

PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, JUNE 5, 2025

A. Application Summary

I. General

Application Name: Whitworth AGR-PUD, PDD/DOA-2025-00126

Control Name: Whitworth AGR-PUD (2021-00031)

Applicant: Boynton Beach Associates XXV, LLLP

Owner: Multiple Owners

Agent: Boynton Beach Associates XXXI, LLP - Gladys Digirolamo & Ryan Vandenburg

Project Manager: Wendy N. Hernández, Deputy Zoning Director

Title: an Official Zoning Map Amendment **Request:** to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 36.98 acres

Title: a Development Order Amendment **Request:** to modify the Master Plan for the overall AGR-PUD to add land area (36.98 acres) and add units (37), for a new total of 1,177.01 gross acres

Title: a Release of a Conservation Easement **Request**: to allow partial release of Preserve 10 in OR 34404, Pg. 79, on 14.77 acres

Application Summary: The application is for the Whitworth AGR-PUD. The site was originally approved by the Board of County Commissioners (BCC) on September 29, 2021, for a rezoning to the Agricultural Reserve Planned Unit Development (AGR-PUD). The BCC subsequently approved modifications on January 11, 2023 and October 24, 2024. The current acreage for the AGRPUD including the Development Area and the Preserve Areas is 1,140.03 gross acres.

The request proposes to modify the overall Master Plan by adding 14.77 net acres and 37 residential units to the Development Area. The Development Area will consist of 469.77 net acres, and 1,177 (age restricted) units. In accordance with 60/40 preserve area requirements, the Applicant is seeking an Official Zoning Map Amendment (Rezoning) to rezone 36.98 acres from the AGR Zoning District to AGR-PUD Zoning District as Preserve Areas 38 through 44. In addition, the request includes a Full and Partial Releases of Conservation Easements for previously approved Preserve Parcels that will become part of the Development Area. In total, 704.654 acres will be preserved as shown on PMP-1 and 5. The Gross Acreage for the overall development will be 1,177.01 acres.

The Preliminary Master Plan indicates 9 Residential Pods, 2 Civic Pods, and associated water retention and landscape buffers. Access to the Development Area will remain from State Road 7 and Lyons Road. The application is running concurrently with a request to abandon a Private School approved, but not built on proposed Preserve 42.

II. Site Data

Acres: 1,177.01 acres

Location: Development Area: East side of State Road 7 and west side of Lyons Road

approximately 1.5 mile south of Boynton Beach Blvd.

Preserve Areas to be added: Preserve Areas 38 is located on the north side of La Reina Rd approx., 660 feet west of US 441; Preserve 39 and Preserve 40 are located on the south side of La Reina Rd approx., 0.70 of a mile west of US 441; Preserve 41 is located on the south side of 158th Rd S approx. 0.3 of a mile west of Lyons Rd; Preserve 42 located on the north side of 155th St S approx. 650 east of Lyons Rd, Preserve 43 located at the southeast corner of 153rd Rd S and Half Mile Rd, and Preserve 44 located west side of Lyons Rd

approx. 760 ft north of Boynton Beach Blvd

Parcel Control: Multiple

Future Land Use: Agricultural Reserve (AGR)

Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD) Development

Area and Preserve (AGR-PUD/P) Agricultural Reserve District (AGR)

Proposed Zoning: AGR-PUD

Tier: Agricultural Reserve

Utility Service: Palm Beach County Water Utilities

Overlay/Study: N/A

Neighborhood Plan: West Boynton Area Community Plan

CCRT Area: N/A

Comm. District: 5, Commissioner Maria Sachs

III. Staff Assessment & Recommendation

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

STAFF RECOMMENDATION: Staff recommends approval subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

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

IV. Hearing History

ZONING COMMISSION: Scheduled for June 5, 2025

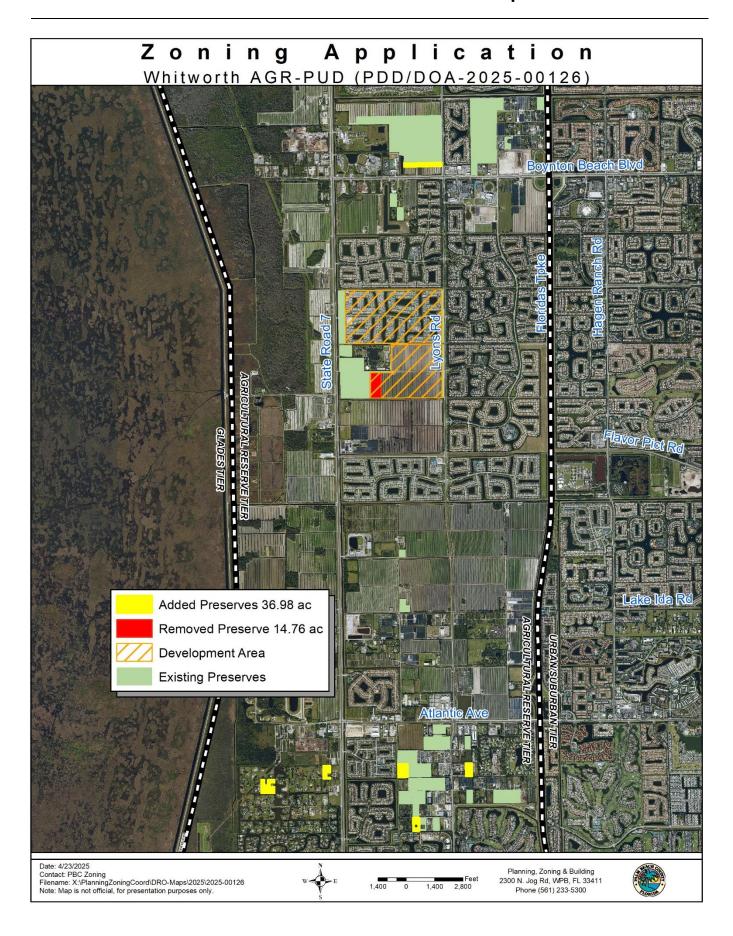
BCC HEARING: Scheduled June 18, 2025

B. Data & Analysis

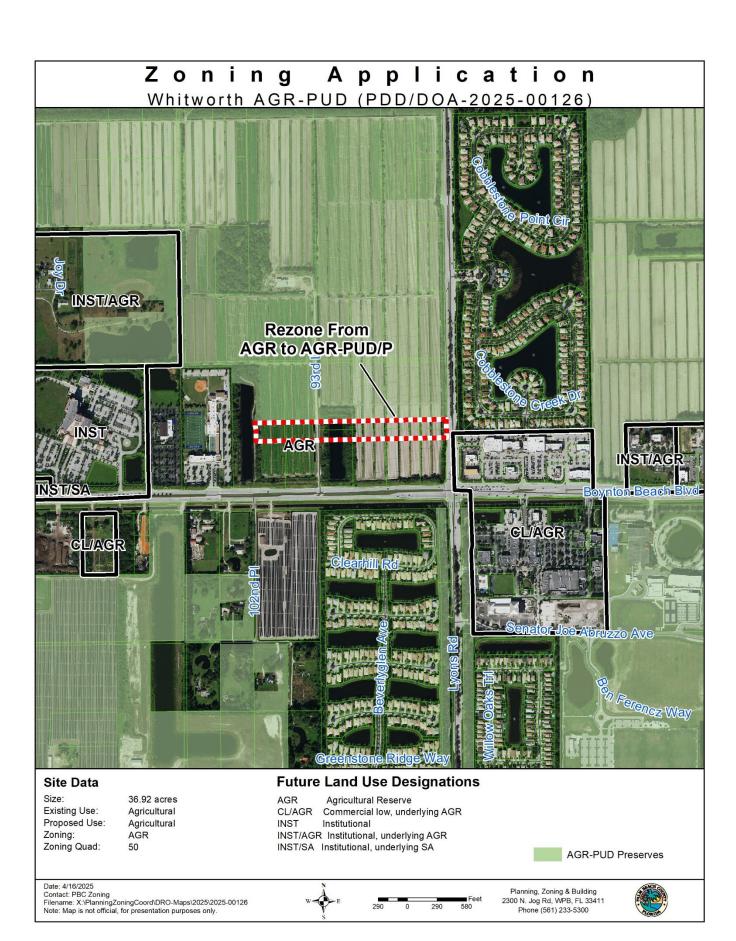
The supporting data and analysis is provided within the following Exhibits.

