AVENIR COMMUNITY DEVELOPMENT DISTRICT

AVENIR

ENGINEER'S REPORT

Prepared for:
Board of Supervisors
AVENIR Community Development District

Prepared by:

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

BALLBÉ & ASSOCIATES, INC.
2737 N.E. 30th Place
Fort Lauderdale, FL 33306
(954) 491-7811

Project Number:
201622

March 22, 2017 (Revised March 29, 2017)

TABLE OF CONTENTS

PART I	INTRODUCTION ……	1
PART II	GENERAL PROPERTY INFORMATION ……	2
PART III	PLANNED IMPROVEMENTS ……	6
PART IV	PERMITTING, OWNERSHIP AND MAINTENANCE ……	13
PART V	COST SUMMARY ……	15
PART VI	CONCLUSION ……	16

LIST OF EXHIBITS

PART II - GENERAL PROPERTY INFORMATION	
Exhibit 1	Location Map / CDD Boundary
Exhibit 2	Avenir Parcel Alta/ACSM Lan Title Survey
Exhibit 3	CDD Legal Description
Exhibit 4	City of Palm Beach Gardens Ordinance 3-2016 approving Land Use
Exhibit 5	City of Palm Beach Gardens Ordinance 4-2016 approving Land Use
Exhibit 6	City of Palm Beach Gardens Master Plan Conversion Administrative Approval Letter
Exhibit 7	Avenir Master Plan
Exhibit 8	Avenir Master Plan Site Data
Exhibit 9	Avenir Master Plan Land Use Designation Summary
Exhibit 10	Avenir Development Standards
Exhibit 11	City of Palm Beach Gardens Ordinance 17-2016 approving CDD
PART III – PLANNED IMPROVEMENTS	
Exhibit 12	Interlocal Agreement Between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service
Exhibit 13	Seacoast Utility Authority Water and Sewer Capacity Availability Letter and backup information
Exhibit 14	Existing Water and Sewer Facilities Plan
Exhibit 15	Proposed Water and Sewer Facilities Plan
Exhibit 16	Existing Drainage Facilities Plan
Exhibit 17	Typical Roadway Sections
Exhibit 18	Typical Buffer Sections

PART I: INTRODUCTION

The City of Palm Beach Gardens (the "City") located in Palm Beach County, Florida (the "County") approved the establishment of a Community Development District known as "Avenir Community Development District" (the "District). The District was established pursuant to Chapter 190, Florida Statue for the development of the infrastructure and required improvements to service a Planned Community Development (the "Development"). The Engineer's Report (the "Report") was prepared on behalf of the District's Board of Supervisors (the "Board"), the governing body of the District. The purpose of the report is to provide an overview of the current property condition, a description of the proposed improvements with its corresponding estimated construction cost and to summarize the benefits of the improvements to the residential community.

The Report was prepared by Ballbé & Associates, Inc., the Interim District Engineer, who has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included public officials, public entities, representatives of the property owner, Avenir Holdings, LLC and related entities (collectively the "Owner") and other professionals and contractors.

PART II: GENERAL PROPERTY INFORMATION

A. Location

The District is located in the City of Palm Beach Gardens, Palm Beach County, Florida, more particularly described as being situated North of Northlake Boulevard, South of Beeline Highway, East of Grapeview Boulevard and West of Stonewall Drive. The land lies the following sections:

Township, Range	Section Number
Township 42 South Range 41 East	4,8,9,10,14,15,16,17
Township 41 South Range 41 East	28,23
Total District Area =	**2,427.50 Acres**

Access to the property is readily available from the Florida Turnpike as follows:

- Exit at the FL-710/Beeline Highway exit (Exit #107)
- Turn right on Jog Road
- Turn left on Northlake Boulevard to the property
- Approximately 6.25 miles from the Turnpike exit

B. Legal Description

For District's boundary meets and bound legal description please refer to Exhibit 3.

C. General Information

The Avenir development consists of approximately 4,762.9 acres. The City of Palm Beach Gardens approved the change in land use and zoning designation for Avenir on May 5, 2016 as follows:

Ordinance Number	Description
Ordinance 3-16	Change Land Use Designation to Mixed Use Development (MXD)
Ordinance 4-16	Change Zoning to Planned Community Development (PCD)

Ordinance 4-16	Avenir Development Standards

The City of Palm Beach Gardens approved on December 19, 2016 a master plan conversion use and an increase in the number of residential units administratively. Following please find the approved land use designation summary:

Land Use Category	Unit	
Single Family Residential	2,690	Dwelling units
Age Restricted	960	Dwelling units
Multi-Family	250	Dwelling units
Commercial	400,000	S.F.
Medical Office	200,000	S.F.
Professional Office	1,800,000	S.F.
Hotel	300	Rooms
Park (land dedication)	55	Acres
Police/Fire/City Annex (land dedication)	15	Acres
Civic/Recreation (land dedication)	60	Acres
Public School (land dedication)	15	Acres
Agricultural	20	Acres

The District's property consists of approximately 2,427.50 gross acres which will be subdivided into several parcels for the uses specified above, along with the required roadways, lakes and landscape buffers depicted in the master plan. A large portion of the site is clear of vegetation and is currently being use for farming purposes. The balance of the site consists of environmentally sensitive lands and upland areas which have not been cleared.

D. Community Development District General Information

Pursuant to Chapter 190, *Florida Statutes,* the City of Palm Beach Gardens approved the petition to establish the District on January 5, 2017 by Ordinance No. 17-2016. According to the Ordinance, *"The creation of the District is the best alternative available for delivering the community development services and facilities… to the area that will be served by the District."*

The District's area consists of approximately **2,427.50 acres** and all lands are contiguous. A portion of the public improvements, community facilities and basic infrastructure needed to serve the Avenir development will be funded and constructed by the District in accordance with the estimated construction cost and schedule provided herein. Improvements will include but are not limited to following basic categories:

1. Wasterwater collection system
2. Water distribution system
3. Surface water management and drainage system
4. Wetlands mitigation and conservation
5. Roadway improvements
6. Open space and recreation
7. Landscaping, irrigation, entrance features, hardscapes

Please refer to the attached exhibits for the following miscellaneous information:

PART II - GENERAL PROPERTY INFORMATION	
Exhibit 1	Location Map / CDD Boundary
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Exhibit 8	Avenir Master Plan Site Data
Exhibit 9	Avenir Master Plan Land Use Designation Summary

Exhibit 10	Avenir Development Standards
Exhibit 11	City of Palm Beach Gardens Ordinance 17-2016 establishing CDD

PART III: PLANNED IMPROVEMENTS

Following is a brief summary of the anticipated public infrastructure improvements to be constructed for the benefit of the District:

A. Wasterwater Collection System

The property is located within the Seacoast Utility Authority ("SUA") sewer service area. Subject to prevailing fees, charges, policies and practices, Seacoast proposes to provide sanitary sewer service collection, distribution and treatment. Currently, Seacoast does not have the facilities in place to service the site and therefore, will be providing service thru the existing Interlocal Agreement Between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service (see attached Exhibit 12).

Please refer to the attached revised service commitment letter from Seacoast Utility Authority dated October 12, 2016 (Exhibit 13) describing two alternative service connections. Seacoast anticipates that initial service shall be provided in the manner described as Alternative One below:

Sanitary Sewage Alternative One
Connect to an existing 20" sewage force main owned by Palm Beach County Water Utilities ("PBCWU") located along the western property boundary (see attached exhibit). SUA has entered into an interlocal agreement with PBCWU to bulk purchase up to 5.0 million gallons per day ("MGD") which represents more than enough capacity to services the subject site.

Sanitary Sewage Alternative Two
Connect to an existing 24" sewage force main owned by SUA located north of PGA Boulevard approximately one mile west of the Florida's Turnpike.

Existing and Proposed Sewage Collection/Transmission Improvements
The County currently owns and operates a 20" force main along Northlake Boulevard, a 20" force main along the west bank of the SFWMD C-18 Canal, and a 6" force main along the Bee Line Highway. The proposed improvements for the on-site sewage collection/transmission system consists of a network of gravity mains within the proposed development discharging to a series of sewage lift stations which will ultimately pump the generated sewage load to the County's existing facilities.

Existing Sewage Treatment Facilities
Sewage treatment will be provided by the East Central Regional Wastewater Treatment Facility Operation Board ("ECR") which is funded and governed by a board comprised of the representatives of the entities served by that facility,

namely: the City of West Palm Beach, the City of Lake Worth, the City of Riviera Beach, the Town of Palm Beach, and the County. The ECR is licensed to function under specific guidelines by the State of Florida and the U.S. Environmental Protection Agency. The plant is operated by Florida licensed Wastewater Plant Operators and it is currently permitted to process 64 million gallons of wastewater per day (MGD).

Currently, the plant is treating approximately 45 million gallons per day and therefore, the plant has adequate capacity to treat the anticipated flow for this project.

Regulation Compliance
The proposed sewage collection/transmission system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department
- Florida Department of Environmental Protection

B. Water Distribution System

The property is located within the Seacoast Utility Authority domestic water service area. Subject to prevailing fees, charges, policies and practices, Seacoast proposes to provide domestic water service, distribution and treatment. Currently, Seacoast does not have the facilities in place to service the site and therefore, will be providing service thru an existing Interlocal Agreement Between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service.

Please refer to the attached revised service commitment letter from SUA dated October 12, 2016. SUA anticipates that initial service shall be provided in the manner described as Alternative One below:

Potable Water Alternative One
Connect to an existing 24" water main owned by PBCWU located along the western property boundary (see attached exhibit). SUA has entered into an interlocal agreement with PBCWU to bulk purchase up to 5.0 million gallons per day ("MGD") which represents more than enough capacity to services the subject site.

Potable Water Alternative Two
Connect to an existing 24" water main owned by SUA located north of PGA Boulevard approximately one mile west of the Florida's Turnpike.

Existing and Proposed Water Distribution System Improvements
The County currently owns and operates a 24" water main along Northlake Boulevard, a 24" water main along the west bank of the SFWMD C-18 Canal, and a 12" water main along the Bee Line Highway. The proposed improvement for the on-site water distribution system consists of a network of water mains within the proposed development interconnected to the County's existing facilities.

Existing Water Treatment Facilities
Potable water will be provided by Palm Beach County who currently owns and operates for water treatment plants which are interconnected and have the capacity of supplying approximately 101 million gallons per day. Water Treatment Plant #8 is the closest plant to the site and it utilizes lime softening and ozone treatment, followed by disinfection, to provide clean drinking water for the surrounding suburban West Palm Beach area. The plant has the capacity to produce approximately 20 million gallons per day, and its raw water source is the underground surficial aquifer.

Currently, the total operating capacity for all the treatment plans is approximately 65 million gallons per day and therefore, the county has adequate capacity to supply the anticipated demand for this project.

Regulation Compliance
The proposed water distribution system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department
- Florida Department of Environmental Protection
- City of Palm Beach Gardens

C. Surface Water Management And Drainage System

The site, for the last 50 years, has had various agricultural uses including farming and sylvicultural activities. Currently the site is being used for cattle grazing and production. These various agricultural uses have required significant changes to the site's natural drainage patterns through the construction of ditches, culverts and water control structures.

The existing surface water management system for the site consists of drainage ditches interconnected with culverts with flashboard risers. Surface water runoff is conveyed to a primary collector ditch located along the east boundary of the site and flows north along the east boundary to the north property line then to the west along the north property line until it reaches the existing control structure adjacent to the C-18 Canal. The existing water control structure at the

northwest corner is set at 18.3' NGVD. The result of the existing agricultural drainage system is the accelerated removal of rainfall and accumulated surface water from the site when compared to a natural system. The consequence from this accelerated drainage is altered hydroperiods for all of the natural systems on the site with a hydroperiod being defined generally as the time period where water is present at or very near the ground surface.

Existing Facilities

The property is currently being used for farming purposes and there are several drainage ditches which direct the surface water management runoff to the existing outfall structure located at the northwest corner of the property (60" flashboard riser discharging to the C-18 canal). Please refer to the attached Existing Drainage Facilities Plan for the primary ditch and outfall location, along with the current overland runoff flow direction.

Proposed Surface Water Management Improvements

The proposed surface water management system will consist of a series of cascading basins within the developed area which will discharge into two cascading basins within the preservation and restoration areas. Water quality treatment will be designed to detain a minimum volume of 1.5 inches of runoff, a volume of 3.75 times the percent of impervious area, or the most stringent criteria for nutrient management or removal as defined by the City, The South Florida Water Manage District, or the Florida Department of Environmental Protection. The developed area's stormwater management system will also provide for attenuation of runoff from storm events including protection of interior roadways, buildings, and the adjacent areas and will be designed to recover their storage capacity within the appropriate regulatory timeframes. Water quantity storage will be provided for the following design rainfall events:

- 5-year 1-day (parking areas)
- 10-year 1-day (roads)
- 25-year 3-day (minimum perimeter elevation)
- 100-year 3-day (minimum finish floor elevation)

Additionally, the preservation and restoration area will be designed to increase the stage and duration of the site's natural hydroperiod to:

1. increase groundwater recharge both to the site and the regional aquifer
2. improve the water quality for the downstream receiving areas
3. provide a key missing link for wildlife corridors and regional trail systems
4. provide for improvement and long term protection for wildlife habit

Stormwater runoff will be treated within the developed areas prior to discharge to the conservation area and will ultimately discharge to the SFWMD C-18 canal. The control elevation of the conservation area will be raised to restore the natural hydroperiod.

Federal Emergency Management Agency - Flood Insurance Rate Map (Firm) Information

The subject site is located within "Zone B" according to FIRM Panel 50 of 245 (Community Panel No. 120192 0050 B). FEMA defines Zone B as Moderate flood hazard areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood. These areas usually the area between the limits of the 100-year and 500-year floods. "B" Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

Regulation Compliance

The proposed surface water management system will be designed to meet the stormwater management requirements of the South Florida Water Management District Basis of Review, the City of Palm Beach Gardens, the Army Corps of Engineers the Florida Department of Environmental Protection and any other applicable permitting agency with jurisdiction over the proposed work.

D. Wetlands Mitigation and Conservation

(The following information has been obtained from the Avenir Property Environmental Assessment prepared by EW Consultants, Inc. dated September 2014)

For more than 50 years there have been a variety of agricultural uses on the site including vegetable farms, timber harvest, and cattle operations. As a result, there are no areas of the site that have not been altered from their natural state in some fashion. However, there are significant natural resources remaining on the site primarily in the form of wetland systems as well as some areas of upland habitat.

The wetland resources can be characterized on a continuum from very poor ecological quality (heavily invaded by non-native and/or nuisance vegetation and altered hydrology) up through excellent wetland functional quality with only minor occurrences of non-native vegetation or hydrologic impacts. The upland resources on the site are much less diverse, primarily as a result of severe invasion by non-native vegetation. Although there are areas of pine flatwoods community with intact native canopy, understory and ground cover vegetation, they are rare and most have reduced canopy due to past timber harvest practices. The vast majority of the uplands on the site are dominated by West Indian dropseed, a non-native grass that has little if any value as forage for wildlife or cattle. The uplands are also invaded to a significant degree by Brazilian pepper, also an invasive non-native plant with little or no value to wildlife.

The guiding approach entails identifying the high quality natural resources as well as the areas with attributes that provide long term opportunity for natural habitats or special features and designating them for conservation and open space. The locational context of these conservation areas will be considered in relation to surrounding conservation lands to develop an integrated corridor connection system in a regional context. This approach follows the regulatory framework of both the State of Florida and Federal wetland regulatory policies that require elimination and reduction (state) and avoidance and minimization (Federal) of impacts to wetlands.

In the case of the Avenir property, there have been approximately 1,969 acres of wetlands identified ranging from poor to high ecological quality. Of these wetlands, more than 828 +/- acres are proposed for preservation. The remaining 1,141 +/- acres of mostly low quality wetlands will be impacted for development. As far as upland resources, of the 720 +/- acres that can be described as native upland habitat 297 +/- acres (over 40%) are proposed for preservation.

Within the 4,763 +/- acre Avenir property, a total of 2,407 acres or 51 percent is proposed for a conservation overlay. The vast majority of the conservation overlay is comprised of native habitat preservation, habitat restoration, and long term management. The remaining acreage will be developed into Avenir.

While the Avenir property is rather large, the impacts to natural communities will be relatively low. The long history of agricultural activity has resulted in a highly-disturbed system and the lack of maintenance in recent years has led to rapid encroachment of invasive non-native vegetation throughout the property. Implementation of the conservation overlay with a dedicated agricultural area and proposed habitat restoration in the context of surrounding publicly owned conservation areas has yielded a plan with relatively low impact to natural communities and an opportunity for net improvement of habitat quality when compared to current conditions.

E. Roadway Improvements

The District will be constructing certain roadway improvements for as required by the local authorities within publicly dedicated lands or easements, consisting of road subgrade, base and asphalt, curbing and sidewalks, street lights, turn lanes, street signals and traffic control devises. Internal access to the residential parcels will be provided by utilizing a spine road system (see attached exhibits).

F. Open Space and Recreation

As approved by the City Development Order, the District will construct certain recreational facilities within the planned community which may include a clubhouse with pools, restrooms facilities and other amenities for the benefit of

the District. Also, common area trails, pathways, lake parks and other open space amenities will be constructed by the District.

G. Landscaping, Irrigation, Entrance Features, Hardscapes

Landscape buffers will be constructed which will required earthwork operations to construct berms, the installation of landscape material, irrigation and lighting as required by the City (see attached exhibits). The District's main entry features will be located at the three intersections leading into the property and will include walls, signs, berms, landscaping, irrigation, lighting, bridges, fountains, and related features pertaining to the entrance of the property.

The entry features for the parcels will include walls, signs, berms, landscaping, irrigation, lighting, bridges, fountains, and related features pertaining to the entrance to the parcels.

Please refer to the attached exhibits for the following miscellaneous information:

PART III – PLANNED IMPROVEMENTS	
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Exhibit 16	Existing Drainage Facilities Plan
Exhibit 17	Typical Roadway Sections
Exhibit 18	Typical Buffer Sections

PART IV: PERMITTING, OWNERSHIP AND MAINTENANCE

The following permits will be required for the installation of the site improvements:

Agency	Jurisdiction
South Florida Water Management District	Surface water management system and lake excavation, paving and drainage system and wetland mitigation, water use
Florida Department of Transportation	Beeline Highway right-of-way improvements
Palm Beach County	Spine road North-South Collector, Northlake Boulevard Intersections and driveway connections
Palm Beach County ERM	Conservation area
Army Corp of Engineers	Wetland mitigation
Seacoast Utility Authority	Water and sewer
Palm Beach County Water Utilities Department	Water and sewer
Palm Beach County Health Department	Water and Sewer
Florida Department of Environmental Protection	Water and Sewer
City of Palm Beach Gardens Fire-Rescue	Water
City of Palm Beach Gardens	Water, sewer, drainage, paving and related work, landscape, irrigation, recreation amenities, buildings and wall

Permits for the construction of the improvements will be available upon applicant submitting the necessary plans, specifications, applications and fees as required by the permitting agencies and meeting the design criteria of the agencies having jurisdiction over the permitted improvements. Permits are expected to be obtained in the ordinary course.

The District will finance the construction and acquisition of the proposed improvements, will convey certain improvements to public agencies and will operate and maintain certain improvements. Following please find a list of the estimated improvements along with the ownership and maintenance:

Required Improvement	Ownership	Maintenance
Wastewater Collection System	Seacoast Utility Authority	Seacoast Utility Authority
Water Distribution System	Seacoast Utility Authority	Seacoast Utility Authority
Surface Water Management and Drainage System	Avenir C.D.D.	Avenir C.D.D.
Wetlands Mitigation and Conservation	Avenir C.D.D.	Avenir C.D.D.
Roadway Improvements	Avenir C.D.D.	Avenir C.D.D.
Open Space and Recreation	Avenir C.D.D.	Avenir C.D.D.
Landscaping, Irrigation, Entrance Features, Hardscapes	Avenir C.D.D.	Avenir C.D.D.

PART V: COST SUMMARY

The planned improvements construction cost estimates to be financed by the District are as follows:

Item No.	Description	ESTIMATED COST
1	Wastewater Collection System	$43,395,800
2	Water Distribution System	$41,636,400
3	Surface Water Management and Drainage System	$93,190,000
4	Wetlands Mitigation and Conservation	$8,000,000
5	Roadway Improvements	$66,202,500
6	Open Space and Recreation	$37,155,200
7	Landscaping, Irrigation, Entrance Features, Hardscapes	$13,000,000
	TOTAL =	**$302,579,900**

Financing, Soft Cost, Permit Fees, General Conditions:

The items listed above include financing costs, consulting fees and soft costs fees for planning, design, engineering, and surveying, permitting fees, appraisals, legal and administrative fees, impact fees and project management related to the District's public infrastructure program. The City, County and State impose permit fees for the construction of the proposed infrastructure improvements. These fees vary depending on the type of work involved and are usually based on a percentage of the total cost of the work.

PART V: CONCLUSION

A. Benefits:

The planned improvements described above will provide a special benefit to all owners of the properties and residential parcels within the various assessment areas located within the District. Also, the construction and maintenance of the improvements will benefit said owners within the respective assessment areas.

B. Recommendations:

The District will need to obtain revenues for the purpose of funding the construction of the required improvements listed in this Report. In order to generate this revenue, the District will rely on landowner funding and issue bonds, the debt service for which will be paid from annual non-ad valorem assessments levied on lands within the respective assessment areas within the District and collected by the District. Also, the District will collect an annual "Maintenance Assessment" to be determined, assessed and levied by the Board upon all of the assessable lands within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

C. Modifications to the Report:

It may be necessary to make changes and modification to the planned improvements during the planning, permitting and construction stages of the Avenir parcel. It is not expected that the changes and modifications will significantly impact the information and conclusions contained in this report.

Based on the information obtained to date and the recommendations listed in the reports prepared by various consultants associated with the Avenir parcel, it is our opinion that as set forth in the approval requirements from the applicable governmental entities, the lands in the District can be developed for its intended use.

The estimated cost associated with the planned improvements is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for on-going and similar items of work in the area. The labor market, future costs of equipment and material, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than the estimated value. The professional services for establishing the opinion of estimated construction cost are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

It is our opinion that the special benefits to be received by the landowners and residents within the designated assessment areas within the District as a result of the construction of the public infrastructure constituting the Avenir Project is at least equal to the cost thereof.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Avenir Community Development District.

Sincerely,

BALLBÉ & ASSOCIATES, INC.



March 29, 2017

Carlos J. Ballbé
For the Firm
Registered Engineer No. 41811
State of Florida

EXHIBITS

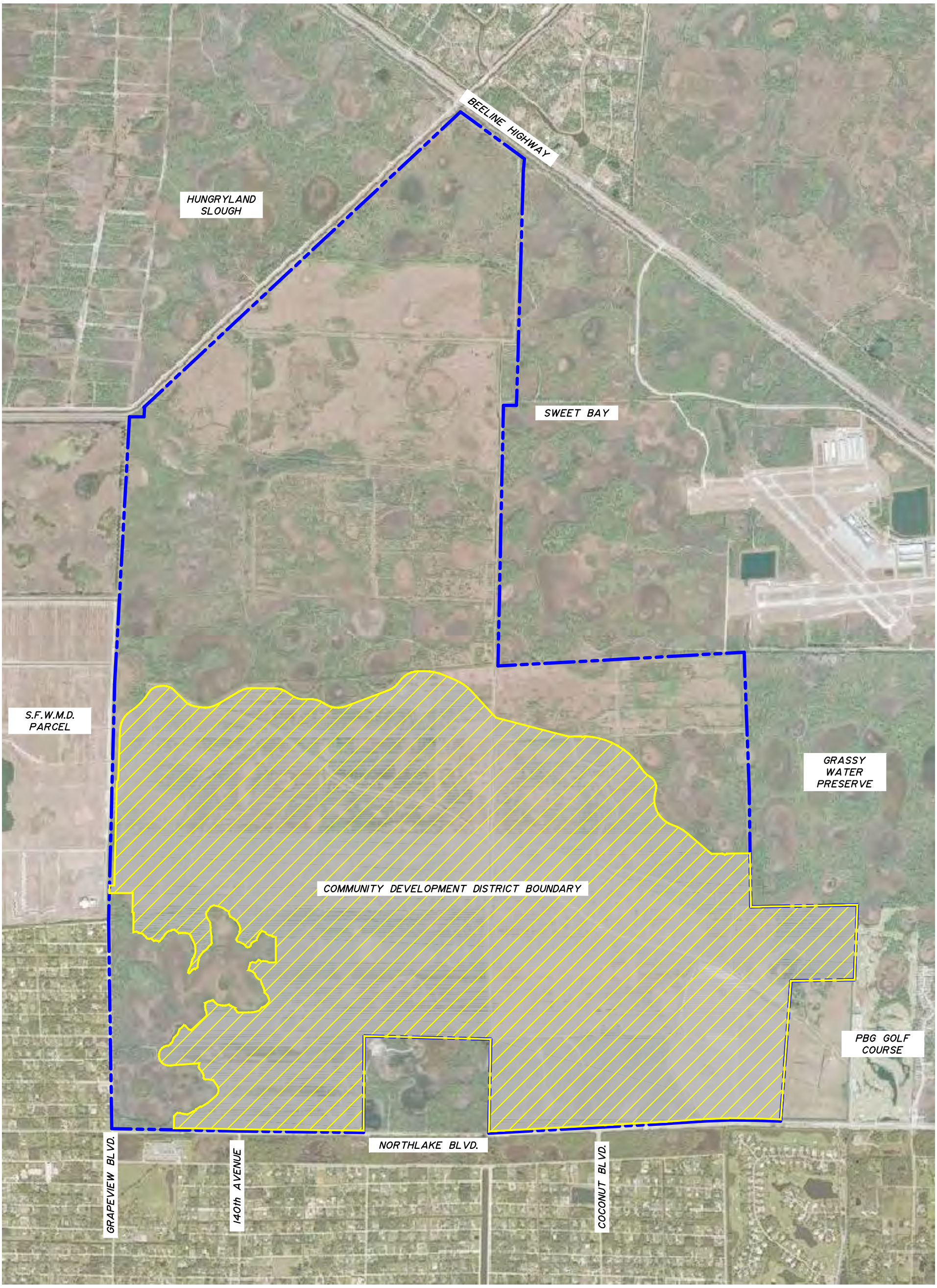
AVENIR

Prepared by:

BALLBÉ & ASSOCIATES

Civil Engineering • Planning • Surveying

Exhibit 1	Location Map / CDD Boundary



PROPERTY BOUNDARY LIMITS

COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

NORTH

0 2000 4000

Feet

Engineer of Record:
Carlos J. Ballbé
9/13/2016
Reg. Eng. No. 41811
State of Florida

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

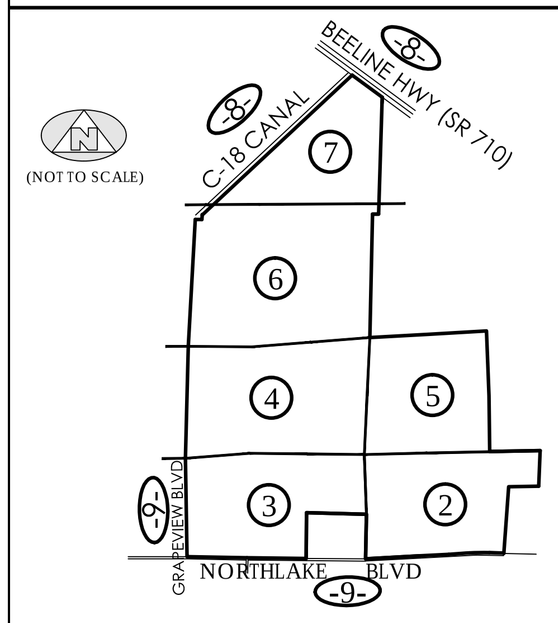
EXHIBIT I
LOCATION MAP

AVENIR C.D.D.
AVENIR HOLDINGS, LLC

AVENIR

Exhibit 2	Avenir Parcel Alta/ACSM Lan Title Survey

SHEET INDEX



(NOT TO SCALE)

(#) = DENOTES SHEET NUMBER OF 9

LEGAL DESCRIPTION

ALL OF SECTIONS 28, 32 AND 33, LYING SOUTHEAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 AS RECORDED JUNE 8, 1954 IN DEED BOOK 1056, PAGE 456, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SOUTHWEST OF THE SEABOARD AIRLINE RAILROAD, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

ALL OF SECTION 4, AND THE EAST ONE-HALF (E-1/2) OF SECTION 5 LYING SOUTHEAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 AS RECORDED JUNE 8, 1954 IN DEED BOOK 1056, PAGE 456, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

THE EAST ONE-HALF (E-1/2) OF SECTION 8, ALL OF SECTIONS 9 AND 10, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

THE WEST ONE-HALF (W-1/2) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD).

EXCEPTING THE LANDS LYING IN SAID SECTION 14 AS RECORDED IN OFFICIAL RECORDS BOOK 6114, PAGE 637, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD)

TOGETHER WITH

ALL OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTHEAST ONE-QUARTER THEREOF, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD)

TOGETHER WITH

THE EAST ONE-HALF OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD) CONTAINING: 4762.9 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 01°28'46" EAST.
2. THE NAMES AND RECORDING DATA IDENTIFYING ADJOINING OWNERS SHOWN HEREON ARE ACCORDING TO CURRENT PUBLIC RECORDS AS OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER'S OFFICE.
3. INTERIOR CROSS FENCES, INTERIOR DRAINAGE DITCHES AND PONDS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THERE ARE INTERIOR FARM ROADS AND FARMING SHEDS THAT WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

CERTIFICATION

This survey is made for the benefit of: WAL Development Group, LLC;
WAL Manager, LLC; First American Title Insurance Company

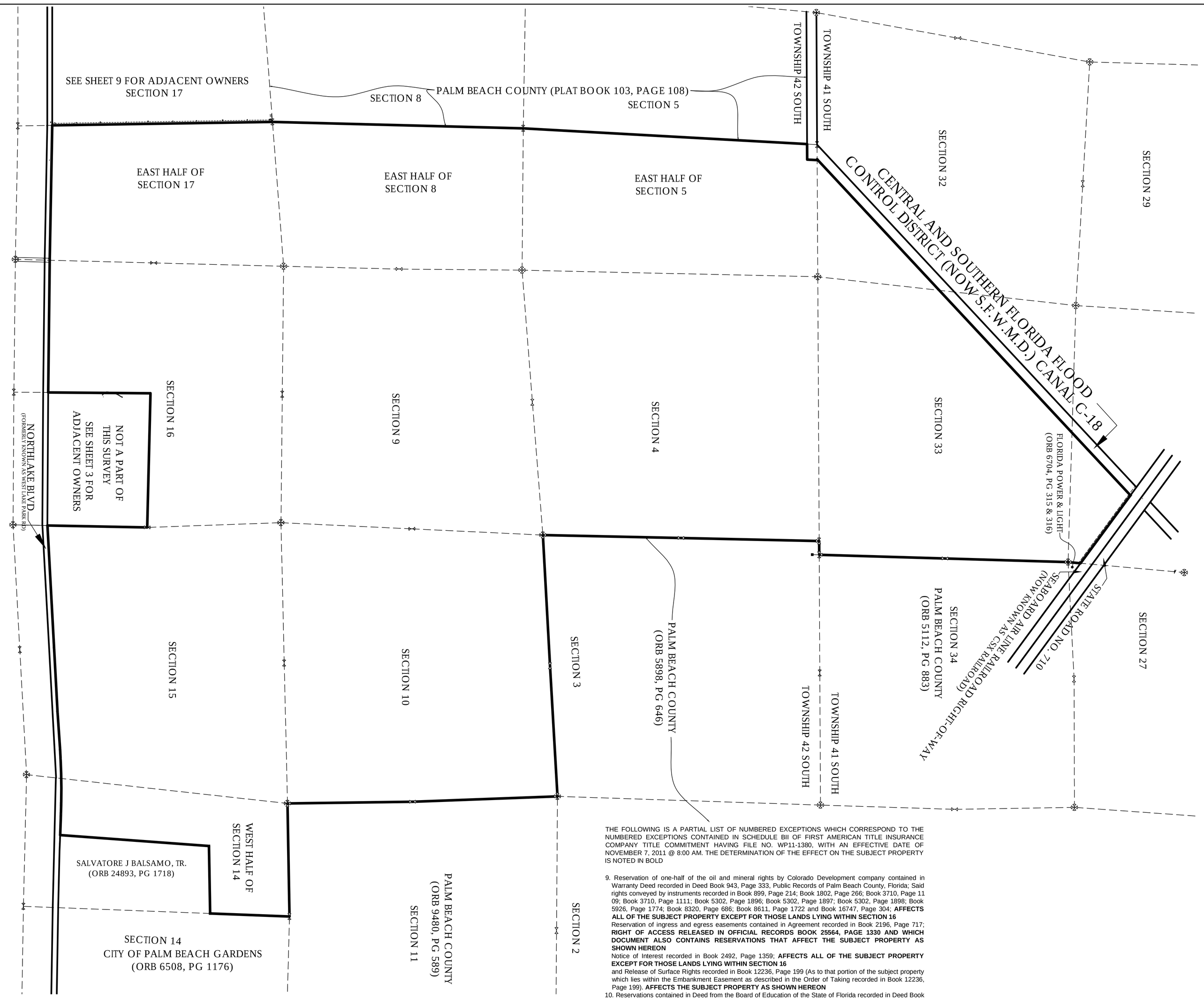
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS.

Date of field survey: 1-30-2012 By: Stephen L. Shirley
Stephen L. Shirley, P.S.M. 3918

Reproductions of this survey report and map are not valid unless sealed with the embossed seal of the certifying surveyor.

REVISIONS

DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS



LEGEND

- ◉ = 5/8" x 18" IRON REBAR AND CAP LB 7344
- ⊙ = CARRIAGE BOLT AND WASHER
- AN = ANCHOR
- BS = BELLSOUTH
- CA = CENTRAL ANGLE
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- C/L = CENTER LINE
- CMP = CORRUGATED METAL PIPE
- CP = CONCRETE POWER POLE
- CONC. = CONCRETE
- DB = DEED BOOK
- EB = ELECTRIC BOX
- ES = ELECTRIC SERVICE
- F.D.N.R.N. = FLORIDA DEPARTMENT OF NATURAL RESOURCES NUMBER
- FO = FIBER OPTIC
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- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
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- SAN MH = SANITARY MANHOLE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- UB = UTILITY BOX
- WM = WATER METER
- WP = WOOD POWER POLE
- WS = WATER SERVICE

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE BII OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT HAVING FILE NO. WP11-1380, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2011 @ 8:00 AM. THE DETERMINATION OF THE EFFECT ON THE SUBJECT PROPERTY IS NOTED IN BOLD

9. Reservation of one-half of the oil and mineral rights by Colorado Development company contained in Warranty Deed recorded in Deed Book 943, Page 333, Public Records of Palm Beach County, Florida; Said rights conveyed by instruments recorded in Book 899, Page 214; Book 1802, Page 266; Book 3710, Page 11 09; Book 3710, Page 1111; Book 5302, Page 1896; Book 5302, Page 1897; Book 5302, Page 1898; Book 5926, Page 1774; Book 8320, Page 686; Book 8611, Page 1722 and Book 16747, Page 304; **AFFECTS ALL OF THE SUBJECT PROPERTY EXCEPT FOR THOSE LANDS LYING WITHIN SECTION 16**
Reservation of ingress and egress easements contained in Agreement recorded in Book 2196, Page 717; **RIGHT OF ACCESS RELEASED IN OFFICIAL RECORDS BOOK 25564, PAGE 1330 AND WHICH DOCUMENT ALSO CONTAINS RESERVATIONS THAT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON**
Notice of Interest recorded in Book 2492, Page 1359; **AFFECTS ALL OF THE SUBJECT PROPERTY EXCEPT FOR THOSE LANDS LYING WITHIN SECTION 16**
and Release of Surface Rights recorded in Book 12236, Page 199 (As to that portion of the subject property which lies within the Embankment Easement as described in the Order of Taking recorded in Book 12236, Page 199). **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
10. Reservations contained in Deed from the Board of Education of the State of Florida recorded in Deed Book 948, Page 454 (West 1/2 of the Northeast 1/4 of Section 16, Township 42 South, Range 41 East). **RIGHT OF ENTRY RELEASED PER OFFICIAL RECORDS BOOK 27002, PAGE 178 AND WHICH DOCUMENT ALSO CONTAINS RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON**
11. Easement Deed in favor of Central and Southern Florida Flood Control District n/k/a South Florida Water Management District recorded in Deed Book 1056, Page 456. **DOES NOT AFFECT THE SUBJECT PROPERTY**
12. Easements reserved in Warranty Deeds recorded in Deed Book 1150, Page 454; Deed Book 1150, Page 458 **DO NOT PROVIDE A SUFFICIENT LEGAL DESCRIPTION TO LOCATE THOSE EASEMENTS ON THE PROPERTY** and Deed Book 1076, Page 669. **DOES NOT AFFECT THE SUBJECT PROPERTY**
13. Unity of Title recorded in Official Records Book 2542, Page 1149. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
14. Easement to Florida Power and Light Company recorded in Book 6633, Page 1635. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
15. Embankment Easement contained in that Order of Taking recorded in Book 12173, Page 5. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
16. Amended Potable Water, Reclaimed Water and Wastewater Utilities Franchise and Service Area Agreement recorded in Book 17664, Page 583 (NOTE: Legal description and sketches include subject property). **AFFECTS THE ENTIRE SUBJECT PROPERTY**

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BOULEVARD—SUITE 121
RIVIERA BEACH FLORIDA 33404 L.B. NO. 7344
PHONE: (561) 848-2102 FAX: (561) 844-9659 EMAIL: als@alssurvey.net

ALTA/ACSM LAND TITLE SURVEY

LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=1000'	FILE: P265_PS	JOB NO.: P265	1 OF 9

FT. 400 200 0 400 FT.
(GRAPHIC SCALE)

(FOR MATCH SEE SHEET 5)

SECTION 10

SECTION 11

SECTION 15

SECTION 14

(FOR MATCH SEE SHEET 3)

-SEE SHEET 9 FOR NORTHLAKE BLVD DETAIL-

C/L FARM ROAD

N88°40'36"E 2813.74'

S88°39'28"W 2814.32'

NORTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15973 F.D.N.R.N. 53025

NORTH ONE-QUARTER CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15970

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

FENCE CORNER 1.2' N 0.6' W

4'-5' WIRE FENCE

N88°59'02"E 2266.22'

FENCE CORNER 1.6' S 0.8' W

NORTH ONE-QUARTER CORNER OF SECTION 14 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 17994

NORTHEAST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 38000

WEST ONE-HALF OF SECTION 14

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

S02°11'10"W 1592.57'

4'-5' WIRE FENCE

EAST LINE OF THE WEST HALF OF SECTION 14

FOUND ⅝" IRON ROD & CAP 'TMS LAND' LB #6865

FOUND 4"x4" CONCRETE MONUMENT 0.85' SOUTH, 0.47' EAST

S88°59'02"W 1351.88'

4'-5' WIRE FENCE

FENCE CORNER 5.3' N 0.5' E

FOUND ⅝" IRON ROD & CAP 'TMS LAND' LB #6865

FOUND 4"x4" CONCRETE MONUMENT 0.05' SOUTH, 0.21' EAST

FENCE CORNER 0.1' S 0.1' W

13'x29' WOOD FRAME HOUSE W/WOOD DECK

14'x66' MOBILE HOME W/WOOD DECK

68'

WP

WELL

AN

WP

14'x46' MOBILE HOME W/WOOD DECK

DETAIL 1"=100'

SUBJECT TO UNITY OF TITLE AGREEMENT RECORDED IN ORB 2542, PAGE 1149

N06°17'21"E 5263.39'

WP

S04°12'40"W 2991.30' (MEASURED)

2990.70' (DEED)

4'-5' WIRE FENCE

OHW

WP

WP

C/L FARM ROAD

NOT A PART OF THIS SURVEY (OFFICIAL RECORDS BOOK 6114, PAGE 637)

N02°11'18"E 5338.86' (OVERALL)

30' INGRESS/EGRESS EASEMENT (OFFICIAL RECORDS BOOK 2196, PAGE 717)

N02°02'04"W 2684.72'

C/L FARM ROAD

FENCE CORNER 0.7' S 0.6' W

WEST ONE-QUARTER CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15971

4'-5' WIRE FENCE

N01°06'43"E 1999.84'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

ADDITIONAL RIGHT OF WAY (OFFICIAL RECORDS BOOK 12173, PAGE 5)

WP

S86°37'51"E 200.47'

CA=04°28'16" L=899.67' R=11529.16'

S87°52'51"E 442.74'

FOUND ⅝" IRON ROD & CAP LBFH LB #959

9' EMBANKMENT EASEMENT (OFFICIAL RECORDS BOOK 12173, PAGE 5) (SUBJECT TO RELEASE OF SURFACE RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 12236, PAGE 199)

4'-5' WIRE FENCE

S86°08'53"W 763.92'

S86°53'53"W 1281.08'

100'

NORTH RIGHT-OF-WAY LINE OF WEST LAKE PARK ROAD

FOUND ⅝" IRON ROD & CAP LBFH LB #959

4'-5' WIRE FENCE

S86°54'02"W 2456.44'

100'

100' RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1229, PAGE 131)

N86°53'53"E 167.57'

100' RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1229, PAGE 131)

NOT A PART OF THIS SURVEY

NOT A PART OF THIS SURVEY

NOT A PART OF THIS SURVEY

(4 LANE MEDIAN ROADWAY) NORTHLAKE BOULEVARD (FORMERLY KNOWN AS WEST LAKE PARK ROAD)

(4 LANE MEDIAN ROADWAY) NORTHLAKE BOULEVARD (FORMERLY KNOWN AS WEST LAKE PARK ROAD)

587.82'

587.82'

587.82'

N01°06'43"E 689.68'

30' INGRESS/EGRESS EASEMENT (OFFICIAL RECORDS BOOK 2196, PAGE 717)

N86°53'53"E 2507.08'

N86°54'02"E 2507.08'

S88°37'51"E 2639.35'

SOUTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15987

SOUTH ONE-QUARTER CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15991 F.D.N.R.N. 53034

SOUTHEAST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15989

SOUTH ONE-QUARTER CORNER OF SECTION 14 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15993

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION, CERTIFICATION, AND SURVEYOR'S NOTES

REVISIONS

DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS

LEGEND

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ALTA/ACSM LAND TITLE SURVEY

LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	2 OF 9

FT. 400 200 0 400 FT.
(GRAPHIC SCALE)

(FOR MATCH SEE SHEET 4)

NORTH ONE-QUARTER CORNER OF SECTION 17 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15974
F.D.N.R.N. 53026

N85°34'57"E 2901.48'

FENCE CORNER 29' N 13' E

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

NORTHWEST CORNER OF SECTION 16 FOUND 2" PIPE

S89°24'39"E 2566.04'

S89°24'47"E 2572.99'

NORTH ONE-QUARTER CORNER OF SECTION 16 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15972

NORTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15973
F.D.N.R.N. 53025

N02°02'04"W 2684.72'
C/L FARM ROAD

SECTION 17

-SEE SHEET 9 FOR GRAPEVIEW BLVD DETAIL-

WEST HALF OF SECTION 17

WEST LINE OF THE EAST HALF OF SECTION 17

40' ROAD & DRAINAGE EASEMENT (ORB 1810, PAGE 491)

4'-5' WIRE FENCE

N00°53'56"W 4416.03'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

EAST ONE-HALF OF SECTION 17

N01°27'58"E 2604.11'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ENTRY RECORDED IN DEED BOOK 948, PAGE 454, OFFICIAL RECORDS BOOK 27002, PAGE 178

WEST ONE-QUARTER CORNER OF SECTION 16 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

SECTION 16

FOUND ⅝" ION ROD & CAP #ILLEGIBLE

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

FENCE CORNER 0.7' N 0.5' W

N88°34'05"W 2689.73'

4'-5' WIRE FENCE

FENCE CORNER 0.7' S 0.6' W

WEST ONE-QUARTER CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15971

Q BROADCASTING CORP INC (ORB 12926, PAGE 345)

HUONG PHAM MYERS & HUNG QUOC TAO (ORB 6609, PAGE 1733)

CAPSTONE RESDEV, LLC (ORB 24194, PAGE 1675)

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

S00°26'57"W 2051.79'

4'-5' WIRE FENCE

NOT A PART OF THIS SURVEY
SOUTHEAST ONE-QUARTER OF SECTION 16

4'-5' WIRE FENCE

N01°06'43"E 1999.84'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

HUONG PHAM MYERS & HUNG QUOC TAO (ORB 7015, PAGE 1614)

4'-5' WIRE FENCE

FOUND ⅝" CAPPED IRON ROD "LBFH LB #959"

DETAIL
1"=100'

COR. TO CORNER

OHW

FENCE 1.2'W

4'–5'WIRE FENCE

DETAIL OF 10'SHELL ROCK ROAD WOOD POWER POLE W/ANCHORS & WIRE FENCE ENCROACHMENTS

FENCE 31.0'W

43.4'W WP
53.5'W AN

EDGE OF ROAD

23.7'W

FENCE 26.3'W

252.4'

10'SHELL ROCK ROAD

FENCE 1.0'W

N01°28'40"E 2775.49'

-SEE SHEET 9 FOR NORTHLAKE BLVD DETAIL-

NORTH RIGHT-OF-WAY LINE OF WEST LAKE PARK ROAD

4'-5' WIRE FENCE

N88°54'50"W 2696.30'

FOUND 5/8" IRON ROD

FOUND ⅝" IRON ROD & CAP LBFH LB #959

4'-5' WIRE FENCE

100' RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1229, PAGE 125)

N89°20'55"W 2657.06'

FOUND ⅝" CAPPED IRON ROD "LBFH LB #959"

NORTH RIGHT-OF-WAY LINE OF WEST LAKE PARK ROAD

FOUND ⅝" IRON ROD & CAP LBFH LB #959

4'-5' WIRE FENCE

S86°54'02"W 2456.44'

100'

587.82'

S00°53'56"E 687.40'

(2 LANE ROADWAY) NORTHLAKE BOULEVARD (FORMERLY KNOWN AS WEST LAKE PARK ROAD)

NOT A PART OF THIS SURVEY

30' INGRESS/EGRESS EASEMENT (OFFICIAL RECORDS BOOK 2196, PAGE 717)

S88°54'50"E 2675.08'

C/L 80' RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1229, PAGE 133)

(2 LANE ROADWAY) NORTHLAKE BOULEVARD (FORMERLY KNOWN AS WEST LAKE PARK ROAD)

NOT A PART OF THIS SURVEY

S89°20'55"E 2662.09'

S00°26'57"E 687.82'

100' RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1229, PAGE 125)

NOT A PART OF THIS SURVEY

S89°38'24"E 2658.23'

N01°06'43"E 687.58'

NOT A PART OF THIS SURVEY

(4 LANE MEDIAN ROADWAY) NORTHLAKE BOULEVARD (FORMERLY KNOWN AS WEST LAKE PARK ROAD)

N86°54'02"E 2507.08'

SOUTH ONE-QUARTER CORNER OF SECTION 17 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15984

SOUTHWEST CORNER OF SECTION 16 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15985
F.D.N.R.N. 30200

SOUTH ONE-QUARTER CORNER OF SECTION 16 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15986
F.D.N.R.N. 30199
F.D.N.R.N. 53032

SOUTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK
F.D.N.R.N. 15987

(FOR MATCH SEE SHEET 2)

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION, CERTIFICATION, AND SURVEYOR'S NOTES

REVISIONS		
DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS

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LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	3 OF 9

FT. 400 200 0 400 FT.
(GRAPHIC SCALE)

(FOR MATCH SEE SHEET 6)

NORTH ONE-QUARTER CORNER OF SECTION 8 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15961

FENCE LINE 5.9' E

N89°30'37"W 2841.24'

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

N85°31'28"E 2657.54'

NORTHWEST CORNER OF SECTION 9 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15960 F.D.N.R.N. 15963 F.D.N.R.N. 53020

NORTH ONE-QUARTER CORNER OF SECTION 9 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

N85°29'34"E 2667.58'

FENCE CORNER 0.3' S 0.1' W

NORTHWEST CORNER OF SECTION 10 SET 5/8" CAPPED IRON ROD LB #7344

WEST HALF OF SECTION 8

SECTION 8

WEST LINE OF THE EAST HALF OF SECTION 8

45' WIRE FENCE N01°29'46"E 5030.72'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS TO OIL, GAS AND MINERALS (O.R.B. 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25584, PAGE 1330

EAST ONE-HALF OF SECTION 8

N00°29'52"E 2465.07'

WEST ONE-QUARTER CORNER OF SECTION 9 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15962

SECTION 9

N01°24'13"E 2317.01'

N02°42'16"E 2628.38'

WEST ONE-QUARTER CORNER OF SECTION 10 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

C/L FARM ROAD

N02°42'27"E 2628.52'

C/L FARM ROAD

NORTH ONE-QUARTER CORNER OF SECTION 17 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15974 F.D.N.R.N. 53026

N85°34'57"E 2901.48'

FENCE CORNER 29' N 13' E

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

S89°24'39"E 2566.04'

NORTHWEST CORNER OF SECTION 16 FOUND 2" PIPE

S89°24'47"E 2572.99'

NORTH ONE-QUARTER CORNER OF SECTION 16 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15972

NORTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15973 F.D.N.R.N. 53025

(FOR MATCH SEE SHEET 5)

(FOR MATCH SEE SHEET 3)

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION, CERTIFICATION, AND SURVEYOR'S NOTES

REVISIONS		
DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS

LEGEND

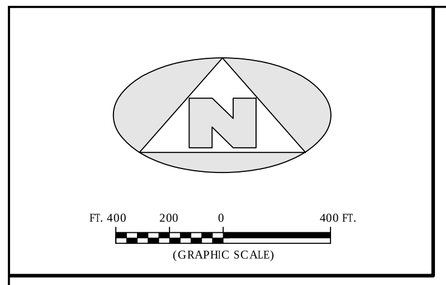
- ◉ = 5/8" x 18" IRON REBAR AND CAP LB 7344
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- LP = LIGHT POLE
- OHW = OVERHEAD WIRES
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- R = RADIUS
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- SAN MH = SANITARY MANHOLE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- UB = UTILITY BOX
- WM = WATER METER
- WP = WOOD POWER POLE
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ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BOULEVARD—SUITE 121
RIVIERA BEACH FLORIDA 33404 L.B. NO. 7344
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ALTA/ACSM LAND TITLE SURVEY

LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	4 OF 9



(FOR MATCH SEE SHEET 6)

SECTION 3

SECTION 2

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

FENCE CORNER 0.3' S 0.1' W

4'-5' WIRE FENCE N86°52'03"E 2624.30'

FENCE LINE 2.5' N

4'-5' WIRE FENCE N86°43'39"E 2620.47'

FENCE CORNER 0.2' S 1.0' W

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

NORTH ONE-QUARTER CORNER OF SECTION 10 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15965

NORTHEAST CORNER OF SECTION 10 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 24535 F.D.N.R.N. 37999 F.D.N.R.N. 53022 CLASS 1 PRIMARY CONTROL MONUMENT

NORTHWEST CORNER OF SECTION 10 SET ½" CAPPED IRON ROD LB #7344

N02°42'16"E 2628.38'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

S02°07'51"E 2906.82' 4'-5' WIRE FENCE

(FOR MATCH SEE SHEET 4)

SECTION 9

SECTION 10

SECTION 11

WEST ONE-QUARTER CORNER OF SECTION 10 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

FENCE LINE 1.8' W

EAST ONE-QUARTER CORNER OF SECTION 10 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15966 F.D.N.R.N. 54986

C/L FARM ROAD

N02°42'27"E 2628.52'

S00°46'12"E 2508.55' 4'-5' WIRE FENCE

C/L FARM ROAD

N88°40'36"E 2813.74'

S88°39'28"W 2814.32'

FENCE CORNER 1.2' N 0.6' W

4'-5' WIRE FENCE N88°59'02"E 2266.22'

FENCE CORNER 1.6' S 0.8' W

NORTHWEST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15973 F.D.N.R.N. 53025

SECTION 15

NORTH ONE-QUARTER CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15970

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

NORTHEAST CORNER OF SECTION 15 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 38000

WEST ONE-HALF OF SECTION 14

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

92.57'

NORTH ONE-QUARTER CORNER OF SECTION 14 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 17994

(FOR MATCH SEE SHEET 2)

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION, CERTIFICATION, AND SURVEYOR'S NOTES

REVISIONS		
DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS

LEGEND

- ⦿ = 5/8" x 18" IRON REBAR AND CAP LB 7344
- ⊙ = CARRIAGE BOLT AND WASHER
- AN = ANCHOR
- BS = BELLSOUTH
- CA = CENTRAL ANGLE
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DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	5 OF 9

(FOR MATCH SEE SHEET 7)

FT. 400 200 0 400 FT.
(GRAPHIC SCALE)

NORTH ONE-QUARTER CORNER OF SECTION 5 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

C-18 CANAL

200'

A PORTION OF SECTION 32

N89°42'30"E 2646.11'

200' S.F.W.M.D. CANAL C-18 RIGHT-OF-WAY

N89°41'19"E 0.50'

N89°41'19"E 2647.46'

SEE DETAIL "B" (SHEET 8)

S03°10'03"W 200.37'

S89°41'19"W 295.43'

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

NORTHWEST CORNER OF SECTION 4 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

TOWNSHIP 41 SOUTH
TOWNSHIP 42 SOUTH

N89°41'30"E 5295.32'

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

SET 5/8" CAPPED IRON ROD LB #7344

FENCE CORNER
0.1' S
0.9' W

FENCE CORNER
23.9' S
0.3' E

NORTHEAST CORNER OF SECTION 4 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

N01°40'48"E 23.63'

FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK 23.63' SOUTH

N89°44'32"E 277.15'

S89°44'32"W 2644.48'

NORTH ONE-QUARTER CORNER OF SECTION 3 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15965

TOWNSHIP 41 SOUTH
TOWNSHIP 42 SOUTH

WEST HALF OF SECTION 5

SECTION 5

WEST LINE OF THE EAST HALF OF SECTION 5

4'-5' WIRE FENCE

N03°10'03"E 5698.71'

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

EAST ONE-HALF OF SECTION 5

S01°16'46"W 5930.13'

SECTION 4

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF ACCESS IN OFFICIAL RECORDS BOOK 2196, PAGE 717 & OFFICIAL RECORDS BOOK 25564, PAGE 1330

S01°13'45"W 2770.92'

4'-5' WIRE FENCE

WEST ONE-QUARTER CORNER OF SECTION 4 FOUND 1" IRON ROD

FENCE LINE 0.6' W

SECTION 3

C/L FARM ROAD

S01°13'31"W 2770.58'

4'-5' WIRE FENCE

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

FENCE CORNER
0.3' S
0.1' W

NORTHWEST CORNER OF SECTION 10
SET 5/8" CAPPED IRON ROD LB #7344

N85°29'34"E 2667.58'

N85°31'28"E 2657.54'

NORTH ONE-QUARTER CORNER OF SECTION 8 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15961

FENCE LINE 5.9' E

N89°30'37"W 2841.24'

RESERVATION TO MINE AND EXPLORE FOR MINERALS (OFFICIAL RECORDS BOOK 2196, PAGE 717)

NORTHWEST CORNER OF SECTION 9 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK F.D.N.R.N. 15960

NORTH ONE-QUARTER CORNER OF SECTION 9 FOUND 4"x4" PALM BEACH COUNTY CONCRETE MONUMENT WITH BRASS DISK

(FOR MATCH SEE SHEET 4)

(FOR MATCH SEE SHEET 5)

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION, CERTIFICATION, AND SURVEYOR'S NOTES

REVISIONS

DATE	DESCRIPTION	BY
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LEGEND

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ALTA/ACSM LAND TITLE SURVEY

LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	6 OF 9

FT. 400 200 0 400 FT.
(GRAPHIC SCALE)

SECTION 29

SECTION 27

SECTION 32

SECTION 33

SECTION 34

A PORTION OF SECTION 28

SEE DETAIL "C" (SHEET 8)

SEE DETAIL "A" FOR ROAD DETAIL (SHEET 8)

S53°09'56"E 1687.84'

N05°08'15"E 5226.33'

N05°08'15"E 250.58'

S88°16'22"E 5143.96'

NORTHWEST CORNER OF SECTION 33
FOUND 4"x4" PALM BEACH COUNTY
CONCRETE MONUMENT WITH BRASS DISK

FOUND 4"x4" CONCRETE MONUMENT
FENCE CORNER 1.1' S, 0.5' E

FENCE CORNER 1.0' S
0.3' E

FENCE LINE
2.1' E

NORTHEAST CORNER OF SECTION 33
FOUND 4"x4" PALM BEACH COUNTY
CONCRETE MONUMENT WITH BRASS DISK

FOUND IRON ROD AND CAP #9559

RESERVATION TO MINE AND
EXPLORE FOR MINERALS
(OFFICIAL RECORDS BOOK
2196, PAGE 717)

C-18 CANAL

C/L (UNKNOWN WIDTH) FPL EASEMENT IS PARALLEL AND
3' S.E. OF CANAL RIGHT-OF-WAY LINE (ORB 1231, PG 475)

N46°59'31"E 9208.76'

4'-5' WIRE FENCE

CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT
(NOW S.F.W.M.D.) EASEMENT (OR 1056, PG 656)

SUBJECT TO RESERVATIONS WITHOUT RIGHT
OF ACCESS IN OFFICIAL RECORD BOOK
2196, PAGE 717 & OFFICIAL RECORD BOOK
25564, PAGE 1330

200'

200' S.R. NO. 710 RIGHT-OF-WAY

200' SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY

S01°40'48"W 2468.99'

S01°40'48"W 2522.33'

