



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION PUBLIC HEARING, MAY 1, 2025

A. Application Summary

I. General

| | |
|-------------------|---|
| Application Name: | Palm Meadows AGR PUD, DOA-2024-01910 |
| Control Name: | Palm Meadows AGR PUD (2006-00099) |
| Applicant: | GPRA Thoroughbred Training Center, Inc |
| Owner: | Multiple Owners |
| Agent: | G.L. Homes - Ryan Vandenburg & Gladys DiGirolamo |
| Project Manager: | Imene Haddad, Sr Site Planner & Wendy Hernandez, Deputy Zoning Director |

Title: a Development Order Amendment **Request:** to modify the Master Plan to delete 22.61 acres from the AGR-PUD for a remaining total of 439.27 acres **Title:** a Development Order Amendment **Request:** to modify the previously approved Requested use for Grooms Quarters to delete 22.61 acres for a remaining total of 439.27 acres

Application Summary: This application is for the Palm Meadows AGR-PUD. The AGR-PUD was approved by the Board of County Commissioners (BCC) for 277 residential dwelling units, and was most recently modified by the BCC on January 11, 2023.

The request proposes to modify the overall Master Plan and the previously approved Requested use for Grooms Quarters to delete 22.61 acres of Preserve Area that will be added to the Bridges-Mizner AGR-PUD as a new Preserve Area by concurrent Application DOA-2024-01918. The overall acreage will be reduced to 439.27 acres.

There is no change proposed to the number of residential dwelling units.

II. Site Data

| | |
|--------------------|---|
| Acres: | 461.89 acres (delete 22.61 acres for a new total of 439.27 acres) |
| Location: | East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd. |
| Parcel Control: | 00-42-45-17-10-001-0000 |
| Future Land Use: | Agricultural Reserve (AGR) |
| Zoning District: | Agricultural Reserve District (AGR) Agricultural Reserve - Preserve Parcel for an AGR-MUPD/P (AGR-PUD/P) |
| Tier: | Ag Reserve |
| Utility Service: | Palm Beach County Water Utilities |
| Overlay/Study: | N/A |
| Neighborhood Plan: | N/A |
| CCRT Area: | N/A |
| Comm. District: | District 5, Commissioner Maria Sachs |

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C-1 and C-2.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for May 1, 2024*

BCC HEARING: *Scheduled for May 24, 2024*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A-1 - Future Land Use Map

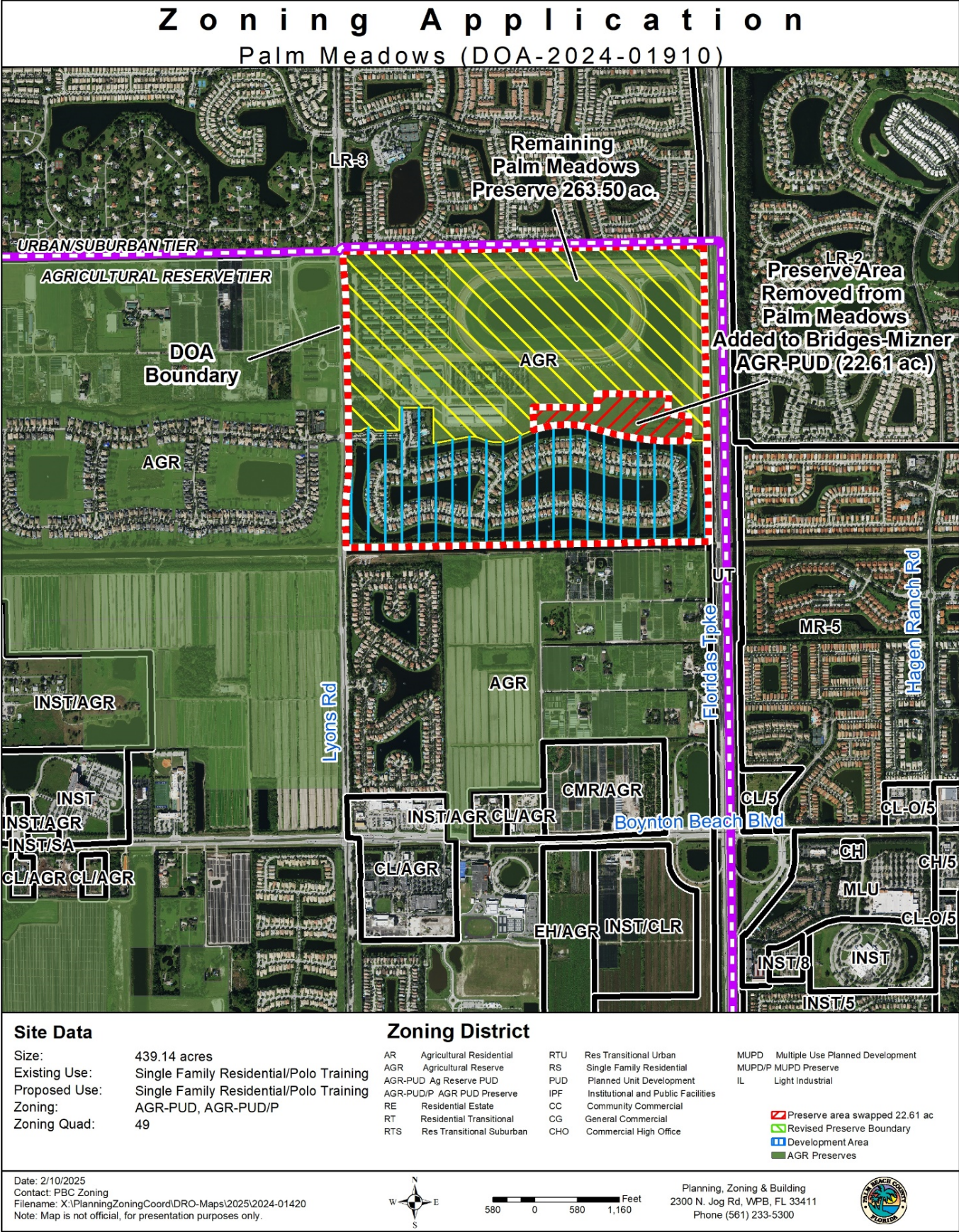


Exhibit A-2 - Zoning Map

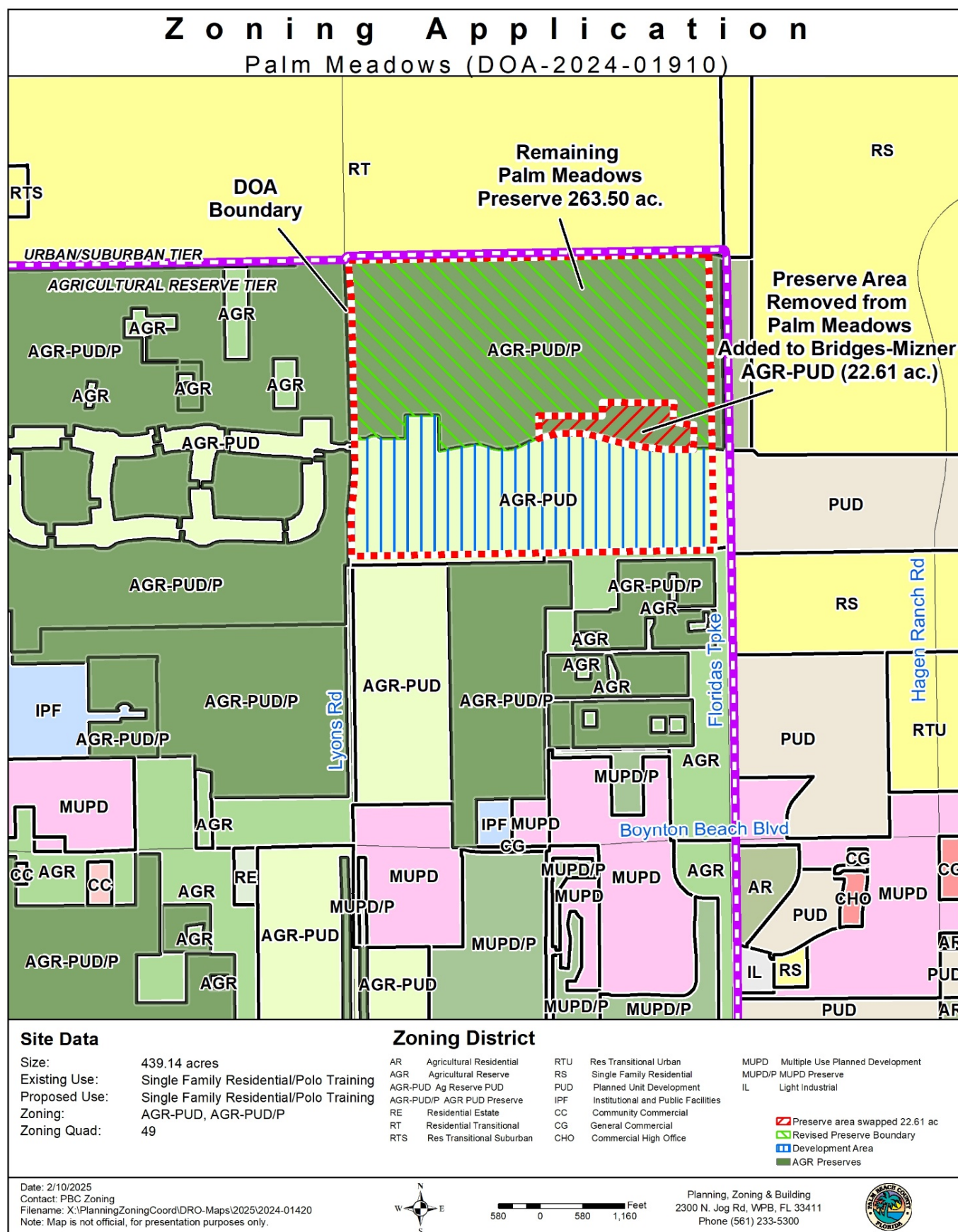


Exhibit B - Standards Analysis & Findings

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. . A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. **Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

o *Consistency with the Comprehensive Plan:* The proposed amendments are consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

o *Density & AGR Preserves:* The subject project has a prior BCC approval (R-2008-1141; R-2008-1142; R-2009-366; R-2009-1599) for 288 units, 342 Grooms Quarters, and on a total of 461.89 acres, which includes 1 contiguous preserve parcel totaling 286.18 acres with a previously recorded Agricultural Conservation Easement (Orb. 23239 Pg. 0900). The preserve area is a working thoroughbred training facility with 342 groom's quarters.

