

Agenda Item #:

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: **December 18, 2007** ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Modification of Restrictive Covenant for the relocation of the water management tract and the redesignation of the littoral planting areas within the 9 hole expansion area of the Trump International Golf Course located on Gun Club Road in West Palm Beach.

Summary: The County approved a Lease Agreement with Trump International Golf Club II., L.C. (Trump International) on July 23, 2002 (R2002-1231) for the development of nine (9) additional holes on 62 acres of the County's Section 6 property. Under the ULDC, the development of the additional nine (9) holes required a water management tract with a designated planted littoral area within the retention ponds. On February 15, 2005 (R2005-0325), the Board approved a Restrictive Covenant identifying and providing for the planting and maintenance of the littoral area. Subsequent to the recording of the Restrictive Covenant, ERM approved the relocation of the water management tract and the littoral zone. A modification of the Restrictive Covenant is required to redesignate the littoral planting areas. The water management tract is 2.04 acres and the modified littoral zone is 1.68 acres. The County is signing the Modification of Restrictive Covenant as the property owner. **(PREM) District 3 (HJF)**

Background and Justification: On July 23, 2002, the Board approved a Lease Agreement with Trump International to develop an additional nine (9) holes on the County's Section 6 property. The term of the lease agreement runs concurrently with the existing lease until October 31, 2029, with extension options for a total of 73 years (2074). The additional 9-hole golf course is to be operated in conjunction with the existing 18-hole golf course. As required by Article 4, Chapter D, of the ULDC, a permit was issued for the excavation of six (6) lakes, with a provision for a required littoral area within one (1) of the lakes. An inspection of the property revealed that the lake designated for the littoral area was constructed entirely with bulkhead and did not comply with the approved design specifications. The ULDC allows for bulkhead; however, for each linear foot of bulkhead, an additional eight (8) square feet of planted littoral zone is required. Although ERM approved the application to modify the permit in April 2006, ERM required further documentation from Trump International and in October 2007, ERM notified PREM that the Modification could be processed. As the property owner, the County must execute and record the Modification of Restrictive Covenant. Under the terms of the Lease, Trump International will be responsible for the planting and maintenance of the littoral zone. All other terms and conditions as set forth in the Restrictive Covenant shall remain in full force and effect, and are not affected by this modification.

Attachments:

1. Location Map
2. Modification of Restrictive Covenant

Recommended By: Kent Anthony Wolf
Department Director

Department Director

Date _____

Approved By:

County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

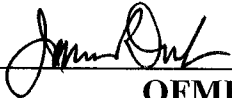
B. Recommended Sources of Funds/Summary of Fiscal Impact:

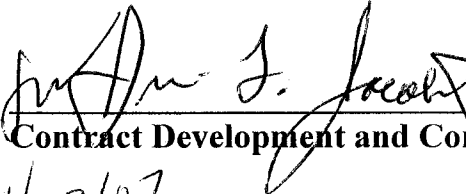
No fiscal impact.