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Exhibit A-1 - Future Land Use Map







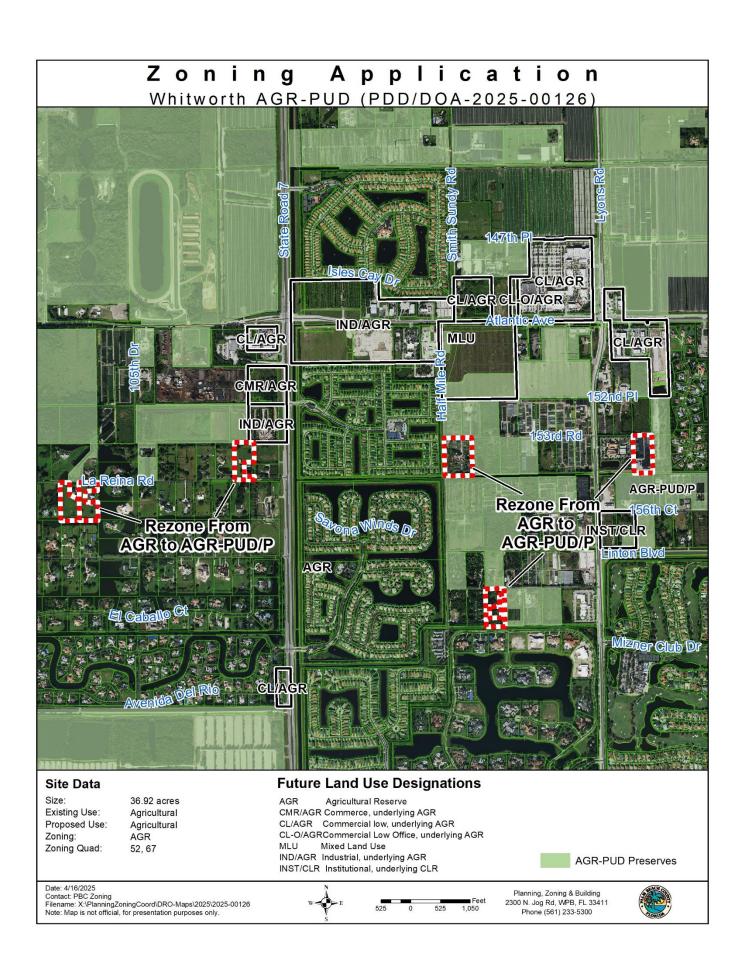
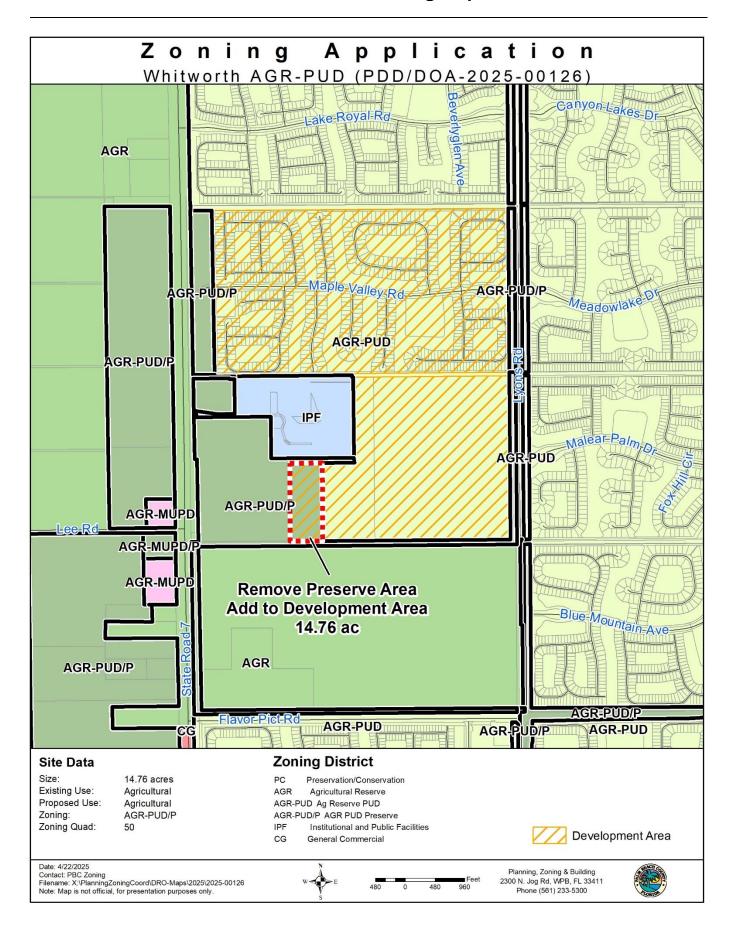
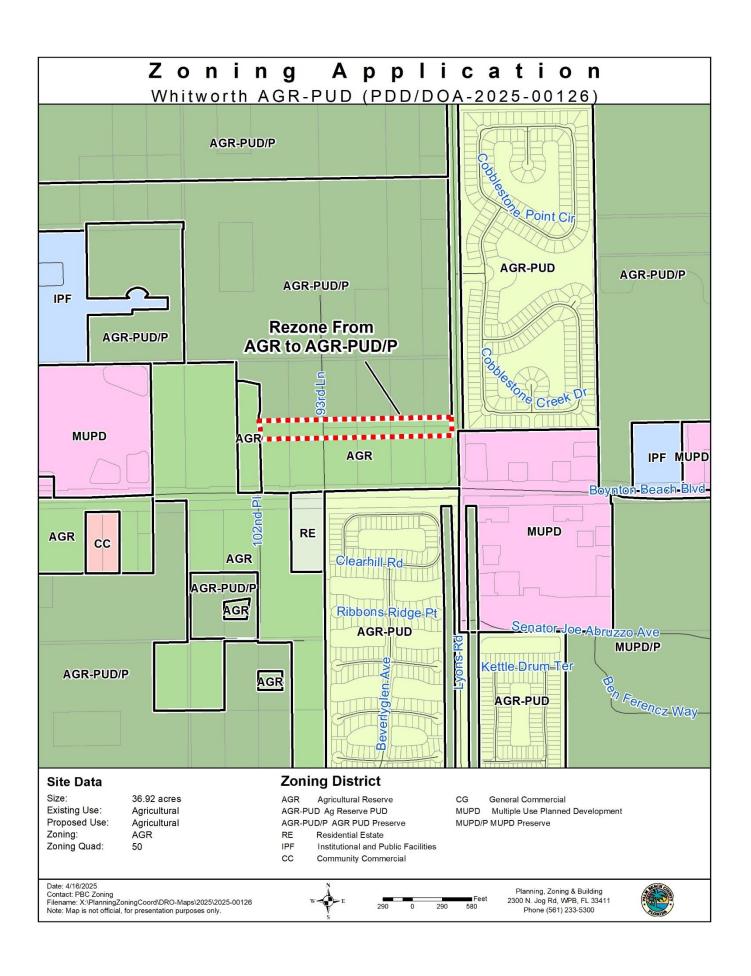


Exhibit A-2 - Zoning Map





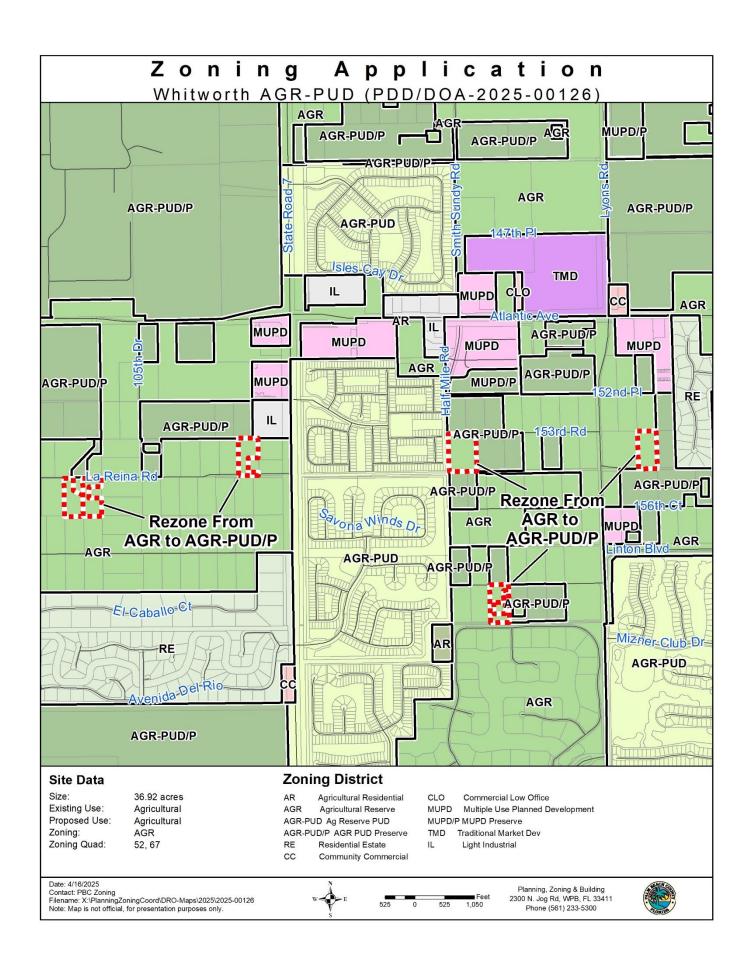


Exhibit B - Standards Analysis & Findings

FINDINGS:

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

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF) are subject to not subject to these Standards, and are subject to Art. 5.G.1.B.2.e.2)b) Factors for Consideration. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

- **a.** Consistency with the Plan The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.
- Oconsistency with the Comprehensive Plan: The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- Opensity & AGR Preserves: The subject request is for 1,177 units on the 1,177.01 acres and includes 44 preserve parcels totaling 704.654 acres. The subject project has a prior BCC approval (R-2021-1400; R-2023-50; R-2023-51; R-2024-1507; R-2024-1508) for 1,140 units on the 1,140.028 acres, which included 37 preserve parcels totaling 682.502 acres. The current request seeks to add seven preserves totaling 36.979 acres, 37 dwelling units and a partial release previously recorded Agricultural Conservation Easements.

The modification of previously approved Agricultural Conservation Easements is as follows:

Preserve 10 Whitworth Southwest is requesting a partial release of 14.872 acres in which 14.768 acres will become Development Area for the current request, and 0.059 acres will be dedicated to Lake Worth Drainage District (LWDD) as required. The new acreage for P10 is 75.170 acres

Per FLUE Policy 1.5.1-d, the maximum density of an AGR-PUD is one (1) dwelling unit per acre of land, provided it meets the 60/40 requirements. This project is eligible to develop up to 1,177 dwelling units, and the Applicant is proposing 1177 units. The Applicant is requesting to amend Planning condition 1 to reflect the increase in density.

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

Total acreage: 1177.007 acres

Less ROW: 2.584 acres

Net acreage = 1174.423 acres

Net acreage x 60%: 1174.423 ac. x 60% = 704.654 acres (Applicant proposes 44 preserves totaling 704.654 acres or 60%)

Net acreage x 40%: 1174.423 ac. x 40% = 469.769 acres (Applicant proposes 469.769 acres in the development area or 40%)

- Special Overlay District / Neighborhood Plan / Planning Study Area: The subject property is located within the boundaries of the West Boynton Area Community Plan, which is administered by the Coalition of Boynton West Residents Association (COBWRA). The subject request is not inconsistent with the neighborhood plan. The Applicant was advised to meet with the neighborhood group responsible for implementing the Neighborhood Plan. No letters in support or objection have been received as of the writing of this report.
- O Planning Conditions: Amended conditions are as follows: condition 1 is for the overall subject project, condition 16 and 17 address construction of the Rural Parkway for Whitworth South and all three will be amended to reflect the increase in units. Conditions 2 through 10 address Whitworth North, Conditions 11-24 address Whitworth South, and will be carried forward. New Condition 25 and 26 relate the requirements associated with Agricultural Conservation Easements for new preserves P38 P44.
- **b.** Consistency with the Code The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC).

Objectives and Standards Planned Development District: Planned Development Districts are to provide opportunities for development patterns which exceed the expectation of the standard zoning district. The request is modifying an existing approved Planned Development (Planned Unit Development) in order to add additional land area for the allowance of 37 additional units. With this specific Planned Development is located within the AGR Tier that has specific requirements for land use mixes and density. The Design Objectives for the Planned Development and mores specifically the AGR-PUD continue to be met. The PUD Development Area continues to provide continuous pedestrian circulation and vehicular circulation system. The added land area for the Development Area is currently used as row crops and no native vegetation is effected or exists that need to be preserved.

Access and Frontage for the Development Area will remain from Lyons Road. The proposed development continues to meet the requirements for no more than 40% of the local streets terminating in a cul-de-sac or dead end.

- o *Modifications:* The modifications contained herein exceed the thresholds allows to be completed administratively, and thus is required to meet the standards contained herein and approved by the BCC. There was no golf course previously approved for this development, and therefore exempt from the conversion analysis.
- o *Property Development Regulations Planned Unit Development:* The additional land area included for the Development Area is directly to the west of the existing Development Area and east of a Preserve Parcel. The Development Area as a whole meets the PDRs for a Planned Unit Development.
- o Sales Office and Models: The Preliminary Master Plan does not indicate any proposed Model Row or Sales Offices. The addition of any Model Row and/or Sales Offices will be indicated on the Final Subdivision Plan/Regulating Plans.
- o *Unified Control:* All Planned Developments are required to have a Unified Control/Property Owners' Association as described in Art 3.E and Art. 5.F.1.F. With the addition of land area, the document is required to be amended. Prior to final approval of the Master Plan, the Unified Control/Property Owners' Association documents shall be modified.
- o *Phasing and Platting:* The Whitworth Planned Unit Development has been approved and developed in Phases. The Whitworth North portion of the development is completed. The Whitworth South portion of the development proposes two phases as depicted in the Preliminary Regulating Plan E.2. Phase 1 consists of Pods G and H along with the Recreation Pod. Phase 2 is Pod I, which incorporates the additional 37 units as proposed with this application request.
- O PUD Land Use Mix: An AGR-PUD is required to have several types of land use mixes. First the Development is required to have a minimum 60% of the total land area as preserve and a maximum of 40% as Development Area. The proposed plan includes a total of 1,177 acres of which 704.65 acres is preserve and 469.77 acres is Development Area.

In addition, for the Development Area, a minimum of 40% open space is required, or 187.91 acres which the Applicant has provided the minimum. The land area for the development is to have the majority devoted for residential uses, or approximately 258 acres. With all PUDs a minimum amount of local recreation area is required. This is calculated a 0.006 acres per unit or a minimum of 7.06 acres for the entire development. The PUD provides over twice the amount of recreation area for the entire development at 16.97 acres. No Commercial Pod is proposed. In addition, a Civic Pod is required to be provided based on a minimum of 2% of the gross development area. The development has had two previous releases or "Cash Out" of the Civic Requirement, with the provision of a 9.45 acre civic tract provided. The analysis for an additional "Cash Out" is provided below.

Civic Pod Requirements:

PROPERTY REAL ESTATE MANAGEMENT (PREM)

Facilities Development and Operations and Property Real Estate Management (FDO/PREM) Staff provided the analysis under this heading. Based upon the proposed addition of 14.77 acres to the development area of the PUD, and a public civic obligation of 2% of the gross acreage of the development area per ULDC Table 3.E.2.C. and Articles 3.E.2.E.4., 3.E.2.F.2.c. and 3.E.2.F.4., this application generates a 0.295-acre public civic obligation. While an obligation of less than 1.5 acre may be waived by FDO per ULDC Table 3.E.2.C and Article 3.E.2.E.4.a.1), the aggregated public civic obligation, historic approach to satisfying that obligation, and application history/timing of any given PUD is given deference in Staff's analysis and recommendation.

Since prior public civic obligations for this PUD are satisfied by a combination of land dedication and cash out as recent as October 24, 2024 for a prior DOA application, a consistent approach is recommended over a waiver in this individual circumstance in order to remain consistent with past action and proportionate to the size and impact of the PUD in its entirety as opposed to any of its individual parts. The Applicant is requesting to cash out of the 0.295-acre public civic requirement generated by the subject application (see Exhibit E-12). FDO/PREM Staff has identified no current

or anticipated future governmental facility need for the property; the size of this particular obligation yields limited development potential and has no potential for consolidation with other committed public civic area outside of the affected area of this application; a separate 2.88-acre public civic pod within the PUD is pending conveyance; and a cash-out equivalent to 6.27 acres of public civic obligation generated by this PUD has previously been approved by the BCC. For all of the foregoing, FDO/PREM staff recommends approval of the cash out.

An appraisal of the 0.295-acre public civic obligation was provided in satisfaction of standing BCC direction and identified a current market value of \$338,983 per acre, which translates to \$100,000 for the subject 0.295-acres. (See Exhibit E.13) The applicant has identified \$9,787.96 in additional land development costs that would be incurred to deliver the civic acreage in a form and manner compliant with standard conditions of approval for a civic site dedication. Therefore, the resulting cash out amount is \$109,787.96.

Standard PREM conditions of approval have been applied both allowing for cash out and to address conveyance should the BCC not approve or the applicant not ultimately opt to cash out this public civic obligation.

