

RESOLUTION NO. R-2024- 1508

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2024-00581
(CONTROL NO. 2021-00031)
a Development Order Amendment
APPLICATION OF Boynton Beach Associates 30, LLLP
BY Gladys Digirolamo and Ryan Vandenburg, AGENTS
(Whitworth 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 applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application PDD/DOA-2024-00581 was presented to the Board of County Commissioners at a public hearing conducted on October 24, 2024;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application PDD/DOA-2024-00581, the Application of Boynton Beach Associates 30, LLLP by, Gladys Digirolamo and Ryan Vandenburg, Agents, for a Development Order Amendment to modify the Overall Master Plan to add land area (417.52 acres) to a previously approved 722.51-acre AGR-PUD, to add units and access points, and to modify Conditions of Approval on 1,140.03 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on October 24, 2024, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bernard moved for the approval of the Resolution.

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

Commissioner Maria Sachs, Mayor	-Nay
Commissioner Maria G. Marino, Vice Mayor	-Aye
Commissioner Gregg K. Weiss	-Aye
Commissioner Michael A. Barnett	-Aye
Commissioner Marci Woodward	-Aye
Commissioner Sara Baxter	-Aye
Commissioner Mack Bernard	-Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 24, 2024.

Filed with the Clerk of the Board of County Commissioners on October 24, 2024

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

BY: 
COUNTY ATTORNEY

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

WHITWORTH AGR-PUD
LEGAL DESCRIPTION – WHITWORTH AGR-PUD - OVERALL DEVELOPMENT AND
PRESERVE PARCELS
NORTH DEVELOPEMENT PARCEL

DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 14 THROUGH 23, INCLUSIVE, TRACTS 26 THROUGH 35, INCLUSIVE, TRACTS 38 THROUGH 47, INCLUSIVE, AND A PORTION TRACTS 1 THROUGH 13, INCLUSIVE, TRACTS 24, 25, 36, 37 AND 48 AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 60, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 48, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH LINE OF SAID TRACTS 37 THROUGH 48, SOUTH 89°32'21" WEST, A DISTANCE OF 4758.20 FEET; THENCE NORTH 01°00'31" WEST, A DISTANCE OF 2646.30 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO DEED BOOK 113, PAGE 225, DEED BOOK 113, PAGE 246, OFFICIAL RECORDS BOOK 6495, PAGE 761 ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING NINE (9) COURSES, NORTH 89°36'36" EAST, A DISTANCE OF 260.57 FEET; THENCE SOUTH 00°31'48" EAST ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST ALONG THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST ALONG THE WEST LINE OF SAID TRACT 9, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 676.39 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1.60 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 2525.61 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.86 FEET TO A POINT DESIGNATED AS POINT "A" FOR FUTURE REFERENCE; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF SAID TRACTS 24 AND 25 AND A PORTION OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 24 AND 25, ALL LYING WITHIN SAID BLOCK 60 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 510.00 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A

LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 289.604 ACRES, MORE OR LESS.

TOGETHER WITH:

SOUTH DEVELOPEMENT PARCEL

A PARCEL OF LAND BEING ALL OF TRACTS 65 THROUGH 71, INCLUSIVE, TRACTS 74 THROUGH 80, INCLUSIVE, TRACTS 89 THROUGH 95, INCLUSIVE AND A PORTION TRACTS 49 THROUGH 56, INCLUSIVE, TRACTS 72, 73, 81, 88 AND 96, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, WHICH ABUT SAID TRACTS, ALL LYING WITHIN BLOCK 60, 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGES 189 THROUGH 206, SAID PUBLIC RECORDS, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID WHITWORTH AGR-PUD PLAT ONE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 875.40 FEET A POINT HERINAFTER TO BE KNOWN AS POINT "A"; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 459.83 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 1245.58 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 88 THROUGH 96, A DISTANCE OF 3042.86 FEET; THENCE NORTH 00°23'40" WEST, A DISTANCE OF 1257.42; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 520.92 FEET; THENCE NORTH 00°30'24" WEST, ALONG THE EAST LINE OF ETERNAL LIGHT MEMORIAL GARDENS AS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 424, SAID PUBLIC RECORDS, A DISTANCE OF 1380.40 FEET; THENCE ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 113, PAGE 255 AND OFFICIAL RECORDS BOOK 6495, PAGE 761 FOR THE FOLLOWING SEVEN (7) COURSES, NORTH 89°32'21" EAST, A DISTANCE OF 344.69 FEET; THENCE NORTH 00°29'55" WEST ALONG THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 659.38 FEET; THENCE SOUTH 00°28'56" EAST ALONG THE WEST LINE OF SAID TRACT 53, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 329.69 FEET; THENCE NORTH 00°28'26" WEST ALONG THE WEST LINE OF SAID TRACT 52, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1188.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

A PARCEL OF LAND BEING A PORTION TRACTS 72 AND 73 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, WHICH ABUT SAID TRACTS, ALL LYING WITHIN BLOCK 60, 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 83°41'36" EAST, A DISTANCE OF 100.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS

MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 72 AND 73, A DISTANCE OF 510.00 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 72 AND 73, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 167.922 ACRES, MORE OR LESS.

CONTAINING A TOTAL DEVELOPEMENT AREA OF 457.526 ACRES MORE OR LESS.

WHITWORTH PRESERVE #1 - Rural Parkway – North

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TRACTS 1, 24, 25, 48 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 24 AND 25, ALL LYING WITHIN BLOCK 60, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 89°36'36" WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.87 FEET; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.82 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.86 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.86 FEET; THENCE NORTH 89°36'36" EAST ALONG A LINE 26.40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.064 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #2 - Rural Parkway

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACTS 49, 72, 73, 96 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 72 AND 73, ALL LYING WITHIN BLOCK 60, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGES 189 THROUGH 206, SAID PUBLIC RECORDS, THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, AND 72, A DISTANCE OF 887.27 FEET; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 72, 73 AND 96, A DISTANCE OF 1245.66 FEET; THENCE SOUTH 89°36'30" WEST ALONG THE SOUTH LINE OF SAID TRACT 96, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1245.58 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 459.83 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 875.40 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.071 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #3 – Hyder West Three

LEGAL DESCRIPTION:

PARCEL A

BEING THE WEST 44.88 FEET OF TRACTS 13, 36 AND 37, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 13 AND 36, ALL IN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°52'07" EAST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 686.00 FEET; THENCE NORTH 89°36'38" EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 23.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'38" EAST, ALONG SAID NORTH LINE OF TRACT 13, A DISTANCE OF 44.88 FEET; THENCE SOUTH 00°45'03" EAST, ALONG A LINE 44.88 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE SAID TRACTS 13, 36 AND 37, A DISTANCE OF 2013.16 FEET; THENCE SOUTH 89°34'36" WEST, ALONG THE SOUTH LINE OF SAID TRACT 37, A DISTANCE OF 44.88 FEET; THENCE NORTH 00°45'03" WEST, THE WEST LINE SAID TRACTS 13, 36 AND 37, A DISTANCE OF 2013.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.074 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL B

BEING A PORTION OF TRACTS 16 AND 17, A PORTION OF TRACTS 32 AND 33, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, WHICH ABUT SAID TRACTS, ALL LYING WITHIN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 48 OF SAID BLOCK 69 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS

SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE SOUTH 89°34'36" WEST, ALONG SAID SOUTH LINE OF TRACTS 41 THROUGH 48 SAID BLOCK 69, A DISTANCE OF 2385.49 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 683.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°34'36" WEST, A DISTANCE OF 756.32 FEET; THENCE NORTH 00°22'42" WEST, A DISTANCE OF 1050.90 FEET; THENCE NORTH 89°34'36" EAST, A DISTANCE OF 924.09 FEET; THENCE SOUTH 00°22'32" EAST, A DISTANCE OF 22.60 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 168.57 FEET; THENCE SOUTH 00°25'24" EAST, A DISTANCE OF 1028.40 FEET TO THE POINT OF BEGINNING