C. Departmental Fiscal Review: _____


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB
11/29/07
11/29/07


Contract Development and Control
11/30/07
11/29/07

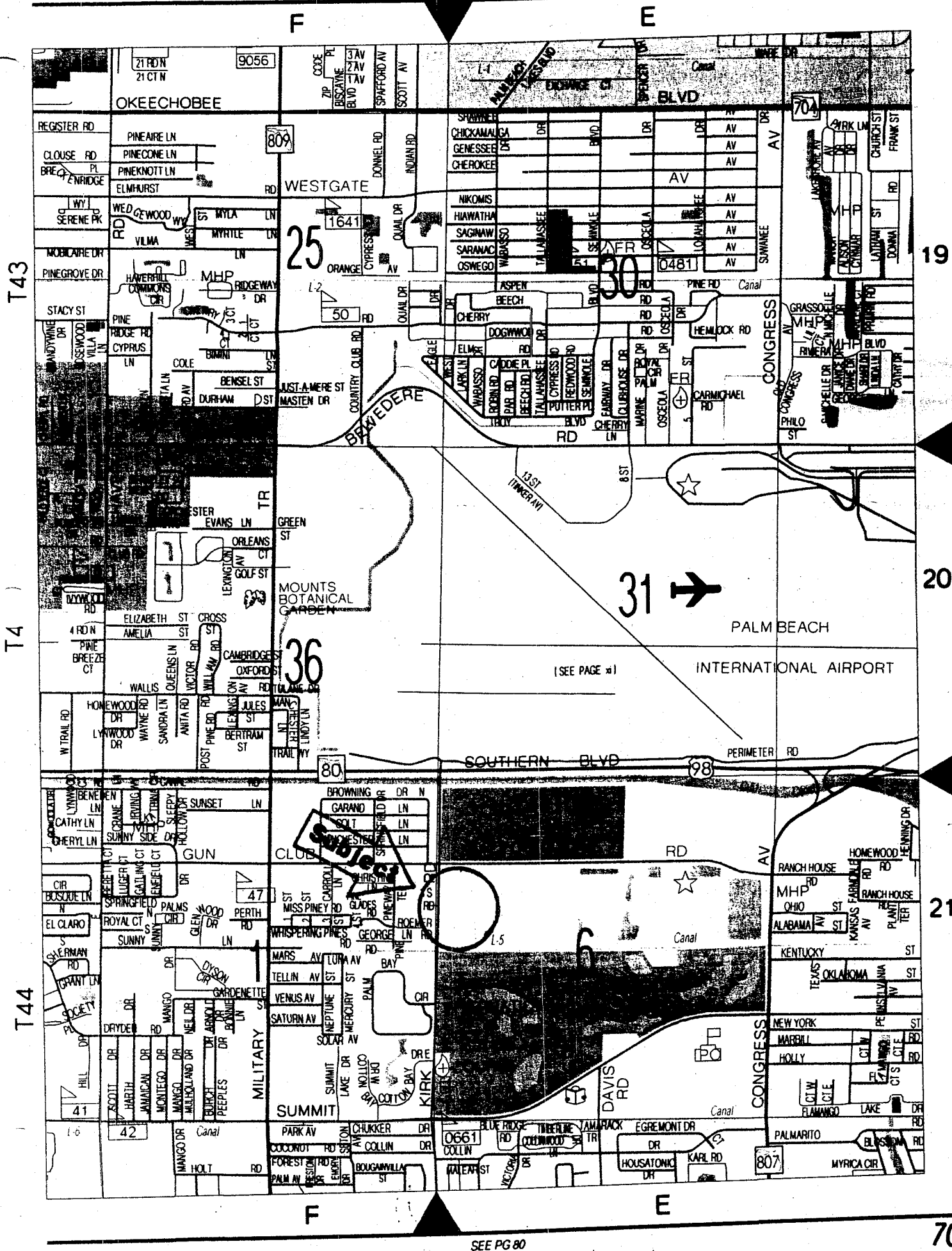
B. Legal Sufficiency:


Assistant County Attorney
12/3/07

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



Return to:
Margaret Jackson, Real Estate Specialist
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

Property Control Number: 00-43-44-06-00-000-3010

MODIFICATION OF RESTRICTIVE COVENANT

THIS MODIFICATION OF RESTRICTIVE COVENANT, is made and executed this _____ day of _____, 2007, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is Governmental Center, 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, herein referred to as "County".

WITNESSETH

WHEREAS, a Restrictive Covenant, dated February 15, 2005, and Recorded in Official Record Book 18272, Page 1727, in the public record of Palm Beach County, Florida (the "Restrictive Covenant"), provides for the planting and perpetual maintenance of the planted littoral areas as approved by the Palm Beach County Department of Environmental Resources Management ("ERM") within water management tracts, as more particularly described in the Restrictive Covenant; and

WHEREAS, the County is the owner of the subject water management tracts with designated planted littoral shelves; and

WHEREAS, subsequent to the recording of the Restrictive Covenant, the water management tracts and planted littoral shelves were relocated within the limits of the subject property; and

WHEREAS, the County desires to modify the Restrictive Covenant by relocating water management tracts, as set forth in Exhibit "A", Revised Legal Description, attached hereto and made a part hereof, and redesignating planted littoral shelves, as set forth in Exhibit "C", Revised Planting Plans for the Littoral Areas, attached hereto and made a part hereof.

