

RESOLUTION NO. R-2006-0158

RESOLUTION APPROVING ZONING APPLICATION PDD2005-989
(CONTROL NO. 2005-162)
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
APPLICATION OF BOYNTON BEACH ASSOCIATE XXII, LLLP
BY KILDAY & ASSOCIATES, INC., AGENT
(AMESTOY AGR PUD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), as amended, have been satisfied; and

WHEREAS, Zoning Application PDD2005-989 was presented to the Board of County Commissioners at a public hearing conducted on January 26, 2006; and,

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendation of the Zoning Commission; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) with approved conditions is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) with approved conditions does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) with approved conditions will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 2.F, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067; and,
7. This official zoning map amendment (rezoning) with approved conditions is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 2.K.3.b (Action by Board of County Commissioners) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application PDD2005-989, the application of Boynton Beach Associate XXII, LLLP by Kilday & Associates, Inc., agent, for an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on January 26, 2006, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Koons moved for the approval of the Resolution.

The motion was seconded by Commissioner Aaronson and, upon being put to a vote, the vote was as follows:

Tony Masilotti, Chair	-	Absent
Addie L. Greene, Vice Chairperson	-	Absent
Karen T. Marcus	-	Aye
Jeff Koons	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye

The Chairman thereupon declared that the resolution was duly passed and adopted on January 26, 2006.

Filed with the Clerk of the Board of County Commissioners on 10th day of February, 2006

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK & COMPTROLLER

BY:  COUNTY ATTORNEY


BY:  DEPUTY CLERK 

EXHIBIT A

LEGAL DESCRIPTION

DEVELOPMENT AREA

BEING ALL OF TRACTS 47 THROUGH 57, TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 94, AND A PORTION OF TRACTS 31 THROUGH 43, TRACT 46, TRACTS 58 AND 59, TRACTS 86 AND 87 AND TRACTS 105 THROUGH 112, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 270.00 FEET; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 1,137.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 1,568.12 FEET; THENCE SOUTH 48°33'51" EAST, A DISTANCE OF 229.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 590.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°27'08" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°30'13", A DISTANCE OF 437.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 620.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°22'09", A DISTANCE OF 322.43 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 46°25'14" EAST, A DISTANCE OF 185.84 FEET; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 952.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10416, PAGE 1789, SAID PUBLIC RECORDS; THENCE SOUTH 00°57'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3606.25 FEET; THENCE SOUTH 44°02'44" WEST, A DISTANCE OF 56.57 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 13861, PAGE 1310, OFFICIAL RECORDS BOOK 13861, PAGE 1320, OFFICIAL RECORDS BOOK 13905, PAGE 554, OFFICIAL RECORDS BOOK 13905, PAGE 579 AND OFFICIAL RECORDS BOOK 13861, PAGE 990, SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN COURSES, SOUTH 89°02'44" WEST, A DISTANCE OF 437.53 FEET; THENCE SOUTH 87°08'11" WEST, A DISTANCE OF 345.20 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 109.45 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 1,350.01 FEET; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY OF BOYNTON BEACH BOULEVARD, NORTH 00°57'00" WEST, ALONG THE EAST LINE OF TRACT 95 AND 104, SAID BLOCK 51, A DISTANCE OF 1,229.21 FEET; THENCE NORTH 89°02'58" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 95, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 1,380.06 FEET; THENCE SOUTH 89°03'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 50 AND ITS EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,536.60 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 1,048.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 254.016 ACRES, MORE OR LESS.

PRESERVE AREA 1 - FALOWSKI

DESCRIPTION: PARCEL 1 (FEE ESTATE):

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST A DISTANCE OF 2,638.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32' 41" EAST ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 2,638.93 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST, ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,327.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,311.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST, ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32' 41" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 1,311.92 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00° 30' 14" EAST, A DISTANCE OF 332.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PRESERVE AREA 2- FRUEH

TRACTS 101 AND 102, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 101 AND 102 ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3.

CONTAINING 10.463 ACRES, MORE OR LESS.

PRESERVE AREA 3 – HIMMELRICH

THE NORTH 1/2 OF TRACT 14, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

PRESERVE AREA 4- AMESTOY

BEING A PORTION OF TRACTS 31 THROUGH 44 AND TRACT 46, TOGETHER WITH A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING BETWEEN, ADJACENT TO AND CONTIGUOUS WITH SAID TRACTS 38 AND 39, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 44; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT BOYNTON CANAL AS DESCRIBED IN DEED BOOK 118, PAGE 518 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°03'05" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 5,270.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10416, PAGE 1789; THENCE SOUTH 00°57'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°03'05" WEST, A DISTANCE OF 952.67 FEET; THENCE SOUTH 46°25'14" WEST, A DISTANCE OF 185.84 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°25'14" WEST, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°22'09", A DISTANCE OF 322.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°03'05" WEST, A DISTANCE OF 620.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 590.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°30'13", A DISTANCE OF 437.68 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 48°33'51" WEST, A DISTANCE OF 229.98 FEET; THENCE SOUTH 89°03'05" WEST, A DISTANCE OF 1,568.12 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 1,048.79 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 46; THENCE SOUTH 89°03'00" WEST, ALONG SAID SOUTH LINE OF TRACT 46, A DISTANCE OF 458.40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 46; THENCE NORTH 00°57'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 659.40 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 44; THENCE SOUTH 89°03'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 679.04 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 44; THENCE NORTH 00°56'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 549.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.668 ACRES, MORE OR LESS.

PRESERVE AREA 5 - JILL

BEING A PORTION OF TRACTS 1, 2, 7, 8, 9, 10, 15, 16, 17, 18, 23 AND 24, TOGETHER WITH A PORTION OF A ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN SAID TRACTS 23 AND 24 TO THE NORTH AND TRACTS 25 AND 26 TO THE SOUTH, ALL LYING WITHIN BLOCK 61, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 00°37'11" EAST, ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 128.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°35'56" EAST, ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 41 EAST AS SURVEYED BY THE STATE OF FLORIDA IN 1912, A DISTANCE OF 1,081.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY

LINE OF STATE ROAD 7 PER ORDER OF TAKING OF PARCEL 113 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11107, PAGE 992, SAID PUBLIC RECORDS; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,223.21 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 7 AND 8; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,089.29 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" AND A POINT ON THE WEST LINE OF SAID TRACT 7; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE OF TRACTS 2 AND 7, A DISTANCE OF 1,222.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 00°37'11" EAST, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF TRACT 7, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 9 AND 10 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°38'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,089.48 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,320.76 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 15 AND 16; THENCE SOUTH 89°39'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,097.61 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "B" AND A POINT ON THE WEST LINE OF SAID TRACTS 10 AND 15; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 00°37'11" EAST, ALONG THE SOUTHERLY EXTENSION OF SAID TRACT 15, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 17 AND 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°39'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,097.80 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1330.13 FEET; THENCE SOUTH 89°40'35" WEST, ALONG A LINE 9.32 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 1105.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACTS 18 AND 23; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1329.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 97.262 ACRES, MORE OR LESS.

