

EXHIBIT “C”
CONDITIONS OF PROJECT IMPLEMENTATION

Site Plan Approval Considerations - In addition to compliance with the PD Master Plan and Document in Exhibit “B”, development within this PD Zoning District will require compliance with the following Conditions of Project Implementation:

1. Entitlements - The PCD Master Plan reflects 1,400,000 square feet of office square footage and 4,100 residential units, which is more than is currently permitted pursuant to the existing City of Pompano Beach Land Use Plan for this Regional Activity Center which is currently undergoing a Land Use Plan Text Amendment. The Applicant will be permitted to develop up to 1,300 dwelling units and 951,000 square feet of office space, as well as the Commercial Recreation and Commercial entitlements reflected on the PCD Master Plan, until the Live! Resorts Pompano RAC land use is amended to permit the additional residential units and office square footage and such amendment becomes effective as provided by law.
2. Traffic Improvements - Plans for any roadway improvements should be addressed as development meets criteria set forth in Exhibit S of the PCD which shall be reviewed and approved at site plan and constructed prior to C/O.
3. The list of traffic mitigation improvements are subject to review and approval of the maintaining agencies including the City of Pompano Beach, Broward County, and the Florida Department of Transportation. If specific traffic mitigation improvements are not approved by a maintaining authority, an alternative traffic mitigation improvement will need to be provided that provides for an equivalent traffic operational benefit.
4. The Crystal Lagoon shall be constructed and completed as follows:
 - a. prior to the issuance of certificates of occupancy for new development generating more than 1500 net new P.M. peak hour trips based upon the Trip Generation Rates Table attached as Exhibit S-3 complete a minimum of 5 acres of the Crystal Lagoon;
 - b. prior to the issuance of certificates of occupancy for new development generating more than 3000 net new P.M. peak hour trips based upon the Trip Generation Rates Table attached as Exhibit S-3 complete construction of the Crystal Lagoon.
5. Bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to Powerline Road and SW 3rd Street and not result in dead-end conditions.
6. Airspace Obstruction Permit - Development will be required to provide evidence of compliance with Section 155.3707 Airpark Overlay (APO) District. Airspace Obstruction Permit to be issued by Fort Lauderdale Executive Airport.
7. Public Safety Requirement - The first improvement plan and/or site plan for the Casino building and the new Jai Ali structure shall include medical and public safety rooms as well as staging areas for emergency vehicles along an exterior wall of each structure.
8. Utilities - All proposed city owned utility connections shall show a City point of service connection just behind the recorded property line adjacent the State, County or City owned public right-of-way. All utility services after the City point of service connection shall be private. Each phased construction shall state the MGD of water consumption and the MGD of wastewater discharge of the project. The project(s) shall be subject to any costs incurred as a result of any required feasibility study, design and upgrades to the City’s water/wastewater system to accommodate the projected utility service demands.
9. Unity of Control Document – An executed declaration document prepared in lieu of Unity of Title for the entire site shall be provided prior to the first site plan approval.
10. Environmental Monitoring – There is existing Declaration of Restrictive Covenant on the land (BCR Instrument #115913209) which details the presence of contaminates on the northwest corner of the site. The No Further Action letter (NFA) resolving the Declaration of Restrictive Covenants states that there is a restriction on groundwater use which will be taken into consideration during the review of each site plan as applicable.
11. Tri-Rail Coordination - The Applicant shall coordinate with the appropriate agencies and the City to facilitate development of a Tri-Rail Station on the subject property.
12. Shared Parking Studies – In order to develop parking areas that better reflect parking efficiencies of a mixed-use project by reducing the number of parking spaces required, the Applicant shall provide Shared

Parking Studies subject to review and approval by the Development Services Director, utilizing methodology established by the Institute of Transportation Engineers.