

RESOLUTION NO. R-2025- 1178

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2024-01924  
(CONTROL NO. 2004-00206)  
a Development Order Amendment  
APPLICATION OF 8421 Boynton Beach Land Trust  
BY WGINC, AGENT  
(Ascot 441 Atlantic 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-2024-01924 was presented to the Board of County Commissioners at a public hearing conducted on August 28, 2025;

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-2024-01924, the Application of 8421 Boynton Beach Land Trust, by WGINC, Agent, for a Development Order Amendment to modify the overall AGR-PUD boundaries to delete land area (15.00 acres) and add land area (15.00 acres) to maintain the overall 330.46 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 August 28, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 28, 2025.

Filed with the Clerk of the Board of County Commissioners on August 28, 2025.

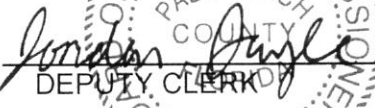
This resolution is effective when filed with the Clerk of the Board of County Commissioners.


APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:   
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

MICHAEL A. CARUSO  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK



## EXHIBIT A

### LEGAL DESCRIPTION

#### DEVELOPMENT AREA

TRACTS 73 THROUGH 88, TRACTS 105 THROUGH 112, AND THE NORTH HALF (N 1/2) OF TRACTS 117 THROUGH 120, INCLUSIVE, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS COMPANY PLAT NO.1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LAND LYING WEST OF AND BEING CONTIGUOUS WITH THE WEST LINE OF TRACTS 80, 81, AND 112, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO.1, BEING MORE PARTICULARLY DESCRIBED AS BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 80, ON THE WEST BY THE EAST LINE OF THE WEST 183 FEET OF SAID SECTION 18 FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-1 AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 112. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

LESS THE NORTH 38.28 FEET OF SAID TRACTS 73 THROUGH 78 PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (L.W.D.D. CANAL LATERAL NO L-33)

LESS THAT PORTION OF TRACT 120, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT NO.1, AS RECORDED IN PLAT BOOK 2, PAGE 26, PALM BEACH COUNTY PUBLIC RECORDS, WHICH LIES WITHIN 40 FEET OF, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SMITH-SUNDYROAD, WHICH IS ALSO THE CENTERLINE OF A DEDICATED ROAD RIGHT-OF-WAY RUNNING IN A NORTH-SOUTH DIRECTION AND BISECTING SAID SECTION 18, AS SHOWN ON SAID PLAT (PER OFFICIAL RECORD BOOK 600, PAGE 280, PALM BEACH COUNTY PUBLIC RECORDS.

LESS THAT PART OF SAID TRACT 105 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNDY ROAD) IN OFFICIAL RECORD BOOK 859, PAGE 565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF SAID TRACT 73 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNDY ROAD) IN OFFICIAL RECORD BOOK 859, PAGE 565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF SAID TRACT 88 CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY (SMITH-SUNDY ROAD) IN OFFICIAL RECORD BOOK 848, PAGE 494, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE EAST 15.00 FEET OF TRACTS 73, 88, 105 AND THE EAST 15.00 FEET OF THE NORTH HALF (N 1/2) OF TRACT 120 AS MEASURED FROM THE CENTERLINE OF THE 30 FOOT PALM BEACH FARMS COMPANY RIGHT-OF-WAY FOR SMITH-SUNDYROAD, PALM BEACH FARMS COMPANY PLAT NO.1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF TRIVOLI ISLES PUD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 93 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 130.22 ACRES, MORE OR LESS.

AND:

#### PRESERVE 1:

A PORTION OF "PRESERVE PARCEL 1 441-ATLANTIC PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107 AT PAGES 83 AND 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID "PRESERVE PARCEL 1 441-ATLANTIC PUD"; THENCE NORTH 00°45'55" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 745.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'55" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 3662.10 FEET; THENCE NORTH 88°39'38" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1056.32 FEET; THENCE SOUTH 00°48'31" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 2470.43 FEET; THENCE SOUTH 00°18'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1202.29 FEET; THENCE SOUTH 89°14'05" WEST, A DISTANCE OF 1048.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 88.902 ACRES (3872058 SQUARE FEET), MORE OR LESS.

AND:

**PRESERVE 2:**

TRACT 3, BLOCK 18, PALM BEACH FARMS COMPANY PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 38.28 FEET OF TRACT 3, BLOCK 18, PER CHANCERY CASE NO. 407, RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF CRITCHFIELD PLAT – PRESERVE AREA 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 85 AND 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.896 ACRE, MORE OR LESS SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

AND:

**PRESERVE 3**

TRACTS 12 & 21, BLOCK 18, 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, LESS THE NORTH 33.18 FEET THEREOF.