PRESERVE AREA 6 – TRACTS 12-13

BEING ALL OF TRACTS 12 AND 13, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 15.00 FEET OF THAT PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING SOUTH OF AND ADJACENT TO SAID TRACT 13, SAID PORTION BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 13 AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 13, LYING

WITHIN SAID BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

CONTAINING 19.163 ACRES, MORE OR LESS.

PRESERVE AREA 7 – RW TRACTS 12 & 13

THAT PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING WITHIN BLOCK 52, PALM BEACH FARMS CO. PLAT NO.3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "B", SUSSMAN PLAT-FOUR, PLAT BOOK 91, PAGES 55 AND 56, SAID PUBLIC RECORDS; THENCE SOUTH 00°58'53" EAST, ALONG THE WEST LINE OF SAID TRACT "B" AND TRACT 9, SAID BLOCK 52, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "B" AND TRACTS 9 THROUGH 11, SAID BLOCK 52; THENCE NORTH 89°01'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,980.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 11; THENCE SOUTH 00°58'53" EAST, ALONG THE SOUTHERLY PROLONGATION OF SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF TRACTS 14 THROUGH 16, SAID BLOCK 52 AND TRACT "E", SAID SUSSMAN PLAT-FOUR; THENCE SOUTH 89°01'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,980.00 FEET TO A POINT ON THE WEST LINE OF TRACT 16, SAID BLOCK 52; THENCE SOUTH 00°58'53" EAST, ALONG THE WEST LINE OF TRACTS 16 AND 21, SAID BLOCK 52, ALSO BEING THE WEST LINE OF SAID TRACT "E" AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 21; THENCE SOUTH 89°01'07" WEST, ALONG THE WESTERLY PROLONGATION OF SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF TRACT "D", SAID SUSSMAN PLAT-FOUR AND TRACTS 17 AND 20, SAID BLOCK 52; THENCE NORTH 00°58'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "D" AND SAID TRACT 17; THENCE SOUTH 89°01'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT "C", SAID SUSSMAN PLAT-FOUR AND TRACT 8, SAID BLOCK 52, THENCE NORTH 00°58'53" WEST, ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 89°01'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 00°58'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 89°01'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.202 ACRES, MORE OR LESS.

PRESERVE AREA 8 - VOGEL

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EASEMENTS OF RECORD HELD BY FLORIDA POWER AND LIGHT COMPANY.

CONTAINING 10.056 ARES, MORE OR LESS.

PRESERVE AREA 9 – GRASS

PARCEL 1:

TRACTS 90 AND 65, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

TRACTS 91 AND 64, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

19.311 ACRES, MORE OR LESS

PRESERVE AREA 10 – WEST BOYNTON FARMS

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PRESERVE AREA 11 – MCDUGALD

PARCEL 1:

TRACT 5, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 5 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 2:

TRACT 6, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 6 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 3:

TRACTS 7 AND 8, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACTS 7 AND 8 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PRESERVE AREA 12 – CZITO

THE NORTH HALF (N 1/2) OF TRACT 16, LESS THE EAST 80.00 FEET THEREOF, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45.

CONTAINING 4.394 ACRES, MORE OR LESS.

PRESERVE AREA 13 – LYONS WEST

A PORTION OF TRACTS 58, 59 AND 60, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING, SITUATED AND BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 60, BLOCK 53; THENCE SOUTH 01°06'47" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 38.49 FEET TO A POINT ON A LINE 38.49 FOOT SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT BEING THE SOUTH LINE OF RIGHT-OF-WAY PER CHANCERY CASE 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°36'33" EAST, ALONG SAID PARALLEL LINE AND SOUTH RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE COURSES, A DISTANCE OF 645.91 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 0.21 FEET; THENCE NORTH 89°36'33" EAST, A DISTANCE OF 707.34 FEET; THENCE SOUTH 00°23'27" EAST, A DISTANCE OF 6.72 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°22'47" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°44'00", A DISTANCE OF 512.33 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 01°06'47" EAST, A DISTANCE OF 66.12 FEET; THENCE SOUTH 88°53'13" WEST, A DISTANCE OF 74.33 FEET; THENCE SOUTH 85°42'25" WEST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 88°53'13" WEST, A DISTANCE OF 910.67 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 60; THENCE NORTH 01°06'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 486.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.556 ACRES, MORE OR LESS.

PRESERVE AREA 14 – LYONS WEST

PARCEL 1:

THE NORTH 1/2 OF TRACT 39, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF TRACT 9, LESS THE NORTH 95.04 FEET; THE SOUTH 1/2 OF TRACT 14; ALL OF TRACTS 15 AND 16; THE WEST 1/2 OF TRACT 33; ALL OF TRACTS 34 THROUGH 38; THE SOUTH 1/2 OF TRACT 39; AND ALL OF TRACTS 40 THROUGH 42, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 36, BLOCK 53;

THENCE NORTH 01° 06' 47" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 36, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89° 36' 33" EAST, ALONG A LINE, 15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36, A DISTANCE OF 663.60 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF TRACT 14, BLOCK 53;

THENCE NORTH 89° 36' 33" EAST, ALONG THE SOUTH LINE OF TRACTS 14 THROUGH 16, BLOCK 53, A DISTANCE OF 1980.00 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, ALONG THE EAST LINE OF TRACTS 9 AND 16, BLOCK 53, A DISTANCE OF 1249.99 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 89° 02' 44" EAST, ALONG A LINE 95.04 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00° 23' 27" EAST, ALONG A LINE 15 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 9 AND 16, A DISTANCE OF 1265.13 FEET;

THENCE SOUTH 89° 36' 33" WEST, ALONG A LINE 15 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 16, A DISTANCE OF 345.00 FEET;

THENCE DEPARTING FROM SAID LINE, SOUTH 00° 23' 27" EAST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF TRACTS 33 THROUGH 36, BLOCK 53;

THENCE SOUTH 89° 36' 33" WEST, ALONG SAID LINE, A DISTANCE OF 2313.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING 30 FEET IN WIDTH, LYING BETWEEN THE EAST LINE OF TRACT 40, SAID BLOCK 53, AND THE WEST LINE OF TRACT 41, SAID BLOCK 53, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 1585, PAGE 505, AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 40, ALL SITUATED, BEING AND LYING IN BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