CONTAINING 18.324 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL C

BEING A PORTION TRACTS 1 THROUGH 9 AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING WESTERLY OF AND ABUTTING SAID TRACT 8, ALL IN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 93210-2515), THENCE SOUTH 01°06'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 40.92 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 134.84 FEET; THENCE NORTH 00°21'58" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1.32 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'07" EAST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'12" WEST ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'22" EAST ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'27" WEST ALONG THE WEST LINE OF SAID TRACT 7, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 345.11 FEET; THENCE NORTH 00°22'32" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING WESTERLY OF AND ABUTTING SAID TRACT 8, A DISTANCE OF 5.28 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 557.59 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 34.32 FEET; THENCE NORTH 89°25'29" EAST ALONG THE NORTH LINE SAID TRACTS 1 THROUGH 9, A DISTANCE OF 3017.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.686 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL D

BEING A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 334, PAGE 565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PARCEL OF LAND LYING WITH IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH

89°25'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 220.66 FEET; THENCE NORTH 01°06'44" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE PROJECT NO. 93210-2515 RIGHT-OF-WAY MAP, A DISTANCE OF 1353.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°23'04" WEST, A DISTANCE OF 815.23 FEET; THENCE NORTH 88°54'56" EAST, A DISTANCE OF 448.86 FEET; THENCE NORTH 88°55'00" EAST, A DISTANCE OF 366.34 FEET; THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 6.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.062 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 23.146 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #4 – Hyder West

LEGAL DESCRIPTION:

BEING ALL OF TRACTS 20 THROUGH 23 INCLUSIVE, AND A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, TRACTS 17, 18, 19 AND TRACTS 24 THROUGH 30 INCLUSIVE, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, ALL IN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 48 OF SAID BLOCK 69 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE NORTH 01°28'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 683.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°34'36" WEST ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 40 THROUGH 48 OF SAID BLOCK 69, A DISTANCE OF 1,606.63 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 1,027.95 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 597.75 FEET; THENCE NORTH 00°22'32" WEST, A DISTANCE OF 630.33 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 1,380.51 FEET; THENCE NORTH 00°22'07" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 158.00 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 796.89 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 FOR THE FOLLOWING THREE (3) DESCRIBED COURSE, SOUTH 01°06'45" EAST, A DISTANCE OF 1,155.49 FEET; THENCE SOUTH 01°48'05" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 01°28'29" EAST, A DISTANCE OF 637.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.350 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #5 - Whitworth Northwest

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION TRACTS 12, 13, 36, 37, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 60, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 48, SAID BLOCK 60, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF TRACTS 37 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 4888.20 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°32'21" WEST, A

DISTANCE OF 346.82 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 12, 13, 36, 37, A DISTANCE OF 2646.72 FEET; THENCE NORTH 89°36'36" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, A DISTANCE OF 346.82 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 2646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.070 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #6 - Mecca

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 29 AND 30, AND A PORTION OF TRACTS 31 AND 32, ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, TOGETHER WITH, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 2, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 3, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 4, A PORTION OF 3RD STREET, 4TH STREET AND FOREST AVENUE, ALL OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 1, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE NORTH 01°45'58" WEST, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 668.22 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 29 AND 30, A DISTANCE OF 460.70 FEET; THENCE NORTH 01°50'43" WEST ALONG THE WEST LINE OF SAID TRACTS 47 AND 48, BLOCK 4, ATLANTIC PARK, A DISTANCE OF 50.23 FEET; THENCE NORTH 89°20'01" EAST, A DISTANCE OF 653.44 FEET; THENCE SOUTH 01°57'53" EAST ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 35.23 FEET; THENCE SOUTH 89°20'01" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 48, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 194.41 FEET; THENCE SOUTH 01°55'29" EAST, ALONG THE EASTERLY BOUNDARY OF THAT PORTION OF FOREST AVENUE THAT WAS ABANDONED, ACCORDING TO OFFICIAL RECORDS BOOK 5675, PAGE 1301, SAID PUBLIC RECORDS, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 383.28 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 205 OF SAID PUBLIC RECORDS, A DISTANCE OF 668.05 FEET; THENCE SOUTH 89°19'31" WEST ALONG THE SOUTH LINE OF SAID TRACTS 29, THROUGH 32, A DISTANCE OF 1304.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.679 ACRES, MORE OR LESS. (900,777.24 SF)

WHITWORTH PRESERVE #7 - The Stables

LEGAL DESCRIPTION:

TRACT 102, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.107 ACRES MORE OR LESS.

WHITWORTH PRESERVE #8 - Vultaggio – Linton Blvd.

LEGAL DESCRIPTION:

TRACTS 87, 88, 89 AND 90, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT; IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK

2, PAGES 26 TO 28 INCLUSIVE, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF TRACTS 87 THROUGH 90 AS DESCRIBED HEREIN ABOVE.

CONTAINING 20.830 ACRES MORE OR LESS.

WHITWORTH PRESERVE #9 – Vultaggio – 152nd Place

LEGAL DESCRIPTION:

ALL OF TRACT 19, SECTION 20, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, LESS AND EXCEPT THE EAST 23.40 FEET THEREOF, ACCORDING TO THAT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 10009, PAGE 876, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.731 ACRES, MORE OR LESS. (206,082.36 SF)

WHITWORTH PRESERVE #10 – Whitworth Southwest

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 61, 62, TRACTS 82 THROUGH 83, INCLUSIVE, TRACTS 86 AND 87 AND A PORTION TRACT 59, 60, 81, 84, 85, 88 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, ALL LYING WITHIN BLOCK 60, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF WHITWORTH AGR-PUD PLAT FOUR, AS RECORDED IN PLAT BOOK 136, PAGES 100 THROUGH 131, SAID PUBLIC RECORDS, THENCE SOUTH 01°00'31" EAST, ALONG THE WEST LINE OF SAID TRACT 60 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°32'21" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 148, PAGE 472 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.75 FEET; THENCE SOUTH 00°31'48" EAST, ALONG THE EAST LINE OF SAID TRACT 60, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 78.92 FEET; THENCE, ALONG THE WEST, SOUTH AND EAST BOUNDARY OF ETERNAL LIGHT MEMORIAL GARDENS, AS RECORDED IN PLAT BOOK 38, PAGE 146, ETERNAL LIGHT MEMORIAL GARDENS-PLAT II, AS RECORDED IN PLAT BOOK 54, PAGE 168, ETERNAL LIGHT MEMORIAL GARDENS-PLAT IV, AS RECORDED IN PLAT BOOK 69, PAGE 06 AND ETERNAL LIGHT MEMORIAL GARDENS-PLAT V, AS RECORDED IN PLAT BOOK 82, PAGE 69 AND THOSE LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 419 AND OFFICIAL RECORDS BOOK 24910, PAGE 424, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) COURSES, SOUTH 00°27'39" EAST, A DISTANCE OF 560.20 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 268.06 FEET; THENCE NORTH 82°20'41" WEST, A DISTANCE OF 354.14 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1199.52 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 675.20 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1336.70 FEET; THENCE SOUTH 00°30'24" EAST, ALONG THE CENTERLINE OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN TRACT 80, SAID BLOCK 60 AND SAID TRACT 81, A DISTANCE OF 78.00 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 520.92 FEET; THENCE SOUTH 00°23'40" EAST, A DISTANCE OF 1257.42 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 THROUGH 88, A DISTANCE OF 1995.42 FEET; THENCE NORTH 01°00'31" WEST, ALONG A LINE 40.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 84 AND 85, A

DISTANCE OF 1333.08 FEET; THENCE SOUTH 89°32'21" WEST, ALONG THE CENTERLINE OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 61 AND 84, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 60 AND 61, A DISTANCE OF 1301.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.997 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #11 - Hyder West Two

LEGAL DESCRIPTION:

BEING A PORTION OF TRACTS 17 THROUGH 19, INCLUSIVE, A PORTION OF TRACTS 30 THROUGH 32, INCLUSIVE, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ALL IN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 48 OF SAID BLOCK 69 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE SOUTH 89°34'36" WEST, ALONG SAID SOUTH LINE OF TRACTS 41 THROUGH 48 SAID BLOCK 69, A DISTANCE OF 2385.49 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 683.15 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°25'24" WEST, A DISTANCE OF 1028.40 FEET; THENCE NORTH 89°36'38" EAST ALONG A BOUNDARY LINE OF THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, SAID PUBLIC RECORDS AND ITS WESTERLY EXTENSION, A DISTANCE OF 766.32 FEET; THENCE SOUTH 00°25'24" EAST ALONG A BOUNDARY LINE OF SAID CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, A DISTANCE OF 1027.95 FEET; THENCE SOUTH 89°34'36" WEST, ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 41 THROUGH 48, SAID BLOCK 69, A DISTANCE OF 766.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.088 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #12 - Mecca Two