The current request seeks to remove 22.61 acres from the contiguous preserve area and reallocate those lands to a companion request on the Bridges-Mizner AGR PUD (Z/DOA-2024-1918). The prior Palm Meadows approval contained more preserve area than was required, enabling the removal of the requested 22.61acres. No rezoning is required since the lands to be reallocated are already zoned AGR PUD-Preserve. No changes to the total number of units or grooms quarters are proposed with this request.

o *Available Density:* Per FLUE Policy 1.5.1-d, the maximum density of an AGR-PUD is one (1) dwelling unit per acre of land, provided it meets the 60/40 requirements. Based on this policy the overall 439.27 acre subject site could yield 439 dwelling units, however, the preserve area consisting of an equestrian facility contains grooms quarters. Thus, FLUE Policy 1.5.1-k.2 further reduces the calculation of available density for the development area. With the prior approval consisting of 342 grooms quarters, the resulting available density for the development area is further reduced with only half of the remaining preserve area being able to count toward available density (286.18 acres previously approved preserve area less 22.61 acres to be removed = 263.56 acres. Then reduced by half: 263.56 acres of preserve / 2 = 131.785 or 132 (rounded up) dwelling units associated with the preserve lands.) The Comprehensive Plan FLUE policy reads as follows:

"Policy 1.5.1-k: To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of a 60/40 AGR-PUD. Such housing may be located on these preserve areas at the following densities :.(#1 omitted for brevity)

2. *Groom's quarters - the number of groom's quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 groom's quarters allowed with no density requirement. For 60/40 AGR-PUD Preserve Areas seeking more than 20 groom's quarters, the allowable density of the development area shall be decreased by one unit for each groom's quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.*

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the 60/40 AGR-PUD is platted."

With the reduction of 132 units from the preserve area, there are 307 available dwelling units for the Development Area (439 total units available less 132 from the preserve area = 307). The project was previously approved and built out at 288 units with the 342 groom's quarters as part of the original approval and as such are consistent with the policies.

Groom's quarters are regulated in the Unified Land Development Code (ULDC) Article 4.B.1.E.9. as an Accessory Residential Use (pg.29) which permits 1 groom's quarter for every 3 stalls for sites greater than 20 acres. The previously approved 1,560 stalls would permit a maximum of 520 groom's quarters which is greater than the approved and constructed 320. (1,560 stalls /3 = 520).

60/40 Development Option: Per Policy 1.5.1-i. the Applicant is required to provide a minimum of 60% of preserve area and 40% maximum developable area. The Preserve areas are not required to be contiguous with the development area. The 60/40 breakdown is as follows:

| | |
|----------------|---------------|
| Total acreage: | 439.274 acres |
| Less ROW: | 0.131 acres |
| Net acreage = | 439.143 acres |

Net acreage x 60%: 439.143ac. x 60% = 263.486 acres (Applicant proposes 1 preserve totaling 263.496 acres or 60%)
Net acreage x 40%: 439.143ac. x 40% = 175.657 acres (Applicant proposes 175.647 acres in the development area or 40%)

- *Planning Conditions:* The current request does not seek to amend any of the previous Planning conditions. However, it worth noting that Planning condition 1 retired the Development Rights from the preserve area at the time of the original approval. As such the lands being reallocated to the companion Bridges-Mizner application will do so without any density. A new condition and notes have been placed on the companion application stating as much.
- *Special Overlay District / Neighborhood Plan / Planning Study Area:* The subject property is located within the boundaries of the West Boynton Area Community Plan, which is administered by the Coalition of Boynton West Residents Association (COBWRA). The subject request is not inconsistent with the neighborhood plan. The Applicant was advised to meet with the neighborhood group responsible for implementing the Neighborhood Plan. No letters in support or objection have been received as of the writing of this report.

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

The proposed amendment is not in conflict with any portion of the code, and is consistent with the stated purpose and intent of the Code.

- *Development Area:* Though the request is delete land area, it is specifically related to a preserve parcel. There is no change to the proposed Development Area or the number of units for the subject development, the revised density calculation is analyzed under Standard 1 Consistency with the Plan.
- *Minimum Preserve Area:* At the time of the original approval in 2007, the analysis stated that the 461.885 acre AGR-PUD was required to provide a minimum 277.13 acres of preservation area (60%) and they proposed 286.18 acres (61.96%) and provided 175.71 acres of development area (38.04%).

The Applicant is proposing to delete 22.61 acres of Preserve land area. The new overall AGR-PUD acreage would then be 439.27 acres with the minimum AGR-PUD percentages being 263.56 acres (60%) for Preserve Area and 175.71 acres (40%) for the Development Area. The request is to remove a 22.61-acre portion of the Agricultural preserve and reallocate it to the Bridges-Mizner AGR PUD preserve requirement. Although the relocated acreage has not density assigned to it, the Applicant is requesting to move the acreage to the new Bridges Mizner development.

The Palm Meadows AGR-PUD continues to meet the Minimum Preserve Area after the allocation of the 22.61 acres as it currently contains more preserve area than required.

- *Property Development Regulations:* A Preserve Area and any remaining portion of a lot used to create a Preserve Area shall meet the minimum PDRs for the AGR district.
- *Location and Access:* A Preserve area may be situated anywhere in the AGR Tier on a Legal Lot of Record with an AGR FLU designation, provided it is accessible by a street per Art. 3. E.2.F.3.a. Access to the parcel remains off Jodphur Way.
- *Use Specific Requirements – Groom’s Quarters:* The Applicant is not proposing to modify the Previously approved site plan other than to delete 22.61 acres. The Preliminary Site Plan indicates 40 buildings with 36 stalls for the stalls and 4 buildings with 30 stalls for a total of 1,560 stalls. The ULDC allows one grooms quarters for each three horse stalls. The number of quarters, however is not changing and remains at 342.

In addition, each Groom’s Quarters shall not exceed 500 sq. ft. of GFA per units, and the total GFA for all Grooms’ Quarters shall not exceed 5,000 sq. ft.

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The reallocated preserve parcel remains compatible with the surrounding area and its deletion has no impact on the surrounding uses or the modification to the boundaries for the Groom’s Quarters. It will continue to be a preserve area (with no associated density) for the Bridges-Mizner AGR-PUD. The proposed amendment is compatible and generally consistent with the uses and character of the surrounding lands.

- d. **Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The Applicant on the parcel is proposing no new use on the reallocated lands. The proposed reallocation of the 22.61 acre parcel has no impact on the design of the over-all AGR-PUD. As the Applicant stated *“The deletion of the 22.61 acres will still be utilized as a preserve area, only for a separate AGR-PUD. Uses within this area will remain unchanged.”*

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

- *Vegetation Protection:* The application request does not impact native vegetation.
- *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

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

The proposed reallocation has no impact on the Development pattern of the area. It will remain as a preserve parcel.

- g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC

The Department of Engineering and Public Works Traffic Division reviewed this application. No changes to the approved land use intensity are proposed as part of this application, therefore there is no traffic generation impact.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division reviewed this application and found that it complies with the regulations and code requirements of the ULDC under the authority of the Land Development Division. There are no new engineering conditions of approval being proposed at this time.

DRAINAGE:

No drainage statement was provided for the subject application. The subject site is located within the service boundaries of the Lake Worth Drainage District. Any modifications to drainage will require review by PBC and Lake Worth Drainage District.

MASS TRANSIT:

Palm Tran review Staff were provided the application for review and had no comments during the review or for the Staff Report. There are no bus routes within a half mile of the development. The closest bus route (73) is approximately 1.16 miles to the south running east west along Boynton Beach Boulevard.

WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD review Staff were provided the application for review and had no comments during the review or for the Staff Report.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review Staff were provided the application for review and had no comments. They have stated for the analysis they have no objections to this project.

FIRE PROTECTION:

Fire Rescue review Staff were provided this application to review and have no comments. The deleted land area is within the service boundary of Palm Beach County Fire Rescue #49

PARKS AND RECREATION:

The Parks and Recreation Department review Staff were provided the application for review. They stated that during the review *“The Project proposes 288 dwelling units requiring 1.73 Acres of on-site recreation. The project provides a total of 6.46 acres of recreation on site split between the primary recreation area and neighborhood recreation areas. Therefore, meeting the park’s ULDC requirements”*.