4'-5' WIRE FENCE

FENCE LINE 0.1' W

WEST ONE-QUARTER CORNER OF
SECTION 33 FOUND 4"x4"
PERMANENT REFERENCE
MONUMENT LB 26
(WILLIAMS, HATFIELD AND STONER)

SUBJECT TO RESERVATIONS WITHOUT RIGHT OF
ACCESS IN OFFICIAL RECORD BOOK 2196, PAGE 717
& OFFICIAL RECORDS BOOK 25564, PAGE 1330

C/L FARM ROAD

FARM ROAD

(FOR MATCH SEE SHEET 6)

SEE SHEET 1 OF 9 FOR LEGAL
DESCRIPTION, CERTIFICATION, AND
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REVISIONS		
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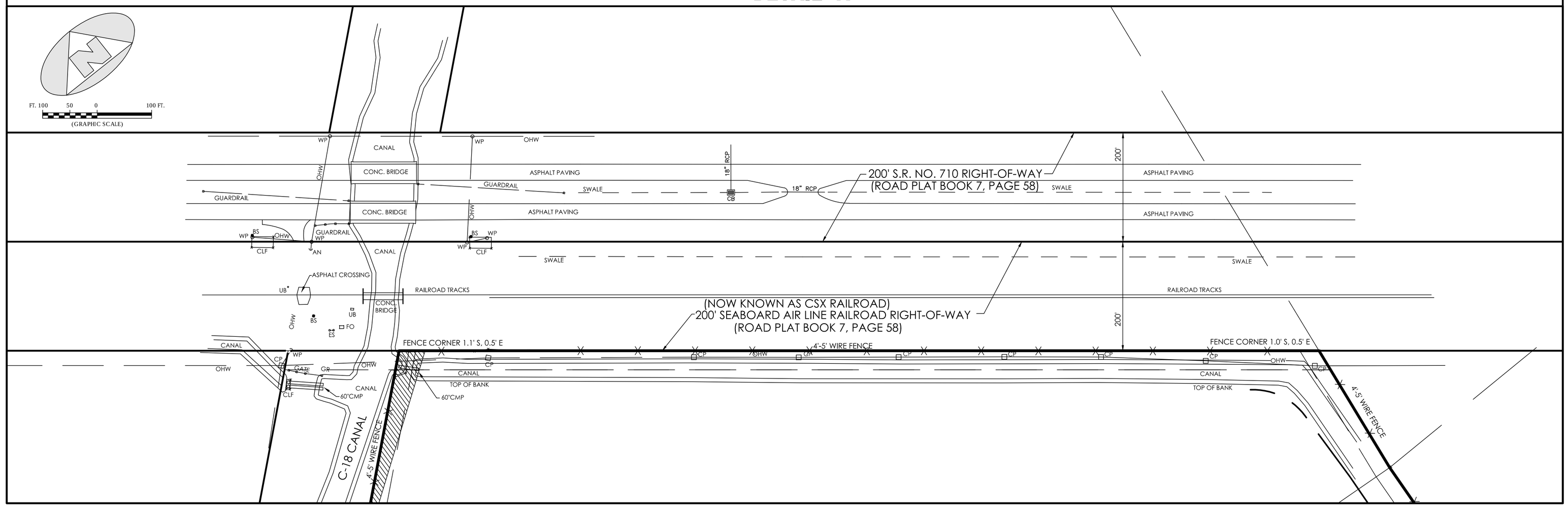
ASSOCIATED LAND SURVEYORS, INC.
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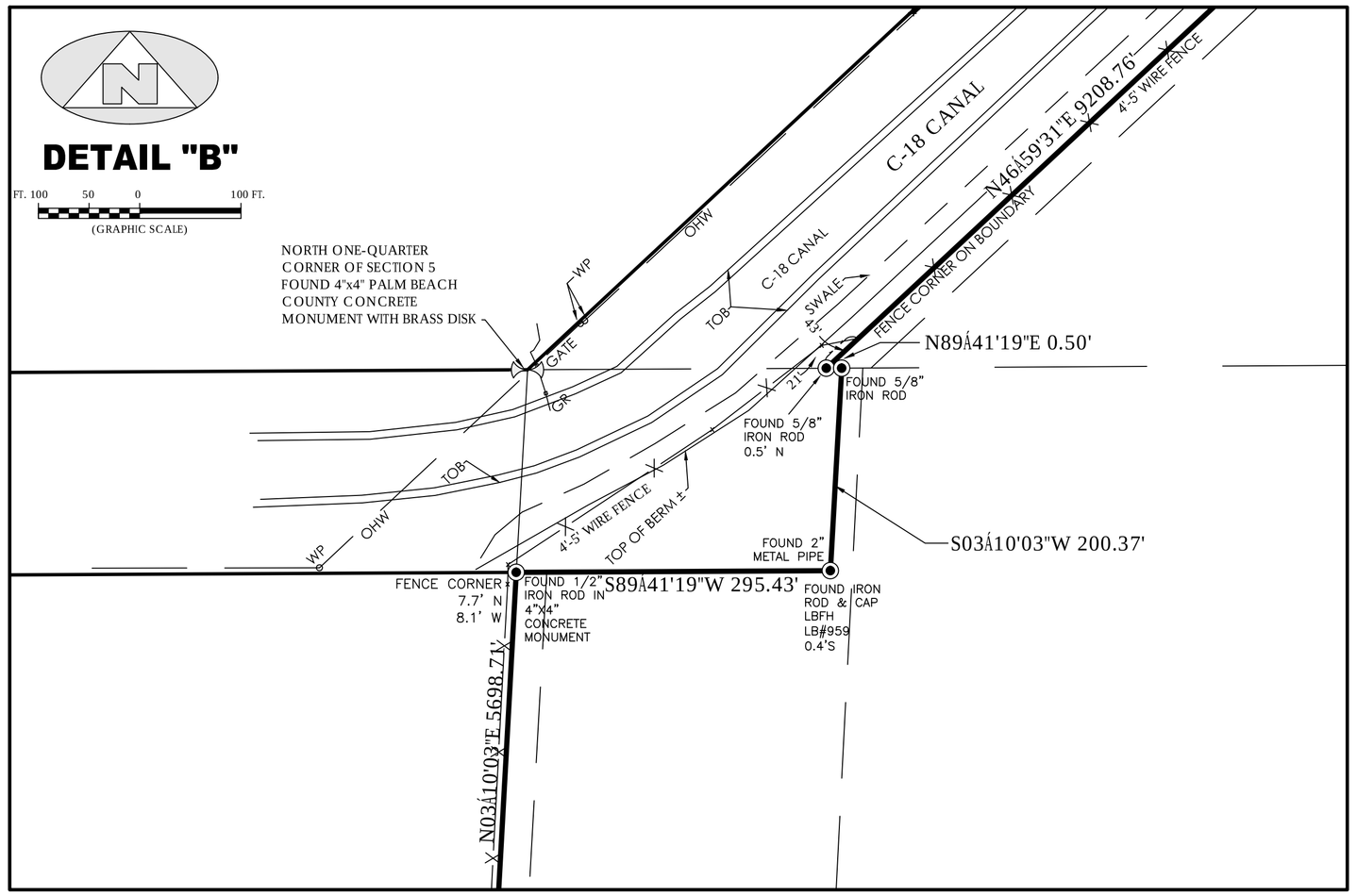
LDC VENTURES, LLC
(VAVRUS RANCH)

DRAWN: KVC	CHECKED:	DATE: 1-30-2012	SHEET
SCALE: 1"=400'	FILE: P265_PS	JOB NO.: P265	7 OF 9

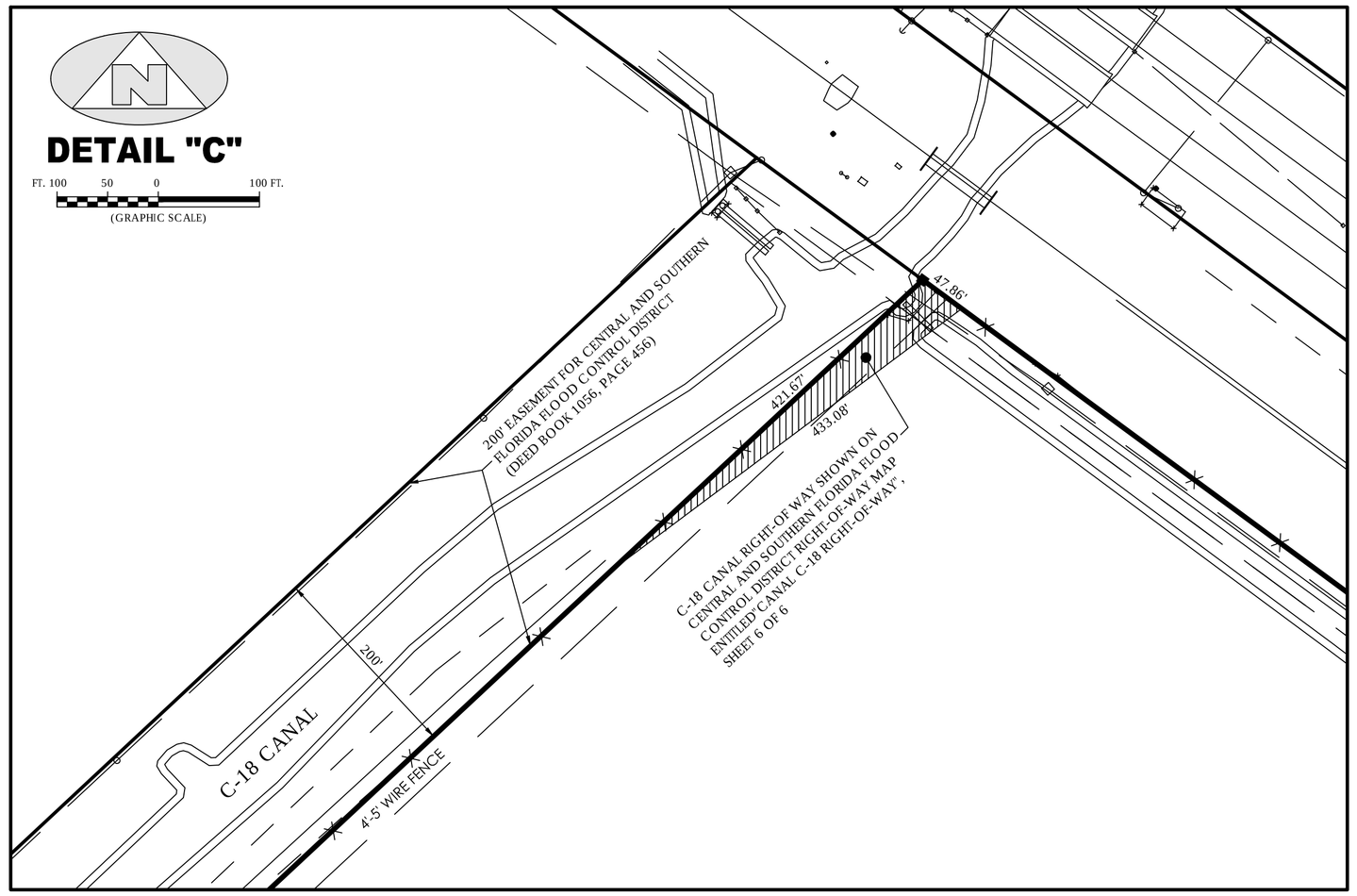
DETAIL "A"



DETAIL "B"



DETAIL "C"



SEE SHEET 1 OF 9 FOR LEGAL
DESCRIPTION, CERTIFICATION, AND
SURVEYOR'S NOTES

REVISIONS		
DATE	DESCRIPTION	BY
9/13/2014	ACCESS ENTRY/RELEASES (TITLE NOTES 9 & 10)	BLS

LEGEND

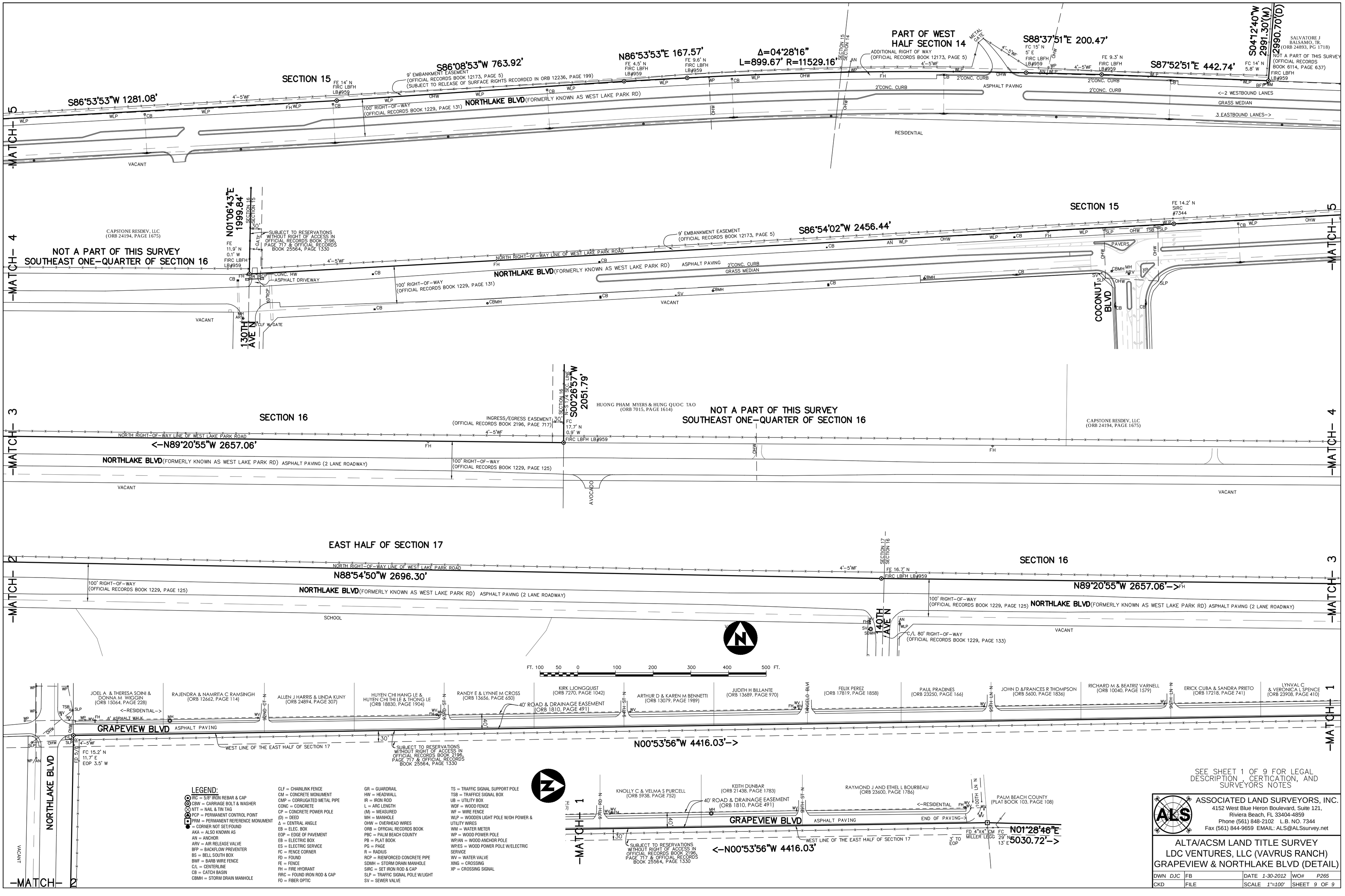
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LEGEND:

- IRC = 5/8" IRON REBAR & CAP
- CBW = CARRIAGE BOLT & WASHER
- NTT = NAIL & TIN TAG
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- = CORNER NOT SET/FOUND
- AKA = ALSO KNOWN AS
- AN = ANCHOR
- ARV = AIR RELEASE VALVE
- BFP = BACKFLOW PREVENTER
- BS = BELL SOUTH BOX
- BWF = BARB WIRE FENCE
- C/L = CENTERLINE
- CB = CATCH BASIN
- CBMH = STORM DRAIN MANHOLE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CP = CONCRETE POWER POLE
- (D) = DEED
- Δ = CENTRAL ANGLE
- EB = ELEC. BOX
- EOP = EDGE OF PAVEMENT
- EB = ELECTRIC BOX
- ES = ELECTRIC SERVICE
- FC = FENCE CORNER
- FD = FOUND
- FE = FENCE
- FH = FIRE HYDRANT
- FIRC = FOUND IRON ROD & CAP
- FO = FIBER OPTIC
- GR = GUARDRAIL
- HW = HEADWALL
- IR = IRON ROD
- L = ARC LENGTH
- (M) = MEASURED
- MH = MANHOLE
- OHW = OVERHEAD WIRES
- ORB = OFFICIAL RECORDS BOOK
- PBC = PALM BEACH COUNTY
- PB = PLAT BOOK
- PG = PAGE
- R = RADIUS
- RCP = RIENFORCED CONCRETE PIPE
- SDMH = STORM DRAIN MANHOLE
- SIRC = SET IRON ROD & CAP
- SLP = TRAFFIC SIGNAL POLE W/LIGHT
- SV = SEWER VALVE
- TS = TRAFFIC SIGNAL SUPPORT POLE
- TSB = TRAFFICE SIGNAL BOX
- UB = UTILITY BOX
- WDF = WOOD FENCE
- WF = WIRE FENCE
- WLP = WOODEN LIGHT POLE W/OH POWER & UTILITY WIRES
- WM = WATER METER
- WP = WOOD POWER POLE
- WP/AN = WOOD ANCHOR POLE
- WP/ES = WOOD POWER POLE W/ELECTRIC SERVICE
- WV = WATER VALVE
- XING = CROSSING
- XP = CROSSING SIGNAL

SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION , CERTICATION, AND SURVEYORS NOTES

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Riviera Beach, FL 33404-4859
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ALTA/ACSM LAND TITLE SURVEY
LDC VENTURES, LLC (VAVRUS RANCH)
GRAPEVIEW & NORTHLAKE BLVD (DETAIL)

DWN DJC	FB	DATE 1-30-2012	WO# P265
CKD	FILE	SCALE 1"=100'	SHEET 9 OF 9

Exhibit 3	CDD Legal Description

A PARCEL OF LAND IN SECTIONS 4, 8, 9, 10, 14, 15, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 14;
THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 14,
S02°11'18"W FOR 1592.57 FEET;
THENCE S88°59'02"W FOR 1351.88 FEET;
THENCE S04°12'40"W FOR 2951.27 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, ACCORDING TO PARCEL 101, RECORDED IN OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY, AND ITS WESTERLY EXTENSION RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131 OF SAID PUBLIC RECORDS FOR THE FOLLOWING COURSES:

THENCE N87°52'51"W FOR 444.46 FEET;
THENCE N88°37'51"W FOR 200.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,569.16 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°28'16 FOR 902.80 FEET TO A POINT OF TANGENCY;
THENCE S86°53'53"W FOR 167.83 FEET;
THENCE S86°08'53"W FOR 763.92 FEET;
THENCE S86°53'53"W FOR 1280.82 FEET;
THENCE S86°54'02"W FOR 2453.49 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, N01°06'43"E FOR 1959.73 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N88°34'05"W FOR 2689.73 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16;
THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S00°26'50"W FOR 2011.79 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 125, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE N89°20'55"W FOR 2656.83 FEET;
THENCE N88°54'50"W FOR 1378.46 FEET;

THENCE N01°05'27"E FOR 253.43 FEET;
THENCE N41°34'11"E FOR 41.36 FEET;
THENCE S86°47'34"E FOR 53.17 FEET;
THENCE S81°17'03"E FOR 40.54 FEET;
THENCE N62°26'52"E FOR 87.02 FEET;
THENCE N66°59'09"E FOR 60.06 FEET;
THENCE N57°54'21"E FOR 101.81 FEET;
THENCE N49°46'38"E FOR 18.91 FEET;
THENCE N46°47'03"E FOR 38.64 FEET;
THENCE S74°45'48"E FOR 66.39 FEET;
THENCE S83°58'24"E FOR 62.83 FEET;
THENCE N60°22'01"E FOR 47.81 FEET;
THENCE N12°18'44"E FOR 23.25 FEET;
THENCE S82°24'02"E FOR 25.28 FEET;

CONTINUED ON SHEET 2 OF 22

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

E-Mail: info@brown-phillips.com
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 1 OF 22

CONTINUED FROM SHEET 1 OF 22

THENCE N59°36'08"E FOR 152.81 FEET;
THENCE N49°59'25"E FOR 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14" FOR 250.33 FEET TO A POINT OF TANGENCY;
THENCE N34°22'49"W FOR 142.93 FEET; THENCE N83°58'24"W FOR 48.99 FEET;
THENCE N76°25'20"W FOR 51.80 FEET; THENCE S89°40'05"W FOR 64.40 FEET;
THENCE N72°40'11"W FOR 28.04 FEET; THENCE N37°07'08"W FOR 29.06 FEET;
THENCE N00°19'55"W FOR 56.92 FEET; THENCE N21°22'01"W FOR 54.68 FEET;
THENCE N36°44'06"W FOR 117.60 FEET; THENCE N21°21'55"W FOR 35.72 FEET;
THENCE N12°18'38"E FOR 75.75 FEET;
THENCE S85°50'31"W FOR 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" FOR 689.00 FEET;
THENCE N55°37'11"E FOR 47.11 FEET; THENCE N23°49'55"E FOR 16.72 FEET;
THENCE N46°46'56"E FOR 44.89 FEET; THENCE N22°09'50"E FOR 87.82 FEET;
THENCE N35°20'16"E FOR 31.78 FEET; THENCE N47°18'27"E FOR 86.08 FEET;
THENCE N21°51'20"E FOR 110.85 FEET; THENCE N47°56'51"E FOR 75.71 FEET;
THENCE N41°34'04"E FOR 55.36 FEET; THENCE S71°03'40"E FOR 25.85 FEET;
THENCE S50°26'21"E FOR 23.06 FEET; THENCE S42°13'54"E FOR 85.24 FEET;
THENCE S67°39'01"E FOR 56.72 FEET; THENCE N47°26'59"E FOR 454.14 FEET;
THENCE N04°59'45"W FOR 83.48 FEET; THENCE N24°29'40"W FOR 40.70 FEET;
THENCE N07°36'52"W FOR 78.36 FEET; THENCE N06°04'02"E FOR 54.40 FEET;
THENCE N31°13'06"W FOR 22.66 FEET; THENCE N69°17'14"E FOR 54.09 FEET;
THENCE N60°32'16"E FOR 35.16 FEET; THENCE N79°08'38"E FOR 31.23 FEET;
THENCE N69°17'09"E FOR 49.85 FEET; THENCE N89°40'05"E FOR 16.19 FEET;
THENCE S35°16'36"E FOR 32.28 FEET; THENCE S48°36'41"E FOR 41.76 FEET;
THENCE S48°36'42"E FOR 45.79 FEET; THENCE S72°40'08"E FOR 78.45 FEET;
THENCE S82°24'06"E FOR 47.77 FEET; THENCE N89°40'01"E FOR 59.51 FEET;
THENCE N74°05'48"E FOR 72.93 FEET; THENCE S56°33'39"E FOR 53.73 FEET;
THENCE S66°18'18"E FOR 106.80 FEET; THENCE S19°24'36"W FOR 31.67 FEET;
THENCE S42°14'00"E FOR 37.60 FEET; THENCE S34°16'12"E FOR 34.65 FEET;
THENCE S66°18'21"E FOR 20.48 FEET;
THENCE S89°39'47"E FOR 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42" FOR 224.45 FEET;
THENCE N41°33'58"E FOR 83.97 FEET; THENCE N69°17'09"E FOR 52.49 FEET;
THENCE N53°03'02"E FOR 60.27 FEET; THENCE N41°33'49"E FOR 71.53 FEET;
THENCE N23°49'42"E FOR 42.42 FEET; THENCE N16°59'06"W FOR 54.16 FEET;
THENCE N21°52'06"W FOR 61.17 FEET; THENCE N42°14'03"W FOR 50.48 FEET;
THENCE N53°03'01"W FOR 40.09 FEET; THENCE N16°59'06"W FOR 8.39 FEET;
THENCE N00°20'09"W FOR 36.35 FEET; THENCE N12°58'04"W FOR 55.75 FEET;
THENCE N34°16'18"W FOR 17.73 FEET; THENCE N24°29'43"W FOR 82.05 FEET;
THENCE N14°42'44"W FOR 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23" FOR 201.79 FEET;
THENCE N50°26'26"W FOR 45.67 FEET; THENCE N61°12'17"W FOR 61.33 FEET;
THENCE N74°45'50"W FOR 46.87 FEET; THENCE N19°24'28"E FOR 32.26 FEET;
THENCE N09°50'26"E FOR 30.49 FEET; THENCE N20°41'54"E FOR 44.52 FEET;
THENCE N14°02'36"E FOR 48.69 FEET; THENCE N65°38'14"E FOR 44.56 FEET;
THENCE S81°17'12"E FOR 73.39 FEET; THENCE N47°56'35"E FOR 49.67 FEET;
THENCE N41°33'53"E FOR 34.08 FEET; THENCE S79°22'23"E FOR 22.01 FEET;

CONTINUED ON SHEET 3 OF 22

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	SHEET 2 OF 22

CONTINUED FROM SHEET 2 OF 22

THENCE S51°18'21"E FOR 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21" FOR 178.70 FEET;
THENCE N90°00'00"E FOR 137.30 FEET; THENCE N00°00'00"E FOR 537.59 FEET;
THENCE N76°54'04"W FOR 61.66 FEET; THENCE N61°12'17"W FOR 23.36 FEET;
THENCE N69°57'09"W FOR 41.20 FEET; THENCE S89°39'53"W FOR 25.18 FEET;
THENCE N61°12'13"W FOR 61.48 FEET; THENCE N31°13'10"W FOR 44.45 FEET;
THENCE N69°57'11"W FOR 77.99 FEET; THENCE S41°33'52"W FOR 77.38 FEET;
THENCE S29°46'56"W FOR 102.67 FEET; THENCE S10°56'28"W FOR 48.49 FEET;
THENCE S64°07'57"W FOR 74.67 FEET; THENCE S51°08'33"W FOR 58.86 FEET;
THENCE S18°15'42"W FOR 52.35 FEET; THENCE S45°58'26"W FOR 39.81 FEET;
THENCE S75°45'14"W FOR 34.79 FEET; THENCE N64°48'04"W FOR 28.22 FEET;
THENCE N42°13'57"W FOR 37.50 FEET; THENCE N50°26'22"W FOR 57.91 FEET;
THENCE N66°18'16"W FOR 86.11 FEET; THENCE N74°45'47"W FOR 42.98 FEET;
THENCE N34°16'18"W FOR 35.51 FEET; THENCE N12°58'33"W FOR 15.09 FEET;
THENCE N09°50'26"E FOR 21.75 FEET; THENCE N27°57'39"E FOR 64.26 FEET;
THENCE N32°31'02"E FOR 56.10 FEET; THENCE N00°19'57"W FOR 38.63 FEET;
THENCE N23°49'35"E FOR 39.84 FEET; THENCE N00°19'58"W FOR 39.30 FEET;
THENCE N16°59'03"W FOR 62.21 FEET; THENCE N24°29'35"W FOR 44.00 FEET;
THENCE N36°00'12"W FOR 82.68 FEET; THENCE N61°12'07"W FOR 38.75 FEET;
THENCE N42°13'54"W FOR 24.42 FEET; THENCE N59°52'00"W FOR 88.26 FEET;
THENCE N16°59'01"W FOR 31.18 FEET; THENCE N28°37'37"W FOR 32.32 FEET;
THENCE N07°38'11"W FOR 51.67 FEET; THENCE N64°30'42"W FOR 66.09 FEET;
THENCE N55°01'27"W FOR 67.51 FEET; THENCE N66°18'49"W FOR 86.86 FEET;
THENCE N76°52'32"W FOR 123.56 FEET; THENCE S66°23'02"W FOR 78.71 FEET;
THENCE S37°43'00"W FOR 58.63 FEET; THENCE S31°46'54"W FOR 43.18 FEET;
THENCE S47°08'30"W FOR 39.89 FEET; THENCE S10°37'59"W FOR 43.68 FEET;
THENCE S14°39'33"E FOR 74.46 FEET; THENCE S32°41'23"E FOR 128.59 FEET;
THENCE S00°19'58"E FOR 52.88 FEET; THENCE S10°30'19"E FOR 59.29 FEET;
THENCE S09°50'25"W FOR 30.57 FEET; THENCE S08°32'27"E FOR 154.84 FEET;
THENCE S00°19'56"E FOR 90.53 FEET; THENCE S06°01'34"E FOR 48.17 FEET;
THENCE S28°56'55"W FOR 43.10 FEET; THENCE S49°46'26"W FOR 56.32 FEET;
THENCE S30°33'08"W FOR 43.03 FEET; THENCE S46°46'53"W FOR 39.81 FEET;
THENCE S52°00'43"W FOR 91.44 FEET; THENCE S36°52'19"W FOR 136.41 FEET;
THENCE S10°56'35"W FOR 57.39 FEET; THENCE S10°34'06"W FOR 86.54 FEET;
THENCE S06°03'57"W FOR 70.00 FEET; THENCE S41°33'58"W FOR 16.76 FEET;
THENCE S55°53'42"W FOR 32.70 FEET; THENCE S41°34'02"W FOR 17.49 FEET;
THENCE N66°18'09"W FOR 26.17 FEET; THENCE S53°03'10"W FOR 57.77 FEET;
THENCE S41°33'58"W FOR 65.12 FEET; THENCE S53°03'14"W FOR 23.05 FEET;
THENCE N51°10'50"W FOR 25.82 FEET; THENCE N10°56'35"E FOR 44.79 FEET;
THENCE N23°49'46"E FOR 37.02 FEET; THENCE N25°40'41"E FOR 89.47 FEET;
THENCE N08°10'21"E FOR 39.92 FEET; THENCE N16°19'05"E FOR 36.66 FEET;
THENCE N14°02'46"E FOR 42.14 FEET; THENCE N23°49'41"E FOR 31.94 FEET;
THENCE N49°46'28"E FOR 31.06 FEET; THENCE N12°18'35"E FOR 31.76 FEET;
THENCE N19°24'36"E FOR 67.17 FEET; THENCE N00°19'57"W FOR 78.65 FEET;
THENCE N04°37'27"W FOR 72.63 FEET; THENCE N20°04'26"W FOR 93.12 FEET;
THENCE N28°37'35"W FOR 42.25 FEET; THENCE N24°29'36"W FOR 53.12 FEET;
THENCE N28°37'29"W FOR 32.76 FEET; THENCE N16°59'06"W FOR 22.02 FEET;
THENCE N42°13'47"W FOR 36.82 FEET; THENCE N72°40'02"W FOR 48.62 FEET;
THENCE N81°17'06"W FOR 42.39 FEET; THENCE S89°40'03"W FOR 50.90 FEET;
THENCE S89°40'09"W FOR 45.46 FEET; THENCE S80°37'16"W FOR 36.84 FEET;
THENCE N50°26'18"W FOR 125.08 FEET; THENCE S79°08'44"W FOR 49.04 FEET;
THENCE S60°32'13"W FOR 25.65 FEET; THENCE S75°45'26"W FOR 51.44 FEET;
THENCE S55°53'47"W FOR 39.24 FEET; THENCE S45°58'32"W FOR 58.18 FEET;
THENCE S30°33'15"W FOR 43.33 FEET; THENCE S41°34'00"W FOR 72.59 FEET;

CONTINUED ON SHEET 4 OF 22

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	SHEET 3 OF 22

CONTINUED FROM SHEET 3 OF 22

THENCE S38°34'25"W FOR 77.47 FEET; THENCE S72°00'17"W FOR 21.09 FEET;
THENCE N56°33'35"W FOR 25.80 FEET; THENCE N79°48'27"W FOR 44.11 FEET;
THENCE S80°03'10"W FOR 40.08 FEET; THENCE N50°37'10"W FOR 79.29 FEET;
THENCE S77°06'13"W FOR 36.50 FEET; THENCE N83°58'18"W FOR 42.56 FEET;
THENCE N48°36'29"W FOR 23.11 FEET; THENCE N24°29'29"W FOR 27.74 FEET;
THENCE N53°42'58"W FOR 44.64 FEET; THENCE N42°13'42"W FOR 54.83 FEET;
THENCE N79°48'29"W FOR 76.43 FEET; THENCE N53°42'58"W FOR 13.90 FEET;
THENCE N61°11'57"W FOR 47.99 FEET; THENCE S79°08'44"W FOR 64.76 FEET;
THENCE N69°57'02"W FOR 4.12 FEET; THENCE N00°45'13"E FOR 406.07 FEET;
THENCE N53°23'37"W FOR 30.62 FEET; THENCE N01°16'44"E FOR 405.48 FEET;
THENCE N90°00'00"W FOR 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8;
THENCE ALONG SAID WEST LINE, N01°28'46"E FOR 160.05 FEET;
THENCE N90°00'00"E FOR 100.49 FEET;
THENCE N01°30'51"E FOR 2211.96 FEET;
THENCE N40°12'41"E FOR 37.09 FEET;
THENCE N02°11'39"E FOR 1065.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°23'16" FOR 474.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1300.73 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'56" FOR 558.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.52 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°23'41" FOR 300.00 FEET TO A POINT OF TANGENCY;
THENCE N89°22'39"E FOR 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46°02'21" FOR 241.06 FEET TO A POINT OF TANGENCY;
THENCE S44°35'00"E FOR 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'57" FOR 202.88 FEET TO A POINT OF TANGENCY;
THENCE S80°20'57"E FOR 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°03'47" FOR 349.62 FEET TO A POINT OF TANGENCY;
THENCE N59°35'16"E FOR 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°53'57" FOR 269.65 FEET TO A POINT OF TANGENCY;
THENCE S89°30'47"E FOR 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°20'02" FOR 308.35 FEET TO A POINT OF TANGENCY;
THENCE S54°10'45"E FOR 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°11'27" FOR 342.00 FEET TO A POINT OF TANGENCY;
THENCE N86°37'48"E FOR 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°40'48" FOR 337.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°43'07" FOR 486.24 FEET TO A POINT OF TANGENCY;
THENCE N69°35'29"E FOR 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;

CONTINUED ON SHEET 5 OF 22

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	SHEET 4 OF 22

CONTINUED FROM SHEET 4 OF 22

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°58'45" FOR 488.51 FEET TO A POINT OF TANGENCY;
THENCE N90°00'00"E FOR 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°12'01" FOR 404.92 FEET TO A POINT OF TANGENCY;
THENCE S66°47'59"E FOR 277.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°09'28" FOR 421.63 FEET TO A POINT OF TANGENCY;
THENCE S42°38'31"E FOR 559.36 FEET;
THENCE S43°20'53"E FOR 196.63 FEET;
THENCE S75°19'58"E FOR 1604.71 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2317.98 FEET, WHERE A RADIAL LINE BEARS S04°27'38"E;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'03" FOR 260.97 FEET;
THENCE S61°12'40"E FOR 25.46 FEET;
THENCE N75°44'35"E FOR 57.20 FEET;
THENCE N89°39'23"E FOR 24.13 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, WHERE A RADIAL LINE BEARS S02°59'37"W;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°33'00" FOR 1428.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°58'33" FOR 244.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°37'20" FOR 356.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°25'11" FOR 889.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°57'31" FOR 383.25 FEET TO A POINT OF TANGENCY;
THENCE S49°16'16"E FOR 650.43 FEET;
THENCE N89°13'48"E FOR 241.57 FEET;
THENCE S66°19'04"E FOR 57.84 FEET;
THENCE N58°55'18"E FOR 47.44 FEET;
THENCE N89°13'48"E FOR 491.43 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE ALONG SAID EAST LINE, S00°46'12"E FOR 1137.24 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 14;
THENCE ALONG SAID NORTH LINE, N88°59'02"E FOR 2266.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2427.5 ACRES, MORE OR LESS.

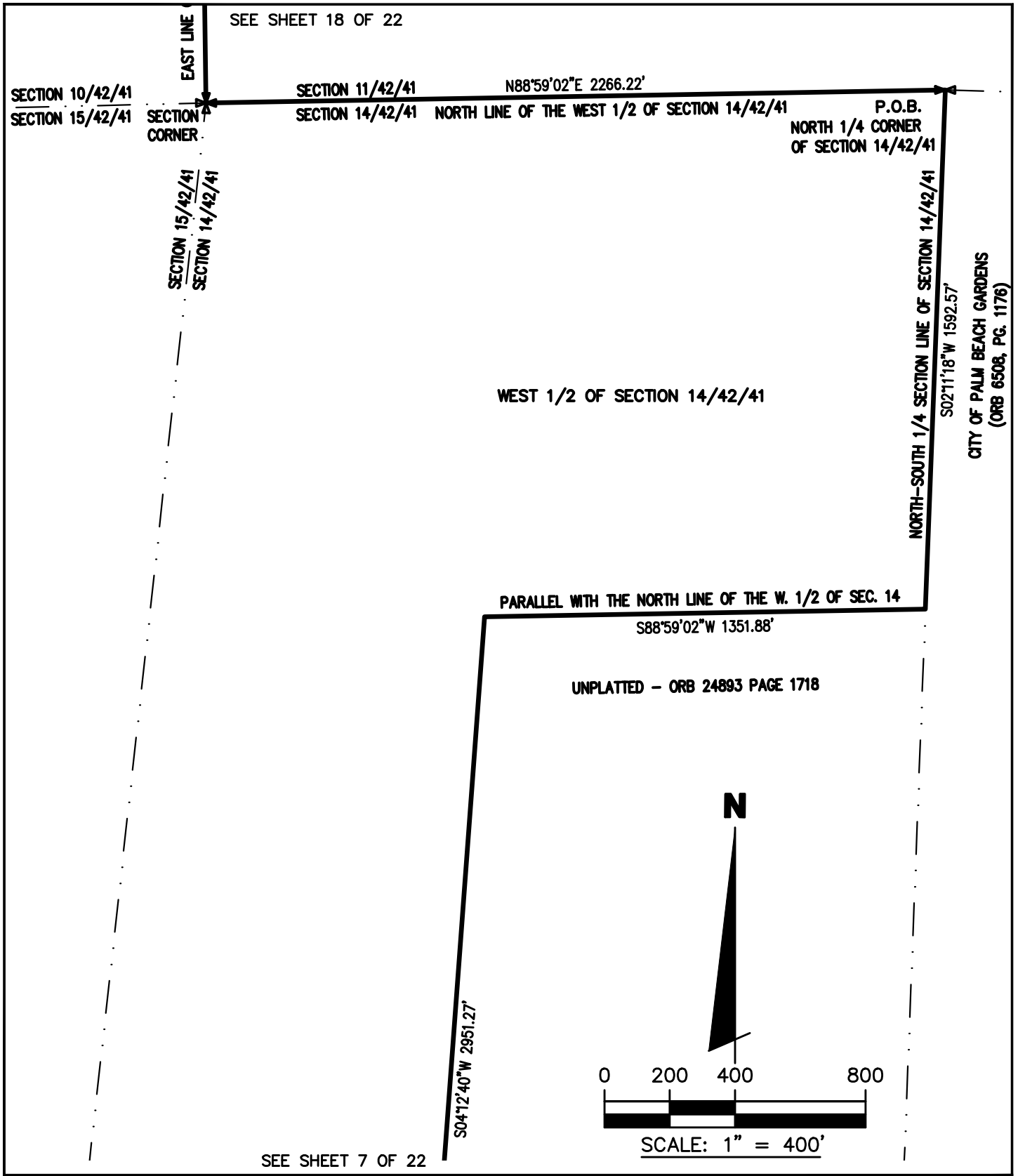
BEARING BASIS: S02°11'18"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

ABBREVIATIONS:
RPB – ROAD PLAT BOOK
ORB – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
℄ – CENTERLINE
SEC. – SECTION
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 5 OF 22



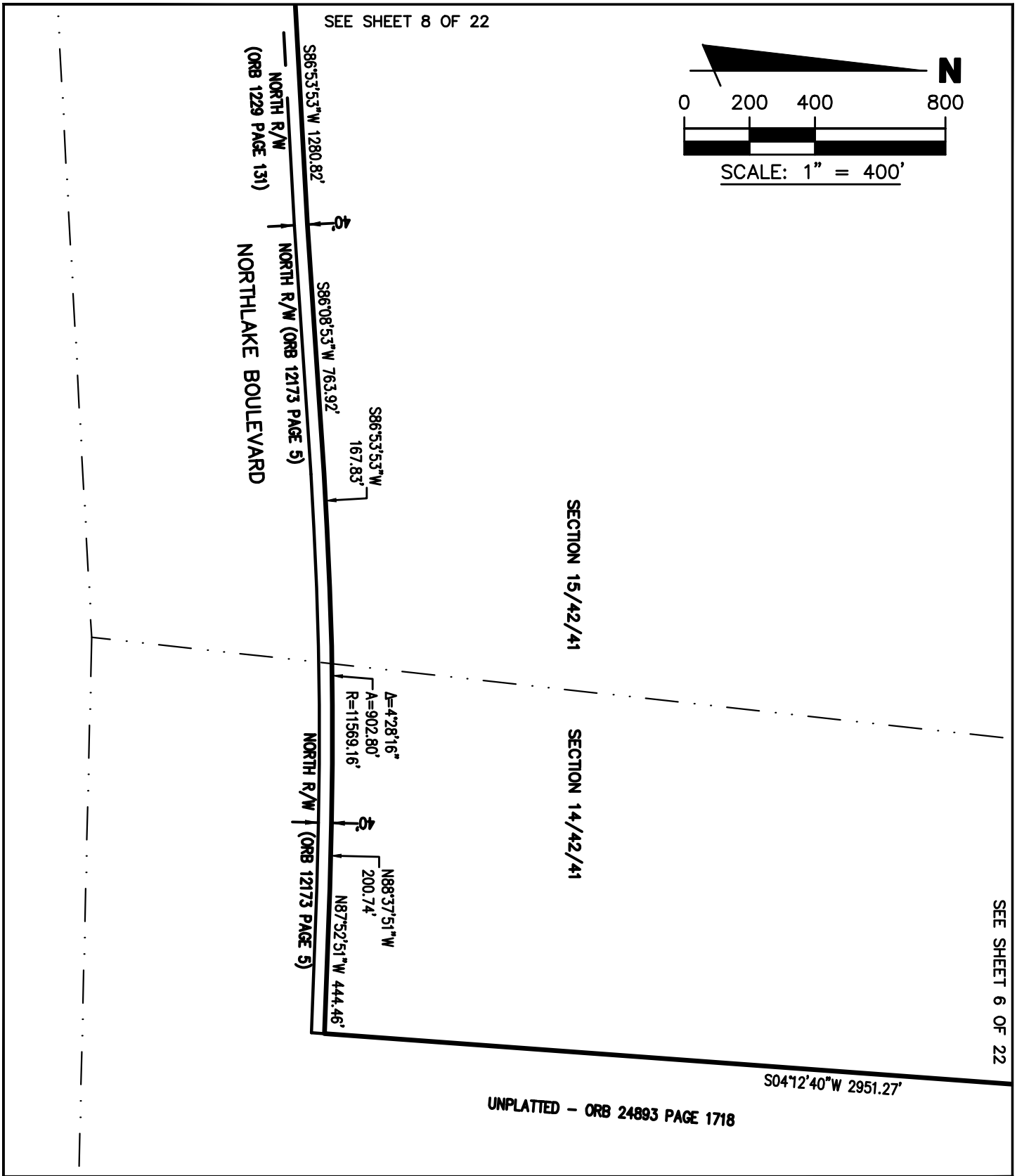
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BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
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1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 6 OF 22



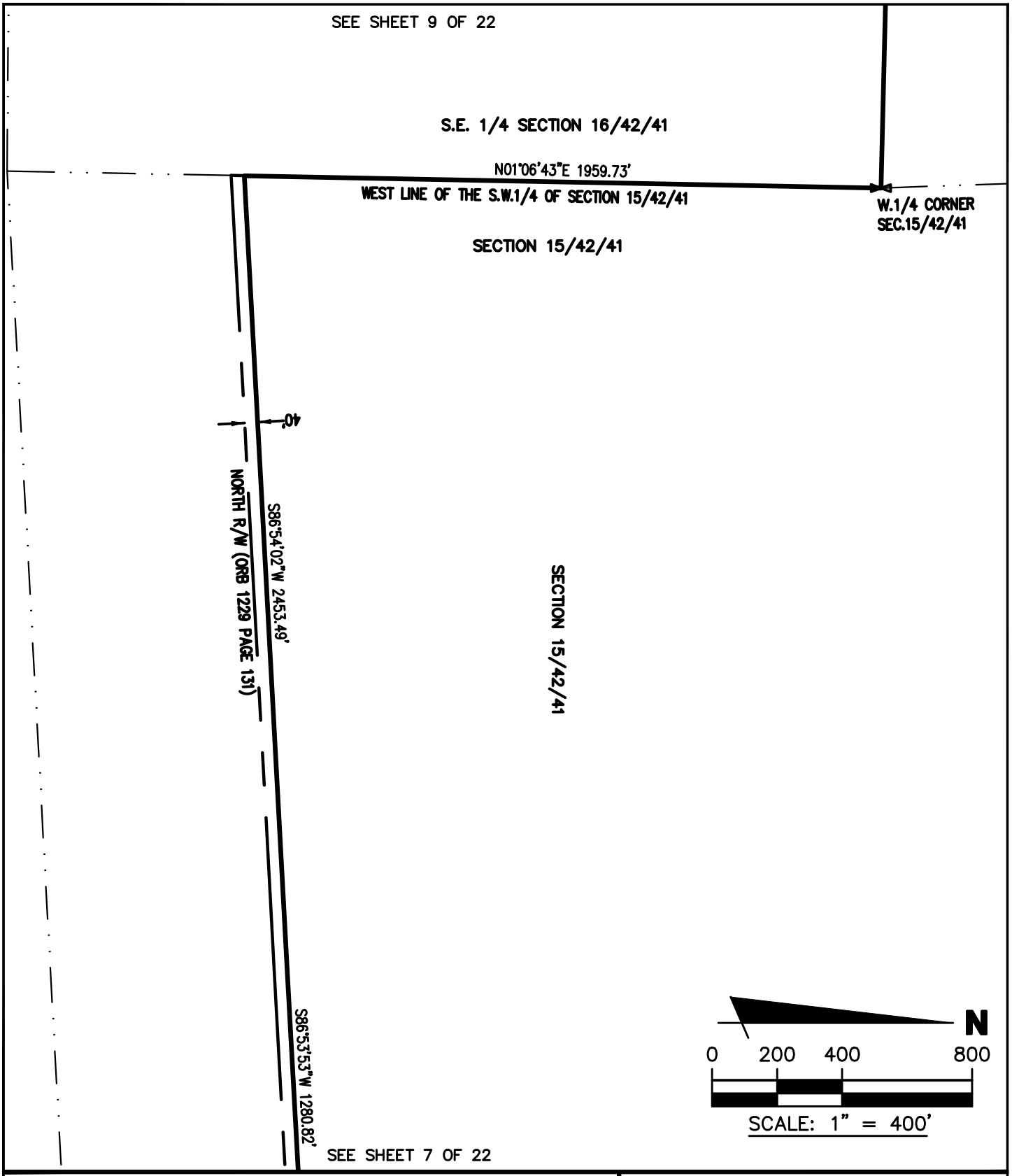
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 7 OF 22



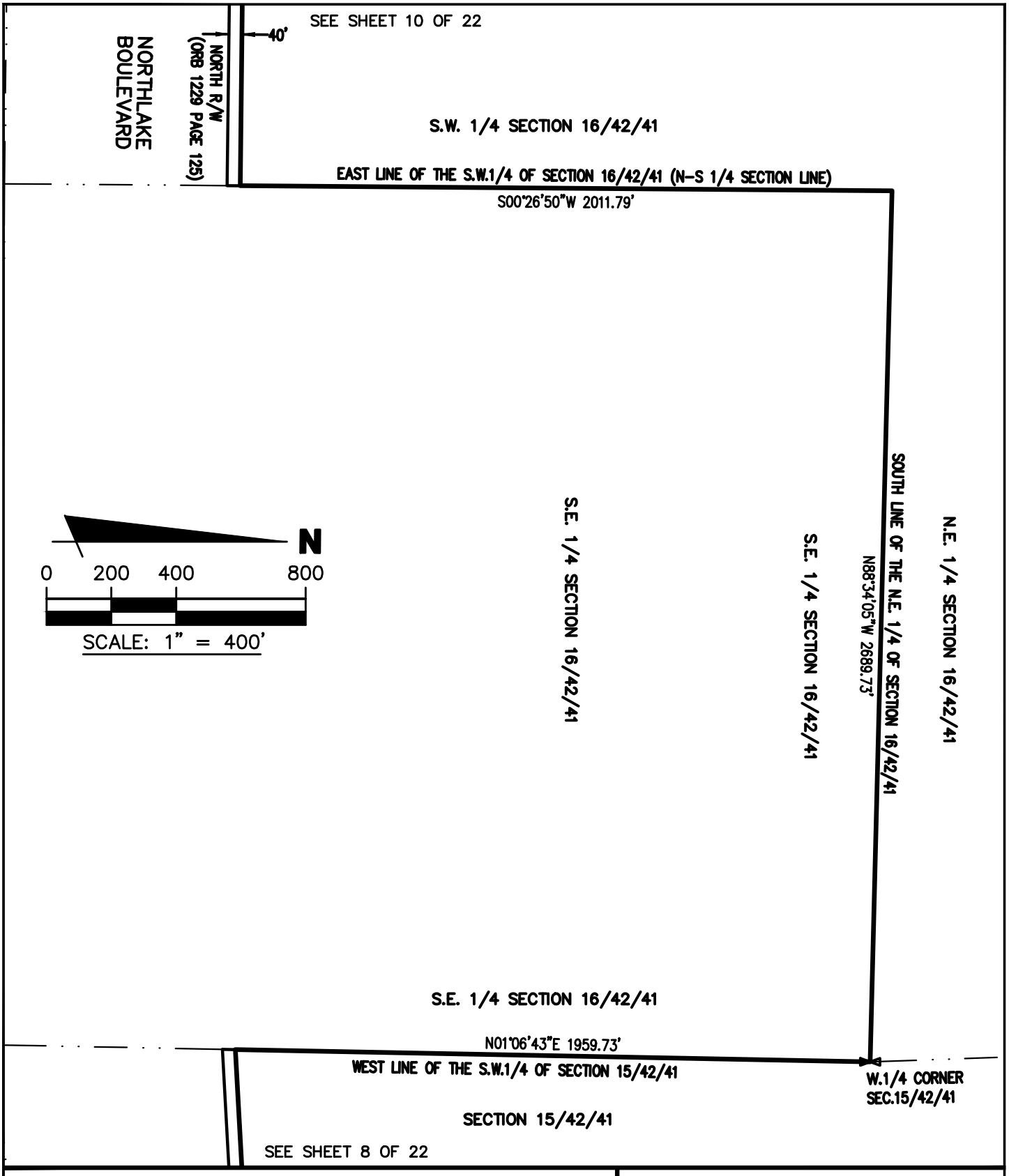
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CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 8 OF 22

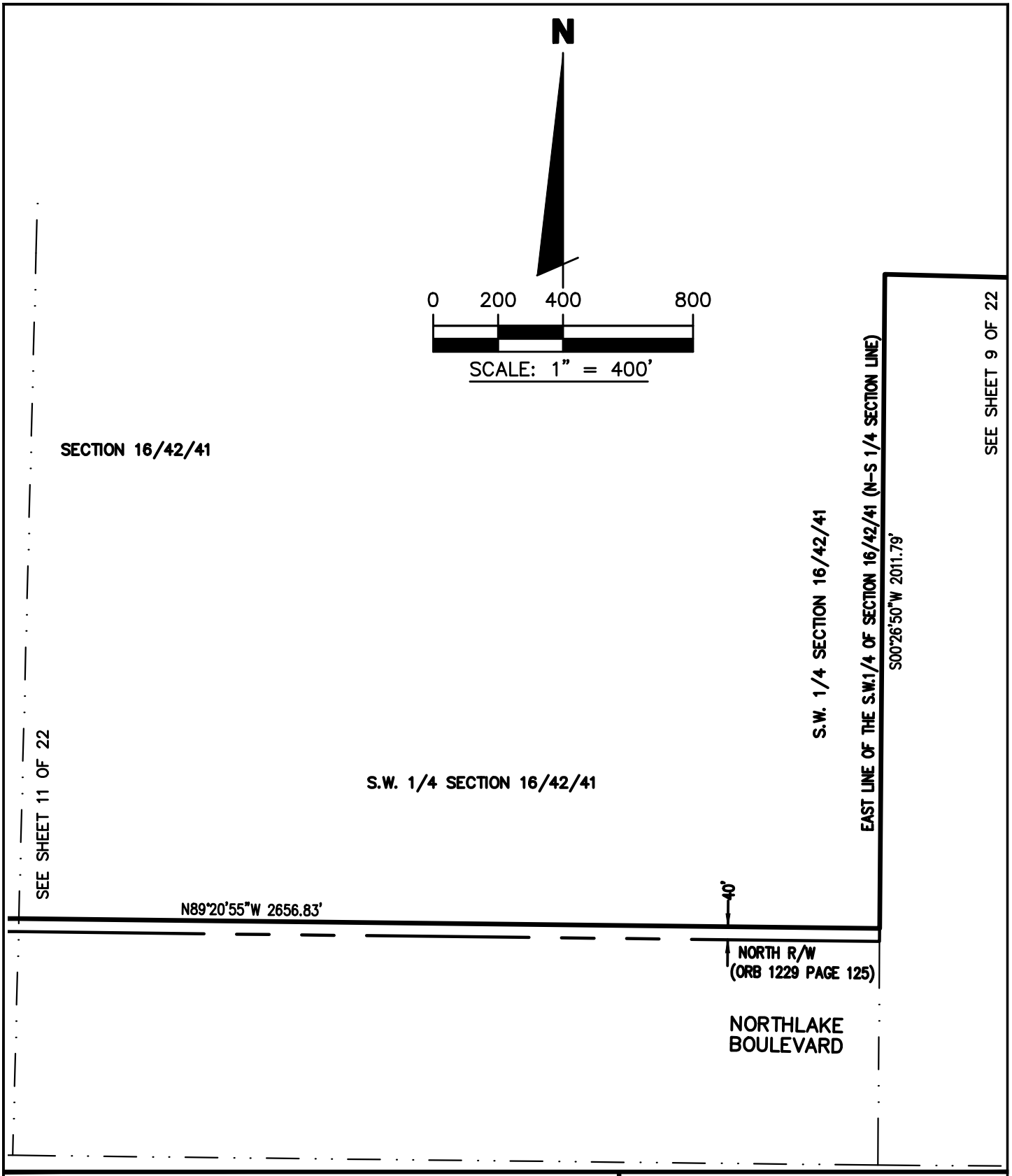


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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 9 OF 22

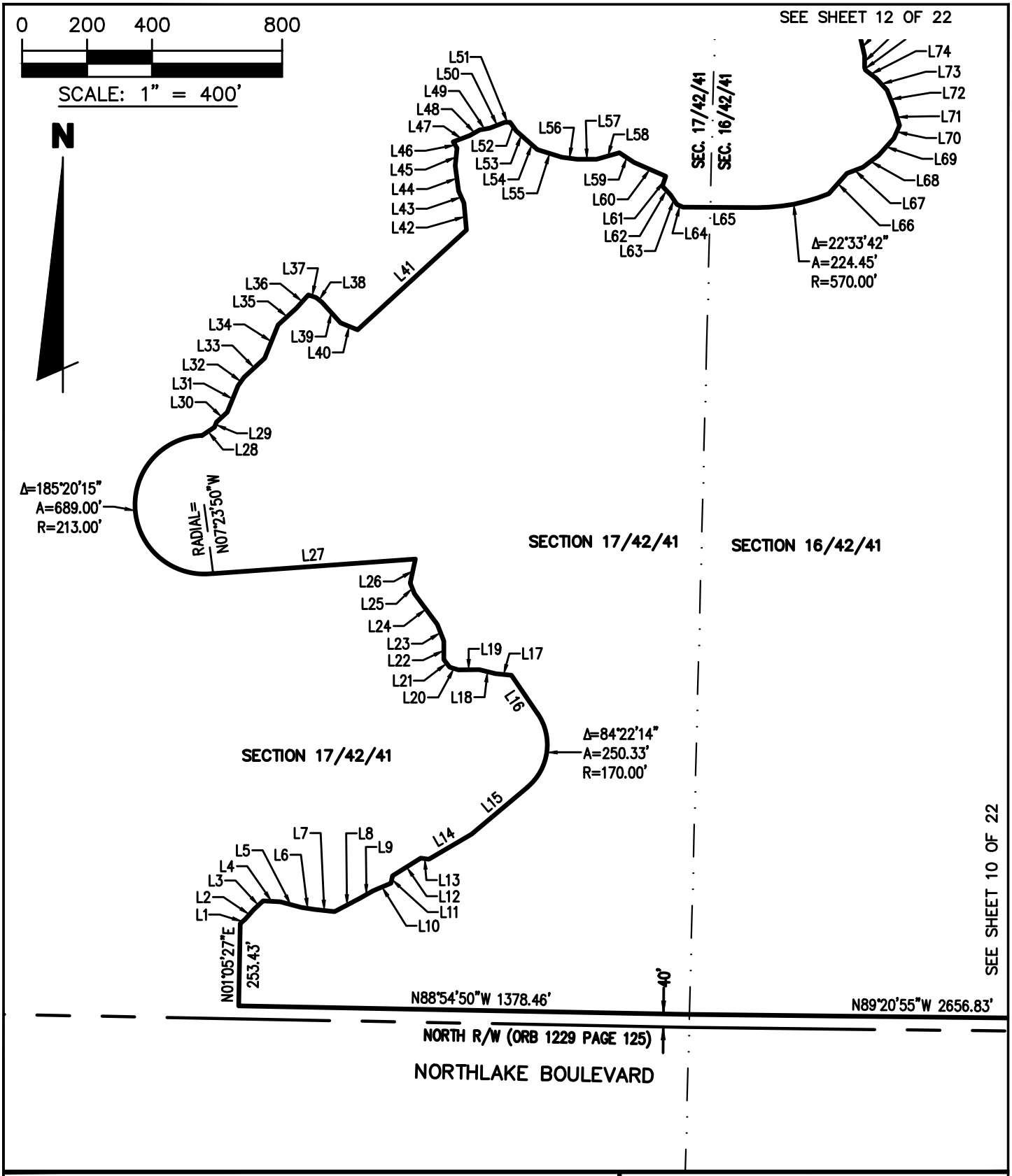


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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 10 OF 22