NOW THEREFORE, for and in consideration of the covenants herein set forth and other good and valuable consideration, the Restrictive Covenant is hereby modified, as to water management tracts and the planting plans for the littoral area, as follows:

1. Exhibit "A", Legal Description, and Exhibit "C", Planting Plans for the Littoral Areas, as originally recorded with the Restrictive Covenant are hereby deleted in their entirety and replaced with Exhibit "A", Revised Legal Description, and Exhibit "C", Revised Planting Plans for the Littoral Areas, attached hereto and made a part hereof.
2. This modification to the Restrictive Covenant applies only to water management tracts and planted littoral areas as particularly described in Exhibit "A", Revised Legal Description, and Exhibit "C", Revised Planting Plans for the Littoral Areas, attached hereto and made a part hereof.
3. Except as specifically modified herein, all of the terms and conditions of the Restrictive Covenant remain unchanged and in full force and effect and County hereby ratifies, confirms, and adopts the Restrictive Covenant as amended hereby.

IN WITNESS WHEREOF, County hereunder executes this Modification Of Restrictive Covenant the day and year first written above.

ATTEST:

SHARON R. BOCK
CLERK and COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida
Board of County Commissioners

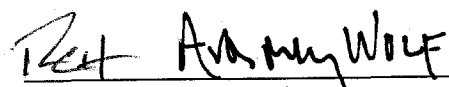
By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS



Audrey Wolf, Director
Facilities Development & Operations

Exhibit "A"

Revised Water Management Tract with Designated Planted Littoral Shelves

LEGAL DESCRIPTION

A PARCEL OF LAND IN BLOCK 2 OF PLAT NO.1, SHEET NO.1, PALM BEACH PLANTATIONS (MODEL LAND COMPANY), RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 6;
THENCE ALONG THE WEST LINE OF SAID SECTION 6, N01°31'42"E FOR 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5, AS RECORDED IN OFFICIAL RECORD BOOK 3538, PAGE 1616, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S88°38'58"E FOR 80.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF KIRK ROAD, AS RECORDED IN ROAD PLAT BOOK 3, PAGE 181, OF SAID PUBLIC RECORDS;
THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S88°38'58"E FOR 1207.10 FEET;
THENCE N01°21'02"E FOR 209.55 FEET TO THE POINT OF BEGINNING;
THENCE N58°00'00"W FOR 31.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 105°00'00 FOR 109.96 FEET TO A POINT OF TANGENCY;
THENCE N47°00'00"E FOR 36.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 276.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°48'49 FOR 133.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°48'49" FOR 51.71 FEET TO A POINT OF TANGENCY;
THENCE N34°00'00"E FOR 10.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 38.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°05'52" FOR 37.87 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 15.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°54'08" FOR 13.06 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2 OF 4

ABBREVIATIONS

- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH
- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- RPB- ROAD PLAT BOOK
- ORB- OFFICIAL RECORD BOOK
- CL - CENTERLINE
- LWDD. - LAKE WORTH DRAINAGE DISTRICT

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 BELOW.

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 10/1/07



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 305, W. PALM BEACH FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN: MB	PROJ. No. 04-022
CHECKED: TB	SCALE: N/A
LITTORAL ZONE TRACT AT TRUMP GOLF COURSE	DATE: 3/29/06
	SHEET 1 OF 4

REVISION: REVISED PER PBC SURVEY DEPT. 10-1-07

CONTINUATION FROM SHEET 1 OF 4EXHIBIT "A"

THENCE S39°00'00"E FOR 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 259.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°56'16" FOR 44.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°56'16" FOR 8.67 FEET TO POINT OF TANGENCY; THENCE S39°00'00"E FOR 32.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°36'50" FOR 18.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°01'48" FOR 54.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°38'38" FOR 8.42 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°13'40" FOR 25.51 FEET TO A POINT OF TANGENCY; THENCE S50°00'00"E FOR 20.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°22'33" FOR 15.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46°22'33" FOR 16.19 FEET TO A POINT OF TANGENCY; THENCE S19°00'00"E FOR 20.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR 39.27 FEET TO A POINT OF TANGENCY; THENCE S11°00'00"W FOR 6.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°00'00" FOR 35.78 FEET TO A POINT OF TANGENCY; THENCE S52°00'00"W FOR 19.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°30'00" FOR 24.09 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET;