LEGAL DESCRIPTION:

ALL OF LOTS 18, 19 20, 29 30 AND 31 AND A PORTION OF LOTS 21 THROUGH 28, ALL IN BLOCK 1, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 6 THROUGH 20, LOTS 29 THROUGH 43 AND A PORTION OF LOTS 5, 21 THROUGH 28 AND 44, ALL IN BLOCK 2, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 6 THROUGH 20, LOTS 29 THROUGH 43 AND A PORTION OF LOTS 5, 21 THROUGH 28 AND 44, ALL IN BLOCK 3, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 6 THROUGH 20, LOTS 29 THROUGH 43 AND A PORTION OF LOTS 5, 21 THROUGH 28 AND 44, ALL IN BLOCK 4, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF THE THIRTY (30) FOOT RIGHT-OF-WAY FOR 2ND STREET, ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, BY RESOLUTION NO. R-85-128, RECORDED IN OFFICIAL RECORD BOOK 4473, PAGE 690, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, SAID PUBLIC RECORDS.

TOGETHER WITH

A PORTION OF THE THIRTY (30) FOOT RIGHT OF WAYS FOR 3RD STREET AND 4TH STREET ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, BY ABANDONMENT RESOLUTION NO. R-88-976, RECORDED IN OFFICIAL RECORDS BOOK 5765, PAGE 1301, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1, SAID PUBLIC RECORDS.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-34 CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 23617, PAGE 1335, SAID PUBLIC RECORDS AND THE WEST LINE OF LOT 28, BLOCK 4, SAID ATLANTIC PARK; THENCE ALONG SAID SOUTH LINE OF THE L-34 CANAL RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) DESCRIBED COURSES, NORTH 89°32'38" EAST, A DISTANCE OF 192.46 FEET; THENCE SOUTH 01°53'06" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°53'06" WEST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 192.46 FEET; THENCE SOUTH 01°55'29" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°55'29" WEST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 417.31 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 1, ATLANTIC PARK, A DISTANCE OF 142.73 FEET; THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID LINE OF LOTS 18 AND 31, BLOCK 1, SAID ATLANTIC PARK, A DISTANCE OF 209.63 FEET; THENCE SOUTH 01°57'53" EAST, A DISTANCE OF 315.53 FEET; THENCE SOUTH 89°20'01" WEST, A DISTANCE OF 653.29 FEET; THENCE NORTH 01°50'43" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, ATLANTIC PARK, A DISTANCE OF 459.94 FEET TO THE POINT OF BEGINNING. CONTAINING 7.540 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #13 - M & P

LEGAL DESCRIPTION:

TRACT 40, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 TO 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT OF WAY FOR HALF MILE ROAD LYING WITHIN SAID TRACT 40, ACCORDING TO THE HALF MILE ROAD SPECIFIC PURPOSE SURVEY (MAINTENANCE MAP), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 169 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.911 ACRES MORE OR LESS.

WHITWORTH PRESERVE #14 - Clean and Green

LEGAL DESCRIPTION:

TRACT 39, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.136 ACRES MORE OR LESS.

WHITWORTH PRESERVE #15 - Wong

LEGAL DESCRIPTION:

PARCEL 1 -

TRACT NO. 38, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2 -

TRACT NO. 59 AND THE EAST ONE-HALF (1/2) OF TRACT 58, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3 -

TRACT NO. 60, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.849 ACRES MORE OR LESS.

WHITWORTH PRESERVE #16 - LaPointe

LEGAL DESCRIPTION:

TRACT 62, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 5.085 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #17 - Paradise Properties

LEGAL DESCRIPTION:

TRACT 71, OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 36.00 FEET OF SAID TRACT 71.

LESS THE WEST 159.30 FEET OF SAID TRACT 71.

CONTAINING 2.509 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #18 - Otero Myers

LEGAL DESCRIPTION:

TRACT 70, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.

LESS AND EXCEPTING THE NORTH 36 FEET THEREOF, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT, BY DEED RECORDED IN DEED BOOK 113, PAGE 593, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.816 ACRES MORE OR LESS.

WHITWORTH PRESERVE #19 - Otero

LEGAL DESCRIPTION:

TRACT 69, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THE NORTH 36 FEET THEREOF, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY DEED RECORDED IN DEED BOOK 113, PAGE 593, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.816 ACRES MORE OR LESS.

WHITWORTH PRESERVE #20 - Asnes

LEGAL DESCRIPTION:

TRACT NO. 66 OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 35.64 FEET THEREOF.

TOGETHER WITH

TRACT NO. 67 OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 35.64 FEET THEREOF.

CONTAINING A TOTAL OF 9.635 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #21 - Pero

LEGAL DESCRIPTION:

TRACT 89 AND 90, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS CO., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 TO 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE RIGHT OF WAY FOR HALF MILE ROAD LYING WITHIN SAID TRACT 89 AS SHOWN ON HALF MILE ROAD SPECIFIC PURPOSE SURVEY (MAINTENANCE MAP) AS RECORDED IN ROAD PLAT BOOK 7, PAGES 169 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.119 ACRES MORE OR LESS.

WHITWORTH PRESERVE #22 - Phoenix

LEGAL DESCRIPTION:

TRACTS 91 AND 92 IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 10.199 ACRES MORE OR LESS.

WHITWORTH PRESERVE #23 – Atlantic Landscape

LEGAL DESCRIPTION:

TRACT 124, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF SAID TRACT 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 124; THENCE NORTH 01°40'38" WEST, ALONG THE WEST LINE OF SAID TRACT 124, A DISTANCE OF 99.22 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'38" WEST, ALONG A LINE 62.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF TRACT 124, A DISTANCE OF 208.02 FEET; THENCE NORTH 88°19'38" EAST, A DISTANCE OF 209.42 FEET; THENCE SOUTH 01°40'38" EAST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 209.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.114 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #24 - Chen

LEGAL DESCRIPTION:

PARCEL ONE:

THE NORTH 90.0 FEET OF TRACT 57, BLOCK 50, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL TWO:

TRACT FORTY, LESS THE NORTH 110 FEET, IN BLOCK 50, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL THREE:

PALM BEACH FARMS COMPANY, PLAT NO. 3, EAST 1/2 OF 30 FT ROAD STRIP LYING WEST OF AND ADJACENT TO TRACT 40 (LESS NORTH 110 FT BOYNTON CANAL RIGHT OF WAY) AND 15 FT ROAD STRIP LYING WEST OF AND ADJACENT TO NORTH 90 FOOT OF TRACT 57, BLOCK 50, ACCORDING TO THE PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

CONTAINING 5.062 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #25 – All Three

LEGAL DESCRIPTION:

TRACT NO. 126, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS

OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AND SUBJECT TO 60 FOOT ROAD EASEMENT CONTAINED IN DECLARATION OF EASEMENT RESERVATIONS RECORDED IN OFFICIAL RECORDS BOOK 2467, PAGE 945.

CONTAINING 5.110 ACRES MORE OR LESS.

WHITWORTH PRESERVE #26 - Jacob
LEGAL DESCRIPTION:

TRACT NO. 68 OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LESS THE NORTH 35.64 FEET THEREOF.

CONTAINING 4.817 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #27 - Costello
LEGAL DESCRIPTION:

TRACT 83, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 26, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF SAID TRACT, AS DESCRIBED HEREIN ABOVE.

CONTAINING 5.094 ACRES MORE OR LESS.