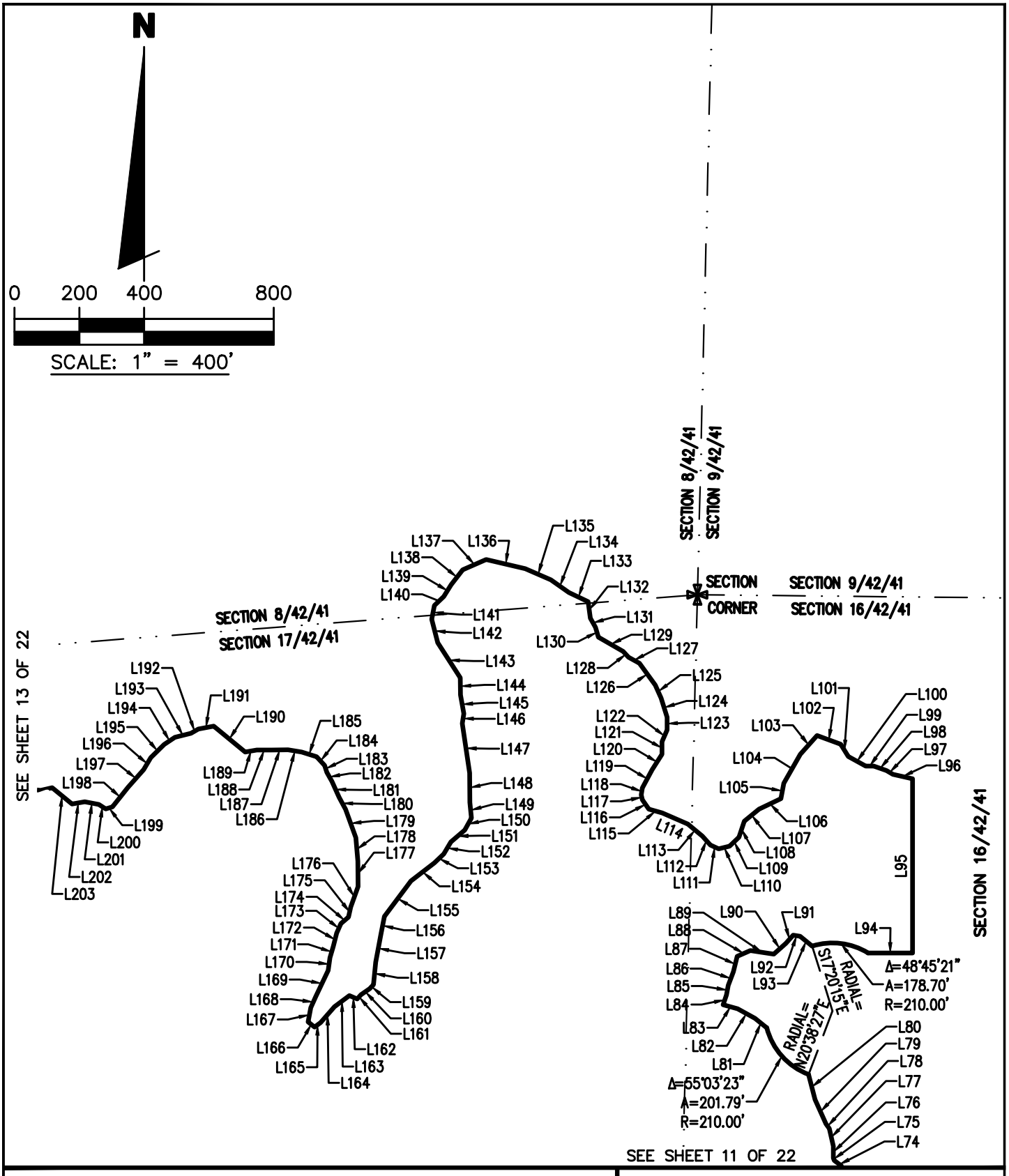
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CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 11 OF 22



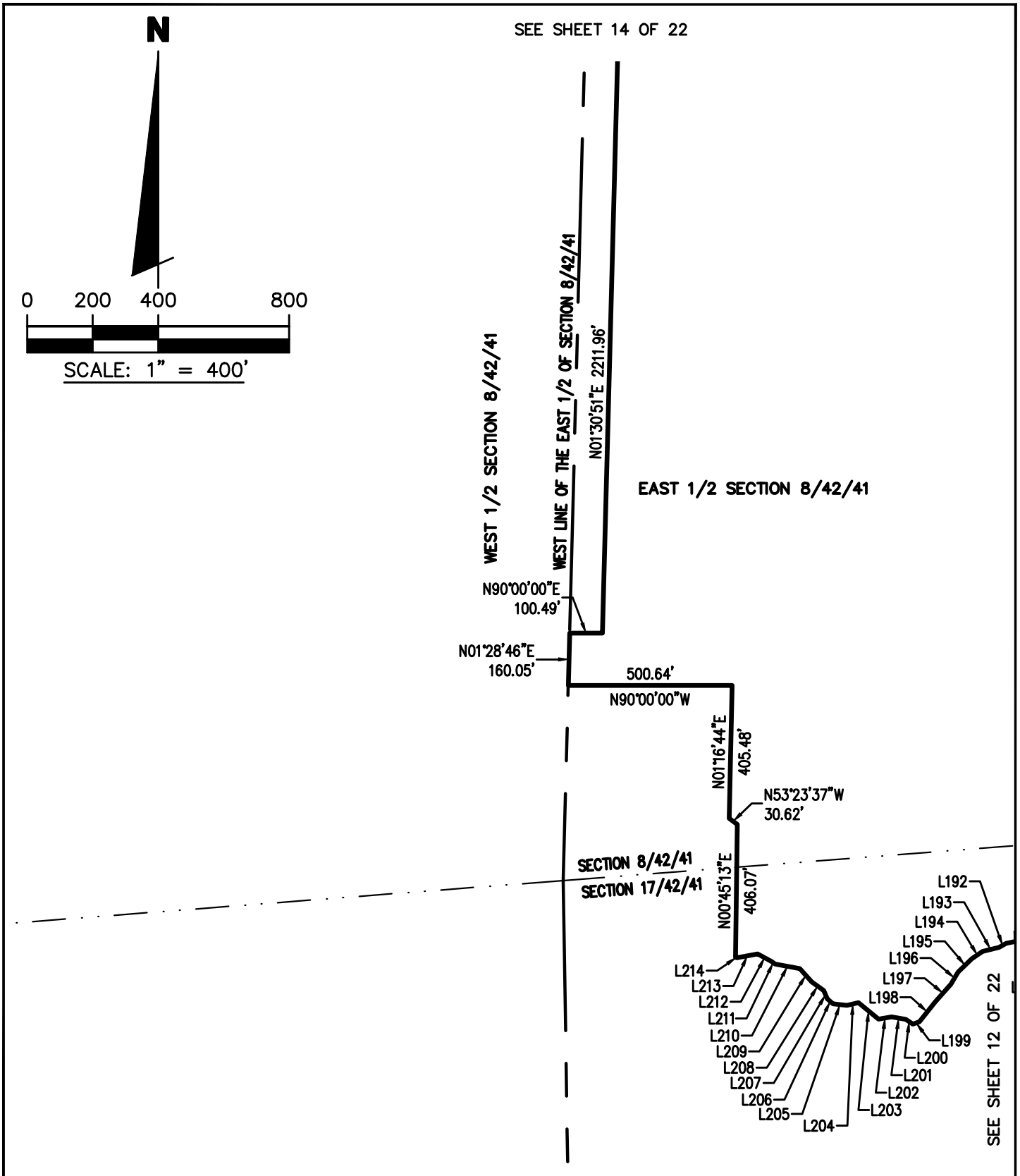
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 12 OF 22



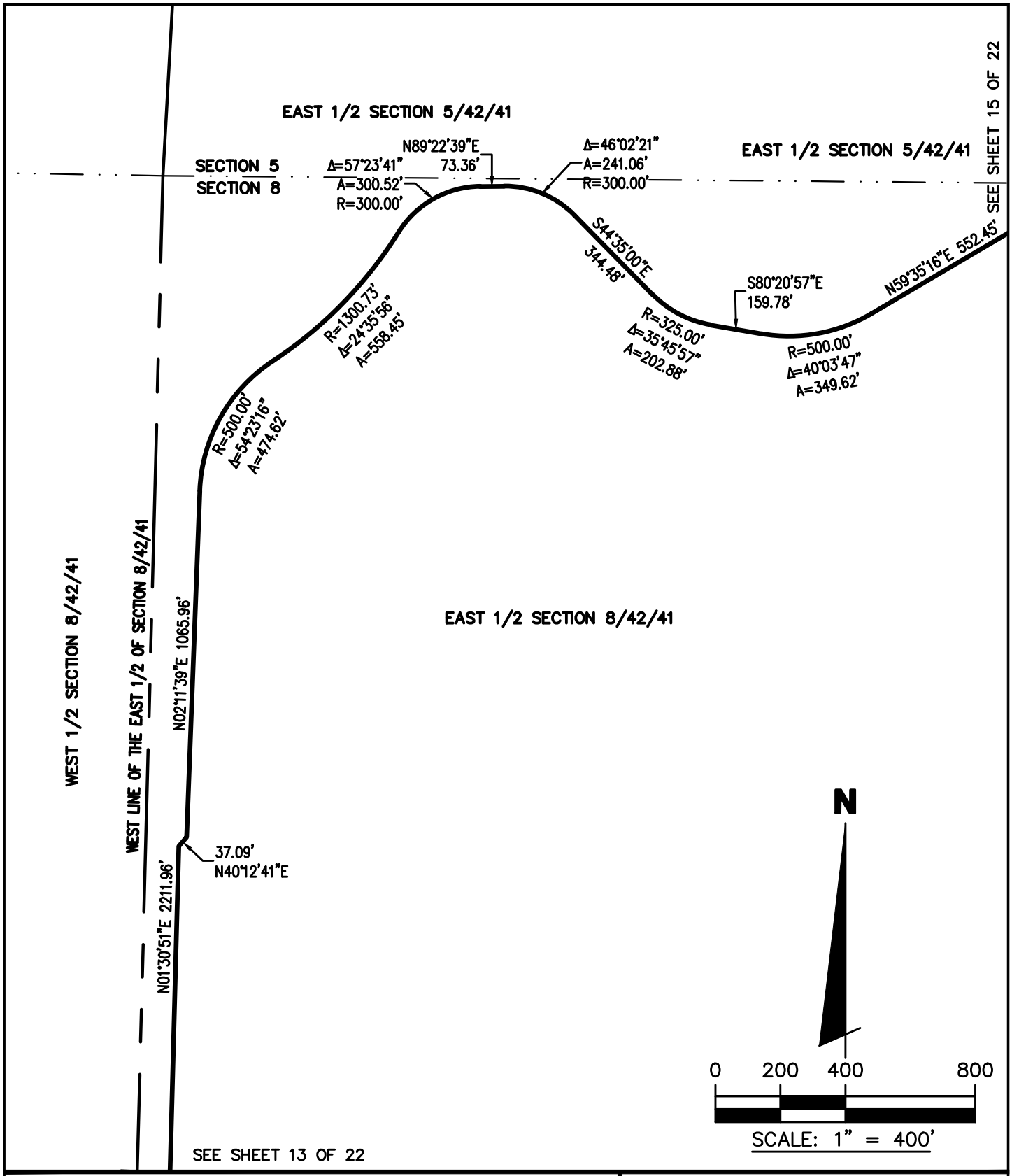
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 13 OF 22



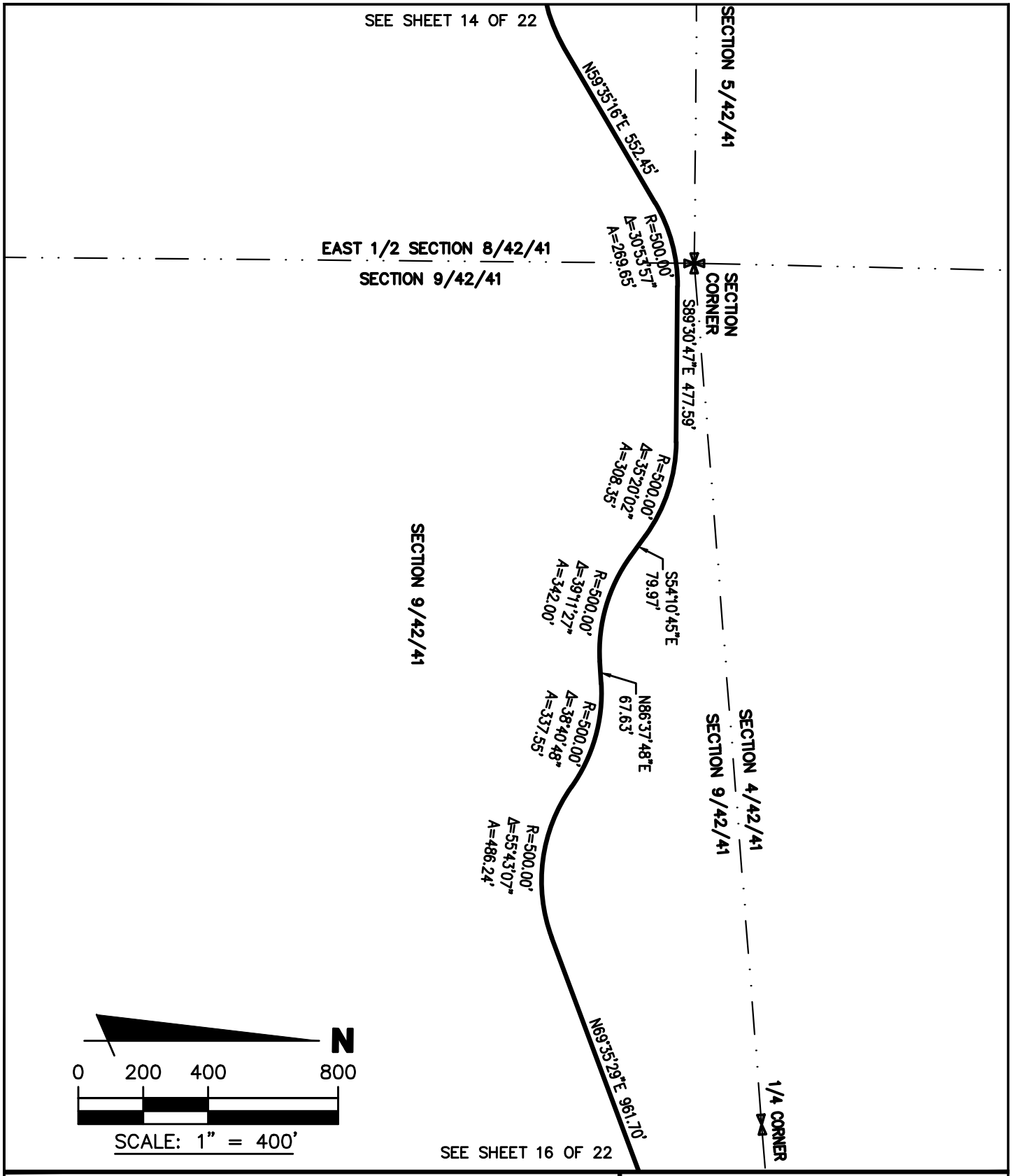
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CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 14 OF 22



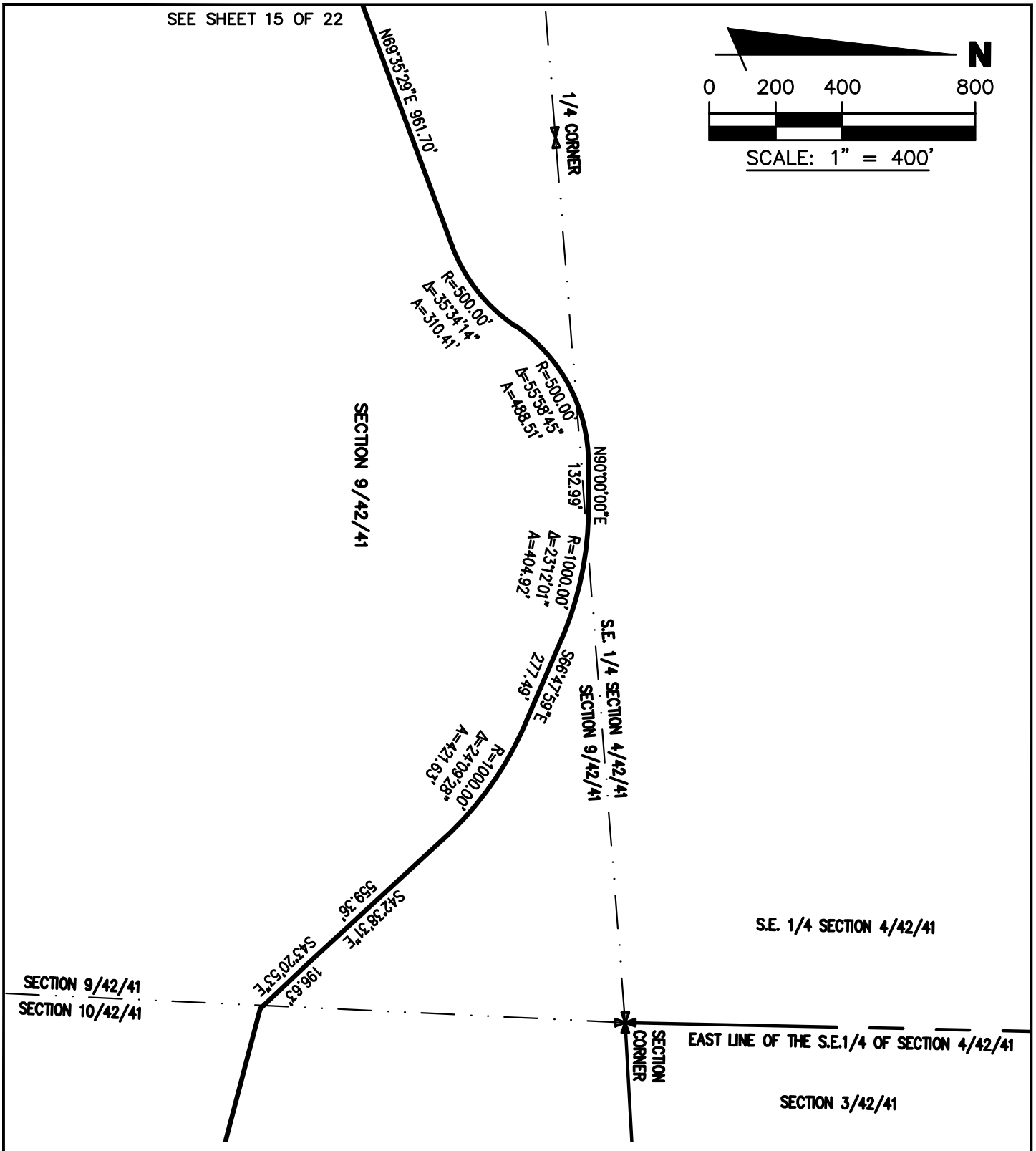
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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 15 OF 22



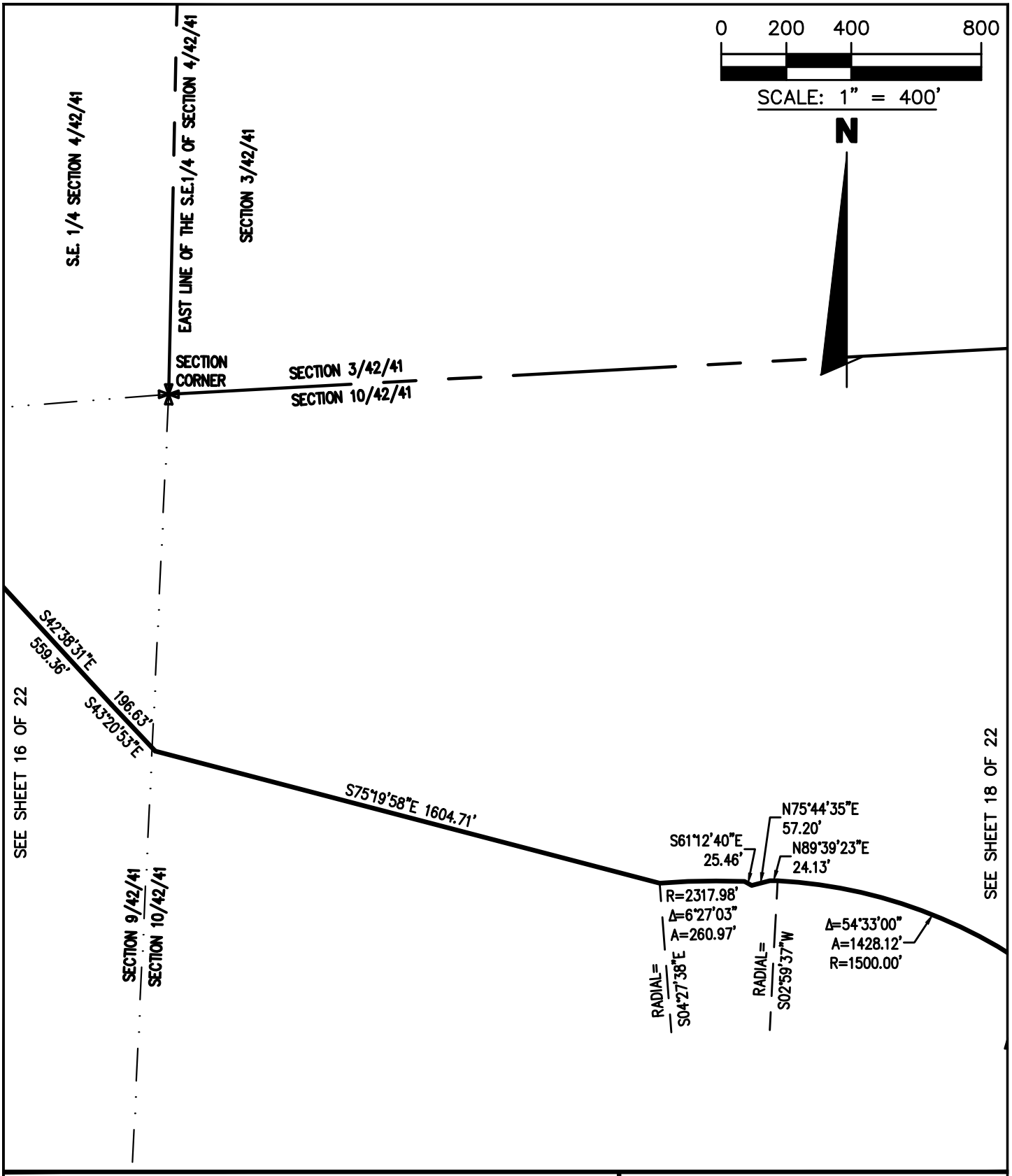
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DRAWN: MDB	PROJ. No. 16-060
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 16 OF 22

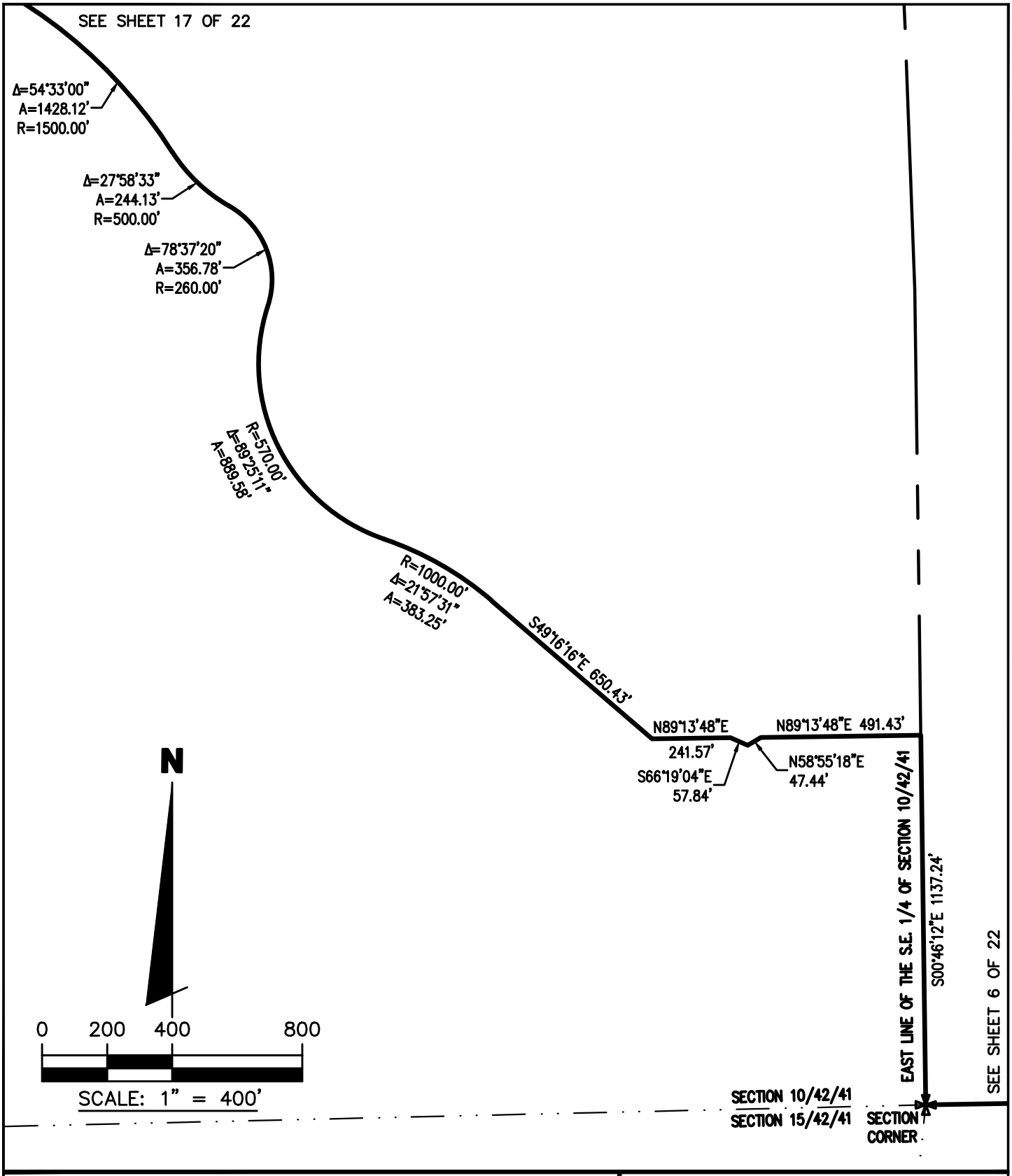


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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 17 OF 22



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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 18 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°46'38"E	18.91'
L2	N41°34'11"E	41.36'
L3	N46°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	66.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N66°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N59°36'08"E	152.81'
L15	N49°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'08"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.68'
L24	N36°44'06"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.89'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.78'
L33	N47°18'27"E	86.08'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S67°39'01"E	56.72'
L41	N47°26'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°08'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N89°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N89°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S66°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.67'
L62	S42°14'00"E	37.60'
L63	S34°16'12"E	34.65'
L64	S66°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.49'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'26"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'26"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.69'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'

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TELEPHONE (561)-615-3988, 615-3991 FAX

DIMENSION
LINE TABLE

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 19 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.59'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.48'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S64°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.68'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S66°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.68'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	128.59'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S08°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151	S49°46'26"W	56.32'
L152	S30°33'08"W	43.03'
L153	S46°46'53"W	39.81'
L154	S52°00'43"W	91.44'
L155	S36°52'19"W	136.41'
L156	S10°56'35"W	57.39'
L157	S10°34'06"W	86.54'
L158	S06°03'57"W	70.00'
L159	S41°33'58"W	16.76'
L160	S55°53'42"W	32.70'
L161	S41°34'02"W	17.49'
L162	N66°18'09"W	26.17'
L163	S53°03'10"W	57.77'
L164	S41°33'58"W	65.12'
L165	S53°03'14"W	23.05'
L166	N51°10'50"W	25.82'
L167	N10°56'35"E	44.79'
L168	N23°49'46"E	37.02'
L169	N25°40'41"E	89.47'
L170	N08°10'21"E	39.92'
L171	N16°19'05"E	36.66'
L172	N14°02'46"E	42.14'
L173	N23°49'41"E	31.94'
L174	N49°46'28"E	31.06'
L175	N12°18'35"E	31.76'
L176	N19°24'36"E	67.17'
L177	N00°19'57"W	78.65'
L178	N04°37'27"W	72.63'
L179	N20°04'26"W	93.12'
L180	N28°37'35"W	42.25'

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DIMENSION
LINE TABLE

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 20 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	36.82'
L185	N72°40'02"W	48.62'
L186	N81°17'06"W	42.39'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	36.84'
L190	N50°26'18"W	125.08'
L191	S79°08'44"W	49.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.18'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.59'
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N56°33'35"W	25.80'

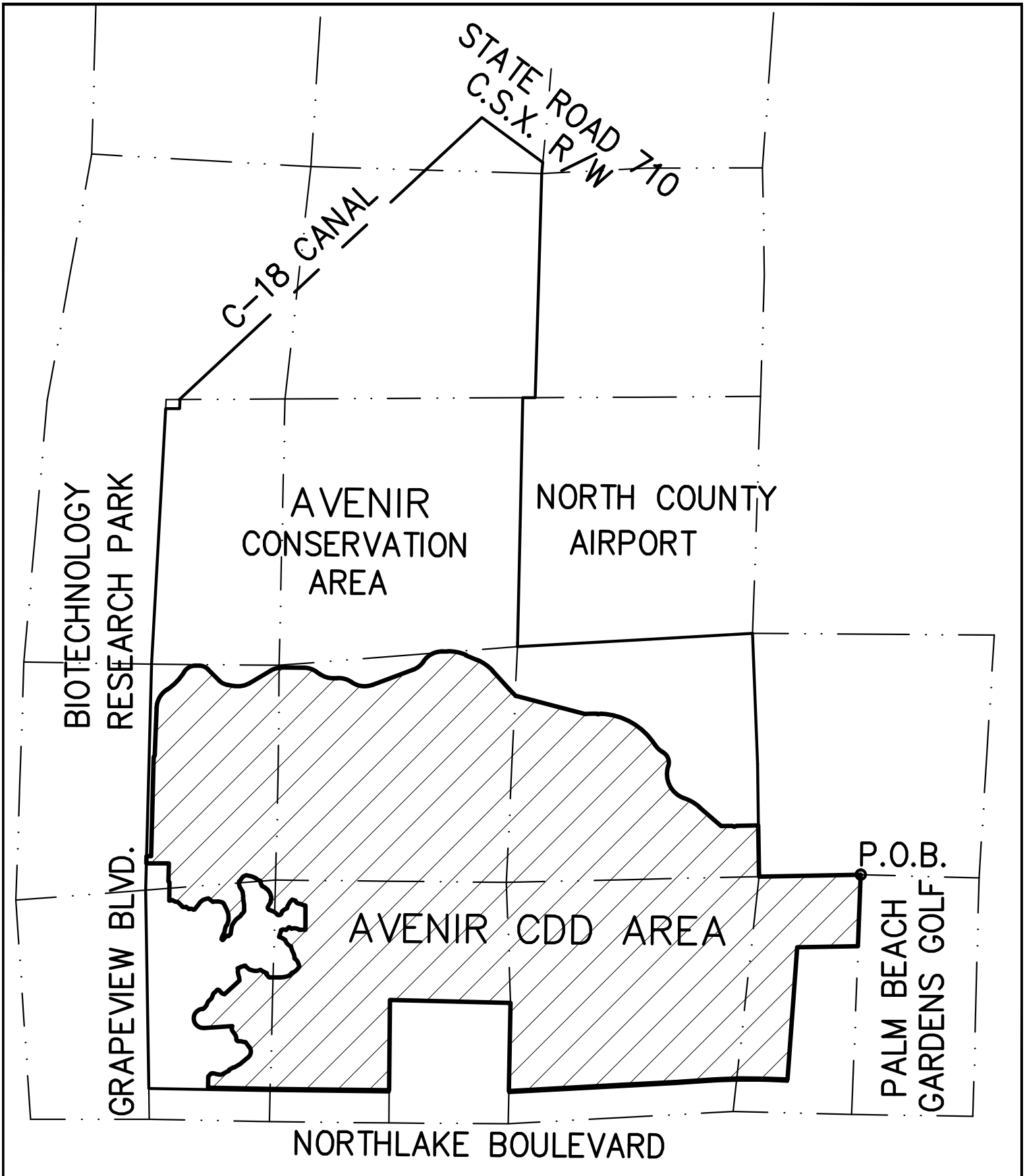
LINE #	BEARING	DISTANCE
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.08'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

DIMENSION
LINE TABLE

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 21 OF 22



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
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TELEPHONE (561)-615-3988, 615-3991 FAX

PARCEL SKETCH

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 22 OF 22

Exhibit 4	City of Palm Beach Gardens Ordinance 3-2016 approving Land Use

ORDINANCE 3, 2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA ADOPTING A LARGE-SCALE AMENDMENT TO ITS COMPREHENSIVE PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES, SPECIFICALLY SECTION 163.3184, ET SEQ., FLORIDA STATUTES, PURSUANT TO APPLICATION NO. CPMA-13-07-000016, WHICH PROVIDES FOR AN AMENDMENT TO THE FUTURE LAND USE MAP IN ORDER TO CHANGE THE LAND-USE DESIGNATION ON 4,763 ACRES FROM RURAL RESIDENTIAL (RR10) AND RURAL RESIDENTIAL (RR20) TO MIXED USE DEVELOPMENT (MXD); TO RELOCATE THE URBAN GROWTH BOUNDARY (UGB) IN ORDER TO INCLUDE THE SUBJECT PROPERTY; PROVIDING A NOTATION ON THE FUTURE LAND USE MAP PERTAINING TO THE PERMITTED LAND-USE DENSITIES AND INTENSITIES RELATED TO THE SUBJECT PROPERTY; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT BY AMENDING OBJECTIVE 1.1.1. FUTURE LAND USE CATEGORIES, POLICY 1.1.2.8. URBAN GROWTH BOUNDARY (UGB), POLICY 1.2.4.1.(a)2., AND POLICY 1.2.4.4.(b) IN ORDER TO AMEND THE URBAN GROWTH BOUNDARY TO INCLUDE CERTAIN REAL PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD, EAST OF GRAPEVIEW BOULEVARD, WEST OF BAY HILL DRIVE, AND SOUTH OF BEELINE HIGHWAY; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO); PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council has initiated a large-scale amendment to the Comprehensive Land Use Plan of the City of Palm Beach Gardens, as more specifically described herein; and

WHEREAS, the City has received petitions from Avenir Holdings, LLC for a map and text amendment to the Comprehensive Plan of the City of Palm Beach Gardens; and

WHEREAS, on December 8, 2015, the Planning, Zoning, and Appeals Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of an amendment to the Future Land Use Map and to the text of the Future Land Use Element of the Comprehensive Plan of the City of Palm Beach Gardens; and

WHEREAS, the City Council finds that the subject amendments are consistent with the City's Comprehensive Plan and that the subject amendments are consistent with Section 163.3184, *Florida Statutes*; and

WHEREAS, the City Council acknowledges that these amendments are subject to the provisions of Section 163.3184, *Florida Statutes*, and that the City shall maintain compliance with all provisions thereof; and

WHEREAS, the City has received public input and participation through public hearings before the Local Planning Agency and the City Council in accordance with Section 163.3181, *Florida Statutes*; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Palm Beach Gardens and the public at large.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified.

SECTION 2. The Future Land Use Map of the City's Comprehensive Plan is hereby amended, in accordance with Exhibit "A", attached hereto and incorporated herein, for the following described real property:

(See Exhibit "B" for Legal Description)

SECTION 3. The Future Land Use Map of the City's Comprehensive Plan is hereby amended in order to include the following development intensity restriction for the subject property:

*Avenir Property – Mixed Use (MXD) Land Use Designation limited to 3,000 single-family units; 250 multi-family units; 1,940,000 square feet of professional office; 200,000 square feet of medical office; 400,000 square feet of commercial; a 300-room hotel; 20 acres of agriculture; a 55-acre park; a 60-acre civic/recreation parcel; a 15-acre police/fire/city annex parcel; and a 15-acre school site.

SECTION 4. The Future Land Use Element of the City's Comprehensive Plan is hereby amended at Objective 1.1.1 as follows:

Objective 1.1.1.: Future Land Use Categories

Future land use for Palm Beach Gardens is depicted using a total of 15 land use categories including general land uses and recommended improvements associated with specific land uses. The Future Land Use Element shall outline the desired development

pattern for the City of Palm Beach Gardens through a land use category system that provides the allowed uses, location criteria, and density of development. The City shall ensure that the City's Zoning Map is consistent with the Future Land Use Map (Map A.1.). The City shall utilize the following chart when assigning a zoning district consistent with the property's Future Land Use category:

Table 1-1: Future Land Use – Zoning Consistency Chart

Future Land Use Category	Consistent Zoning District(s)
Rural Residential	RR10/RR20/PDA (PCD/PUD)
Residential Very Low	RE/PDA (PCD/PUD)
Residential Low	RL1/RL2/RL3/PDA (PCD/PUD)
Residential Medium	RL1/RL2/RL3/RM/PDA (PCD/PUD)
Residential High	RL1/RL2/RL3/RM/RH/PDA (PCD/PUD)
Mobile Home	RMH/PDA (PCD/PUD)
Commercial	CN/CR/CG1/CG2/PO/PDA (PCD/PUD)
Professional Office	PO/PDA (PCD/PUD)
Industrial	M1/M1A/M2/PDA (PCD/PUD)
Public	P/I/PDA
Recreation and Open Space	P/I, CONS/PDA
Commercial Recreation	CR/PDA
Conservation	CONS/PDA
Golf	P/I /PDA or as a part of a PUD, PCD
Mixed Use	MXD/PDA (PCD/PUD)

The Future Land Use Map designates an urban growth boundary. Urban land uses are designated ~~to the east of~~within this boundary. ~~Western lands are designated with r~~Rural or low density land uses are designated outside of this boundary. The primary reason for this is to provide a long-term positive and realistic expectation of orderly service provision, concurrent with the impact of development.

The City of Palm Beach Gardens shall designate all property with one of the land use categories contained in the corresponding policies on the Future Land Use Map. (Map A.1.)

SECTION 5. The Future Land Use Element of the City's Comprehensive Plan is hereby amended at Policy 1.1.2.8 as follows:

Policy 1.1.2.8: Urban Growth Boundary (UGB): The City designates on the Future Land Use Map an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and includes areas generally fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway.

SECTION 6. The Future Land Use Element of the City's Comprehensive Plan is hereby amended at Policy 1.2.4.1.(a)2 as follows:

Policy 1.2.4.1.(a).2.: For all properties ~~west~~outside of the urban growth boundary ~~(Loxahatchee Slough)~~, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these requirements.

1. Development shall be consistent with rural densities and intensities and shall receive services consistent with the adopted level of service standards for the rural area. In the event that a site is rezoned to a Planned Community Development (PCD) or to a Planned Unit Development (PUD) it shall include minimum of 250 acres. In addition, a Planned Community District (PCD) shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); and a Planned Unit Development (PUD) shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998. The City Council may also grant a waiver to allow government entities to develop properties, of less than five acres, ~~west~~ outside of the City's urban growth boundary if the site is designated Conservation on the Future Land Use Map and if the site is restricted or related to conservation purposes, passive recreation use, or pedestrian trails.

2. – 9. (These subsections shall remain in full force and effect as previously adopted.)

SECTION 7. The Future Land Use Element of the City's Comprehensive Plan is hereby amended at Policy 1.2.4.4.(b) as follows:

Policy 1.2.4.4.(b).: In order to prevent urban sprawl and promote cost effective and efficient service delivery, the City has designated an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and generally includes areas fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway. The UGB is designated on the Future Land Use Map (Map A.1.). The UGB divides the City into distinct areas, urban and rural. These two distinct areas are designated with land uses (densities and intensities) consistent with urban and rural characteristics and shall receive public services and facilities at levels appropriate for such urban and rural uses, as defined in the Capital Improvement Element.

SECTION 8. All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

SECTION 9. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 10. Specific authority is hereby granted to codify this Ordinance.

SECTION 11. The City's Director of Planning and Zoning is hereby directed to transmit the proposed Comprehensive Plan Amendment to the Department of Economic Opportunity of the State of Florida and other appropriate public agencies, and upon adoption of this Ordinance is further directed to ensure that this Ordinance and all other necessary documents are forwarded to the Florida Department of Economic Opportunity (DEO) and other agencies in accordance with Section 163.3184, *Florida Statutes*.

SECTION 12. This plan amendment shall become effective 31 days after the State Land Planning Agency notifies the City of Palm Beach Gardens that the plan amendment package is complete, or if timely challenged, this plan amendment will not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance, in accordance with Section 163.3184, *Florida Statutes*, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued before it has become effective.

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PASSED this 6th day of JANUARY, 2016, upon first reading.

PASSED AND ADOPTED this 5th day of May, 2016, upon second and final reading.

CITY OF PALM BEACH GARDENS	**FOR**	**AGAINST**	**ABSENT**
BY: _____ Marcie Tinsley, Mayor	✓		
_____ Eric Jablin, Vice Mayor	✓		
_____ Robert G. Premuroso, Councilmember	✓		
_____ David Levy, Councilmember	✓		
_____ Maria Marino, Councilmember	✓		

ATTEST:

BY: _____
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
R. Max Lohman, City Attorney

Exhibit 5	City of Palm Beach Gardens Ordinance 4-2016 approving Land Use

RESOLUTION 4, 2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA APPROVING THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD) MASTER PLAN AND DEVELOPMENT STANDARDS, CONSISTING OF 2,407 ACRES OF CONSERVATION LAND, 3,250 DWELLING UNITS, 1,940,000 SQUARE FEET OF PROFESSIONAL OFFICE, 200,000 SQUARE FEET OF MEDICAL OFFICE, 400,000 SQUARE FEET OF COMMERCIAL, A 300-ROOM HOTEL, 20 ACRES OF AGRICULTURE, A 55-ACRE PUBLIC PARK, A 60-ACRE CIVIC/RECREATION PARCEL, A 15-ACRE POLICE/FIRE/CITY ANNEX PARCEL, AND A 15-ACRE PUBLIC SCHOOL SITE, CONSISTING OF 4,763 ACRES, MORE OR LESS, WITH THE SITE LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD, EAST OF GRAPEVIEW BOULEVARD, WEST OF BAY HILL DRIVE, AND SOUTH OF BEELINE HIGHWAY, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council, as the governing body of the City of Palm Beach Gardens, Florida, pursuant to the authority in Chapter 163 and Chapter 166, *Florida Statutes*, and the City's Land Development Regulations (LDR), is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the City received a petition from Avenir Holdings, LLC requesting master plan and development standards approval for the Avenir Planned Community Development (PCD); and

WHEREAS, the City Council has approved a large-scale Future Land Use Map amendment designating future land use for the subject site as Mixed Use Development (MXD) on May 5, 2016, through the adoption of Ordinance 3, 2016; and

WHEREAS, the subject site has been rezoned to Planned Community Development (PCD) Overlay with an underlying zoning designation of Mixed Use Development (MXD) District by the adoption of Ordinance 4, 2016; and

WHEREAS, the Planning and Zoning Department has reviewed the application, has determined that it is sufficient and consistent with the City's Comprehensive Plan and Land Development Regulations, and has recommended approval; and

WHEREAS, the Planning, Zoning, and Appeals Board reviewed the petition at its December 8, 2015, meeting and recommended approval of the subject petition (PPCD-13-07-000005) by a vote of 7 to 0; and

WHEREAS, the City Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Palm Beach Gardens reviewing agencies and Staff; and

WHEREAS, the City Council deems approval of this Resolution to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Palm Beach Gardens and the public at large.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified.

SECTION 2. The application is hereby APPROVED for a PCD Master Plan consisting of 2,407 acres of conservation land, 3,000 single-family dwelling units, 250 multifamily dwelling units, 1,940,000 square feet of professional office, 200,000 square feet of medical office, 400,000 square feet of commercial, a 300-room hotel, 20 acres of agriculture, a 55-acre park, a 60-acre civic/recreation parcel, a 15-acre police/fire/city annex parcel, and a 15-acre public school site, and for Development Standards, subject to the Conditions of Approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property described as follows (the "Property"):

(See Exhibit "A" for Legal Description)

SECTION 3. This approval is subject to the following conditions, which shall be the responsibility of and binding upon the Applicant, its successors, or assigns:

Uses and Phasing

1. Uses in the PCD shall be limited to the List of Permitted Uses contained in the Avenir Development Standards. The Property may be used consistent with the Conditional Use approval as set forth in Resolution 49, 2006. However, at such time as 1) property is dedicated to the public, 2) the Conservation Area is platted, or 3) a site plan is approved or infrastructure permit for any site development is issued, the portion of the property subject to such event may no longer be used in accordance with the Conditional Use.

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2. The following is the general phasing schedule for the project:

LAND USE	Total	Phase 1 (2015-2020)	Phase 2 (2021-2025)	Phase 3 (2026-2030)	Phase 4 (2031-Buildout)
Civic/Recreation	60 acres (land dedication)	60 ac			
Office Professional Medical	1,940,000 SF 200,000 SF	225,000 SF 50,000 SF	225,000 SF 100,000 SF	450,000 SF 50,000 SF	1,040,000 SF
Commercial	400,000 SF	200,000 SF	100,000 SF	100,000 SF	
Hotel	300 rooms		150 rooms	150 rooms	
Park	55 acres (land dedication)	55 ac			
Police/Fire/City Annex	15 acres (land dedication)	15 ac			
Public School	15 acres (land dedication)	15 ac			
Residential Multifamily Single-Family	250 units 3,000 units	250 units 1,000 units	1,000 units	1,000 units	

This table is not intended to restrict the amount or type of development that may be included in each phase. Rather, the amount and type of development at each phase is limited only by the maximum number of trips for such phase as identified as follows:

Phase	AM Peak Hour Trips[1]	PM Peak Hour Trips[1]
1	1,325	1,760
2	2,394	2,873
3	3,586	4,247
4	4,344	5,539

[1] Cumulative net external trips

These trip amounts are cumulative (i.e., they include trips from each previous phase), and were derived from the trips generated by the development program for each phase listed above. These trip totals were used to calculate the timing of proportionate share payments and the timing of other required traffic improvements. The density and intensity for the overall PCD development is based on the trip generation that is the basis of the Proportionate Share Agreement entered into between the Applicant and Palm Beach

County ("Proportionate Share Agreement"). The specific development shall be determined at the time of individual site plan approval, which is limited only by the above maximum numbers of trips, which may be generated by any allowable use for each individual parcel.

A phase is complete when either the AM or PM Net External Peak Hour trip number for that phase is met.

Traffic Equivalency and Transfer of Uses

3. No building permits shall be issued for more than 3,250 residential dwelling units, 400,000 square feet of commercial/retail development, 2,140,000 square feet of office uses, 300 hotel rooms, a public elementary school for approximately 600 students, a 55-acre public park, 20 acres of agriculture, a 60-acre public civic/recreation area, and a 15-acre City administration/police/fire annex. These uses are permitted to be converted, and transferred between parcels, to any permitted uses allowed on the applicable parcel, including densities and intensities of uses, through the use of a Traffic Equivalency Statement, which shall be reviewed as set forth in the City's Land Development Regulations. A Traffic Equivalency Statement is a written document issued by a traffic engineer that shows that any proposed change in use or density or intensity of use does not increase external peak-hour directional trips. In performing this analysis, the traffic engineer shall use the most recently published trip generation rates from the Institute of Traffic Engineers. A maximum of 20 percent of each of the referenced land use types may be increased or decreased.

Buildout Date

4. The Avenir project shall have a buildout date of December 31, 2035, unless otherwise extended by the City's Land Development Regulations or applicable legislation.

Transfer of Approval

5. Notice of transfer of all or a portion of the subject Property shall be filed with the City of Palm Beach Gardens. Prior to or concurrent with the transfer, the transferee shall assume, in writing on a form acceptable to the City Attorney, any and all applicable commitments, responsibilities, and obligations pursuant to this Development Order. The intent of this provision is to ensure that subsequent property transfers do not jeopardize the unified control, responsibilities, and obligations required of the project as a whole.

Biennial Report

6. A biennial report shall be submitted to the City every two (2) years on the anniversary date of the adoption of the Development Order until 80% of the Phase 4 peak-hour trips as identified in Condition 2 have been generated. The contents of the report shall include those items required by this Development Order and in addition shall include the following:

   a) The status of the mobility improvements identified in the Proportionate Share Agreement;
   b) The amount of Currently Utilized Trips for development, as that term is defined in the Proportionate Share Agreement;
   c) The status of the proportionate share payments required under the Proportionate Share Agreement;
   d) The amount of new net external AM and PM peak-hour trips related to site plans approved during the reporting period and cumulatively for all currently valid site plan approvals;
   e) The conversion of land uses using a Traffic Equivalency Statement, if any, during the current two- (2) year period, as well as cumulative land-use conversions;
   f) Traffic signal warrant analysis and status for the intersections listed in Condition 25;
   g) Status update of all conditions of approval; and
   h) A status update on the Conditional Use as more specifically described in Condition 1.

General Provisions

7. This Development Order shall be binding upon the Applicant and its assignees or successors in interest.

PCD Master Plan and Dedications

8. Parcel A - Residential is approved for 3,000 single-family dwelling units, 150 hotel rooms, and those uses specified for Parcel A in the Permitted Uses chart in the Development Standards and on the PCD Master Plan.
9. Parcel B - Town Center is approved for 400,000 square feet of commercial/retail, 150 hotel rooms, 250 multifamily units, and those uses specified for Parcel B in the Permitted Uses chart in the Development Standards.

10. Parcel C - Workplace/Economic Development is approved for 100,000 square feet of medical office, 970,000 square feet of professional office, and those uses specified for Parcel C in the Permitted Uses chart in the Development Standards. This parcel shall include the Economic Development site as identified on the PCD Master Plan and Condition 94 of this Development Order.

11. Parcel D - Workplace is approved for 100,000 square feet of medical office, 970,000 square feet of professional office, a 15-acre police/fire/city annex, which shall be dedicated on the site plan and the first plat of Parcel D, and those uses specified for Parcel D in the Permitted Uses chart in the Development Standards.

12. Parcel E is approved for a 55-acre public park and shall be dedicated to the City of Palm Beach Gardens at the time of first plat approval.

13. Parcel F - Public School is approved for a 15-acre elementary school site, which shall be dedicated to the Palm Beach County School District at the time of plat approval.

14. Parcel G - Civic/Recreation is approved for a 60-acre public civic and recreational area, which shall be dedicated to the City of Palm Beach Gardens at the time of first plat approval.

15. Parcel H – Agriculture is designated on the PCD Master Plan. Prior to the commencement of any agricultural operations on Parcel H, the Applicant shall be required to receive Conditional Use approval from the City Council for any proposed agricultural operations.

    Note: Density and intensity of uses identified in Conditions 8-15 above are permitted to be amended in accordance with the Traffic Equivalency provisions of Condition 3 of this Development Order.

16. The dedications of properties set forth in Conditions 11 through 14 will entitle the Applicant to impact fee credits for parks and recreation, police, and fire. The amount of such impact fees shall be determined at the time of dedication based on the value of the property at the time of dedication and shall be consistent with Sections 78-94 and 78-99 of the City's Land Development Regulations.

Transportation

Rights-of-Way

17. No building permits for vertical construction shall be issued until the Applicant conveys to Palm Beach County rights-of-way from the Property along Northlake Boulevard and all expanded intersections thereof, free and clear of all liens and encumbrances as necessary and consistent with the Palm Beach County Comprehensive Plan. The reservation of mineral rights shall not be considered an encumbrance for purposes of right-of-way dedication.

Proportionate Share Payments

18. The Applicant shall meet the Concurrency Transportation requirements through payment of its proportionate share contribution pursuant to the Proportionate Share Agreement. The Applicant has entered into that Proportionate Share Agreement with Palm Beach County in a form acceptable to the City, attached hereto as Exhibit "C".

19. The proportionate share payments do not address the committed Applicant improvements for internal project roads, internal program signals, and project intersection/entrance improvements along Northlake Boulevard, Beeline Highway, and the Avenir Connector Road, as specified in this Development Order, and any internal roadway improvements required by the City of Palm Beach Gardens.

20. As it relates to compliance with proportionate share payment obligations, the issuance of all building permits shall be governed by the Proportionate Share Agreement.

21. Any proposed delay in payment of the proportionate share payment due or a proposed change to the approved development that increases the authorized number of trips or to the phasing schedule shall require a reanalysis of the proportionate share payment amount as part of any approval of the requested change. Any such change shall require an amendment to the Proportionate Share Agreement and an amendment to this Development Order to conform to any such amendment to the Proportionate Share Agreement.

Internal Roadways and Access Driveways

22. No building permits for vertical construction of Phase 2, as identified in Condition 2, shall be issued until permits are obtained for the connection of the Avenir Connector Road to the Beeline Highway as a signalized intersection to include the following geometry:

a) Northbound Dual Left Turn Lanes and Single Right-Turn Lane (Avenir Connector Road)
b) Eastbound Four (4) Through Lanes and Single Right-Turn Lane (Beeline Highway)
c) Westbound Four (4) Through Lanes and a Single Left-Turn Lane (Beeline Highway)

23. Avenir shall have the following connections to the external roadway network consistent with the PCD Master Development Plan:

a) A minimum of seven (7) connections to Northlake Boulevard, as generally depicted on the PCD Master Plan; and

b) An internal roadway network as generally depicted on the PCD Master Plan.

24. The internal roadway network as generally depicted on the PCD Master Plan shall be open to the public and shall not be gated.

25. For the following intersections that are not currently signalized, signalization shall be provided, if warranted, through completion of the project. A signal warrant study for each of the following intersections shall be submitted with the biennial report until signalization is warranted.

- Northlake Boulevard and 140th Avenue
- Northlake Boulevard and Driveway #7

The first warrant study shall be included in the next biennial report after construction of the north approach for the Northlake Boulevard intersections.

26. No building permits for vertical construction shall be issued until performance security in an amount to be determined by the Palm Beach County Traffic Division is posted with the City for all costs associated with the traffic signals for the intersections listed in Condition 28 and for the modifications to the signal at the Northlake Boulevard and Coconut Boulevard intersection.

27. If Palm Beach County and/or FDOT approves a signal warrant study submitted with the biennial report showing that signalization of any of the above-listed intersections is warranted, or if Palm Beach County provides written notice to the Applicant with a copy to the City that a signal warrant study was conducted between biennial reports showing that signalization is warranted at any of the above intersections, the Applicant shall install a mast arm traffic signal at the warranted intersection within twelve (12) months of approval or receipt of notice by Palm Beach County. If the Applicant fails to complete the signal installation within this time frame, the County Engineer, at his/her sole discretion, shall have the right to request funds be drawn from the performance security (surety drawn), and Palm Beach County may then complete all required work.

28. At the time of driveway connection at the driveway locations listed below, the Applicant shall provide property sufficient to construct the following lane geometry and shall provide signalization and/or signal modifications as warranted. The Applicant shall submit a phasing schedule with each site plan to identify the timing of construction of the needed improvements at each driveway:

a. Northlake Boulevard and Driveway #7
Southbound: Three (3) left-turn lanes and one (1) right-turn lane
Eastbound: One (1) left-turn lane and four (4) through lanes
Westbound: One (1) right-turn lane and four (4) through lanes

b. Northlake Boulevard and Coconut Boulevard (Driveway #4)
Northbound: One (1) left-turn lane, two (2) through lanes, and one (1) free-flow right-turn lane
Southbound: Three (3) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
Eastbound: Two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
Westbound: Two (2) left-turn lanes, four (4) through lanes, and one (1) right-turn lane

c. Northlake Boulevard and 140th Avenue North (Driveway #2)
Northbound: One (1) left-turn lane, one (1) through lane, and two (2) right-turn lanes
Southbound: Two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
Eastbound: Two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
Westbound: Two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane

d. Beeline Highway and the Avenir Connector Road
Northbound: Two (2) left-turn lanes and one (1) right-turn lane
Eastbound: Four (4) through lanes and one (1) right-turn lane
Westbound: One (1) left-turn lane and four (4) through lanes

29. No building permits for vertical construction shall be issued for development in Parcel B and/or Parcel D until contracts have been let to provide westbound right- turn lanes at the following driveways:

a. Northlake Boulevard and Driveway into Parcel B (Driveway #6)
b. Northlake Boulevard and Driveway into Parcel B (Driveway #5)
c. Northlake Boulevard Driveway into Parcel D (Driveway #3)

The westbound right-turn lanes shall not be eliminated with any widening of Northlake Boulevard.

30. Prior to the issuance of a building permit for any development in Phase 2 as identified in Condition 2, the construction of Northlake Boulevard from four (4) lanes to six (6) lanes between 140th Avenue North and (future) State Road 7 connection shall be completed.