CONTINUED ON SHEET 3 OF 4

<div>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PKWY., SUITE 305, W. PALM BEACH FL 33407 (561) 615-3988, (561) 615-3986 FAX</div>	LEGAL DESCRIPTION	
	DRAWN: MB	PROJ. No. 04-022
	CHECKED: TB	SCALE: N/A
	LITTORAL ZONE TRACT AT TRUMP GOLF COURSE	DATE: 3/29/06 SHEET 2 OF 4

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 14°41'31" FOR 12.82 FEET TO A
POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,
HAVING A RADIUS OF 30.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 18°11'31" FOR 9.53 FEET TO A
POINT OF TANGENCY;
THENCE S90°00'00"W FOR 15.00 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 35.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 17°53'56" FOR 10.93 FEET TO A POINT OF
REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH,
HAVING A RADIUS OF 35.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 13°53'56" FOR 8.49 FEET TO A
POINT OF TANGENCY;
THENCE N86°00'00"W FOR 26.00 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 53.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 22°57'56" FOR 21.23 FEET TO A
POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH,
HAVING A RADIUS OF 15.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 55°07'50" FOR 14.43 FEET TO A
POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,
HAVING A RADIUS OF 50.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 20°10'44" FOR 17.61 FEET TO A
POINT OF TANGENCY;
THENCE S83°00'00"W FOR 30.72 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 15°00'00" FOR 13.09 FEET TO A
POINT OF TANGENCY;
THENCE N83°00'00"W FOR 18.34 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 8°50'28" FOR 7.72 FEET TO A
POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,
HAVING A RADIUS OF 30.00 FEET;
THENCE WESTERY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 22°50'28" FOR 11.96 FEET TO A
POINT OF TANGENCY;
THENCE N69°00'00"W FOR 9.09 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 11°00'00" FOR 19.20 FEET TO THE
POINT OF BEGINNING.

CONTAINING 1.68 ACRES, MORE OR LESS.