TRACT 43, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

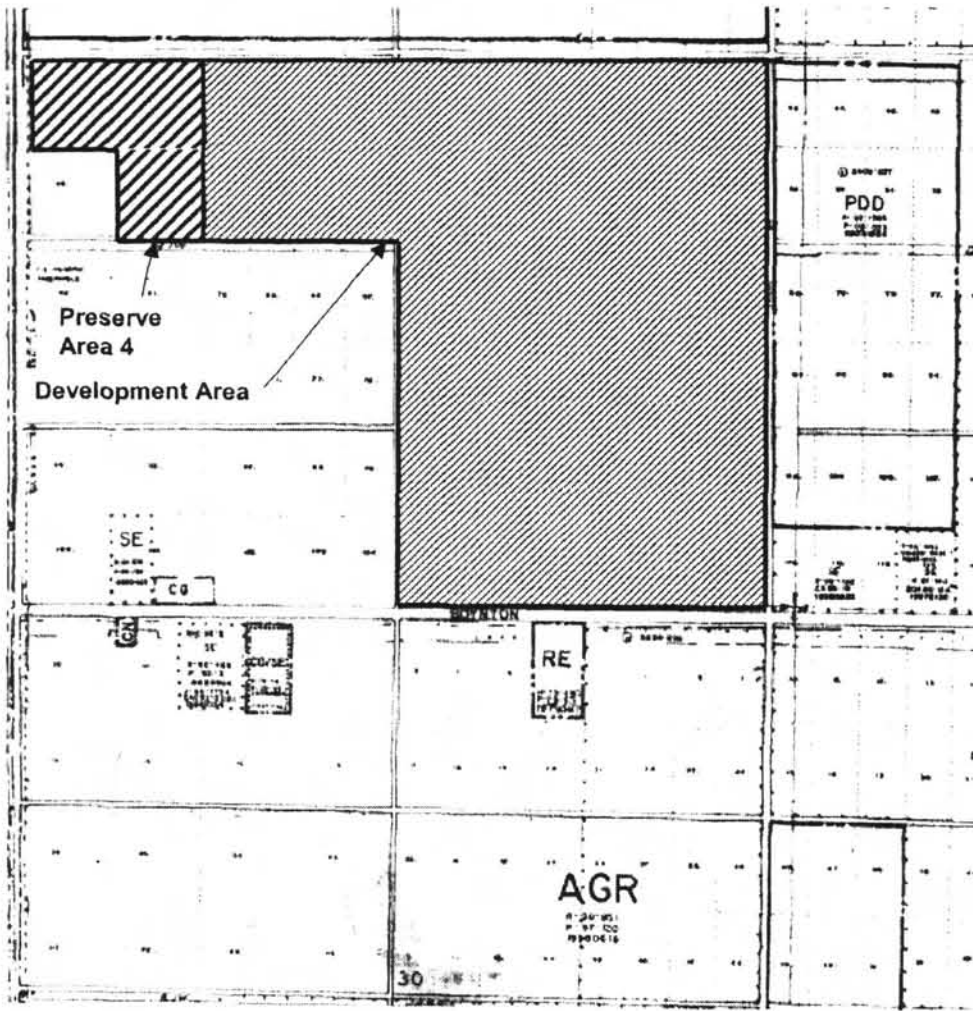
CONTAINING 121.670 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE WEST LINE OF TRACT 36, BLOCK 53, SAID LINE BEARS NORTH 01° 06' 47" WEST.

