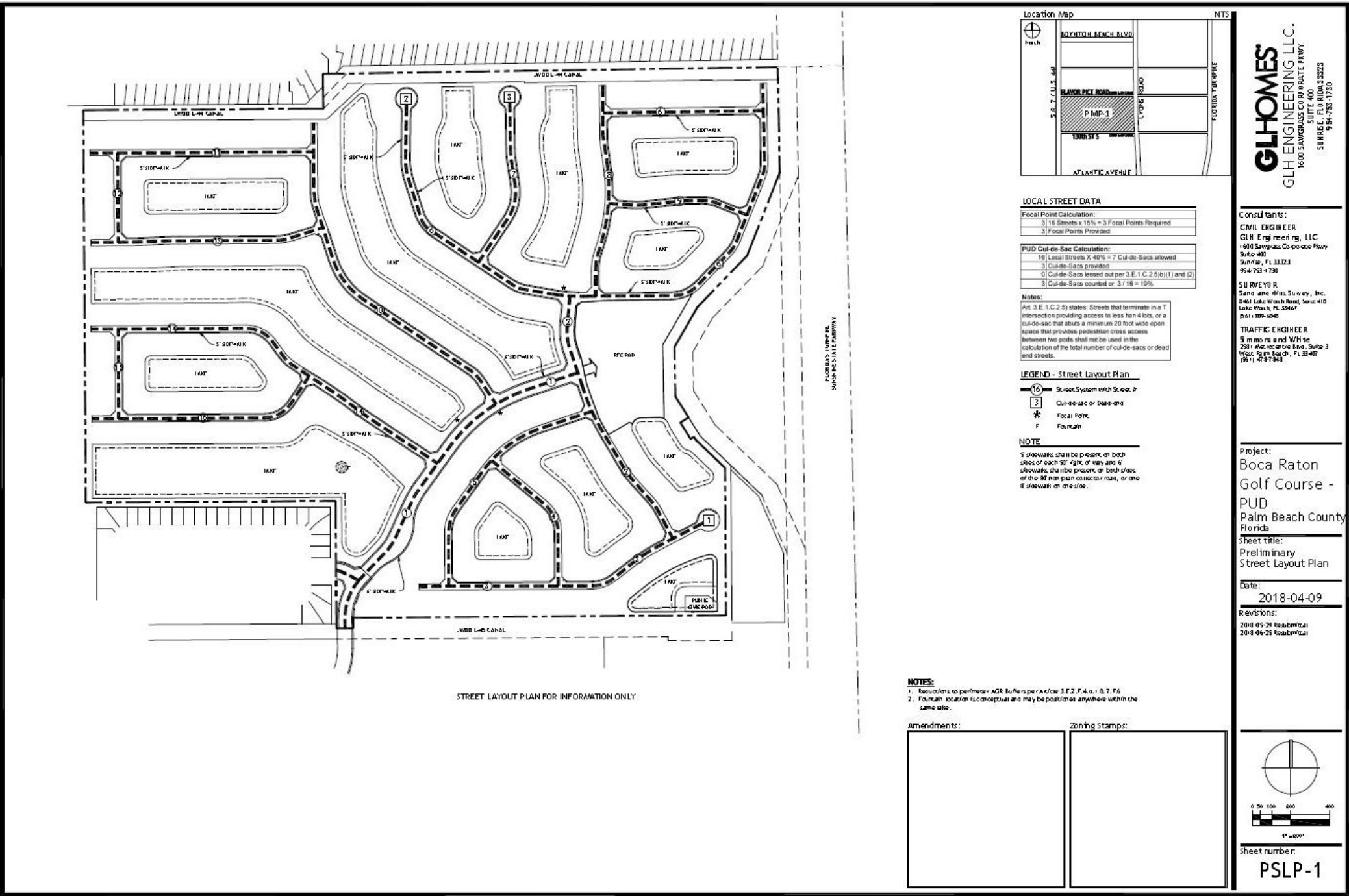


Sign Location Map - (not to scale)