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

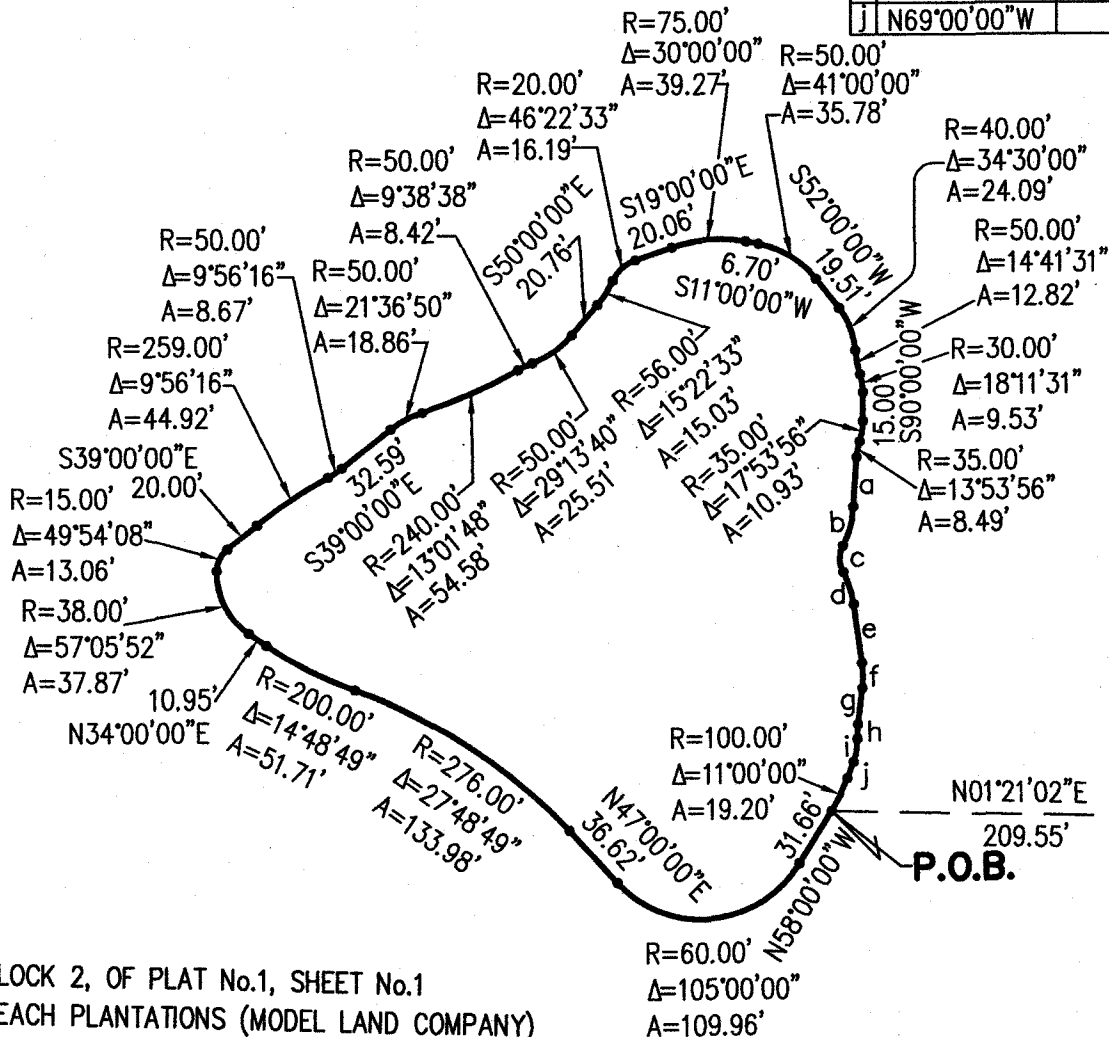
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LEGAL DESCRIPTION

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LITTORAL ZONE TRACT AT TRUMP GOLF COURSE	DATE: 3/29/06
	SHEET 3 OF 4

DIMENSION TABLE

a	N86°00'00"W	26.00'	
b	R=53.00'	Δ=22°57'06"	A=21.23'
c	R=15.00'	Δ=55°07'50"	A=14.43'
d	R=50.00'	Δ=20°10'44"	A=17.61'
e	S82°00'00"W	30.72'	
f	R=50.00'	Δ=15°00'00"	A=13.09'
g	N83°00'00"W	18.34'	
h	R=50.00'	Δ=8°50'28"	A=7.72'
i	R=30.00'	Δ=22°50'28"	A=11.96'
j	N69°00'00"W	9.09'	



EAST R/W LINE
(RPB 3, PAGE 181)

KIRK ROAD

WEST LINE OF SECTION 6/44/43

N01°31'42"E 40.00'

S88°38'58"E
80.00'

1207.10'
P.O.C. WEST QUARTER CORNER
SECTION 6/44/43

(ORB 3538, PAGE 1616)

LWDD L-5 CANAL



THIS SKETCH IS NOT A SURVEY

BROWN & PHILLIPS, INC.

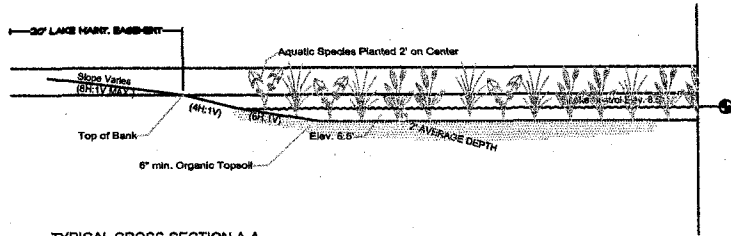
PROFESSIONAL SURVEYING SERVICES
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(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN: MB	PROJ. No. 04-022
CHECKED: TB	SCALE: 1" = 100'
LITTORAL ZONE TRACT AT TRUMP GOLF COURSE	DATE: 3/29/06
	SHEET 4 OF 4