31. Prior to the issuance of a building permit for any development in Phase 2 as identified in Condition 2, construction of the Avenir Connector Road, as shown on the PCD Master Plan, shall be constructed from Northlake Boulevard to the Beeline Highway as a two- (2) lane roadway.

32. Notwithstanding anything contained in the Development Order to the contrary, in the event that the Avenir connection to the Beeline Highway is not constructed prior to the conclusion of Phase I, as set forth in Condition 2, the Applicant shall be required to update its approved traffic study to reflect the roadway network without the Avenir Connector Road, in accordance with the Proportionate Share Agreement, and pay its proportionate share of improvements that would have been required if the Avenir Connector Road had not been included in the traffic study that is the basis for the Proportionate Share Agreement entered into with Palm Beach County.

Other Transportation Issues

33. Prior to beginning construction on Phase 2 as set forth in Condition 2, the Applicant shall have received a Certification of Occupancy for a minimum of 50% of the identified Commercial land-use square footage required for Phase 1. Prior to beginning construction on Phase 3, as set forth in Condition 2, the Applicant shall have received a Certification of Occupancy for a minimum of 50% of the aggregate of the identified Commercial land-use square footage required for Phases 1 and 2. Prior to beginning construction on Phase 4, as set forth in Condition 2, the Applicant shall have received a Certificate of Occupancy for a minimum of 50% of the aggregate of the identified Commercial land-use square footage required for Phases 1, 2, and 3.

34. The Applicant shall be responsible for evaluating alternative mobility options at each phase to include alternative financing options, such as a transit taxing district.

35. Prior to each site plan approval, a trip generation analysis shall be performed. The trip generation analysis shall present calculations for both AM and PM peak hour and shall rely upon the approved rates for trip generation, pass-by, and internal capture for the phase in which the development occurs, as approved in the Development Order. The trip generation shall be cumulative and include all currently valid previous site plan approvals. Development order conditions shall be evaluated to determine the triggering of any conditions.

36. Prior to each site plan approval, a traffic study shall be submitted and approved by the City of Palm Beach Gardens to determine:

    a) Lane geometry for impacted internal roadways and their intersections, and
    b) Timing of signalization improvements at project driveways.

37. Consistent with the Transportation Mitigation program as outlined in Ordinance 3, 2016 for the Comprehensive Plan Amendment, the following Transportation Demand Management Strategies shall be adhered to as set forth elsewhere in this Development Order:

a. 2,407 acres shall be dedicated as Conservation Area prior to, or as part of, first plat, as set forth in Condition 40.
b. Maximum gross density is 0.84 dwelling units per acre with no density bonuses permitted.
c. The provision of at least 250 residential units as affordable and/or workforce housing units (125 units at 60% of the Area Median Income-AMI and 125 units at 120% of AMI), as more specifically listed in Condition 63.
d. A phasing plan and/or conditions of approval requiring minimum commercial uses to be concurrent with residential uses as listed in Condition 33.
e. The Applicant shall complete construction of the main Avenir Connector Road from Northlake Boulevard to the Beeline Highway as a minimum two- (2) lane facility as specified in Condition 31.
f. The Applicant shall complete construction of Northlake Boulevard from 140th Avenue North to (future) SR 7 from a four- (4) lane facility to a six- (6) lane facility, as specified in Condition 30.
g. The Applicant shall coordinate with the City and Palm Tran on future studies and possible funding mechanisms, such as a transit district, to bring transit to the project.
h. The Applicant shall provide bus stops and/or bus bays along Northlake Boulevard, as required by Palm Tran for a future transit route, utilizing the City's approved bus shelter design or an alternative approved by the City Manager or his/her designee. As part of each Biennial Report, the Applicant shall include an update on the status of Palm Tran providing a transit route to the project. Once Palm Tran establishes a transit route to the project, the Applicant has one (1) year to construct the required bus stops(s).
i. The Applicant shall provide a Multi-Modal Center within the Town Center Parcel B that includes:

    a. A Park and Ride area or areas containing a minimum of 5% of the parking requirement for the approved commercial area for use as Park and Ride spaces. These spaces may be integrated with the rest of the required parking; however, they must be in excess of the minimum parking requirement for the commercial development.
    b. A Bike-Sharing Facility.

j. Prior to the issuance of the first building permit within the Workplace District, the Applicant shall provide to the City Transportation Demand Management (TDM) policies, which shall include, but not be limited to, Ride Sharing and Compressed Work Week strategies for the Workplace District.

Environmental and Natural Resources

Nothing contained in this Development Order is intended to require any actions inconsistent with requirements of the South Florida Water Management District (SFWMD), United States Army Corps of Engineers (ACOE), or other State or Federal agencies with regulatory authority over the Project.

Conservation Area Management Plan

38. At the time of the first plat, the Applicant shall submit a Conservation Area Management Plan (CAMP) for a minimum of 2,407 acres of Conservation Area identified on the PCD Master Plan, including all areas delineated within the PCD Master Plan, including uplands, wetlands, and all other areas included therein, to implement the Habitat Restoration and Management Plan provided as part of the approval of this Development Order. The plan shall: 1) identify locations in the preserve area where upland or wetland natural communities will be created, enhanced, or restored; 2) identify management procedures and provide a schedule for their implementation; 3) include procedures for maintaining suitable habitat for State and Federally listed species; 4) include methods to remove nuisance and exotic vegetation and any other species that are determined to threaten the natural communities; 5) include plans to permanently identify the preserve area and provide access for passive recreation, education, or scientific study; and 6) identify a permanent funding source and define a responsible entity for the maintenance and implementation of the management plan in perpetuity. The CAMP shall be approved by the City of Palm Beach Gardens, and all applicable governmental agencies. Within sixty (60) days of the issuance of an Environmental Resource Permit (ERP) from the SFWMD or a Section 404 Permit from the ACOE, whichever comes last, the Applicant shall submit to the City an updated CAMP. The updated CAMP shall incorporate and reflect the wetland mitigation requirements and schedules from the ERP and ACOE Section 404 permits.

39. Prior to any land clearing activities in the development area, the Applicant shall provide the location of the fence to the City Planning & Zoning Department for approval, and shall install temporary fencing around all adjacent upland and wetland areas in the Conservation Area. The fencing shall clearly identify and designate the boundaries of the Conservation Area and minimize the potential disturbance of the Conservation Area during land clearing and construction. The temporary fencing shall be established at least ten (10) feet outside of the boundaries of the Conservation Area and shall remain in place until the completion of the finish grading on the area adjacent to the fencing.

40. At the time of the first plat or sooner, the Applicant shall identify the Conservation Area on the plat as dedicated for conservation purposes.

41. No later than completion of restoration of the Conservation Area, the Conservation Area shall be conveyed to, and shall be the perpetual maintenance responsibility of one or more of Palm Beach County, SFWMD, or other governmental or quasi-governmental (e.g., Northern Palm Beach County Improvement District), agency or to any other entity approved by the City Attorney.

42. The continued preservation of the Conservation Area shall be assured through a Conservation Easement in favor of a governmental or quasi-governmental (e.g., Northern Palm Beach County Improvement District) agency or agencies. Such conservation easement shall be properly executed and recorded prior to or concurrent with the issuance of the first plat.

Wetland and Upland Preservation

43. As part of the CAMP, the Applicant shall identify the location of all upland preserve areas that have been shown on the PCD Master Plan within the Conservation Area. Upland habitat restoration will provide a minimum of 182 acres of upland preservation, in accordance with the CAMP.

44. Wetland and upland restoration and mitigation shall be completed as set forth in the CAMP, as it will be amended following approval of the ERP and ACOE Section 404 permits as set forth in Condition 38. It is anticipated that mitigation requirements to be contained in the ERP and ACOE Section 404 permits will include all wetland restoration and will be completed within five (5) years of issuance of those permits.

Listed Species

45. Prior to any land alteration in the development area, an environmental survey shall be submitted identifying all listed plant and animal species. In order to protect the plant and animal species, all appropriate permits shall be submitted by the Applicant and approved by the applicable permitting agencies. The environmental survey shall ensure compliance with the approved Conservation Area Management Plan (CAMP). The environmental survey shall be submitted for review and approved by Staff.

46. The Applicant shall obtain all necessary permits or approvals from the SFWMD, ACOE and/or any other applicable State or Federal agency with regulatory authority over the Project for impacts to and management of State or Federal listed plant or animal species.

Exotic Species

47. Prior to obtaining building permits for any future structure approved as part of a site plan approval or for infrastructure construction, the Applicant shall remove from the area encompassed by such site plan or infrastructure permit any nuisance and/or invasive exotic vegetation listed under Category I of the Florida Exotic Pest Plant Council's "2015 List of Invasive Plant Species" as it may be amended. Removal shall be in a manner that minimizes seed dispersal by any of these species. There shall be no planting of these species on site. Methods and a schedule for the removal of exotic and nuisance species shall be approved by the City of Palm Beach Gardens. The entire site, including wetlands and conservation areas, shall be maintained free of these species as required by any applicable permits.

Water Quality

48. The Applicant is required to meet all Total Maximum Daily Load (TMDL) for water quality nutrient loading limits and all design requirements of the FDEP, PBC ERM, and SFWMD.

49. As part of the SFWMD permitting process, the Applicant is required to provide a pre-post nutrient loading analysis to demonstrate that the nutrient load will be reduced and that the Project's proposed surface water management system and best management practices will meet the State's numeric nutrient criteria for its discharges.

Stormwater Management

50. The Applicant for each site plan and/or permit for installation of infrastructure shall design and construct a stormwater management system within such development parcel to retain the maximum volumes of water consistent with SFWMD and Northern Palm Beach County Improvement District (NPBCID) criteria for flood control. At a minimum, all water discharged from the surface water management system from the development area shall meet or exceed the water quality standards as set forth in applicable State regulation and/or City of Palm Beach Gardens Code of Ordinances.

51. At the time of individual site plan approvals and consistent with the adopted Development Standards, the Applicant shall work with the City of Palm Beach Gardens to minimize the amount of impervious surface constructed for automobile parking on the project site. The Applicant and the City should consider the use of pervious parking lot materials where feasible.

52. The surface water management system shall utilize Best Management Practices to minimize the impact of chemical runoff associated with lawn and landscape maintenance, according to the City of Palm Beach Gardens Code of Ordinances, Chapter 34-Environment. The Applicant shall coordinate with the SFWMD and the NPBCID to formulate and implement Best Management Practices to reduce the use of pesticides and fertilizers throughout the Project.

53. Prior to any site plan approval and/or issuance of any permit for installation of infrastructure, the Applicant shall provide the City with Best Management Practices (BMPs) that will be utilized to assist in the reduction of nutrient loading for any agricultural operations and indicate who will be responsible to manage and monitor the BMPs until such agricultural operations cease.

54. Maintenance and management efforts required to assure the continued viability of all components of the surface water management system shall be the financial and physical responsibility of the Applicant, NPBCID or other entity acceptable to the City or otherwise set forth in the permit issued by SFWMD. Any entities subsequently replacing the Applicant shall be required to assume the responsibilities as set forth in this condition.

Water Supply

55. No building permits for vertical construction shall be issued until the Applicant demonstrates that the Seacoast Utility Authority (SUA), or other public utility provider, has an adequate permitted allocation of potable water and adequate potable water treatment and delivery facilities to meet the demands of the development for which the building permit for vertical construction is requested.

56. The preferred source of irrigation water for non-agricultural areas shall be treated wastewater effluent at such time as this source is made available to the site. The project shall be equipped with an irrigation water distribution system. No individual home wells shall be constructed on the project site.

57. Reclaimed water shall not be provided, unless mandated by the SFWMD.

58. The residential and non-residential uses in the Project shall utilize low-volume water use plumbing fixtures, Florida-friendly (drought tolerant) landscape techniques, and other water conservation measures as may be required by the SFWMD or City Ordinances. The commercial uses in the project shall also utilize self-closing and/or metered water faucets. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the SUA by the SFWMD or City Ordinances.

Wastewater Management

59. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Applicant has provided written confirmation from the SUA, or other public utility provider, that: 1) adequate capacity for wastewater treatment is available to serve such development parcel; and 2) the Applicant or others have provided the necessary wastewater system extensions to serve the development parcel.

Solid Waste and Hazardous Materials

60. Prior to the issuance of any non-residential building permits for vertical construction for the Project, the Applicant shall prepare a Hazardous Materials Management Plan if the site operator generates transports and/or stores any hazardous materials above reportable quantities, as required by the Florida Department of Environmental Protection (FDEP), for the non-residential use(s) and have it approved by the City of Palm Beach Gardens. The plan should identify off-site disposal plans, on-site waste handling, and generation and emergency procedures for each generator of hazardous waste. At a minimum, the plan shall:

a) Require disclosure by all owners or tenants of the property of all hazardous materials or waste proposed to be stored, used, or generated on premises;
b) Require the inspection of all premises storing, using, or generating hazardous materials or waste prior to commencement of operation, and periodically thereafter, to assure that proper facilities and procedures are in place to properly manage hazardous materials projected to occur;
c) Provide minimum standards and procedures for storage, prevention of spills, containment of spills, and transfer and disposal of such materials or waste;
d) Provide for proper maintenance, operation, and monitoring of hazardous materials and waste management systems, including spill and hazardous materials and waste containment systems;
e) Detail actions and procedures to be followed in case of spills or other accidents involving hazardous materials or waste;
f) Guarantee financial and physical responsibility for spill cleanup; and
g) Include a program for continued monitoring of surface and groundwater on the site.

Air Quality

61. During land clearing and site preparation, soil treatment techniques appropriate for controlling unconfined particulate emissions shall be undertaken. If construction on a parcel will not begin within thirty days of clearing, the soil shall be stabilized until construction of the parcel begins. Cleared areas may be sodded, seeded, landscaped, mulched, or stabilized by other means as may

be permitted by the City of Palm Beach Gardens. Minimal clearing for access roads, survey lines, fence installation, or construction trailers and equipment staging areas is allowed without the need for soil stabilization. The purpose of this condition is to minimize dust production and soil erosion during land clearing and to prevent soil particulates from becoming airborne between the time of clearing and construction. The development shall comply with all National Pollutant Discharge Elimination System requirements.

Green Building

62. The Applicant is encouraged to participate in green building and sustainable methods, in compliance with the applicable Housing Element policies of the City's Comprehensive Plan. For any proposed certified LEED green building projects or equivalent certification, the project shall be eligible for expedited permitting as set forth in Section 78-57 and as determined by the City's Planning and Zoning Director.

Human Resources

Housing

63. The City's Workforce Housing requirement shall be addressed through the provision of 250 multifamily rental units within the Town Center District. A minimum of 50 percent of the approved multifamily units shall be restricted to a maximum rental rate of 60 percent of the Area Median Income (AMI) for Palm Beach County, as determined by the Palm Beach County Planning Department. The remaining 50 percent of the rental units shall be restricted to a maximum rental rate of 120 percent of the Palm Beach County AMI. This limitation shall run only for the first 15 years of the life of the dwelling unit, which time shall begin to run upon the issuance of the Certificate of Occupancy for such unit. The rental prices for the workforce housing multifamily units shall be provided to the City as part of the Project's Biennial Report.

Police and Fire Protection

64. Prior to each site plan approval, the Applicant shall provide written confirmation from the City of Palm Beach Gardens Fire Rescue Department verifying that adequate facilities, equipment, and personnel are available to service the Avenir Project based on the demand from the Project.

65. Prior to each site plan approval, the Applicant shall provide written confirmation from the City of Palm Beach Gardens Police Department verifying that adequate facilities, equipment, and personnel are available to service the Avenir Project based on the demand from the Project.

66. The Applicant shall provide fire hydrant layout with each future site plan.

67. All future gated developments must provide access control devices approved by the Fire Rescue Department.

68. All future site plans, structures, landscaping, lighting, and the overall design shall comply with CPTED standards, which may include Natural Surveillance, Access Control, Territoriality, Defensible Space, Formal Organized Surveillance, and Activity Program Support. These crime prevention standards will be derived from the State of Florida Attorney General's Office/Crime Prevention Training Institute, Florida State Statutes, City of Palm Beach Gardens Municipal Code, and the Florida Building Code.

Parks and Recreation

69. The Applicant shall meet the parks and recreation requirements as set forth in the Avenir Development Standards and City LDRs.

Historic and Archaeological Sites

70. The Applicant shall protect and shall not develop the prehistoric archaeological site, Site Number 8PB11489, in accordance with the recommendations from the Florida Department of State, Division of Historical Resources and in accordance with State or Federal permits or approvals for the Conservation Area. This site is located within the Conservation Area.

Engineering

71. The road and street cross-sections depicted in the Development Standards represent the minimum conceptual allowable design for these streets. All construction plans shall be approved by the City Engineer, roadway owner, utility providers, and any other agency having ownership or maintenance responsibilities of the roadway or underlying utilities.

72. Prior to the issuance of the infrastructure permit, if applicable, the Applicant shall provide the City Engineer with copies of all permits, permit applications, and Requests for Additional Information to and from regulatory agencies regarding issues on all permit applications, certifications, and approvals, including SFWMD NPBCID, SUA, Palm Beach County, Health Department, FDOT, and any other applicable agencies.

73. Prior to the issuance of the Certificate of Completion for the infrastructure permit, the Applicant shall comply with all Federal EPA and State of Florida Department of Environmental Protection NPDES requirements, including, but not limited to, preparation of a stormwater pollution prevention plan and identification of appropriate Best Management Practices, as generally

accepted by the Environmental Protection Agency (EPA) and/or local regulatory agencies, for construction activities, implementation of the approved plans, inspection, and maintenance of controls during construction. This includes a Notice of Intent prior to the issuance of the infrastructure permit and Notice of Termination.

74. Prior to the issuance of the clearing permit or infrastructure permit or demolition permit, whichever comes first, the Applicant shall submit an updated construction phasing and safety plan for the City to review. The construction phasing and safety plan shall include all necessary construction zone signage and fencing as required by the Engineering Department and will need to be monitored throughout the construction duration and modified as necessary to allow for safe and effective pedestrian and vehicular movement throughout the Project. If at any time the Applicant wishes to modify the phasing plan, a revised phasing plan shall be submitted to the City Engineer for review.

75. Prior to the issuance of the first vertical permit, the Applicant shall identify the entity that will be responsible for operating and maintaining the surface water management system and wetlands.

76. As part of the first plat, the Applicant shall dedicate to the City, without recourse to the City, the right of perpetual public access for road right-of-way purposes over the Avenir Connector Road.

77. Prior to the issuance of the first building permit for vertical construction, the Applicant shall provide Palm Beach County Utility and SFWMD roadway access to their facility on the Mecca parcel, if required.

78. Prior to the issuance of the first building permit for vertical construction, the Applicant shall coordinate with Palm Beach County to consider accepting drainage from the Mecca Utility site into the Avenir stormwater management system, if required.

79. Prior to the issuance of the first infrastructure permit, the Applicant shall provide a hydraulic analysis, including detailed information on the proposed structures and outfalls. Also, maintenance responsibilities of the outfall system shall be identified and agreements obtained from the appropriate entities.

80. At the time of submittal of the first plat application for the Project, the Applicant shall provide a Master Declaration of Covenants and Restrictions for review and approval by the City Attorney. At a minimum the Declaration of Covenants and Restrictions shall specify who or what entity will be controlling, operating, and maintaining the common elements of the PCD, including, but not limited to, elements such as spine roads, perimeter landscape buffers, and major drainage elements. The City Attorney's approval of the subject Declaration shall be required prior to approval of the first plat of the Project.

81. Prior to the issuance of the first land alteration permit, the limits of clearing and installation, as noted in this condition, shall be identified on the final construction plans for review and approval by the City. Limited clearing may be permitted within an individual parcel of the PCD, even though the subject parcel has not yet received site plan approval when such limited clearing is necessary in order to facilitate the installation of infrastructure and/or common amenities necessary to implement an approved site plan for a different parcel within the PCD. Such limited clearing shall be subject to approval of the City Engineer and City Forester.

82. Prior to the commencement of construction for the improvements delineated on the PCD Master Plan, the Applicant shall provide all necessary construction zone signage and fencing as required by the City Engineer.

83. Prior to the issuance of the clearing permit, infrastructure permit, or the building permit for any construction within the PCD Master Plan, whichever occurs first, the Applicant shall provide itemized cost estimates and surety for the related improvements, in accordance with the LDR Sections 78-309 and 78-461. The itemized cost estimates shall include all public elements for the on-site and off-site infrastructure-, landscaping-, and irrigation-related improvements. The cost estimates shall be dated, signed, and sealed by a professional engineer and landscape architect registered in the State of Florida. Surety will be based on 110% of the total combined City-approved cost estimates and shall be posted with the City.

84. As part of the PCD Master Plan construction, or any site plan approval process for any site plan that includes a lake within the PCD, the Applicant shall demonstrate to the satisfaction of the City that each lake includes an adequate number of aerators/fountains to avoid water stagnation. The total number shall include consideration of the size of each lake and the proper placement of the aerators/fountains. All lakes shall have at least one aerator/fountain.

85. Prior to the issuance of each infrastructure permit, the Applicant shall receive a Technical Compliance Approval (TCA) letter for this Project in accordance with the City's LDRs. Prior to the issuance of a vertical building permit, the plat for any specific development parcel shall be approved by City Council.

86. The construction, operation, and/or maintenance of any elements of the subject project shall not have any negative impacts on the existing drainage of surrounding areas. If at any time during the project development it is determined by the City that any of the surrounding areas are experiencing negative drainage impacts caused by the project, it shall be the Applicant's responsibility to resolve said impacts in a period of time and a manner acceptable to the City prior to additional construction activities. The City may cease issuing building permits and/or Certificates of Occupancy until all drainage concerns are resolved.

87. Prior to the issuance of each infrastructure permit for the improvements delineated on the PCD Master Plan, the Applicant shall provide proper documentation to the City, in a form satisfactory to the City Attorney, from the applicable utility providers authorizing the location of landscaping and light poles within the utility easements, if required.

88. Prior to the issuance of each infrastructure permit for the improvements delineated on the PCD Master Plan, the Applicant shall submit signed/sealed/dated construction plans, including a pavement marking and signage plan and a permit application for review and approval, and paving, grading, and drainage plans, along with surface water management calculations and hydraulic pipe calculations for City review and approval. The paving, grading, and drainage plan and calculations shall be signed and sealed by an engineer licensed in the State of Florida.

89. Prior to the issuance of the land alteration permit of any infrastructure phase of the PCD, the Applicant shall plat said infrastructure phase to include all existing and proposed easements and like encumbrances in accordance with the LDRs for City Council approval.

90. Prior to the issuance of each infrastructure permit for the improvements delineated on the PCD Master Plan, the Applicant shall provide a signed and sealed photometric plan for the infrastructure being applied for and submit a site lighting permit.

91. Prior to the commencement of construction associated with each infrastructure permit for the applicable improvements delineated on the PCD Master Plan, the Applicant shall schedule a pre-construction meeting with City Staff. Inspections related to the infrastructure permit will not be performed until the pre-construction meeting has occurred. In addition, failure to comply with this condition could result in a Stop-Work Order of all work/construction activity for the subject development site.

92. Prior to the issuance of the Certificate of Completion for each infrastructure permit, the Applicant shall provide copies of any required FDOT testings for the City's review and approval.

93. A boundary plat shall be required for the Avenir PCD prior to any further subdivision of land. All parcels depicted on the PCD Master Plan shall be separately platted and shall require City Council approval. Subsequent subdivisions within each of these aforementioned parcels may occur by metes and bounds in accordance with Section 78-592 of the City's LDRs (i.e., nonresidential uses and nonresidential parcels only).

Economic Development

94. Prior to, or at the time of first plat approval, the Applicant shall dedicate 50 acres to the City for the purposes of economic development (the "Economic Development Parcel" or "EDP"). The Economic Development Parcel shall be located as identified on the PCD Master Plan and may be used only for the following uses:

    a. Medical/Pharmaceutical
    b. Aerospace and/or Engineering
    c. Information Technology
    d. Business and Financial Services
    e. Research and Development
    f. Education
    g. Corporate Headquarters
    h. Any other industry cluster or company approved by the City Council.

95. The Economic Development Parcel may be developed with up to 500,000 square feet of any of the uses as set forth in Condition 94.

96. The Economic Development Parcel may only be used for businesses that (1) create a minimum of 50 new value-added positions within the first two (2) years of operation (those positions with an average salary to be 10% higher than the current per capita income in the City), and (2) pass a due diligence analysis performed by the City to establish solvency. The EDP may also be used to expand an existing business already located within the City as a result of creating at least 50 new value-added positions within the first two (2) years of operations.

97. The City may donate or lease the EDP at no cost, but may not receive any compensation for such EDP.

98. The development of the Economic Development Parcel shall be subject to the approved Development Standards, which shall not be amended without approval of the Applicant.

99. Notwithstanding any proportionate share costs set forth in the Proportionate Share Agreement, any assessment levied on the Economic Development Parcel by the NPBCID or any other governmental or regulatory agency or any Property Owners Association shall not be the responsibility of the City. Further, such assessments shall accrue for a maximum period of three (3) years from the date any assessment is levied against the EDP until such time as it is either donated by the City or the effective date of any lease occurs (the "accrued assessments"). From the date any person or entity takes ownership, from the effective date of any lease, or the date of any other conveyance of a right to use said parcel, the then owner, lessee, and/or user of the EDP shall become

subject to and required to pay the accrued assessments and all assessments against the EDP that are then or may become due and payable from that date forward. If less than the entire EDP is either donated, leased, or the right to use otherwise conveyed, the then owner, lessee, and/or user shall only be responsible for its individual pro-rata share(s) of the accrued assessments and its individual pro-rata share(s) of any other assessments that are then or may become due and payable commencing on the date of ownership transfer, lease effective date, or the date of any other conveyance of a right to use forward.

100. The developer or developers of the EDP shall pay to the Applicant all impact fees that would be due to the City or County, but for impact fee credits, at the then present rate.

101. The developer or developers of the EDP shall pay to the Applicant the developer(s) proportionate share of the Proportionate Share Agreement payments due to Palm Beach County (whether paid in kind, e.g., by building the Avenir Connector Road, or in cash) pursuant to the Proportionate Share Agreement less any County roadway impact fees paid pursuant to Condition 96.

102. No later than approval of a site plan for the EDP, the Applicant shall provide water and sewer connections to the EDP and shall fill the EDP to grade.

103. Prior to conveyance of the EDP, the Applicant shall provide Phase I and Phase II environmental reports to the City.

GIS Division

104. Prior to the issuance of each Certificate of Occupancy, digital copies of the approved plans for record shall be submitted to the GIS Manager.

105. Prior to the issuance of the first building permit for vertical construction, digital files of the approved plat shall be submitted to the Planning and Zoning Division.

106. Names of arterial streets shall be approved by the City's Addressing Committee prior to PCD plat approval.

107. Prior to the issuance of the first building permit for vertical construction, the Avenir subdivision name shall be approved by the City's Addressing Committee.

Forestry

108. Site plans for all of the future development areas must be consistent with the requirements of the Development Standards.

109. Prior to the issuance of the first building permit for vertical construction for the adjacent parcel, the Applicant shall install landscaping and irrigation along all PCD perimeter landscape buffers. The maintenance of said PCD perimeter landscape buffers shall be the responsibility of the Master Property Owners Association or other entity as approved by the City Attorney. The PCD perimeter landscape buffer areas shall not be cleared of vegetation until site plan approval has occurred for the adjacent development.

110. Prior to site plan approval for each parcel, the final design and location of all littoral plantings for the subject parcel shall be submitted and approved.

111. Prior to the issuance of the infrastructure permit for a lake that is outside of the individual parcels within the Avenir PCD, all littoral plantings shall be submitted and approved.

112. Prior to the issuance of the first land alteration/clearing permit within the Avenir PCD, a landscape and irrigation plan for Northlake Boulevard road shoulders and medians shall be submitted to the City for review and approval.

113. Prior to the first Certificate of Occupancy within the Avenir PCD, the installation of the Northlake Boulevard road shoulder and median landscape and irrigation shall be completed from the north extension of 130th Avenue North to the Property eastern boundary. Prior to completion of the Northlake Boulevard widening from four (4) lanes to six (6) lanes or the first Certificate of Occupancy west of the north extension of 130th Avenue North, whichever occurs first, the remainder of the Northlake Boulevard road shoulder and median landscaping shall be installed.

114. Prior to the issuance of the first land alteration/clearing permit within the Avenir PCD, a landscape and irrigation plan for Beeline Highway road shoulders, medians, and adjacent PCD buffer shall be submitted to the City for review and approval. This condition may be modified by the Director of Planning and Zoning with due cause.

115. Prior to the completion (open to the public) of the Avenir Connector Road northern connection, the installation of the Beeline Highway road shoulder, median, and adjacent PCD buffer landscaping and irrigation shall be completed.

116. The Applicant shall be responsible for the installation and all associated maintenance of the landscaping and irrigation for the Northlake Boulevard and Beeline Highway road shoulders and medians adjacent or contiguous to their development.

117. The Applicant shall be responsible for the installation and all associated maintenance of all internal roads identified on the PCD Master Plan, including roadway buffer landscaping and irrigation, lighting, wildlife crossings, and hardscapes.

118. Prior to the issuance of the first building permit for vertical construction for an adjacent parcel, all roadway improvements as shown on the PCD Master Plan, such as landscaping, irrigation, lighting, and any other hardscape features, shall be installed. This condition may be modified at the time of Site Plan approval for the adjacent parcel.

119. There shall be a minimum 15-foot-wide landscape buffer outside of the Avenir Connector Road and Avenir Network Streets roadway cross-sections, adjacent to any residential lot property line.

Planning

120. Prior to the issuance of the first Certificate of Occupancy on site, the Applicant shall obtain approval of a PCD Master Signage Program.

121. Prior to the issuance of the first building permit for vertical construction of any on-site structure, the Applicant shall install and maintain the City of Palm Beach Gardens gateway sign located in the southwest corner.

122. Prior to the issuance of the first land alteration permit, the Applicant shall schedule a pre-permit meeting with the Planning and Zoning Department.

123. All uses within Parcel H (Agriculture Parcel) are subject to a Major Conditional Use process, per the City's Land Development Code.

Airports

124. The Applicant shall include the following language in a Homeowners Association Declaration for any residential community within the flight paths of the Northern Palm Beach County Airport:

NOTICE: The property subject of this Declaration is in the vicinity of the Palm Beach County North County Airport ("Airport"). Therefore, it is possible that owners, visitors, and users may be subject to varying degrees of potential noise and other impacts from operations conducted at, above, or within the vicinity of the Airport. Any buyer should conduct any investigation that the

buyer deems prudent and necessary to assess the impact, if any, of the Airport, including, but not limited, to airport-related noise that may affect the buyer's use and enjoyment of the property.

SECTION 4. This petition is approved subject to strict compliance with the Exhibits listed below, which are attached hereto and made a part hereof as Exhibit "B":

1. Avenir PCD Master Plan, Sheet MP-1, prepared by *Urban Design Kilday Studios*, dated April 18, 2016.

2. Conceptual Alternate Connector Road, prepared by *Urban Design Kilday Studios*, date stamped November 4, 2015.

3. Proposed CSX Crossing Location, Sheet 1 of 1 and 3 of 3, prepared by *Ballbe and Associates*, date stamped November 4, 2015.

4. Avenir 80' R.O.W. – Avenir Network Streets & Avenir Connector Road Within the Development Area cross section plan, Sheet 1 of 3, prepared by *Urban Design Kilday Studios,* dated April 14, 2016.

5. 76' R.O.W. - Avenir Connector Road Within Conservation Area cross-section plan, Sheet 2 of 3, prepared by *Urban Design Kilday Studios* dated April 14, 2016.

6. Avenir Connector Road – Conservation Area – Critter Crossing Details Plan, Sheet 3 of 3, prepared by *Urban Design Kilday Studios*, dated April 14, 2016.

7. Avenir 90' Parkway Buffer – Northlake Boulevard (East of Avenir Connector Road), Sheet LP-1 of 5, prepared by *Urban Design Kilday Studios*, dated December 17, 2015.

8. Avenir 90' Parkway Buffer – Northlake Boulevard (West of Avenir Connector Road), Sheet LP-2 of 5, prepared by *Urban Design Kilday Studios,* dated December 17, 2015.

9. Avenir 50' Parkway Buffer – Northlake Boulevard, Sheet LP-3 of 5, prepared by *Urban Design Kilday Studios*, dated December 17, 2015.

10. Avenir 25' PCD Buffer, Sheet LP-4 of 5, prepared by *Urban Design Kilday Studios*, dated December 17, 2015.

11. Avenir Northlake Beautification Plan, Sheet LP-5 of 5, prepared by *Urban Design Kilday Studios*, dated December 17, 2015.

12. Avenir Development Standards, prepared by *Urban Design Kilday Studios*, dated May 2, 2016.

SECTION 5. All representations made by the Applicant or the Applicant's agent at any public hearing regarding this application are specifically incorporated herein, and this approval is granted subject to same.

SECTION 6. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 5TH day of May, 2016.

CITY OF PALM BEACH GARDENS, FLORIDA

BY: _____
Marcie Tinsley, Mayor

ATTEST:

BY: _____
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
R. Max Lohman, City Attorney

VOTE:	**AYE**	**NAY**	**ABSENT**
MAYOR TINSLEY	✓	___	___
VICE MAYOR JABLIN	✓	___	___
COUNCILMEMBER PREMUROSO	✓	___	___
COUNCILMEMBER LEVY	✓	___	___
COUNCILMEMBER MARINO	✓	___	___

Exhibit 6	City of Palm Beach Gardens Master Plan Conversion Administrative Approval Letter

December 19, 2016

Mr. Marty Minor
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

RE: ADMN-16-11-000715 – Avenir PCD – Requesting Conversion of Uses

Dear Mr. Minor:

City staff has reviewed the above referenced Administrative petition for the Avenir Planned Community Development (PCD), requesting a conversion of uses to decrease the Single-Family units, add 960 Age-Restricted residential units, and decrease the Professional Office use. Pursuant to Section 78-48(g), entitled "Site Plan Review, Administrative Site Plan Changes," the City hereby grants Administrative Approval to petition ADMN-16-11-000715.

This approval shall be in accordance with the following documents:

1. Avenir Planned Community Development Master Plan, Sheet MP-1, prepared by *Urban Design Kilday Studios*, dated December 8, 2016.

2. Traffic Equivalency Statement, prepared by *Susan E. O'Rourke, Inc.*, dated November 22, 2016, consisting of Attachments A through D.

3. PTC Transportation Consultants (City Transportation Consultant) review/approval letter, dated December 14, 2016.

This approval shall be in accordance with the following conditions:

1. All previous conditions of Resolution 4, 2016 remain in effect.

2. Per Condition of Approval #3 in Resolution 4, 2016, no additional residential units are authorized through a conversion of uses.

3. All future conversions shall utilize Attachment D of the Traffic Equivalency Statement dated November 22, 2016, prepared by Susan E. O'Rourke, Inc. for this petition which shows the total number of peak hour trips remaining with the project.

This letter officially documents approval of the Administrative petition for a conversion of uses for the Avenir PCD. More specifically, to decrease the Single-Family units to from 3,000 to 2,690 units (-310 units); add 960 Age-Restricted residential units; and decrease the Professional Office use from 1,940,000 square feet to 1,800,000 square feet (-140,000 square feet). The request does not increase the project's external peak-hour directional trips, and is consistent with Condition of Approval #3 of Resolution 4, 2016 for the Avenir PCD. The aforementioned plan and documents will be on record in the Planning and Zoning Department for future reference. If you have any questions, please contact Dawn Sonneborn at (561) 799-4219.

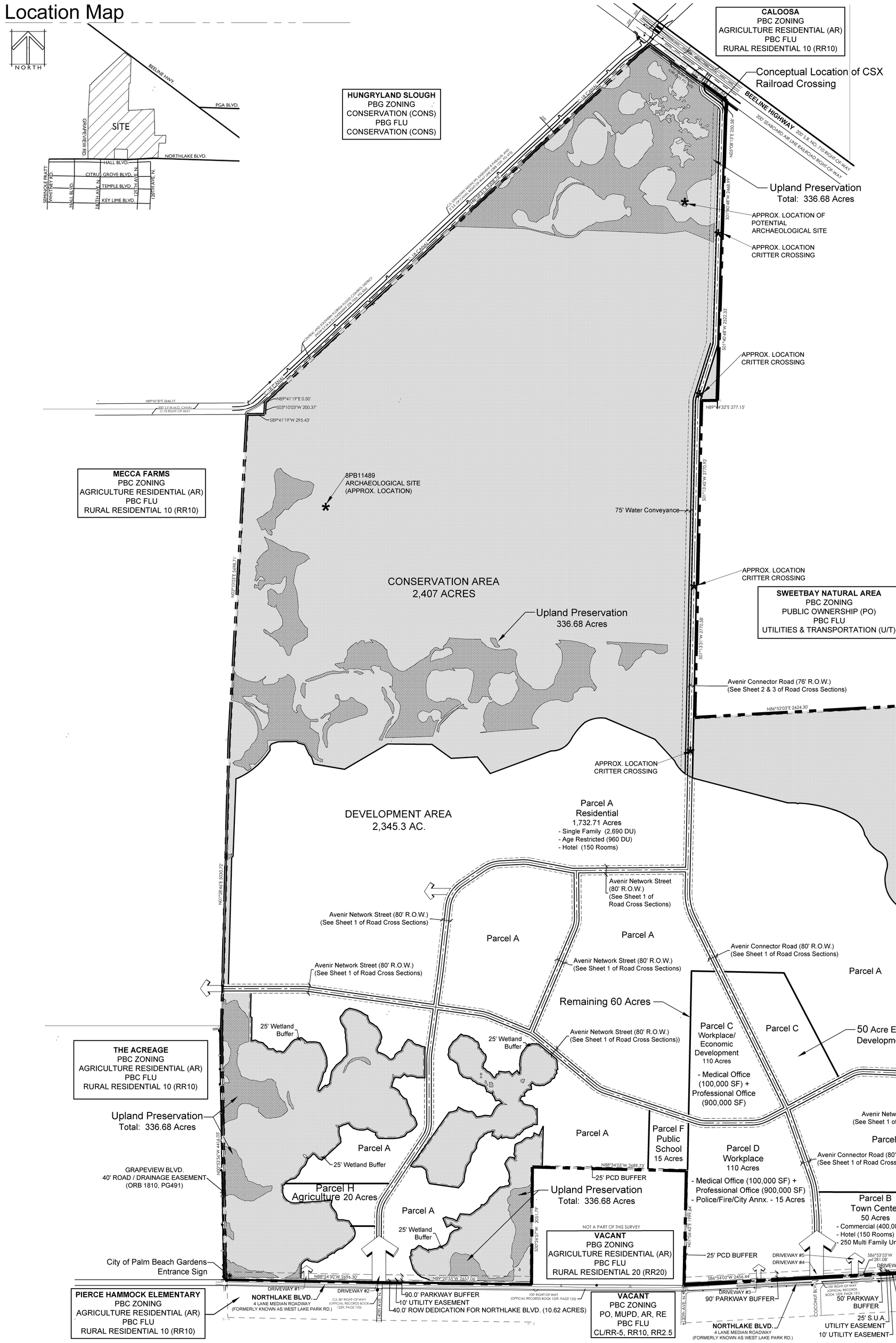
Sincerely,

Natalie M. Crowley, AICP
Director of Planning and Zoning

cc: Scott Danielski, Building Official
Tresha Thomas, Senior Accountant
Bahareh Wolfs, AICP, Development Compliance and Zoning Manager
Dawn Sonneborn, Principal Planner

Exhibit 7	Avenir Master Plan

Location Map



Maximum Intensity Standards for MXD

LAND USE COMPONENT	LAND ALLOCATION/ GROSS UNIT PER ACRE	MAXIMUM LOT COVERAGE
RESIDENTIAL		
MAXIMUM	7.0 DU/GROSS ACRE	--
PROVIDED	0.81 DU/GROSS ACRE	--
NON-RESIDENTIAL		
MAXIMUM	40%	50%
PROVIDED	5.8%	50%

Site Data

PETITION NUMBER:	PPCD-13-07-000005
PROPERTY CONTROL NUMBERS:	
	52-41-41-28-00-000-5010 52-41-41-32-00-000-5010 52-41-41-33-00-000-1020
	52-41-42-05-00-000-1000 52-41-42-04-00-000-9000 52-41-42-10-00-000-9000
	52-41-42-08-00-000-1010 52-41-42-09-00-000-1010 52-41-42-17-00-000-1000
	52-41-42-16-00-000-1010 52-41-42-15-00-000-1000 52-41-42-14-00-000-3020
GROSS ACREAGE:	4,762.9 ACRES
EXISTING LAND USE DESIGNATION:	RR10 & RR20
PROPOSED LAND USE DESIGNATION:	MIXED USE (MXD) - 4,762.9 ACRES
EXISTING ZONING:	PDA
PROPOSED ZONING:	MXD PCD
EXISTING LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA
EXISTING & PROPOSED ZONING OVERLAY:	CONDITIONAL USE FOR AGRICULTURAL USES - 20 ACRES

Land Use Designation Summary

GROSS ACREAGE:	4,762.9 ACRES	
ROW DEDICATION:	10.6 ACRES (20' ROW DEDICATION - NORTHLAKE BLVD)	
NET ACREAGE:	4,752.3 ACRES	
DEVELOPMENT AREA:	2,345.3 ACRES (49% OF NET)	
PARCEL A, RESIDENTIAL:		1,732.71 ACRES
PARCEL B, TOWN CENTER:		50 ACRES
PARCEL C, WORKPLACE/ECONOMIC DEVELOPMENT:		110 ACRES
PARCEL D, WORKPLACE:		110 ACRES
PARCEL E, PARK:		55 ACRES
PARCEL F, PUBLIC SCHOOL:		15 ACRES
PARCEL G, CIVIC/RECREATION:		60 ACRES
PARCEL H, AGRICULTURE		20 ACRES
PCD BUFFERS:		4.15 ACRES
ROW BUFFERS:		69.24 ACRES
PARKWAY BUFFER:		22.17 ACRES
RIGHT OF WAYS:		92.14 ACRES
UTILITY EASEMENTS ALONG NORTHLAKE		4.89 ACRES
CONSERVATION OVERLAY AREA:	2,407 ACRES (51% OF NET)	
TOTAL NET ACREAGE:	4,752.3 ACRES	

MXD PCD DEVELOPMENT PROGRAM	
CONSERVATION AREA	**2,407 ACRES**
DEVELOPMENT AREA	**2,345.3 ACRES**
SINGLE FAMILY	2,690 UNITS
AGE RESTRICTED	960 UNITS
MULTI FAMILY	250 UNITS
COMMERCIAL	400,000 SF
MEDICAL OFFICE	200,000 SF
PROFESSIONAL OFFICE	1,800,000 SF
HOTEL	300 ROOMS (APPROX 80,000 SF)
PARK (LAND DEDICATION)	55 ACRES
POLICE/FIRE/CITY ANNEX (LAND DEDICATION)	15 ACRES
CIVIC/RECREATION (LAND DEDICATION)	60 ACRES
PUBLIC SCHOOL (LAND DEDICATION)	15 ACRES
AGRICULTURAL	20 ACRES
ROW DEDICATION (NORTHLAKE)	**10.6 ACRES**
TOTAL PCD MXD LAND AREA	**4,762.9 ACRES**
RESIDENTIAL DENSITY	0.81 DU/AC
OFFICE/COMMERCIAL/HOTEL INTENSITY	0.22

Residential Summary

GROSS DENSITY:	0.81 DU/AC (3,900 UNITS/4,762.9 ACRES)
SINGLE FAMILY:	2,690 UNITS
AGE RESTRICTED:	960 UNITS
MULTI FAMILY:	250 UNITS

Non-Residential Summary

PCD NET INTENSITY:	0.22 FAR (2,480,000 SF/ 255 ACRES)
COMMERCIAL:	400,000 SF
MEDICAL OFFICE:	200,000 SF
PROFESSIONAL OFFICE:	1,800,000 SF
HOTEL:	300 ROOMS (APPROX. 80,000 SF)

MXD PCD Open Space Summary

PER SEC. 78-155 (o)(1) - MIN. 20% COMMUNITY SERVING OPEN SPACE REQUIRED FOR OVERALL 4,752.3 ACRES (950.46 ACRES)

REQUIRED OPEN SPACE:	950.46 ACRES	
PROVIDED OPEN SPACE:	1,295.51 ACRES (27.3%)	
ENVIRONMENTALLY SENSITIVE LANDS		
UPLAND PRESERVE:	297 ACRES	*(COMBINATION OF UPLAND PRESERVE AND WETLAND AREAS MAY NOT EXCEED 50% OF THE REQUIRED 950.46 AC OR 475.23 AC.PER SEC. 78-681 (b)(3))*
WETLAND/WETLAND BUFFERS/FLOW WAY:	178 ACRES	
PEDESTRIAN AREAS:		
ROW BUFFERS:	69.24 ACRES	*(ALONG AVENIR NETWORK STREET)*
PARKWAY BUFFER:	22.17 ACRES	
PUBLIC PARKS:		
PARK:	55 ACRES	*(100% INCLUDED PER SEC. 78-681(b)(5))*
RECREATION FACILITIES:		
CIVIC/RECREATION:	30 ACRES	*(LIMITED TO 50% PER SEC. 78-681(b)(1))*
PRIVATE OPEN SPACE:		
PARCEL A (1,732.71 ACRES) - 35% MIN.:	606.45 ACRES	
PARCEL B (50 ACRES) - 20% MIN.:	10 ACRES	
PARCEL C & D (220 ACRES) - 10% MIN.:	22 ACRES	
PARCEL F (15 ACRES) - 10% MIN.:	1.5 ACRES	
OTHER OPEN SPACE:		
PCD BUFFERS:	4.15 ACRES	

Upland Preserve

MIN. 25% OF EXISTING UPLANDS REQUIRED FOR PRESERVATION PER SECTION 78-250(a)(1)a.

PCD NATIVE UPLANDS (EXISTING):	728 ACRES PINE FLATWOODS
REQUIRED PCD UPLAND PRESERVE:	182 ACRES (25%)
PROVIDED PCD UPLAND PRESERVE:	336.68 Acres ACRES (46.2%)

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
PCD Master Plan

Drawing name: H:\UDS\Avenir Rd Vanna Ranch_12-065\Avenir_001\Drawings\PCD Master Plan\2016-12-08_MP.dwg

NORTH
0 500' 1000' 2000'
Scale: 1" = 1000'-0"

Date:	8/07/2014
Project No.:	12-065.001
Designed By:	
Drawn By:	
Checked By:	

Revision Dates:

10-01-2014		
04-17-2015	TLM	Resubmittal
07-27-2015	WJT	Resubmittal
09-11-2015	LMB	Resubmittal
10-02-2015	LMB	Resubmittal
11-04-2015	LMB	Resubmittal
12-01-2015	LMB	Resubmittal
12-17-2015	LMB	Resubmittal
03-08-2016	LMB	Resubmittal
12-08-2016	LMB	Resubmittal

MP-1
of 1

Exhibit 8	Avenir Master Plan Site Data

Site Data

PETITION NUMBER:	PPCD-13-07-000005

PROPERTY CONTROL NUMBERS:

52-41-41-28-00-000-5010	52-41-41-32-00-000-5010	52-41-41-33-00-000-1020
52-41-42-05-00-000-1000	52-41-42-04-00-000-9000	52-41-42-10-00-000-9000
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EXISTING LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA
EXISTING & PROPOSED ZONING OVERLAY:	CONDITIONAL USE FOR AGRICULTURAL USES - 20 ACRES

Exhibit 9	Avenir Master Plan Land Use Designation Summary

Land Use Designation Summary

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RESIDENTIAL DENSITY	0.81 DU/AC
OFFICE/COMMERCIAL/HOTEL INTENSITY	0.22

Residential Summary

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HOTEL:	300 ROOMS (APPROX. 80,000 SF)

Exhibit 10	Avenir Development Standards



AVENIR

DEVELOPMENT STANDARDS • PALM BEACH GARDENS, FLORIDA • MAY 2016

TABLE OF CONTENTS

Rendered Master Plan 4

Administration 5
- Intent 5
- Applicability 5
- Waivers 5
- Definitions 5

Master Plan 7

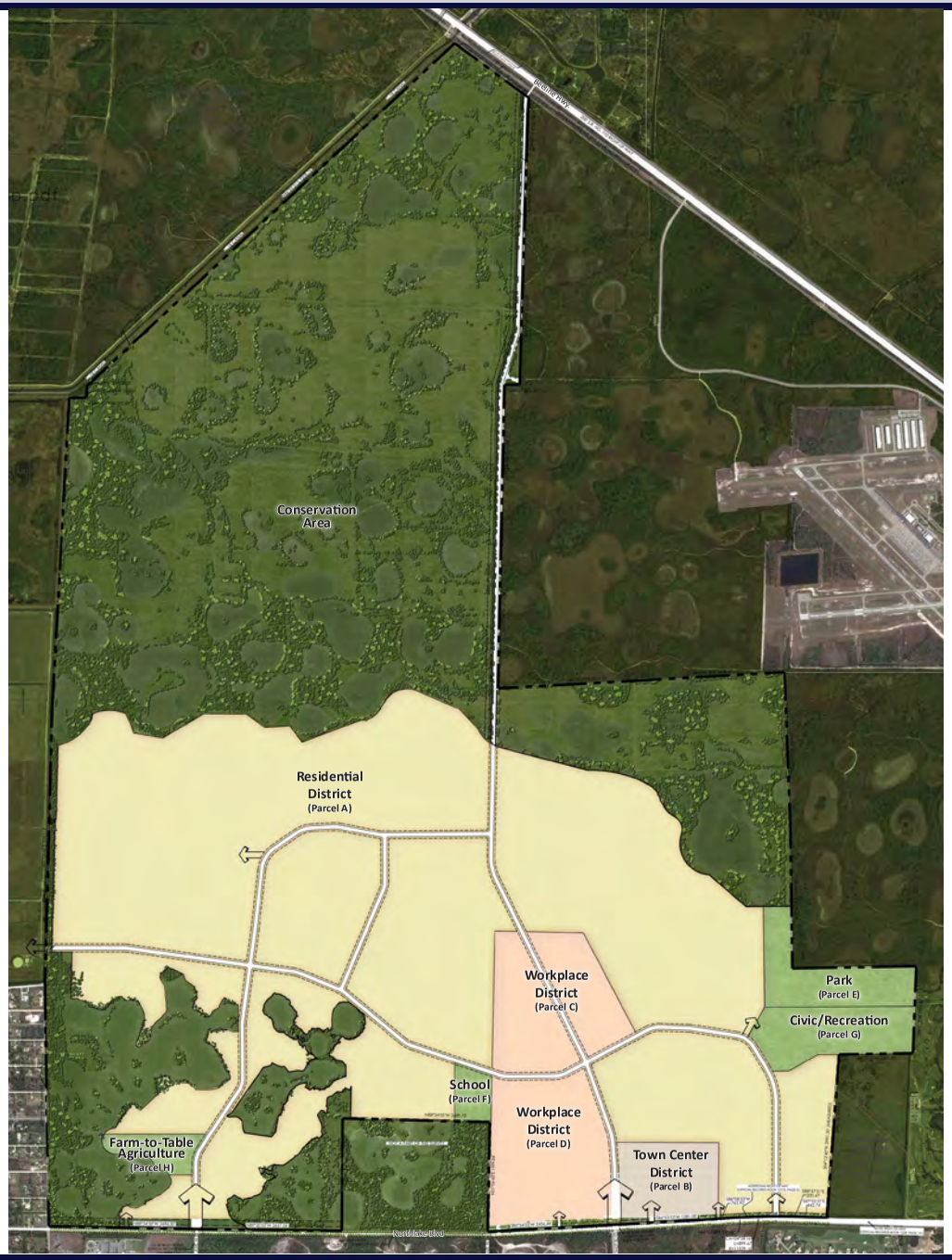
District Standards 8
- Neighborhood District (Parcel A) 8
  - Intent 8
  - Development Regulations 8
  - Parking Regulations 8
  - Landscaping 8
- Town Center District (Parcel B) 9
  - Intent 9
  - Development Regulations 9
  - Parking Regulations 9
  - On-Street Parking 9
    - Surface Parking 9
    - Structured Parking 9
    - Parking for Alternative Modes of Transportation 9
  - Landscaping 9
  - Streets 10
    - Premier Streets 11
    - Primary Streets 12
    - Secondary Streets 13
    - Alleys 15
  - Specialty Buidling Types 15
    - Large Footprint Buildings 15
    - Gas Stations 15
    - Drive-Through Windows 15

Workplace Districts (Parcel C & D) **16**
Intent 16
Development Regulations 16
Transitions and Buffers 16
Parking Regulations 16
Landscaping 16
Public/Institutional District (Parcel E, F & G) **17**
Intent 17
Agriculture District (Parcel H) **17**
Farm-To-Table Agriculture Intent 17
Permitted Uses **18**

Public Space Standards **29**
Intent 29
Public Space Requirements 29

Streetscape Standards **30**
Intent 30
Connector Road and Network Roadways 30
District Streets 30
Alleys 30
Street Tree Species 30
Curb Radius 31
Roadway and Street Cross Sections 31
Connector Road and Network Roadways 32
Connector Road within the Conservation Area 33
Elevated for Large Critter Crossing 34
Elevated for Small Critter Crossing 34
District Street 72-47 35
District Street 60-30 35
District Street 64-37 36
District Street 57-30 36
District Street 90-56 37
District Street 52-22 37

RENDERED MASTER PLAN



Administration

Intent

The intent of the Avenir Development Standards is to facilitate the creation of an active, pedestrian-oriented, environmentally-friendly community with within the City of Palm Beach Gardens.

Applicability

These Development Standards shall apply to the Avenir community and replace any applicable development regulations provided in the City's Land Development Regulations (LDRs). On issues where these Development Standards are silent, then City's LDRs shall prevail.

Waivers

Applicants seeking a development approval within Avenir may request a waiver from these Development Standards. Any waiver request and accompanying justification statement shall accompanying the Site Plan approval application. In addition, the applicant shall address all of the waiver criteria found within the City's LDRs.

Definitions

Alley: A vehicular way located to the rear of lots providing a location for utility easements and access to service areas, parking, and buildings.

Attic: The interior part of a building contained within its roof structure above the ceiling of the top story.

Awning: An architectural projection roofed with flexible material supported entirely from an exterior wall of a building.

Balcony: An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

Block: The aggregate of areas located beyond the street space. Blocks are circumscribed by streets.

Building Frontage: The side of a building which faces the front of the lot, or frontage street. The required building frontage is the percentage of lot width over which the principal building plane extends.

Build-To Zone: A build-to zone is a range of allowable distances from a street right-of-way that the building shall be built to in order to create a moderately uniform line of buildings along the street.

Colonnade: A roofed structure, extending over the sidewalk, open to the street except for supporting columns or piers.

Curb Radius: The curved edge of street paving at an intersection, measured at the inside travel edge of the travel lane.

Habitable Space: Building space whose use involves human presence. Habitable space excludes parking garages, and display windows separated from retail activity.

Lot: A parcel of land accommodating a building or buildings of unified design.

Mezzanine: A partial story that is no more than half the floor area of the story below.

Premier Street: The Premier Street shall mean the "Main Street" for the Town Center District of the PCD. One Premier Street is required for the Town Center District and shall have a connection to the Avenir Connector Roadway.

Primary Street: The Primary Street shall mean a higher level street within the Town Center District which connects smaller, secondary streets to the project's collector roadways and adjacent arterial roadways.

Principal Building: The main building on a Lot, usually located toward the front of lot.

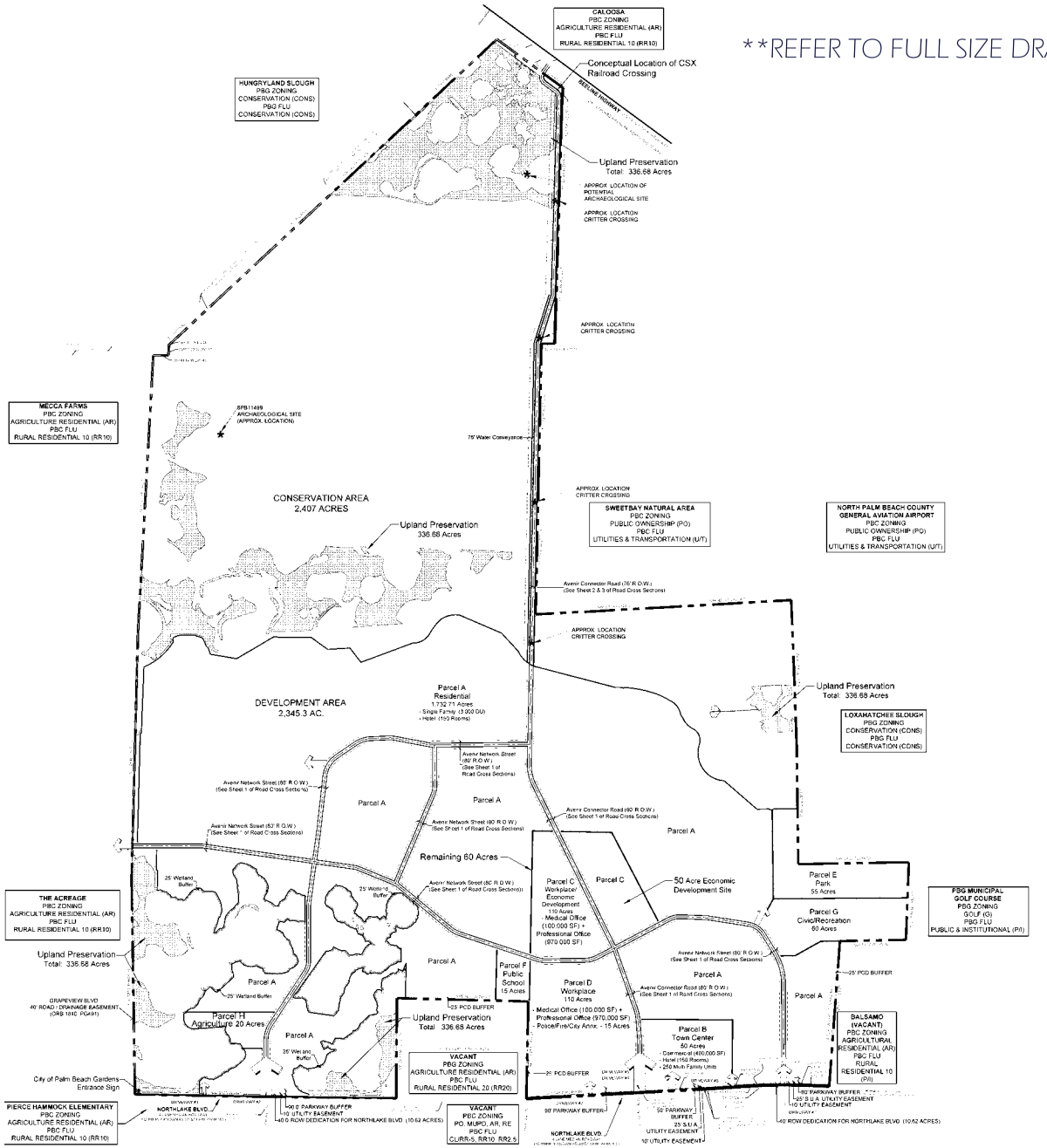
Principal Facade (For purposes of placing buildings along build-to lines or build-to zones): the front plane of a building not including Stoops, Porches, or other attached architectural features.