SCHOOL IMPACTS:

The Palm Beach County School District review staff have no comments.

h. Changed Conditions or Circumstances – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“Palm Meadows AGR-PUD exceeded the preservation requirement of a 60/40 AGR PUD. However, the existence of Planning Condition 1 of Resolution R-2009-1599, Palm Meadows AGR-PUD restricts their ability to sell 22.61 acres with units for use in another AGR-PUD and still remain 60/40 compliant and compliant with FLUE Policy 1.5.1-k.*

The above-noted Condition only permitted a maximum of 288 units to be built within Palm Meadows, and any unused units were “retired.” But given that the PUD was over-preserved by 22.61 acres, this excess preserve acreage could be swapped out with another PUDs preserve acreage (albeit without units).

For Bridges Mizner, the PUD underutilized the number of units that were available to be built within the PUD and as such, Palm Meadows now has the opportunity to benefit from its over preservation by allowing 22.61 acres of land from within Palm Meadows without units to replace 22.61 acres of land within Bridges Mizner with units.

The changed condition or circumstance is the fact that the Palm Meadows residents and owners realized the value of exceeding the 60/40 requirements from their DO and figured out a pathway to utilize that value to the benefit of the residents and owners within Palm Meadows.”

Exhibit C-1 - Conditions of Approval

Development Order Amendment – Overall AGR-PUD

ALL PETITIONS

1. Previous ALL PETITIONS Condition 2 of Resolution R-2009-1599, Control No.2006-00099 which currently states:

The approved Site Plan is dated April 9, 2008. Modifications inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The Preliminary Master Plan is dated February 24, 2025. Modifications inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 1 of Resolution R-2009-1599, Control No.2006-00099 which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2008-1141 (Control 2006-099), have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2009-1599 (Control 2006-099), have been consolidated as contained herein. The Property Owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: ZONING - Zoning)

ENGINEERING

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

a. Building Permits for no more than 146 Single Family Dwelling Units (the equivalent of 143 PM peak hour trips) shall be issued until contract is let for the extension of Hypoluxo Rd from W of Lyons Rd to Hagen Ranch Rd as a 4-lane section. The mix of allowable uses (Single Family Dwelling Units and Horse Stalls), as permitted by the Zoning Division, may be adjusted by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. No Building Permits for the site may be issued after January 1, 2013. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2009-1599, Control No.2006-00099)

2. a. Prior to DRO certification of the Preliminary Development Plan, the Master Plan shall be revised to reflect compliance with the approved noise study. Any required mitigation as a result of the anticipated noise such as a sound wall and landscape buffer, shall be shown on the Preliminary Development Plan for this site subject to the approval of the County Engineer and Zoning Division. (DRO: ZONING /ENGINEERING) [Note: COMPLETED]

b. Construction of any sound walls and/or landscape buffers as outlined in the Noise Analysis shall be completed prior to the issuance of the first certificate of occupancy. (CO:MONITORING-Eng) [Note: COMPLETED]

c. The Property Owner shall notify future home buyers by providing that all homeowners documents, sales contracts, as well as all sales brochures, Master Plans and related Site Plans contain a disclosure statement identifying that this site is adjacent to the Florida Turnpike and the proposed dwelling units are in an area subject to noise generated by traffic as a result of its location to the Florida Turnpike. Also, there shall be a statement included in the sales contracts and homeowner documents the noise levels residents may expect after any noise mitigation improvements will be constructed by the Property owner. All sales contracts and homeowner documents shall include a statement that any additional noise

mitigation measures requested in the future will not be constructed by Palm Beach County. (ONGOING:ENGINEERING-Eng) [Note: COMPLETED]

d. The property owner shall submit documentation of compliance with the requirements above on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before June 15, 2009 and shall continue on an annual basis until all units within the development have been sold or the property owner relinquishes control to the homeowner's association. (DATE/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

3. Landscape Within the Median of Lyons Road

a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Lyons Road. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph D below. (ONGOING: ENGINEERING - Engineering)

b. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

c. Complete all installation of the landscaping and irrigation prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

d. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: MONITORING - Engineering) [Note: COMPLETED]

e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along Lyons Road. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

4. Prior to the issuance of a building permit the property owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's north and south entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips" where appropriate, as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2009-1599, Control No.2006-00099)

5. The property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Project Entrance and Lyons Rd. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and ROW or easement acquisition. Building Permits for no more than 209 Single Family Dwelling Units shall be issued until the developer provides acceptable surety in the form of cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of Traffic Division. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2009-1599, Control No.2006-00099)

6. In order to be relieved from this requirement and to have the surety posted for the traffic signal at the Project Entrance and Lyons Rd returned, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the above intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the surety to construct the traffic signal or release the surety. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2009-1599, Control No.2006-00099)

LANDSCAPE - GENERAL

1. Simultaneous with the submittal of the first building permit, the property owner shall submit a Landscape Plan for the developable area of the project to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all the landscape conditions as contained herein. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2009-1599, Control No.2006-00099)

LANDSCAPE - GENERAL-LANDSCAPING ALONG ALL THE PROPERTY LINES OF THE DEVELOPMENT AREA

2. A minimum of fifty (50) percent of all trees to be planted in the landscape buffers shall meet the following minimum standards at installation:

- a. tree height: Fourteen (14) feet;
- b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (DRO: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

LANDSCAPE - GENERAL

3. All palms required to be planted on the property by this approval, except on individual residential lots, shall meet the following minimum standards at installation:

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (DRO: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

4. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDGPMT/DRO: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2009-1599, Control No.2006-00099)

5. Field adjustment of plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (DRO: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 5 of Resolution R-2009-1599, Control No.2006-00099)

PALM TRAN

1.The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (ORO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN-Palm Tran) [NOTE: COMPLETED] (Previous Palm Tran Condition 1 of Resolution R-2009-1599, Control No.2006-0009999)

2.Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required . (PLAT:ENG -Palm Tran) [NOTE: COMPLETED] (Previous Palm Tran Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

PLANNING

1. The PUD shall be limited to a maximum of 288 single family and 342 groom's quarters dwelling units and shall meet 60/40 AGR-PUD requirements. Development rights associated with the preserve areas shall be retired at the time of approval of this application and all units shall be assigned to the development area. No approved, but unbuilt units may be transfered outside the development area. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 1 of Resolution R-2009-1599, Control No.2006-00099)

2. The preservation area approved as part of Application PDD/R-2007-2023 shall be restricted to preservation uses as follows, with the exception of areas designated as environmentally sensitive in the conservation easement:

PERMITTED USES

- 1) Crop production, pasture, or equestrian purposes or may be retained as fallow land;

- 2) Accessory structures such as barns and pump structures are permitted;
- 3) Regional water storage areas to serve as water management functions or to serve as a Water Preserve Area if designated by the South Florida Water Management District: to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AGR-PDD if approved by the Department of Environmental Resources Management and managed for environmental resource values;
- 4) Wetland or bona fide agricultural uses per the ULDC;
- 5) Other uses as permitted by the required conservation easements;
- 6) Other uses as may be permitted within the protected area of an AGR-PDD consistent with the Comprehensive Plan and the Unified Land Development Code.

NOT PERMITTED

7) Agricultural support uses such as processing facilities, farmworker housing and the like shall not be accommodated in the protected or preservation area of the AGR-PUD; nor shall new residential uses, other than security/caretakers quarters and grooms quarters, be accommodated thereon. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

3. Prior to recording the first plat for the development area, the Applicant shall submit a recorded conservation easement for the conservation tract. The conservation easement for Preservation parcel shall be recorded, as approved by the County Attorney's Office, Department of Environmental Management, and the Planning Division. (PLAT: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

PROPERTY & REAL ESTATE MANAGEMENT

1. The property owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 3.5-acre public civic site (net usable area minus any buffers), in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by April 1, 2010. Property owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed and shall have satisfied each of the following conditions prior to deed conveyance.

a) Title

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

b) Concurrency

Property owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The Developer shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips. If no County use is applied to the civic site, property owner shall assign sufficient traffic trip capacity equivalent to the number of units the civic would support if it were a residential pod.

c) Taxes

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

d) Site condition

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

e) Retention and Drainage

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

- 1) The discharge of surface water from the proposed civic site into the property owner's water retention basins.
- 2) As easement across property owner's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

By acceptance of these conditions property owner agrees to allow the County to perform any onsite inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

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

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the Facilities Development & Operations Department. Site shall be stabilized with 1) sod and watered or, 2) seeded, mulched and watered (until seed has established itself) to the satisfaction of Facilities Development and Operations.

i) Water & Sewer

Property owner to provide water and sewer stubbed out to the property line and other required utilities as determined by PREM. (DATE: PROPERTY REAL ESTATE MANAGEMENT - Monitoring) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2009-1599, Control No.2006-00099)

2. The property owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by April 1, 2010. Survey shall reflect the boundary and topographical areas of the site, and the surveyor shall use the following criteria:

a) The survey shall meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6.

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

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

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey. (DATE: PROPERTY REAL ESTATE MANAGEMENT - Monitoring) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

3. The property owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by April 1, 2010. The minimum assessment which is required is commonly called a Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

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

a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.