Exhibit "C"

Revised Planting Plans for the Littoral Areas



TYPICAL CROSS-SECTION A-A
LAKE WITH LITTORAL SHELF
SCALE: 1/8"=1'

MAINTENANCE & MONITORING

Maintenance and monitoring. The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

1. Excavation activity. The applicant shall submit an annual report to DRO indicating the status of the excavation activity. The report shall include, but not limited to, the status of:
 - a. the current phase(s) of excavation;
 - b. all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
 - c. Amount of material extracted and amount of material removed from site;
 - d. Condition of perimeter buffers and landscaping; and
 - e. Status of compliance with conditions of approval and applicable requirements in this Section.
2. Initial maintenance and monitoring of reclaimed upland areas and littoral and upland planting areas. The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:
 - a. Maintenance. Inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:
 - 1) 80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and
 - 2) 80% survivorship for the planted upland area from the 180 day monitoring period;
 - b. Exotic plant species. Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:
 - 1) prohibited and invasive non-native plant species as defined by ART 14.C; and
 - 2) invasive species, such as cattails, primrose willows and water hyacinth.
 - c. Regulated substances. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "Regulated Substance Best Management Practices for the Construction Industry."
 - d. Submittals for monitoring programs. Submittals of monitoring reports for each monitoring period shall be required. The planted littoral zone report shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the Zoning Division. These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports. The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the County finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the County to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.
 - e. Content of monitoring reports. Each monitoring report, including the time zero report, shall assess the species, numbers and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment, maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time. In addition, the report shall detail the species, numbers and locations of additional plantings that were made to maintain the eighty percent (80 %) survivorship/coverage criteria, if such plantings are necessary.
3. Long-Term Maintenance and Monitoring of reclaimed upland areas and littoral upland planting areas. After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland area, shall maintain these areas in the following manner:
 - a. The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent.
 - b. Exotic and invasive non-native plant species as defined by Art. 14 C and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.
4. Repair, reconstruction modification. DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of the Palm Beach County Department of Environmental Resources management shall be obtained prior to modification of the planted littoral zones.

Trump International
Golf Course
9 Hole Addition
Palm Beach County, Florida



Urban
Associates, Inc.

Site Planning
Landscape Architecture
Park & Campus Planning
Urban Design
Plan Approval

9671 Aloe Road
Boynton Beach, FL 33436
Tel: (561) 734-8586
Fax: (561) 734-8510
usinfo@bellsouth.net
www.urbanassociatesinc.net