Secondary Streets: A secondary street shall mean a lower level of road which will serve as side streets and local roadways. Secondary Streets will the most common roadway within the Town Center District. Secondary Streets shall lead to Premier or Primary streets in order to provide access to full intersections on adjacent Connector or Network Streets. A Secondary Street may intersect with a Connector or Network Street only as a right-in, right-out entrance.

Setback: The area of a lot measured from the property line to a building façade or elevation.

Story: A habitable level within a building. Attics and Mezzanines are not considered stories for the purposes of determining building height.

REFER TO FULL SIZE DRAWING TO REVIEW DETAILS OF THE MASTER PLAN



Neighborhood District (Parcel A)

Intent

The intent of the Neighborhood District is to create quality residential neighborhoods using a variety of housing types and sizes. The following standards shall govern the development of the District. For any standards not addressed in these regulations, the applicable City regulation shall apply.

Development Regulations

The following Development Regulations shall apply to all buildings within the Town Center District:

Property Development Regulations	Single Family Homes
Maximum Building Height	3 stories/45 feet
Minimum Lot Width	50 feet
Maximum Lot Coverage	55%
Minimum Open Space	35%
Setbacks: Front Front loaded garages	 15 feet 20 feet
Rear	10 feet
Lots less than or equal to 65 feet in width: Side Setback (interior) Side Setback (corner)	 5 feet 10 feet
Lots greater than 65 feet in width: Side Setback (interior) Side Setback (corner)	 7.5 feet 15 feet
Pool/Screen Enclosure setbacks: Side Setback (interior) Side Setback (corner) Rear	 5 feet 10 feet 5 feet

All setbacks are minimum setbacks, unless waived by the City Council.

Parking Regulations

See the City's Land Development Regulations for parking requirements. Parking may be accessed from rear alleys or may be provided on-street.

Landscaping

Landscaping shall comply with the applicable City landscaping standards or seek the appropriate waiver during the site plan approval process.

TOWN CENTER DISTRICT

Intent

The intent of the District is to create a vibrant, urban and pedestrian-oriented Town Center, where buildings are constructed along "Build-To Lines" and the public spaces are amenitized and emphasized.

The pedestrian-oriented nature of the District will be emphasized through the requirement of four-sided architecture for District buildings. Any building service areas shall be screened from public view by opaque landscaping and/or concrete wall.

Development Regulations

The following Development Regulations shall apply to all buildings within the Town Center District:

Minimum Setbacks from the District Boundaries

Eastern boundary – 15 feet
Northern boundary– 15 feet
Western boundary (along Avenir connector road) – 15 feet
Southern boundary (along Northlake Boulevard) – 50 feet

TABLE B-1
Town Center District Development Regulations

Property Development Regulations	Mixed Use and Non-Residential Buildings	Multi-Family Residential Buildings	Townhouse
Minimum Lot Area	(1)	(1)	1,350 s.f.
Minimum Lot Width	(1)	(1)	18 feet
Maximum Lot Coverage	70%	50%	100% within setbacks
Maximum Building Height (2)	4 story/65 feet	4 story/65 feet	3 story/45 feet
Maximum Net Density	N/A	Up to 15 du/ac	Up to 15 du/ac

Footnotes

(1) Lot sizes and lot widths for Mixed Use, Non-Residential and Multi-Family buildings shall be determined by the District's block structure development pattern.

(2) Buildings located along the Premier Street shall have a minimum of two stories or two-story character. The height limitations of this section shall not apply to spires; silos; monuments; antennas; sloped roofs; penthouses; domes not used for human occupation, and chimneys, water tanks and necessary mechanical appurtenances usually carried above the roof level. These features, however, shall be erected only to a height as is necessary to accomplish the purpose they are to serve and shall not exceed 35 percent of the ground floor area of the building. .

Parking Regulations

See the City's Land Development Regulations for parking requirements. The use of shared parking ratios is encouraged within the District. At the time of the application for site plan approval, applicants may include a shared parking analysis based on common industry standards.

On-Street Parking. On-Street parking shall be provided on Premier and Primary Streets within the Town Center District. On-street parking is encouraged, but not required, for Secondary Streets. On-street parking spaces may be counted within the parking requirement for the project.

On-street parking spaces shall be parallel to the Premier and Primary Streets. The minimum size for an on-street, parallel parking space shall be 9 feet by 23 feet. An "F" or similar curb may be included within the parallel parking space with City Engineer approval. Every five on-street parking spaces shall be separated by a landscape island consisting of a minimum of 45 square feet of landscaping or a mid-block crossing area. Angled parking and parallel parking are allowed, but not required, along Secondary Streets.

Surfacing Parking. Surface parking lots shall be prohibited fronting along Premier and Primary Streets. Any off-street parking space must be a minimum of 50 feet from a Premier or a Primary Street. Parking lots are permitted to front Secondary Streets and Alleys. Parking spaces may be 9

feet in width and 18.5 feet in depth in conjunction with a 26 foot wide drive aisle. These parking areas shall be separated from the streetscape/ pedestrian area by a minimum 3-foot high hedge or garden wall on a five-foot wide landscaping strip. Parking areas that extend more than 150 feet along the Secondary Street shall provide a shaded pedestrian seating area - a minimum of 90 square feet in size. This pedestrian area shall be shaded by either shade trees or a structure. This pedestrian area shall be in the central portion of the parking area length along the Secondary Street.

Within surface parking area, no more than nine (9) parking spaces shall be allowed before being separated by an island consisting of a minimum of 45 square feet of landscaping.

Structured Parking. To promote pedestrian accessibility through the site, parking garages and structures are encouraged. Parking structures are only allowed along Premier and Primary streets if the ground floor area fronting the street is a commercial/office use. Parking spaces may be 9 feet in width and 18.5 feet in depth in conjunction with a 26 foot wide drive aisle. Parking garages and structures are permitted along Secondary streets and alleys. For the parking garage/structure elevation which fronts on a Secondary street, the groundfloor of the structure shall be designed to disguise its use through architectural and other aesthetic treatments, such as storefront frames, display windows, arches, banding, pilasters, and decorative planters.

Parking for Alternative Modes of Transportation. To encourage alternate uses of transportation, up to 2 percent of the required vehicle parking per site plan application may be converted to parking spaces for alternative modes of transportation such as golf carts, segways, electric vehicles, scooters and other such forms of transportation. Any more than a 2% conversion shall require review and approval by City Council.

The number of bicycle parking spaces shall be equal to 5% of the total parking requirement for the building(s).

Consistent with LEED requirement, up to 3% of the required parking spaces for any building may be designated for use by hybrid fuel vehicles.

Landscaping

Landscaping within parking areas and parking structures shall comply with the City's Landscape Code. All landscaped areas shall be irrigated to City's standards. Streetscape and foundation landscaping requirements are determined by the type of street the building fronts.

Streets

Property within the Town Center District shall be developed in a block style of development. Buildings and tenants within those buildings shall have an entrance directly accessible from a street or plaza. Streets within the District shall be organized in a network of blocks for development. Blocks shall be bounded by Premier, Primary or Secondary streets or the district boundaries and shall be measured from the surrounding street rights-of-way or district boundary. Alleyways may be used for access to certain residential uses and service uses for non-residential uses.

The requirements for the dimensions of each block are as follows:

- Minimum Block length - 250 feet
- Maximum Block length - 600 feet
- Maximum Block Perimeter distance – 1,800 feet
- Maximum Block length along District Boundaries- 1,000 feet and 8-foot wide pedestrian connections every 500 feet.

Block lengths and block perimeters may be exceeded if a park, lake, plaza or enhanced pedestrian/open space area is provided. The width of the park, plaza or enhanced pedestrian/open space area shall meet or exceed 8% of the subject block length.

Streets and Establishment of Building Frontages. With each development application for lands within the District, the applicant shall identify on the proposed site plan the classification of each street. The street classifications are as follows:

Premier Street or Main Street
Primary Street
Secondary Street
Alleys

Below are the regulations for each street classification:

Premier Street:

The Premier Street will serve as the "Main Street" for the Avenir Town Center District. The Premier Street shall connect to the Avenir Connector Road and may be comprised of Retail, Restaurant, or Residential uses. This street will be the most visible and desirable location within the Town Center.

Buildings on these streets are a maximum of 4 stories and 65 feet high and the "Build-To Lines" vary. Within the "Build-To Lines" a comfortable, ease of use, pedestrian atmosphere is required. This will be accomplished with protected, well lit, pedestrian walkways that are blocked from the traffic flow by 7' wide parallel parking spaces.

Pedestrian and Streetscape Amenities. The Premier Street shall be designed to maximize the pedestrian accessibility and comfort. To achieve these objectives, the following standards shall apply to the Premier Street:

- A minimum of 8 feet of clear area shall be provided on the required sidewalks along each side of the Premier Street. The pedestrian area on each side of the street shall be 15 feet.
- Pedestrian areas, including at cross walks and intersections or public spaces, shall have decorative surface treatments using such treatments as paver brick, stone or colored and stamped concrete or asphalt. Benches and trash receptacles shall be provided along the street.
- Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.
- At least 60 percent of all Premier Street-fronting building facades shall include areas of pedestrian covering, such as arcades, balconies and/or awnings. For exclusively residential buildings, 25% of the Premier Street-fronting building facades shall include such areas of pedestrian covering, such as balconies and awnings. Balconies shall be cantilevered and shall contain no posts or columns which interfere with the minimum 8 foot clear area.
- On-street parking shall be provided along Premier Street frontage, with the exception of the street's connection to the Avenir Connector Road.
- Parking lots, parking structures (unless liner ground floor retail space of at least 20 feet in depth is provided) and alley access are prohibited from fronting along a Premier Frontage. Any of these prohibited facilities shall be separated by a minimum of 50 feet of building or public park.
- Building facades fronting on street rights-of-way and pedestrian walkways, shall provide for architectural treatment at the ground level. All building facades at the ground level, excluding courtyards, shall have at least 60% of the length defined by windows, doorways, or arcade openings. For exclusively residential buildings, 25% of the length of the Premier Street fronting building elevation shall be defined by windows, doorways or arcade openings.

- Pedestrian seating shall be provided every 300 feet along the Premier Street.
- No single tenant with less than 25,000 square feet in area may occupy more than 120 linear feet of frontage per block face on a Premier Street. No single tenant, 25,000 square feet or more in size, shall occupy more than 300 linear feet of frontage per block face on a Premier Street.

Lighting. Decorative Lamp posts will serve pedestrians and multi modal areas. These light fixtures shall be set back from the street curb and located on parallel parking stripes or landscape islands. Lighting shall meet the City's Lighting Code standards.

Landscaping. Street trees shall be located every 30 feet on street frontage, with the exception of where arcades are provided or additional street trees are provided for design features. Because of the "Main Street" nature of the street, larger street trees and/or palms shall be provided. Street trees shall have a minimum height of 18 feet and palms shall have a minimum height of 22 feet. Street trees within the identified pedestrian areas shall use tree grates.

Where arcades are located, planters or pots are required to be provided at a ratio of one planter/pot per 60 feet of arcade frontage. Every 5 spaces on on-street parking a landscape island shall be provided with a landscape area with a minimum of 5 feet in width and a minimum area of 45 feet.

Premier Street Building Setbacks

Setbacks from Premier Street Build-To Lines	
Building/Use	Front
Non-residential or Mixed Use Buildings	A minimum of 90% of building elevation shall be located at or within 10 feet of the street's build-to line
Arcades	Arcades and usuable space above the arcade may extend 12 feet inside the identified build-to line as long as pedestrian areas are provided underneath
Multi-family residential building	A minimum of 80% of the building elevation shall be within 10 feet of the street's build-to line (Balconies can extend 6 feet into the build-to line)

Setbacks and frontage requirements shall not apply to building façade adjacent to the required Central Plaza.

Primary Streets:

Primary streets shall connect smaller, secondary streets to the project's Network Streets. Primary streets and the Premier Street shall be used to connection to full intersections on the Network Streets.

Buildings are a maximum of 4 stories/65 feet high and "Build-To Lines" vary. Within the "Build-To Lines," a comfortable, ease of use, pedestrian atmosphere is required. This will be accomplished with protected, well lit, pedestrian walkways that are blocked from the traffic flow by parallel parking spaces and bike lanes.

Pedestrian and Streetscape Amenities. The Primary Street shall be designed to maximize the pedestrian accessibility and comfort. To achieve these objectives, the following standards shall apply to the Primary Street:

- A minimum of 8 feet of clear area shall be provided on the required sidewalks along each side of the Primary Street.

- Crosswalks shall have decorative surface treatments using such treatments as paver brick, stone or colored and stamped concrete or asphalt. Benches and trash receptacles shall be provided along the street.
- Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.
- At least 50 percent of all non-residential and mixed use building facades shall include areas of pedestrian covering, such as arcades, balconies and/or awnings.
- On-street parking shall be provided along Primary Street frontage, with the exception of entrances into the District.
- Parking lots and parking structures (unless ground floor retail space is provided) are prohibited fronting along a Primary Street frontage.
- Building facades fronting on street "Build-To Lines" and pedestrian walkways, shall provide for architectural treatment at the ground level. All non-residential building facades at the ground level, excluding courtyards, shall have at least 50% of the length defined by windows, doorways, or arcade openings. For residential buildings, 25% of the Primary Street fronting façade shall have at least 25% of the length defined by windows or doorways.

Lighting. Decorative Lamp posts will serve pedestrians and multi modal areas. These light fixtures shall be set back from the curb and located on parallel parking stripes or landscape islands. Lighting levels shall comply with the City's Lighting Code.

Landscaping. Street trees shall be located every 30 feet on street frontages, with the exception of where arcades are provided or additional street trees are provided for design features. Street trees shall have a minimum height of 16 feet and palms shall have a minimum height of 18 feet. Street trees within the identified pedestrian areas may use tree grates.

Where arcades are located, planters or pots are required to be provided at a ratio of one planter/pot per 60 feet of arcade frontage. A landscape island shall be provided every 5 on-street parking spaces with a minimum of 5 feet in width and a minimum landscape area of 45 square feet.

Primary Street Building Setbacks

Setbacks from Primary Street Build-To- Lines	
Building/Use	Front
Non-residential or Mixed Use Buildings	A minimum of 70% of building elevation shall be located at or within 10 feet of the street's build-to line
Arcades	Arcades and useable space above the arcade may extend 12 feet inside the identified build-to line as long as pedestrian areas are provided underneath
Multi-family residential building	A minimum 50% of building elevation shall be within 10 feet of the street's build-to line (Balconies can extend 6 feet into the build-to line)
Townhomes	A portion of the building shall be within 20 feet of the build-to line.

Setbacks from the Primary Street may be waived from the above requirements through the approval of City Council.

Secondary Streets:

Secondary Streets will serve as "Side Streets" and local residential roadways within the Town Center District. Secondary Streets will be the most common roadway within the District. Secondary Streets shall lead to Primary or the Premier Street to order to provide access to full intersections on the Avenir Connector and Network Streets. A Secondary Street may intersect with the Avenir Connector or Network Street only as a right-in, right-out entrance.

Buildings fronting on Secondary Streets are a maximum of 4 stories/65 feet high and the "Build-To Line" widths vary. Within the "Build-To Lines" a comfortable, ease of use, pedestrian atmosphere is required. This will be accomplished with partially covered, well lit, pedestrian walkways that are blocked from the traffic flow by tree wells, required 9' wide parallel parking spaces.

Pedestrian and Streetscape Amenities. The following standards shall apply to Secondary Streets:

- At least 10 percent of the building facades on non-residential or mixed use buildings along the Secondary Streets shall include areas of pedestrian covering, such as balconies and/or awnings.
- Non-residential buildings that front only Secondary Streets and not a Premier or Primary Street shall provide 50% of its street-fronting building facades with pedestrian covering, such as balconies and/or awnings, and 50% of the street-fronting building façade with architectural treatments, such as windows and/or doorways.
- A minimum of 5 feet of clear area shall be provided on the required sidewalks along each side of the Secondary Street.
- On-street parking shall be provided along Secondary Street frontage, with the exception of residential areas where on-street parking is optional.
- Parking lots are permitted to front Secondary streets. These parking areas shall be separated from the streetscape/pedestrian area by a minimum 3-foot high hedge or garden wall within a five-foot wide landscape strip.
- Building facades fronting on street rights-of-way and pedestrian walkways, shall provide for architectural treatment at the ground level. All building facades at the ground level, excluding courtyards, shall have at least 40% of the length defined by windows or doorways. For exclusively residential buildings, 25% of the length of the Secondary Street fronting building façade shall be defined by windows and doorways.
- Out-swinging store front doorways shall be inset a minimum of 3 feet to avoid obstruction of pedestrian walkways with door swing movement.

Lighting. Decorative Lamp posts will serve pedestrians and vehicular use areas. Lighting levels shall comply with the City's Lighting Code.

Landscaping. Street trees shall be located every 30 feet on street frontage, with the exception of where arcades are provided. Street trees and palms shall have a minimum height of 14 feet. For every 5 spaces of on-street parallel parking spaces or for every 9 spaces or angled parking or within a parking lot, a landscape island shall be provided with a minimum of 5 feet in width and a minimum landscape area of 45 feet.

Secondary Street Building Setbacks

Setbacks from Primary Street Build-To- Lines	
Building/Use	**Front**
Non-residential or Mixed Use Buildings	A minimum of 65% of building elevation shall be within 10 feet of the street's build-to line
Multi-family residential building	A minimum 50% of building elevation shall be within 10 feet of the street's build-to line
Townhomes	A portion of the building shall be within 20 feet of the build-to line.

Setbacks from the Secondary Street may be waived from the above requirements through the approval of City Council.

Alleys:

Alleys may be used for loading areas, utility corridors, necessary above ground utility equipment, trash collection and access to parking structures and parking areas. Alleys may run parallel and to the rear of buildings on Premier, Primary and Secondary Streets. Alleys shall not intersect with Premier or Primary Streets. Alleys shall be a minimum of 12 feet in width and a maximum of 20 feet in width.

Specialty Building Types

Some auto-oriented uses may be provided within the District to serve the daily needs of residents of Avenir as well as surrounding communities. The following criteria shall be used to ensure that these uses do not detract from the pedestrian-orientation of the District.

Large Footprint Buildings

Large Footprint Buildings are those with footprints greater than 30,000 square feet, such as grocery stores, large-format retailers and theaters. Lots and buildings may vary from the dimensions set in the District standards, provided that such buildings comply with the following provisions:

- A Large Footprint Building facing a park, green, square or plaza shall provide habitable space (whether part of the building or of a separate liner building) which provides doors and windows facing the public space.
- Parking may be located in an off-site location, either on-street or in a common parking lot with a unified control acceptable to the City staff.
- To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large Footprint Buildings must reinforce the urban character of the district and shall continue a connected systems of walkable blocks/street frontages (including sidewalks and street trees) through the side as part of the design of parking and drive aisles.
- Building footprints may not be larger than a single block.
- Loading docks, service areas and trash disposal facilities shall not face a Premier or Primary Street and shall be screened from view of a Secondary Street.

Gas Stations

Gas Stations shall comply with the following provisions:

- A ground-floor shopfront shall face the street and define the corner of the lot, and meet the requirements of the type of street it faces. All pumps, parking, and drive-through areas must be located behind the building and accessed either through a driveway or a Secondary Street.

Drive-Through Windows

Drive-throughs are discouraged in the District. If provided, the drive-through facilities shall comply with the following provisions:

- A ground-floor shopfront must face the street frontage.
- Drive-through windows shall be located to the side or rear of the building.

Workplace District (Parcels C and D)

Intent

The intent of the Workplace District is to create an environment conducive to economic development, interpersonal communication and job opportunities. The following standards shall govern the development of the District. For any standards not addressed in these regulations, the applicable City regulation shall apply.

Development Regulations

The following Development Regulations shall apply to all buildings within the Workplace District:

Property Development Regulations	Workplace District structures
Maximum Building Height	4 stories/65 feet
Maximum Lot Coverage	70%
Minimum Open Space	15%
Setbacks: Front Build-to-Zone	 0 – 30 feet
Minimum Building Frontage	50%
Side Setback (interior) Side Build-To-Zone (corner)	0 feet 0-30 feet
Rear	10 minimum

All setbacks are minimum setbacks, unless waived by the City Council.

Block Structure

To facilitate connectivity and pedestrian accessibility, the layout of the streets within the Workplace District shall conform to the following standards:

- The maximum perimeter for blocks shall be 1,800 linear feet. If the block provides area for a mid-block parking lot, then the block perimeter may go up to 3,400 linear feet.
- Any block face which exceeds 600 linear feet shall have a midblock pedestrian connection of at least 10 feet in width.
- Blocks that contain natural features (lakes, canals or parks) shall not be subject to the to the above block size requirements.

Deviations from the above block standards may be approved by City Council to accommodate a corporate user within a campus setting. For campus-like settings, a development may use the City's Professional Office zoning district as a development standards.

Transitions and Buffers

Additional detail and design solutions shall be applied where the Workplace District directly abuts the residential Neighborhood District (Parcel A). These solutions shall include, at a minimum, the following:

- Every Workplace District site plan directly adjacent to the Neighborhood District boundary shall provide a minimum 25-foot wide landscaped buffer with a six-foot wall or opaque fence.
- Buildings located 50 feet or less from the adjacent Neighborhood District shall be limited to 3 stories/45 feet in height.

Parking Regulations

See the City's Land Development Regulations for parking requirements. Parking may be accessed from rear alleys or may be provided on-street.

Landscaping

Landscaping shall comply with the applicable City landscaping standards or seek the appropriate waiver during the site plan approval process.

Public/Institutional District (Parcels E,F & G)

Public/Institutional District - Intent

The Public/Institutional District shall apply to Parcels E, F and G for the intended development uses of schools, parks, recreation and other civic purposes. Development within these parcels shall conform to the City's P/I (Public/Institutional) district or seek the appropriate waiver if needed. Landscaping shall conform to the City's applicable landscaping standards.

Agriculture District (Parcel H)

Farm-To-Table Agriculture – Intent

The Farm-To-Table District (Parcel H) is intended for the development of agriculture, producing locally-grown food that can be an amenity to local residents and visitors. The development regulations and requirements for any development within Parcel H shall be established and approved by the City Council during the site plan approval process. All proposed uses in this district shall be considered as a Major Conditional Use, and are subject to City Council approval.

Permitted Uses

Permitted, Conditional, and Prohibited Use Chart

_APRIL 2016

P = Permitted Use

C = Minor Conditional Use

C* = Major Conditional Use

Blank = Prohibited

*All major conditional uses will require a traffic equivalency analysis.

PARCEL	A	B	C	D	E	F	G	H	Notes
Dwelling, Single-family	P								
Dwelling, Multi-family	P	P							
Home Occupation	P	P							1
Hotel/Motel* *Hotel/Motel within Parcel A to be scaled appropriately and located adjacent to Conservation Area. Parcel A Hotel/Motel to be a minimum of 50 feet from adjacent residential lot lines.	C*	C							
Age-Restricted Housing	P								2
Assisted Living Facility (1 or more residents)	C*	C*	C*	C*					3
Antique Shop		P							4

PARCEL	A	B	C	D	E	F	G	H	Notes
Appliance and Electronics Store		P							
Bakery		P							
Barber/Beauty Supplies and Equipment Sales		P							
Bicycle Sales and Repair		P							
Bookstore		P							
Clothing and Accessory Store		P							
Convenience Store w/o Gas Sales		P							5
Department Store		C							
Drugstore or Pharmacy, General		C*							
Drugstore or Pharmacy, Limited (without drive-through)		C	P	P					

PARCEL	A	B	C	D	E	F	G	H	Notes
Field-To-Table Farm* *Final uses to be determined at Site Plan Approval/Major Conditional Use process.								C*	
Floral or Florist Shop		P							
Fruit and Vegetable market		C							
Gift and Card Shop		P							
Grocery Store, Retail		C							
Hardware, Paint, Glass, Wallpaper and Floor covering Store		C							6
Hobby, Fabric, and Craft Shop		P							
Jewelry Store, including Repair of Jewelry and Clocks		P							
Landscape, Nursery, and Garden Supplies		C*							
Medical and Dental supply Sales		P	C	C					
Nightclub, Bar, or Lounge		C*							
Pet Grooming Shop		P							
Pottery Shop		P							7
Restaurant, General		C*							8

PARCEL	A	B	C	D	E	F	G	H	Notes
Restaurant, Fast Food (w/o Drive-through)		C*							9
Restaurant, Specialty		P							10
Restaurant, Quality		P							11
Retail, General		P							12
Showroom, General		C							13
Bank/Financial Institution w/Drive Through		C*	C*						14
Bank/Financial Institution w/o Drive Through		P	C*						
Banquet Facility		C*	C*						15
Barber/Beauty Shops		P							
Catering Service			C*	C*					
Clinic, Medical or Dental			P	P					
Data Processing Service		P							16
Day Care, Child and Adult		C*	C*						17
Day Care, Family	C*								18
Dry Cleaning		P							19
Electronic Repair		P							20
Emergency Health Care		C*	C*						21
Express or Parcel Delivery Office		P	P	P					

PARCEL	A	B	C	D	E	F	G	H	Notes
Health, Physical Fitness, Weight Reduction, and Spa		C	C*	C*					
Housekeeping and Janitorial Services		P	C*	C*					
Laundry, Self Service		P	P	P					
Laundry and Dry-cleaning Pickup Station		P							
Locksmith		P							
Mail and Packing Store, Private		P							
Massage Therapist		P							22
Personal Services		P							
Picture Framing		P							
Photo Studio and Processing		C							
Print Shop		C	C	C					23
Shoe Repair		P							
Studio, Instructional		C							24
Studio, Professional		C	P	P					25
Tailor Shop		P							
Travel Agency		P							
Business Incubator			P	P					
Counseling Services		P	P	P					
Interior Design, including Sales		P	P	P					26
Office, Medical or Dental		P	P	P					27

PARCEL	A	B	C	D	E	F	G	H	Notes
Office, Professional and Business			P	P					
Optical, Optician or Optometrist Offices		P	P	P					
Veterinary Office and Clinic		P	P	P					28
Places of Assembly (100 seats or less)	P	P	P	P	P	P	P	P	29
Places of Assembly (101 to 500 seats)	C*	C*	C*	C*	C*	C*	C*	C*	29
Places of Assembly (501 or more seats)	C*	C*	C*	C*	C*	C*	C*	C*	29
College or University, Public or Private			C*	C*					
Governmental Uses				P	P		P		30
Hospital, Public or Private			C*	C*					31
Post Office		C*	C*	C*					32
Post Office, Accessory		P							32
Art Gallery		C							
Museum, Public or Private		C							
Schools, Public and Private	C*					C*			34
Golf Course, Public or Private					C*		P		
Park, Public	P	P	P	P	P		P		35
Theater, Indoor		C*							
Recreation Center, Public	C*		C*	P	P		P		
Recreation, Commercial Indoor			C*	C*					36

PARCEL	A	B	C	D	E	F	G	H	Notes
Research and Development			P	P					
Utilities, Minor	P	P	P	P	P	P	P	P	37
Wireless Tele-communication Facilities			P		P		P		38
Accessory Uses	P	P	P	P	P	P	P	P	39
Recreation, Accessory	C								40
Satellite Dishes, Accessory	P	P	P		P		P		41
Trailers, Construction	P	P	P	P	P	P	P	P	42
Trailers, Sales	P	P	P						42
Community Gardens	C				C				43

Notes:

1. **Home Occupations**. Home occupations are commercial or occupational uses performed in a residential dwelling unit by a resident or family member. Home occupations are subject to the standards listed below.
    a. Only lawful residents of the dwelling unit shall be engaged in the occupation.
    b. The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. The use shall not change the residential character of the premises.
    c. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation.
    d. Home occupations shall not be conducted in any accessory building or structure, or any open porch or carport which is attached to and part of the principal structure.
    e. Home occupation shall not occupy more than 15 percent of the floor area of the dwelling unit, excluding any open porch, attached garage, or similar space not suited or intended for occupancy as living quarters.
    f. Traffic shall not be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood.
    g. Vehicle parking shall be located on the same lot or premise as the home occupation.
    h. Equipment or processes which create noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses at any lot line shall not be used in a home occupation. In addition, equipment or processes shall not be used which create any interference for neighboring properties in receiving radio, television, or other wireless devices, or which cause fluctuations in electrical service to such properties.
    i. Manufacture or fabrication of articles such as are commonly classified under the terms of arts and handicrafts may be deemed a home occupation, subject to the other terms and conditions of this section.
    j. On-premise sales of stock, supplies, or product is prohibited.
    k. On-premise use or storage of hazardous materials is prohibited.
    l. On-premise signs or other advertising of home occupations is prohibited.
    m. Employees, other than family members or residents, are prohibited.
    n. Owners or operators of home occupations shall obtain required city and county occupational licenses.
    o. Individuals requesting home occupational licenses shall sign an affidavit furnished by the city acknowledging their receipt of regulations applicable to such licenses.
    p. Not more than three occupational licenses shall be issued for one residence.

q. Client visits shall be limited as follows:

i. Excluding private instruction, not more than two persons per day may visit each business or businesses operating in a residence pursuant to these requirements, up to a maximum of four persons per day; and

ii. Private instructions, limited to academic, artistic, and musical subjects, shall be limited to not more than two persons at the same time.

iii. This limit shall not apply to delivery of parcels, documents, and similar items by clients or licensed delivery firms.

2. Age-restricted housing. Age-restricted housing shall be consistent with the definition within the most recent Institute of Transportation Engineer's Trip Generation Manual.

3. Assisted living facility (one or more residents).

a. Shall obtain a license from the State of Florida and shall operate consistent with the requirements of that license.

b. May offer, singularly or in combination, independent living, assisted living, or skilled nursing care facilities, subject to the limitations listed below.

i. A skilled nursing care facility operating as a separate, stand-alone facility shall be allowed in the districts indicate above.

ii. A skilled nursing care facility operating in conjunction with an assisted living facility as part of a continuing care residential retirement community is allowed in Parcel A.

c. Shall be eligible for such density as provided herein.

i. Shall be eligible for the base density allowed by the underlying land-use category, when located within a residential district.

ii. May be allowed, subject to approval by the city council, a maximum allowable density bonus of 24 units per acre. The density bonus is in addition to the density allowed by the underlying Mixed Use land use category.

iii. For the purpose of density calculation, two beds are the equivalent of one dwelling unit.

iv. Density calculations for dwelling units and beds within a continuing care community shall be determined by the acreage allocated to separate uses such as independent living, assisted living, or skilled nursing care.

v. A density bonus may be granted by the city council, based upon the criteria listed below.

1. Compatibility of the proposed assisted living facility (ALF) with adjacent uses.
2. Impact on service delivery, including public safety services.
3. Mitigation of impacts on service delivery.
4. Use of buffering, landscaping, and screening techniques to mitigate building bulk, mass, scale, or intensity.
5. Use of architectural, design, and site location techniques to enhance visual appearance.

d. Shall not be located within 1,500 feet of another assisted living facility, measured from the closest lot lines of both uses; provided, however, this may be waived by the city council.

e. Shall be connected to public water and sewer service.

f. Shall provide adequate parking, circulation, pickup/drop off area, and ingress and egress.

g. Signage shall be consistent with the City's requirements or seek the appropriate waiver from the city council.

h. May allow not more than ten percent of the gross floor area to be utilized for accessory uses of a resident-serving commercial nature, including beauty and barber shops, banking, and convenience sales.

i. Shall not be operated as a halfway house or facility for the following: juvenile offenders, parolees or probationers, prison or jail inmates awaiting release, alternative incarceration, or similar classes of residents.

4. Antique shop. An antique shop shall sell items in demand and have a value due to being rare, old, historic, of a collectible nature, or an expectation of increasing value, including such items as furniture, art objects, housewares, glassware, jewelry, coins, stamps, and decorative objects.

5. **Convenience stores without gas sales**. Convenience stores without gas sales are stores which principally sell convenience food items, including food, alcoholic and non-alcoholic beverages, snacks, tobacco products, ice, and other frequently-needed household items. Sale of gasoline and diesel products is prohibited. Store size shall not exceed 5,000 square feet. The city council may limit hours of operation to ensure compatibility with adjacent properties and uses.

6. **Hardware, paint, glass, wallpaper, and floor covering stores**. Hardware, paint, glass, wallpaper, and floor covering stores are primarily intended for a neighborhood or community market and shall not exceed 5,000 square feet.

7. **Pottery shops**. Pottery shops shall not establish or maintain any outdoor display.

8. **Restaurant, general**. General restaurant is a high turnover establishment where food and beverages are prepared and primarily consumed on-premises, and may:
   a. Operate on a 24-hour basis;
   b. May serve food in a cafeteria or buffet style;
   c. May serve alcoholic beverages;
   d. May provide outdoor seating consistent with City Standards;

9. **Restaurant, fast food**. Fast food restaurant is a high turnover establishment primarily selling food and beverages that are generally precooked, prepackage, served in disposable wrapping, and orders are taken from a counter or a drive-through window. Outdoor seating may be provided consistent with City standards.

10. **Restaurant, specialty**. Specialty restaurant is an establishment that sells a limited variety of food and beverages that generally are prepared to order and consumed on-premises, and are typified by ice cream shops, health food shops, coffee shops, doughnut and bakery shops, delicatessens, and the like. Specialty restaurants shall comply with the standards listed below.
    a. Drive-through windows are prohibited, unless waiver is granted by City Council.
    b. Outdoor seating may be provided consistent with City standards.

11. **Restaurant, quality**. Quality restaurant is an establishment where food and beverages are prepared and consumed on-premises, alcoholic beverages may be served, and often characterized as being open only for lunch and dinner, with a lower rate of turnover of clients. Quality restaurants shall comply with the standards listed below.
    a. Drive-through windows are prohibited, unless a waiver is granted by City Council.
    b. Outdoor seating may be provided consistent with City Standards.

12. **Retail, general**. General retail are those establishments engaged in retail sales and rental of products, including apparel for women and men; appliance sales; auto parts store; book stores; business machines and office equipment sales; camera and photography sales and service; candy, nuts, and confectionery sales; department stores; floor covering sales; food stores, excluding convenience stores; furniture stores, hardware and building supply sales; household goods; lawn and garden sales, including lawnmowers; leather goods and luggage stores; liquor and package sales; marine equipment sales, excluding boats and personal water craft; motorcycle sales and parts; music and musical instrument sales; newsstand and cigar sales; optical goods; pet shops; shoe stores; sporting goods; tobacco shops; toy stores; and similar uses as may be determined by the growth management director.

13. **Showroom, general**. General showroom is an establishment where merchandise or services are displayed for advertising or sale purposes. Showrooms shall comply with the standards listed below.
    a. Showrooms shall not be designed, installed, or illuminated as a form of advertising.
    b. The merchandise or services displayed, advertised, or sold shall be consistent with the manner in which uses are established in the City's land development regulations as permitted uses, minor conditional uses, or prohibited uses.

14. **Bank or financial institution**. Bank or financial institutions with drive-through lanes with more than four drive-through lanes shall be considered a major conditional use.

15. **Banquet facility**. Banquet facility is a location for rent or lease to the public

on a short term basis, for such events as parties, receptions, meetings, meals, and similar group events, and may include accessory kitchen facilities. A use of this type is subject to the following:

a. The city council may establish hours of operations; and

b. Outdoor areas are to be oriented away from any adjoining residential zoning districts.

16. **Data processing**. Data processing shall provide proof of adequate parking for employees and visitors prior to issuance of development order approval, building permit, certificate of occupancy, or occupational license, whichever occurs first.

17. **Day care, child or adult**. Child or adult day care facilities shall conform to the applicable standards listed below.

a. Shall be licensed by and comply with all requirements of the Palm Beach County Health Department and the State of Florida.

b. The minimum lot area shall be not less than 8,000 square feet.

c. If required, a fenced outdoor recreation area of not less than 800 square feet shall be provided.

d. A day care center shall not exceed the maximum number of children or adults approved by the city council.

e. Shall operate not more than 18 hours per day.

f. Shall provide a pickup and drop-off facility, including queuing, circulation, and parking spaces, acceptable to the city engineer and the growth management director.

g. A four feet high fence or wall shall be installed along the perimeter of the outdoor play or activity area.

h. Outdoor activity areas shall be landscaped pursuant to the City's Landscaping standards. In addition, one shade tree per 1,500 square feet of outdoor play or activity area shall be installed.

i. All stationary play equipment, dumpsters, garbage cans or recycling bins, and similar equipment shall be located at least 50 feet from any abutting residential property line.

18. **Day care, family**. Family day care shall comply with the standards listed below.

a. Shall comply with all applicable requirements of Florida Statutes.

b. Shall comply with all applicable requirements of the Palm Beach County Health Department and State of Florida.

c. Shall not exceed an enrollment of more than five children.

d. Shall not operate more than 18 hours per day.

19. **Dry cleaning**. Dry cleaning may include on-premise washing, drying, dry cleaning, pressing, and alterations.

20. **Electronic repair**. Electronic repair may include maintenance and repair of the following types of equipment: televisions, computers, and consumer electronics. The use shall not exceed 5,000 square feet of gross floor area.

21. **Emergency health care**. Emergency health care are establishments not affiliated with a hospital or hospital emergency room, providing walk-up emergency medical care.

22. **Massage therapists**. Massage therapists must be licensed in accordance with Florida Statutes.

23. **Print shop**. Print shop shall not exceed 5,000 gross square feet in size.

24. **Studio, instructional**. A commercial establishment providing training or instruction for compensation in martial arts, exercise, gymnastics, and related activities shall be allowed. Such instructional studios shall comply with the criteria listed below:

a. All studio activity shall be located indoors.

b. Bicycle parking. Growth management staff may require bicycle racks or similar equipment as required by the use.

c. Hours of operation. Growth management staff shall have the ability to limit hours of operation to 7:00 a.m. to 10:00 p.m. when the proposed use is located adjacent to residential districts in order to minimize impacts on adjacent residential districts and uses.

d. At least 80 percent of the occupancy, excluding common areas (bathrooms, hallways, etc.), shall be used for the principal component of the use.

e. Such use shall permit competition provided that noncurrent parking agreements that provide for adequate parking facilities are in force and effect.

f. Traffic impacts. Growth management staff shall have the ability to request information regarding the traffic impacts and require conditions to mitigate the impacts of such impacts.

25. **Studio, professional**. An establishment used in the practice of artistic pursuits, including instruction for fine arts, music, photography, painting, sculpture, drama, speech, and dance shall be allowed. Such professional studios shall comply with the criteria listed below:
    a. All studio activity shall be located indoors.
    b. Bicycle parking. Growth management staff may require bicycle racks or similar equipment as required by the use.
    c. Hours of operation. Growth management staff shall have the ability to limit hours of operation to 7:00 a.m. to 10:00 p.m. when the proposed use is located adjacent to residential districts in order to minimize impacts on adjacent residential districts and uses.
    d. At least 80 percent of the occupancy, excluding common areas (bathrooms, hallways, etc.), shall be used for the principal component of the use.
    e. Such use shall permit competition provided that noncurrent parking agreements that provide for adequate parking facilities are in force and effect.
    f. Traffic impacts. Growth management staff shall have the ability to request information regarding the traffic impacts and require conditions to mitigate the impacts of such impacts.

26. **Interior design, including sales**. Sale of goods and merchandise is permitted; however, maintaining an inventory or goods and merchandise is prohibited.

27. **Office, medical or dental**. Medical or dental offices shall be subject to the following regulations:
    a. On-site dispensing of controlled substances that are identified in Schedules II, III, or IV in F.S. § 893.03, 893.035, or 893.0356, is strictly prohibited, unless otherwise expressly permitted by statutory or general law. However, the following are exempt from this prohibition:
        i. A health care practitioner when administering a controlled substance directly to a patient if the amount of the controlled substance is adequate to treat the patient during that particular treatment session.
        ii. A pharmacist or health care practitioner when administering a controlled substance to a patient or resident receiving care as a patient at a hospital, nursing home, ambulatory surgical center, hospice, or intermediate care facility for the developmentally disabled which is licensed by the state.
        iii. A health care practitioner when administering a controlled substance in the emergency room of a licensed hospital.
        iv. A health care practitioner when administering or dispensing a controlled substance to a person under the age of 16.
        v. A health care practitioner when dispensing a one-time, 72-hour emergency resupply of a controlled substance to a patient.
    b. Additionally, the health care practitioner responsible for the operation and/or supervision of any medical or dental office shall execute an affidavit acknowledging the regulations set forth hereinabove prior to payment of the required business tax, and annually thereafter upon renewal of same prior to the issuance of a business tax receipt. Failure or refusal to execute the required affidavit shall constitute prima facie evidence that the subject medical or dental office is operating in violation of the City's Code of Ordinances, which may result in code enforcement action, revocation of business tax receipt, and/or any other actions permitted by law.

28. **Veterinary office and clinic**. Veterinary offices and clinics with kennels and/or overnight boarding facilities shall not be allowed unless soundproofed and approved as a minor conditional use.

29. **Places of assembly** shall comply with the following standards set forth herein below:
    a. Regardless of size, all places of assembly shall be required to satisfy city parking regulations and countywide traffic performance standards. Places of assembly uses in single-family and two-family dwelling units are not exempt from the city's off-street parking provisions.
    b. Typical accessory uses shall include:
        i. Sanctuaries, assembly halls, or similar large meeting rooms;

ii. Community centers or fellowship halls, which may be the site of religious services, but also used for community, athletic, fraternal, social, civic, charitable, and recreational programs;

iii. Offices utilized for administrative purposes related to the operation of the facility;

iv. Merchandise related to the operation of the facility may be sold as an accessory retail use;

v. Playgrounds and/or athletic fields; and

vi. Rectory or similar residence for religious officials, on-site caretaker, or the like, limited to one (1) per place of assembly.

c. The following uses may be included as an additional major conditional use operating as part of the facility:

i. School, elementary or secondary;

ii. Day care, child;

iii. Day care, adult;

iv. Assisted living facility; and

v. Monastery or convent.

d. Additional standards applicable to places of assembly are provided below:

i. Up to fifty (50) percent of required parking may be grassed consistent with City standards.

ii. Places of assembly with more than five hundred (500) seats shall be located on and provide primary and direct vehicular access from Northlake Boulevard or the roadways depicted on the approved PCD Master Plan.

iii. Lighting for athletic fields, parking lots, and security shall be shielded from adjacent residential districts in such a manner as to minimize glare and spillover.

iv. All day care centers, elementary or secondary schools, monasteries or convents, or assisted living facilities shall provide primary and direct vehicular access from Northlake Boulevard and the roadways depicted on the approved PCD Master Plan.

v. Temporary uses such as special events, outside services, seasonal sales, seasonal displays, or other events of a limited nature may require a special events permit or City approval.

30. **Governmental uses**. Governmental uses include a city hall, police station, fire station, branch courthouse, public office buildings, libraries, maintenance buildings, and other similar public uses.

31. **Hospital, public or private**. Public or private hospital includes those institutions providing primary, secondary, or tertiary medical care, emergency medical services, including preventive medicine, diagnostic medicine, treatment and rehabilitative services, medical training programs, medical research, and may include association with medical schools or other medical institutions.

32. **Post office**. Post office means a retail- and service-oriented facility providing individual post office boxes, sale of stamps and other postal services, receipt and distribution of mail, and other functions as a distribution, sorting and delivery facility.

33. **Post office, accessory**. Accessory post office means a satellite, unstaffed facility for receipt of mail, sale of postal products via vending machines, and similar convenience functions.

34. **Schools, public or private**. Public or private schools are public or private elementary or secondary schools conducting regular classes with a course of study approved by the Florida Department of Education. All schools shall comply with the standards listed below.

a. Shall conform to all city concurrency requirements.

b. Shall connect to public water and sewer treatment systems, or other systems approved by the city and the county health department.

c. Shall be approved as a major conditional use.

d. Shall conform to all applicable environmental standards and requirements.

e. Shall conform to all applicable landscaping requirements.

f. Shall dedicate, at no cost, any necessary rights-of-way or easements for roads, canals, drainage, or public or private utilities.

g. Shall install such road improvements as may be required by the city.

35. **Park, public**. Public park is any park owned, operated, and maintained by the state, county, city or other public agency. Commercial retail or service facilities may be permitted by the city council in a public recreation area as an accessory use. Such use shall be no closer than 100 feet to any property possessing a residential designation.

36. **Recreation Commercial – Indoor**. Indoor commercial recreation are establishments offering entertainment, games of skill, and similar activities to the general public for a fee, which are enclosed, including bowling alleys, bingo parlors, movie theaters, ice or roller skating rink, and pool and billiards halls. The city council may establish hours of operation to minimize impacts on adjacent properties.

37. **Utilities, minor**. Minor utilities include utility poles, utility substations, service boxes for underground electrical, telephone and cable utilities, lift stations, telephone switching equipment, and unstaffed exchange buildings. Minor utilities shall comply with the standards listed below.
    a. Existing utility poles installed by public utility companies are not required to comply with minimum setbacks of this chapter.
    b. All new or replacement poles shall be concrete and shall conform to city standards with regard to location within public rights-of-way and easements.
    c. Minor utility facilities may be required to be screened if visible from public rights-of-way or properties with a residential future land use or zoning designation.

38. **Wireless telecommunications facilities**. Wireless telecommunications facilities may be installed subject to the City's standards and requirements.

39. **Accessory uses**. Accessory uses and structures shall conform to the City's Land Development Regulations or seek the appropriate waiver(s).

40. **Recreational uses, accessory**. Any parks, playgrounds and play fields, or recreational or community structures maintained by any property owners' association are permissible major conditional uses in the residential district.

41. **Satellite dishes**. Satellite dishes shall conform to the applicable City, State and Federal regulations.

42. **Trailers, temporary**. The temporary use of a trailer may be approved by the growth management department, as determined below, when necessary during the planning or construction of permanent residential or nonresidential structures. Such trailers may be permitted as temporary office, storage or accessory uses to new construction or redevelopment of a residential or nonresidential project, provided such facility is used only for sales, storage, or office uses related to the planning and construction of the project.
    a. Construction trailers.
        i. Construction trailers may be reviewed and approved by the building division concurrently with or after, but not prior to, the issuance of a building permit for the permanent structure(s). If an approved development contains more than one parcel or pod, approval must be given by the building division for each trailer to be placed on each pod or parcel of land within a development.
        ii. No advertising signs, except for the project name, company name, and address, may be placed on any temporary construction trailer.
        iii. All temporary construction trailers shall be removed within six weeks after recordation of plat and construction has been completed for all common areas, infrastructure, buildings, and landscaping. The growth management administrator may grant a one-time extension not to exceed two months.
        iv. If there has been no construction activity by the developer for three consecutive months, the growth management administrator may order the removal of a temporary construction trailer at the expense of the developer or may grant an extension not to exceed three months.
        v. If visible from any public right-of-way, construction trailers shall be screened with privacy fencing and/or landscaping, as required and approved administratively by the growth management department in accordance with City Code.
        vi. All existing construction trailers shall be required to comply within three months of the adoption date of this ordinance or be subject to code enforcement proceedings, as established in

Article VII, Violations and Enforcement. The growth management administrator may grant an extension not to exceed three months.

b. Sales trailers.

i. Placement of sales trailers shall be reviewed and approved by the growth management department as an administrative approval petition concurrently with or after, but not prior to, the issuance of a land alteration permit for the approved development, subject to the following requirements:

1. demonstration of need by the property owner; and
2. if visible from any public right-of-way, installation within a specific period of time of proper screening, landscaping and buffering, as required and approved administratively by the growth management department in accordance with City Code.

ii. All sales trailers shall comply with all applicable laws and regulations relative to the public health, safety, and welfare, including compliance with all American Disabilities Act (ADA) requirements and applicable building and fire codes, in addition to compliance with the setback, landscape, parking, lighting and all other site plan requirements applicable to the zoning district in which they are located in accordance with Article IV of this chapter.

iii. All temporary sales trailers used in connection with the sale of property or units shall be removed within six months after completion of construction of all common areas, infrastructure, buildings, and landscaping.

iv. The growth management administrator may grant one time extension not to exceed six months.

v. Upon expiration of the applicable period, all sales trailers shall be removed or be subject to code enforcement proceedings, as established in Article VII, Violations and Enforcement.

c. An application shall be filed with the Growth Management Department consistent with the Department's standards and requirements.

43. **Community Gardens** shall conform to all application City standards regarding community gardens.

Public Space Standards

Intent

Public Space areas are intended to provide spaces for active and passive recreation, community gathering, community greenspace, site drainage and water retention, water flow way and vegetation. Within the districts, public spaces will be located and designed as described below. The below standards may be revised or adjusted during the Site Plan review process.

Public Space Requirements

Specific requirements for Open Spaces within the Neighborhood, Town Center, and Workplace Districts shall be as follows:

- Neighborhood Public Spaces: All dwelling units within the Neighborhood District (Parcel A) shall be located within ¼ mile of a park, green or square as described below. Public spaces may contain active and/or passive activities, and may consist of playgrounds, basketball courts, tennis courts, swimming pools, a dog park, a community garden, shaded sitting areas, open green areas, trails around lakes, pathways within upland preserve areas and wetlands, and community centers. The minimum area of public spaces shall be 3/4 acre.

- The Town Center District (Parcel B) shall contain one community green or square of at least 35,000 square feet in size. In addition, all dwelling units shall be located within ¼ mile of a park, green or square.

- The Workplace Districts (Parcels C and D) shall contain at least 2 public spaces of at least 1/2 acre in size, for each 50 acres of land area.

- All development adjacent to conservation areas shall have a ten (10) foot wide safe zone that is not on private property. Landscaping, seawalls, plazas, sidewalks, trails and other pedestrian amenities shall be permitted within required Lake Maintenance Tracts if access for maintenance is also provided, as approved by the City Engineer.

- Public space acreage may include open or enclosed civic / public structures such as clubhouses, community centers, pavilions, farmers markets and amphitheaters.

A variety of Public Spaces are encouraged throughout the Avenir community. The following are suggested public spaces types and associated definition, characteristics and standards.

Park: A natural preserve available for unstructured recreation. A park does not need to be fronted by buildings. Its landscape typically consists of paths and trails, waterbodies, meadows, woodland and open shelters, all naturalistically disposed.

Green: An open space available for unstructured recreation. A green may be spatially defined by landscaping rather than buildings fronting it along the edges. Its landscape typically consists of lawn and trees, naturalistically disposed.

Square: An open space available for unstructured recreation and public gatherings. A square is spatially defined by building front- ages. Its landscape typically consists of paths, lawns and trees, formally disposed.

Plaza: An open space available for public gatherings and outdoor markets. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Plazas should use pervious pavers, where feasible.

Playground: An open space designed and equipped for recreation. A playground should be fenced. Playgrounds may be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.

Community Garden: An open space designed and equipped for gardening. A community garden may be fenced. Gardens may be interspersed within residential areas and may be placed within a block, or included within parks and greens.

Streetscape Standards

Intent

The intent of these Streetscape Standards is to create an interconnected network of streets which can accommodate all modes of travel, including vehicular, pedestrian, and bicycle. The function of streets within Avenir is to handle traffic, but also to be memorable, pedestrian- and bike-friendly.

Connector Road and Network Roadways

The Connector Road and Network Roadways are those drawn and identified on the Avenir Master Plan, which provide connectivity between neighborhoods. Street sections intended for the Connector Road and Network Roadways are contained in this chapter. The prescribed street sections may be interrupted for intersections, roundabouts, central medians/greens and other traffic-calming devices, depending on the context details of the final neighborhood designs. These refinements shall be approved at the time of Site Plan submittal.

District Streets

In addition to the Connector Road and Network Roadways, District Streets will further subdivide Avenir's neighborhoods/ districts. Conceptual street sections are provided in this chapter. Additional street sections may be approved by the City at the time of site plan submittal provided they meet the following criteria:

- District streets shall be designed with slow vehicular design speeds to increase safety.
- District streets shall be bicycle and pedestrian-friendly, and use context-sensitive design standards.
- District streets shall include sidewalks, on-street parking (where needed), and street trees.

Alleys

Alleys may be used for primary access to parking at the rear of residential and non-residential lots, and shall conform to the following standards. Where an alley provides access to a block with both residential and non-residential uses, the alley shall be built to the non-residential standard.

Alleys shall have a minimum right-of-way of 25 feet. Residential alleys shall have pavement widths of 10 to 15 feet. Non-residential alleys shall be 20 to 25 feet in width.

Street Tree Species

The following street tree species are permitted for use as street trees within Avenir; species not identified below must be submitted for approval to the City Forester:

Botanical Name	Common Name
Coccoloba diversifolia	Pigeon Plum
Conocarpus erectus 'Sericeus'	Silver Buttonwood
Cordia sebestena	Orange Geiger Tree
Elaeocarpus decipiens	Japanese Blueberry
Eugenia foetida	Spanish Stopper
Ilex x attenuate 'East Palatka'	East Palatka Holly
Lagerstroemia indica	Crepe Myrtle
Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia
Phoenix sylvestris	Wild Date Palm
Roystonea regia	Royal Palm
Bursera simaruba	Gumbo Limbo*
Quercus virginiana	Live Oak*

*Location must provide a minimum of 400 square feet of growing area, or utilize planting detail approved by City Forester which would allow for healthy growth.

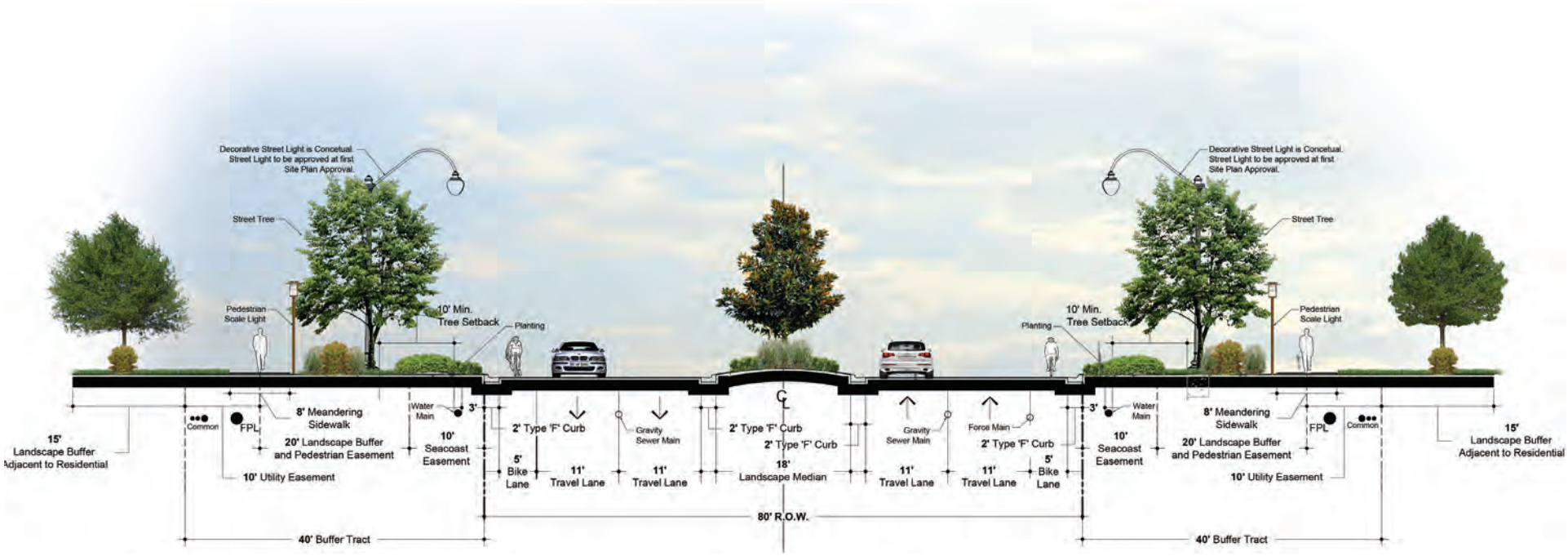
Curb Radius

All future streets within Avenir must comply with the Fire Department requirement for a minimum 20 foot turning radius. Compliance with this requirement can be demonstrated using auto turn in AutoCAD with the largest City fire truck and must be approved by the Fire Marshal and City Engineer.