ALSO KNOWN AS:

ALL OF EAGLE PLANTS PRESERVE AREA PARCEL 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 89, 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.80 ACRE, MORE OR LESS SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

AND:

**PRESERVE 4**

TRACTS 23, 24 AND THE SOUTHEASTERLY 17 OF TRACT 22, ALL IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 24; THENCE S.89°34'03"W., ALONG THE SOUTH LINE OF SAID TRACTS 22, 23 AND 24, A DISTANCE OF 979.07 FEET; THENCE N.26°04'09"E., A DISTANCE OF 722.88 FEET; THENCE N.89°28'33"E., ALONG THE NORTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 652.44 FEET; THENCE S.00°47'31"E., ALONG THE EAST LINE OF SAID TRACT 24, A DISTANCE OF 647.98 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 4325, PAGE 1655, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE EAST 15.0 FEET THEREOF.

TOGETHER WITH

THE SOUTH 60 FEET OF TRACT 9, LESS THE EAST 30' THEREOF, THE SOUTH 60' OF TRACT 10 AND THE SOUTH 70 FEET OF TRACT 11, 12, 13 AND 14, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN



PLAT BOOK 2, PAGES 26, 27 AND 28, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

TOWNSHIP 46 SOUTH, RANGE 42 EAST, TRACTS 19, 20, 21 AND ONE-HALF (1/2) OF TRACT 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF TRACT 22; THENCE SOUTHERLY, A DISTANCE OF 646.24 FEET TO THE SOUTHWEST CORNER OF TRACT 22; THENCE IN A STRAIGHT LINE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE WESTERLY, A DISTANCE OF 326.30 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 26, 27 AND 28.

TOGETHER WITH

ALL OF TRACTS 41, 42, 43, 44, 45, 46, 51, 52, 53, 54, 55 AND 56, ALL IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO PLAT BOOK 2, PAGES 26 THRU 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 30 FEET OF SAID TRACTS 41 AND 56, AND LESS THEREFROM, THE SOUTH 15 FEET OF SAID TRACT 56 AND THE NORTH 15 FEET OF SAID TRACT 41.

LESS THE FOLLOWING FOUR DESCRIBED PARCELS:

THAT PORTION OF TRACTS 20, 21 AND 22, BLOCK 17 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S.25°10'24"W., A DISTANCE OF 337.70 FEET; THENCE S.85°10'24"W., A DISTANCE OF 220.82 FEET; THENCE S.51°10'24"W., A DISTANCE OF 349.38 FEET; THENCE N.38°49'36"W., A DISTANCE OF 300.73 FEET; THENCE N.51°10'24"E., A DISTANCE OF 431.75 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 21; THENCE N.89°01'42"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 169.38 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 133°09'49" AND A RADIUS OF 60.00 FEET; THENCE SOUTH, EAST AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.45 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CURVE ANGLE OF 73°00'00" AND A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 31.85 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 20, 21 AND 22; THENCE N.89°01'42"E., ALONG SAID NORTH LINE, A DISTANCE OF 185.92 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF TRACTS 41, 42 AND 43, BLOCK 17, 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE 30.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 41 WITH A LINE 15.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 41; THENCE S.1°06'54"E., A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE S.88°53'06"W., A DISTANCE OF 710.00 FEET; THENCE S.1°06'54"E., A DISTANCE OF

180.00 FEET; THENCE S.88°53'06"W., A DISTANCE OF 60.00 FEET; THENCE S.1°06'54"E., A DISTANCE OF 150.00 FEET; THENCE N.88°53'06"E., A DISTANCE OF