- Use specific criteria: The Applicant is modifying the Master Plan in order to add approximately 14 acres to the development area that can included 37 additional zero lot line homes. These homes are proposed to be age restricted. The development of this type of detached housing has specific architectural and design requirements. These will be analyzed at time of final subdivision Plan approval for each lot and building permit for each home for compliance with ZLL regulations.
- o Architectural Review: The development of Zero Lot Line homes is exempt from compliance from the requirements of Article 5.C, Architectural Guidelines. The Development, however, is required to have consistent architecture throughout the Planned Development, and as regulated by the Unity of Control and Property Owners Association documents.
- o Parking: The proposed use within the Development Area as a whole includes a mix of Civic, recreation, and residential uses. Parking is provided for each unit on each fee simple lot. Parking within the streets is prohibited, unless it meets the exemptions of Article 6.
- O Utilities and Lighting: The proposed utilities will continue to be located underground and street lighting will be no taller than 25 feet in height, with lights directed toward the streets and not the homes or the perimeter institutional or agricultural uses.
- Landscape/Buffering: The Development Area includes four different types of perimeter buffers around the perimeter of the Development area, Rural Parkway, 15 foot Right of Way buffer, 25 foot AGR buffer and a 50 foot AGR buffer These buffers are the minimum required buffers for the AGR PUD. These buffers are as follows:
 - The north property line, abutting the LWDD L-26 Canal of Whitworth North includes a 25 foot AGR PUD Perimeter buffer.
 - The north property line, abutting the LWDD L-27 Canal of Whitworth South includes a 25 foot AGR PUD Perimeter buffer
 - The south property line, abutting the LWDD L-27 Canal of Whitworth North includes a 25 foot AGR PUD Perimeter buffer
 - The south property line, abutting the LWDD L-28 Canal of Whitworth South includes a 25 foot AGR PUD Perimeter buffer
 - Along the eastern property line abutting Lyons Road there is a minimum 100 foot Rural Parkway and adjacent to that to the west is a 15 foot AGR buffer.
 - The West Property line of Whitworth North is a 50 foot AGR Perimeter buffer.
 - The West and North Property lines of Whitworth South, abutting Eternal Light Memorial Gardens and Preserve #10 is a 50 foot AGR Perimeter buffer.
- Signs: The Applicant submitted their Master Sign Plan, as seen in E-3. No changes are proposed. The Master Sign Plan consists Entrance signs along Lyons Road for both Whitworth North and South, at the north and south sides of the two entrances. In addition an entrance sign is provided along State Road 7 for Whitworth North on north and south sides of the entrance. In addition, the development will have directional signs internal to the development.

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

The proposed amendment is generally consistent and compatible with the character of land surrounding and in the vicinity of the Development Area. The addition of 37 homes is compatible with the residential uses to the north and east within the same development. The zero lot line homes is generally compatible with the institutional use to the north (cemetery) and the agricultural use (row crops) to the south and west subject to the perimeter 50 landscape buffer with wall, and the amendment to the Unity of Control. The Agricultural Reserve has the purpose and intent of allow residential in proximity to agricultural uses with the requirement to preserve our agricultural land in order to continue bonefide agricultural uses.

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

The proposed layout of the Development Area expands the street layout that has been proposed for the eastern portion of the Master Plan. The 37 new homes will be developed in a type of grid pattern that aligns the houses along the perimeter, directly abutting the 50 foot landscape buffer. The homes along the perimeter will abut the cemetery, agricultural row crops or the Lake Worth Drainage District Canal. The lots internal will abut a water management tract. The addition of the 50 foot buffer will reduce an visual impacts the additional homes will have on the existing uses. The 37 additional Zero Lot Line homes will be visually compatible with the other homes of the development. A modification to the Unity of Control and Property Owners Association documents will be required to be revised prior to final approval by the Development Review Officer. The new home owners will be advised by the developer of the surrounding agricultural uses so they are aware of the active agriculture that is in proximity of the new homes.

The proposed preserve areas are in multiple locations, north of Boynton Beach Boulevard, and in areas south of Atlantic Avenue west of State road 7, and east and west of Lyons Road. The use of these lots will remain with agricultural with a conservation easement added. One lot, east of Lyons Road has a concurrent abandonment of a Private School. Private Schools are not allowed in the Preserve Areas of a AGR-PUD and thus will be abandoned. The addition of these areas into the PUD as preserves will minimize adverse effects on adjacent lands as the uses of the land will have additional restrictions.

- **e. Design Minimizes Environmental Impact –** The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
- Vegetation Protection: The subject site is currently being utilized for agriculture. The application request does not impact native vegetation. The historical and present use of agriculture on the site warrants up-to-date laboratory analytical testing of soil and groundwater samples regarding potential soil and/or groundwater impacts from controlled substances. As such, ERM Staff recommends the performance of a Phase II Environmental Site Assessment to develop additional information regarding this concern. Given the aforementioned, ERM has conditioned a Phase II ESA be provided during the Off-the board DRO application. Should any constituents be found in the soil and/or groundwater that exceed applicable clean-up levels, the property owner will need to work with the Florida Department of Environmental Protection to resolve any discovered contamination issues, as per Chapter 62-780, F.A.C. During the DRO process, ERM will confirm that the Applicant is coordinating with FDEP.
- Wellfield Protection Zone: This property is not located within Wellfield Protection Zone.
- o Irrigation Conservation Concerns and Surface Water. All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- o *Environmental Impacts*: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- **f. Development Patterns –** The proposed amendment will result in a logical, orderly, and timely development pattern.

The development pattern surrounding the Development Area is a mix of Residential, Agriculture and Institutional uses. The amendment proposes to release 14.872 acres of preserve area that is used for agriculture row crops, and is directly adjacent to the Development Area. The release is to expand the development area for the development of 37 additional age restricted Zero Lot Line homes. The current approval consists of 37 Preserve areas that are in multiple located within the Ag Reserve Tier. The Applicant proposed to add seven additional preserves to account for the modification to the existing 14.87 acre preserve and the addition of the 37 units. Although the Applicant states the development pattern

remains unchanged, the pattern of development increases units in the specific location of the Development Area. There is an increase in residential development by 37 homes that will be concentrated in an area that is predominately residential in pattern. The areas proposed to be rezoned will also include conservation easements over each parcel. One area will expand the restrictive use of land over agricultural row crops in the area north of Boynton Beach Boulevard. Restrictive uses will be applied over three lots that have accessory equestrian uses to a farm residence, and three lots that have wholesale nurseries. One of the nursery lots has an approval for a private school, in which the Applicant is requesting an abandonment (ABN-2025-00789). The school was never built. Adding additional units in proximity to the current development area and pattern of residences is logical, along with the addition of restricted use to preserve agricultural uses in the proposed 37 acres.

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

TRAFFIC:

The Department of Engineering and Public Works Traffic Division was provided this application fore review. They provided comments throughout the review of this application and found it to be in compliance with the regulations and code requirements of the ULDC under the authority of the Traffic Division, subject to the following existing conditions of approval that are being carried forward.

The proposed age-restricted single-family residential development (Whitworth South to be specific) is proposing to add 37 additional dwelling units to the previously approved 481 dwelling units for a total of 518 dwelling units. The proposed units in Whitworth South development is expected to generate 2,233 net daily trips, 124 net AM peak trips, and 155 net PM peak hour trips. The build out of the project is assumed to be by 2029.

With already programmed improvements for Lyons Rd and Atlantic Ave, the significantly impacted links and intersections will meet adopted Level of Service (LOS) standards. The Property Owner will have to construct a north approach right turn lane and a south approach left turn lane on Lyons Rd at the project entrance, along with providing a surety for any anticipated future signal at the entrance.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Lyons Rd from Boynton Beach Blvd to Atlantic Ave

Existing count: Northbound= 961, Southbound=651 Background growth: Northbound=209, Southbound=177

Project Trips: Northbound=48, Southbound=48 Total Traffic: Northbound=1218, Southbound=876

Present laneage: 1 in each direction Assured laneage: 2 in each direction

LOS "D" capacity: 880/1960 (present/assured)

Projected level of service: LOS D or better in both directions with assured lanes

LAND DEVELOPMENT:

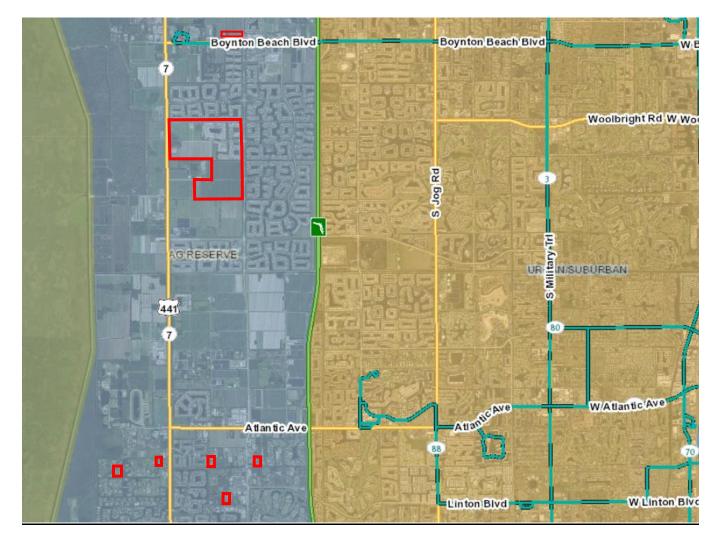
The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and found it to be in compliance with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the existing conditions of approval that are being carried forward.