EXHIBIT B

VICINITY SKETCH

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH

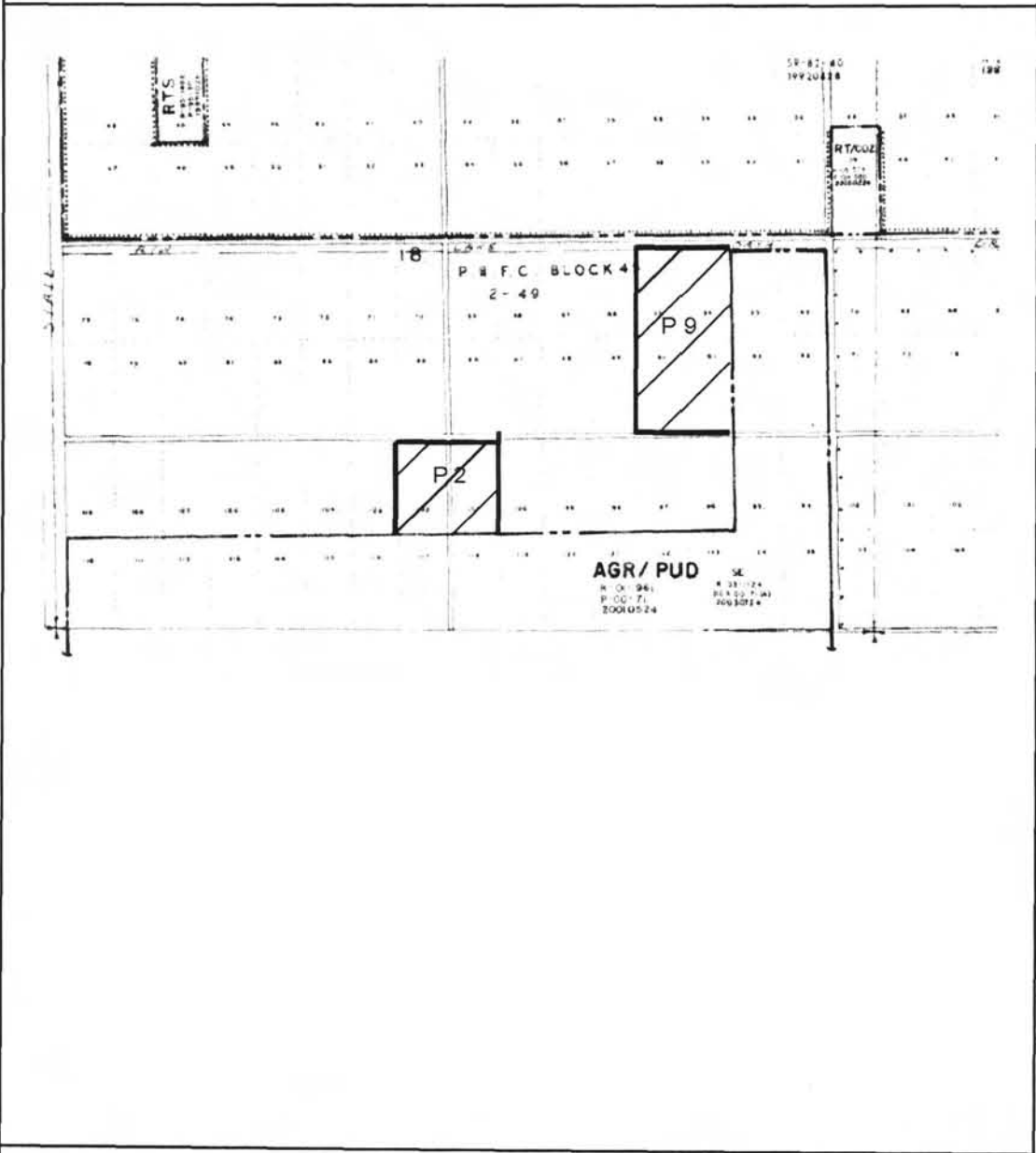


Application No. 2005-989
Zoning Quad 50
Date January 6, 2006



EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 49

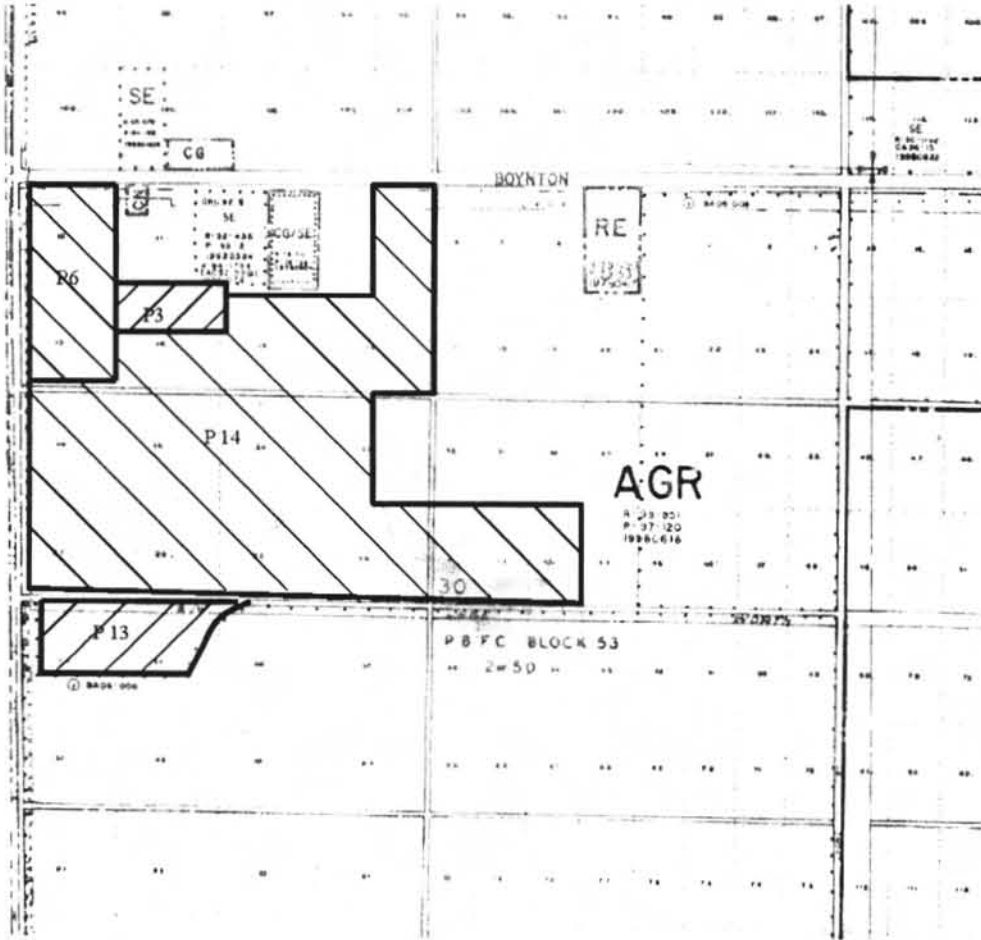