WHITWORTH PRESERVE #28 - Alderman - Yee
LEGAL DESCRIPTION:

BEING A PORTION OF TRACT A, YEE PLAT, AS RECORDED IN PLAT BOOK 104, PAGE 49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S88°56'17"W ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 653.83 FEET; THENCE N00°54'51"W ALONG THE EAST LINE OF A CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 18012, PAGE 348, SAID PUBLIC RECORDS, A DISTANCE OF 666.50 FEET; THENCE N88°58'56"E ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 124.67 FEET; THENCE S00°54'51"E, A DISTANCE OF 220.00 FEET; THENCE S88°58'56"W, A DISTANCE OF 55.30 FEET; THENCE S00°54'51"E, A DISTANCE OF 234.24 FEET; THENCE N88°56'17"E, A DISTANCE OF 111.45 FEET; THENCE S01°03'43"E, A DISTANCE OF 66.98 FEET; THENCE N88°56'17"E, A DISTANCE OF 82.45 FEET; THENCE N01°03'43"W, A DISTANCE OF 48.66 FEET; THENCE N88°56'17"E, A DISTANCE OF 155.50 FEET; THENCE N00°54'51"W, A DISTANCE OF 204.78 FEET; THENCE N89°05'09"E, A DISTANCE OF 235.00 FEET; THENCE S00°54'51"E ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 398.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.000 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #29 - Schultz
LEGAL DESCRIPTION:

THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.014 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #30 - Koburger

LEGAL DESCRIPTION:

TRACT 31, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.999 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #31 – Swaney

LEGAL DESCRIPTION:

BEING ALL OF TRACTS 53 THROUGH 55, 74 THROUGH 76, 85 THROUGH 87, 104 THROUGH 106 AND A PORTION OF TRACTS 41, 42, 43, 56, 73, 88, 103 AND 115, TOGETHER WITH PORTIONS OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATIONS, ALL IN BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 103, ALSO BEING THE SOUTHEAST CORNER OF TRACT "C", ST. JOSEPH'S SCHOOL, AS RECORDED IN PLAT BOOK 101, PAGE 89, SAID PUBLIC RECORDS; THENCE SOUTH 89°02'57" WEST, ALONG THE SOUTH LINE OF SAID TRACT 103 AND SAID TRACT "C", A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°02'57" WEST, ALONG THE SOUTH LINE OF SAID TRACT 103, A DISTANCE OF 960.00 FEET; THENCE SOUTH 00°57'03" EAST, ALONG THE EAST LINE OF SAID TRACT 115, A DISTANCE OF 586.74 FEET TO THE POINT OF NON-RADIAL INTERSECTION ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 03°47'20" EAST, A RADIUS OF 3273.75 FEET AND A CENTRAL ANGLE OF 01°38'11"; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, ALSO BEING THE NORTH LINE OF TRACT "D" ACCORDING TO SAID PLAT OF ST. JOSEPH'S SCHOOL, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 93.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3326.25 FEET AND A CENTRAL ANGLE OF 04°05'39"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 237.68 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 00°57'03" WEST, ALONG THE WEST LINE OF SAID TRACTS 44, 53, 76, 85, 106 AND 115, A DISTANCE OF 3808.52 FEET; THENCE NORTH 89°03'05" EAST, ALONG THE SOUTH LINE OF THE NORTH 110.00 FEET OF SAID TRACTS 41 THROUGH 44, A DISTANCE OF 1335.00 FEET; THENCE SOUTH 00°57'03" EAST, ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION 30.00 FEET IN WIDTH, LYING EAST OF AND ADJACENT TO SAID TRACT 41, A DISTANCE OF 549.44 FEET; THENCE SOUTH 89°02'57" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 41, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°57'03" EAST, ALONG THE EAST LINE OF SAID TRACT 56 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 689.29 FEET; THENCE SOUTH 89°02'57" WEST, ALONG THE NORTH LINE OF SAID TRACT 73 AND TRACT "E" ACCORDING TO SAID PLAT OF ST. JOSEPH'S SCHOOL, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°57'03" EAST, ALONG THE WEST LINE OF ACME DAIRY ROAD RIGHT-OF-WAY ALSO BEING THE WEST LINE OF SAID TRACTS "C" AND "E", A DISTANCE OF 2009.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 101.582 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #32 - Amestoy

LEGAL DESCRIPTION:

BEING ALL OF TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 91, AND A PORTION OF TRACTS 46 THROUGH 59, 86, 87 AND

TRACTS 108 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, AND A PORTION OF TRACT "A", AMESTOY - PLAT ONE, AS RECORDED IN PLAT BOOK 137, PAGE 142 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING WITHIN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH $00^{\circ}56'47''$ EAST, ALONG THE WEST LINE OF TRACTS 44 AND 45, SAID BLOCK 51, A DISTANCE OF 917.58 FEET TO A POINT ON A LINE 807.57 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL, AS RECORDED IN DEED BOOK 118, PAGE 518 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO DESCRIBED COURSES, NORTH $89^{\circ}03'05''$ EAST, A DISTANCE OF 1079.05 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH $89^{\circ}03'05''$ EAST, A DISTANCE OF 4,190.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS; SOUTH $00^{\circ}57'00''$ EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2355.58 FEET; THENCE SOUTH $88^{\circ}54'15''$ WEST, A DISTANCE OF 1887.37 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH $81^{\circ}40'38''$ EAST, HAVING A RADIUS OF 188.13 FEET AND A CENTRAL ANGLE OF $29^{\circ}53'41''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 98.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH $00^{\circ}57'00''$ WEST, A DISTANCE OF 260.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH $03^{\circ}39'25''$ EAST, HAVING A RADIUS OF 215.88 FEET AND A CENTRAL ANGLE OF $10^{\circ}08'28''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.21 TO A POINT OF TANGENCY; THENCE NORTH $76^{\circ}12'07''$ WEST, A DISTANCE OF 108.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $14^{\circ}44'53''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.72 TO A POINT OF TANGENCY; THENCE SOUTH $89^{\circ}03'00''$ WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH $00^{\circ}57'00''$ WEST ALONG THE EAST LINE OF TRACT "A", AMESTOY PLAT TWO - 14 ACRE PARCEL, AS RECORDED IN PLAT BOOK 115, PAGES 156 THROUGH 159 OF SAID PUBLIC RECORDS, A DISTANCE OF 162.61 FEET THENCE SOUTH $89^{\circ}03'00''$ WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 506.43 FEET; THENCE NORTH $00^{\circ}57'00''$ WEST ALONG THE EAST LINE OF TRACT 95, SAID BLOCK 51, A DISTANCE OF 25.00 FEET; THENCE NORTH $89^{\circ}02'58''$ EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 95, A DISTANCE OF 15.00 FEET; THENCE NORTH $00^{\circ}57'00''$ WEST ALONG THE WEST LINE OF THE EAST 15.00 FEET OF SAID ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH (ALSO BEING A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE SAID TRACTS 66 AND 79), A DISTANCE OF 1,380.06 FEET; THENCE SOUTH $89^{\circ}03'00''$ WEST, ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 50 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1994.99 FEET; THENCE NORTH $00^{\circ}57'00''$ WEST ALONG THE WEST LINE OF SAID TRACT 46, A DISTANCE OF 92.38 FEET; THENCE NORTH $89^{\circ}03'05''$ EAST, ALONG A LINE 1,116.41 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL, A DISTANCE OF 400.00 FEET; THENCE NORTH $00^{\circ}57'00''$ WEST, ALONG A LINE 400.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 46, A DISTANCE OF 308.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 147.881 ACRES MORE OR LESS.

WHITWORTH AGR-PUD – Preserve #33 (Manning)

LEGAL DESCRIPTION:

BEING ALL OF TRACT 17, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE EAST 15.00 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, AND THE NORTH 15.00 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING ADJACENT TO SAID TRACT 17, ALL LYING WITHIN SAID BLOCK 53 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 17, THENCE NORTH 89°36'33" EAST, ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 329.92 FEET; THENCE SOUTH 00°23'27" EAST, ALONG THE EAST LINE OF SAID TRACT 17 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 675.01 FEET; THENCE SOUTH 89°36'33" WEST, ALONG THE SOUTH LINE OF SAID NORTH 15.00 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, A DISTANCE OF 344.92 FEET; THENCE NORTH 00°23'27" WEST, ALONG THE WEST LINE OF SAID EAST 15.00 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, A DISTANCE OF 675.01 FEET; THENCE NORTH 89°36'33" EAST, ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.345 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD – Preserve #34 (Sundy 6)

DESCRIPTION: (DEED PER O.R.B. 20930, PG. 1508)

A PORTION OF TRACTS 121 AND 122, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28.