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

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

- 1) EPA's National Priorities list (NPL)
- 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
- 3) Hazardous Waste Data Management System List (HWDMS).

c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.

d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.

e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone.

a) If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well. (DATE: PROPERTY REAL ESTATE MANAGEMENT - Monitoring) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

4. The property owner has requested, and PREM Staff has agreed that the required on-site civic dedication of land for either cash of equal value or off-site land equal in acreage maybe allowed, however, this option shall require final Board of County Commissioner approval. Prior to Board approval, the property owner will be required to complete one or two appraisals of the property (at the direction of PREM Staff) to determine a value for the civic site, which value will be reviewed and approved by PREM Staff and presented to the Board. The property owner shall continue to keep the civic site on the Master plan until such time that the cash out is complete and agrees to complete a cash out prior to PREM Staff approval of the first plat.

In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2 & 3 above will apply. If the land off-site is of less cash value than the on-site dedication the property owner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process as noted above and be at the cost of the property owner. If off-site land or cash contribution is accepted by Palm Beach County, the property owner shall be deemed to have satisfied the civic site requirement of the ULDC. (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2009-1599, Control No.2006-00099)

USE LIMITATIONS

1. An on-site resident manager shall be required for the grooms quarters facilities. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2009-1599, Control No.2006-00099)

2. There shall be no commercial racing or pari-mutual wagering on-site. If pari-mutual wagering occurs on-site, this zoning approval shall be brought back to the BCC to consider revocation. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2009-1599, Control No.2006-00099)

3. The on-site veterinary clinic shall only be utilized by the horses that are boarded on-site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2009-1599, Control No.2006-00099)

COMPLIANCE

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

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

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

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

DISCLOSURE

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

Exhibit C-2 - Conditions of Approval

Development Order Amendment – Conditional Use Groom’s Quarters

ALL PETITIONS

The Preliminary Site Plan is dated February 24, 2025. Modifications inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

COMPLIANCE

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

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

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

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

DISCLOSURE

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

Exhibit D - Project History

| Application No. | Title & Request | Resolution | Decision | Approval Date |
|----------------------|--|--|--------------------------|---------------|
| PDD/R/ABN-2007-02023 | Title: an Official Zoning Map Amendment to a Planned Development District Request: to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District | R-2008-01141 | Approved With Conditions | 06/30/2008 |
| PDD/R/ABN-2007-02023 | Title: a Requested Use Request: to allow 342 grooms quarters | R-2008-01142 | Approved With Conditions | 06/30/2008 |
| PDD/R/ABN-2007-02023 | Title: a Development Order Abandonment. Request: to abandon a Class A Conditional Use granted under Resolution 2002-1483 | R-2008-01143 | Approved With Conditions | 06/30/2008 |
| PDD/R/ABN-2007-02023 | Title: an Official Zoning Map Amendment to a Planned Development District Request: to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District | R-2009-00366 Corrective Resolution | Approved With Conditions | 02/25/2009 |
| PDD/R/ABN-2007-02023 | Title: a Requested Use Request: to allow 342 grooms quarters | R-2009-00366 Corrective Resolution | Approved With Conditions | 02/25/2009 |
| DOA/EAC-2009-02670 | Title: an Expedited Application Consideration Request: to modify a Condition of Approval (Planning) for the Overall AGR-PUD | R-2009-01599 | Complete | 09/29/2009 |

Exhibit E-1 – Preliminary Master Plan and Site Plan dated Feb 24, 2025

PALM BEACH COUNTY, FLORIDA

| CURVE KEY | | CENTRAL ANGLE | |
|-----------|---------|---------------|--------------|
| NUMBER | RADIUS | ARC LENGTH | ANGLE |
| C1 | 16500' | 23131' | N09°40'24"E |
| C2 | 49454' | 21311' | N04°17'38"E |
| C3 | 21500' | 21311' | N06°43'32"E |
| C4 | 88000' | 44436' | N04°15'32"E |
| C5 | 80000' | 17406' | N77°10'30"W |
| C6 | 80000' | 17406' | N77°10'30"E |
| C7 | 120000' | 49554' | N06°33'28"E |
| C8 | 30000' | 61894' | N78°10'46"E |
| C9 | 30000' | 47142' | N00°03'21"E |
| C10 | 30000' | 47142' | N00°03'00"W |
| C11 | 200000' | 67950' | N32°18'15"E |
| C12 | 120000' | 125236' | N37°15'46"E |
| C13 | 47500' | 40837' | N04°40'00"E |
| C14 | 40000' | 41747' | N107°12'09"E |
| C15 | 50000' | 8727' | N00°00'00"E |

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| | |
|------------|----------|
| SCALE: | 1"=200' |
| DRAWN BY: | AMM |
| DRAWING #: | |
| FILE #: | 1386.1 |
| DATE: | 12/18/02 |

[illegible]

SHEET #
PMP.2

10-5-65

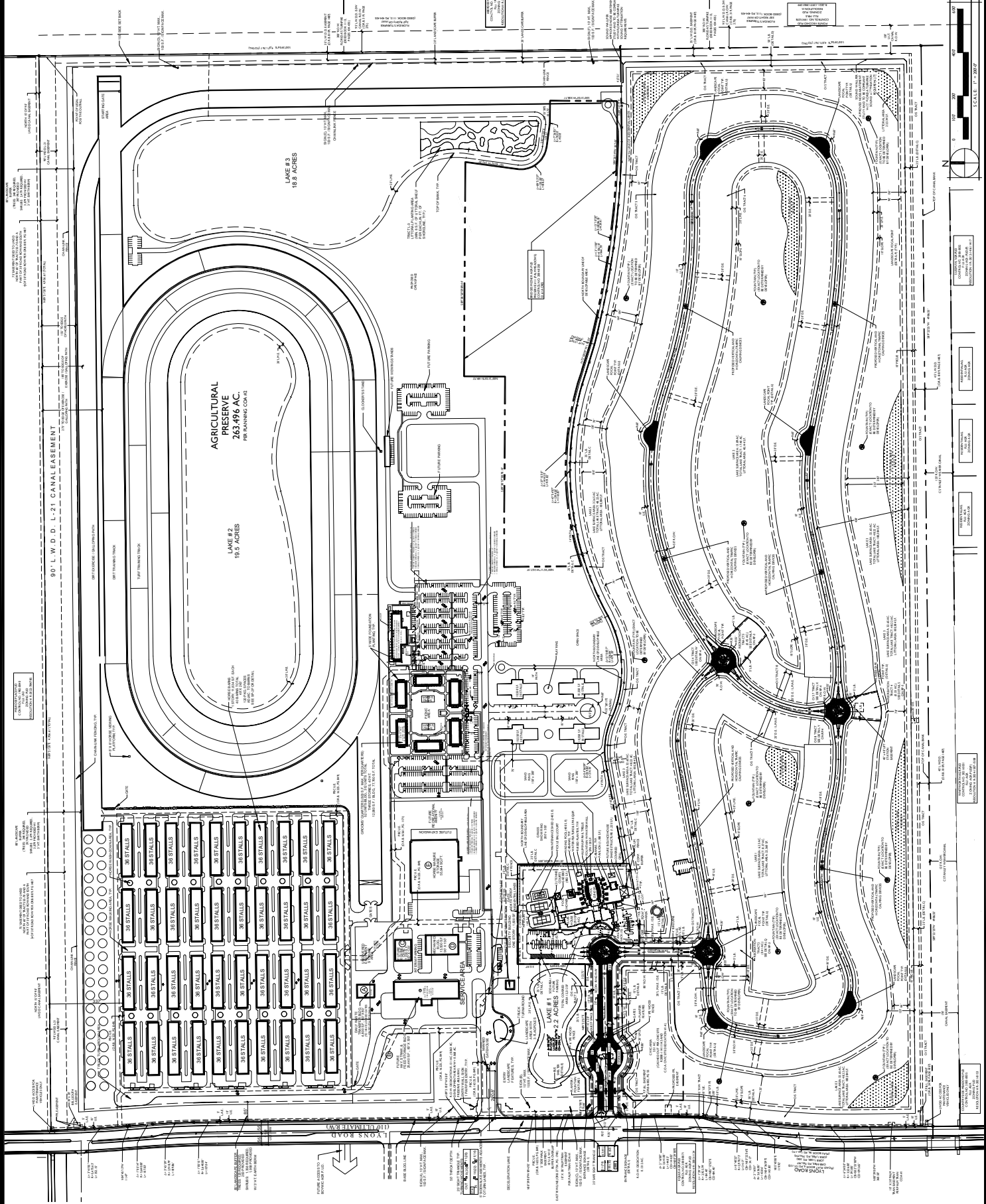


Exhibit E-2 – Approved Master Plan dated March 29, 2018

PALM MEADOWS ESTATES
PREPARED FOR STANDARD PACIFIC
PALM BEACH COUNTY, FLORIDA

| LINE KEY | NUMBER | DISTANCE |
|----------|-------------|----------|
| LN1 | 589°20'40"W | 764' 0" |
| LN2 | 581°15'45"E | 490' 0" |
| LN3 | 585°49'46"W | 317' 15" |
| LN4 | 590°30'29"W | 106' 76" |
| LN5 | 516°11'53"E | 5'00" |
| LN6 | N87°03'34"E | 135' 25" |
| LN7 | S77°32'03"W | 175' 75" |
| LN8 | 60°00'00"W | 426' 71" |
| LN9 | N73°23'03"E | 448' 12" |
| LN10 | N78°46'20"W | 353' 28" |
| LN11 | N89°22'25"E | 117' 89" |
| LN12 | N30°35'56"W | 601' 73" |
| LN13 | S89°20'04"E | 128' 36" |
| LN14 | N72°58'09"W | 131' 75" |
| LN15 | S49°37'37"W | 150' 45" |
| LN16 | S00°22'08"E | 111' 12" |
| LN17 | S40°22'23"E | 95' 36" |
| LN18 | S79°49'46"W | 718' 31" |