DRAINAGE DISTRICT:

Lake Worth Drainage Review Staff were provided this application for review. They provided comments throughout the review that were addressed by the Applicant. The Applicant's Engineer provided a drainage statement (E.6) which was reviewed by PBC Land Development and Lake Worth Drainage District. The analysis provided was for Whitworth South, as Whitworth North's storm water management system has been reviewed and approved. They state, "The subject property is located within the South Florida Water Management District (SFWMD) C-15 Basin. A SFWMD permit will be obtained for this property to permit drainage to the surrounding Lake Worth Drainage District Canals. Proposed legal positive outfall will be provided to the adjacent L-27 Canal and L-28 Canal." They also provided an analysis on Historic drainage, stating that, "...there is no historical drainage issue for this proposed Whitworth South development." Full statement in E.6. Prior to the issuance of any building permits for the new Pods of Whitworth, the Applicant must obtain applicable permits from SFWMD, LWDD, and Palm Beach County.

MASS TRANSIT:

The Palm Tran Review Staff were provided this application for review. They provided no comments during the review or for the Staff Review and Analysis. This is only one bus route that runs within the Ag Reserve, Bus Route 73, which runs east west along Boynton Beach Boulevard. The next closest Route is Bus Route 81 that runs along Hagan Ranch Rod and Atlantic Avenue. (Graphic depicting Development area and proposed additional preserves.)



WATER AND WASTEWATER PROVIDER:

Palm Beach County Water Utilities Department (PBCWUD) Review Staff were provided this application for review. They provided comments throughout the review that were addressed by the Applicant. PBCWUD provided the Applicant a service availability letter dated May 13, 2024 (E.7). Prior to final approval by the DRO, the Applicant needs to provide a final Concurrency letter. Building permits may not be issued for the portions of the proposed development until the Applicant is permitted by PBCWUD and has their final Development Agreement.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health Review Staff were provided this application for review. During the review they stated they have no objections to this project.

FIRE RESCUE:

Fire Rescue Review Staff were provided this application for review and have no comments. The development as a whole is located within four Fire Rescue areas serviced by PBC Fire Rescue Stations 54, 42, 49, and 47.

PARKS AND RECREATION

Parks and Recreation Review Staff were provided this application for review. During the review they provided comments that the Applicant addressed. The following was provided from them for the Staff Analysis: The project proposes 1175 Units, requiring 7.05 net acres of onsite recreation. The project proposes a total of 16.53 net acres of onsite recreation, with 2 separate recreation pods (8.77 net acres North Pod and 7.76 net acres South Pod), therefore meeting Parks' ULDC requirements.

SCHOOL IMPACTS:

Palm Beach County School Board Review Staff were provided this application for review. During the review they stated that they had issues with the request. The proposed development will be a total of 1,177 age restricted units. There is one bus stop identified within ½ mile of the Development Area.



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

The Applicant's Justification Statement indicates the following justification for their changed conditions of circumstances: "With the Applicants ability to acquire additional lands that could be used for preservation purposes, the Applicant has the opportunity to expand the development area for the Whitworth AGR-PUD. The overall synergy within the area will be greatly enhanced by the addition of the expanded Whitworth AGR-PUD. The new community will increase the demand for retail, dining, banking and medical office services that are already available to the future residents within the Canyon Town Center and Cobblestone Plaza, both of which are located at the corner of Lyons Road and Boynton Beach Blvd. The current Rezoning application is keeping with the same process by enhancing the area already prime for residential construction as roads, utilities, and amenities such as shopping, medical, schools, and recreation are already in place."

Exhibit C-1 - Conditions of Approval

Official Zoning Map Amendment – 36.98 acres

DISCLOSURE

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

Exhibit C-2 Conditions of Approval

Development Order Amendment - Overall AGR-PUD 1,177 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

The approved Preliminary Master Plan is dated March 24 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: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2024-1508 (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-2024-1508, 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, 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)

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, 2029. 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. (BLDGPMT: MONITORING Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2024-1508, 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. (BLDGPMT/ONGOING: MONITORING -Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2024-1508, 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. (BLDGPMT: MONITORING Engineering) [Note: COMPLETED]
- b. Construction shall be completed prior to issuance of the first Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: MONITORING Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2024-1508, 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-2024-1508, 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-2024-1508, 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) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2024-1508, 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) (Previous ENGINEERING Condition 8 of Resolution R-2024-1508, Control No.2021-00031)
- 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) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2024-1508, 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 ENGINEERING Condition 10 of Resolution R-2024-1508, Control No.2021-00031)
- 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-2024-1508, 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) (Previous ENGINEERING Condition 12 of Resolution R-2024-1508, Control No.2021-00031)
- 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: MONITORING Engineering) (Previous ENGINEERING Condition 13 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous ENGINEERING Condition 14 of Resolution R-2024-1508, Control No.2021-00031)
- 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: MONITORING 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) (Previous ENGINEERING Condition 15 of Resolution R-2024-1508, Control No.2021-00031)

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 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 Beach County shall record all appropriate deeds (BLDGPMT/ONGOING: MONITORING - Engineering) (Previous ENGINEERING Condition 16 of Resolution R-2024-1508, Control No.2021-00031)

ENVIRONMENTAL

1. Prior to the final approval by the Development Review Officer, a Phase II Environmental Site Assessment shall be submitted to the Department of Environmental Resources Management (ERM). If the results of the Phase II Environmental Site Assessment indicate areas of on-site contamination, the project shall be referred to the Florida Department of Environmental Protection (FDEP) for the development of a mitigation plan and to oversee the remediation on the site. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

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. (BLDGPMT: MONITORING Parks and Recreation) [Note: COMPLETED] (Previous PARKS Condition 1 of Resolution R-2024-1508, Control No.2021-00031)
- 2. Previous PARKS Condition 2 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

No more than 207 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. (BLDGPMT: MONITORING - Parks and Recreation)

PLANNED DEVELOPMENT

- 1. The Property Owner shall include in Homeowners' documents as well as written sales brochures, sales contracts and related plans a disclosure statement identifying and notifying of the existence of an adjacent agricultural use in the vicinity of the development area. The Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building Department beginning on January 1, 2026 and shall continue on an annual basis until all units within the development have been sold or the Property Owner relinquishes control to the Homeowners Association. (DATE: MONITORING Zoning)
- 2. On or before January 1, 2026, the Property Owner shall submit an Annual Report to the Zoning and Traffic Divisions demonstrating compliance with the adult only community requirements as documented in the Restrictive Covenant. (DATE: MONITORING Zoning)
- 3. Prior to final approval by the Development Review Officer for the Master Plan, the Applicant shall submit and receive final approval of the revised Unity of Control/Property Owner Association Documents incorporating the amendments to the overall AGR-Planned Unit Development. (DRO: ZONING Zoning)

PLANNING

1. Previous PLANNING Condition 1 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

The PUD shall be limited to a maximum of 1,177 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-2024-1508, Control No.2021-00031)
- 3. Previous PLANNING Condition 3 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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)

Is hereby deleted. [REASON: No longer applicable.]