Amendments:

Zoning Stamps:

Figure 5 – Preliminary Street Lay-Out Plan dated June 25, 2018



DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of G.L. Acquisitions Corporation, a Florida corporation, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of G.L. Acquisitions Corporation, a Florida corporation (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and, to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez
N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida corporation

The foregoing instrument was acknowledged before me this 20 day of March, 2018, by N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida corporation, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Terry Kaplan Lillian
Notary Public
TERRY KAPLAN LILLIAN
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 9-7-2019



EXHIBIT "A"
PROPERTY

ALL OF TRACTS 1 THROUGH 3, INCLUSIVE, TRACTS 12 THROUGH 17, INCLUSIVE, TRACTS 30 THROUGH 34, INCLUSIVE, A PORTION OF TRACTS 29 AND 35, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, ALL IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17, ALSO BEING THE NORTHWEST CORNER OF WEDGEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 115, SAID PUBLIC RECORDS, THENCE NORTH 00°21'35" WEST, ALONG THE WEST LINE OF SAID TRACTS 3, 12 AND 17 AND THEIR NORTHERLY EXTENSION, A DISTANCE OF 2,031.63 FEET; THENCE NORTH 89°37'44" EAST, ALONG THE NORTH LINE OF A SAID BLOCK 76, A DISTANCE OF 1,239.74 FEET; THENCE NORTH 00°54'13" WEST, ALONG THE EAST LINE OF SAID BLOCK 75, A DISTANCE OF 179.93 FEET TO NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°08'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 17, A DISTANCE OF 2,347.82 FEET; THENCE SOUTH 01°04'52" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, A DISTANCE OF 545.91 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 25558, PAGE 1167, SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 21°25'08" WEST, A DISTANCE OF 463.58 FEET; THENCE SOUTH 43°55'08" WEST, A DISTANCE OF 367.79 FEET; THENCE SOUTH 29°53'08" WEST, A DISTANCE OF 239.99 FEET; THENCE SOUTH 01°04'52" EAST, A DISTANCE OF 255.40 FEET; THENCE SOUTH 32°02'52" EAST, A DISTANCE OF 128.71 FEET; THENCE SOUTH 57°57'08" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 32°02'52" EAST, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, A DISTANCE OF 100.00 FEET; THENCE NORTH 57°57'08" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 32°02'52" EAST, ALONG A LINE 30.00 FEET WEST OF, AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.69 FEET; THENCE SOUTH 46°04'52" EAST, ALONG A LINE 30.00 FEET SOUTHWEST OF, AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 209.19 FEET; THENCE ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 35, BLOCK 76, ALSO BEING THE WEST LINE AND THE NORTHERLY EXTENSION THEREOF, OF GLADES ROAD SELF STORAGE, MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 114 THROUGH 115, SAID PUBLIC RECORDS, SOUTH 00°24'15" EAST, A DISTANCE OF 762.83 FEET; THENCE SOUTH 89°36'40" WEST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 30 THROUGH 35, INCLUSIVE, SAID BLOCK 76, A DISTANCE OF 1925.40 FEET; THENCE SOUTH 00°21'11" EAST, ALONG A LINE 85.65 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 55.00 FEET; THENCE SOUTH 89°36'40" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 29 AND 30, A DISTANCE OF 85.65 FEET; THENCE NORTH 00°21'11" WEST, ALONG THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89°41'19" WEST, ALONG THE NORTH LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.788 ACRES, MORE OR LESS.