| CL | NUMBER | RADIUS | ARC LENGTH | CENTRAL ANGLE |
|-----|--------|---------|-------------|---------------|
| C1 | 65000 | 231.31 | N09°40'02" | |
| C2 | 47500 | 211.11 | N04°17'38" | |
| C3 | 21800 | 99.37 | N00°43'33" | |
| C4 | 30000 | 494.37 | N54°33'37" | |
| C5 | 80000 | I456 | N07°32'03"W | |
| C6 | 80000 | I456 | N07°32'03"E | |
| C7 | 120000 | 953.54 | N68°20'25"E | |
| C8 | 300000 | 418.94 | N08°10'45"E | |
| C9 | 300000 | 471.45 | N00°02'21"E | |
| C10 | 300000 | 471.45 | N00°00'00" | |
| C11 | 230000 | 679.50 | N71°17'12"E | |
| C12 | 125000 | 1252.36 | N25°34'46"E | |
| C13 | 475000 | 468.37 | N40°40'30"E | |
| C14 | 400000 | 417.47 | N30°13'09"E | |
| C15 | 500000 | 87.27 | N00°00'00"E | |

NOTES:

1. SITE LOCATED ADJACENT TO FLORIDA TURNPIKE. PROPOSED DWELLING UNITS ARE IN AN AREA SUBJECT TO TRAFFIC CONGESTION GENERATED BY THE TURNPIKE TRAFFIC.

2. REFER TO NOTE #7 ON MASTER SITE PLAN FOR NOTES REGARDING PLANNING COA #9.

3. GRADING REQUIRED TO PROTECT RESIDENTIAL AREA USES.

AMENDMENTS

ZAR 2017-1132 06-16-2017 NW
ZAR 2017-2082 12-27-2017 NW
ZAR 2018-0382 03-29-2018 AM

DRO CONDITIONS

THE APPLICANT SHALL RECORD A CONSERVATION EASEMENT. PER PLANNING CONDITION #3 OF RESOLUTION 2008-111, NO LATER THAN 30 DAYS AFTER FINAL DEVELOPER REVIEW, REVIEW APPROVAL OF THE CONSERVATION EASEMENT SHALL BE FILED WITH THE PALM BEACH COUNTY PLANNING DEPARTMENT. THE CONSERVATION EASEMENT SHALL BE AGRANTED TO THE PALM BEACH COUNTY PLANNING DEPARTMENT AS PART OF THE DEVELOPER REVIEW APPROVAL. LONG TERM PLANNING DEPARTMENT SHALL REVIEW THE CONSERVATION EASEMENT FOR LONG TERM PLANNING PURPOSES. PALM TRAIL - PRIOR TO LAID RECOGNITION, THE PROPERTY OWNER SHALL CONVEY AND DEDICATE AN EASEMENT FOR A BUS STOP BOARDING AND ALIGHTING AREA IN A FORM WITH TERMS AND CONDITIONS APPROVED BY PALM BEACH COUNTY PLANNING DEPARTMENT. THE EASEMENT SHALL BE AGRANTED TO THE PALM BEACH COUNTY PLANNING DEPARTMENT OF OWNERSHIP. ALTHOUGH THE PLANNING DEPARTMENT OFFICIALS AS DEEMED NECESSARY BY THE PLANNING DEPARTMENT SHALL BE REQUIRED TO RECORD. (MIDG RMTNTR - PALM TRAIL)

FINAL MASTER PLAN

| | |
|------------|------------|
| SCALE: | 1"=200' |
| DRAWN BY: | AMM |
| DRAWING #: | |
| FILE #: | 1386.1 |
| DATE: | 12/19/2007 |

[illegible]

SHEET #

FMP.2

ZONING STAMP

PROJECT #: 00828-001
CONTROL #: 2006-00099
APPLICATION #:
DRO-2015-2160
RESOLUTION #: R-2009-366;
R-2009-1599

EXHIBIT #: 22 (2 of 2)
SUPERSEDES #: 18 (2 of 2)
DATE APPROVED: 12-09-2015
PROJECT MANAGER:
Donna Adelsperger

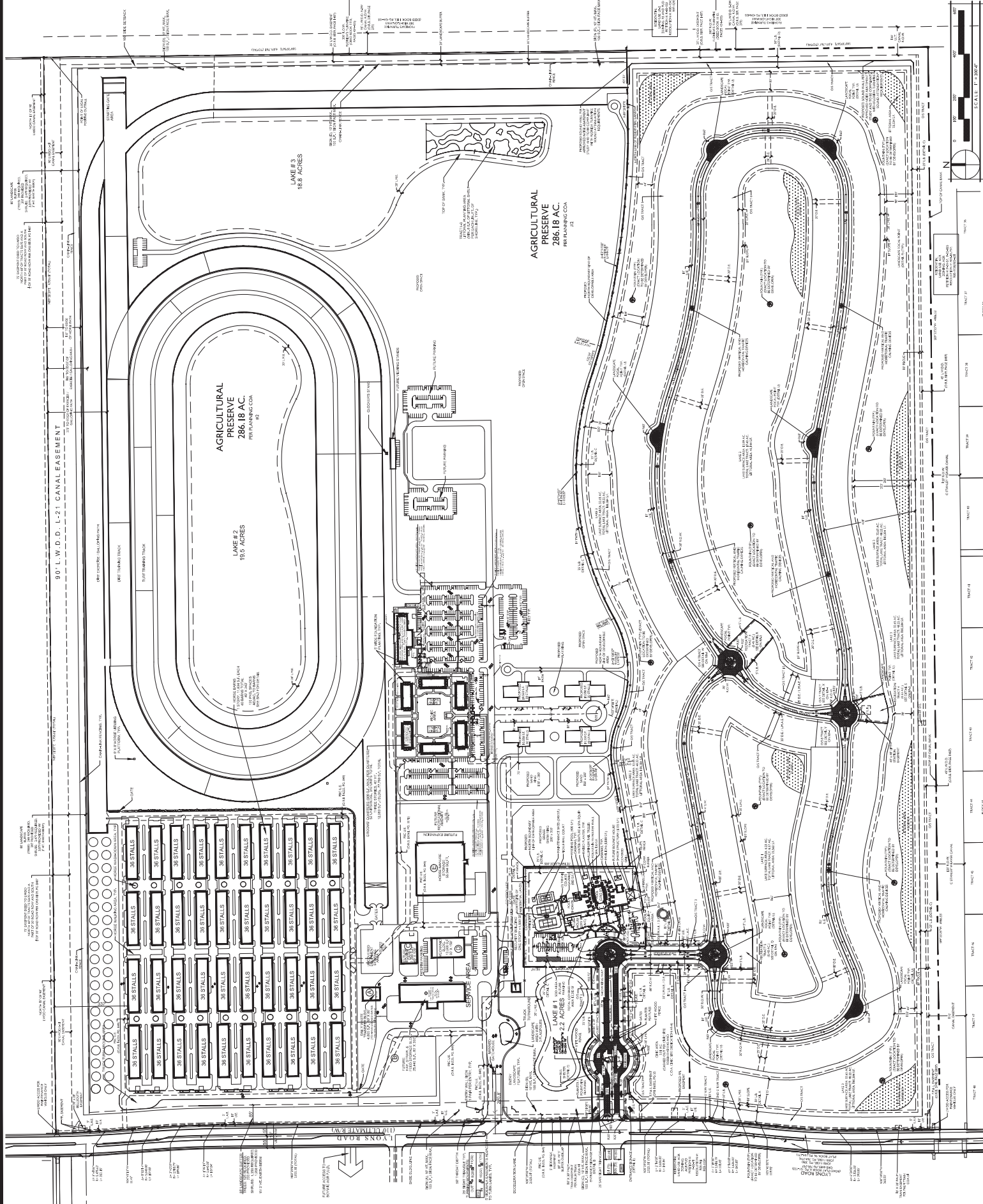


Exhibit E-3 – Approved Site Plan dated December 9, 2015

PALM MEADOWS ESTATES
PREPARED FOR STANDARD PACIFIC
PALM BEACH COUNTY, FLORIDA

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FINAL SUBDIVISION PLAN

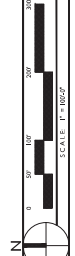
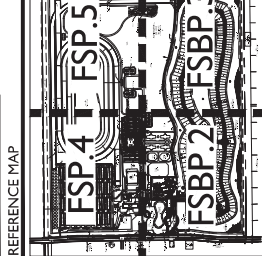
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| DRAWN BY: | AMH |
| DRAWING #: | |
| FILE #: | 106.1 |
| DATE | 12/17/2007 |

| L.D.S. PROJECT SCHEDULE | |
|-------------------------|------------|
| DATE | 12/17/2007 |
| DESIGN | 12/17/2007 |
| PERMIT | 12/17/2007 |
| CONSTRUCTION | 12/17/2007 |
| CLOSURE | 12/17/2007 |
| REVISION | 12/17/2007 |
| FINAL | 12/17/2007 |