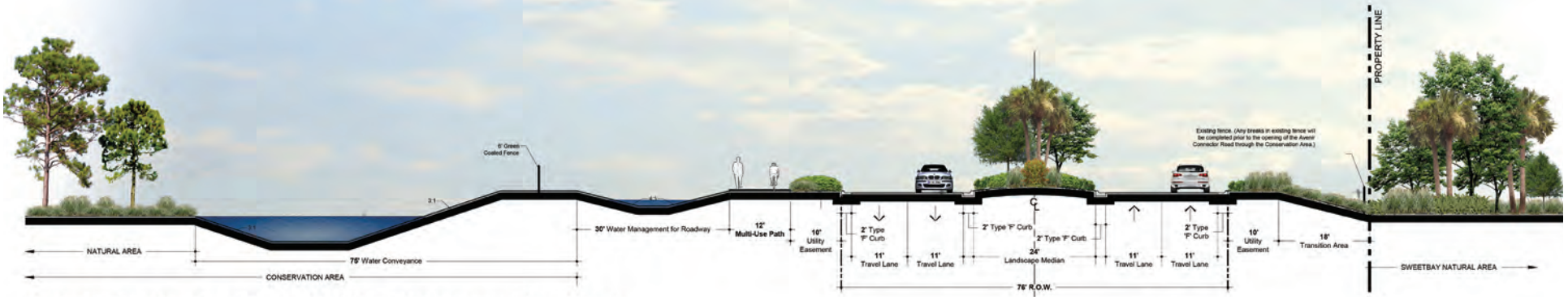
Roadway and Street Cross-Sections

The road and street cross-sections depicted here are conceptual in nature. All construction plans shall be approved by City staff, the roadway owner, utility providers and any other agency having ownership or maintenance responsibilities. At site plan review, the tree species and spacing for all tree wells, and/or tree planter strips shall be coordinated with City Staff for the appropriate building type.

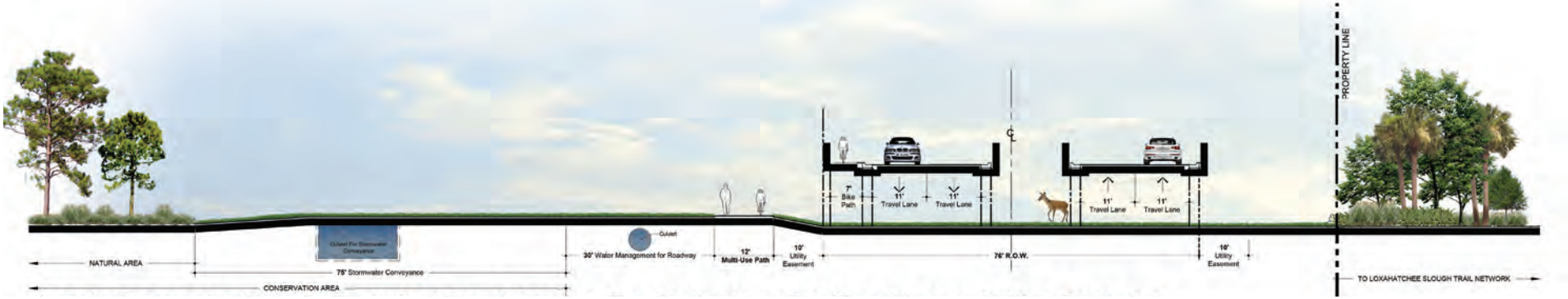
CONNECTOR ROAD AND NETWORK ROADWAYS



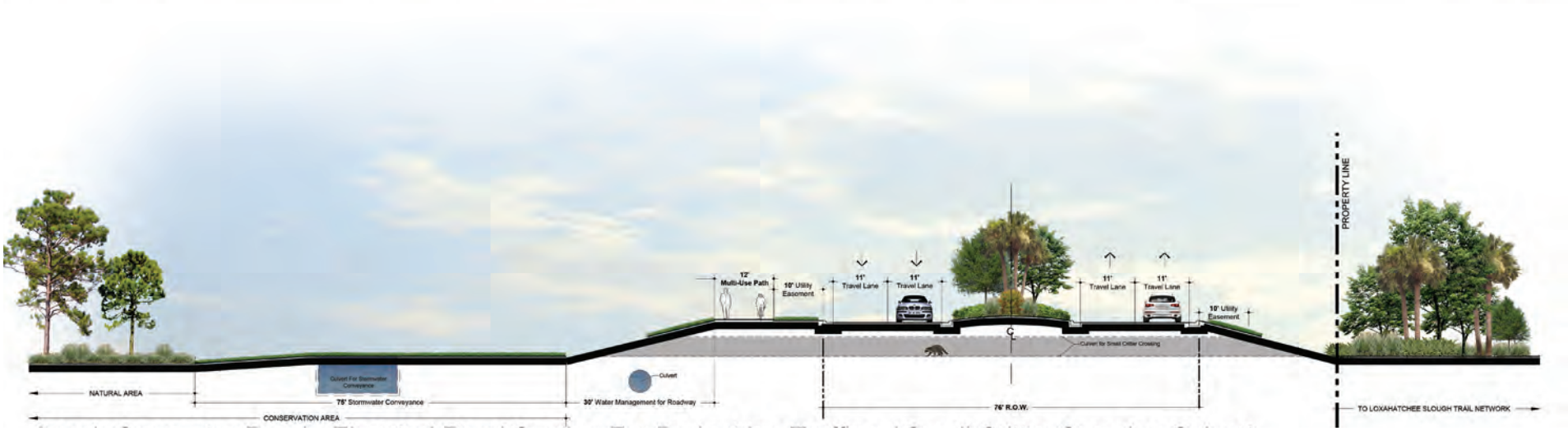
CONNECTOR ROAD (WITHIN THE CONSERVATION AREA)



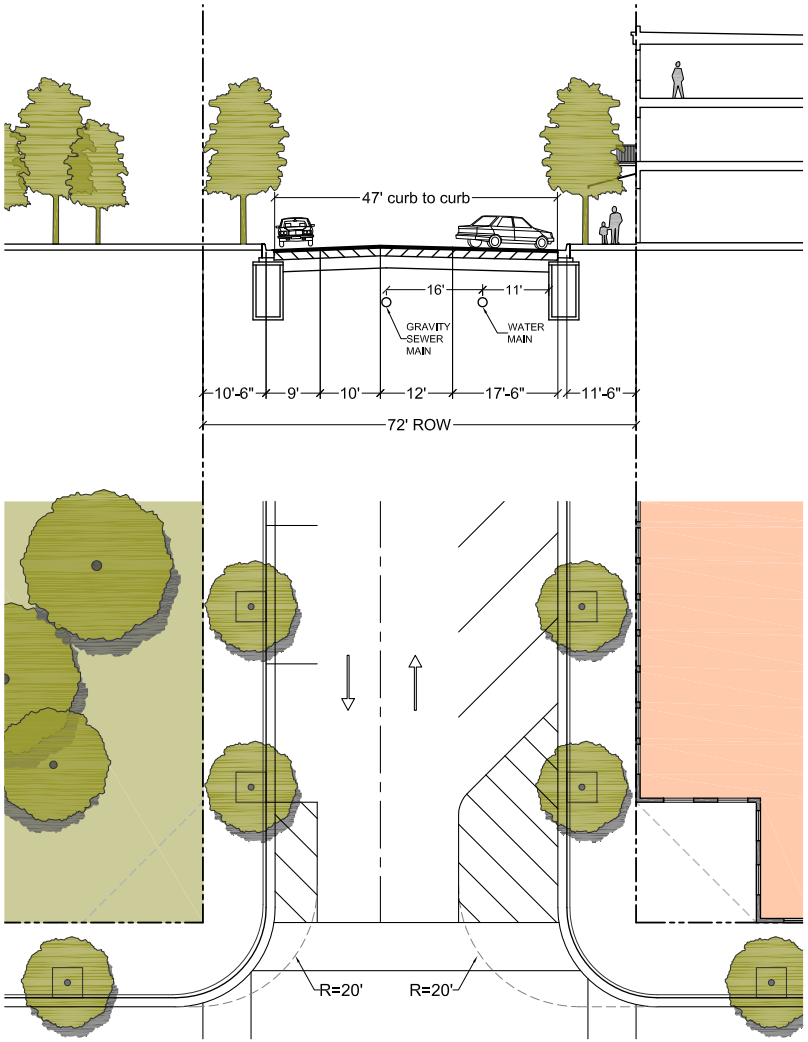
CONNECTOR ROAD (WITHIN THE CONSERVATION AREA ELEVATED FOR LARGE CRITTER CROSSING)



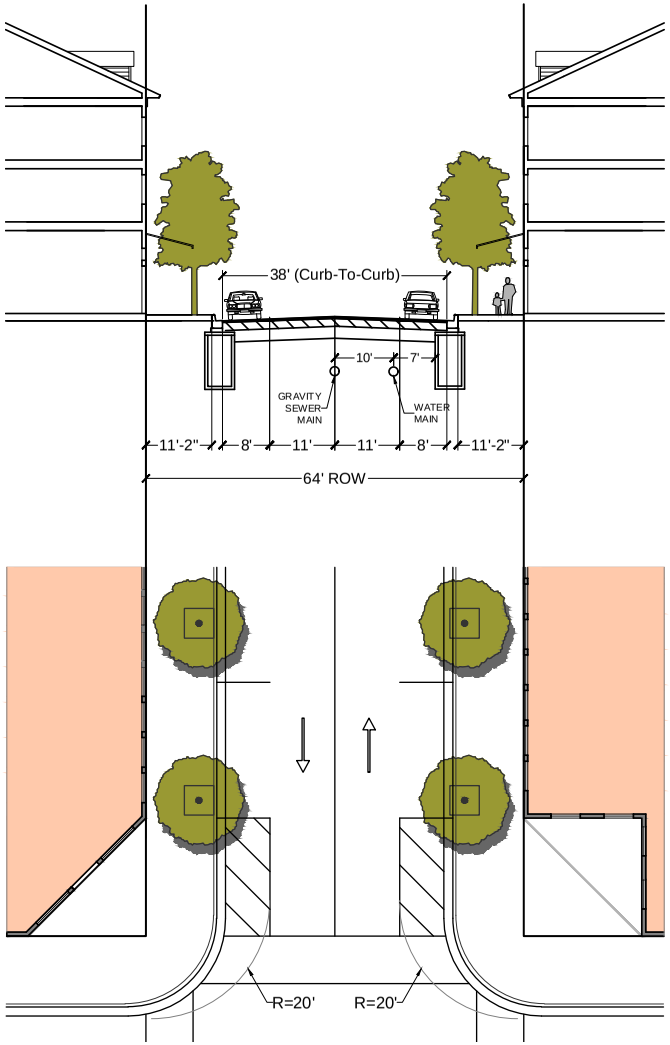
CONNECTOR ROAD (WITHIN THE CONSERVATION AREA ELEVATED FOR SMALL CRITTER CROSSING)



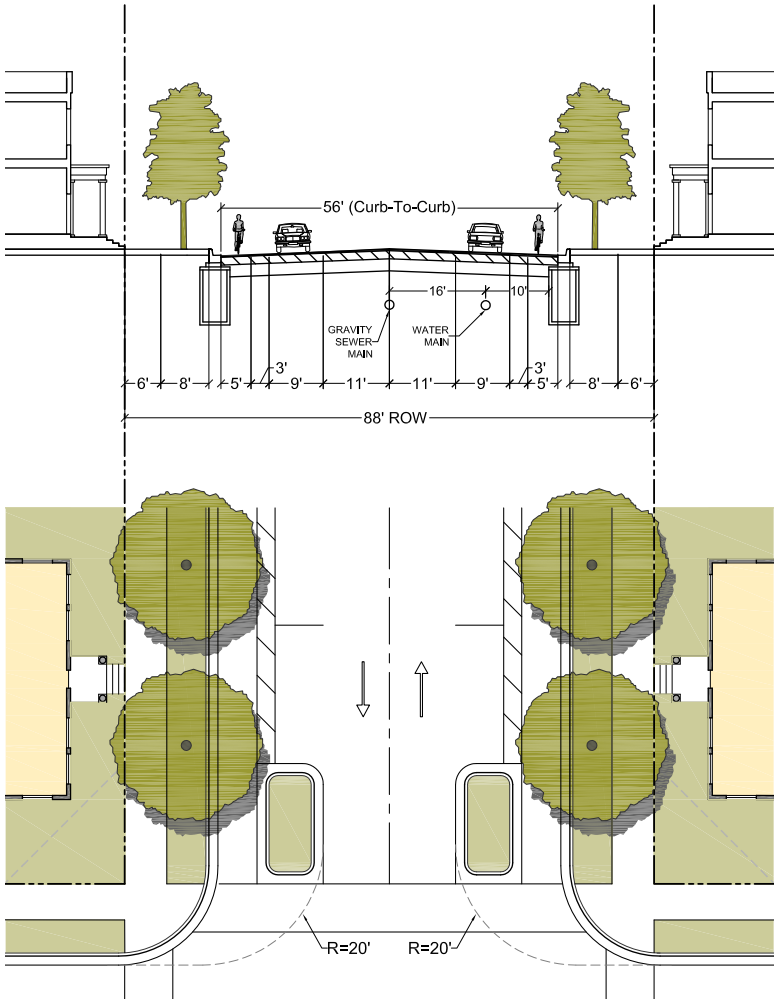
STREET 72-47



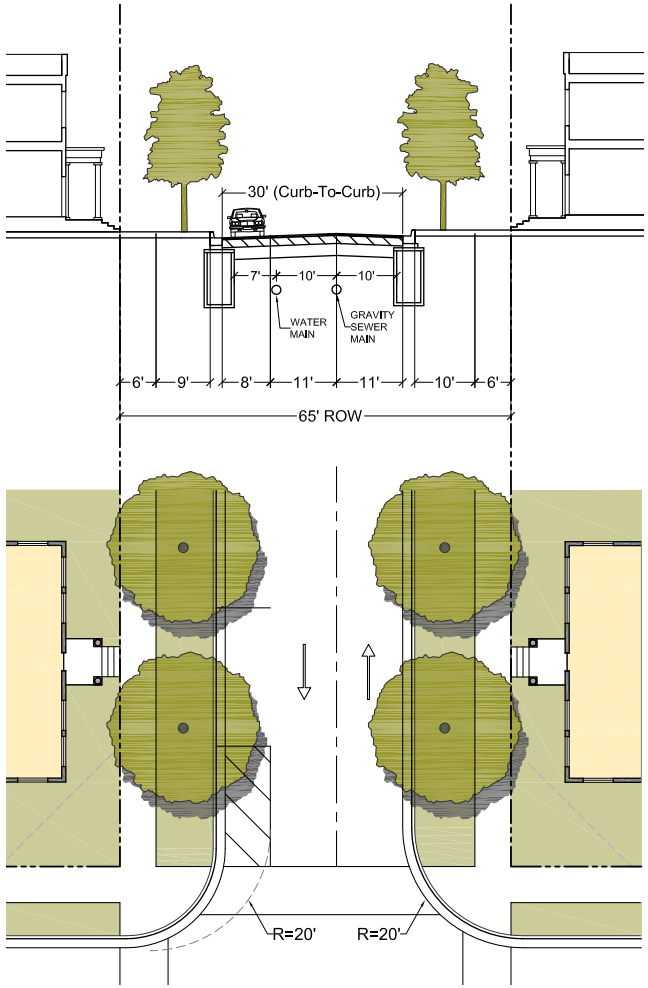
STREET 64-38



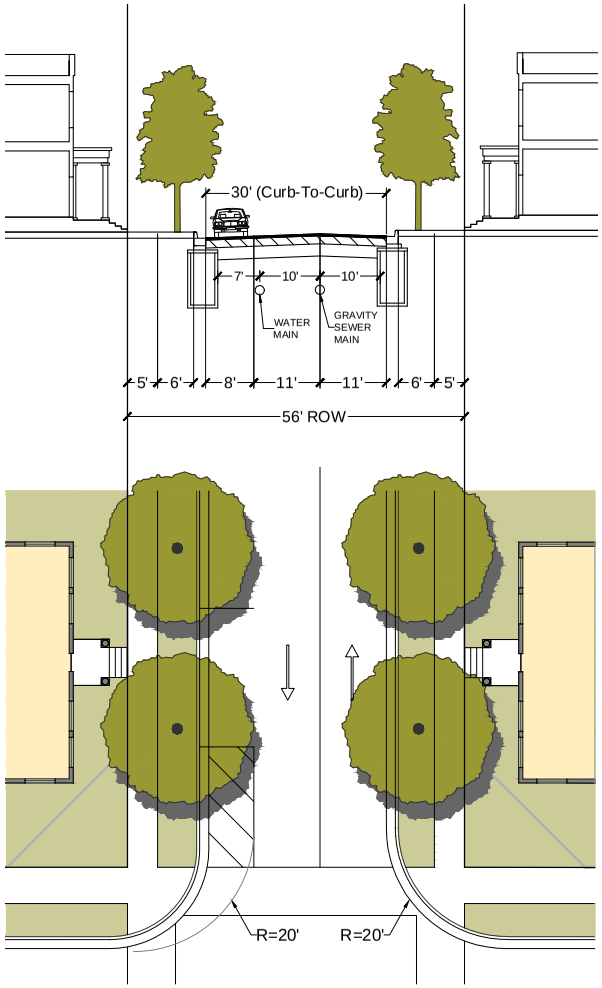
STREET 88-56



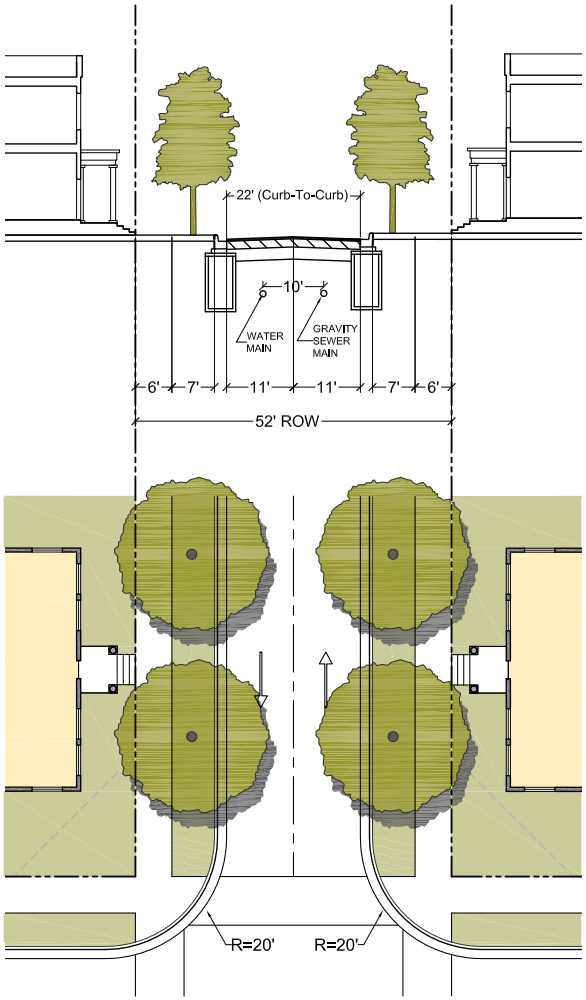
STREET 65-29



STREET 90-56



STREET 52-22



AVENIR

urban design kilday STUDIOS

Exhibit 11	City of Palm Beach Gardens Ordinance 17-2016 approving CDD

ORDINANCE 17, 2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA REGARDING APPLICATION TO ESTABLISH THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD) COMMUNITY DEVELOPMENT DISTRICT (CDD), CONSISTING OF APPROXIMATELY 2427.5 ACRES OF LAND LOCATED APPROXIMATELY ONE (1) MILE EAST OF PRATT-WHITNEY ROAD ON THE NORTH SIDE OF NORTHLAKE BOULEVARD; MAKING FINDINGS OF FACT REGARDING THE PETITION; ESTABLISHING AND NAMING THE AVENIR COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Florida Legislature enacted and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a Petition (the "Petition") to establish Avenir Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, was submitted to the City of Palm Beach Gardens, Florida (the "City") by Avenir Holdings, LLC, a Florida limited liability company, on September 27, 2016; and

WHEREAS, the proposed District comprises approximately two thousand four hundred twenty-seven and one-half (2,427.5) acres, all located within the City; and

WHEREAS, pursuant to Section 190.005(1)(d), *Florida Statutes*, notice of the public hearing on the Petition to establish the proposed District was published in the Palm Beach Post once a week for four (4) consecutive weeks prior to the hearing; and

WHEREAS, the City Council held a public hearing on the Petition to establish the District on January 5, 2017; and

WHEREAS, pursuant to Section 18-1(3)(a) of the City's Charter, notice of this Ordinance was published in the Palm Beach Post at least fourteen (14) days prior to adoption; and

WHEREAS, the City Council, having considered the Petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interest of the citizens of the City to approve the Petition to establish the District and approve this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA that:

SECTION 1. The foregoing findings that are expressly set forth herein are hereby adopted and made a part hereof.

SECTION 2. The City Council hereby makes the following additional findings of fact:

1. The property proposed to comprise the District consists of approximately two thousand four hundred twenty-seven and one-half (2,427.5) acres, more or less; lies entirely within the boundaries of the City; and is generally located as identified on the location map attached hereto as Exhibit "A". A metes and bounds description of the external boundaries of the proposed District is set forth in the legal description attached hereto as Exhibit "B".

2. The City Council has reviewed the Petition to establish the District and found all the statements therein to be true and correct.

3. The establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

4. The District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.

5. The creation of the District is the best alternative available for delivering the community development services and facilities set forth below to the area that will be served by the District.

6. The community development services and facilities of the District will be compatible with the capacity and uses of existing City and regional community development services and facilities.

7. The area that will be served by the District is amenable to separate special district government.

SECTION 3. The City Council hereby grants the Petition to establish and create a community development district that shall be known as "Avenir Community Development District."

SECTION 4. The external boundaries of the District shall be as depicted on Exhibit "A" attached hereto and described in Exhibit "B" attached hereto.

SECTION 5. Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for the District shall consist of Sections 190.006 through 190.041, *Florida Statutes*, inclusive.

SECTION 6. The five (5) persons designated to be the initial members of the Board of Supervisors are as follows:

David Serviansky
Rosa Eckstein Schechter
Eduardo Stern
E. Daniel Lopez
Virginia Cepero

SECTION 7. As provided in Chapter 190, *Florida Statutes*, the District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and districts having authority with respect to any area included within the District, those special powers relating to public improvements and community facilities authorized by Section 190.012, *Florida Statutes*.

SECTION 8. The City Council hereby consents to the exercise of and grants to the District the powers set forth in Sections 190.012(2)(a), (b) (as to installation of fire lines and hydrants only) and (d), *Florida Statutes*.

SECTION 9. All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

SECTION 10. In the event a court of competent jurisdiction shall hold or determine that any part of this Ordinance is invalid or unconstitutional, the remainder of the Ordinance shall not be affected thereby, and it will be presumed that the City Council for the City of Palm Beach Gardens did not intend to enact such invalid or unconstitutional provision. It shall further be assumed that the City Council would have adopted the remainder of this Ordinance without said invalid and unconstitutional provision, thereby causing said remainder to remain in full force and effect.

SECTION 11. Specific authority is hereby given to codify this Ordinance.

SECTION 12. This Ordinance shall become effective immediately upon adoption.

PASSED this 1st day of December, 2016, upon first reading.

PASSED AND ADOPTED this 5th day of January, 2017, upon second and final reading.

CITY OF PALM BEACH GARDENS	**FOR**	**AGAINST**	**ABSENT**
BY: _____ Marcie Tinsley Mayor	✓		
_____ Eric Jablin, Vice Mayor	✓		
_____ Robert Premuroso, Councilmember	✓		
_____ Maria Marino, Councilmember	✓		
_____ Carl Woods, Councilmember	✓		

ATTEST:

BY: _____
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
R. Max Lohman, City Attorney

\\pbgsnas\Attorney\attorney_share\ORDINANCES\2016\Ordinance 17 2016-Avenir CDD.docx

EXHIBIT "A"

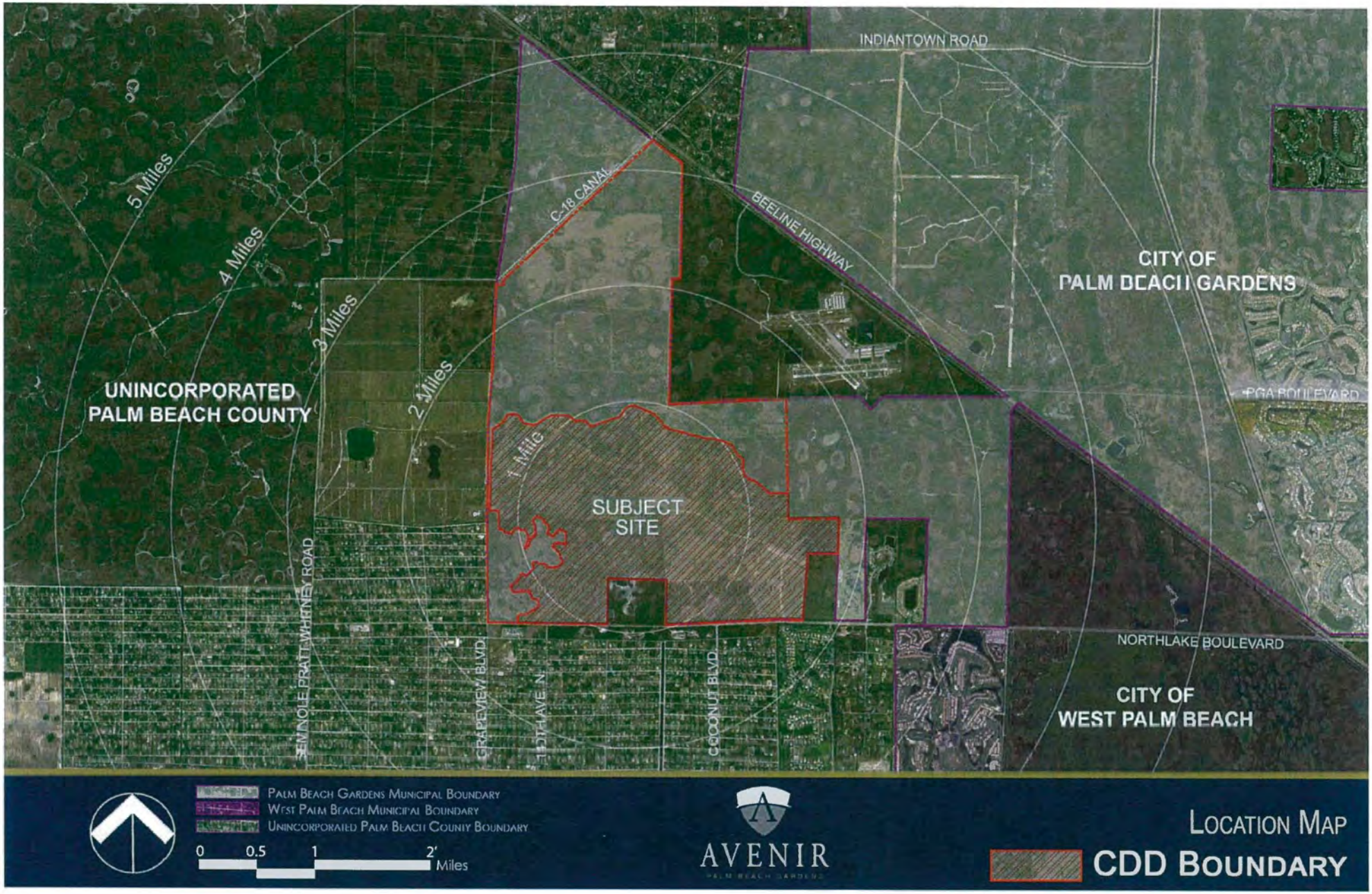

INDIANTOWN ROAD
C-18 CANAL
BEELINE HIGHWAY
CITY OF
PALM BEACH GARDENS
PGA BOULEVARD
5 Miles
4 Miles
3 Miles
2 Miles
1 Mile
UNINCORPORATED
PALM BEACH COUNTY
SUBJECT
SITE
SEMINOLE PRATT WHITNEY ROAD
GRAPEVIEW BLVD
117TH AVE N
COCONUT BLVD
NORTHLAKE BOULEVARD
CITY OF
WEST PALM BEACH
Palm Beach Gardens Municipal Boundary
West Palm Beach Municipal Boundary
Unincorporated Palm Beach County Boundary
0 0.5 1 2
Miles
AVENIR
PALM BEACH GARDENS
Location Map
CDD Boundary

EXHIBIT "B"

A PARCEL OF LAND IN SECTIONS 4, 8, 9, 10, 14, 15, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 14;
THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 14,
S02°11'18"W FOR 1592.57 FEET;
THENCE S88°59'02"W FOR 1351.88 FEET;
THENCE S04°12'40"W FOR 2951.27 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, ACCORDING TO PARCEL 101, RECORDED IN OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY, AND ITS WESTERLY EXTENSION RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131 OF SAID PUBLIC RECORDS FOR THE FOLLOWING COURSES:

THENCE N87°52'51"W FOR 444.46 FEET;
THENCE N88°37'51"W FOR 200.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,569.16 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°28'16 FOR 902.80 FEET TO A POINT OF TANGENCY;
THENCE S86°53'53"W FOR 167.83 FEET;
THENCE S86°08'53"W FOR 763.92 FEET;
THENCE S86°53'53"W FOR 1280.82 FEET;
THENCE S86°54'02"W FOR 2453.49 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, N01°06'43"E FOR 1959.73 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N88°34'05"W FOR 2689.73 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16;
THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S00°26'50"W FOR 2011.79 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 125, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE N89°20'55"W FOR 2656.83 FEET;
THENCE N88°54'50"W FOR 1378.46 FEET;

THENCE N01°05'27"E FOR 253.43 FEET;
THENCE N41°34'11"E FOR 41.36 FEET;
THENCE S86°47'34"E FOR 53.17 FEET;
THENCE S81°17'03"E FOR 40.54 FEET;
THENCE N62°26'52"E FOR 87.02 FEET;
THENCE N66°59'09"E FOR 60.06 FEET;
THENCE N57°54'21"E FOR 101.81 FEET;
THENCE N49°46'38"E FOR 18.91 FEET;
THENCE N46°47'03"E FOR 38.64 FEET;
THENCE S74°45'48"E FOR 66.39 FEET;
THENCE S83°58'24"E FOR 62.83 FEET;
THENCE N60°22'01"E FOR 47.81 FEET;
THENCE N12°18'44"E FOR 23.25 FEET;
THENCE S82°24'02"E FOR 25.28 FEET;

CONTINUED ON SHEET 2 OF 22

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION

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CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 1 OF 22

CONTINUED FROM SHEET 1 OF 22

THENCE N59°36'08"E FOR 152.81 FEET;
THENCE N49°59'25"E FOR 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14" FOR 250.33 FEET TO A POINT OF TANGENCY;
THENCE N34°22'49"W FOR 142.93 FEET; THENCE N83°58'24"W FOR 48.99 FEET;
THENCE N76°25'20"W FOR 51.80 FEET; THENCE S89°40'05"W FOR 64.40 FEET;
THENCE N72°40'11"W FOR 28.04 FEET; THENCE N37°07'08"W FOR 29.06 FEET;
THENCE N00°19'55"W FOR 56.92 FEET; THENCE N21°22'01"W FOR 54.68 FEET;
THENCE N36°44'06"W FOR 117.60 FEET; THENCE N21°21'55"W FOR 35.72 FEET;
THENCE N12°18'38"E FOR 75.75 FEET;
THENCE S85°50'31"W FOR 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" FOR 689.00 FEET;
THENCE N55°37'11"E FOR 47.11 FEET; THENCE N23°49'55"E FOR 16.72 FEET;
THENCE N46°48'56"E FOR 44.89 FEET; THENCE N22°09'50"E FOR 87.82 FEET;
THENCE N35°20'16"E FOR 31.78 FEET; THENCE N47°18'27"E FOR 86.08 FEET;
THENCE N21°51'20"E FOR 110.85 FEET; THENCE N47°56'51"E FOR 75.71 FEET;
THENCE N41°34'04"E FOR 55.36 FEET; THENCE S71°03'40"E FOR 25.85 FEET;
THENCE S50°26'21"E FOR 23.06 FEET; THENCE S42°13'54"E FOR 85.24 FEET;
THENCE S87°39'01"E FOR 56.72 FEET; THENCE N47°26'59"E FOR 454.14 FEET;
THENCE N04°59'45"W FOR 83.48 FEET; THENCE N24°29'40"W FOR 40.70 FEET;
THENCE N07°36'52"W FOR 78.36 FEET; THENCE N06°04'02"E FOR 54.40 FEET;
THENCE N31°13'06"W FOR 22.66 FEET; THENCE N69°17'14"E FOR 54.09 FEET;
THENCE N60°32'16"E FOR 35.16 FEET; THENCE N79°08'38"E FOR 31.23 FEET;
THENCE N69°17'09"E FOR 49.85 FEET; THENCE N89°40'05"E FOR 16.19 FEET;
THENCE S35°16'36"E FOR 32.28 FEET; THENCE S48°36'41"E FOR 41.76 FEET;
THENCE S48°36'42"E FOR 45.79 FEET; THENCE S72°40'08"E FOR 78.45 FEET;
THENCE S82°24'06"E FOR 47.77 FEET; THENCE N89°40'01"E FOR 59.51 FEET;
THENCE N74°05'48"E FOR 72.93 FEET; THENCE S56°33'39"E FOR 53.73 FEET;
THENCE S66°18'18"E FOR 106.80 FEET; THENCE S19°24'36"W FOR 31.67 FEET;
THENCE S42°14'00"E FOR 37.60 FEET; THENCE S34°16'12"E FOR 34.65 FEET;
THENCE S66°18'21"E FOR 20.48 FEET;
THENCE S89°39'47"E FOR 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42" FOR 224.45 FEET;
THENCE N41°33'58"E FOR 83.97 FEET; THENCE N69°17'09"E FOR 52.49 FEET;
THENCE N53°03'02"E FOR 60.27 FEET; THENCE N41°33'49"E FOR 71.53 FEET;
THENCE N23°49'42"E FOR 42.42 FEET; THENCE N16°59'06"W FOR 54.16 FEET;
THENCE N21°52'06"W FOR 61.17 FEET; THENCE N42°14'03"W FOR 50.48 FEET;
THENCE N53°03'01"W FOR 40.09 FEET; THENCE N16°59'06"W FOR 8.39 FEET;
THENCE N00°20'09"W FOR 36.35 FEET; THENCE N12°58'04"W FOR 55.75 FEET;
THENCE N34°16'18"W FOR 17.73 FEET; THENCE N24°29'43"W FOR 82.05 FEET;
THENCE N14°42'44"W FOR 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23" FOR 201.79 FEET;
THENCE N50°26'26"W FOR 45.67 FEET; THENCE N61°12'17"W FOR 61.33 FEET;
THENCE N74°45'50"W FOR 46.87 FEET; THENCE N19°24'28"E FOR 32.26 FEET;
THENCE N09°50'26"E FOR 30.49 FEET; THENCE N20°41'54"E FOR 44.52 FEET;
THENCE N14°02'36"E FOR 48.69 FEET; THENCE N65°38'14"E FOR 44.56 FEET;
THENCE S81°17'12"E FOR 73.39 FEET; THENCE N47°56'35"E FOR 49.67 FEET;
THENCE N41°33'53"E FOR 34.08 FEET; THENCE S79°22'23"E FOR 22.01 FEET;

CONTINUED ON SHEET 3 OF 22

E-Mail: info@brown-phillips.com
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
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WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

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	SHEET 2 OF 22

CONTINUED FROM SHEET 2 OF 22

THENCE S51°18'21"E FOR 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21" FOR 178.70 FEET;
THENCE N90°00'00"E FOR 137.30 FEET; THENCE N00°00'00"E FOR 537.59 FEET;
THENCE N76°54'04"W FOR 61.66 FEET; THENCE N61°12'17"W FOR 23.36 FEET;
THENCE N69°57'09"W FOR 41.20 FEET; THENCE S89°39'53"W FOR 25.18 FEET;
THENCE N61°12'13"W FOR 61.48 FEET; THENCE N31°13'10"W FOR 44.45 FEET;
THENCE N69°57'11"W FOR 77.99 FEET; THENCE S41°33'52"W FOR 77.38 FEET;
THENCE S29°46'56"W FOR 102.67 FEET; THENCE S10°56'28"W FOR 48.49 FEET;
THENCE S84°07'57"W FOR 74.67 FEET; THENCE S51°08'33"W FOR 58.86 FEET;
THENCE S18°15'42"W FOR 52.35 FEET; THENCE S45°58'26"W FOR 39.81 FEET;
THENCE S75°45'14"W FOR 34.79 FEET; THENCE N64°48'04"W FOR 28.22 FEET;
THENCE N42°13'57"W FOR 37.50 FEET; THENCE N50°26'22"W FOR 57.91 FEET;
THENCE N66°18'16"W FOR 86.11 FEET; THENCE N74°45'47"W FOR 42.98 FEET;
THENCE N34°16'18"W FOR 35.51 FEET; THENCE N12°58'33"W FOR 15.09 FEET;
THENCE N09°50'26"E FOR 21.75 FEET; THENCE N27°57'39"E FOR 64.26 FEET;
THENCE N32°31'02"E FOR 56.10 FEET; THENCE N00°19'57"W FOR 38.63 FEET;
THENCE N23°49'35"E FOR 39.84 FEET; THENCE N00°19'58"W FOR 39.30 FEET;
THENCE N16°59'03"W FOR 62.21 FEET; THENCE N24°29'35"W FOR 44.00 FEET;
THENCE N38°00'12"W FOR 82.68 FEET; THENCE N61°12'07"W FOR 38.75 FEET;
THENCE N42°13'54"W FOR 24.42 FEET; THENCE N59°52'00"W FOR 88.26 FEET;
THENCE N16°59'01"W FOR 31.18 FEET; THENCE N28°37'37"W FOR 32.32 FEET;
THENCE N07°38'11"W FOR 51.67 FEET; THENCE N64°30'42"W FOR 66.09 FEET;
THENCE N55°01'27"W FOR 67.51 FEET; THENCE N66°18'49"W FOR 86.86 FEET;
THENCE N76°52'32"W FOR 123.56 FEET; THENCE S86°23'02"W FOR 78.71 FEET;
THENCE S37°43'00"W FOR 58.63 FEET; THENCE S31°46'54"W FOR 43.18 FEET;
THENCE S47°08'30"W FOR 39.89 FEET; THENCE S10°37'59"W FOR 43.68 FEET;
THENCE S14°39'33"E FOR 74.46 FEET; THENCE S32°41'23"E FOR 128.59 FEET;
THENCE S00°19'58"E FOR 52.88 FEET; THENCE S10°30'19"E FOR 59.29 FEET;
THENCE S09°50'25"W FOR 30.57 FEET; THENCE S08°32'27"E FOR 154.84 FEET;
THENCE S00°19'56"E FOR 90.53 FEET; THENCE S06°01'34"E FOR 48.17 FEET;
THENCE S28°56'55"W FOR 43.10 FEET; THENCE S49°46'26"W FOR 56.32 FEET;
THENCE S30°33'08"W FOR 43.03 FEET; THENCE S48°46'53"W FOR 39.81 FEET;
THENCE S52°00'43"W FOR 91.44 FEET; THENCE S36°52'19"W FOR 136.41 FEET;
THENCE S10°56'35"W FOR 57.39 FEET; THENCE S10°34'06"W FOR 86.54 FEET;
THENCE S06°03'57"W FOR 70.00 FEET; THENCE S41°33'58"W FOR 16.76 FEET;
THENCE S55°53'42"W FOR 32.70 FEET; THENCE S41°34'02"W FOR 17.49 FEET;
THENCE N66°18'09"W FOR 26.17 FEET; THENCE S53°03'10"W FOR 57.77 FEET;
THENCE S41°33'58"W FOR 65.12 FEET; THENCE S53°03'14"W FOR 23.05 FEET;
THENCE N51°10'50"W FOR 25.82 FEET; THENCE N10°56'35"E FOR 44.79 FEET;
THENCE N23°49'46"E FOR 37.02 FEET; THENCE N25°40'41"E FOR 89.47 FEET;
THENCE N08°10'21"E FOR 39.92 FEET; THENCE N16°19'05"E FOR 36.66 FEET;
THENCE N14°02'46"E FOR 42.14 FEET; THENCE N23°49'41"E FOR 31.94 FEET;
THENCE N49°46'28"E FOR 31.06 FEET; THENCE N12°18'35"E FOR 31.76 FEET;
THENCE N19°24'36"E FOR 67.17 FEET; THENCE N00°19'57"W FOR 78.65 FEET;
THENCE N04°37'27"W FOR 72.63 FEET; THENCE N20°04'26"W FOR 93.12 FEET;
THENCE N28°37'35"W FOR 42.25 FEET; THENCE N24°29'36"W FOR 53.12 FEET;
THENCE N28°37'29"W FOR 32.76 FEET; THENCE N16°59'06"W FOR 22.02 FEET;
THENCE N42°13'47"W FOR 36.82 FEET; THENCE N72°40'02"W FOR 48.62 FEET;
THENCE N81°17'06"W FOR 42.39 FEET; THENCE S89°40'03"W FOR 50.90 FEET;
THENCE S89°40'09"W FOR 45.46 FEET; THENCE S80°37'16"W FOR 36.84 FEET;
THENCE N50°26'18"W FOR 125.08 FEET; THENCE S79°08'44"W FOR 49.04 FEET;
THENCE S80°32'13"W FOR 25.65 FEET; THENCE S75°45'26"W FOR 51.44 FEET;
THENCE S55°53'47"W FOR 39.24 FEET; THENCE S45°58'32"W FOR 58.18 FEET;
THENCE S30°33'15"W FOR 43.33 FEET; THENCE S41°34'00"W FOR 72.59 FEET;

CONTINUED ON SHEET 4 OF 22

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	SHEET 3 OF 22

CONTINUED FROM SHEET 3 OF 22

THENCE S38°34'25"W FOR 77.47 FEET; THENCE S72°00'17"W FOR 21.09 FEET;
THENCE N56°33'35"W FOR 25.80 FEET; THENCE N79°48'27"W FOR 44.11 FEET;
THENCE S80°03'10"W FOR 40.08 FEET; THENCE N50°37'10"W FOR 79.29 FEET;
THENCE S77°06'13"W FOR 36.50 FEET; THENCE N83°58'18"W FOR 42.56 FEET;
THENCE N48°36'29"W FOR 23.11 FEET; THENCE N24°29'29"W FOR 27.74 FEET;
THENCE N53°42'58"W FOR 44.64 FEET; THENCE N42°13'42"W FOR 54.83 FEET;
THENCE N79°48'29"W FOR 76.43 FEET; THENCE N53°42'58"W FOR 13.90 FEET;
THENCE N61°11'57"W FOR 47.99 FEET; THENCE S79°08'44"W FOR 64.76 FEET;
THENCE N89°57'02"W FOR 4.12 FEET; THENCE N00°45'13"E FOR 406.07 FEET;
THENCE N53°23'37"W FOR 30.62 FEET; THENCE N01°16'44"E FOR 405.48 FEET;
THENCE N90°00'00"W FOR 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8;
THENCE ALONG SAID WEST LINE, N01°28'46"E FOR 160.05 FEET;
THENCE N90°00'00"E FOR 100.49 FEET;
THENCE N01°30'51"E FOR 2211.96 FEET;
THENCE N40°12'41"E FOR 37.09 FEET;
THENCE N02°11'39"E FOR 1065.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°23'16" FOR 474.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1300.73 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'56" FOR 558.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.52 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°23'41" FOR 300.00 FEET TO A POINT OF TANGENCY;
THENCE N89°22'39"E FOR 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46°02'21" FOR 241.06 FEET TO A POINT OF TANGENCY;
THENCE S44°35'00"E FOR 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'57" FOR 202.88 FEET TO A POINT OF TANGENCY;
THENCE S80°20'57"E FOR 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°03'47" FOR 349.62 FEET TO A POINT OF TANGENCY;
THENCE N59°35'16"E FOR 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°53'57" FOR 269.65 FEET TO A POINT OF TANGENCY;
THENCE S89°30'47"E FOR 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°20'02" FOR 308.35 FEET TO A POINT OF TANGENCY;
THENCE S54°10'45"E FOR 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°11'27" FOR 342.00 FEET TO A POINT OF TANGENCY;
THENCE N86°37'48"E FOR 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°40'48" FOR 337.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°43'07" FOR 486.24 FEET TO A POINT OF TANGENCY;
THENCE N89°35'29"E FOR 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;

CONTINUED ON SHEET 5 OF 22

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WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 4 OF 22

CONTINUED FROM SHEET 4 OF 22

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°58'45" FOR 488.51 FEET TO A POINT OF TANGENCY;
THENCE N90°00'00"E FOR 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°12'01" FOR 404.92 FEET TO A POINT OF TANGENCY;
THENCE S66°47'59"E FOR 277.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°09'28" FOR 421.63 FEET TO A POINT OF TANGENCY;
THENCE S42°38'31"E FOR 559.36 FEET;
THENCE S43°20'53"E FOR 196.63 FEET;
THENCE S75°19'58"E FOR 1604.71 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2317.98 FEET, WHERE A RADIAL LINE BEARS S04°27'38"E;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'03" FOR 260.97 FEET;
THENCE S81°12'40"E FOR 25.46 FEET;
THENCE N75°44'35"E FOR 57.20 FEET;
THENCE N89°39'23"E FOR 24.13 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, WHERE A RADIAL LINE BEARS S02°59'37"W;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°33'00" FOR 1428.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°58'33" FOR 244.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°37'20" FOR 356.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°25'11" FOR 889.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°57'31" FOR 383.25 FEET TO A POINT OF TANGENCY;
THENCE S49°16'16"E FOR 650.43 FEET;
THENCE N89°13'48"E FOR 241.57 FEET;
THENCE S66°19'04"E FOR 57.84 FEET;
THENCE N58°55'18"E FOR 47.44 FEET;
THENCE N89°13'48"E FOR 491.43 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE ALONG SAID EAST LINE, S00°46'12"E FOR 1137.24 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 14;
THENCE ALONG SAID NORTH LINE, N88°59'02"E FOR 2266.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2427.5 ACRES, MORE OR LESS.

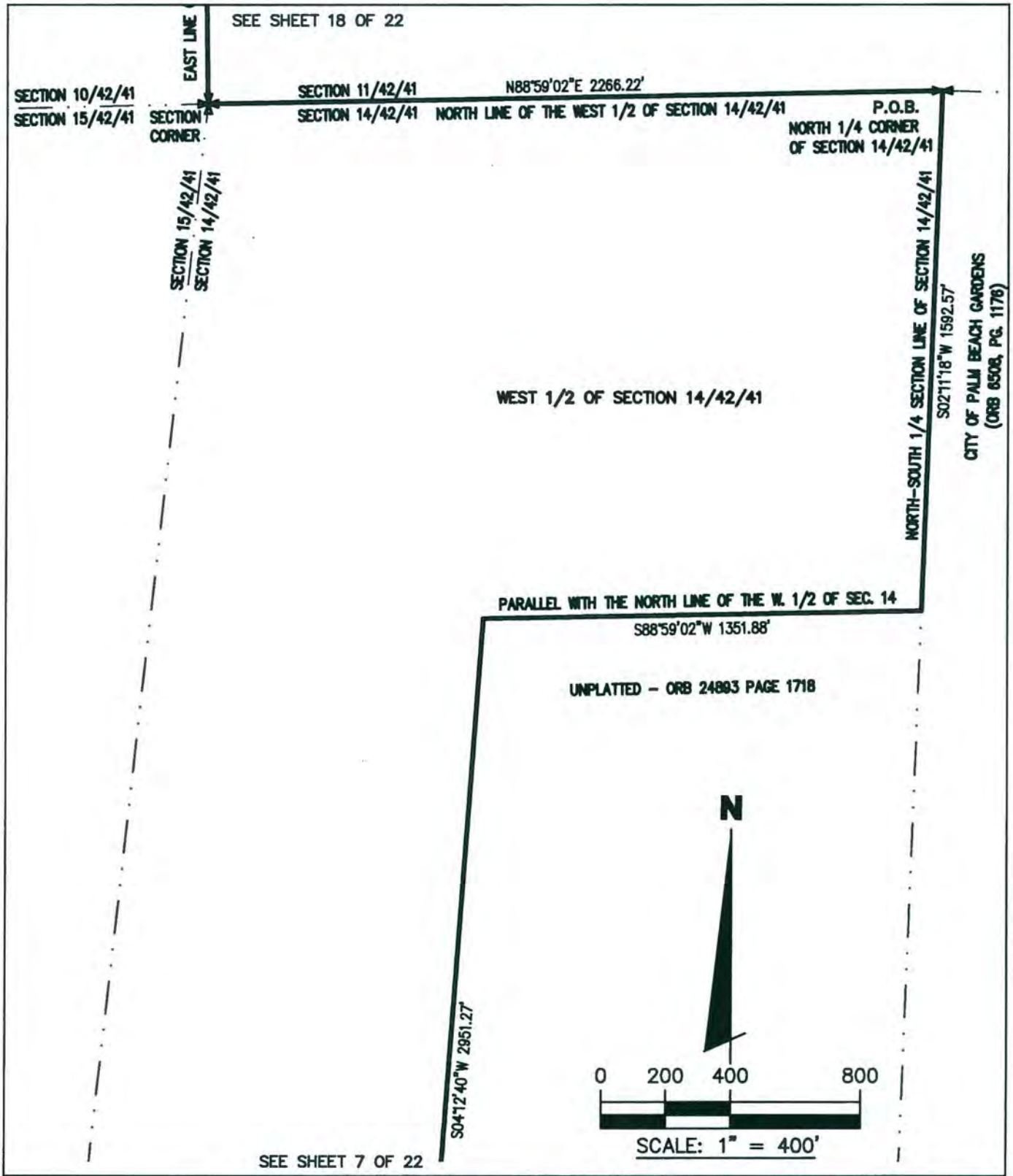
BEARING BASIS: S02°11'18"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

ABBREVIATIONS:
RPB – ROAD PLAT BOOK
ORB – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
℄ – CENTERLINE
SEC. – SECTION
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH

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LEGAL DESCRIPTION

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CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 5 OF 22

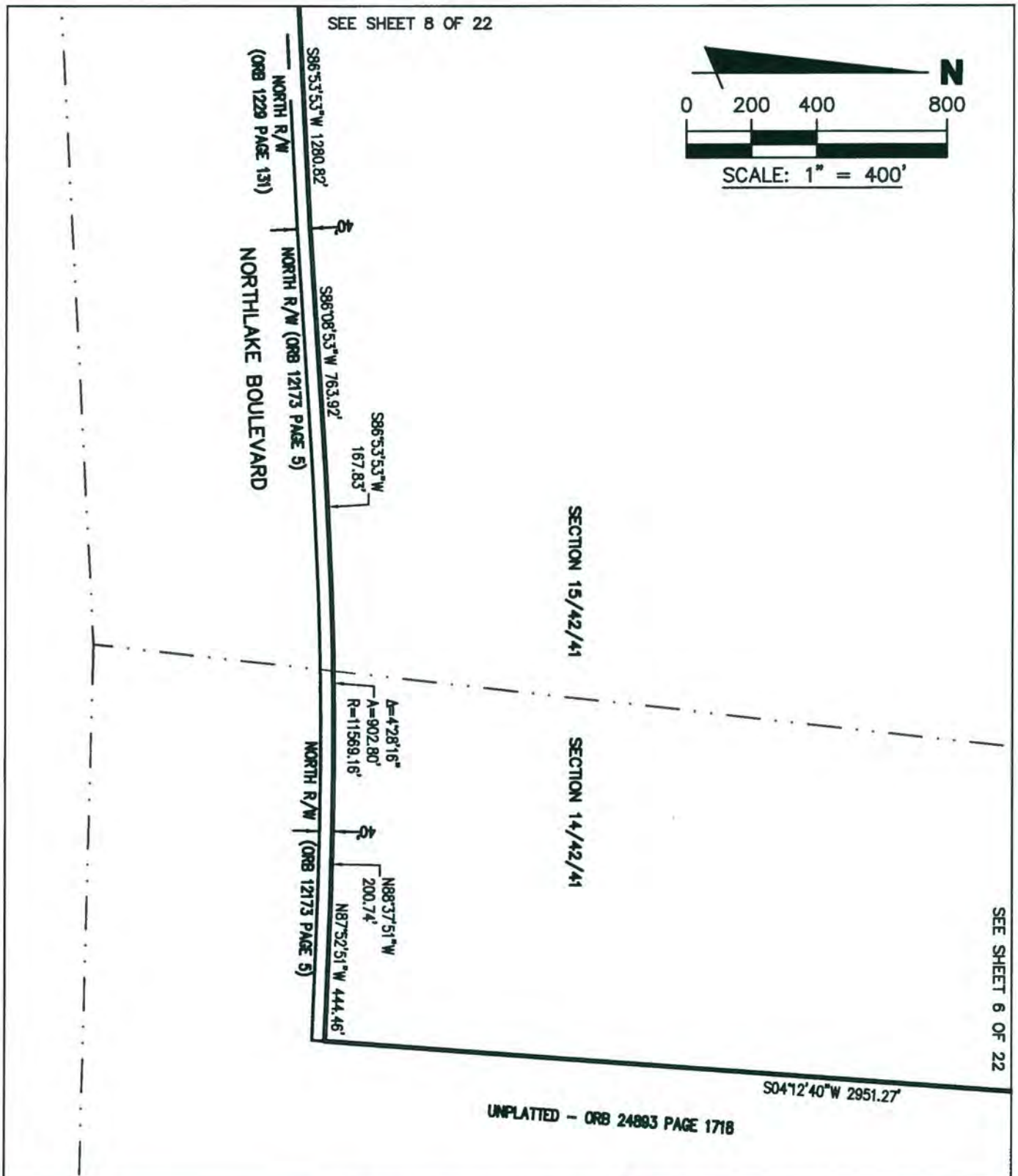


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	SHEET 6 OF 22



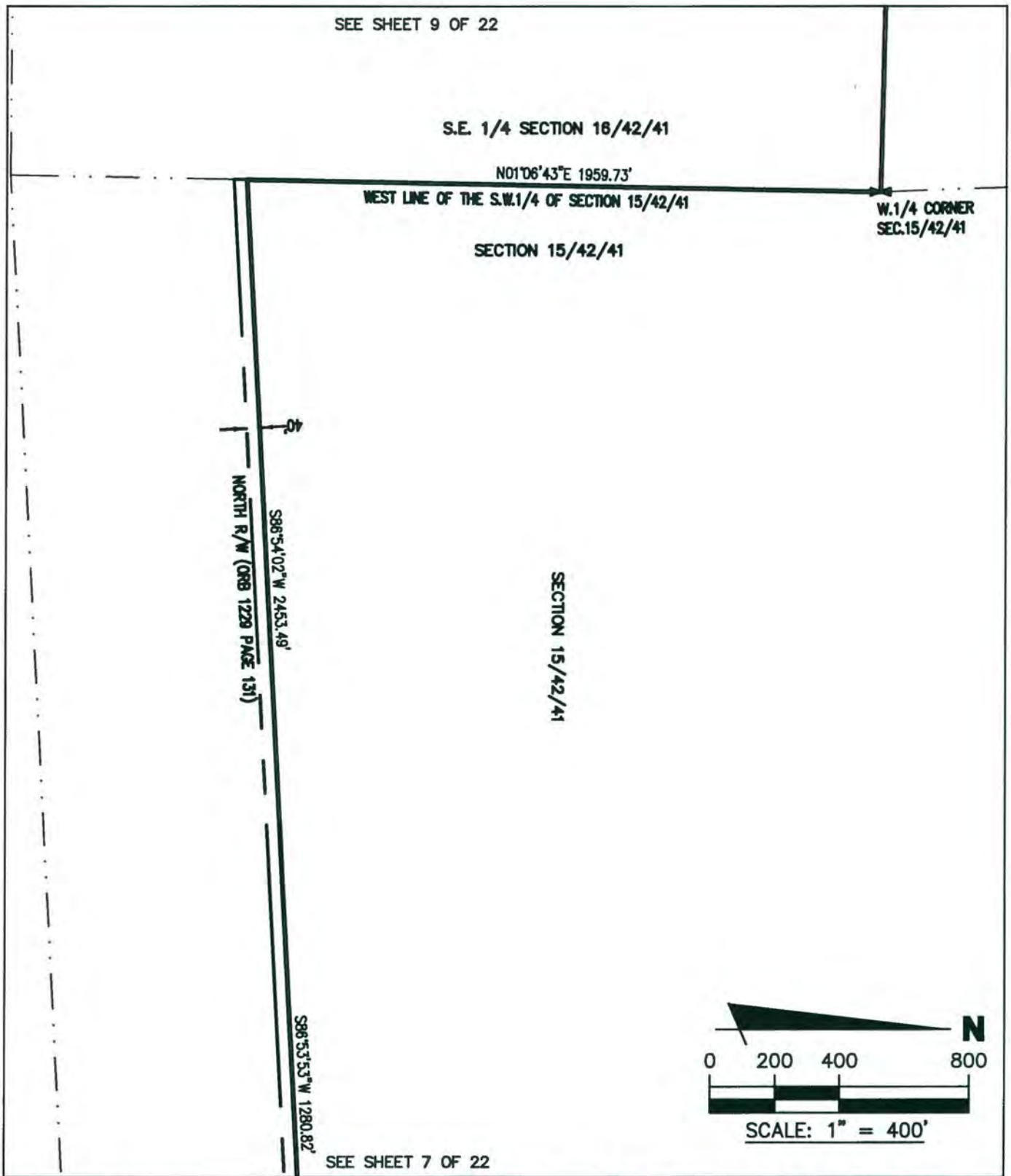
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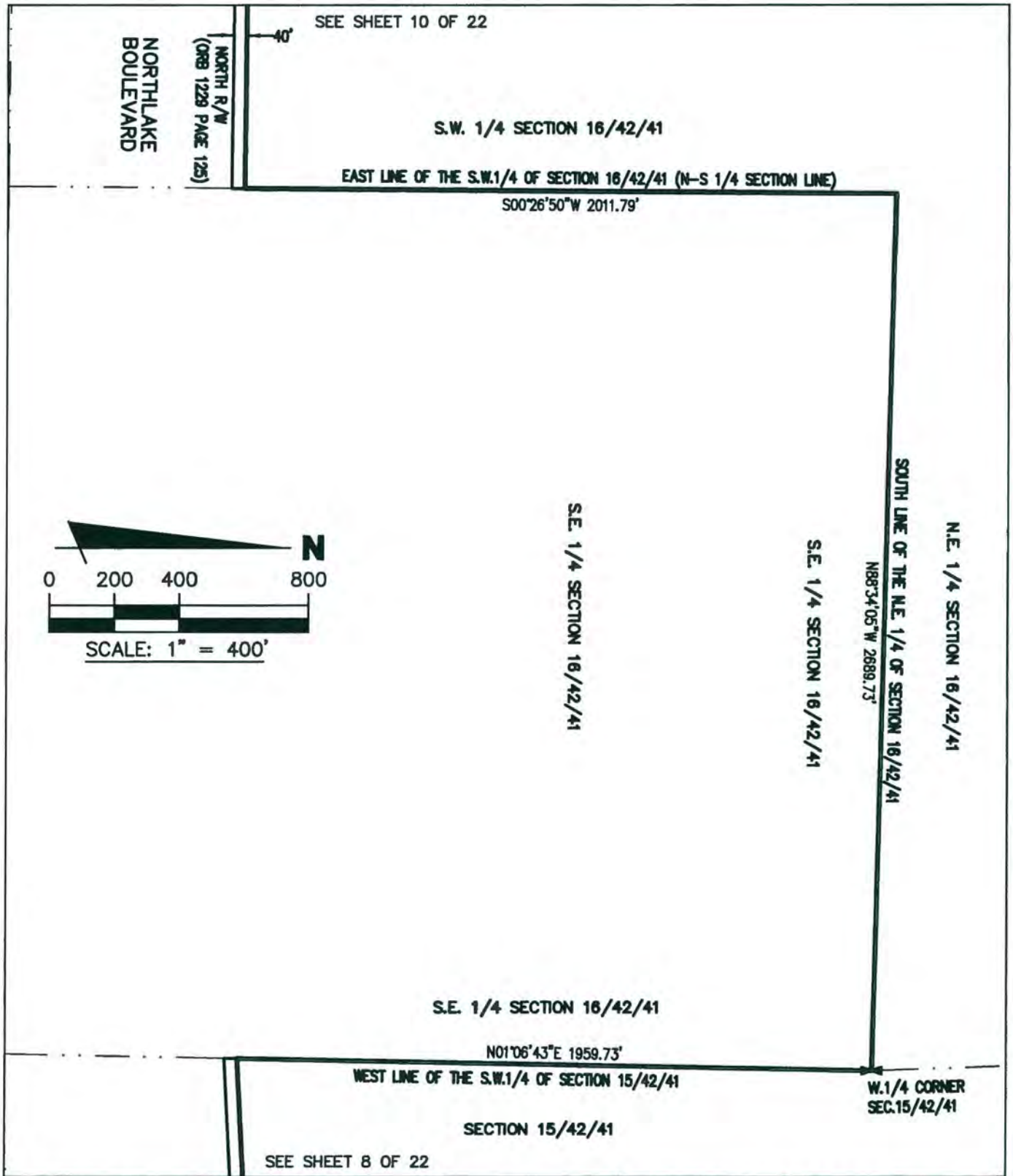