EARTH ADVISORS, INC.
8916 STIRLING ROAD
HOLLYWOOD, FLORIDA 33024
TEL: (954) 926 3339

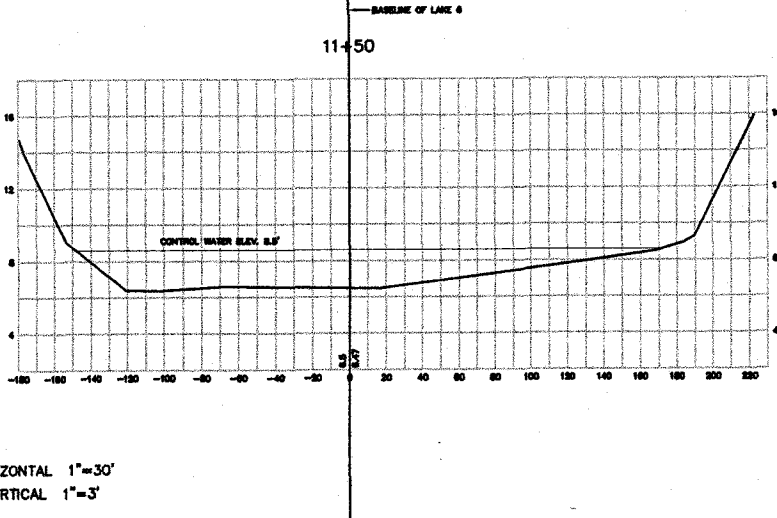
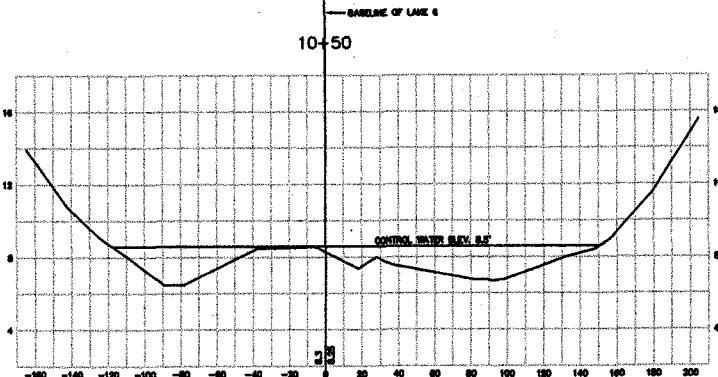
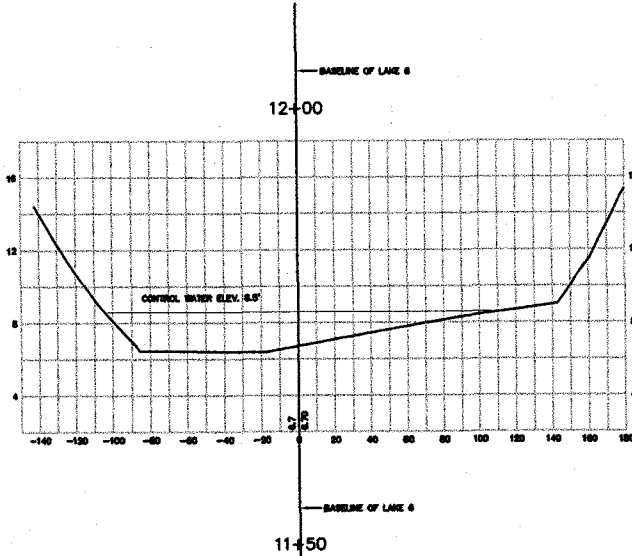
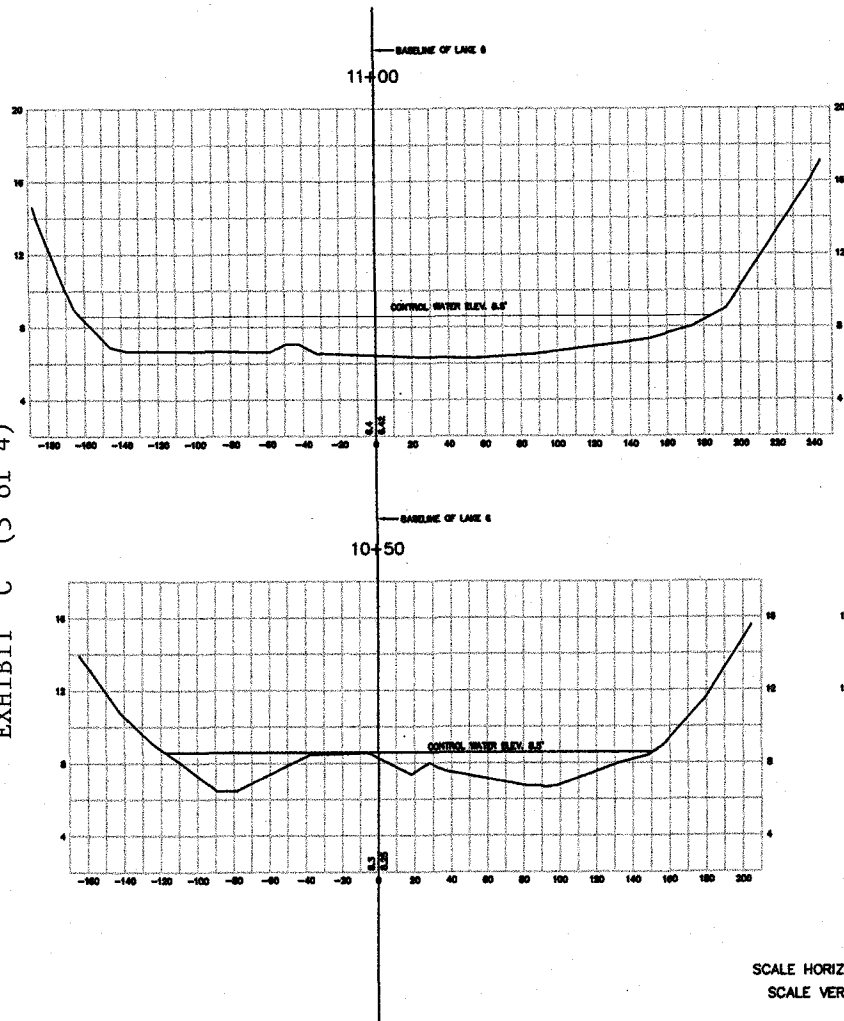
Revisions