SHEET #
FSP.4

| CURVE KEY | | |
|-----------|----------|--------------------------|
| NUMBER | RADIUS | ARC LENGTH/CENTRAL ANGLE |
| C1 | 165.00' | 131.11' / 106.96° |
| C2 | 195.00' | 131.11' / 106.96° |
| C3 | 115.00' | 94.37' / 77.33° |
| C4 | 800.00' | 174.50' / 14.50° |
| C5 | 1000.00' | 45.54' / 4.55° |
| C6 | 300.00' | 91.44' / 74.47° |
| C7 | 300.00' | 91.44' / 74.47° |
| C8 | 300.00' | 91.44' / 74.47° |
| C9 | 300.00' | 91.44' / 74.47° |
| C10 | 300.00' | 91.44' / 74.47° |
| C11 | 300.00' | 91.44' / 74.47° |
| C12 | 300.00' | 91.44' / 74.47° |
| C13 | 300.00' | 91.44' / 74.47° |
| C14 | 300.00' | 91.44' / 74.47° |
| C15 | 300.00' | 91.44' / 74.47° |

| LINE KEY | |
|----------|-------------|
| NUMBER | DISTANCE |
| L1 | 397.700' NW |
| L2 | 764.01' |
| L3 | 359.496' W |
| L4 | 507.322' NW |
| L5 | 516.113' E |
| L6 | 167.934' E |
| L7 | 577.333' W |
| L8 | 107.733' E |
| L9 | 107.733' E |
| L10 | 107.733' E |
| L11 | 107.733' E |
| L12 | 107.733' E |
| L13 | 107.733' E |
| L14 | 107.733' E |
| L15 | 107.733' E |
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| L188 | 107.733' E |
| L189 | 107.733' E |
| L190 | 107.733' E |
| L191 | 107.733' E |
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| L196 | 107.733' E |
| L197 | 107.733' E |
| L198 | 107.733' E |
| L199 | 107.733' E |
| L200 | 107.733' E |

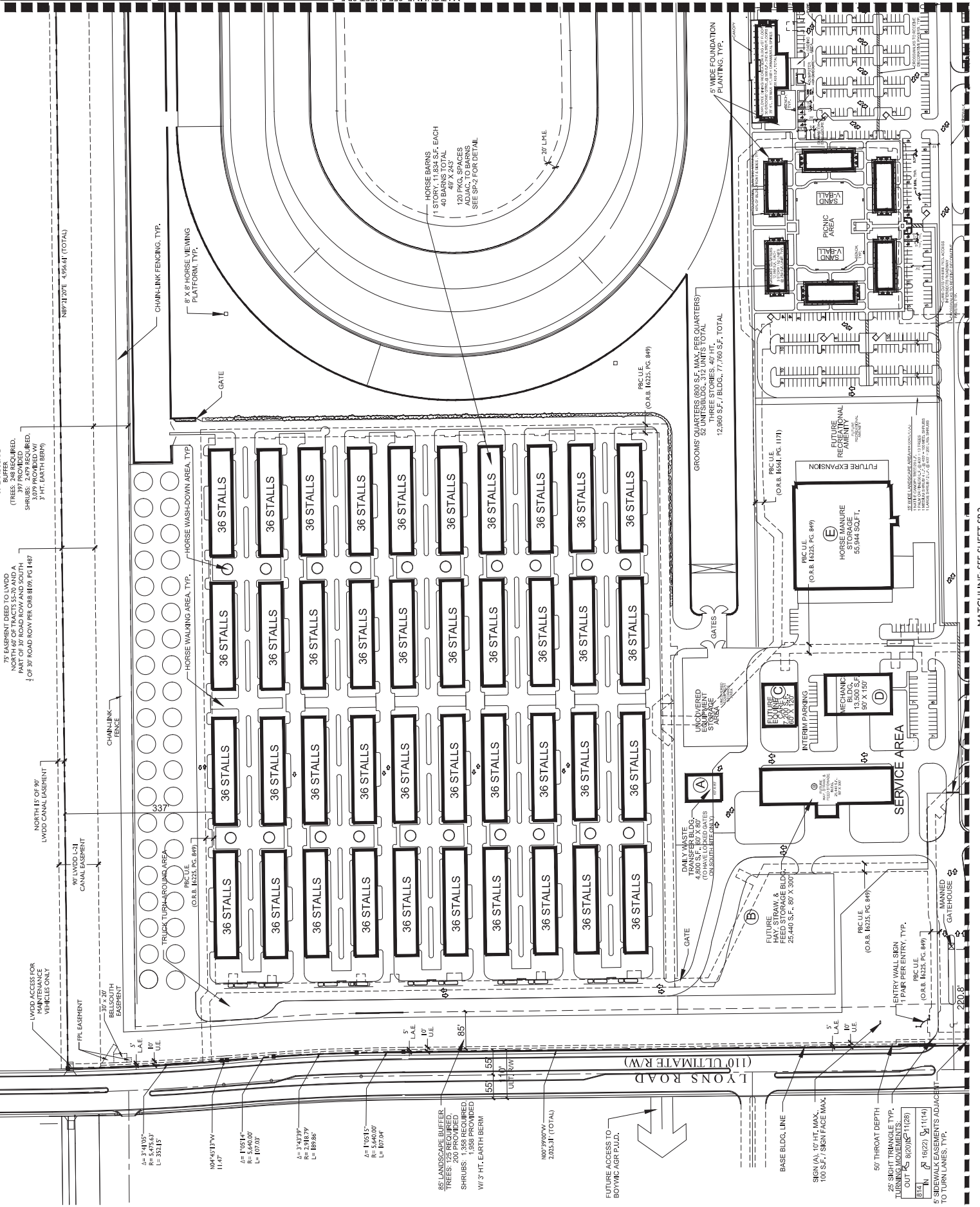


AMENDMENTS

ZAR 2017-1132 06-16-2017 NW
ZAR 2017-2082 12-27-2017 NW
ZAR 2018-0382 03-29-2018 AM

ZONING STAMP

PROJECT #: 00828-001
CONTROL #: 2006-00099
APPLICATION #:
DRO-2015-2160
RESOLUTION #: R-2009-366;
R-2009-1599
EXHIBIT #: 23 (1 of 2)
SUPERSEDES #: 20 (1 of 2)
DATE APPROVED: 12-09-2015
PROJECT MANAGER:
Donna Adelsperger



MATCHLINE: SEE SHEET SP.2

Exhibit E-4 – Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

1. Affiant is the ☐ individual or ☒ Vice President, Finance [position - e.g., president, partner, trustee] of GPRA Thoroughbred Training Center, Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 901 S. Federal Highway
Hallandale Beach, Florida 33009
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.

Joshua Adams
Joshua Adams, VP, Finance, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2024 by Joshua Adams (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

Richard B. Patterson, Jr.
(Name - type, stamp or print clearly)

Richard B. Patterson, Jr.
(Signature)

My Commission Expires on: 7/31/2028

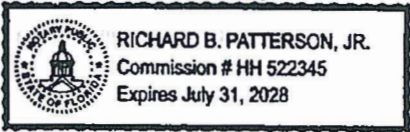


EXHIBIT "A"

PROPERTY

See attached.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

| Name | Address |
|---|---------|
| Stronach Properties Inc. a Delaware corporation; #2 - 95 Eric T. Smith Way, Aurora, Ontario, Canada L4G 0Z6 | |
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DESCRIPTION:

BEING A PORTION OF PARCEL A, PALM MEADOWS ESTATES, AS RECORDED IN PLAT BOOK 120, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.61 ACRES, MORE OR LESS.