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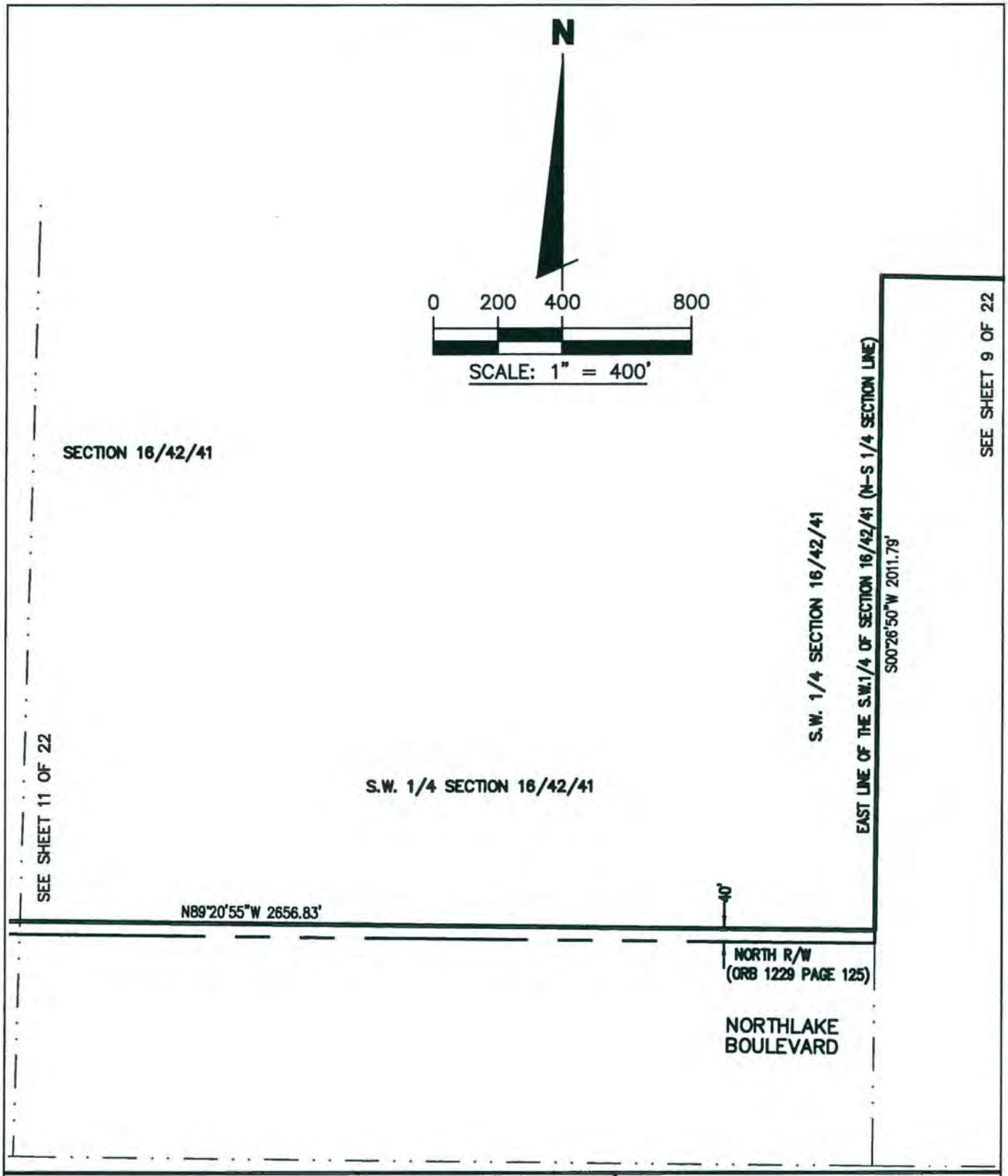
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	SHEET 9 OF 22

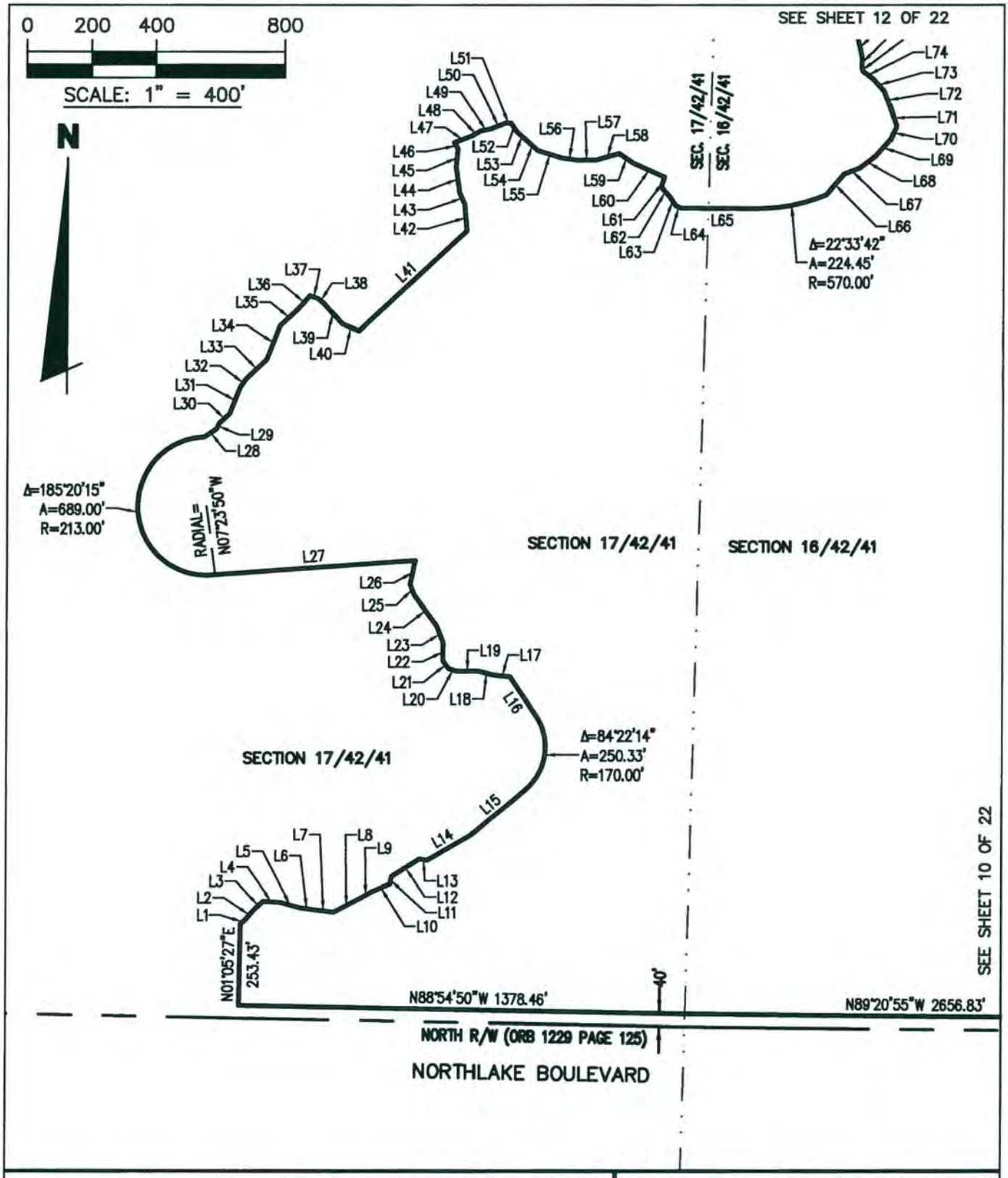


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	SHEET 10 OF 22

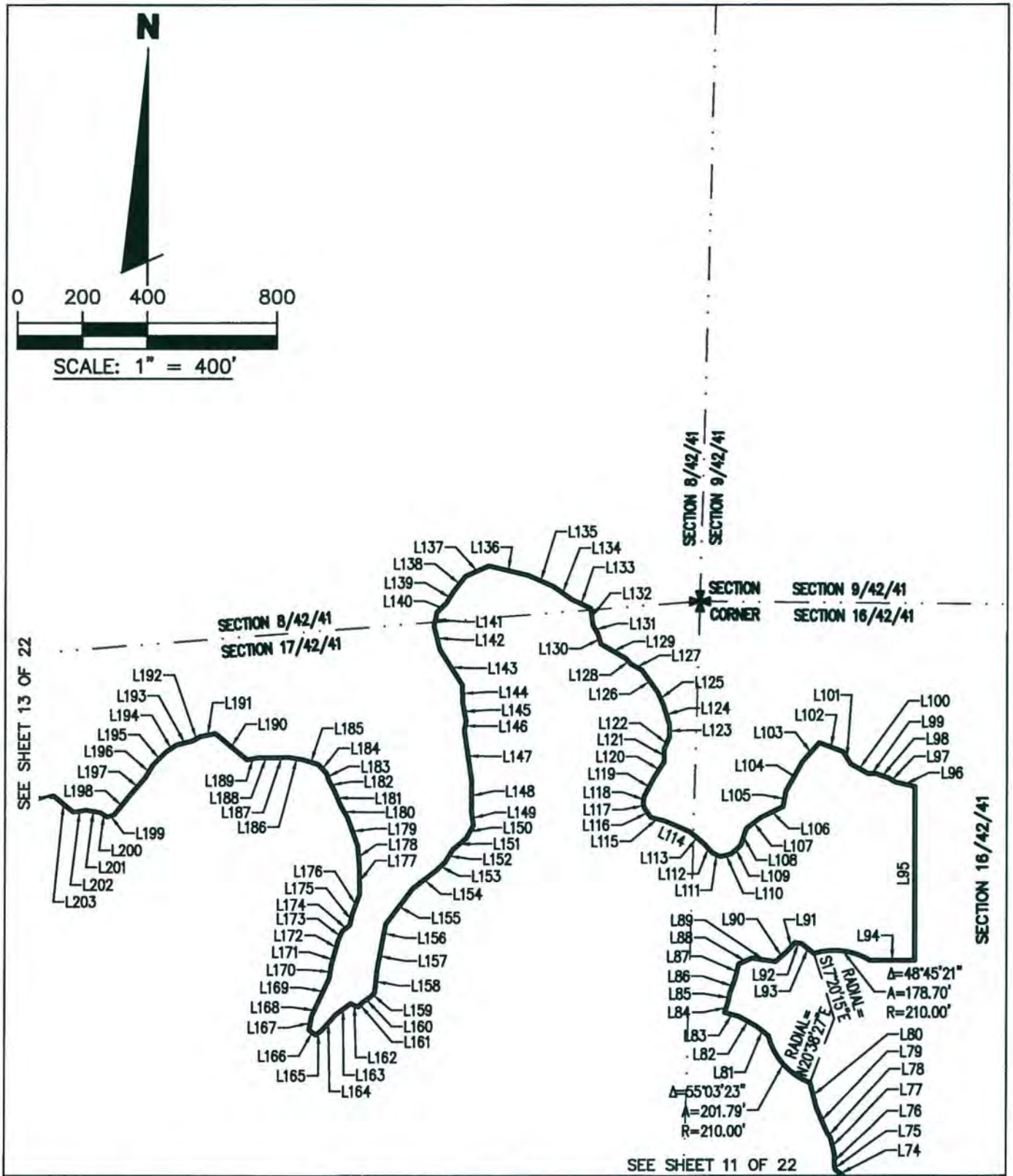


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	SHEET 11 OF 22



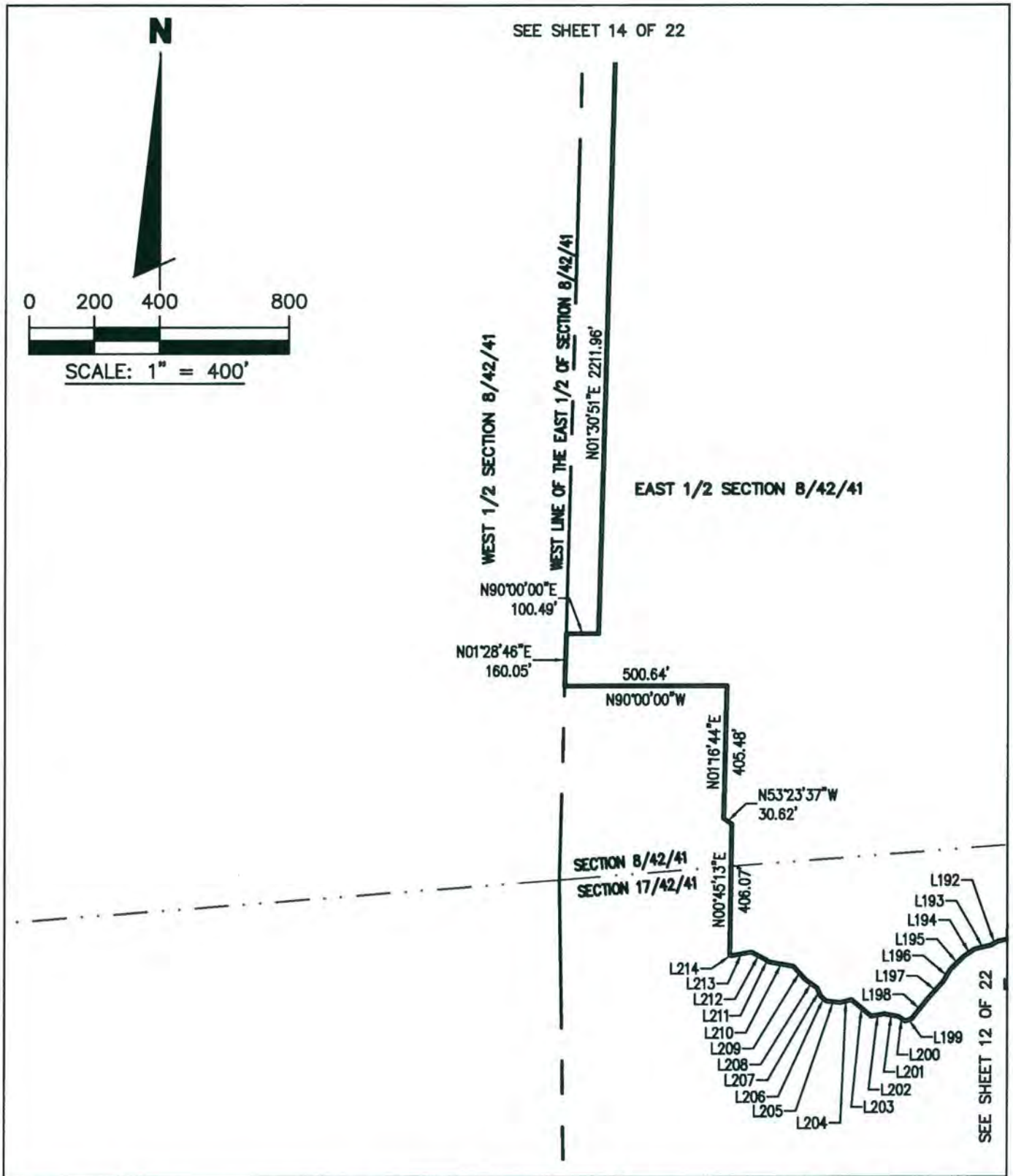
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	SHEET 12 OF 22



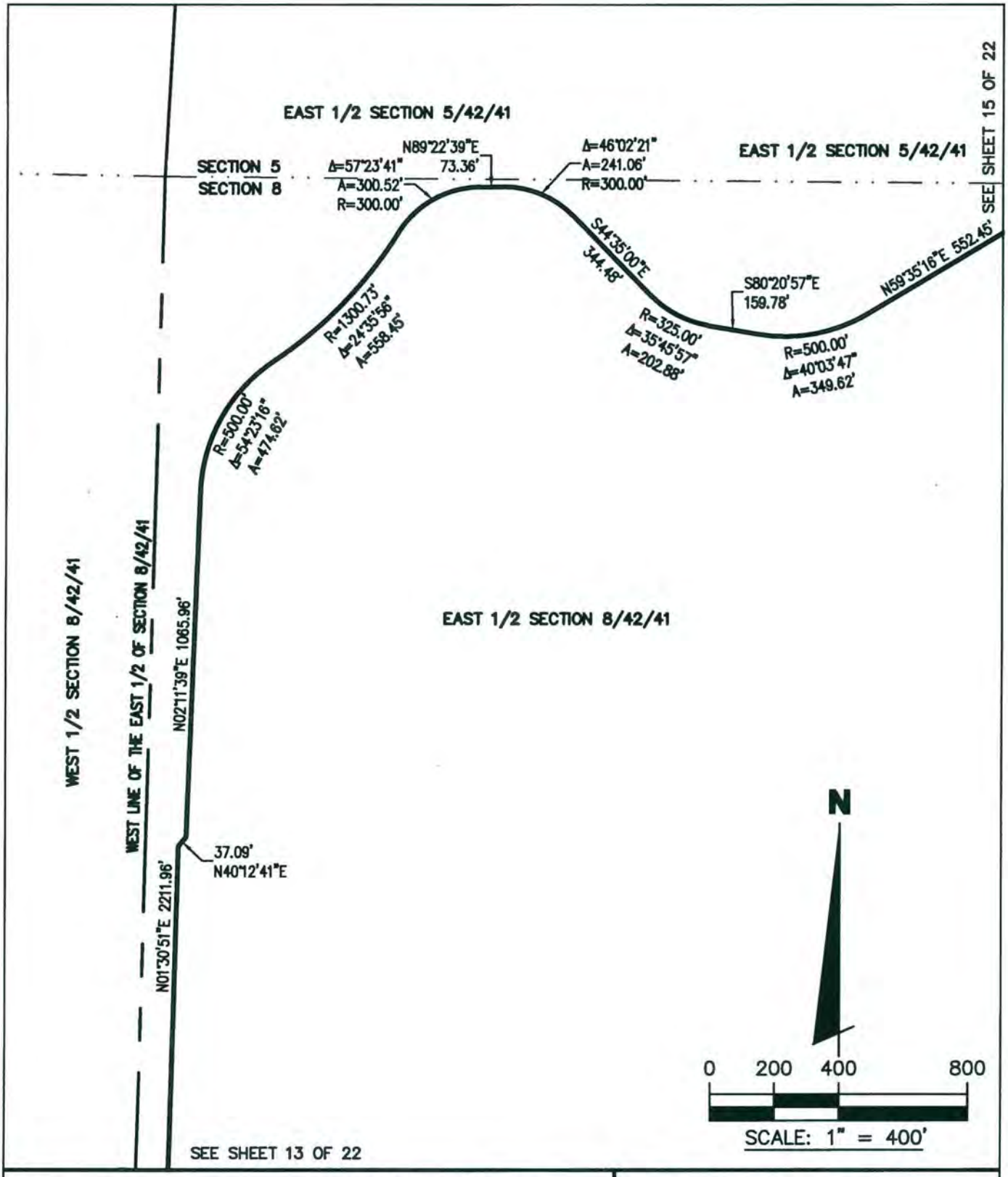
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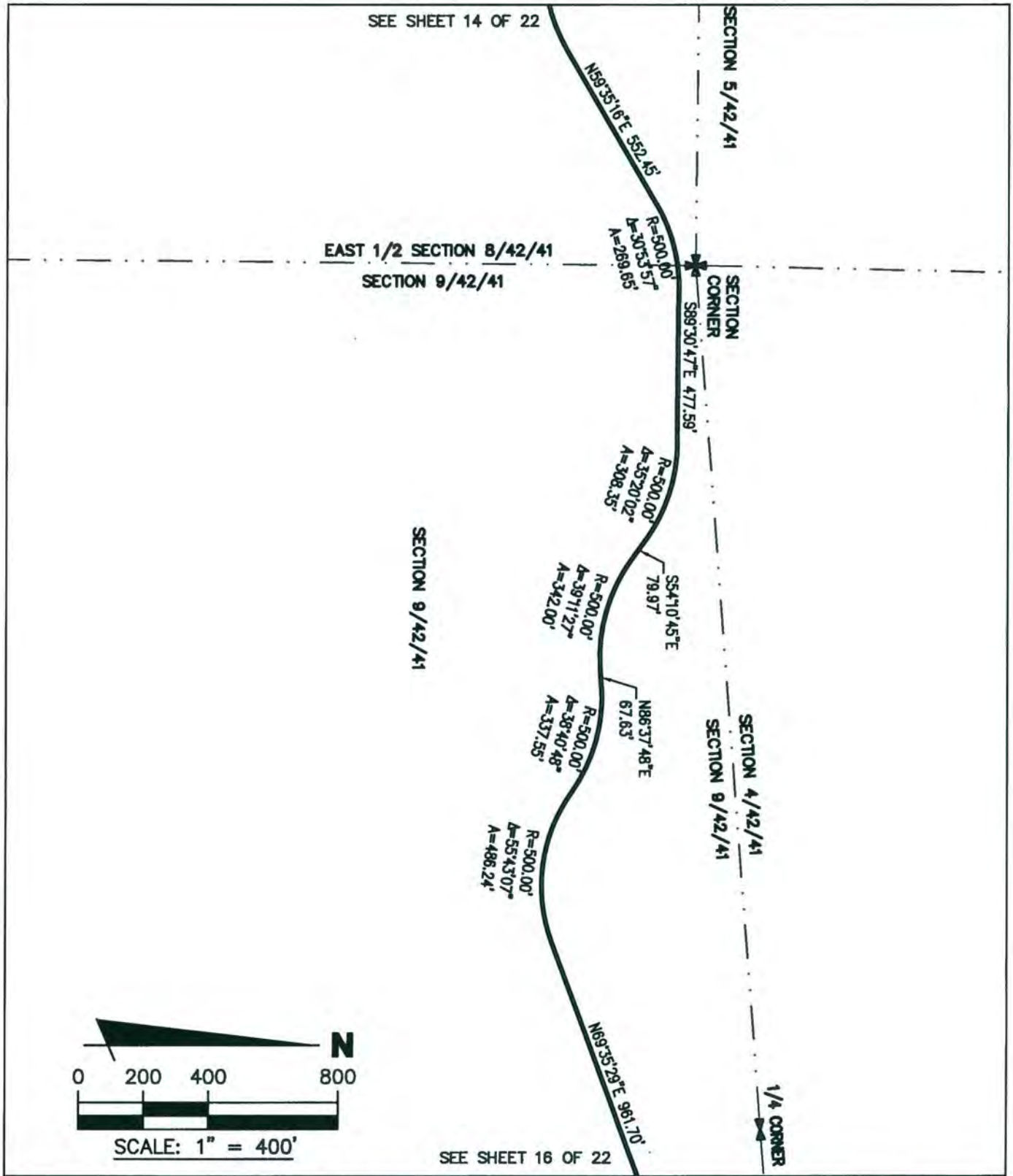


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	SHEET 14 OF 22



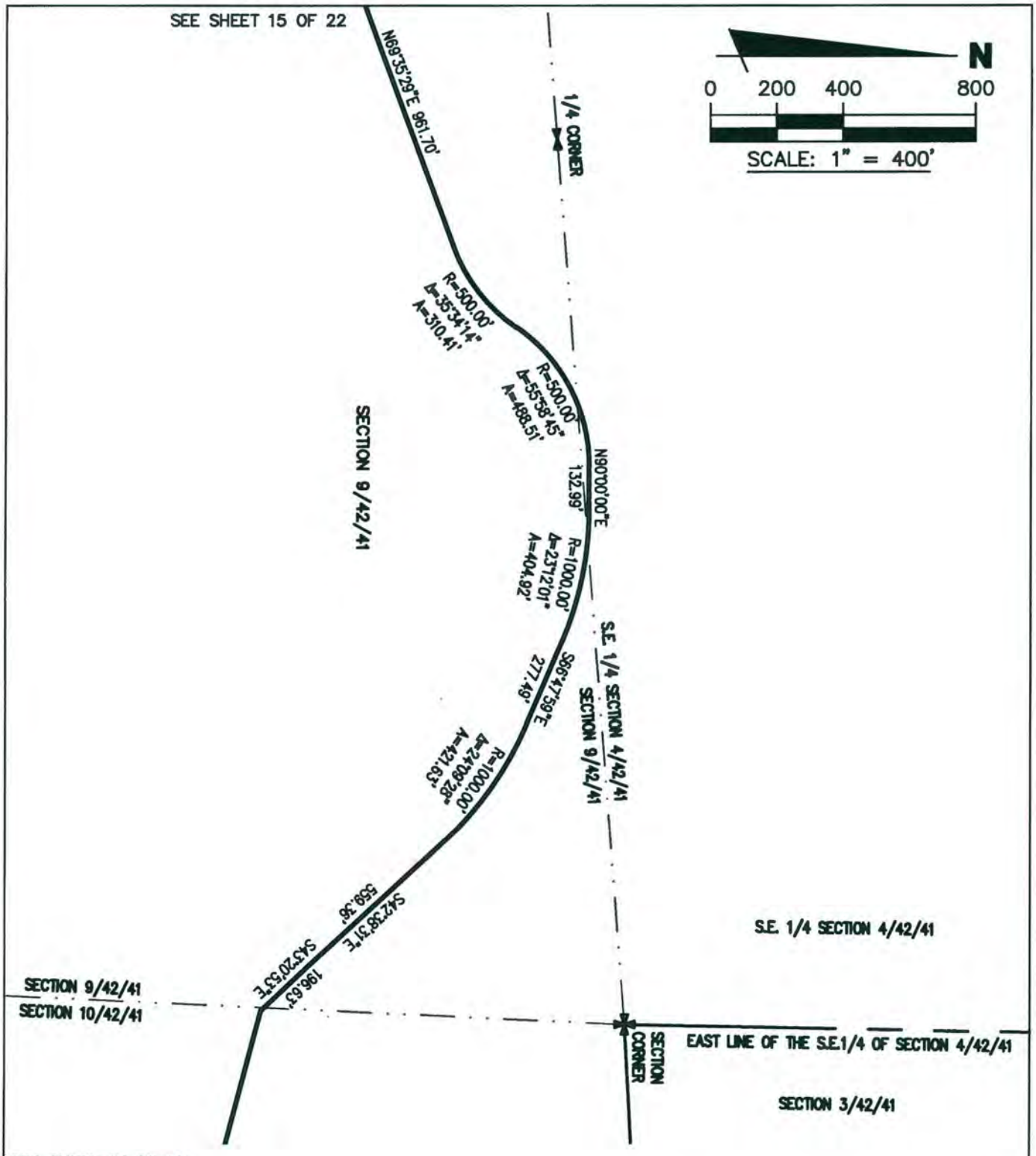
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	SHEET 15 OF 22

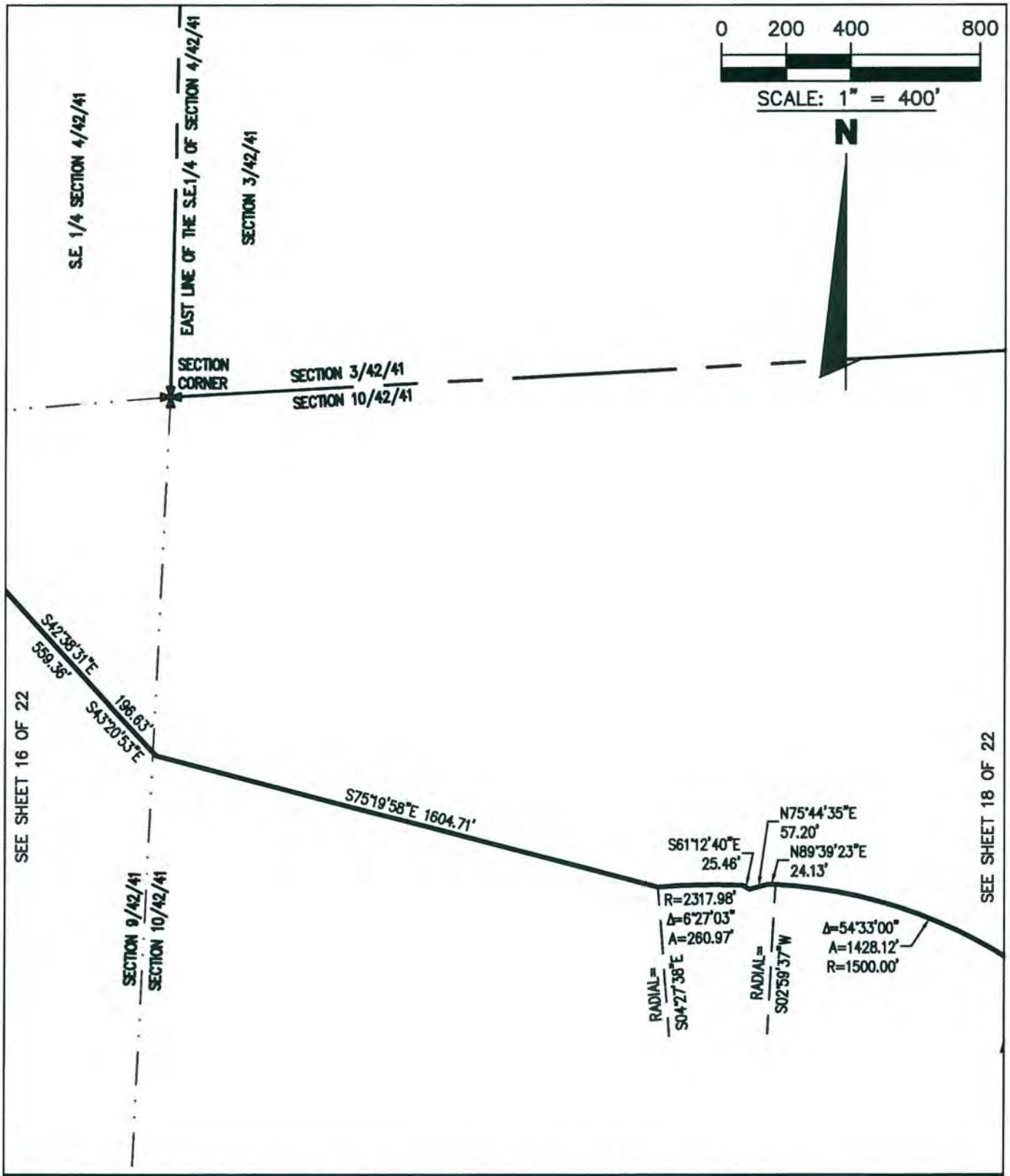


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	SHEET 16 OF 22



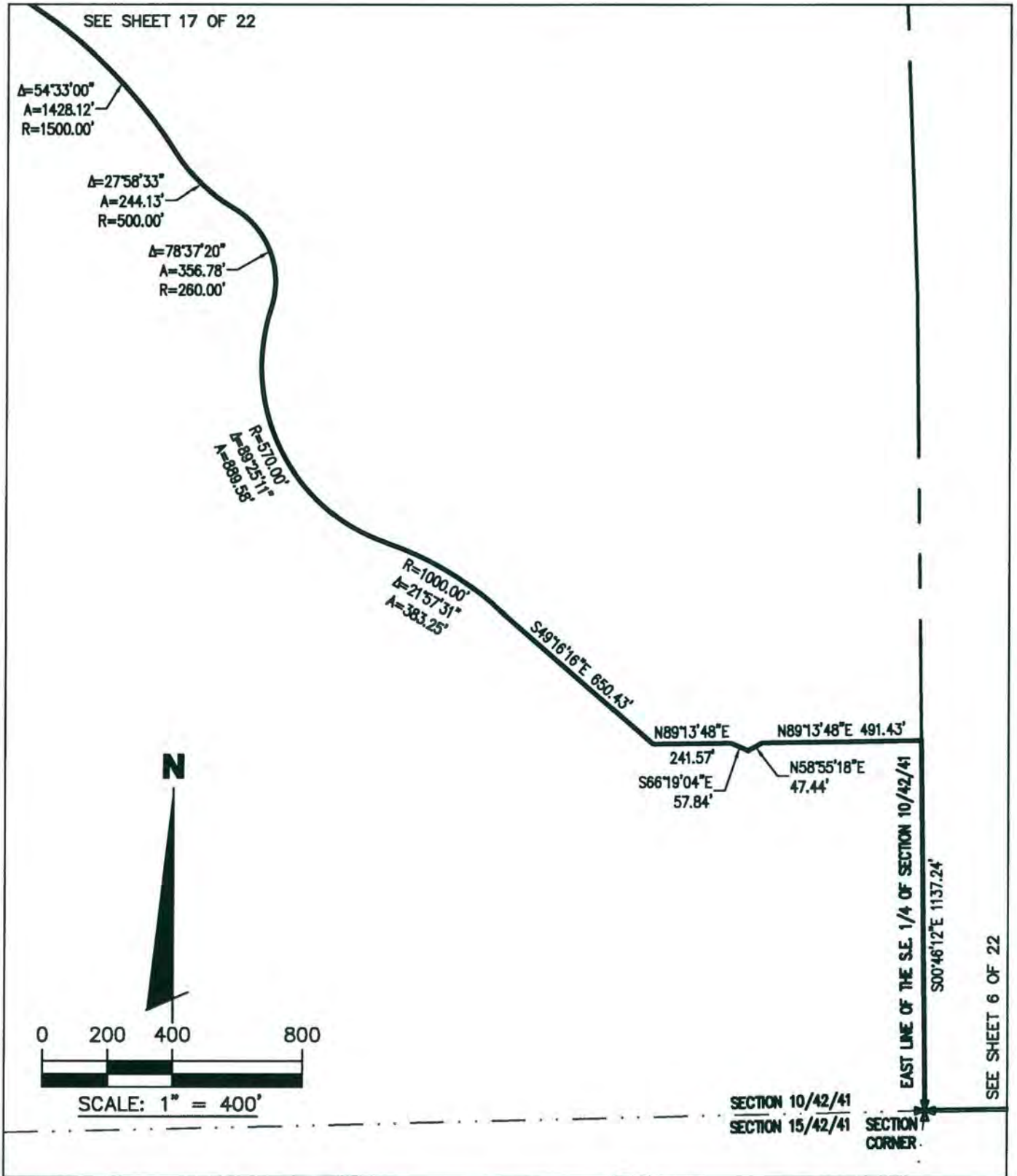
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	SHEET 18 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°46'38"E	18.91'
L2	N41°34'11"E	41.36'
L3	N46°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	66.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N66°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N59°36'06"E	152.81'
L15	N49°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'06"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.68'
L24	N36°44'06"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.89'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.78'
L33	N47°18'27"E	86.08'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S87°39'01"E	56.72'
L41	N47°26'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°08'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N89°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N89°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S86°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.87'
L62	S42°14'00"E	37.80'
L63	S34°16'12"E	34.85'
L64	S86°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.48'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'26"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'26"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.69'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

DIMENSION
LINE TABLE

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 19 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.59'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.46'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S84°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.68'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S86°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.68'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	126.59'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S06°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151	S49°46'26"W	56.32'
L152	S30°33'06"W	43.03'
L153	S46°46'53"W	39.81'
L154	S52°00'43"W	91.44'
L155	S36°52'19"W	136.41'
L156	S10°56'35"W	57.39'
L157	S10°34'06"W	86.54'
L158	S06°03'57"W	70.00'
L159	S41°33'58"W	16.76'
L160	S55°53'42"W	32.70'
L161	S41°34'02"W	17.49'
L162	N66°18'09"W	26.17'
L163	S53°03'10"W	57.77'
L164	S41°33'58"W	65.12'
L165	S53°03'14"W	23.05'
L166	N51°10'50"W	25.82'
L167	N10°56'35"E	44.79'
L168	N23°49'46"E	37.02'
L169	N25°40'41"E	89.47'
L170	N06°10'21"E	39.92'
L171	N16°19'05"E	36.86'
L172	N14°02'46"E	42.14'
L173	N23°49'41"E	31.94'
L174	N49°46'28"E	31.06'
L175	N12°18'35"E	31.76'
L176	N19°24'36"E	67.17'
L177	N00°19'57"W	78.65'
L178	N04°37'27"W	72.83'
L179	N20°04'26"W	93.12'
L180	N28°37'35"W	42.25'

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DIMENSION
LINE TABLE

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 20 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	36.82'
L185	N72°40'02"W	48.62'
L186	N81°17'06"W	42.39'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	36.84'
L190	N50°26'18"W	125.08'
L191	S79°08'44"W	49.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.16'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.59'
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N56°33'35"W	25.80'

LINE #	BEARING	DISTANCE
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.06'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'

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LINE TABLE

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 21 OF 22

Exhibit 12	Interlocal Agreement Between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service

ATTN: MARK FALLON, PBC WATER UTILLITIES DEPT
CONTRACT MGMT, 8100 FOREST HILL BLVD.
WEST PALM BEACH, FL 33413
CHARGE # 1023 RETURN VIA WILL CALL BOX 133

A-060382.1

CFN 20060244861
OR BK 20252 PG 0259
RECORDED 04/26/2006 12:19:32
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0259 - 269; (11pgs)

R2006 0687

INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEACOAST UTILITY AUTHORITY FOR THE PURCHASE AND SALE OF BULK POTABLE WATER AND WASTEWATER SERVICE

THIS AGREEMENT made and entered into this _____ day of APR 18 2006, 2006, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida (hereinafter "County"), and the **SEACOAST UTILITY AUTHORITY**, a separate legal public entity created pursuant to the provisions of chapter 163, Florida Statutes (hereinafter "Authority").

W I T N E S S E T H

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the Authority wishes to purchase bulk Potable Water and Wastewater Service from the County for the benefit of Authority customers; and

WHEREAS, the County wishes to sell to the Authority bulk Potable Water and Wastewater service pursuant to the terms and conditions of this Agreement; and

WHEREAS, to encourage and facilitate conservation of water resources and prevent duplication of Potable Water and Wastewater service delivery systems, the parties desire to enter into this Agreement.

NOW THEREFORE, for and in consideration of these premises, the mutual undertakings and agreements herein contained and assumed, County and Authority hereby covenant and agree as follows:

1. The foregoing statements are true and correct.

2. Term. Notwithstanding the Effective Date, the Initial Term of the Agreement shall commence on the Service Initiation Date and extend for a period of up to five (5) years. Should the Authority exercise the Long Term Option as discussed in Article 10 below, this Agreement shall extend for an additional term of twenty-five (25) years, for a total of up to thirty (30) years.

3. Effective Date. This Agreement shall become effective upon approval by both parties. The Effective Date of this Agreement shall be the date the Agreement is ratified by the County.

4. Definitions. The following definitions and references are given for the purpose of interpreting the terms as used in this Agreement and apply unless the context indicates a different meaning:

(a) "Authority's Potable Water System" – the system owned and/or operated by the Authority for the production and distribution of Potable Water within the Authority's Potable Water Service Area, said system being located on the Authority's side of the various Potable Water Points of Connection.

(b) "Authority's Wastewater System" – the system owned and/or operated by the Authority for the collection and pumping of Wastewater within the Authority's Wastewater Service Area, said system being located on the Authority's side of the various Wastewater Points of Connection.

(c) "Average Daily Flow" – for purposes related to Potable Water service, the average daily flow rate of Potable Water collectively measured through all Potable Water Points of Connection. The Average Daily Flow rate for Potable Water is calculated by dividing the total amount of Potable Water flowing through the Potable Water Points of Connection in any one calendar year by the number of days in that same calendar year. For purposes related to Wastewater Service, the average daily flow rate of Wastewater collectively measured through all Wastewater Points of Connection. The Average Daily Flow rate for Wastewater is calculated by dividing the total amount of Wastewater flowing through the Wastewater Points of Connection in any one calendar year by the number of days in that same calendar year.

(d) "Capacity Fee" – a one-time fee to be paid by the Authority to the County for permanent Potable Water and Wastewater system capacity should the Authority exercise the Long Term Option. The Potable Water Capacity Fee shall be based upon the Potable Water Average Daily Flow, expressed in gallons per day, that the Authority desires to reserve in the County's Potable Water System under the Long Term Option. The Wastewater Capacity Fee shall be based upon the Wastewater Average Daily Flow, expressed in gallons per day, that the Authority desires to reserve in the County's Wastewater System under the Long Term Option.

(e) "Commodity Fee" – a fee to be paid by the Authority to the County on a monthly basis during both the Initial Term and Long Term of this Agreement. The Water Commodity Fee is intended to recover the County's cost of producing and supplying Potable Water to the Authority at the various Potable Water Points of Connection, and is charged per one thousand (1,000) gallons of measured Potable Water delivered by County to the various Potable Water Points of Connection. The Sewer Commodity Fee is intended to address the County's cost of receiving, pumping, treating and disposing of Wastewater delivered to County at the various Wastewater Points of Connection, and is charged per one thousand (1,000) gallons of measured

Wastewater delivered by the Authority to the County to the various Wastewater Points of Connection.

(f) "County's Potable Water System" – the system owned and/or operated by the County for the production and distribution of Potable Water to customers of the County, said system being located on the County's side of the various Points of Connection and including all Potable Water meters and related appurtenances located at the various Potable Water Points of Connection.

(g) "County's Wastewater System" – the system owned and/or operated by the County for the collection and pumping of Wastewater within the County's Wastewater Service Area, said system being located on the County's side of the various Wastewater Points of Connection.

(h) "Initial Term" – a period of time commencing on the Service Initiation Date and extending for a period of up to five (5) years.

(i) "Long Term" – a period of time commencing upon completion of the Initial Term and extending for a period of twenty-five (25) years.

(j) "Long Term Option" – the permanent reservation of County Potable Water and/or Wastewater system capacity to be made by the Authority at its sole option at the end of the Initial Term.

(k) "Points of Connection" – locations where the County's Potable Water System is connected with the Authority's Potable Water System and where County's Wastewater System is connected with the Authority's Wastewater System, all as mutually agreed by the parties. The County's Potable Water System and the County's Wastewater System shall be defined to include the master Potable Water and Wastewater meters and related appurtenances located at each Point of Connection, with said master meters being utilized for the measurement and payment of Potable Water and Wastewater Service purchased by Authority.

(l) "Potable Water" – water for human consumption which meets all applicable Federal, state and County standards.

(m) "Price Index" is defined to be one-half of the Gross Domestic Product Implicit Price Deflator as published by the United States Department of Labor, Bureau of Labor Statistics Data, Water and Sewerage Maintenance ("Gross Domestic Product Implicit Price Deflator"), or three percent (3%), whichever is less as measured on an annual basis using the most recently-published data as of the date of application.

(n) "Wastewater" – Liquid and water-carried industrial, domestic, medical, food, superfluous solid, gaseous material, holding tank or other wastes from dwelling units, commercial establishments, and/or manufacturing facilities, whether treated or untreated, as defined in the County's UPAP.

(o) "Service Initiation Date" – for Potable Water service, the date the County begins providing Potable Water to Authority at the Potable Water Point(s) of Connection. For Wastewater service, the date the County begins providing Wastewater service to Authority at the Wastewater Point(s) of Connection.

(p) "UPAP" – the Uniform Policies and Procedures Manual of the Palm Beach County Water Utilities Department as may be amended from time to time.

5. Scope of Agreement County agrees to furnish, and Authority agrees to purchase, Potable Water at the Points of Connection in accordance with the terms and conditions of this Agreement. County also agrees to accept, and Authority agrees to purchase and convey, Wastewater to the Points of Connection in accordance with the terms and conditions of this Agreement.

6. System Pressure The water pressure of Potable Water delivered by the County to the Potable Water Points of Connection shall be a minimum of 50 psi at all times, with an expected water pressure of between 50 and 75 psi depending upon water demand conditions. Static pressure (zero flow from Authority) within the County's Wastewater System at the Wastewater Point of Connection shall not exceed 50 psi.

7. Potable Water Service The County shall provide the Authority with Potable Water at varying flow rates required by the Authority, not to exceed an Average Daily Flow of five million (5,000,000) gallons per day during the Initial Term of this Agreement. The initial Potable Water Commodity Fee shall be $1.45 per thousand gallons delivered to the Points of Connection. The Potable Water Commodity Fee shall be increased annually upon execution of the Long Term Option by the Authority and annually thereafter by the Price Index. Further, the Potable Water Commodity Fee shall be retained at the lowest fee charged to similarly-situated County customers receiving bulk Potable Water service for agreements dated on or after the date of this Agreement.

8. Wastewater Service Authority may deliver, and County shall accept varying Wastewater flow rates required by the Authority, not to exceed Average Daily Flow rate of five million (5,000,000) gallons per day, during the Initial Term of the Agreement. The initial Wastewater Commodity Fee shall be $1.22 per thousand gallons delivered to the Points of Connection. The Wastewater Commodity Fee shall be increased annually upon execution of the Long Term Option by the Authority and annually thereafter by the Price Index. Further, the Wastewater Commodity Fee shall be retained at the lowest fee charged to similarly-situated County customers receiving similar bulk Wastewater service for agreements dated on or after the date of this Agreement.

9. Annual Carrying Cost During the Initial Term of this Agreement and for up to three years in accordance with the Long Term Option as defined in 10(v) , the Authority shall pay to County an amount reflecting the carrying cost of County potable water and wastewater system capacity. At the initiation of the Initial Term and annually thereafter throughout the Initial Term, the Authority shall notify the County in writing as to the amount of Potable Water and

Wastewater capacity, expressed on an Average Daily Flow basis in ten thousand gallon per day increments, it is interested in reserving for the subsequent twelve (12) month period. With said notice, and annually thereafter, the Authority shall pay at the beginning of the twelve-month period an Annual Carrying Cost Fee of $0.11 per gallon for each gallon Potable Water capacity it has requested to reserve. The Authority shall also pay an Annual Carrying Cost Fee of $0.09 per gallon for each gallon of Wastewater capacity it has requested to reserve.

At the end of each 12-month period, the Authority shall pay an additional Potable Water Annual Carrying Cost Fee of $0.11 per gallon if actual Average Daily Flow measured over that 12-month period exceeded the potable water Average Daily Flow reserved. The Authority shall also pay an additional Wastewater Annual Carrying Cost Fee of $0.09 per gallon if actual Average Daily Flow measured over that 12-month period exceeded the wastewater Average Daily Flow reserved.

The Annual Carrying Cost Fee shall remain fixed during the Initial Term of this agreement, and, upon execution of the Long Term Option by the Authority, shall be increased annually thereafter by the Price Index. Further, the Annual Carrying Cost Fee shall be retained at the lowest fee charged to similarly-situated County customers receiving similar bulk Wastewater service for agreements dated on or after the date of this Agreement.

10. Long Term Option At its sole option, the Authority shall notify the County, in writing anytime prior to six months of the end of the five-year Initial Term, of the Authority's intention to exercise the Long Term Option. Such notice shall contain the following items: (i) the permanent reservation of Potable Water system capacity expressed in gallons of potable water on an Average Daily Flow basis; (ii) the permanent reservation of Wastewater system capacity expressed in gallons of wastewater on an Average Daily Flow basis; (iii) the date upon which permanent County Potable Water capacity is requested, not later than five years following the Service Initiation Date; (iv) the date upon which permanent County Wastewater capacity is requested, not later than five years following the Service Initiation Date, and (v) a timeline not to exceed three years in length as to when specific quantities of Potable Water capacity and Wastewater capacity, as defined by Average Daily Flow, will be permanently reserved by the Authority. The quantities of Potable Water and Wastewater service to be reserved by the Authority shall be in one hundred thousand gallon per day increments subject to the limitations below.

Under the Long Term Option, the Average Daily Potable Water Flow rate to be reserved by the Authority shall be up to five million (5,000,000) gallons per day and the Average Daily Wastewater Flow rate to be reserved by the Authority shall be up to five million (5,000,000) gallons per day. During the Long Term Option, measured Potable Water on any single day shall not exceed 1.33 times the Potable Water capacity reserved by the Authority. During the Long Term Option, measured Wastewater on any single day shall not exceed 1.33 times the Wastewater capacity reserved by the Authority. If the Authority exceeds 1.33 times the reserved Potable Water Capacity on any given day as determined by an examination of metering records at the Points of Connection, the Authority shall pay 150 percent of the then current potable water Commodity Fee for all such excess use. If the Authority exceeds 1.33 times the reserved Wastewater Capacity on any given day as determined by an examination of metering records at

the Points of Collection, the Authority shall pay 150 percent of the then current wastewater Commodity Fee for all such excess use. The County shall not be considered in default of Section 6 of this agreement regarding the maintenance of minimum system and static pressures on those days if the Authority exceeds 1.33 times the reserved Potable Water Capacity.

The Authority shall pay the County a bulk Potable Water Capacity Fee of $2.84 per gallon of Potable Water System capacity and a bulk Wastewater Capacity Fee of $2.33 per gallon of Wastewater System capacity. The Authority shall be required to pay all applicable Capacity Fees three months prior to commencement of the Long Term Option. However, if the Authority elects to purchase permanent capacity over a three year period in accordance with 10(v) defined above, it shall pay Capacity Fees at the beginning of each 12-month period in said schedule. The Authority shall also continue to pay Carrying Costs at the beginning of each 12-month period on any permanent capacity amounts defined in 10(i) and 10(ii) for which Capacity Fees have not yet been paid.

At any time during the three year period defined in 10(v) above, potable water and wastewater Capacity Fees may be increased by the County at its sole discretion in accordance with the general level of Potable Water and Wastewater connection fee increases affecting County retail customers, if any such increases have been implemented during the Initial Term or subsequent 10(v) period. Notwithstanding the foregoing, Capacity Fees shall be held fixed at the amounts defined above for that portion of permanently reserved Potable Water and Wastewater capacity represented by the maximum Potable Water and Wastewater capacity on which the Authority paid Annual Carrying Costs during the Initial Term.

All other terms of this Agreement shall be applicable to both the Initial Term and the Long Term Option, and shall remain in full force and effect throughout the entire term of this Agreement.

11. Additional Responsibilities of County The County shall provide for the design, construction, operation and maintenance of the County's Potable Water System and Wastewater System, up to and including the Points of Connection located on the west side of Beeline Highway, including the design and construction of any Potable Water and Wastewater meters and related appurtenances. County shall be responsible for the securing of any permits or other approvals necessary to provide Potable Water and Wastewater service to Authority at the various Points of Connection.

12. Additional Responsibilities of Authority The Authority shall comply with all applicable local, State and Federal laws and regulations for the use and sale of Potable Water as well as for the collection and pumping of Wastewater. Authority shall be responsible for the securing of any permits or other approvals necessary to provide Potable Water and Wastewater Service to any customers with the Authority's service area.

13. Water Quality The physical, chemical, and biological quality of the Potable Water delivered by County to Authority at the Points of Connection shall meet all Federal, State and local laws, regulations, and requirements for Potable Water, as may be amended from time to time. Authority shall be responsible for the water quality of the Potable Water once it enters the Authority's Potable Water System. Authority shall be required to perform all testing of the

Potable Water as is required by any and all Federal, State and local laws, regulations, and requirements for Potable Water, as may be amended from time to time.

14. Wastewater Pretreatment The Authority shall ensure that all Wastewater delivered to the County shall meet the County's pretreatment standards, as they may be amended from time to time, at the Points of Connection for Wastewater.

15. Service Areas The Authority and County are currently parties to an agreement, dated September 13, 2005 (County Resolution No. 2005-1769, as recorded in ORB 19366, page 1232 of the public records of Palm Beach County) establishing a service area boundary between the County and Authority for the provision of Potable Water, reclaimed water and wastewater Service (hereinafter "Service Area Agreement"). Said Service Area Agreement, as may be amended from time to time, is incorporated herein by reference, and is not affected in any way by this new Agreement.

16. Water Shortages In the event the South Florida Water Management District or other governmental unit with just cause and authority declares a water shortage, then County shall have the right to restrict service to the Authority by the same percentage, level and/or manner as the County restricts service to customers located within the County limits, and may adjust the Potable Water Commodity Fee in the same manner as rates may be adjusted for customers located within the County limits. This provision shall be applicable during both the Initial Term and Long Term option of this Agreement.

17. Payment of Bills The County will bill the Authority Commodity Fees on a monthly basis. The Authority agrees to pay for all Potable Water and Wastewater Service received from the County and make payments to the County within thirty (30) days from the date the bill is rendered by County. A past due notice will be mailed by County to the Authority after thirty (30) days. If payment has not been received after sixty (60) days from the date of the original bill, service may be disconnected and a one percent (1%) per month interest charge will be assessed on the outstanding balance.

18. County to Maintain Master Meters County agrees to have an annual inspection and report prepared regarding the condition and accuracy of the master Potable Water and Wastewater Service meters. A copy of the annual report on meter inspection shall be furnished to the Authority. The Authority shall have the right to make its own meter inspection, or to have an independent company inspect the metering equipment at any time; provided, however, no such inspection shall be made unless the Authority shall first give the County written notice of the date and time of its intent to have the inspection made, nor shall any such inspection be made prior to twenty-four (24) hours, excluding Saturdays, Sundays, and holidays, subsequent to the receipt of said notice by County. All costs and expenses of the Authority's interim inspection shall be borne by the Authority. If the meter is found not to be in good working order, the County shall reimburse the Authority the cost incurred as a result of the interim inspection. Normal maintenance of the Potable Water and Wastewater master meters shall be performed by County at County's sole cost and expense.

19. Time Period Limitation In Case of Master Meter Inaccuracy Both parties agree that, should a master meter be found to be inaccurate beyond American Water Works Association (AWWA) standards, the meter will be assumed to have been inaccurate since the time of the event failure or since the last meter inspection or for a period of three months, whichever time should be less, and that the following month's billing will be adjusted to show a credit or additional charge to the Authority for that period, based upon the method established in Article 20 herein.

20. Presumed Consumption and Required Payment in Case of Master Meter Inaccuracy Both parties agree, that if at any time a master meter shall be inaccurate with respect to the quantity of consumption by the Authority as provided in Section 19 above, the Authority will pay to the County a daily amount equal to the average consumption of the ninety (90) day period prior to the date the meter became inaccurate multiplied by the rate in effect.

21. Security The parties shall be jointly responsible for security of the combined Points of Connection, including provision of access locking features so that each party can have keyed access to the vault. The combined Points of Connection will be controlled by valves which can be operated by authorized representatives of either the County of the Authority. Only authorized employees of either County or Authority will operate the valves controlling the combined Points of Connection. The County and the Authority shall provide prior notice to each other prior to operating the valves at the Combined Points of Connection.

22. Termination

For Cause: The parties hereto expressly covenant and agree that in the event either party is in default of its obligations herein, the party not in default shall provide to the party in default ninety (90) days written notice to cure said default before exercising any of its rights as provided for in this Agreement. Failure to cure said default within ninety (90) days following notice may be grounds for termination of this Agreement. Termination of this Agreement by either party shall require thirty (30) days prior written notice to the other party prior to the termination date. The parties may mutually agree to extend the time for cure and/or termination.