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 50

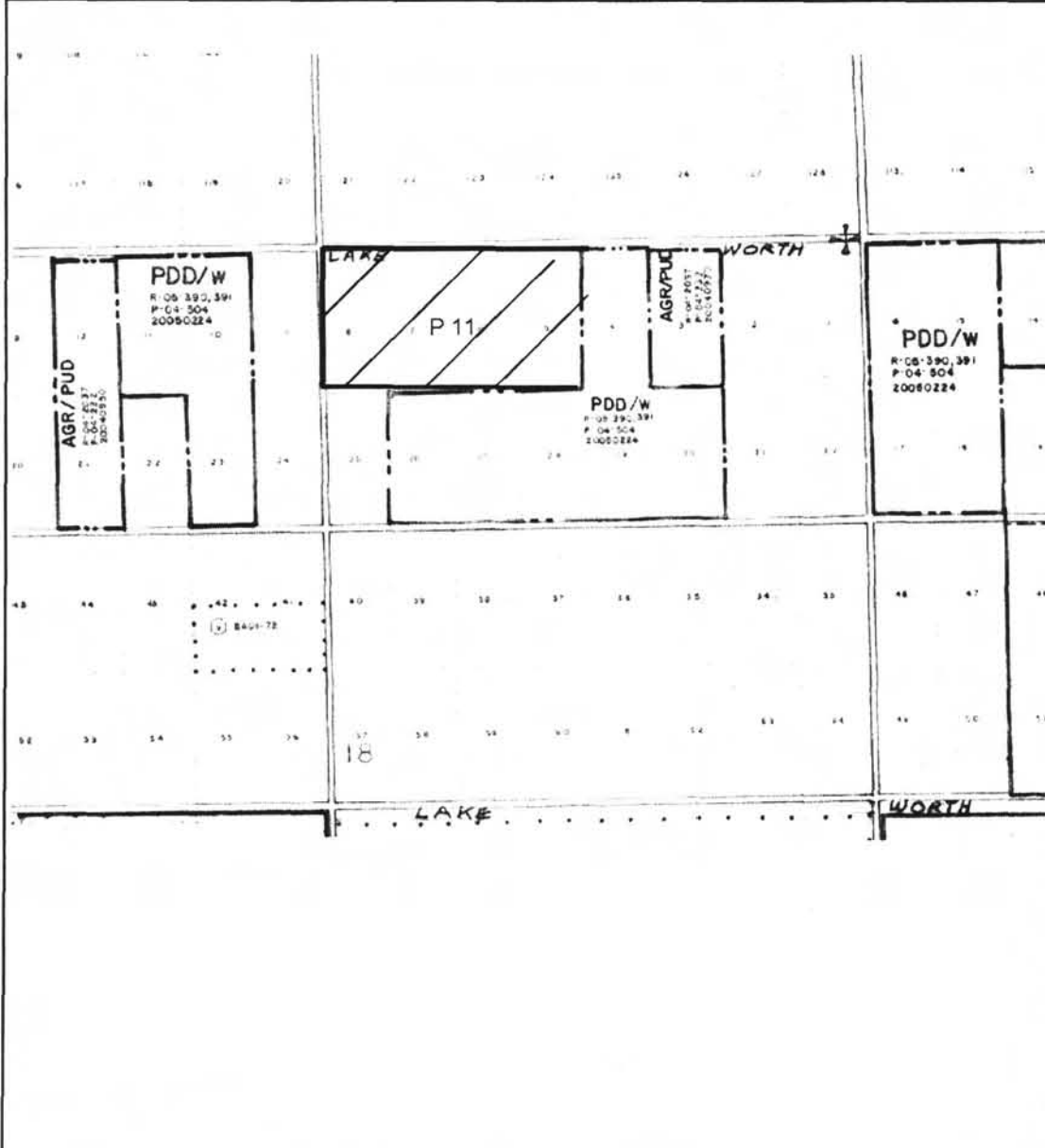


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 51

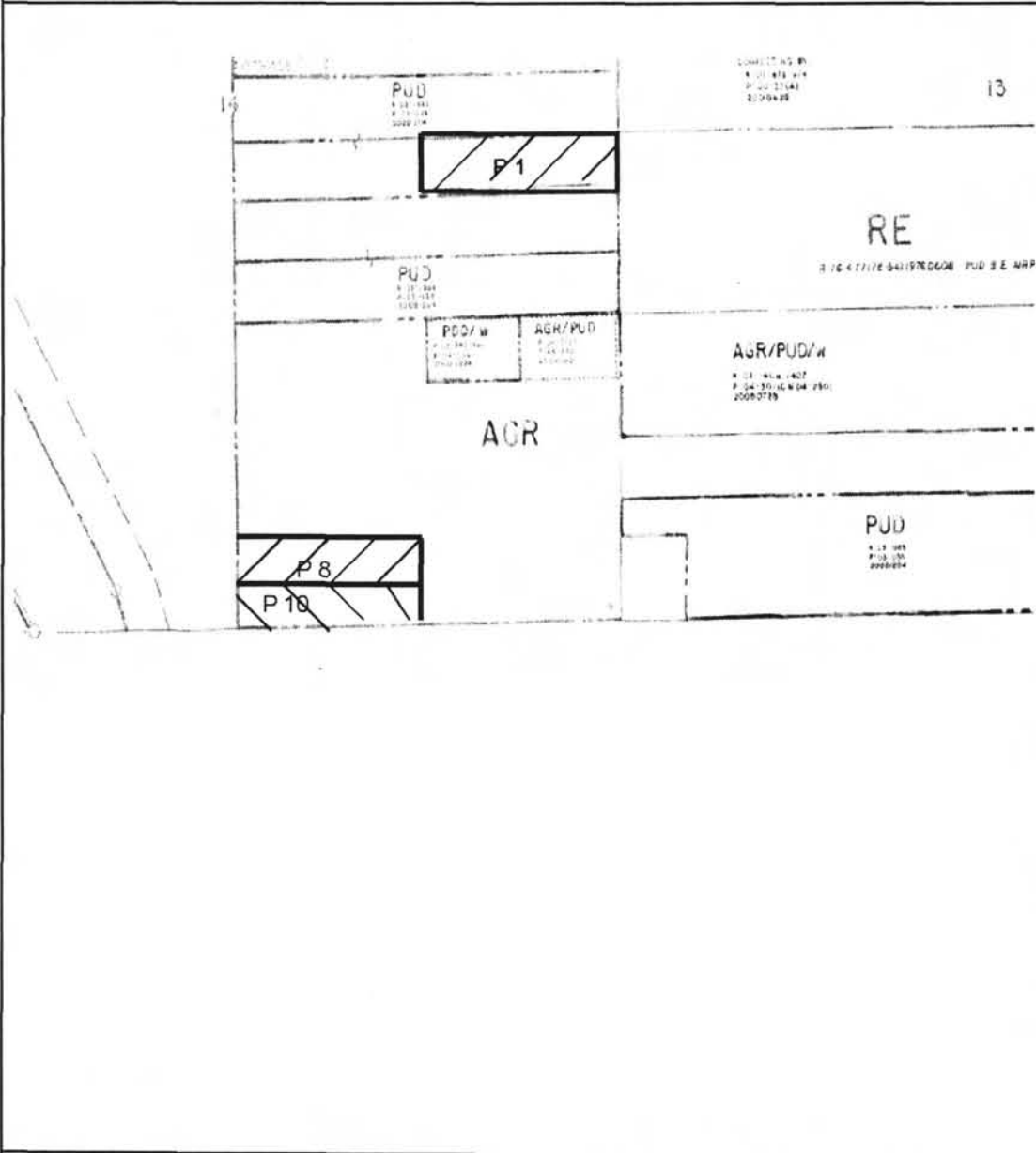


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 64