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SMITH SUNDY ROAD WITH THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 32 (SAID NORTH RIGHT OF WAY LINE BEING 15 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND THE SOUTH LINE OF SAID BLOCK 7); THENCE NORTH 0°21'59" EAST, ALONG THE SAID EAST LINE OF SMITH SUNDY ROAD, A DISTANCE OF 649.49 FEET, THENCE SOUTH 89°38'01" EAST, A DISTANCE OF 316.93 FEET; THENCE SOUTH 0°21'59" WEST, A DISTANCE OF 310.12 FEET; THENCE SOUTH 89°38'01" EAST, A DISTANCE OF 192.65 FEET; THENCE SOUTH 0°21'59" WEST, A DISTANCE OF 338.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID LATERAL CANAL NO. 32; THENCE NORTH 89°43'47" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 509.58 FEET TO THE POINT OF BEGINNING. PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS: (DESCRIPTION BASED ON STATE PLANE BEARINGS)

BEING A PORTION OF TRACTS 121 AND 122, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF THE PLAT OF SMITH SUNDY ROAD, AS RECORDED IN ROAD PLAT BOOK 12, PAGE 179, SAID PUBLIC RECORDS, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF TRACT 8, BLOCK 18 ACCORDING TO SAID PALM BEACH FARMS COMPANY PLAT NO. 1, AND THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 32 (SAID SOUTH RIGHT OF WAY LINE BEING 31.68 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND THE SOUTH LINE OF SAID BLOCK 7), ALL AS

SHOWN ON SAID PLAT OF SMITH SUNDY ROAD; THENCE NORTH 01°08'38" WEST ALONG SAID WEST LINE OF TRACT 8, A DISTANCE OF 31.68 FEET; THENCE NORTH 00°46'26" WEST ALONG THE WEST LINE OF SAID TRACT 121, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°07'48" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°46'26" WEST, ALONG THE EAST LINE OF SMITH SUNDY ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 12605, PAGE 1581, SAID PUBLIC RECORDS, A DISTANCE OF 649.49 FEET, THENCE NORTH 89°13'34" EAST, A DISTANCE OF 316.93 FEET; THENCE SOUTH 00°46'26" EAST, A DISTANCE OF 310.12 FEET; THENCE NORTH 89°13'34" EAST, A DISTANCE OF 192.65 FEET; THENCE SOUTH 00°46'26" EAST, A DISTANCE OF 338.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID LATERAL CANAL NO. 32, ACCORDING TO OFFICIAL RECORDS BOOK 12599, PAGE 521, SAID PUBLIC RECORDS; THENCE SOUTH 89°07'48" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 509.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.221 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #35 (Nguyen & Tran)

LEGAL DESCRIPTION:

TRACT 34, LESS THE NORTH 110 FEET THEREOF, TOGETHER WITH THE NORTH 120 FEET OF TRACT 63, BLOCK 50, PALM BEACH FARMS COMPANY, PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 30 FEET OF THE NORTH 120 FEET OF TRACT 63, BLOCK 50 PALM BEACH FARMS COMPANY, PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 5165, PAGE 306, AND LESS THE L.W.D.D. E-2W CANAL RIGHT-OF-WAY. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 30 FEET THEREOF; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE SOUTH 60 FEET OF THE NORTH 150 FEET OF TRACTS 57 THROUGH 63, INCLUSIVE, OF SAID BLOCK 50.

CONTAINING 4.841 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #36 (Ford 90)

LEGAL DESCRIPTION:

TRACT 90 AND THE SOUTH 2.00 FEET OF TRACT 71, BLOCK 50, 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.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY WHICH WAS CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 5764, PAGE 1257, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

A 30 FOOT WIDE PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF TRACT 90 AND THE SOUTH 2.00 FEET OF TRACT 71, BLOCK 50, 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.

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 90, BLOCK 50, 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; THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF SAID TRACT 90, A DISTANCE OF 276.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 229.26 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 00°57'03" EAST ALONG SAID EAST LINE OF TRACT 90, A DISTANCE OF 229.26 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 3.789 ACRES MORE OR LESS.

WHITWORTH AGR-PUD – Preserve #37 (Bowman Trust)

LEGAL DESCRIPTION:

THE SOUTH 397.83 FEET OF TRACT 57, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT, PURSUANT TO THAT CERTAIN QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 12599, PAGE 521, AND LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, PURSUANT TO THAT CERTAIN QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 12605, PAGE 1581, ALL OF SAID PUBLIC RECORDS.

CONTAINING 2.885 ACRES, MORE OR LESS.

TOTAL AGR/PUD = 1040.028 ACRES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

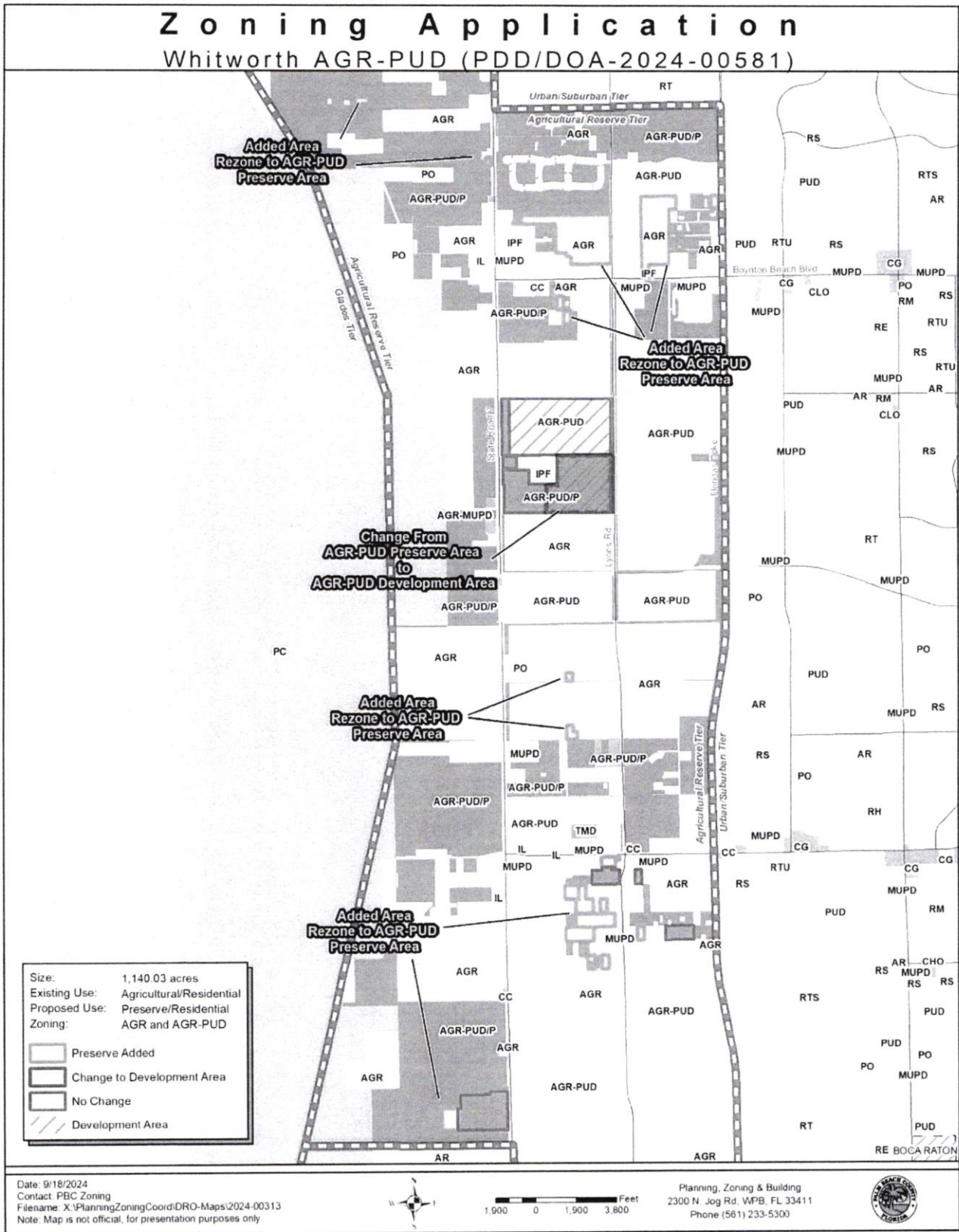


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2023-51, Control No.2021-00031, which currently states:

The approved Preliminary Master Plan is dated October 12, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners.