178.41 FEET; THENCE N.1°06'54"W., A DISTANCE OF 30.00 FEET; THENCE N.88°53'06"E., A DISTANCE OF 591.59 FEET TO A POINT ON A LINE 30.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 41; THENCE N.1°06'54"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF TRACTS 53, 54, 55 AND 56, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 2, PAGES 26, 27 AND 28 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 30.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 56 WITH A LINE 15.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 56; THENCE N.1°06'54"W., A DISTANCE OF 381.06 FEET; THENCE S.88°53'06"W., A DISTANCE OF 780.00 FEET; THENCE N.1°06'54"W., A DISTANCE OF 187.39 FEET; THENCE S.88°53'06"W., A DISTANCE OF 435.26 FEET; THENCE S.1°06'54"E., A DISTANCE OF 360.49 FEET; THENCE N.88°53'06"E., A DISTANCE OF 546.16 FEET; THENCE S.1°06'54"E., A DISTANCE OF 221.39 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 55; THENCE N.89°01'09"E., ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 356.87 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 55; THENCE N.1°06'36"E., ALONG THE EAST LINE OF SAID TRACT 55, A DISTANCE OF 15.0 FEET TO A POINT ON A LINE 15.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 56; THENCE N.89°01'09"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 312.23 FEET TO THE POINT OF BEGINNING.

AND LESS THAT PORTION OF TRACTS 9, 10, 11, 12, 21 AND 22, BLOCK 17, 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 9 WITH THE SOUTH LINE OF SAID TRACT 9; THENCE NORTH N.1°06'54"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 60.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 9 AND 10; THENCE S.89°01'42"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 639.11 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 11; THENCE N.1°06'22"W., ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 70.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACTS 11 AND 12; THENCE S.89°01'42"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 327.04 FEET; THENCE S.0°58'18"E., A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 12 AND TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 163°08'30" AND A RADIUS OF 60.00 FEET; THENCE SOUTH, EAST AND NORTHEAST, ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S.82°24'03"E., A DISTANCE OF 170.84 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 73°00'00" AND A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.85 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 11; THENCE N.89°01'42"E., ALONG THE SOUTH LINE OF SAID TRACTS 9 AND 10, A DISTANCE OF 825.04 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

THAT PORTION OF TRACTS A, B, C, & D AS DEFINED BY THE PLAT OF WINDSPIRIT PRESERVE AND SUBJECT TO A CONSERVATION EASEMENT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 78, 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 70.58 ACRE, MORE OR LESS SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

AND:

#### **PRESERVE 5**

TRACT 43, LESS THE EAST 80 FEET THEREOF AND THE SOUTH 70 FEET OF TRACT 42, LESS THE EAST 80 FEET THEREOF, BLOCK 52, THE PALM BEACH FARMS CO., PLAT NO. 3 ACCORDING TO THE PLAT THEREOF IN FILE IN PLAT BOOK 2, PAGE 45. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY (Also known as Lot 9, Eatmon's unrecorded).

LESS AND ACCEPTED THE SOUTH 30.05 FEET AND THE WEST 25.12 FEET OF TRACT 43, AND THE WEST 25.13 FEET OF THE SOUTH 70 FEET OF TRACT 42, BLOCK 52, THE PALM BEACH FARMS CO., PLAT NO. 3 PER CHANCERY CASE NO. 407, AS RECORDED IN O.R.B. 6495, PG 761 PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF NANAK PLAT - PRESERVE AREA 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 87 AND 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 6.042 ACRE, MORE OR LESS SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

AND:

**PRESERVE 6**

THE EAST 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND SUBJECT TO AN EASEMENT OVER THE NORTH 30 FEET FOR INGRESS AND EGRESS TO THE WEST 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF LONG, DEKA & MONTI PLAT PRESERVE AREA 6 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 81 AND 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 218,966 SQUARE FEET (5.027 ACRES), MORE OR LESS SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,

AND:

**PRESERVE 7**

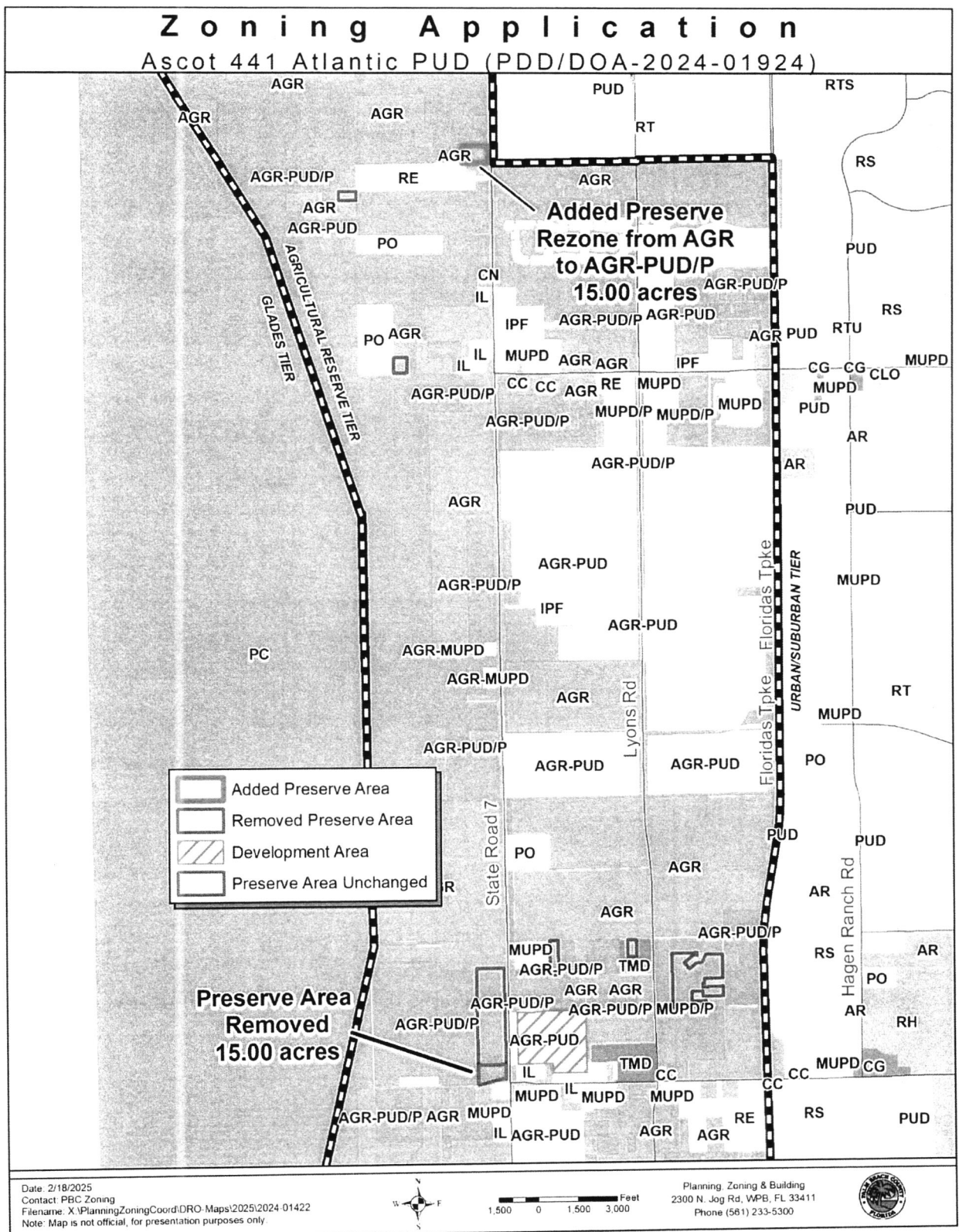
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 88°58'56" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 229.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°58'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 985.92 FEET; THENCE NORTH 00°54'26" WEST, ALONG THE EAST LINE OF TRACT "A", OF "SUSSMAN - PLAT FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 662.63 FEET; THENCE NORTH 88°57'41" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 985.92 FEET; THENCE SOUTH 00°54'26" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (US 441), AS RECORDED IN OFFICIAL RECORDS BOOK 11488 AT PAGE 1836 OF SAID PUBLIC RECORDS, A DISTANCE OF A DISTANCE OF 662.99 FEET TO THE POINT OF BEGINNING.

AND CONTAIN 15.002 ACRES (653479 SQUARE FEET), MORE OR LESS SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,

**TOTAL PUD CONTAINING 330.46 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-2004-2037, Control No.2004-00206, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated August 3, 2004. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

##### Is hereby amended to read:

The approved Master Site Plan is dated April 28, 2025. 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: ZONING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2004-02037 (Control 2004-00206), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

##### ENGINEERING

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

a. Building Permits for more than 98 age restricted single family dwelling units (the equivalent of up to 50 net external PM peak hour trips per day) shall not be issued until:

1. The contract has been awarded by the FDOT for the construction of West Atlantic Avenue as a 4-lane facility from Starkey Road to the Florida Turnpike or commencement of construction by someone other than FDOT plus the appropriate paved tapers (and). (BLDGPERMIT: MONITORING-Eng) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2004-2037)

2. The commencement of construction of West Atlantic Avenue as a 4-lane facility from Starkey Road to Lyons Road, plus the appropriate paved tapers. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