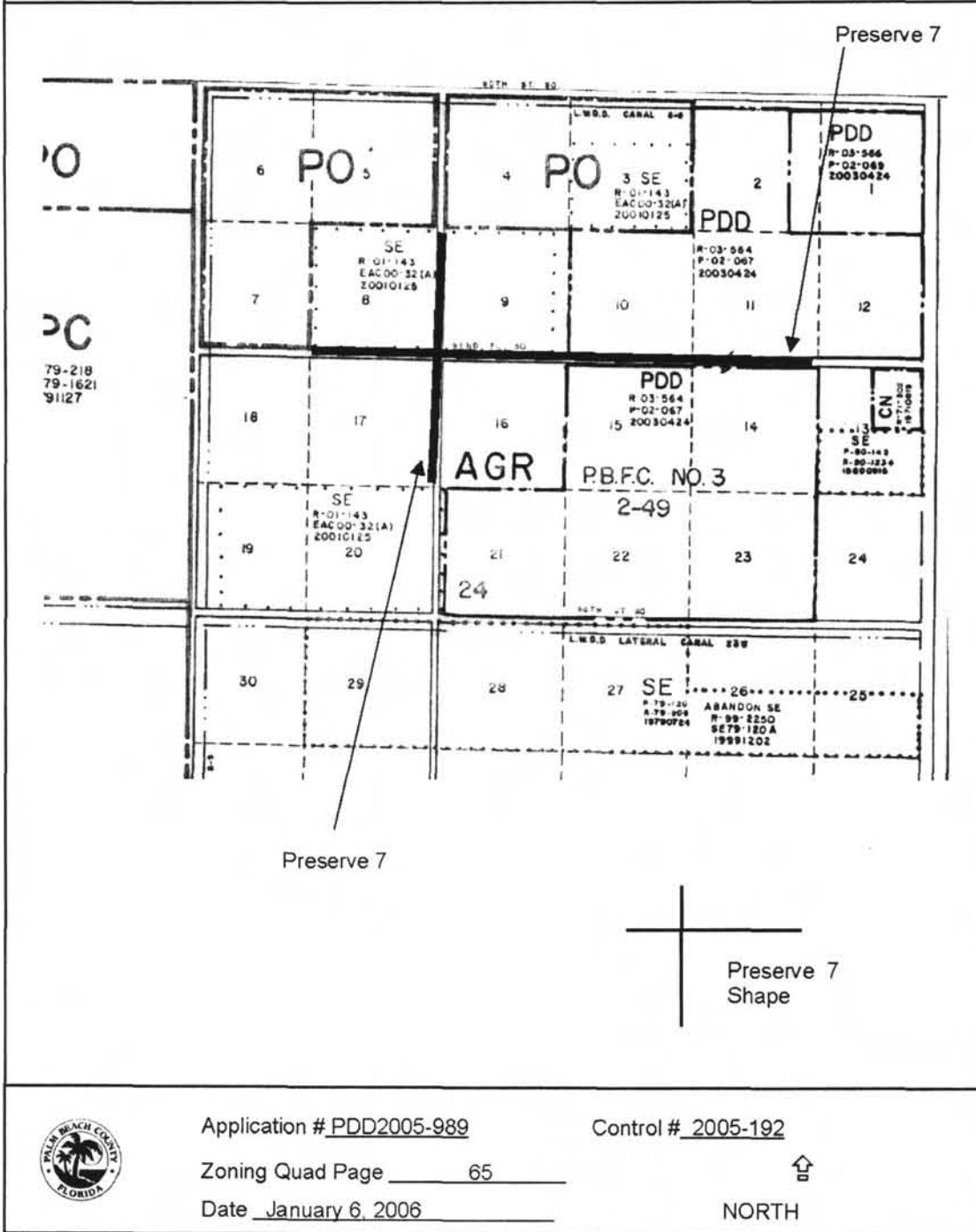


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-192

Zoning Quad Page 65

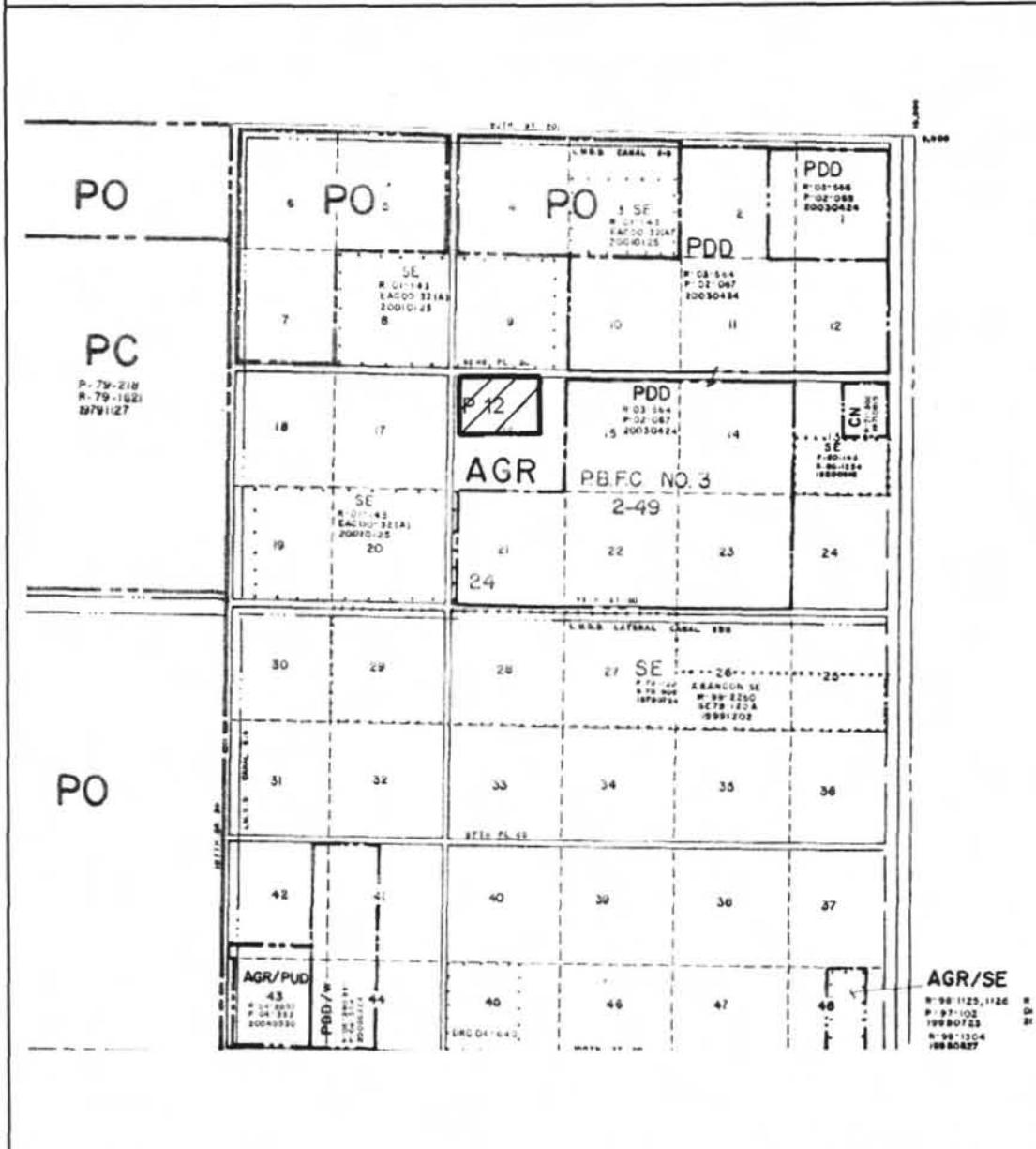


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/MICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 65