Is hereby amended to read:

The approved Preliminary Master Plan is dated August 15, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2023-51, Control No.2021-00031, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2021-1400 (Control 2021-00031), 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 and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2023-0051 (Control 2021-00031), 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 and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2023-51, Control No.2021-00031, which currently states:

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

a. No Building Permits for the site may be issued after December 31, 2026, or as amended. 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 Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

Is hereby amended to read:

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

a. No Building Permits for the site may be issued after December 31, 2028, or as amended. 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 Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to issuance of the first building permit for a residential unit for sale within the added land area, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code, or as otherwise approved by the County Engineer. The platting of this property may be phased in accordance with a phasing plan acceptable to the

Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2023-51, Control No.2021-00031)

3. Prior to issuance of the first building permit for a residential unit for sale or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. 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 Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the 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. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2023-51, Control No.2021-00031)

4. The Property Owner shall construct:

- i. a right turn lane north approach on Lyons Road at the project entrance road.
- ii. a left turn lane south approach on Lyons Road at the project entrance road.

Any and all costs associated with the 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.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for residential units for sale. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to issuance of the first Certificate of Occupancy for a residential unit for sale. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2023-51, Control No.2021-00031)

5. Prior to issuance of the first building permit for a residential unit for sale, the Property Owner shall provide to Palm Beach County sufficient public 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 Lyons Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. 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 water quality, water quantity and, when necessary, compensating storage capacity within this project s system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and 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. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. 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. 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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2023-51, Control No.2021-00031)

6. MAJOR THOROUGHFARE ROAD DISCLOSURE

a. Prior to the recordation of the first plat, the Property Owner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans or Subdivision Plans, a disclosure statement identifying Lyons Road as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED]

b. The Property Owner shall submit documentation of compliance with this condition prior to the first Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2023-51, Control No.2021-00031)

7. The Property Owner shall construct:

i. a right turn lane south approach on SR-7 at the project entrance road.

ii. u-turn opportunities on SR-7 at two locations, north and south of the project entrance road, as approved by the FDOT

Any and all costs associated with the 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.

a. Permits required from FDOT for this construction shall be obtained prior to the issuance of the 451st building permit for residential units for sale. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to issuance of the 451st Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 7 of Resolution R-2023-51, Control No.2021-00031)

8. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer on Lyons Rd at Project entrance road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. No Building Permits shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. In order to request release of the surety for the traffic signal at the above intersection, 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 intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: MONITORING - Engineering)

9. The Property Owner shall construct a vehicular bridge to connect to State Road 7. Any and all costs associated with the construction shall be paid by the Property Owner. Construction shall be completed prior to issuance of the 451st residential Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 9 of Resolution R-2023-51, Control No.2021-00031)

10. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering) [Note: COMPLETED]

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPMT/PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous

11. Landscape Within the Median of State Road 7

The Property Owner shall design, install and perpetually maintain median landscape within the median of all abutting right of way of State Road 7. 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 County Engineer 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 c below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from the Florida Department of Transportation prior to the issuance of the 278th building permit for a residential unit for sale, or as approved by the County Engineer. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the 278th certificate of occupancy of a residential unit for sale, or as approved by the County Engineer. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED]

c. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to Palm Beach County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit, or as approved by the County Engineer. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan or a corridor proposed to be added to the OTIS Master Plan and shall be based on the project's front footage along State Road 7. 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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2023-51, Control No.2021-00031)

ENGINEERING-WHITWORTH SOUTH

12. The Property Owner shall construct

i) right turn lane north approach on Lyons Rd at Whitworth South project entrance (across Malear Palm Dr

ii) left turn lane south approach on Lyons Rd at Whitworth South project entrance (across from Malear Palm Dr).

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the 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.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for a residential unit for sale within the Whitworth South project. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for Whitworth South project. (BLDGPMT/CO: MONITORING - Engineering)

13. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Malear Palm Dr 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 right of way or easement acquisition.

a. No Building Permits for Whitworth South project shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPMT: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for Whitworth South project and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING - Engineering)

14. Prior to issuance of the first building permit for a residential unit for sale within the added land area, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code, or as otherwise approved by the County Engineer.

The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPMT: MONITORING - Engineering)

15. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

- a. Drainage study shall be provided to the Land Development Division prior to final approval of the Subdivision Plan by the DRO. (DRO: ENGINEERING - Engineering)
- b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPMT/PLAT: MONITORING - Engineering)

16. Prior to issuance of the first building permit for a residential unit for sale within the added land area, or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the Whitworth South project entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. 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 Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the 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. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT/ONGOING: MONITORING - Engineering)

LAKE WORTH DRAINAGE DISTRICT

1. Previous LAKE WORTH DRAINAGE DISTRICT Condition 1 of Resolution R-2023-51, Control No.2021-00031, which currently states:

Prior to the platting of Plat Three of the Development Area, the PROPERTY OWNER shall convey an exclusive easement over the north 35.00-feet of the Development Parcel, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. (PLAT: ENGINEERING - Lake Worth Drainage District)

Is hereby deleted. [REASON: No longer need]

2. Previous LAKE WORTH DRAINAGE DISTRICT Condition 2 of Resolution R-2023-51, Control No.2021-00031, which currently states:

Prior to the platting of Plat Three of the Development Area, the PROPERTY OWNER shall convey an exclusive easement over the north 50.00-feet of Preserve Parcel 10, for additional right-of-way on the L-27 Canal; Less existing R/W (PLAT: ENGINEERING - Lake Worth Drainage District)

Is hereby deleted. [REASON: no longer needed]

3. Previous LAKE WORTH DRAINAGE DISTRICT Condition 3 of Resolution R-2023-51, Control No.2021-00031, which currently states:

Prior to the platting of Plat Three of the Development Area, the PROPERTY OWNER shall convey an exclusive easement over the West 40-feet of Preserve Parcel 5 and Preserve 10 for additional R/W on the E-1 Canal. (PLAT: ENGINEERING - Lake Worth Drainage District)

Is hereby deleted. [REASON: no longer needed]

4. Previous LAKE WORTH DRAINAGE DISTRICT Condition 4 of Resolution R-2023-51, Control No.2021-00031, which currently states:

Prior to the platting of Plat Three of the Development Area, the PROPERTY OWNER shall convey an exclusive easement over the north 35.00-feet of Preserve Parcel 5, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. (PLAT: ENGINEERING - Lake Worth Drainage District)

Is hereby deleted. [REASON: No longer needed]

5. Previous LAKE WORTH DRAINAGE DISTRICT Condition 5 of Resolution R-2023-51, Control No.2021-00031, which currently states:

Prior to the platting of Plat Three of the Development Area, the PROPERTY OWNER shall convey an exclusive easement over the south 5.00-feet of Preserve Parcel 10 for additional R/W on the L-28. (PLAT: ENGINEERING - Lake Worth Drainage District)

Is hereby deleted. [REASON: no longer needed]

PARKS

1. No more than 281 residential building permits may be issued for this project until the recreational improvements have been completed in their entirety and open for use and accessible to the residents, unless a phasing plan for completion of the required recreation area is agreed to and approved by the Parks and Recreation Department. (BLDGPM: MONITORING - Parks and Recreation) [Note: COMPLETED] (Previous PARKS Condition 1 of Resolution R-2023-51, Control No.2021-00031)

2. No more than 192 residential building permits may be issued for the Whitworth South development area until the recreational improvements have been completed in their entirety and open for use and accessible to the to the residents, unless a phasing plan for completion of the required recreation area is agreed to and approved by the Parks and Recreation Department. (BLDGPM: MONITORING - Parks and Recreation)

PLANNING

1. Previous PLANNING Condition 1 of Resolution R-2023-51, Control No.2021-00031, which currently states:

The PUD shall be limited to a maximum of 704 dwelling units and shall meet 60/40 AGR-PUD requirements. All units associated with the preserve parcels shall be assigned to the Development area. No approved, unbuilt units may be transferred outside the development area.