2. The Property owner shall construct a right turn east approach on the Project entrance road at SR7. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required by the LWDD and the Florida DOT for this right turn lane construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2004-2037, Control No. 2004-00206)

b. Construction for this improvement shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2004-2037, Control No.2004-00206)

3. Prior to the recordation of the first plat the property owner shall convey to Palm Beach County Land Development Division by road right of way warranty deed additional right of way for:

a. Smith Sundry Road 40 feet from centerline. This condition shall apply to both the offsite preserve area parcels and the PUD.

b. Happy Hollow Road 40 feet from centerline for parcels within the preserve area. The property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances



and encroachments.

c. The property owner (grantor) further warrants 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 Palm Beach County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the cleanup. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2004-2037, Control No.2004-00206)

#### 4. LANDSCAPE WITHIN THE MEDIAN OF SR 7

The property owner shall design, install and perpetually maintain the median landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by petitioner shall be perpetually maintained by the property owner, his successors and assigns, without recourse to Palm Beach County, unless petitioner provides payment for maintenance as set forth in Paragraph d below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDF PERMIT: MONITORING - Eng) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2004-2037, Control No. 2004-00206)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Eng) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2004-2037, Control No. 2004-00206)

c. At property owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the petitioner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the petitioner. The petitioner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Petitioner. (ONGOING: ENG) (Previous ENGINEERING Condition 4 of Resolution R-2004-2037, Control No. 2004-00206)

d. Also, prior to the issuance of a Building Permit, and at the option of the property owner, the property owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along SR 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. (ONGOING: ENG) (Previous ENGINEERING Condition 4 of Resolution R-2004-2037, Control No.2004-00206)

5. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (Previous ENGINEERING Condition 5 of Resolution R-2004-2037, Control No.2004-00206)

6. The property owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the Project Entrance and SR 7. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation. Should signalization not be warranted after 24 months of the final Certificate of Occupancy this property owner shall be relieved of this condition of approval.

a. Building Permits for more than 200 dwelling units shall not be issued until the developer provides acceptable surety to the Land Development Division in an amount as determined by the Director of the Traffic Division for the installation of this signal. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2004-2037, Control No.2004-00206)

7. Prior to recordation of a plat for the development parcel, a copy of all preserve area boundary plats and the development area plat shall be approved by the Planning Division. At time of any

plat submittal, the property owner shall provide a copy of each respective plat to the Planning Division for their review and approval. (PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2004-2037, Control No.2004-00206)

8. Prior to Development Review Officer (DRO) approval of the Final Development Plan, the property owner shall record a restrictive covenant on the subject property limiting dwelling unit occupancy to Adult only. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2004-2037, Control No.2004-00206)

9. Acceptable surety required for the offsite road improvement FOR West Atlantic Avenue as outlined in Condition No. E1a2 shall be posted with the Office of the Land Development Division on or before 3/30/05. Surety shall be in the amount of 110% of a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. This surety may be required to be adjusted within 30-days notification from the County Engineer. This revision shall be based upon an updated cost estimate prepared by the Roadway Production Division at the time the final construction plans are completed (TPS-Maximum 6-month time extension) (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2004-2037, Control No.2004-00206)

10. Prior to issuance of a Building Permit the Developer shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. Required plats shall also include the parent tract of properties for the PUD Developed portions plus the parent tract for all preserve areas as determined by the County Engineer. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2004-2037, Control No.2004-00206)

#### **LANDSCAPE - GENERAL**

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

- a. Tree height: Fourteen (14) feet;
- b. Trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. Canopy diameter: Seven (7) feet - diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

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

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2004-2037, Control No.2004-00206)

3. Field adjustment of berms, walls and plant materials may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2004-2037, Control No.2004-00206)

#### **LANDSCAPE - PERIMETER-ALONG WEST PROPERTY LINE (FRONTAGE OF SR 7/US 441)**

1. Landscaping and buffering along the west property line shall be upgraded to include:

- a. A minimum fifty (50) foot wide landscape buffer strip. No width reduction shall be permitted;
- b. A four (4) to six (6) foot high undulating berm, with an average height of five (5) feet, berm height shall be measured from top of nearest curb or the nearest finished floor elevation, whichever is higher. Prior to final Master/site plan approval by the Development Review Officer (DRO), the property owner shall submit an Alternative Landscape Plan to meet the berm requirement.
- c. One (1) native canopy tree planted for each twenty (20) linear feet of the property line;
- d. One (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;

- e. One (1) native small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation;
- f. One (1) native medium shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation; and,
- g. One (1) large shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