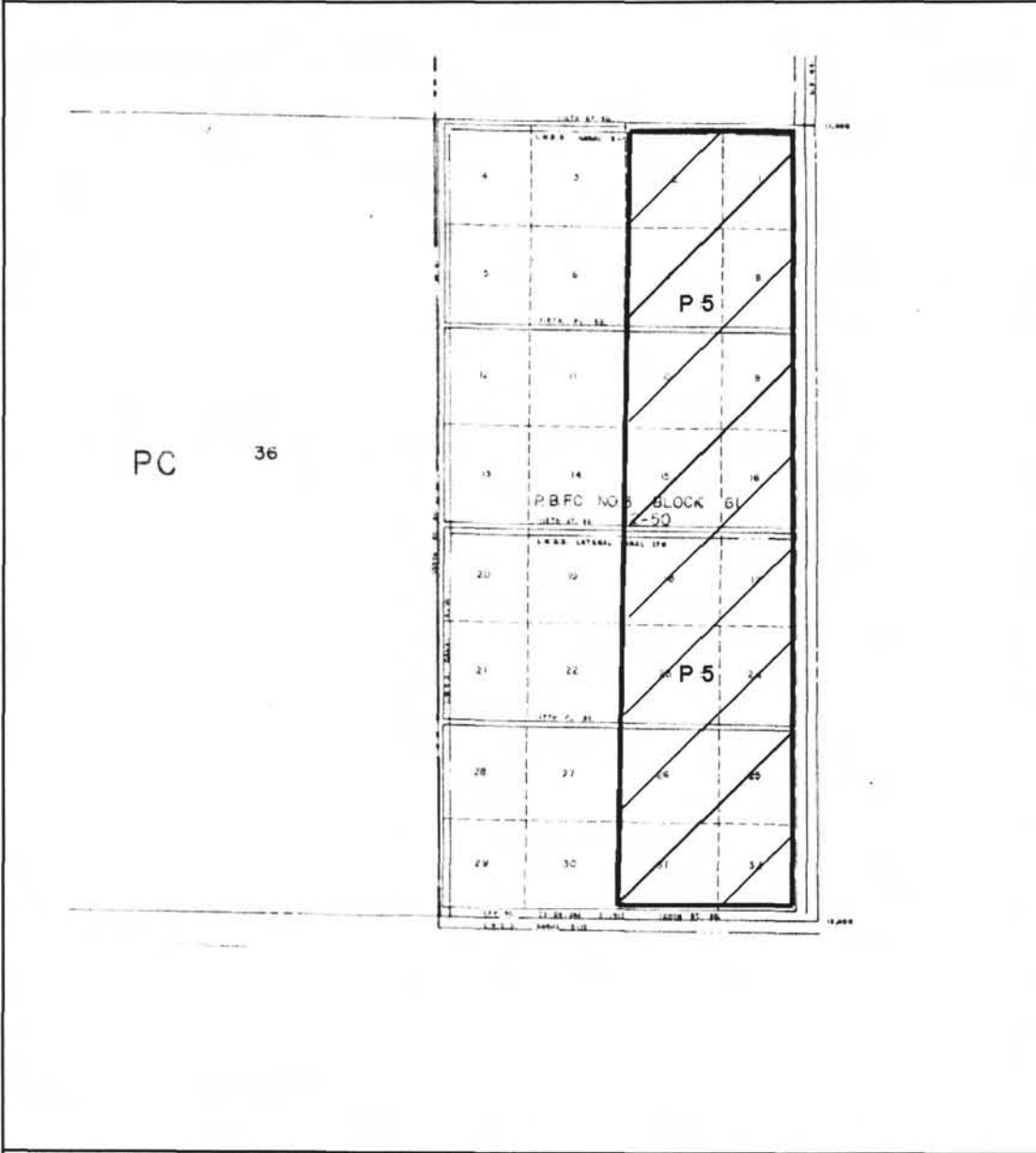


Date January 6, 2006

NORTH

EXHIBIT B

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application # PDD2005-989

Control # 2005-162

Zoning Quad Page 65



Date January 6, 2006

NORTH

EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Development of the site is limited to the site design approved by the Board of County Commissioners. The approved master plan is dated November 23, 2005. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRO: ZONING - Zoning)

ENGINEERING

1. In order to comply with the mandatory traffic performance standards, the property owner/developer shall be restricted to the following phasing schedule:
 - a. Building Permits for more than 166 Adult single family dwelling units shall not be issued until construction has commenced for intersection improvements at Boynton Beach Boulevard and Lyons Road providing for dual right turn lanes east approach including median modifications on the westbound departure. (BLDG PERMIT: MONITORING-Eng)
 - b. Building Permits for more than 323 Adult single family dwelling units (maximum 165 PM Peak Hour Trips) shall not be issued until construction has commenced for intersection improvements at West Atlantic Avenue and SR 7 providing for:
 - north and south approach additional through lane
 - dual right turn lanes east approach. (BLDG PERMIT: MONITORING-Eng)
 - c. Building Permits for more than 525 Adult single family dwelling units (maximum 268 PM Peak Hour Trips) shall not be issued until construction has commenced for intersection improvements at Boynton Beach Boulevard and Hagen Ranch Road providing for an additional north and south approach through lane. (BLDG PERMIT: MONITORING-Eng)
 - d. No Building Permits for the site shall be issued after January 1, 2010. A time extension for this condition may be approved 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. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. (DATE: MONITORING Eng)
2. Acceptable surety required for the offsite road improvements as outlined in Condition No. 1a, 1b and 1c above shall be posted with the Office of the Land Development Division on or before July 26, 2006. Surety shall be in the amount of 110% of a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. Surety shall also include signal modifications for any intersection improvements. This surety may be required to be adjusted within 30 days notification from the County Engineer. This revision shall be based upon an updated cost estimate prepared by the Roadway Production Division at the time the final construction plans are completed. (TPS - Maximum 6 month time extension) (DATE: MONITORING Eng)

3. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENG- Eng)
4. Prior to January 15, 2007, the property owner shall complete construction plans for all improvements identified in Condition No. 1a, 1b, and 1c above. These construction plans shall be approved by the Florida Department of Transportation for 1a, 1b, and 1c, plans will shall also be approved by the County Engineer work identified in 1b. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Construction plans shall aslo include signal modifactions for any intersection improvements. (DATE: MONITORING-Eng)
5. Prior to September 15, 2007 the property owner shall complete construction for all improvements identified in Condition No. 1a, 1b, and 1c. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Construction shall aslo include signal modifactions for any intersection improvements. (DATE: MONITORING-Eng)
6. The property owner shall convey to Palm Beach County Land Development Division by road right of way warranty deed for:
 - a) Lyons Road 55 feet from centerline;
 - b) Boynton Beach Boulevard 120 feet north of the existing north right of way line of the LWDD L24 Canal.
 - c) Sufficient right of way to provide for an Expanded Intersection at Boynton Beach Boulevard and Lyons Road.

Right of way shall be dedicated prior to July 1, 2006. All Right of way conveyances shall be free of all encumbrances and encroachments. Developer 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 Grantor (property owner) shall also agree to provide Palm Beach County an environmental report, subject to the approval of County Engineer, demonstrating that this property meets all appropriate and applicable environmental agency requirements. In the event the report makes a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee (Palm Beach County) harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up prior to dedication. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." (DATE: MONITORING-Eng)

7. Prior to issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on both Boynton Beach Boulevard and Lyons Road at the project's entrance road. This right of way shall be a minimum of 280 feet in 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. The 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. (DATE: MONITORING Eng)
8. The Property owner shall construct:

- A. restricted median opening and associated left turn lane west approach on Boynton Beach Boulevard at the Project's Entrance Road.
 - B. Right turn lane east approach on Boynton Beach Boulevard at the Project's Entrance Road.
 - C. left turn lane south approach on Lyons Road at the Project's Entrance Road.
 - D. Right turn lane north approach on Lyons Road at the Project's Entrance Road
 - E. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
 - F. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)
 - G. Construction for these improvements shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
9. Prior to July 1, 2006, the property owner shall convey a temporary roadway construction easement along both Lyons Road and Boynton Beach Boulevard to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (DATE: MONITORING-Eng)
10. On or before July 1, 2006, the property owner shall convey to Palm Beach County sufficient road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Boynton Beach Boulevard along the property frontage; and up to a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County, which at its discretion may use this fill material. (DATE: MONITORING-Eng)
11. LANDSCAPE WITHIN THE MEDIAN OF BOYNTON BEACH BOULEVARD AND LYONS ROAD

The property owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of both Boynton Beach Boulevard and 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 petitioner shall be perpetually maintained by the petitioner, his successors and assigns, without recourse to Palm Beach County, unless property owner provides payment for maintenance as set forth in Paragraph d below.