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared George S. Brown, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or Deputy City Manager [position - e.g., president, partner, trustee] of City of Boca Raton [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 201 West Palmetto Park Road
Boca Raton, FL 33432
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

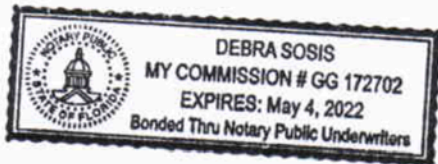
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

George S. Brown
George S. Brown, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 3rd day of April, 2018, by George S. Brown, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Debra Sosis
Notary Public



Debra Sosis
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: May 4, 2022

EXHIBIT "A"
PROPERTY

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Name	Address
<u>Not applicable (property owned by the City of Boca Raton, a municipal government in the State of Florida)</u>	



JUSTIFICATION STATEMENT

BOCA RATON GOLF COURSE PUD Concurrent Type 2 Variance

Control Number: 1981-00019

July 23, 2018

Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

On behalf of the contract purchaser, G.L. Acquisitions Corporation, G.L. Acquisitions Corporation and Urban Design Kilday Studios as co-agents have prepared and hereby respectfully submit this application for approval of a Concurrent Type 2 Variance for the proposed Boca Raton Golf Course Planned Unit Development (PUD) consisting of 564 detached homesites with amenities. This request is concurrent with the requests for Rezoning, Development Order Abandonment, and the Type 2 Waiver application requests associated with the PUD (ABN/PDD-2018-00775). The variance is to allow for 1) an elimination of a portion of the required 8' Compatibility Buffer on the west perimeter of the proposed privately dedicated ROW extension and elimination of the required plantings to allow their relocation into adjacent open space areas.

Overview

Golf Course Road is a platted and constructed 80' paved right-of-way providing access to Glades Road to the south for the existing golf course. It ends at the southern boundary of the site. As part of the redevelopment of the publicly owned Boca Raton Golf Course site, the applicant is required to provide for access to the PUD and the adjacent community of Wedgewood to the west. Initially the applicant had proposed to extend the existing ROW into the subject property and dedicate that portion to Palm Beach County (PBC) for the purposes of providing public access to the PUD and the adjacent Wedgewood community to the west, who currently share the existing driveway for access to Glades Road to the south. However, PBC Land Development stated that PBC would not accept the dedicated ROW and determined the applicant should instead privately dedicate the ROW and continue to provide cross access to the adjacent Wedgewood community. Currently Wedgewood's access is established through the City of Boca Raton owned public golf course property and access roadway via a recorded access easement.

With the requirement to extend the existing ROW, the non-compliance is created as the alignment of the extension must continue from its existing terminus and comply with engineering standards for minimum centerline radius, the extension will "hug" the western property boundary for a limited distance and then curve east. Access to Wedgewood will be provided from the curve. This creates then an existing condition where little to no area remains on the west side of the roadway for the placement of the ULDC required 8' Compatibility buffer and planting. There does however exist a .045-acre (1,988 SF) open space area on the west side of the extended section of Golf Course Road where the applicant proposes to relocate the required Compatibility buffer planting materials. This will provide for a lushly planted area

on the west side of the proposed entrance, but not be in conflict with the Wedgewood entrance, and continue to satisfy the planting requirements of the required 8' Compatibility buffer that is subject of this request.

The below Variance has been confirmed and discussed with Staff at the June 12, 2018 pre-application and June 20, 2018 meetings with Carlos Torres, Project Manager, PBC Zoning, and again on July 19, 2018 via phone conversation with Carlos Torres.

Type 2 Variance Request

	ULDC Sec.	REQUIRED	PROPOSED	VARIANCE
1	Articles 3.E.2.B.1.c 7.C.2.B.1, 7.C.2.B.3, 7.C.2.B.4, Table 7.C.B.2 Compatibility Buffer West 120 LF – Adjacent to Wedgewood Estates	8' buffer width 5 trees 30 medium shrubs	0' buffer width Relocation of required plantings into open space areas.	- 8' - 5 trees - 30 medium shrubs

Variance Justifications:

Compatibility Buffer (west): As discussed with PBC Staff in the noted pre-application meeting and subsequent telephone conversations, Golf Course Road is an existing platted and constructed 80' ROW. Where the extension of the roadway enters into the proposed project, and at the entrance of the existing Wedgewood community, the proposed geometry of the roadway places it in immediate proximity to site's western boundary, restricting the applicant from providing the required 8' Compatibility buffer for the southernmost 120' section of the ROW. The available planting area on the west side of the roadway is an irregularly shaped .045-acre (1,988 SF) area that is situated immediately south of the entrance to Wedgewood due to the curvature of the roadway extension as it connects to the south, which complies with PBC's requirement for a 100' separation from any intersection. Planting the available open space area with all of the plant materials in accordance with the ULDC's 8' Compatibility Buffer is more desirable. It is the intent of the ULDC to promote unique and distinctive landscape designs, however with the recent removal of the ability to process an Alternative Landscape Plan request for scenarios such as this, the applicant's only avenue of relief is to request a concurrent Type 2 Variance to eliminate the required 8' Compatibility buffer and planting, and instead propose to relocate and plant the required materials within the adjacent open space area on the west side of the ROW.

In accordance with Article 2.B.7.E.6, the ZC shall consider and find that all seven criteria listed below have been satisfied by the applicant prior to making a motion for approval, of a zoning or subdivision variance:

Project No. #15-025.002
Control No. 1981-00019

Boca Raton Golf Course PUD
Type 2 Variance Request

July 23, 2018
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1. Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure, that are not applicable to other parcels of land, structures or buildings in the same district

Response: Golf Club Road is a platted and constructed 80' ROW terminating at the southern limits of the site that provides access to Glades Road and for which realignment is not a feasible alternative due to existing off-site conditions. The applicant has designed the extension of the roadway to comply with engineering criteria and developed an entry design that uses the proposed open spaces to provide for an enhanced and distinct entrance design that benefits the affected communities and provides for increased plantings and major focal point. The existing site constraints are a special condition that the applicant is proposing a unique design solution for and granting the requested variance does not create any new special circumstance or condition which result from the actions of the applicant.

2. Special circumstances and conditions do not result from the actions of the applicant;

Response: Golf Club Road is a platted and constructed 80' ROW terminating at the southern limits of the site that provides access to Glades Road and for which realignment is not a feasible alternative due to existing off-site conditions. To comply with minimum frontage and access requirements, a privately dedicated extension of Golf Club Road ROW is proposed from the existing terminus. Minimum standards for roadway design and sight lines dictate the geometry, and compliance with same prohibits the ability to accommodate the required 8' Compatibility buffer. The applicant has developed an entry design that uses the proposed adjacent open spaces to provide for an enhanced entry design that benefits the adjacent community, provides for increased plantings and a major focal point. Under prior versions of the ULDC, this unique design may have been considered through the "Alternative Landscape Plan" review process however that process has been sunsetted so the applicant must pursue a variance. Granting the requested variance does not create any special circumstance or condition which result from the actions of the applicant.

3. Granting the variance shall not confer upon the applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district;

Response:

This variance request results from special design planning for existing roadway conditions serving the site and provides the opportunity for enhanced plantings and the inclusion of a major focal point that will benefit the proposed PUD and adjacent community more so than the required 8' Compatibility buffer design. The granting of this variance would not confer upon the applicant any special privilege that would be denied by the Plan or the ULDC that the Zoning Commission could not grant others in the same district;

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Control No. 1981-00019

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4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same district, and would work an unnecessary and undue hardship;