## PLANNED DEVELOPMENT

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

- a. Formation of a single "master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas;
- b. All recreation parcels shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover of the POA/HOA, the recreation parcel shall be turned over to the association at no cost to the residents; and
- c. The property shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended when additional units are added to the PUD. (PLAT: ENGINEERING - Zoning) (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

2. The property owner shall include in homeowners documents as well as written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying of the existence of agricultural uses in the vicinity of the development. 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 September 10, 2005 and shall continue on an annual basis until all units within the development have been sold or the petitioner relinquishes control to the homeowners association. (DATE: MONITORING - Zoning) (Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2004-2037, Control No.2004-00206)

3. Street bike lanes shall be provided in or adjacent to all streets eighty (80) feet in width, pursuant to Article 3.E.1.C.2.e of the ULDC and subject to approval by the County Engineer. (CO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 3 of Resolution R-2004-2037, Control No.2004-00206)

4. Zero-lot line lots (units) with a side yard that abuts the rear yard of two (2) or more lots (units) shall be restricted to one (1) story in height. (DRO: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 4 of Resolution R-2004-2037, Control No.2004-00206)

5. Street trees shall be required within the street tracts or rights-of-way of the subject development consistent with the requirements of the Engineering Department, and the following criteria:

- a. Along both sides of all internal PUD streets, fifty (50) feet in width or greater;
- b. All Final Subdivision Applications shall include roadway cross-section sketches showing street trees. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 5 of Resolution R-2004-2037, Control No.2004-00206)

6. Recreation uses provided in accordance with Section 3.E.2.B.2.e of the ULDC shall be located on a minimum of 0.1 acre and shall be located within designated open space tracts (neighborhood park) in the PUD. A minimum of four (4) neighborhood parks shall be provided in the PUD. The neighborhood parks shall have a direct connection to the pedestrian system on the property and include a tot lot, gazebo, fitness station, rest station, or similar recreation amenity subject to approval of the Development Review Officer (DRO). The neighborhood parks shall not be used towards the Parks and Recreation Department's minimum recreation requirement or be located within land areas designated for drainage, stormwater management or other utility purposes. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 6 of Resolution R-2004-2037, Control No.2004-00206)



7. Prior to final approval by the Development Review Officer (DRO), the master/site plans shall be revised to indicate a landscape focal point within all eyebrow/cul-de-sac islands. Each focal point shall be subject to review and approval by the Landscape Section. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 7 of Resolution R-2004-2037, Control No.2004-00206)

8. Prior to final approval by the Development Review Officer (DRO), the property owner shall revise the master/site plans to indicate:

- a. Deletion of all side loading garage unit references;
- b. Indicate eyebrow/semi cul-de-sacs at all T-intersections at areas currently shown as a side loading garage unit pursuant to the site plan dated August 3, 2004. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 8 of Resolution R-2004-2037, Control No.2004-00206)

9. Prior to final approval by the Development Review Officer (DRO), the master/site plans shall indicate a minimum of one (1) fountain in each lake. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 9 of Resolution R-2004-2037, Control No.2004-00206)

## **PLANNING**

1. Prior to the final approval of the Master/Site Plans by the Development Review Officer (DRO), all tabular data on required plans shall be revised to reflect the most current acreage totals per surveys submitted on the following dates: PUD Development area (5/25/04) and all other Preserve parcels (either on 5/25/04 and 6/6/04 respectively), and application materials dated (6/10/04). (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

2. The PUD shall be limited to a maximum of 315 dwelling units provided 60/40 AGR-PUD requirements are met. The balance of 15 additional units, which could have been allowed on the site, shall not be utilized on this site or transferred elsewhere. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2004-2037, Control No.2004-00206)

3. Prior to final Master Plan approval by the Development Review Officer (DRO), the property owner shall provide an "AGR/PUD Preserve and Development Parcel Location Map". This Plan shall also indicate the location, access, acreage, and permitted uses within the preservation areas consistent with the Palm Beach County Comprehensive Plan and the Unified Land Development Code (ULDC). (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2004-2037, Control No.2004-00206)

4. Prior to final Master Plan approval by the Development Review Officer (DRO), a management plan for all of the preservation parcels shall be submitted. The property owner shall also submit a commitment letter indicating that the preservation properties will remain in their same state from the time of development approval to the final recordation of the conservation easement. The management plan shall contain a legal description and sketch of the parcel, an inventory of existing uses and environmental assets on the site, and a plan approved and enforced by the Department of Environmental Resources (ERM) for exotic removal and maintenance. (DRO: PLANNING - Environmental Resources Management) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2004-2037, Control No.2004-00206)