- a) The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)
 - b) All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)
 - c) 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 petitioner 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 petitioner. 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-ENG-Eng)
 - d) Also, prior to the issuance of a Building Permit, and at the option of the property owner, 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 Boynton Beach Blvd. 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-ENG-Eng)
12. Prior to final site plan approval by the Development Review Committee, the property owner shall record a restrictive covenant on the property limiting occupancy of the units to Adult, over 55 years of age, dwelling units. This restrictive covenant shall be approved by the County Attorney and the County Engineer. (DRO: ENG-Eng)

ENVIRONMENTAL

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. No grade changes, or the toe of proposed grade changes, shall occur within the dripline of existing native vegetation depicted to remain. (ONGOING: ERM - ERM)
2. An Exotic Removal Management Plan, covering the conservation parcels, associated with the Amestoy PUD, shall be reviewed and approved by ERM prior to final DRO plan approval. (DRO:ERM - ERM)

3. All Restricted Covenant Agreements and Conservation Easements for the Conservation Parcels, associated with the Amestoy PUD, shall be submitted to ERM for review and approval prior to recordation. (DRO:ERM - ERM)

ZONING – LANDSCAPE -STANDARDS

1. Prior to the issuance of the first certificate of occupancy, the property owner shall submit a Landscape Plan for the entire project to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all the landscape conditions as contained herein. (CO:LANDSCAPE-Zoning)
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. (BLDG PERMIT: LANDSCAPE-Zoning)
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. (BLDG PERMIT: LANDSCAPE-Zoning)
4. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT: LANDSCAPE-Zoning)
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. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING- ALONG THE NORTH, SOUTH EAST AND WEST PROPERTY LINES

1. In addition to the proposed landscaping and buffering program and code requirements, landscaping along the north, south, east and west property lines shall be upgraded to include:
 - a. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

MASS TRANSIT

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 DRO. 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)

2. Prior to issuance of the first Building Permit or recordation of the Plat, whichever shall first occur, 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 limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran. (BLDG PERMIT/PLAT: MONITORING-Eng)

PLANNING

1. The PUD shall be limited to a maximum of 640 dwelling units and shall meet 60/40 AGR-PUD requirements. (ONGOING: PLANNING-Planning)
2. Prior to recordation of a plat for the Amestoy Development Area, the property owner is responsible for the recordation of boundary plats for all of the preserve parcels and shall include on said boundary plats, language limiting these parcels to Agricultural Reserve preservation uses as permitted by conditions in this Resolution, the Comprehensive Plan Objective 1.5, and Policies of the Future Land Use Element. (PLAT: PLANNING/ENG - Planning)
3. Prior to final approval by the DRO, the property owner shall provide an AGR/PUD Preserve and Development Parcel Location Map” as an addendum to the Master Plan. This addendum shall also indicate the location, access, acreage, and permitted uses within the preservation areas consistent with the Palm Beach County Comprehensive Plan and the Unified Land Development Code (ULDC). (DRO: PLANNING - Planning)
4. Prior to final approval by the DRO, a management plan for all of the preservation areas shall be submitted. The property owner shall also submit a commitment letter indicating that these preservation properties will remain in their same state from the time of development approval to the final recordation of the conservation easement, or in the event of a change in use, that the new use of the property is consistent with the permitted uses within the preservation areas consistent with the Palm Beach County Comprehensive Plan and Unified Land Development Code (ULDC). The management plan shall contain a legal description and sketch of each parcel, an inventory of existing uses and environmental assets on each site, and a plan approved and enforced by the Department of Environmental Resources Management (ERM) for exotic removal and maintenance on each of the sites. (DRO: PLANNING/ERM - Planning)
5. Prior to final approval by the DRO, the property owner shall add a Preservation Area/Proposed Uses” notes section on page 1 of the Master Plan and include the following:
 - a. The preservation areas approved as part of Application # 2005-989 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.
 - 8) No residential units or farm residences (whether existing or proposed) shall be allowed within the preserve area. (DRO/ONGOING: PLANNING - Planning)
6. Prior to plat recordation for the Amestoy AGR-PUD development area, the conservation easements for all of the Preservation parcels (with the exception of any preserve parcels owned by Palm Beach County), shall be recorded, as approved by the County Attorney's Office, the Department of Environmental Resources Management, and the Planning Division.
- a. The conservation easements for all of these preserve parcels shall contain:
 - 1) a legal description, site location, including the address of the parcel and a sketch including the area subject to the easement depicting reference points such as main streets and showing the location of the preserve within the context of the Ag Reserve;
 - 2) a list of permitted uses, uses not permitted, and prohibited activities.
 - b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: ENG/CTY ATTY/ERM/PLANNING - Planning)
7. Should conservation easements not be recorded for the Preservation properties in a form acceptable to the County Attorney prior to February 1st, 2009, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (DATE: MONITORING-Planning)
8. Prior to final approval by the DRO, the plan shall indicate all pedestrian walkways in POD B, D, E, and F and a pedestrian pathway along the lake within the recreation pod (minimum two benches) as indicated on the conceptual site plan and pedestrian pathway plan submitted for DRO certification. (DRO: PLANNING - Planning)

PLANNED UNIT DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall include the following:

- a. formation of a single master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas.
 - b. all recreation parcels shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover of the POA/HOA, the recreation parcel shall be turned over to the association at no cost to the residents.
 - c. the property shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended when additional units are added to the PUD. (PLAT: MONITORING-Cty Atty)
2. Prior to final approval by the Development Review Officer (DRO), the site/regulating plans shall be revised to indicate upgraded recreation amenities within each of the neighborhood parks. These additional amenities shall:
- a. be accessible from a minimum five (5) foot wide pathway composed of stamped concrete, paver blocks, or other improved surface;
 - b. include a minimum of two (2) pedestrian benches;
 - c. include a minimum of one (1) trash receptacle adjacent to each pedestrian bench;
 - d. include a shade structure (eg. trellis, gazebo, pergola), tot lot, fitness station, rest station, or similar recreation amenity or other shade structure; and,
 - e. details for all items indicated above shall be subject to review and approval by the Architectural Review Section. (DRO: ARCH REVIEW - Zoning)
3. Prior to the issuance of a Certificate of Occupancy (CO) for a clubhouse or similar common building exceeding 2,500 total square feet on the 6.87-acre recreation parcel, the facility shall be equipped with a generator that complies with the following requirements:
- a. operates essential electrical systems, including A/C systems, for a minimum of thirty percent (30%) of the gross interior floor area of the building;
 - b. an aboveground fuel storage system, or an alternative fuel storage system that is acceptable to Palm Beach County, with a minimum capacity that is acceptable to the Building Division shall be located adjacent to the generator;
 - c. setback in accordance with the Property Development Regulations for a recreation pod in accordance with ULDC Table 3.E.2.D-16;
 - d. screened from view on all sides by an opaque barrier constructed of compatible materials, color and character as the building or equivalent landscaping;
 - e. subject to review and approval by the Building Division;
 - f. deviation from these requirements and/or required building size shall be permitted if consistent with future ULDC regulations; and,
 - g. in the event future ULDC regulations/Board of County Commission direction does not require the provision of a generator for the clubhouse or similar common building for Planned Unit Developments, condition 3.a. through 3.f. above shall be null and void and shall no longer be applicable to this project. (BLDG PERMIT: MONITORING - Zoning)

SCHOOL BOARD

1. Prior to final plan approval by the Development Review Officer (DRO), the property owner shall provide a Declaration and Restrictive Covenant" which prohibits children less than nineteen years of age from residing in the community. This declaration shall be recorded in the public records for Palm Beach County in a form and manner acceptable to the School Board and the County Attorney. (DRO: SCHOOL BOARD-School Board)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBCWUD-PBCWUD)

COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner 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 subjectproperty 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; 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 ULDC 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; 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 a 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 Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING: MONITORING - Zoning)