Sheet Title
CROSS SECTIONS

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Job No. 3883E
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CS-1

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SCALE HORIZONTAL 1"=30'
SCALE VERTICAL 1"=3'

NOTE:
AS-BUILT PLANS OF LAKES PREPARED AND PROVIDED BY
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Golf Course
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Palm Beach County, Florida



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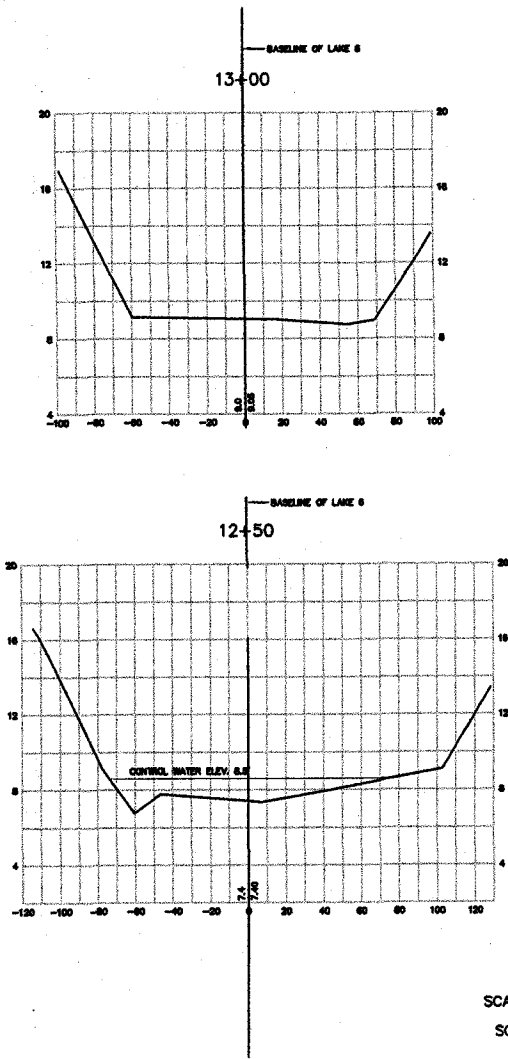
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Park & Campus Planning
Urban Design
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Revisions

Sheet Title
**AS BUILT LAKE 6
CROSS SECTIONS**
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Date APRIL 13, 2006
Job No. 30935
Scale AS NOTED
Sheet Number **CS-2**

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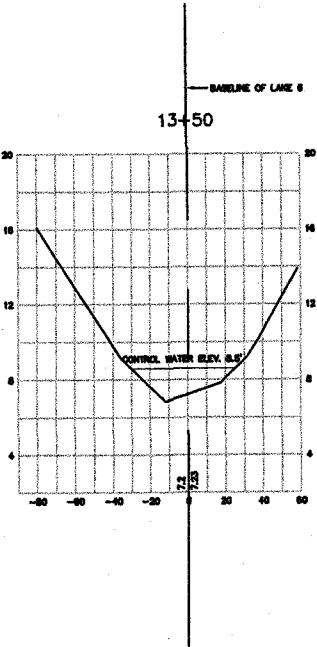


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Sheet Title	AS-BUILT LAKE 6 CROSS SECTIONS
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Date	APRIL 13, 2006
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Scale	AS NOTED
Sheet Number	CS-3
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