Exhibit E-6 – List of Owners

| | | | |
|-------------------------|-----------------------------------|-------------------------|------------------------|
| 00-42-45-17-10-000-0010 | Confidential ** | 00-42-45-17-10-000-0020 | Jason Graciano |
| 00-42-45-17-10-000-0030 | Dimitrios Prassas | 00-42-45-17-10-000-0040 | Jeffrey Ellis |
| 00-42-45-17-10-000-0050 | Ross Feldman | 00-42-45-17-10-000-0060 | Harry Lokaj |
| 00-42-45-17-10-000-0070 | Florida Estates. LLC | 00-42-45-17-10-000-0080 | Isabel Ramos |
| 00-42-45-17-10-000-0090 | Rose Siciliano | 00-42-45-17-10-000-0100 | Florida Estates, LLC |
| 00-42-45-17-10-000-0110 | Agita Jaber | 00-42-45-17-10-000-0120 | Henry Hirsch |
| 00-42-45-17-10-000-0130 | Confidential ** | 00-42-45-17-10-000-0140 | Marc Weilheimer |
| 00-42-45-17-10-000-0150 | Garth Russell | 00-42-45-17-10-000-0160 | Ryan Bogash |
| 00-42-45-17-10-000-0170 | Louis Kaminow | 0-42-45-17-10-000-0180 | Maher Mourad |
| 00-42-45-17-10-000-0190 | George Miller | 00-42-45-17-10-000-0200 | Wei Ding |
| 00-42-45-17-10-000-0210 | Gustavo Rodriguez | 00-42-45-17-10-000-0220 | Ryan Thomas |
| 00-42-45-17-10-000-0230 | Doris Archie | 00-42-45-17-10-000-0240 | Thomas Craparo |
| 00-42-45-17-10-000-0250 | Sandro Panta | 00-42-45-17-10-000-0260 | Genner Fuentes |
| 00-42-45-17-10-000-0270 | Andrey Buslov | 00-42-45-17-10-000-0280 | Antonio Balestrieri |
| 00-42-45-17-10-000-0290 | Kenneth Shapiro | 00-42-45-17-10-000-0300 | Peter Mercanti |
| 00-42-45-17-10-000-0310 | Kevin Frankel | 00-42-45-17-10-000-0320 | Samuel Cracchiolo |
| 00-42-45-17-10-000-0330 | Jeffrey Pogolowitz | 00-42-45-17-10-000-0340 | Barry Schwarzberg |
| 00-42-45-17-10-000-0350 | Mark Gans | 00-42-45-17-10-000-0360 | Michael Botta |
| 00-42-45-17-10-000-0370 | Marshall Hayden | 00-42-45-17-10-000-0380 | Boriss Bilitjuk |
| 00-42-45-17-10-000-0390 | Dona Weinraub | 00-42-45-17-10-000-0400 | Robert Rosensweig |
| 00-42-45-17-10-000-0410 | Brent Benjamin | 00-42-45-17-10-000-0420 | Emily Guerra |
| 00-42-45-17-10-000-0430 | Andrew Silvershein | 00-42-45-17-10-000-0440 | Nixon Joseph |
| 00-42-45-17-10-000-0450 | Bharath Srinivasulu | 00-42-45-17-10-000-0460 | Confidential ** |
| 00-42-45-17-10-000-0470 | Poker Investment, LLC | | |
| 00-42-45-17-10-000-0480 | Dave Mercier | 00-42-45-17-10-000-0490 | Christopher Ballapiatt |
| 00-42-45-17-10-000-0500 | Two True Sons Trust | 00-42-45-17-10-000-0510 | Ivan Lesyuk |
| 00-42-45-17-10-000-0520 | Shahar Avital | 00-42-45-17-10-000-0530 | Sergei Moiseev |
| 00-42-45-17-10-000-0540 | Derrick Williamson | 00-42-45-17-10-000-0550 | Florida Estates, LLC |
| 00-42-45-17-10-000-0560 | Hendrix Jason Trust | 00-42-45-17-10-000-0570 | Claudia Mace |
| 00-42-45-17-10-000-0580 | Tyler Baldeo | | |
| 00-42-45-17-10-000-0590 | Butcher Living Trust, Howard K... | | |
| 00-42-45-17-10-000-0600 | John Murphy | 00-42-45-17-10-000-0610 | April Robbins |
| 00-42-45-17-10-000-0620 | Dubal Gonzalez | 00-42-45-17-10-000-0630 | Sihao Zheng |
| 00-42-45-17-10-000-0640 | Anatoliy Bazhenov | 00-42-45-17-10-000-0650 | Ribb, LLC |
| 00-42-45-17-10-000-0660 | Allan Levy | 00-42-45-17-10-000-0670 | Scott Bauer |
| 00-42-45-17-10-000-0680 | Jared Caton | 00-42-45-17-10-000-0690 | Charles Long |
| 00-42-45-17-10-000-0700 | Nino Rivera | 00-42-45-17-10-000-0710 | Bohdan Chartorynsky |
| 00-42-45-17-10-000-0720 | Berat Zharku | 00-42-45-17-10-000-0730 | Michael Ruskin |
| 00-42-45-17-10-000-0740 | Joshua Miller | 00-42-45-17-10-000-0750 | Ross Multz |
| 00-42-45-17-10-000-0760 | Eric Espino | 00-42-45-17-10-000-0770 | Ana Celis |
| 00-42-45-17-10-000-0780 | Florida Estates, LLC | 00-42-45-17-10-000-0790 | Castro Gomez |
| 00-42-45-17-10-000-0800 | Michael Jacobs | 00-42-45-17-10-000-0810 | Edgar Hernandez |
| 00-42-45-17-10-000-0820 | Lauren Weiss | 00-42-45-17-10-000-0830 | Florida Estates, LLC |
| 00-42-45-17-10-000-0840 | Thompson Williams | 00-42-45-17-10-000-0850 | Osvaldo Rodriguez |
| 00-42-45-17-10-000-0860 | Eric Turoff | 00-42-45-17-10-000-0870 | Bradley Ferraro |
| 00-42-45-17-10-000-0880 | Confidential ** | 00-42-45-17-10-000-0890 | Stephen Smith |
| 00-42-45-17-10-000-0900 | Confidential ** | 00-42-45-17-10-000-0910 | Ralph Mancuso |
| 00-42-45-17-10-000-0920 | Stephen Fike | 00-42-45-17-10-000-0930 | David Wilson |
| 00-42-45-17-10-000-0940 | Phanisrihari Tummala | 00-42-45-17-10-000-0950 | Madhavi Peddada |
| 00-42-45-17-10-000-0960 | Jason Ross | 00-42-45-17-10-000-0970 | Brian Lynch |
| 00-42-45-17-10-000-0980 | Huijing Jiang | 00-42-45-17-10-000-0990 | Ron Shapira |
| 00-42-45-17-10-000-1000 | Stephen Cardullo | 00-42-45-17-10-000-1010 | A Miller |
| 00-42-45-17-10-000-1020 | Eduardo Sordo | 00-42-45-17-10-000-1030 | William Redditt |
| 00-42-45-17-10-000-1040 | John Polly | 00-42-45-17-10-000-1050 | Charles Saint |
| 00-42-45-17-10-000-1060 | Azzawi Ai | 00-42-45-17-10-000-1070 | Confidential ** |
| 00-42-45-17-10-000-1080 | Maria Santofimio | 00-42-45-17-10-000-1090 | Thomas Criss |
| 00-42-45-17-10-000-1100 | David Schaefer | 00-42-45-17-10-000-1110 | Laurence Lynch |
| 00-42-45-17-10-000-1120 | Jose Mendez | 00-42-45-17-10-000-1130 | Norman Gottlieb |
| 00-42-45-17-10-000-1140 | Sheri Sclafani | 00-42-45-17-10-000-1150 | Katrina Lindsey |
| 00-42-45-17-10-000-1160 | Jon Watkins | 00-42-45-17-10-000-1170 | Mahmood Gharanfoli |
| 00-42-45-17-10-000-1180 | Steven Keehn | 00-42-45-17-10-000-1190 | Lillian Dagostino |
| 00-42-45-17-10-000-1200 | Ibrahim Daboh | 00-42-45-17-10-000-1210 | Frank McMahon |
| 00-42-45-17-10-000-1220 | Arnold Needleman | 00-42-45-17-10-000-1230 | Dhrupa Desai |
| 00-42-45-17-10-000-1240 | Erika Vazquez | 00-42-45-17-10-000-1250 | Shwan Aziz |
| 00-42-45-17-10-000-1260 | Shanti Namballa | 00-42-45-17-10-000-1270 | Jonathan Rubine |
| 00-42-45-17-10-000-1280 | Fernando Fonseca | 00-42-45-17-10-000-1290 | Brian Johnson |