Response: This variance request results from existing conditions that limit the ability to design the extension of the privately dedicated ROW that complies with both engineering criteria and the requirement for an 8' Compatibility buffer adjacent the Wedgewood community. As there is not the ability to accommodate the required buffer on the southernmost 120' of the west perimeter of the PUD, the applicant desires to relocate the required plantings to an adjacent open space area. This is consistent with the desire of the applicant to provide for a unique and distinctive entry design that enhances the entry and accommodates the roadway conditions. Literal interpretation and enforcement of the ULDC would dictate the applicant to modify the existing conditions and proposed designs of the ROW to provide for a standard 8' Compatibility buffer and not utilize the adjacent open space areas for what will be a distinctive entry design. Recent ULDC amendments restrict the applicant's ability to request approval of an Alternative Landscape Plan which could allow for this unique entry design and planting. Instead, the applicant is required to request a Type 2 Variance for relief. The applicant believes that approval of similar variances could be granted to other property owners/applicants with comparable circumstances that involved existing restrictive roadway conditions and dedications.

5. Granting the variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure;

Response: The variance requested for the 8' Compatibility buffer along the southernmost 120 feet of the west perimeter of the entry is the minimum variance needed. The existing built conditions of the roadway at the southern limits of the site are set and the engineering criteria required for the extension are restrictive. To meet these criteria and accommodate a further extension of the subject ROW to Wedgewood, the 8' Compatibility buffer cannot be provided at that section along the west perimeter of the entry. By granting the Variance, the applicant is provided the opportunity to utilize adjacent open space area to provide a planting design that will be complementary to the proposed project and the existing Wedgewood community.

The applicant has strived to design the subject ROW extension and required buffers to minimize the deviation required for the variance, which will be mitigated by a unique and enhanced entry design for the communities.

6. Granting the variance will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code; and

Response: Granting the variances allows the applicant to comply with the minimum engineering criteria necessary to accommodate an extension of the public ROW, as

a private ROW, to serve the proposed PUD and the adjacent Wedgewood community. To mitigate for this variance, the applicant will provide for an enhanced and distinctive entry design that incorporates a major focal point that furthers the purposes, goals, objectives, and policies of the Plan and ULDC by incorporating enhanced plantings in the area in proximity to the area where the variance is being requested due to existing site constraints. To mitigate for the variance, the applicant is providing a greatly improved entry feature for the communities. Recent ULDC amendments restrict the applicant's ability to request approval of Alternative Landscape Plan through a review process which could have allowed for this unique entry design and planting to mitigate for the deviations. The applicant believes that approval of the variances is in keeping with the intent of the Plan and ULDC to allow for flexibility in applying the code for enhanced designs.

7. Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response:

Granting the requested variance will not be injurious to the area involved or the public welfare. Providing for the minimum engineering criteria for the privately dedicated extension of the public ROW of Golf Course Road and access to Wedgewood takes precedent over the aesthetic landscape requirements for purposes of public welfare. By allowing the applicant to relocate the plantings that would have been required in the subject 8' Compatibility buffer into the adjacent open space areas, the variance will be mitigated as the minimum number of trees, palms and shrubs will still be provided, along with additional plantings that will be proposed, and there will be added benefit for the proposed PUD and adjacent community as the design will provide for an enhanced residential character with distinctive planting designs with major focal point.

Conclusion

On behalf of the applicant and property owners, UDKS respectfully requests favorable review and consideration of this application for the approval of this Concurrent Type 2 Variance for Boca Raton Golf Course PUD.

Contacts at G.L. Acquisitions Corporation are Kevin Ratterree and Gladys Digirolamo who can be reached at (954)753-1730 or via email at kevin.ratterree@glhomes.com and Gladys.Digirolamo@glhomes.com. Project managers at Urban Design Kilday Studios are Collene Walter and Sandra Megrue who can be reached at (561)366-1100 or via email at cwalter@udkstudios.com and smegrue@udkstudios.com. Please contact the agents with any questions or for additional information in support of the requested application.

H:\JOBS\Boca Municipal Golf Course_15-025\GL Homes_DD_002\Documents\Submitted Documents\072318 Rezoning Resubmittal\Justification Statement - Variance.docx

Project No. #15-025.002
Control No. 1981-00019

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Type 2 Variance Request

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