Without Cause: The Authority may terminate this Agreement at the discretion of the Authority Board without a statement of cause to the County at any time during the term of this agreement with six (6) months written notice.

23. No Transfer of Powers Nothing contained in this Agreement shall be construed to constitute a transfer of powers in any way whatsoever. This Agreement is solely an Agreement to provide services as authorized in Florida Statutes, Chapter 163. The governing bodies for County and Authority shall each maintain all legislative authority with regard to their respective political subdivision. All of the privileges and immunities from liability; exemption from laws, ordinances, and rules; and pensions and relief, disability, workers compensation and other benefits which apply to the activity of officers, agents, or employees of any public agents or employees of any public agency when performing their respective functions within the territorial limits for their respective agencies shall apply to the same degree and extent to the performance

of such functions and duties of such officers, agents, or employees extra-territorially under the provisions of this Agreement.

24. Indemnification County and Authority acknowledge the waiver of sovereign immunity for liability in tort contained in Florida Statutes 768.28, the State of Florida's partial waiver of sovereign immunity, and acknowledge that such statute permits actions at law to recover damages in tort for money damages up to the limits set forth in such statute for death, personal injury or damage to property caused by the negligent or wrongful acts or omissions of an employee acting within the scope of the employee's office or employment. County and Authority agree to be responsible for all such claims and damages, to the extent and limits provided in Florida Statutes Section 768.28, arising from the actions of their respective employees. The parties acknowledge that the foregoing shall not constitute an agreement by either party to indemnify the other, nor a waiver of sovereign immunity, nor a waiver of any defense the parties may have under such statute, nor as consent to be sued by third parties.

25. Force Majeure In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including, but not limited to, Acts of God or of the public enemy, war, national emergency, allocation of or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, disorder or demonstration, terrorism, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe or water plan failures and water main breaks, neither party shall be liable for such non-performance.

26. Remedies This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County. No remedy herein conferred is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter.

27. Successors and Assigns County and Authority each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement. Neither County nor Authority shall assign, sublet, convey or transfer its interest in this Agreement without prior written consent of the other.

28. Waiver The failure of either party to insist on the strict performance of any of the agreements, terms, covenants and conditions hereof shall not be deemed a waiver of any rights or remedies that said party may have to any subsequent breach, default, or non-performance, and said party's right to insist on strict performance of this Agreement shall not be affected by any previous waiver of course or dealing.

29. Severability If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable by any court of competent jurisdiction, then the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or

unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

30. Notice All notices provided for herein shall be in writing and transmitted by mail or by courier, and, if to Authority, shall be mailed or delivered to Authority at:

Seacoast Utility Authority

4200 Hood Road

Palm Beach Gardens, FL 33410

Attn: Executive Director

And if to County, shall be mailed or delivered to:

Palm Beach County Water Utilities

8100 Forest Hill Boulevard

P.O. Box 16097

West Palm Beach, FL 33416-6097

Attn: Department Director

31. Filing This Agreement shall be filed with the Clerk of the Circuit Court for Palm Beach County.

32. Amendment and Modification This Agreement may only be amended, modified, changed, supplemented, or discharged by an instrument in writing signed by the parties hereto.

33. Entirety of Agreement County and Authority agree that this Agreement and any Exhibits hereto set forth the entire agreement between the parties, and that there are not promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, County and Authority have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

AS TO COUNTY:

R2006 0687

APR 18 2006

ATTEST:

Sharon R. Bock, Clerk and Comptroller

By: _____
Deputy Clerk

(SEAL)

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Tony Masilotti, Chairman

APPROVED AS TO FORM AND TO SUFFICIENCY

By: _____
County Attorney

APPROVED AS TO TERMS AND LEGAL CONDITIONS

By: _____
Department Director of Water Utilities

AS TO AUTHORITY:

ATTEST:

By: _____
Andrea Holmes, Deputy Authority Clerk

SEACOAST UTILITY AUTHORITY

By: _____
Donald Noel, President Pro-Tem

APPROVED AS TO FORM AND TO LEGAL SUFFICIENCY

By: _____
Authority Attorney

Exhibit 13	Seacoast Utility Authority Water and Sewer Capacity Availability Letter and backup information

Seacoast Utility Authority

Mailing Address:
P.O. Box 109602
Palm Beach Gardens,
FL 33410-9602

October 10, 2016

Mr. Carlos J. Ballbe, P.E.
Ballbe & Associates, Inc.
2737 N.E. 30th Place
Ft. Lauderdale, FL 33306

Re: AVENIR

Dear Mr. Ballbe:

This letter is in response to your October 5, 2016 request for connection fees, capacity reservation fees, and administrative fees. The calculations shown below are based on the proposed 3,650 SFU's, 250 Townhomes, 400,000 sf Commercial, 200,000 sf *Medical Office, 1,800,000 sf Professional Office, 300 Room Hotel, 20,000 sf Regional Park, 40,000 Police/Fire/City Annex, 300 member golf clubhouse, and *600 Student Public School. If fountains or irrigation are planned for this project, additional connection fees will be required.

***Medical Office** calculations are currently based on sf, once the actual number of doctors is determined this fee calculation will be updated to reflect said information.
***Public School** sf is currently not included in this calculation as it will be operated by Palm Beach County School Board. Should this school be considered private the calculations will be updated to reflect fees per student.

The referenced project lies within the water and sewer service area of Seacoast Utility Authority.

FEE SUMMARY

Connection Fees

	Water ERC	Sewer ERC
3,650 Single Family	3,650.000	3,650.000
250 MFU Townhome	178.500	227.500
400,000 sf Commercial	145.454	145.454
200,000 sf Medical Office	72.727	72.727
1,800,000 sf Professional Office	654.545	654.545
300 room Hotel	109.091	109.091
20,000 sf Park Rec Facility	7.273	7.273
300 Member Golf Country Club	27.273	27.273
40,000 sf Police/Fire/Annex	14.545	14.545
Total ERC's	4,859.408	4,908.408

4,859.408 ERC's (water) x $ 1,500.00 = $ 7,289,112.00
4,908.408 ERC's (sewer) x $ 1,200.00 = $ 5,890,089.60

Total Connection Fees = $ 13,179,201.60

50% of the connection fees in the amount of $ 6,589,600.50 is due at the time of signing the Developer Agreement. The remaining connection fees are due when the meter is requested.

Capacity Reservation

250 MFU ERC's x $ 416.16 (water & sewer) = $ 104,040.00
4,608.908 ERC's x $ 557.04 (water & sewer) = $ 2,607,452.90

Total Capacity Reservation Fees = $ 2,711,492.99

100% of the capacity reservation fees are due and payable at the time of signing the Developer Agreement.

Administration Fee:

The Administration Fee for this project is $ 527,168.04 (4% of Connection Fees) and is due at the time preliminary plans are submitted for review.

SERVICE CONNECTIONS

Potable Water

Seacoast can provide capacity from either or both of two connection points.

Alternative One is through connection to a 24-inch water main owned by Palm Beach County Water Utilities "PBCWU" and located along the western property boundary (see enclosed exhibit). The enclosed interlocal agreement between Seacoast and PBCWU authorizes Seacoast to bulk purchase up to 5.0 million gallons per day ("MGD") from PBCWU for retail sale within this and other projects. Presently, Seacoast has committed only 0.12 MGD of this capacity, leaving 4.88 MGD uncommitted as of this date.

Alternative Two is direct connection to an existing 24-inch Seacoast water main located north of PGA Boulevard approximately 1 mile west of Florida's turnpike. In this approach, connection charges generated by this project would fund the westward off-site extension of this main along PGA Boulevard, crossing the Beeline Highway and CSX Railroad, and ultimately connecting to the project's water distribution piping network constructed at the developer's expense.

Sanitary Sewage

Seacoast can provide capacity from either or both of two connection points.

Alternative One is through connection to a 20-inch sewage force main owned by Palm Beach County Water Utilities "PBCWU" and located along the western property boundary (see enclosed exhibit). The enclosed interlocal agreement between Seacoast and PBCWU authorizes

Seacoast to bulk purchase up to 5.0 million gallons per day ("MGD") from PBCWU for retail sale within this and other projects. Presently, Seacoast has committed only 0.10 MGD of this capacity, leaving 4.90 MGD uncommitted as of this date.

Alternative Two is direct connection to an existing 24-inch Seacoast force main located north of PGA Boulevard approximately 1 mile west of Florida's turnpike. In this approach, connection charges generated by this project would fund the westward off-site extension of this main along PGA Boulevard, crossing the Beeline Highway and CSX Railroad, and ultimately connecting to the project's internal sewage collection and pumping facilities, installed at the developer's expense.

Once the development phasing plan is approved, Seacoast will determine the points of connection from which water and sanitary sewer services will be provided, specifically when and how each connection will be made. Perhaps most important, the following Capacity Utilization Summaries confirm that either of the potable water and sanitary sewer connection alternatives currently offers ample capacity for the project as herein described.

RECLAIMED WATER

While Seacoast presently lacks sufficient available and uncommitted reclaimed water resources to serve this project, wastewater – ultimately reclaimed water - generated by Avenir can be used beneficially within Seacoast's current reclaimed water service basin. Thus, if the project is ultimately connected to the Seacoast-owned sanitary sewage system, the resulting reclaimed water can be applied off-site, in a manner that best serves water resource and environmental needs.

CAPACITY AVAILABILITY

ALTERNATIVE 1 – CONNECTION TO PBCWU PIPELINES, BULK SERVICE AGREEMENT

	Capacity	Committed and In Use	This Project	Balance after This Project
Water	5.00	0.12	1.70	3.30
Sewer	5.00	0.10	1.34	3.66

ALTERNATIVE 2 – CONNECTION TO EXISTING SEACOAST PIPELINES

	Capacity	Committed and In Use	This Project	Balance after This Project
Water	21.09	19.30	1.70	0.089
Sewer	12.00	8.11	1.34	2.540

WATER SUPPLY WELLS

Seacoast does not presently intend to require the dedication of potable water supply well sites on this property.

A general list of project requirements can be found on our website www.sua.com under Project Forms (Exhibit A – Project Documentation and Submittal Guidelines). Please call John Callaghan at 561.627.2900, ext. 413 or email to jcallaghan@sua.com to schedule a pre-engineering meeting to discuss the particular items on this list and other aspects of your project prior to initiating any design work.

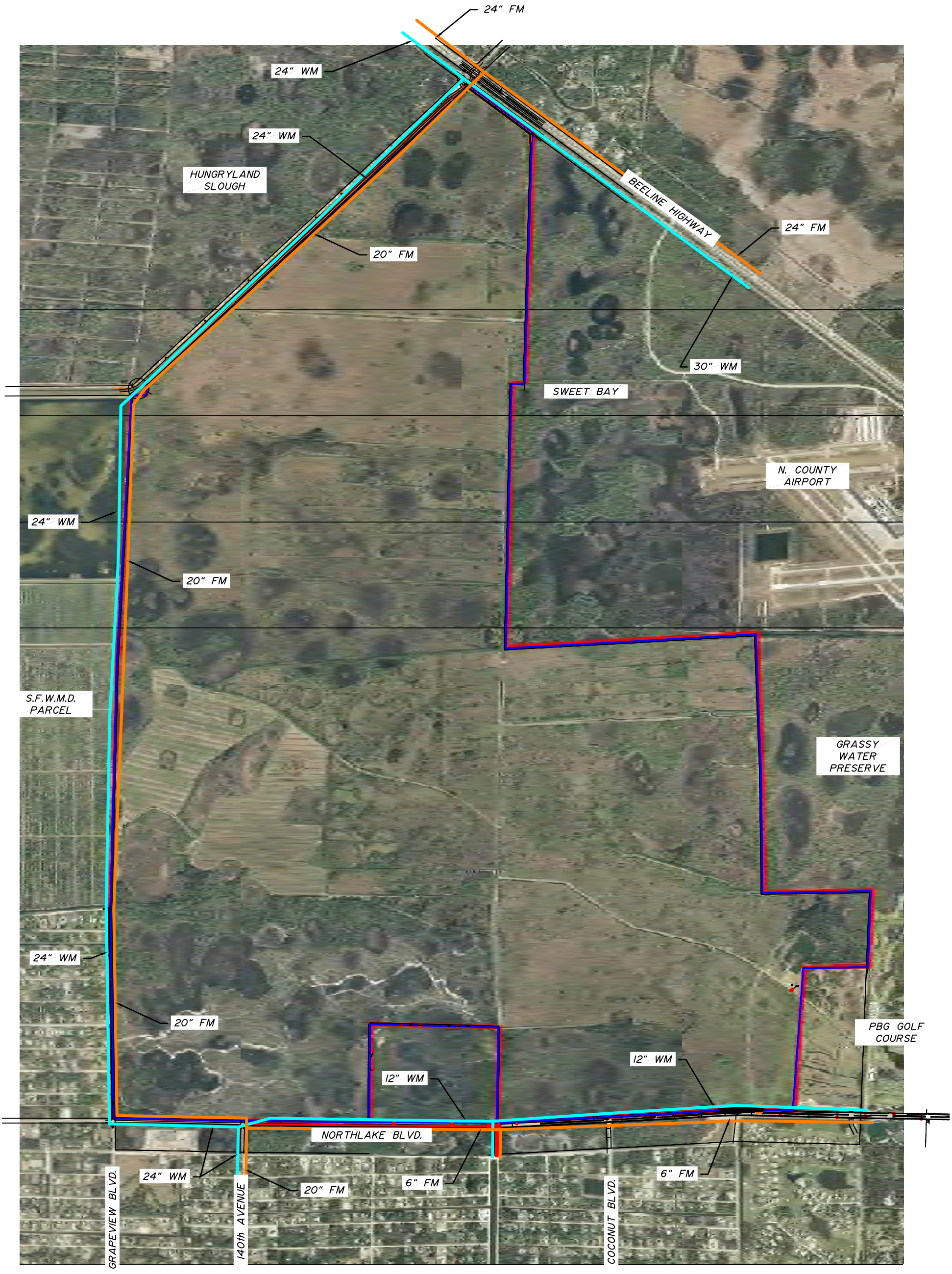
Sincerely,

SEACOAST UTILITY AUTHORITY

Rim Bishop
Executive Director

cc: J. Millette
J. Lance
J. Callaghan

Exhibit 14	Existing Water and Sewer Facilities Plan



PROPERTY BOUNDARY LIMITS

WATER MAIN

FORCE MAIN

NORTH

0 2000 4000

Feet

Engineer of Record:
Carlos J. Ballbé

Reg. Eng. No. 41811
State of Florida

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

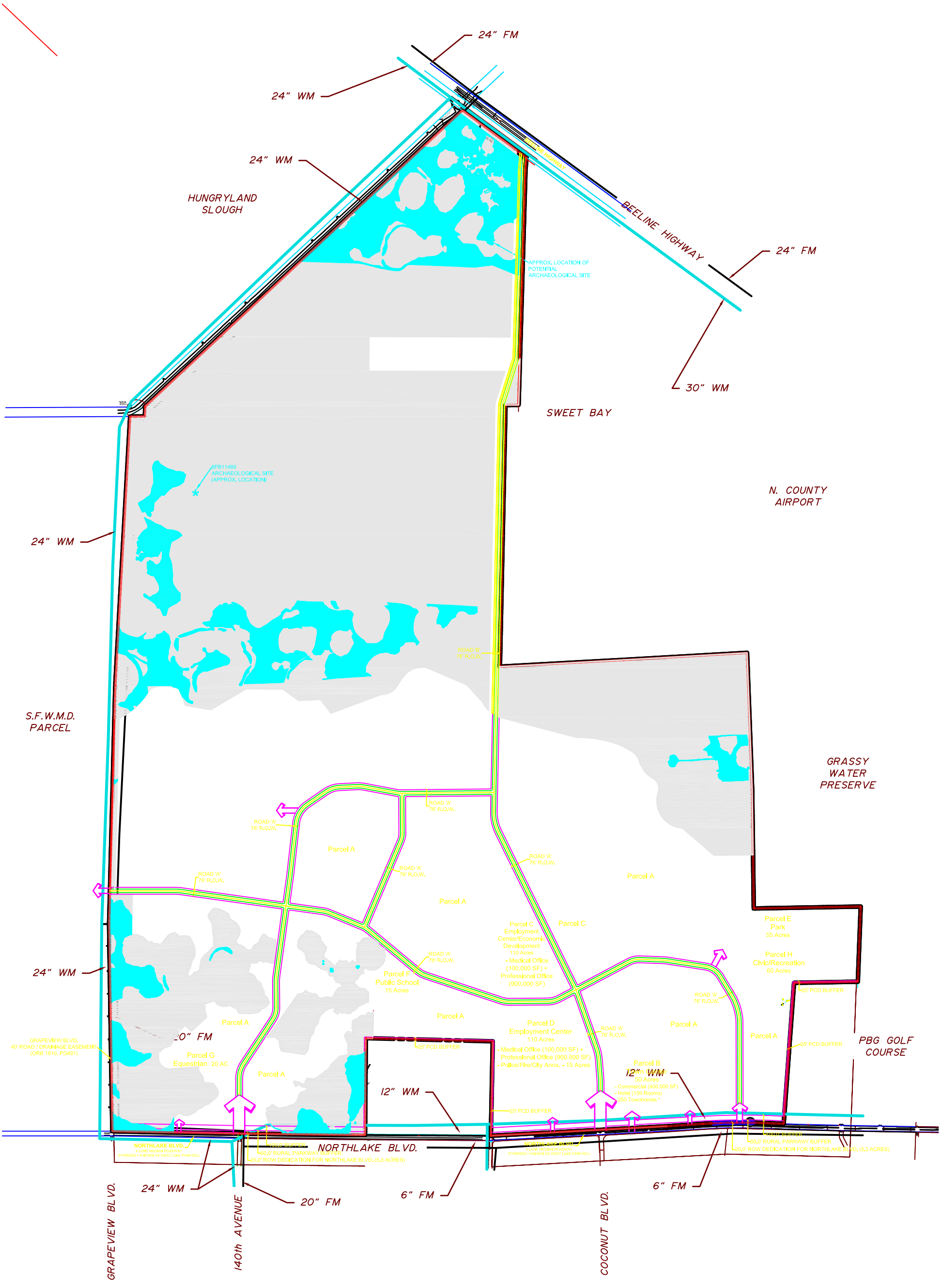
EXISTING WATER AND SEWER FACILITIES PLAN

AVENIR

AVENIR HOLDINGS, LLC

AVENIR

Exhibit 15	Proposed Water and Sewer Facilities Plan



Engineer of Record:
Carlos J. Ballbé

Reg. Eng. No. 41811
State of Florida

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

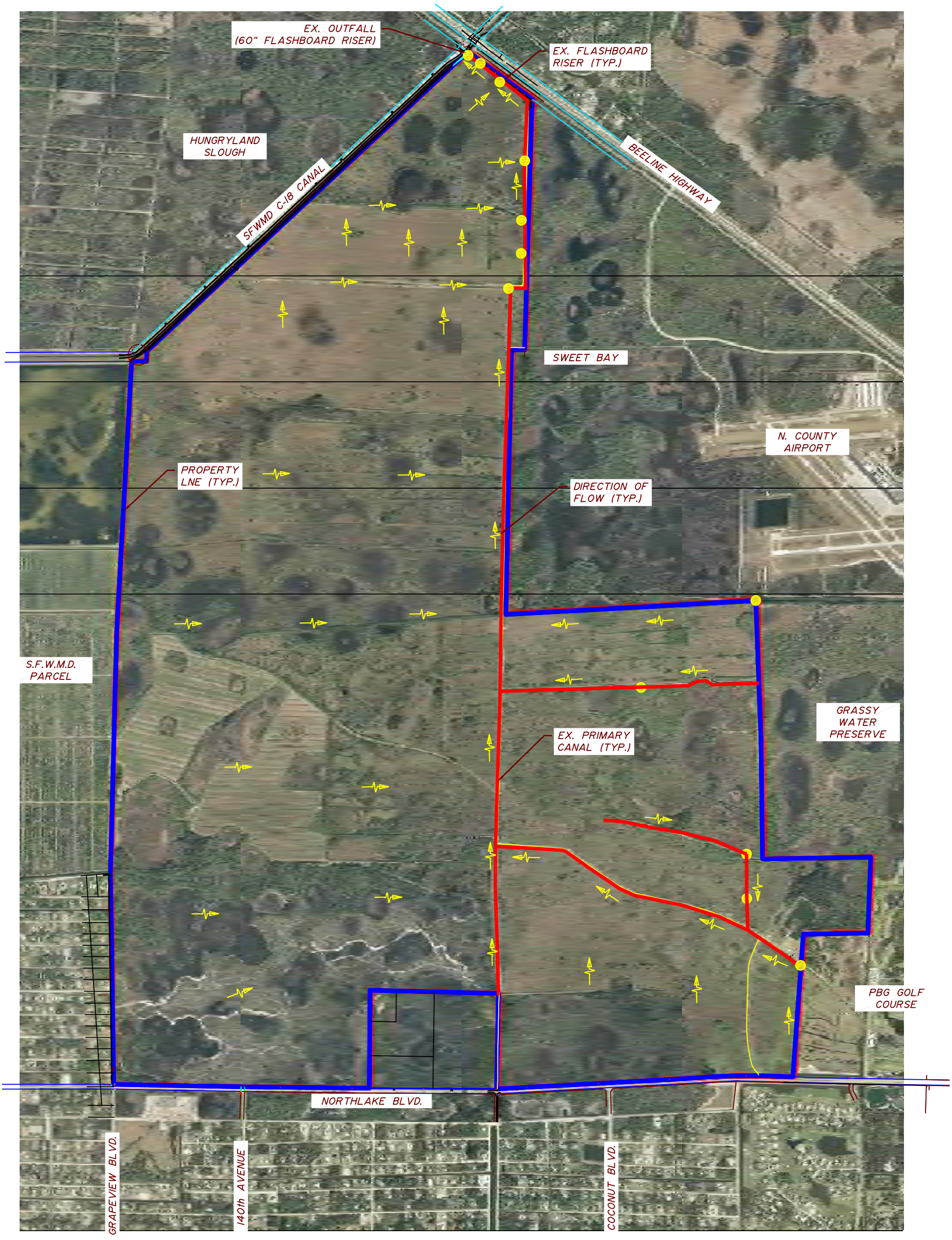
PROPOSED WATER AND SEWER FACILITIES PLAN

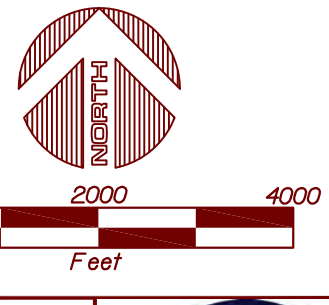
AVENIR

AVENIR HOLDINGS, LLC

AVENIR

Exhibit 16	Existing Drainage Facilities Plan





Engineer of Record:
Carlos J. Ballbé

Reg. Eng. No. 41811
State of Florida

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

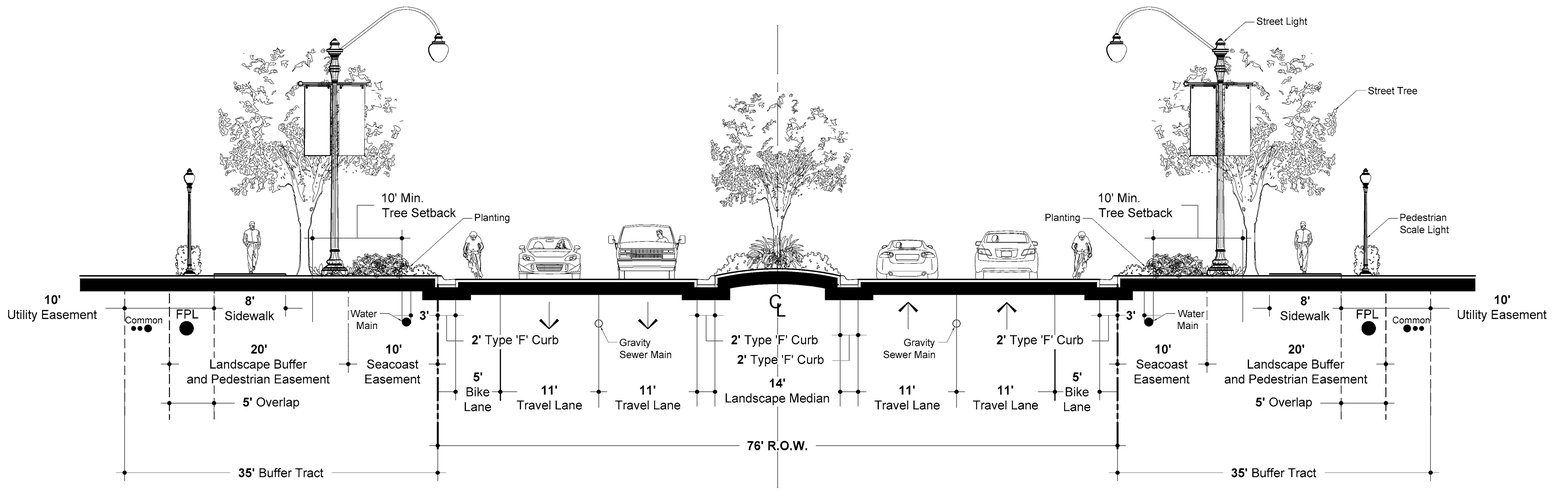
EXISTING DRAINAGE FACILITIES PLAN

AVENIR

AVENIR HOLDINGS, LLC

AVENIR

Exhibit 17	Typical Roadway Sections

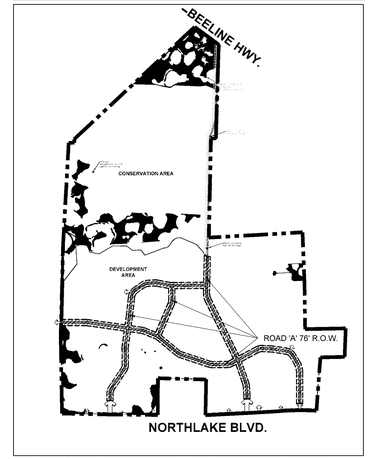


Road 'A' - 4 Lane Roadway Section with Landscape Buffers

76' ULTIMATE R.O.W.

Scale: 1½" = 1'-0"

Site Key



* Hatching for illustrative purposes only. Indicates approximate location. Not to scale.

Plant List

BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPR	
Conocarpus erectus sericeus / Silver Buttonwood	B & B		12' ht.		
Ligustrum japonicum / Japanese Privet	B & B		Min. 10' ht.		
Magnolia grandiflora `D.D. Blanchard` TM / Southern Magnolia	1,400 gal.	Min. 6" cal.	18`-20` o.a.	8` spr.	
Quercus virginiana / Southern Live Oak	B & B	16" cal.	25` o.a.	20` spr.	
Quercus virginiana / Southern Live Oak	B & B	8" cal.	20` o.a.	15` spr.	
BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPR	
Bismarckia nobilis / Bismark Palm	B & B		10` clear wood		
Phoenix dactylifera `Medjool` / Medjool Date Palm	B & B		20` clear wood		
Phoenix reclinata / Senegal Date Palm	B & B		25` o.a.	25` spr.	
Ptychosperma elegans / Alexander Palm	B & B		15` clear wood		
Roystonea elata / Florida Royal Palm	B & B		20` clear wood		
BOTANICAL NAME / COMMON NAME	CONT	@ OC	SIZE	SPR	SPACING
Clusia guttifera / Small-Leaf Clusia	3 gal		24" ht.	24" spr.	24" o.c.
Crinum augustum / Crinum Lily	15 gal		36" ht.	36" spr.	36" o.c.
Crinum augustum `Queen Emma` / `Queen Emma` Crinum	15 gal		36" ht.	36" spr.	36" o.c.
Dianella tasmanica / Flax Lily	3 gal		12" ht.	12" spr.	24" o.c.
Ficus microcarpa `Green Island` / Green Island Ficus	3 gal		12" ht.	12" spr.	24" o.c.
Hamelia nodosa / Dwarf Firebush	3 gal		18" ht.	18" spr.	24" o.c.
Jasminum minima / Asiatic Jasmine	3 gal		4" ht.	10" spr.	24" o.c.
Muhlenbergia capillaris / Pink Muhly Grass	3 gal		24" ht.	24" spr.	24" o.c.
Nephrolepis falcata / Macho Fern	3 gal		24" ht.	24" spr.	24" o.c.
Spartina bakeri / Sand Cord Grass	3 gal		20" ht.	18" spr.	24" o.c.
Tripsacum floridanum / Dwarf Fakahatchee Grass	3 gal		20" ht.	18" spr.	24" o.c.
Viburnum odoratissimum / Sweet Viburnum	3 gal		24" ht.	24" spr.	24" o.c.
Zamia pumila / Coontie	3 gal		12" ht.	12" spr.	30" o.c.

NOTES:

- Road Section Design Is Conceptual and is subject to final engineering.
- All site furnishings and plantings to be approved by The City of PBG.
- Pedestrian lights to be located at intersections and designated areas. Specific locations will be identified on the civil engineering plans.

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West Palm Beach, FL 33401
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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
Road 'A' 76' R.O.W.

Drawing name: H:\JOBS\Avenir Rx Vienna Beach_12-065\Avenir_001\Drawings\PCD Master Plan\2015-11-03_Roadway Cross Sections.dwg

NORTH

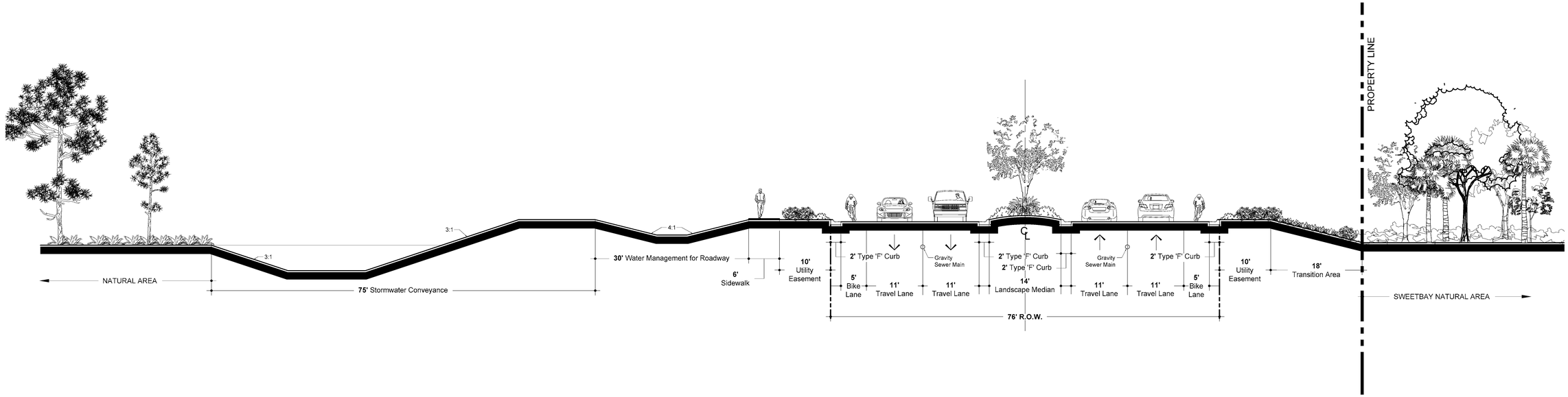
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Scale: 1" = 20'-0"

Date:	08-22-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT

Revision Dates:

11-04-2015 LMB Submittal

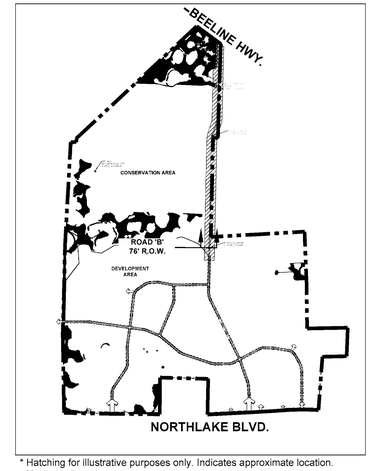


Road 'B' - 4 Lane Roadway Section North of Development Area

76' ULTIMATE R.O.W.

Scale: $1\frac{1}{4}$" = 1'-0"

Site Key



* Hatching for illustrative purposes only. Indicates approximate location. Not to scale.

NOTES:

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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
Road 'B' 76' R.O.W.

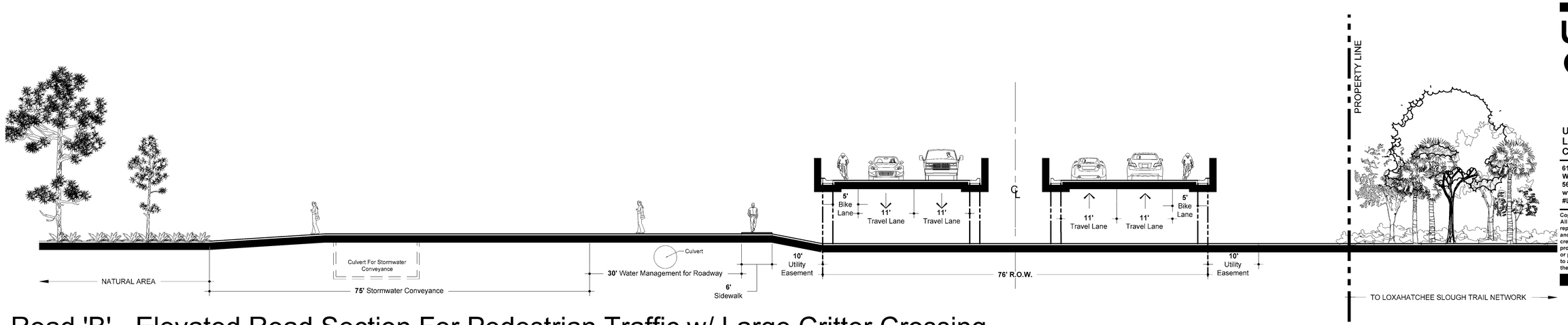
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NORTH
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Scale: 1" = 20'-0"

Date:	08-22-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT

Revision Dates:
11-04-2015 LMB Submittal

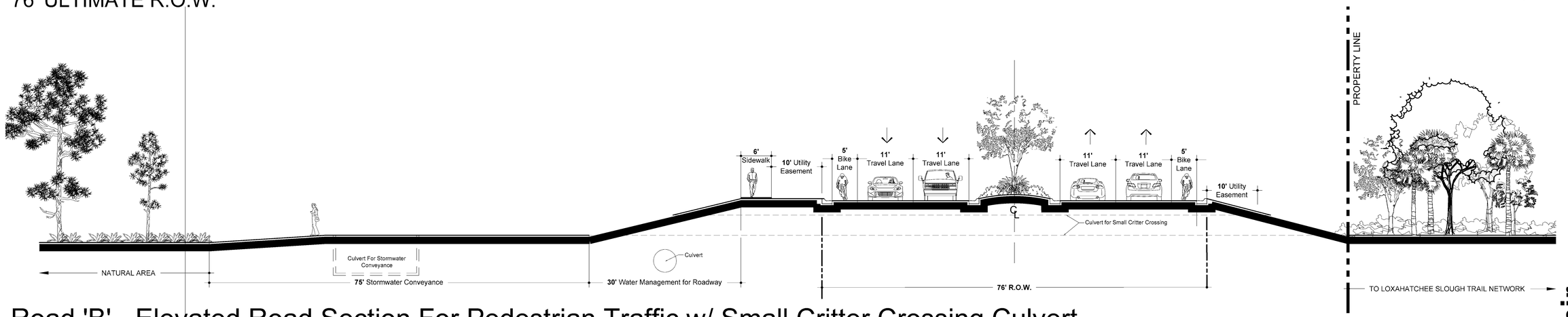
Sheet 2
of 3



Road 'B' - Elevated Road Section For Pedestrian Traffic w/ Large Critter Crossing

76' ULTIMATE R.O.W.

Scale: $1\frac{1}{4}$" = 1'-0"

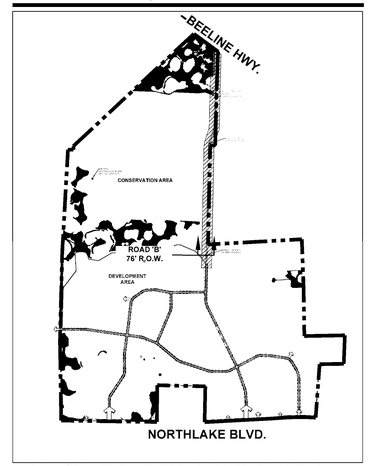


Road 'B' - Elevated Road Section For Pedestrian Traffic w/ Small Critter Crossing Culvert

76' ULTIMATE R.O.W.

Site Key

Scale: $1\frac{1}{4}$" = 1'-0"



* Hatching for illustrative purposes only. Indicates approximate location. Not to scale.

NOTES:

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- All site furnishings and plantings to be approved by The City of PBG.
- Pedestrian lights to be located at intersections and designated areas. Specific locations will be identified on the civil engineering plans.

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Palm Beach Gardens, Florida
Road 'B' 76' R.O.W.

Drawing name: I:\LCUS\Avenir\Ba Vienna Beach_12-065\Avenir_00\Drawings\PDO Master Plan\2015-11-03_Roadway Cross Sections.dwg

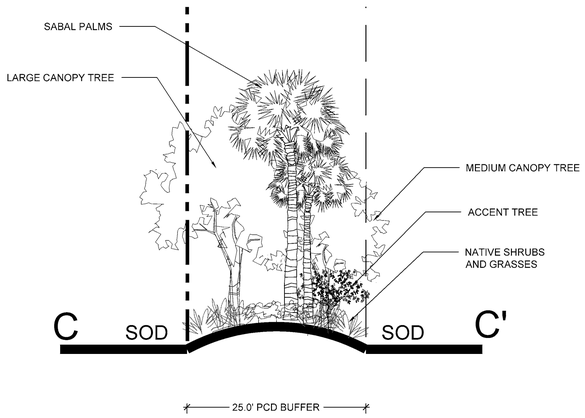
NORTH
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Scale: 1" = 20'-0"

Date:	08-22-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT

Revision Dates:
11-04-2015 LMB Submittal

Sheet 3
of 3

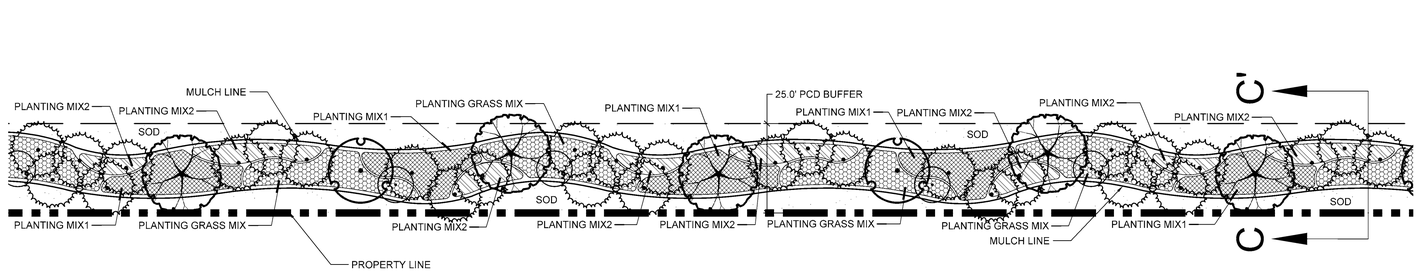
Exhibit 18	Typical Buffer Sections



25' PCD BUFFER - SECTION C-C'

Scale: 1" = 10'-0"

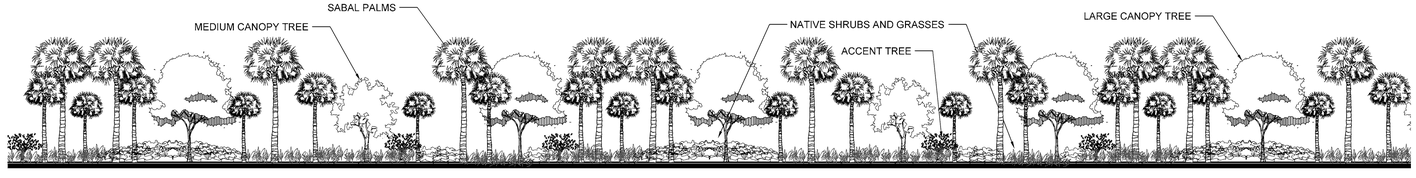
0 5' 10' 20'



25' PCD BUFFER - PLAN VIEW

Scale: 1" = 20'-0"

0 10' 20' 40'

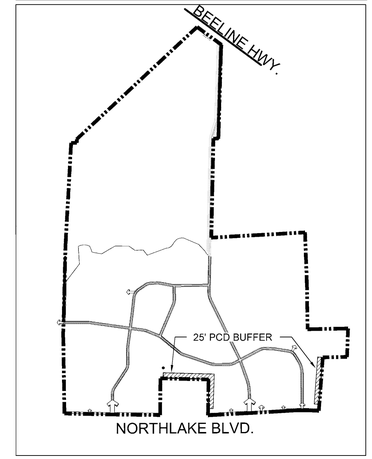


25' PCD BUFFER - ELEVATION

Scale: 1" = 20'-0"

0 10' 20' 40'

SITE KEY



25' PCD BUFFER PLANT PALETTE

LARGE CANOPY TREES	
	Bursera simaruba / Gumbo Limbo Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany
MEDIUM CANOPY TREES	
	Acer rubrum / Red Maple Ilex x attenuata `East Palatka` / East Palatka Holly
ACCENT TREES	
	Ligustrum japonicum / Japanese Privet Myrica cerifera / Wax Myrtle
PALMS	
	Sabal palmetto / Cabbage Palmetto
PINES	
	Pinus elliotti / South Florida Slash Pine
PLANTING MIX1	
	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Hamelia patens `nana` / Dwarf Fire Bush Myrcianthes fragrans / Simpson`s Stopper Serenoa repens / Saw Palmetto Psychotria nervosa / Wild Coffee
PLANTING MIX2	
	Eugenia foetida / Spanish Stopper Hamelia patens `nana` / Dwarf Fire Bush Serenoa repens / Saw Palmetto Viburnum obovatum / Walter`s Viburnum
PLANTING GRASS MIX	
	Spartina bakeri / Sand Cord Grass Tripsacum floridanum / Florida Gamagrass

NOTE: ALL PROPOSED PLANTING SYMBOLS REPRESENT 5 YEARS OF GROWTH

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Avenir
A Planned Community Development
Palm Beach Gardens, Florida
25' PCD Buffer

Drawing name: H:\UDKS\Avenir Ka Vanna Ranch_12-065\Avenir_001\Drawings\PCD Master Plan\2015-11-13_Buffer Cross Sections.dwg

NORTH

0 00' 00' 000'

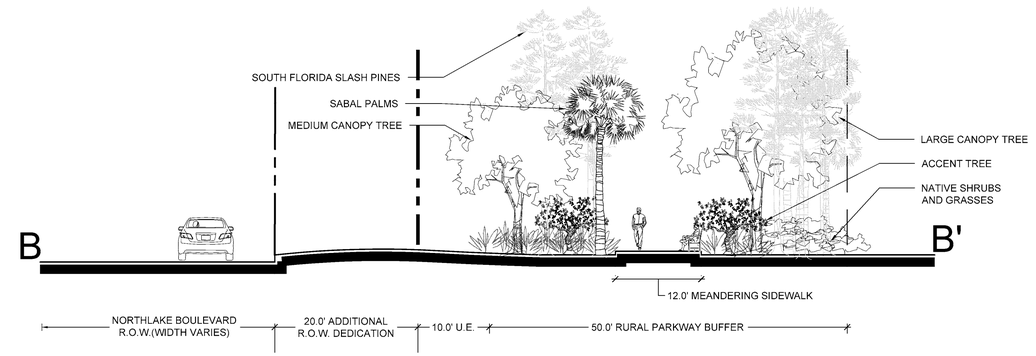
Scale: 1" = ##'-0"

Date:	09-16-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	JB

Revision Dates:

09-16-2014	Submittal
11-12-2015	Resubmittal

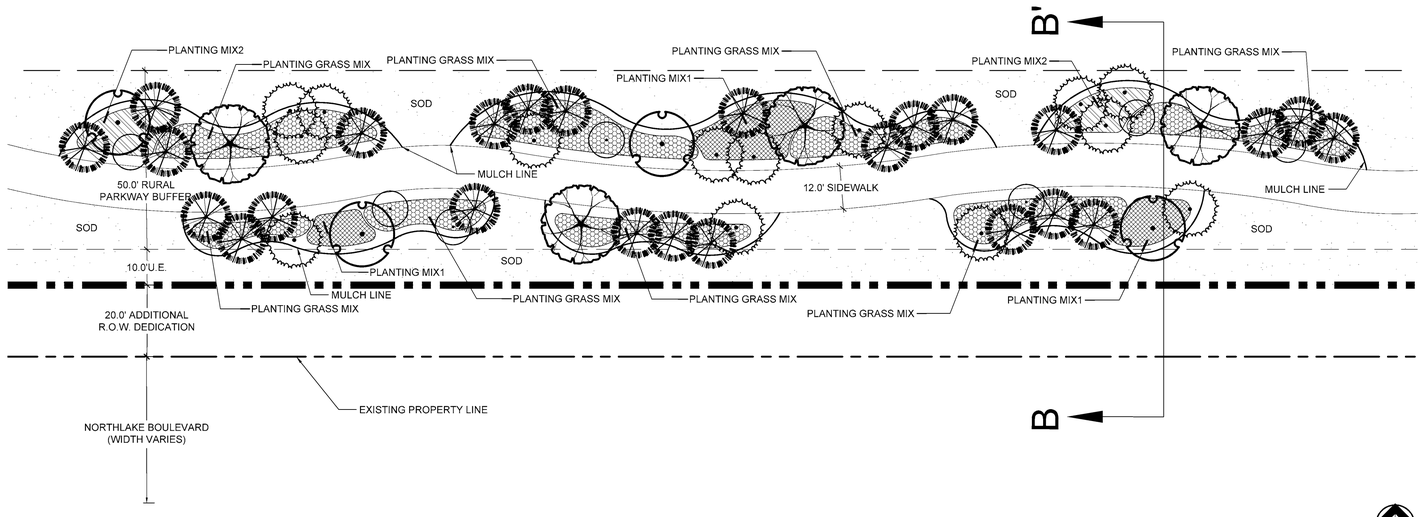
LP - 3
of 3



50' RURAL PARKWAY BUFFER - SECTION A-A'

Scale: 1" = 10'-0"

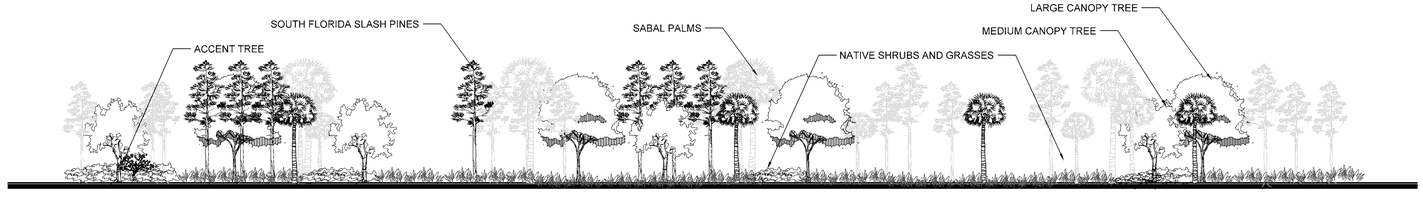
0 5' 10' 20'



50' RURAL PARKWAY BUFFER - PLAN VIEW

Scale: 1" = 20'-0"

0 10' 20' 40'

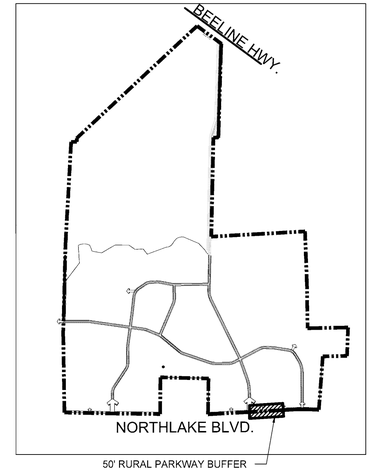


50' RURAL PARKWAY BUFFER - ELEVATION

Scale: 1" = 20'-0"

0 10' 20' 40'

SITE KEY



90' RURAL PARKWAY BUFFER PLANT PALETTE

LARGE CANOPY TREES	
	Bursera simaruba / Gumbo Limbo Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany
MEDIUM CANOPY TREES	
	Acer rubrum / Red Maple Ilex x attenuata `East Palatka` / East Palatka Holly
ACCENT TREES	
	Ligustrum japonicum / Japanese Privet Myrica cerifera / Wax Myrtle
PALMS	
	Sabal palmetto / Cabbage Palmetto
PINES	
	Pinus elliotti / South Florida Slash Pine
PLANTING MIX1	
	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Hamelia patens `nana` / Dwarf Fire Bush Myrcianthes fragrans / Simpson`s Stopper Serenoa repens / Saw Palmetto Psychotria nervosa / Wild Coffee
PLANTING MIX2	
	Eugenia foetida / Spanish Stopper Hamelia patens `nana` / Dwarf Fire Bush Serenoa repens / Saw Palmetto Viburnum obovatum / Walter`s Viburnum
PLANTING GRASS MIX	
	Spartina bakeri / Sand Cord Grass Tripsacum floridanum / Florida Gamagrass

NOTE: ALL PROPOSED PLANTING SYMBOLS REPRESENT 5 YEARS OF GROWTH

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Avenir
A Planned Community Developement
Palm Beach Gardens, Florida
50' Rural Parkway Buffer - Northlake Blvd.

Drawing name: H:\UDB\Avenir fka Vavrina Ranch_12-065\Assets_001\Drawings\PUD Master Plan\2015-11-13_Buffer Cross Sections.dwg

NORTH

0 00' 00' 000'

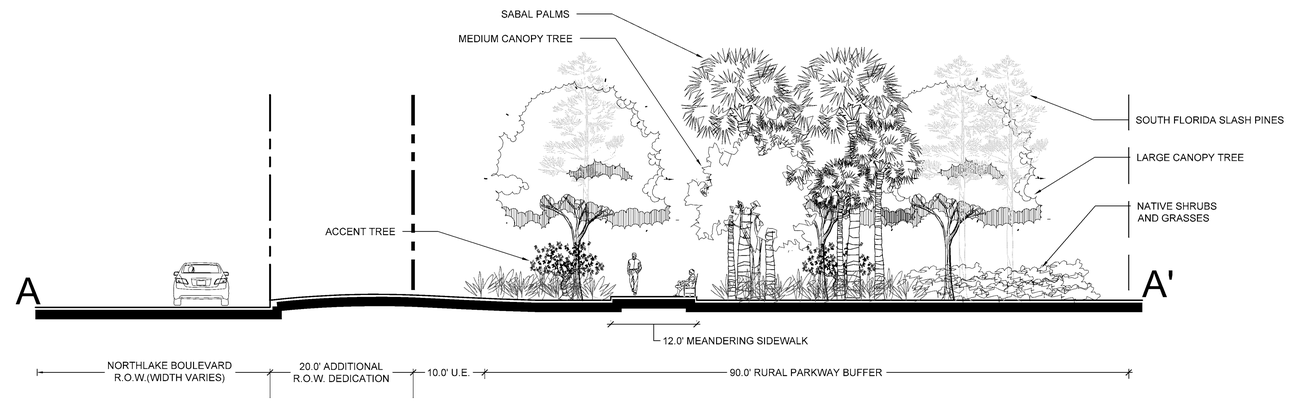
Scale: 1" = ##'-0"

Date:	09-16-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	JB

Revision Dates:

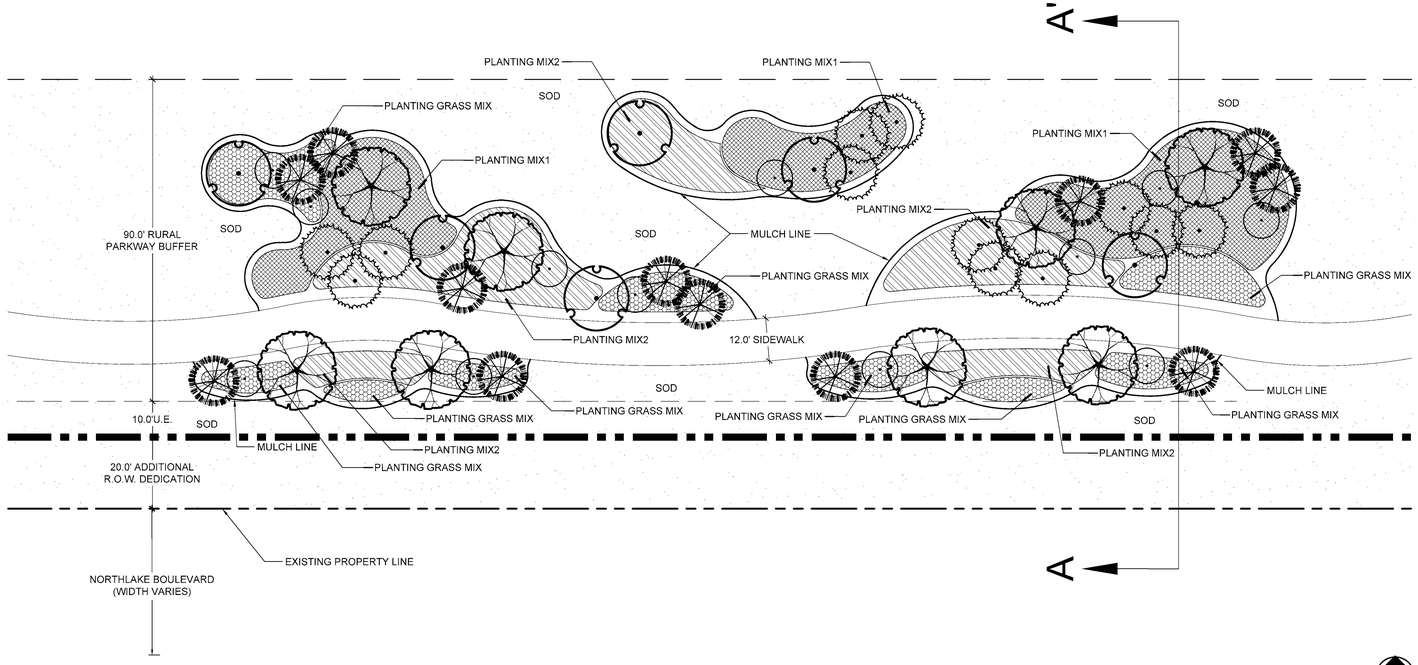
09-16-2014	Submittal
11-12-2015	Resubmittal

LP - 2
of 3



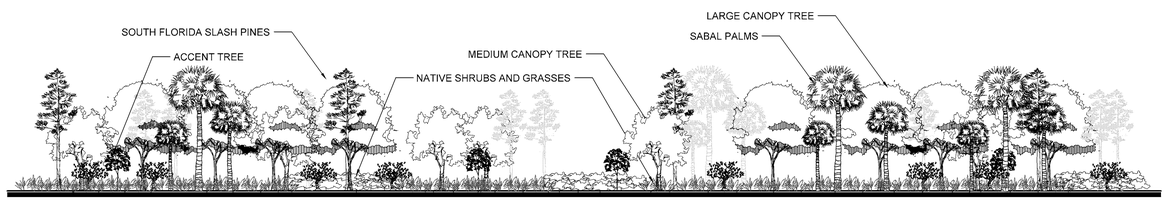
90' RURAL PARKWAY BUFFER - SECTION A-A'

Scale: 1" = 10'-0"
0 5' 10' 20'



90' RURAL PARKWAY BUFFER - PLAN VIEW

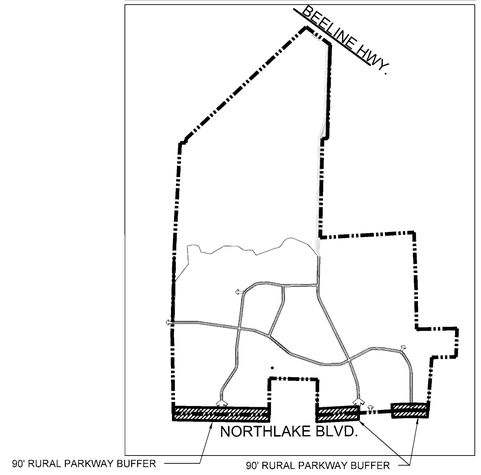
Scale: 1" = 20'-0"
0 10' 20' 40'



90' RURAL PARKWAY BUFFER - ELEVATION

Scale: 1" = 20'-0"
0 10' 20' 40'

SITE KEY



90' RURAL PARKWAY BUFFER PLANT PALETTE

LARGE CANOPY TREES	
	Bursera simaruba / Gumbo Limbo Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany
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PLANTING MIX2	
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PLANTING GRASS MIX	
	Spartina bakeri / Sand Cord Grass Tripsacum floridanum / Florida Gamagrass

NOTE: ALL PROPOSED PLANTING SYMBOLS REPRESENT 5 YEARS OF GROWTH

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Avenir
A Planned Community Developement
Palm Beach Gardens, Florida
90' Rural Parkway Buffer - Northlake Blvd.

Drawing name: H:\UDKS\Avenir Ita Vernet Ranch_12.000\Avenir_2010\Drawings\PUD Master Plan\2015-11-13_Buffer Cross Sections.dwg

NORTH
0 00' 00' 000'
Scale: 1" = ##'-0"

Date:	09-16-2014
Project No.:	12-065.001
Designed By:	LMB
Drawn By:	LMB
Checked By:	JB

Revision Dates:

09-16-2014	Submittal
11-12-2015	Resubmittal

LP - 1
of 3