Is hereby amended to read:

The PUD shall be limited to a maximum of 1140 dwelling units and shall meet 60/40 AGR-PUD requirements. All units associated with the preserve parcels shall be assigned to the Development area. No approved, unbuilt units may be transferred outside the development area. (ONGOING: PLANNING - Planning)

2. Prior to Final Master Plan (FMP) approval by the Development Review Officer (DRO), the Property Owner shall provide a 100 foot Lyons Road Rural Parkway Landscape Plan with cross section details for the Parkway. All of these items shall be subject to approval by the Planning Division and Engineering Department. The Rural Parkway Landscape Plan to include, but not be limited to, the following items:

a. Flowering trees;

b. Undulating berms, no taller than five (5) feet and landscaped with native vegetation; and

c. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along the Development Area project frontage.

d. The amount of landscape material in the Rural Parkway, when adjacent to a preserve, may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area, will still be required in the Rural Parkway adjacent to the Development Area.

e. The following are minimum quantities of vegetation that shall be required for the Rural Parkway

adjacent to the development area:

1. Provide 1 canopy tree for each 1,200 square feet.
 - a. Up to 20 percent of canopy trees may be flowering.
 - b. Spacing of trees to be no more than 100' apart.
2. Small trees (maximum mature growth estimated to be no more than 12 feet) may be substituted for canopy trees at a rate of 2 for 1 not to exceed 20 percent of required canopy tree quantity.
3. Provide a minimum of one palm tree for each 4,000 square feet of area; palms to be clustered in groups of 3 minimum; no maximum or minimum spacing between clusters.
4. Provide one plant for each 200 square feet of area, utilizing a minimum of 50 percent of the required quantity in a layered design to include ground cover (mature or maintained growth not exceeding 24 inches, small shrubs (mature or maintained growth not to exceed 48 inches) and large shrubs (mature or maintained growth greater than 48 inches).
5. Undulating berms, where possible, no taller than 5 feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.
6. Sod remaining area.
7. Minimum 90 percent native trees, 60 percent native shrubs.

f. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the AGR Preserve P9B at Atlantic and Lyons:

1. One canopy tree per 2,000 square feet.
2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.
3. Sod or seed remaining area.

4. Minimum 90 percent native trees, 60 percent native shrubs.

g. For the Rural Parkway Planting Plan, spacing requirements may be waived by the Planning Director, for those areas within 200 feet of the Development entry or other vehicular access points. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2023-51, Control No.2021-00031)

3. Submit an approved Preserve Management Plan and Rural Parkway Management Plan prior to approval by the Development Review Officer (DRO) of the Final Master Plan for the development area. The management plans shall contain a legal description and sketch of the parcel, an inventory of existing uses and environmental assets on the site, and a plan for exotic removal and maintenance. The preserve management Plan shall be approved by ERM and the Rural Parkway Plan shall be approved by Planning. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2023-51, Control No.2021-00031)

4. Prior to final site plan approval by the Development Review Officer (DRO), the Property Owner shall provide a Rural Parkway Landscape Plan, for the entire Rural Parkway Preserve area, subject to approval by the Planning Division, to include a minimum of 60% native shrubs and a minimum of 90% native trees and palms for the minimum required trees, palms and shrubs. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2023-51, Control No.2021-00031)

5. Prior to or concurrent with the plat, the conservation easement for the 100' Lyons Road Rural Parkway Preserve Area, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100 foot Lyons Road Rural Parkway Preserve Area shall contain:

a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:

- i. Flowering trees;
- ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and
- iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

b. The Rural Parkway easement shall not include:

- i. Walls;
- ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area.

c. The Rural Parkway easement may include:

- i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
- ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion

of the PUD.

iii. Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway subject to approval by the County Engineering Department and the Planning Division.

d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or; a deed to the County for the County's ownership and maintenance.

e. 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.

f. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2023, 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.

(DATE/PLAT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 5 of Resolution R-2023-51, Control No.2021-00031)

6. Prior to the recordation of the 1st Plat for the Development Area that includes Pods A, B, or C, all of the conservation easements for Preservation parcels 1 through 4 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: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 6 of Resolution R-2023-51, Control No.2021-00031)

7. Prior to the 138th Building Permit, the Property Owner shall commence the construction of the Rural Parkway, through the Rural Parkway easements consistent with the Staff approved Rural Parkway Sketch and Landscape Plan. (BLDGPMT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 7 of Resolution R-2023-51, Control No.2021-00031)

8. Prior to the issuance of the 563rd Certificate of Occupancy (CO), the Property Owner shall complete construction of the Rural Parkway according to the approved landscape plans. (CO: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 8 of Resolution R-2023-51, Control No.2021-00031)

9. Title insurance for the Agricultural Conservation Easements are based on the cost of a single family TDR in effect at the time PDD/DOA-2022-213 was deemed sufficient (March 2, 2022). For for the new preserves, P5 through P11, the cost will be \$44,000 per acre. (ONGOING: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 9 of Resolution R-2023-51, Control No.2021-00031)

10. Prior to the recordation of the 1st Plat for the Development Area that includes Pods D, E, F, G, or H, all of the conservation easements for Preservation parcels 5 through 11 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: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 10 of Resolution R-2023-51, Control No.2021-00031)

11. Prior to Final Master Plan (FMP) approval by the Development Review Officer (DRO), the Property Owner shall provide a 100 foot Lyons Road Rural Parkway Landscape Plan with cross section details for the Parkway for all new or amended areas of the Parkway. All of these items shall be subject to approval by the Planning Division, Zoning Landscape Division and Engineering Department. The Rural Parkway Landscape Plan shall include a minimum of 60% native shrubs and a minimum of 90% native trees and palms for the minimum required trees, palms and shrubs consistent with the approved plans for the Whitworth North portion of the project. (DRO: PLANNING - Planning)

12. Submit an approved Preserve Management Plan and Rural Parkway Management Plan for all new and amended preserves (P2, P3, P10 and P12-37) prior to approval by the Development Review Officer (DRO) of the Final Master Plan for the development area. The management plans shall contain a legal description and sketch of the parcel, an inventory of existing uses, Farm Residences, special circumstances and environmental assets on the site, and a plan for exotic removal and maintenance. The Preserve Management Plan and the Rural Parkway Plan shall be approved by Planning. (DRO: PLANNING - Planning)

13. Prior to or concurrent with the recordation of the 1st Plat for the Development Area of Whitworth South, the conservation easement for the added/amended 100' Lyons Road Rural Parkway Preserve Area, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100 foot Lyons Road Rural Parkway Preserve Area shall contain:

a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:

- i. Flowering trees;
- ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and
- iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

b. The Rural Parkway easement shall not include:

- i. Walls;
- ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area.

c. The Rural Parkway easement may include:

- i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
- ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD.
- iii. Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway subject to approval by the County Engineering Department and the Planning Division.

d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or; a deed to the County for the County's ownership and maintenance.

e. 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: MONITORING - Planning)

14. Prior to the recordation of the 1st Plat for the Development Area of Whitworth South, all of the conservation easements Preservation parcels (P2, P3, P10 and P12-37) shall be recorded, as approved by the County Attorney's Office 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 County Attorney and the Planning Division.