- 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-2024-1508, 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:
 - 1) Flowering trees;
 - 2) Undulating berms, no taller than five feet and landscaped with native vegetation; and
 - 3) 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:
 - 1) Walls;
 - 2) 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:
 - 1) A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
 - 2) 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.
 - 3) 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-2024-1508, 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-2024-1508, 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-2024-1508, 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-2024-1508, 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 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-2024-1508, 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-2024-1508, 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) [Note: COMPLETED] (Previous PLANNING Condition 11 of Resolution R-2024-1508, Control No.2021-00031)
- 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) [Note: COMPLETED] (Previous PLANNING Condition 12 of Resolution R-2024-1508, Control No.2021-00031)
- 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:
 - 1) Flowering trees:
 - 2) Undulating berms, no taller than five feet and landscaped with native vegetation; and
 - 3) 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:
 - 1) Walls;
 - 2) 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:
 - 1) A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
 - 2) 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.
 - 3) 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) (Previous PLANNING Condition 13 of Resolution R-2024-1508, Control No.2021-00031)
- 14. Previous PLANNING Condition 14 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

Prior to the recordation of the 1st Plat for the Development Area within Whitworth South (Pod G), 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. The conservation easements for all of these preserve parcels shall contain:

- a. 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;
- b. A list of permitted uses, uses not permitted, and prohibited activities.
- c. 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) (Previous PLANNING Condition 15 of Resolution R-2024-1508, Control No.2021-00031)
- 16. Previous PLANNING Condition 16 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

Prior to the 155th Building Permit in Whitworth South (814th overall), the Property Owner shall commence the construction of the Rural Parkway consistent with the Staff approved Rural Parkway Easement and Landscape Plan. (BLDGPMT: MONITORING - Planning)

17. Previous PLANNING Condition 17 of Resolution R-2024-1508, Control No.2021-00031, which currently states:

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.

Is hereby amended to read:

Prior to the issuance of the 414th Certificate of Occupancy in Whitworth South (CO)(1,073rd 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) [Note: COMPLETED] (Previous PLANNING Condition 18 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PLANNING Condition 19 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PLANNING Condition 20 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PLANNING Condition 21 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PLANNING Condition 22 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PLANNING Condition 23 of Resolution R-2024-1508, Control No.2021-00031)
- 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. (PLAT: MONITORING Planning) (Previous PLANNING Condition 24 of Resolution R-2024-1508, Control No.2021-00031)
- 25. Title insurance for the Agricultural Conservation Easements are based on the cost of a single family TDR in effect at the time PDD/DOA-2025-126 was deemed sufficient (January 29, 2025). For the new preserves, P38 through P44, the cost will be \$64,000 per acre. (ONGOING: PLANNING Planning)
- 26. Prior to the recordation of the 1st Plat for the added Development Area within Whitworth South (Pod I), all of the conservation easements Preservation parcels (P38-44) shall be recorded, as approved by the County Attorney's Office and the Planning Division. The conservation easements for all of these preserve parcels shall contain:
- a. 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;
- b. A list of permitted uses, uses not permitted, and prohibited activities.
- c. 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)

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-2024-1508, 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.

2024-1508, Control No.2021-00031)

the following criteria:

- 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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-
- 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
- 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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2024-1508, Control No.2021-00031)

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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 4 of Resolution R-2024-1508, Control No.2021-00031)
- 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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 5 of Resolution R-2024-1508, Control No.2021-00031)

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) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 6 of Resolution R-2024-1508, Control No.2021-00031)

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.

d) 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 7 of Resolution R-2024-1508, Control No.2021-00031)

- 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 8 of Resolution R-2024-1508, Control No.2021-00031)

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:

- 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 9 of Resolution R-2024-1508, Control No.2021-00031)

- 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 10 of Resolution R-2024-1508, Control No.2021-00031)
- 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 11 of Resolution R-2024-1508, Control No.2021-00031)
- 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) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 12 of Resolution R-2024-1508, Control No.2021-00031)

PROPERTY & REAL ESTATE MANAGEMENT

13. The Property Owner shall be required to cash out the .295-acre civic obligation generated by Application No. PDD/DOA-2025-00126, subject to Board of County Commissioners approval. If approved, payment shall be made prior to approval of the Master Plan by the DRO. If the civic site is not cashed out, a corresponding civic site that is acceptable to Palm Beach County Facilities Development & Operations Department shall be required and identified on the Master Plan prior to approval by the DRO. (DRO: PROPERTY REAL ESTATE MANAGEMENT - 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-2024-1508, 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-2024-1508, 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

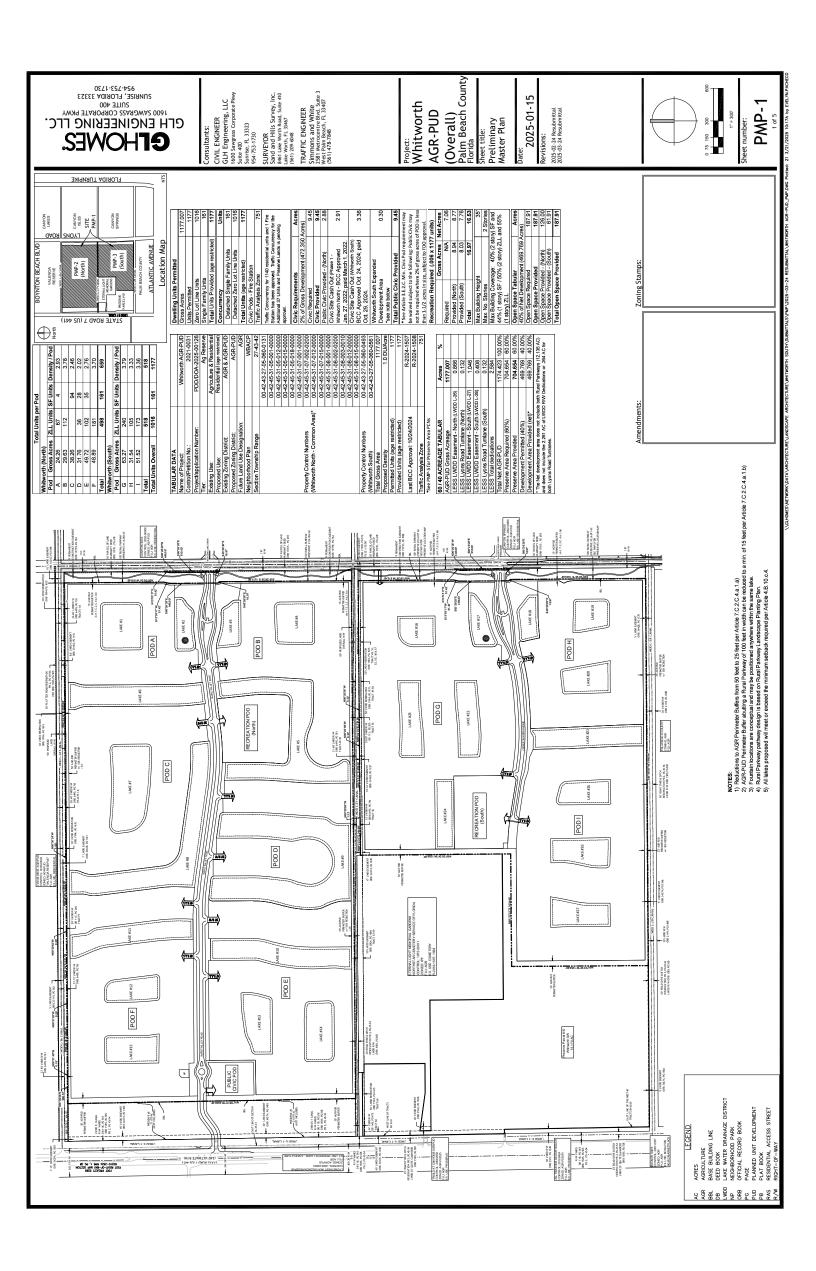
1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