| | | | |
|-------------------------|-----------------------------------|-------------------------|----------------------|
| 00-42-45-17-10-000-1300 | Staci Galligar | 00-42-45-17-10-000-1310 | John Riley |
| 00-42-45-17-10-000-1320 | Jaime Davila | 00-42-45-17-10-000-1330 | Kissel Goldman |
| 00-42-45-17-10-000-1340 | James Loeb | 00-42-45-17-10-000-1350 | Gladstone Allen |
| 00-42-45-17-10-000-1360 | Brian Tenace | 00-42-45-17-10-000-1370 | Kenan Ashouri |
| 00-42-45-17-10-000-1380 | Mark Beyo | 00-42-45-17-10-000-1390 | N & L Partners, LP |
| 00-42-45-17-10-000-1400 | Anthony Castiglia | 00-42-45-17-10-000-1410 | William Doll |
| 00-42-45-17-10-000-1420 | Debra Glatt | 00-42-45-17-10-000-1430 | Philip Weinstein |
| 00-42-45-17-10-000-1440 | Andrew Nogues | 00-42-45-17-10-000-1450 | Cherilyn Heggen |
| 00-42-45-17-10-000-1460 | Russell Clayton | 00-42-45-17-10-000-1470 | Christina Estabrook |
| 00-42-45-17-10-000-1480 | Joseph Cianciotto | 00-42-45-17-10-000-1490 | Gregory Ross |
| 00-42-45-17-10-000-1500 | Adam Furman | 00-42-45-17-10-000-1510 | Lynden Williams |
| 00-42-45-17-10-000-1520 | David Lucchese | 00-42-45-17-10-000-1530 | Jay Ober |
| 00-42-45-17-10-000-1540 | Ramon Alonso | 00-42-45-17-10-000-1550 | Janness Thomas |
| 00-42-45-17-10-000-1560 | Dina Scellato | 00-42-45-17-10-000-1570 | David Roman |
| 00-42-45-17-10-000-1580 | Michael Martin | 00-42-45-17-10-000-1590 | Riccardo Dugini |
| 00-42-45-17-10-000-1600 | Francis Pino | 00-42-45-17-10-000-1610 | Jody Hernandez |
| 00-42-45-17-10-000-1620 | 8308 Grand Prix Lane, LLC | | |
| 00-42-45-17-10-000-1630 | Tomasz Adamczyk | 00-42-45-17-10-000-1640 | Uzi Yair |
| 00-42-45-17-10-000-1650 | Craig Ure | 00-42-45-17-10-000-1660 | Jay Sporn |
| 00-42-45-17-10-000-1670 | Eric Goldman | 00-42-45-17-10-000-1680 | Raphael Khallouqi |
| 00-42-45-17-10-000-1690 | Jeffrey Rosenstack | 00-42-45-17-10-000-1700 | Wayne Shoemaker |
| 00-42-45-17-10-000-1710 | Carmona Nancy M | 00-42-45-17-10-000-1720 | Timothy Gross |
| 00-42-45-17-10-000-1730 | Michael Iavarone | 00-42-45-17-10-000-1740 | Robert Sedita |
| 00-42-45-17-10-000-1750 | Elizabeth Wixted | 00-42-45-17-10-000-1760 | DP8484G, LLC |
| 00-42-45-17-10-000-1770 | Right Way Ministries Church of... | | |
| 00-42-45-17-10-000-1780 | Heath Ullman | 00-42-45-17-10-000-1790 | Raul Arguello |
| 00-42-45-17-10-000-1800 | Julian Nagdeman | 00-42-45-17-10-000-1810 | Peter Buswell |
| 00-42-45-17-10-000-1820 | Gary Klein | 00-42-45-17-10-000-1830 | Diana Gaver |
| 00-42-45-17-10-000-1840 | Mikhail Burakovskiy | 00-42-45-17-10-000-1850 | Richard Capizzi |
| 00-42-45-17-10-000-1860 | Stephen Greene | 00-42-45-17-10-000-1870 | Lawrence Weinstein |
| 00-42-45-17-10-000-1880 | Jan Glick | | |
| 00-42-45-17-10-000-1890 | Zemito Jeffrey M Jr Trust | | |
| 00-42-45-17-10-000-1900 | Ching Yong | 00-42-45-17-10-000-1910 | Maher Almassri |
| 00-42-45-17-10-000-1920 | Jordan Kosches | 00-42-45-17-10-000-1930 | Lois Weinstein |
| 00-42-45-17-10-000-1940 | Brad Cohen | 00-42-45-17-10-000-1950 | Louis Migliaccio |
| 00-42-45-17-10-000-1960 | Darrin Schellin | 00-42-45-17-10-000-1970 | Scott Litow |
| 00-42-45-17-10-000-1980 | Anthony Catapano | 00-42-45-17-10-000-1990 | Gina Dean |
| 00-42-45-17-10-000-2000 | Jenna Ingalls | 00-42-45-17-10-000-2010 | Joaquin Pacheco |
| 00-42-45-17-10-000-2020 | Luis Adarve | 00-42-45-17-10-000-2030 | Jin An |
| 00-42-45-17-10-000-2040 | Dana Reis | 00-42-45-17-10-000-2050 | Kevin Marks |
| 00-42-45-17-10-000-2060 | Yoly Castillo | 00-42-45-17-10-000-2070 | Melissa Weitzman |
| 00-42-45-17-10-000-2080 | Randy Deonarain | 00-42-45-17-10-000-2090 | Florida Estates, LLC |
| 00-42-45-17-10-000-2100 | Ivi Torres | 00-42-45-17-10-000-2110 | Tovares, LLC |
| 00-42-45-17-10-000-2120 | Edward Rodriguez | 00-42-45-17-10-000-2130 | Aida Hadley |
| 00-42-45-17-10-000-2140 | Luis Lopez | 00-42-45-17-10-000-2150 | Mark Lotterman |
| 00-42-45-17-10-000-2160 | Victor Conte | 00-42-45-17-10-000-2170 | Robert Muir |
| 00-42-45-17-10-000-2180 | Sean Padfield | 00-42-45-17-10-000-2190 | Jianqin Zhu |
| 00-42-45-17-10-000-2200 | Martin Levine | 00-42-45-17-10-000-2210 | Maxim Emm |
| 00-42-45-17-10-000-2220 | Joseph Ingeno | 00-42-45-17-10-000-2230 | Anne Harring |
| 00-42-45-17-10-000-2240 | Jeffrey Schmidt | 00-42-45-17-10-000-2250 | Frank Baker |
| 00-42-45-17-10-000-2260 | John Lipski | 00-42-45-17-10-000-2270 | Donovan Scarlett |
| 00-42-45-17-10-000-2280 | Adam Schwartz | 00-42-45-17-10-000-2290 | Lilianna Gekhtin |
| 00-42-45-17-10-000-2300 | Felipe Lachowski | 00-42-45-17-10-000-2310 | Jeremy Baniel |
| 00-42-45-17-10-000-2320 | Vincent Dlando | 00-42-45-17-10-000-2330 | Confidential ** |
| 00-42-45-17-10-000-2340 | Alex Cethoute | 00-42-45-17-10-000-2350 | Coughlin Franco |
| 00-42-45-17-10-000-2360 | Michael Anderson | 00-42-45-17-10-000-2370 | Lia Castellano |
| 00-42-45-17-10-000-2380 | C and V Kaslow Trust | 00-42-45-17-10-000-2390 | Robert Hacken |
| 00-42-45-17-10-000-2400 | Rachel Fleischman | 00-42-45-17-10-000-2410 | Carlos Garcia |
| 00-42-45-17-10-000-2420 | Thomas Drinnen | 00-42-45-17-10-000-2430 | Edwin Cabrera |
| 00-42-45-17-10-000-2440 | Roberto Menendez | 00-42-45-17-10-000-2450 | Freddy Ramirez |
| 00-42-45-17-10-000-2460 | Michelle Hollister | 00-42-45-17-10-000-2470 | Rickia Rainey |
| 00-42-45-17-10-000-2480 | Aaron Goodman | 00-42-45-17-10-000-2490 | Charles Nardone |
| 00-42-45-17-10-000-2500 | Carl Polli | 00-42-45-17-10-000-2510 | Florida Estates, LLC |
| 00-42-45-17-10-000-2520 | Timothy Welch | | |
| 00-42-45-17-10-000-2530 | Premier Re Holdings, LLC | | |
| 00-42-45-17-10-000-2540 | Shurla Samuel | 00-42-45-17-10-000-2550 | Robert Jacobs |
| 00-42-45-17-10-000-2560 | Anthony Catapano | 00-42-45-17-10-000-2570 | Jason Martin |
| 00-42-45-17-10-000-2580 | Steven Gorlick | 00-42-45-17-10-000-2590 | Mark Walker |
| 00-42-45-17-10-000-2600 | Huan Wang | 00-42-45-17-10-000-2610 | Richard Sweeney |

| | | | |
|-------------------------|---|-------------------------|----------------------|
| 00-42-45-17-10-000-2620 | Nicole Polaski | 00-42-45-17-10-000-2630 | James Dawson |
| 00-42-45-17-10-000-2640 | Jeffrey Riegler | | |
| 00-42-45-17-10-000-2650 | D818 Investments, LLC | 00-42-45-17-10-000-2660 | Kordas Sorkin |
| 00-42-45-17-10-000-2670 | Christopher Butler | 00-42-45-17-10-000-2680 | Justin Yoskovitz |
| 00-42-45-17-10-000-2690 | Devin Barta | 00-42-45-17-10-000-2700 | Mckenna Mckenzie |
| 00-42-45-17-10-000-2710 | Miheer Mhatre | 00-42-45-17-10-000-2720 | Cristele Skjellerup |
| 00-42-45-17-10-000-2730 | William Hutchinson | 00-42-45-17-10-000-2740 | Florida Estates, LLC |
| 00-42-45-17-10-000-2750 | Jeffrey Wanger | 00-42-45-17-10-000-2760 | David Sery |
| 00-42-45-17-10-000-2770 | Santiago Gutierrez | 00-42-45-17-10-000-2780 | Sandra Napolitano |
| 00-42-45-17-10-000-2790 | Howard Mclawhorn | 00-42-45-17-10-000-2800 | James Levitz |
| 00-42-45-17-10-000-2810 | Kevin Odonnell | 00-42-45-17-10-000-2820 | Martin Lucia |
| 00-42-45-17-10-000-2830 | Erin Drinnen | 00-42-45-17-10-000-2840 | Kevin Hecker |
| 00-42-45-17-10-000-2850 | Sean Moore | 00-42-45-17-10-000-2860 | Mitchell Wechter |
| 00-42-45-17-10-000-2870 | Paul Grafman ... | 00-42-45-17-10-000-2880 | Leigh Meyer ... |
| 00-42-45-17-10-001-0000 | GPRA Thoroughbred Training Center, Inc | | |
| 00-42-45-17-10-012-0010 | GPRA Thoroughbred Training Center, Inc | | |
| 00-42-45-17-10-012-0040 | Palm Meadows Estates Homeowner Assn. | | |
| 00-42-45-17-10-015-0000 | Palm Meadows Estates Homeowner Assn. | | |
| 00-42-45-17-10-018-0000 | Palm Meadows Estates Homeowner Assn. | | |
| 00-42-45-17-10-019-0000 | Palm Meadows Estates Homeowner Assn. | | |
| 00-42-45-17-10-019-0010 | GPRA Thoroughbred Training Centner, Inc | | |