(PLAT: MONITORING - Planning)

15. Title insurance for the Agricultural Conservation Easements are based on the cost of a single family TDR in effect at the time PDD/DOA-2024-581 was deemed sufficient (April 17, 2024). For the new preserves, P3, P12 through P37, the cost will be \$57,500 per acre. (ONGOING: PLANNING - Planning)

16. Prior to the 138th Building Permit in Whitworth South (797th overall), the Property Owner shall commence the construction of the Rural Parkway consistent with the Staff approved Rural Parkway Easement and Landscape Plan. (BLDGPM: MONITORING - Planning)

17. Prior to the issuance of the 385th Certificate of Occupancy in Whitworth South (CO)(1,044th overall), the Property Owner shall complete construction of the Rural Parkway according to the approved Easement and Landscape Plans. (CO: MONITORING - Planning)

18. Prior to the recordation of the conservation Easement for P#24 Chen, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (PLAT: MONITORING - Planning)

19. Prior to the recordation of the conservation Easement for P#29 Schultz, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (PLAT: MONITORING - Planning)

20. Prior to the recordation of the conservation Easement for P#30 Koburger, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (PLAT: MONITORING - Planning)

21. Prior to the recordation of the conservation Easement for P#33 Manning, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (ONGOING/PLAT: MONITORING - Planning)

22. Prior to the recordation of the conservation Easement for P#35 Nguyen & Tran, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (PLAT: MONITORING - Planning)

23. Prior to the recordation of the conservation Easement for P#37 Bowman Trust, all structures not associated with bona-fide agricultural uses, such as but not limited to, Single Family dwellings, pools and sheds shall either be converted to an allowable use with applicable agricultural permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition or removal permits prior to the recordation of the Plat for Whitworth South development area. In addition, existing septic tanks shall be abandoned in accordance with Health Department requirements. (PLAT: MONITORING - Planning)

24. For P#28 Alderman – Yee, the site shall remain free of debris and equipment not associated with ongoing farming operations, consistent with drone aerials taken November 15, 2024 and kept on file with the Planning Division. (ONGOING- PLANNING- Planning)

PROPERTY & REAL ESTATE MANAGEMENT-WHITWORTH NORTH - PHASE 1

1. The Property Owner will be required to cash out the civic site subject to Board of County Commissioners approval. If approved, payment will be made 30 days of first plat recordation. If the civic site is not cashed out, a civic site that is acceptable to Palm Beach County Facilities, Development & Operations Department will be required. (DRO: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2023-51, Control No.2021-00031)

PROPERTY & REAL ESTATE MANAGEMENT-WHITWORTH NORTH - PHASE 2

2. The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 2.26 acre public civic site (net usable area - including minimum required perimeter landscape buffers), in a location and form acceptable to Facilities Development & Operations Department (FD&O) by October 24, 2025 or other date that is mutually agreeable to the Property owner and FD&O. 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 (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 Property Owner 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 site 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)An 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 on*site 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 FD&O Department. Site shall be stabilized with

- 1) sod and watered or,
- 2) seeded, mulched and watered (at the discretion of FD&O), all of which shall be to the satisfaction of FD&O.

The buildable grade elevation required will generally be the highest crown of road adjacent to the civic site, unless otherwise determined by PREM. Proposed County Critical Care Facilities may require higher elevations as determined by County, at County's sole discretion. Property Owner to provide:

- 1) In-place density test (density requirements as determined by PREM),
- 2) Soil placement monitoring report,
- 3) Test of materials used in the soil placement monitoring report,
- 4) Final survey to include topo results.

i) Water, Sewer and Reclaim Water

Property Owner to provide water, sewer, and reclaim water stubbed out to the property line and other required utilities as determined by PREM.

j) Irrigation

Property owner to provide an easement across Property Owner's property, from the proposed civic site to available retention basins, if requested by PREM. (DATE: MONITORING - Property Real Estate Management)

3. The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by April 24, 2025 or other date that is mutually agreeable to the Property Owner and FD&O. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a)The survey must meet the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-17.050-.052, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

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 and the proposed drainage easement area for storm water outfall from the proposed civic site to the development's storm water management system.

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: MONITORING - Property Real Estate Management)

4. The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by April 24, 2025 or other date that is mutually agreeable to the Property Owner and FD&O. The minimum assessment of the property will be a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use. Prior use of the property (Example: Ag Production, golf course, other uses as determined by County) that creates the possibility of soil and groundwater impacts above environmental target clean up levels will require further soil and ground water investigation and testing, unless waived by County at County's sole discretion.

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. (DATE: MONITORING - Property Real Estate Management)

5. Prior to Technical Compliance of the Plat, the Property Owner shall grant a Perpetual Access Easement from State Road 7 via Maple Valley Road as shown on PMP-1 to the County in a form, manner and configuration deemed acceptable to PREM to serve the public civic site. (TC: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

6. The Property Owner shall include in homeowners documents as well as all written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying prospective property owners that the community includes the public civic site and is designed to provide future ingress and egress serving the public civic site to and from State Road 7 via Maple Valley Road (external to community access gates). The Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on January 2, 2025 or other date that is mutually agreeable to the Property Owner and FD&O, and then continuing until all units have been sold. (DATE: MONITORING - Property Real Estate Management)

PROPERTY & REAL ESTATE MANAGEMENT-WHITWORTH SOUTH

7. The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 3.36-acre public civic site (net usable area - including minimum required perimeter landscape buffers), in a location and form acceptable to Facilities Development & Operations Department (FD&O) by October 24, 2026 or other date that is mutually agreeable to the Property owner and FD&O. 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 (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 Property Owner 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 site 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) An 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 on-site 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 FD&O Department. Site shall be stabilized with

- 1) sod and watered or,
- 2) seeded, mulched and watered (at the discretion of FD&O), all of which shall be to the satisfaction of FD&O.

The buildable grade elevation required will generally be the highest crown of road adjacent to the civic site, unless otherwise determined by PREM. Proposed County Critical Care Facilities may require higher elevations as determined by County, at County's sole discretion. Property Owner to provide:

- 1) In-place density test (density requirements as determined by PREM),
- 2) Soil placement monitoring report,
- 3) Test of materials used in the soil placement monitoring report,
- 4) Final survey to include topo results.

i) Water, Sewer and Reclaim Water

Property Owner to provide water, sewer, reclaim water stubbed out to the property line and other required utilities as determined by PREM.

j) Irrigation

Property owner to provide an easement across Property Owner's property, from the proposed civic site to available retention basins, if requested by PREM. (DATE: MONITORING - Property Real Estate Management)

8. The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by April 24, 2026 or other date that is mutually agreeable to the Property Owner and FD&O. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a) The survey must meet the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-17.050-.052, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

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 and the proposed drainage easement area for storm water outfall from the proposed civic site to the development's storm water management system.

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: MONITORING - Property Real Estate Management)

9. The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by April 24, 2026 or other date that is mutually agreeable to the Property Owner and FD&O. The minimum assessment of the property will be a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use. Prior use of the property (Example: Ag Production, golf course, other uses as determined by County) that creates the possibility of soil and groundwater impacts above environmental target clean up levels will require further soil and ground water investigation and testing, unless waived by County at County's sole discretion.

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:

a. EPA's National Priorities list (NPL)

b. Comprehensive Environmental Response compensation and Liability Act system List (CERCLA)

c. 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. (DATE: MONITORING - Property Real Estate Management)

10. The Property Owner may request to exchange the required 3.36-acre on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval when the County has established that the cash or off-site land is the more viable option and enhances or supports a County property, facility or function in the general vicinity of the PUD. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 7, 8 & 9 above will also 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 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 intent of the ULDC and PREM conditions 7, 8, 9, 11 and 12 herein. (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

11. Prior to Technical Compliance of the Plat, the Property Owner shall grant a Perpetual Access Easement from Lyons Road to the County in a form, manner and configuration deemed acceptable to PREM to serve the public civic site. (TC: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

12. The Property Owner shall include in homeowners documents as well as all written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying prospective property owners that the community includes the public civic site and is designed to provide future ingress and egress serving the public civic site from Lyons Road. The Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on January 2, 2026 or other date that is mutually agreeable to the Property Owner and FD&O, and then continuing until all units have been sold. (DATE: MONITORING - Property Real Estate Management)

SCHOOL BOARD

1. The Property Owner shall provide a Declaration and Restrictive Covenant which prohibits

children less than nineteen years of age from residing in the community no later than six (6) months after DRO Approval. 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 and a copy of the recorded document shall be sent to the School Board's Planning and Intergovernmental Relations Department. (DATE: COUNTY ATTORNEY - School Board) [Note: COMPLETED] (Previous SCHOOL BOARD Condition 1 of Resolution R-2023-51, Control No.2021-00031)

SITE DESIGN

1. Prior to final Development Review Officer approval, the Applicant shall modify the Master Plan to include the location of focal points per Art. 3.E.2.B.2.b. Focal Points. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2023-51, Control No.2021-00031)

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.