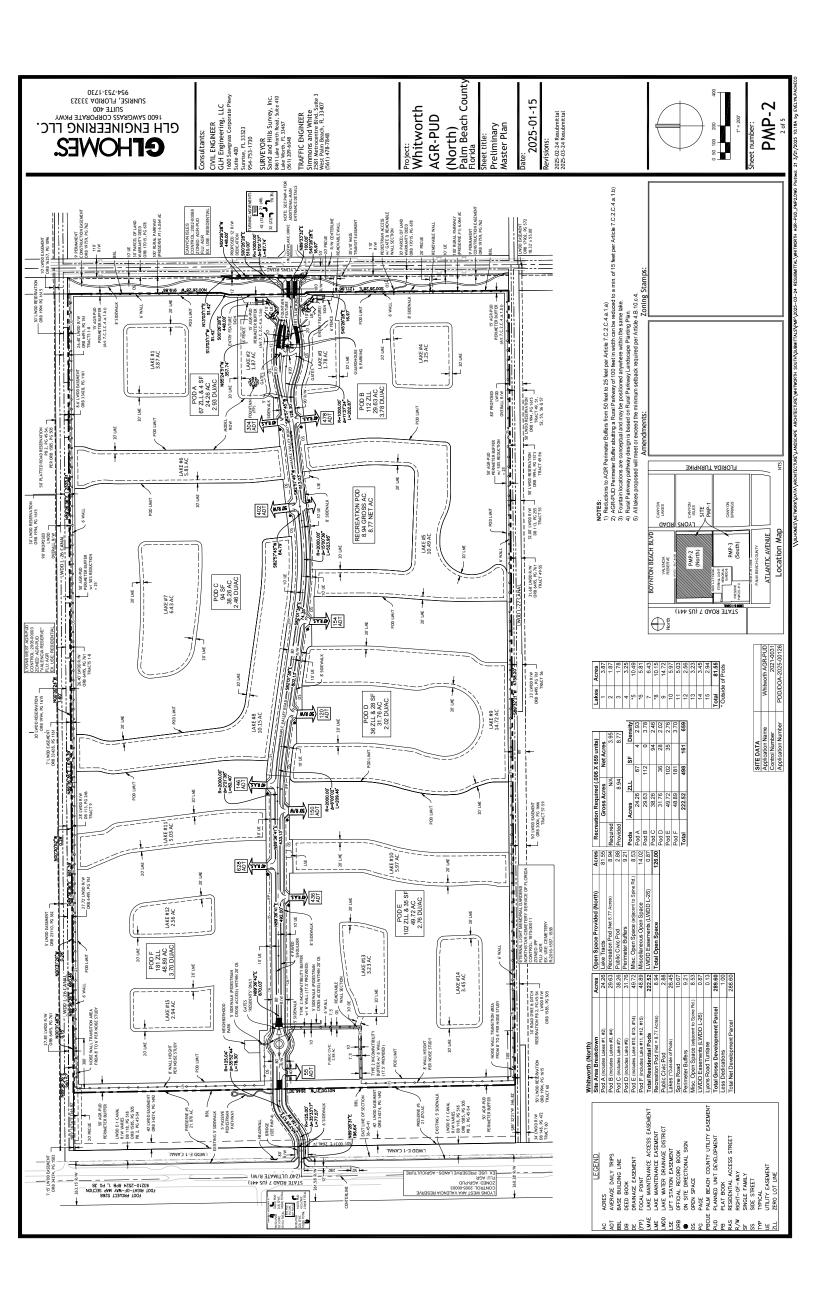
Exhibit D - Project History

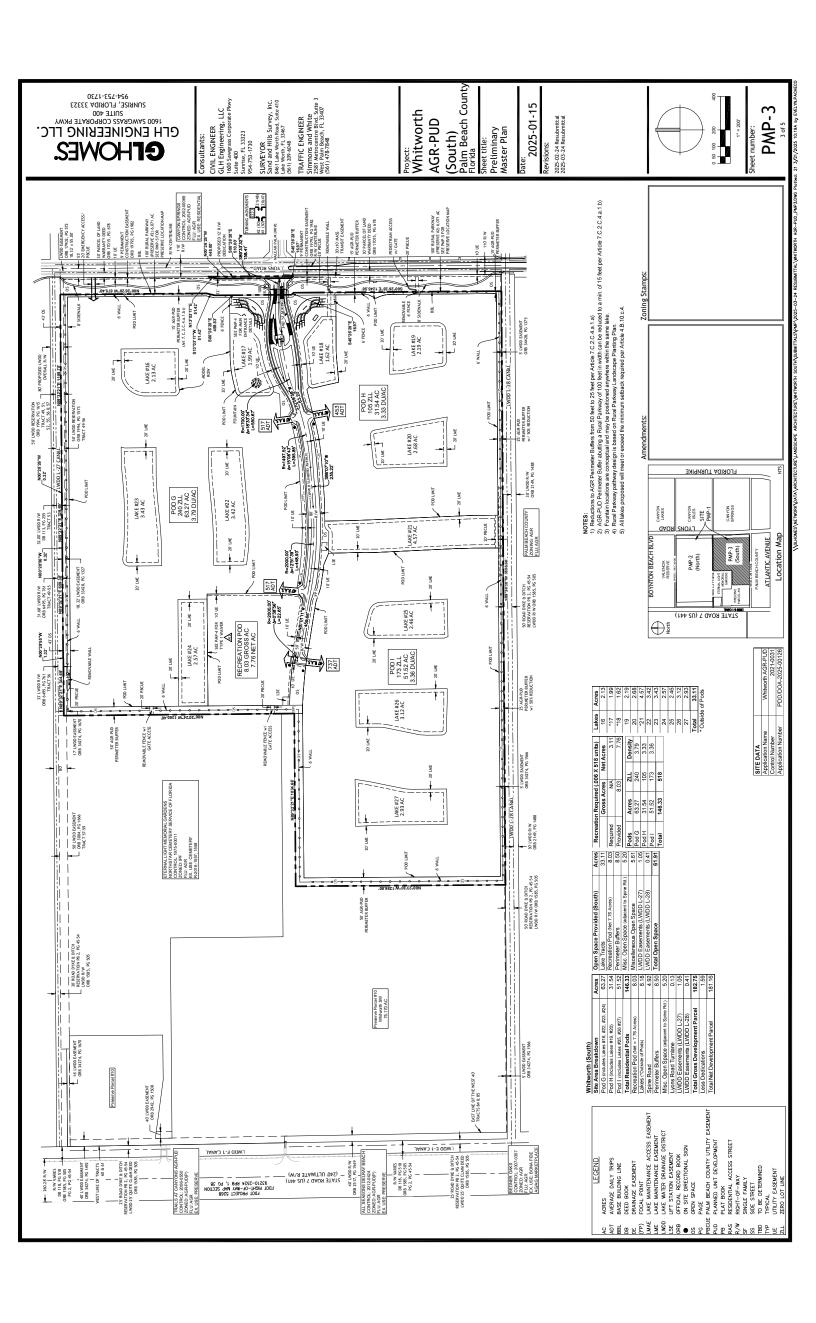
Application No.	Title & Request	Resolution	Decision	Approval Date
Z-1997- 00120	Title: Official Zoning Map Amendment Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Agricultural Reserve Zoning District	R-1998- 00851	Approved	05/28/1998

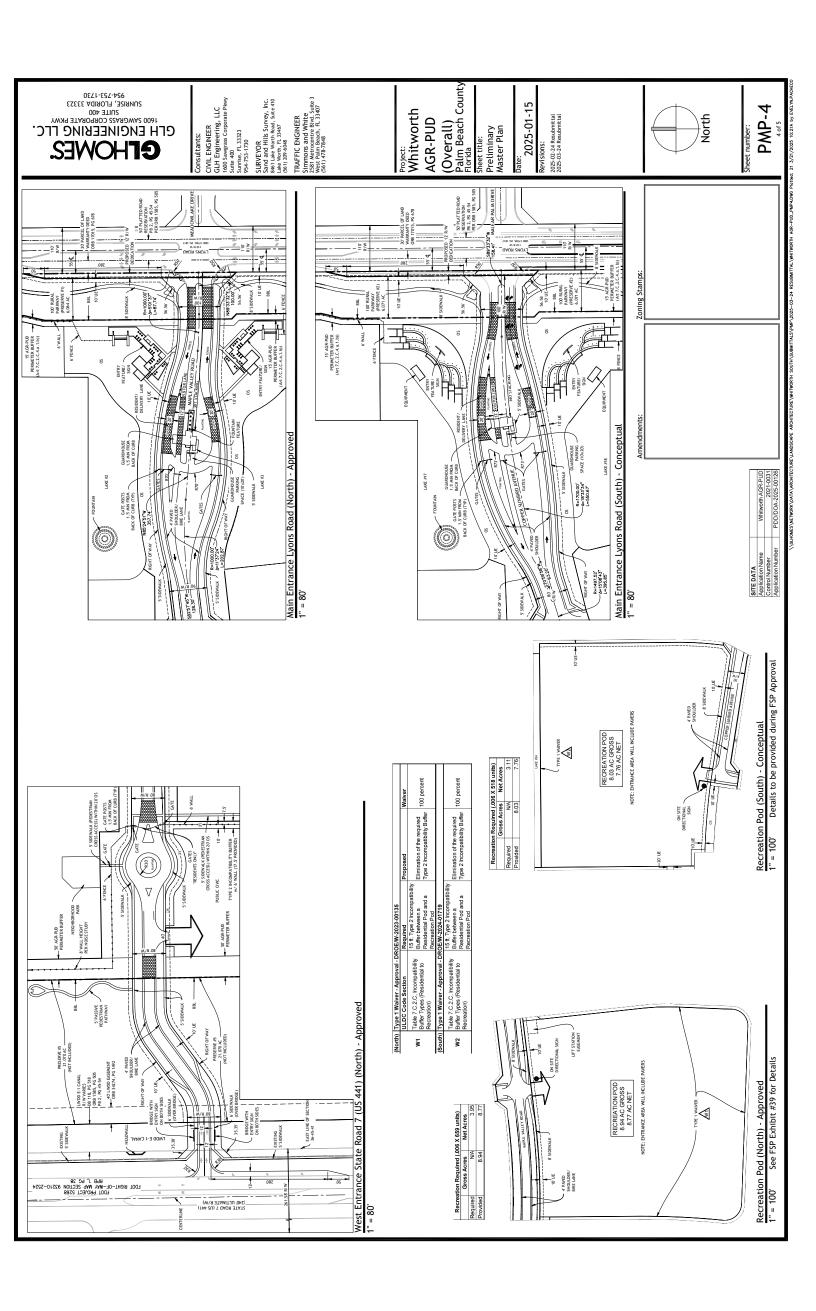
Application No.	Title & Request	Resolution	Decision	Approval Date
PDD-2021- 00631	Title: an Official Zoning Map Amendment Request: to allow a rezoning from Agricultural Reserve (AGR) District to Agricultural Reserve- Planned Unit Development (AGR-PUD) District.	R-2021- 01400	Adopted With Conditions	09/29/2021
PDD/DOA- 2022-00213	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 143.90 acres	R-2023- 00050	Adopted With Conditions	01/11/2023
PDD/DOA- 2022-00213	Title: a Development Order Amendment Request: to modify Conditions of Approval; reconfigure the Master Plan; add land area, units, and access points on 722.51 acres	R-2023- 00051	Adopted With Conditions	01/11/2023
PDD/DOA- 2024-00581	Title: an Official Zoning Map Amendment Request: to allow rezoning from the Agriculture Reserve (AGR) Zoning District to the Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District on 417.52 acres	R-2024- 01507	Approved	10/24/2024
PDD/DOA- 2024-00581	Title: a Development Order Amendment Request: 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	R-2024- 01508	Approved	10/24/2024