5. Prior to final Master Plan approval by the Development Review Officer (DRO), the property owner shall add a "Preservation Area/Proposed Uses" notes section on page 2 of the Master Plan and include the following:

- a. The preservation areas approved as part of Petition 2004-232 shall be restricted to preservation uses as follows, with the exception of areas designated as environmentally sensitive in the conservation easement:

### **PERMITTED USES**

- i. Crop production, pasture, or equestrian purposes or may be retained as fallow land;
- ii. Accessory structures such as barns and pump structures are permitted;
- iii. Regional water storage areas to serve as water management functions or to serve as a Water Preserve Area if designated by the South Florida Water Management District; to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water management District, or for water management purposes not directly related to the 60/40 AgRPDD if approved by the Department of Environmental Resources Management and managed for environmental resource values;

- iv. Wetland or bona fide agricultural uses per the ULDC;
- v. Other uses as permitted by the required conservation easements;
- vi. Other uses as may be permitted within the protected area of an AGR-PDD consistent with the Comprehensive Plan and the Unified Land Development Code;

**NOT PERMITTED**

i. Agricultural support uses such as processing facilities, farmworker housing and the like shall not be accommodated in the protected or preservation area of the AGR-PUD; nor shall new residential uses be accommodated thereon.

ii. No residential units or farm residences (whether existing or proposed) shall be allowed within the preserve areas.

iii. Preserve parcel 4b previously listed as a homesite on the June 6, 2004, survey must be removed or converted to a permitted agricultural use such as a grooms quarters provided the conversion is consistent with requirements in the ULDC for agricultural related uses such as grooms quarters.

iv. Preserve parcel 5 previously labeled as a porch with an A/C pad on the June 6, 2004, survey must be removed or converted to a permitted agricultural related use provided the conversion is consistent with requirements in the ULDC. (DRO/ONGOING: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 5 of Resolution R-2004-2037, Control No.2004-00206)

6. Prior to recordation of a plat for the development parcel, the property owner is responsible for the recordation of boundary plats for all of the Preserve parcels, and include on said boundary plats, language limiting these parcels to Agricultural Reserve preservation uses as permitted by the conditions in this Resolution, the Comprehensive Plan Objective 1.5, and Policies hereunder of the Future Land Use Element. (PLAT: PLANNING - Engineering) [Note: COMPLETED] (Previous PLANNING Condition 6 of Resolution R-2004-2037, Control No.2004-00206)

7. Prior to receipt of Technical Compliance of a plat, the property owner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for the Ascot Development parcel would not result in the creation of an illegal lot of record(s). The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of this preservation parcel total a combined acreage of 130.22 acres. (TC: ENGINEERING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 7 of Resolution R-2004-2037, Control No.2004-00206)

8. Prior to receipt of Technical Compliance of a plat of this PUD, the property owner shall provide documentation to the Planning Division that the recordation of the proposed boundary plat for Preservation Parcel 4 would not result in the creation of illegal lots of record. The applicant shall provide documentation to the Planning Division and the County Attorney's Office that the lots created to achieve the configuration of this preservation parcel total a combined acreage of 70.70 acres. The configuration shall be consistent with the certified surveys for Parcel 4 dated either May 25, 2004 or June 6, 2004. (TC: ENGINEERING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 8 of Resolution R-2004-2037, Control No.2004-00206)

9. Prior to receipt of Technical Compliance of a plat of this PUD, the property owner shall provide documentation to the Planning Division that the recordation of the plat for these parcels would not result in the creation of illegal lots of record. The applicant shall provide documentation to the Planning Division and the County Attorney's Office that any lots created to achieve the configuration of these Preserve Parcels total: Preserve Area Parcel 1= 103.9 acres, Preserve Area Parcel 2= 4.89 acres, Preserve Area Parcel 3= 9.8 acres, Preserve Area Parcel 4= 70.70 acres, Preserve Area Parcel 5= 6.04 acres, and Preserve Area Parcel 6= 5.03 acres. (TC: ENGINEERING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 9 of Resolution R-2004-2037, Control No.2004-00206)

10. Prior to or concurrent with recordation of the plat for the developable area as identified in Petition No. 2004-232, for all of the Preserve parcels, the property owner shall either: 1) dedicate these lands to Palm Beach County; 2) record a restrictive covenant in a form acceptable to the Palm Beach County Attorney for these subject parcels; or 3) subject these parcels to a conservation easement, limiting these sites to Agricultural Reserve preserve areas in accordance with the Agricultural Reserve preserve provisions of the Comprehensive Plan. (PLAT: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 10 of Resolution R-2004-2037, Control No.2004-00206)

11. Prior to or concurrent with the plat for the Ascot Development PUD, the conservation easements for Preservation parcels 1, 2, 3, 4, 5, and 6 shall be recorded, as approved by the County Attorney's Office and the Department of Environmental Resources Management.



- a. The conservation easements for all of these preserve parcels shall contain:
  - i. 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;
  - ii. 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.
- c. Should conservation easements not be recorded for these properties in a form acceptable to the County Attorney prior to January 1, 2007, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (DATE: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 11 of Resolution R-2004-2037, Control No.2004-00206)

12. Prior to the issuance of the certificate of occupancy (CO) for the project number for the primary recreation building for the 2.23 acre recreation site, the property owner shall mulch or pave the pedestrian trail shown fronting the recreation area as shown on the master plan dated 6/10/04. In addition, a minimum of two (2) benches shall be placed at this location. (CO: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 15 of Resolution R-2004-2037, Control No.2004-00206)

13. Prior to Final Approval by the Development Review Officer (DRO), the Conservation Easement for Preserve 7 shall be recorded, subject to approval by the County Attorney's Office and the Planning Division. The ORB/PG of the recorded document shall be notated on the applicable Final Master Plan(s).

- a. The conservation easement for the preserve parcel 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 the easement shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Planning Division. (DRO: PLANNING - Planning)

14. Title Insurance for the AGR Preserve Conservation Easement is based on the cost of a single-family Transfer of Development Right (TDR) in effect at the time PDD/DOA-2024-1924 was deemed sufficient (December 20, 2024). Accordingly, the cost will be \$64,000 per acre for the area within the AGR Preserve Conservation Easement. (ONGOING: PLANNING - Planning)

15. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall submit the recorded Partial Release of Conservation Easement for Preserve 1. The ORB/PG of the recorded document shall be notated on the applicable Final Master Plan(s). (DRO: PLANNING - Planning)

## **PROPERTY & REAL ESTATE MANAGEMENT**

1. The property owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 2.59- acre public civic site (net usable area minus any buffers), in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by February 24, 2006. The property owner shall 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) The property owner shall provide a title policy insuring marketable title to Palm Beach County (PBC) 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 PBC. The policy is subject to the approval of Property & Real Estate Management Department's (PREM) and the County Attorney. The title policy shall be insured to PBC 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 PBC all Declarations of Covenants and Conditions of the PUD or other restrictive covenants as they may apply to the civic site.
- b) The property owner shall reserve 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. 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.

c) All ad valorem real estate taxes and assessments for the year of acceptance shall be prorated to include the day of acceptance.

d) The civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

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

1) The discharge of surface water from the proposed civic site into the property owner's water retention basins.

2) As easement across property owner's property from the proposed civic site to the retention basins, if required.

f) By acceptance of these conditions the property owner shall agree to allow the County to perform any on site inspections and testing deemed appropriate to support the acquisition of the civic site.

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

i) The property owner shall provide water and sewer stubbed out to the property line and other required utilities as determined by PREM. (DATE: MONITORING - Property Real Estate Management) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2004-2037, Control No.2004-00206)

2. The property owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by December 1, 2005. This survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria when preparing the survey:

a) Meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6.

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

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

d) The 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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2004-2037, Control No.2004-00206)

3. The property owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by December 1, 2005. The minimum assessment which is required is commonly called a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use. The assessment will include but not be limited to the following:

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

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

1) EPA's National Priorities list (NPL)

2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)

3) Hazardous Waste Data Management System List (HWDMS).

- c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
- d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.
- e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone.
- f) If the Phase I audit indicates that a Phase II is necessary, then the Developer shall be required to provide that audit as well. (DATE: MONITORING - Property Real Estate Management) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2004-2037, Control No.2004-00206)

4. The property owner may request to exchange the required 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 offsite land 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 1, 2 & 3 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 or if the property owner is a contract purchaser the per acre value used for the entire PUD may be used to determine the civic site value. 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 ULDC. (ONGOING: MONITORING - Property Real Estate Management) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2004-2037, Control No.2004-00206)

#### **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.