			Properto Parcel 4011	Swaney 101.582 Ac	_	1		4			20,000	N so	d1 t	PON.	W. S.	9	MEADS MARK CONKE		Recal Pashway #1	6.ded Ac		Rural Parkway 82	6.021 Ac	_		:NB	ed T	s,ep	inof4-	
					Amestry 22 147,381 Ac g	ioa1				1	Pressore Pance #30	1899 10		Development Area	403.709 Ac		MANDE	contects tion	á				MI MI A (See		_		NAVOR PICT ND.	- cre	SNO	
	Preserve Parcel #28 Sobaltz	2014Ac	 - -	Preserve Purcel 428	2008AC		7	Posterne Parcel 654	Amedoy Two 7.886 Ac		-0		Section Management	Denies District	9.565 AC		-	A5 Vest	21.070 Ac (12849)	15 miles		Preserve Parcel #10 Whitnerth SouthWest		THE ROY	-		-	-	-	2 1 1 2
		. ′		_							_				_					_	_	_		_			_			
		erence %	960 0	%0 0	%0 0	0 0%	%0 0	%0 0	-2 -1%	%0 0	39 23%		16.97 5.66%	114.66 2.05%	0.30 3.17%	187.91 2.85%		36.979 3.14%	0.000 0.00%	%00'0 000'0	00000	0.059 14.46%	0.000 0.00%	0.059 2.28%	36.920 3.14%	22.152 3.14%	22.152 3.14%	14.768 3.14%	14.768 3.14%	
		No. of Units Density Difference	67 2.83	112 3.78	l	36 2.02	35 2.76	181 3.70	240 3.79		173 3.36	1177			_		DIM							_						
		Acres Type No. of	24.26 21.1 6	+	72	31.76 ZL 3	48.72 ZLL 10	48.89 ZLL 16	63.27 ZLL 24		51.52 ZLL 15		16.97	14.66	9,45	187.91	Acres	1177.007	0.866	0.132	1.046	0.408	0.132	2.584	1174.423 100%	704.654 60%			469.769 40%	
	0126	Ac												_	_	-	Ac	117							117	70	70	46		
	Application PDD/DOA-2025-00126					od D (previously D and E)						B	DO Pod	9		ace		AGR-PUD Gross Acreage	-ESS LWDD Easement - North (LWDD L-26)	.ESS Lyons Road Tumlane (North)	.ESS LWDD Easement - South (WDD L-27)	ESS LWDD Easement - South (LWDD L-26)	ESS Lyons Road Turniane (South)	ESS Total dedications	otal Net AGR-PUD	preserve Area Required (60%)	Preserve Area Provided	Development Permitted (40%)	Development Area Provided (net)	
	Applicat	No. of Units	67 Pod A	112 Pod B		36 Pod D (pr	102 Pod E	181 Pod F	242 Pod G	105 Pod H	134 Pod I	1140 Total Units	Recreation Pod	Lake Area	Civic	Open Space		AGR-PUE	WI SSELM	LESSLyc	LESS LM	LESSLM	LESSLy	LESS Tot	Total Net	Preserve	Preserve	Developm	Developm	
		Type No	ZIL			SF SF	ZL SF	3 ZLL	3 ZTL		ZTL Z				10	10				-	_	0	-	10	3 100%		60%		40%	
	1508)	Acres	24.26	29.63	38.26	31.76	49.72	48.89	63.28	27.72	37.42		16.01	112.31	9.15	182.55	Acres	1140.028	0.866	0.132	1,046	0.349	0.132	2.525	1137.503	682,502	682.502	455.001	455.001	
	Application PDD/IDOA:2024-00581 (Approved Oct. 24, 2024 via R2024-1507/1508)		PodA	PodB	Pod C	Pod D (previously D and E)	Pod E	Pod F	Pod G	Pod H (plus 13 underlying units in civic pod)	Pod I	Fotal Units	Recreation Pod	ake Area	Civic	Open Space		AGR-PUD Gross Acreage	LESS LWDD Easement - North (LWDD L.28)	LESS Lyons Road Turnlane (North)	ESS LWDD Easement - South (LWDD L-27)	ESS LWDD Easement - South (LWDD L-28)	LESS Lyons Road Tumlane (South)	ESS Total dedications	Fotal Net AGR-PUD	Preserve Area Required (60%)	Preserve Area Provided	Development Permitted (40%)	Development Area Provided (net)	
	4.6	s Density	2.93 Pe	3.78 Pc	0	2.02 Pc	2.76 Pe	3.70 Pe	ď	ď	B	Tc	æ	, T	Ö	ō		¥	-	T	7	2	3	3	ř	ď.	ď	۵	ď	
		No. of Units Dens	67	115	26	36	102	181	0	0	0	629													%	æ	20	26	20	
		Acres Type	24.26 ZLL	29.63 21.1		31.76 ZLL SF	49.72 ZLL SF	48.89 ZLL	000	00'0	00:0	_	8.94	81.55	62'9	116.06	Acres	722.513	0.966	0.132	00000	00000	0.000	986.0	722.513 100		432.909 60			
	Application ZAR-2023-00741					Pod D (previously D and E)	Pod E (previously G)	Pod F ([previously F and H)				Units	Recreation Pod	Area		Open Space		4GR-PUD Gross Acreage	LESS LWDD Easement - North (LWDD L.26)	ESS Lyons Road Turnlane (North)	ESS LWDD Easement - South (LWDD L-27)	ESS LWDD Easement - South (LWDD L-28)	LESS Lyons Road Turnlane (South)	LESS Total dedications	Fotal Net AGR-PUD	Preserve Area Required (60%)	Preserve Area Provided	Development Permitted (40%)	Development Area Provided (net)	
		ensity	2.93 Pod A	3.78 Pod B		3.56 Pod	3.12 Pod I	3.58 Pod I	4.00 Pod G	4.24 Pod H	Pod	Total Units	Recre	Lake Area	Civic	Oper		AGR	RES	LES	LES	LES	LES	LESS	Total	Press	Presi	Deve	Deve	
	WDOA-2022-00 11, 2023)	Type No. of Units Density	29	112	96	82	28	92	148	96	0	704																		
	Application PDD/DOA-2022-00213 (Approved Jan. 11, 2023)	Acres Type	24.26 ZLL	29.63 ZIL		21.93 ZLL	9.29 SF	21.25 ZLL	37.02 ZLL	22.64 ZLL	00.0		8.94	78.23	6.79	116.06	Acres %	722.513	0.866	0.132	000	000	0.00	8860	721.515 100%		432.909 60%		288.606 40%	
			2.90	3.67	Н											-	_	72							72	43	43	28	28	
	ia R-2021-1400	Type No. of Units Density	79 T	T 112		0	0	0	0	0	0	27.7													100%	%0.	%0.	40%	%0	
	ed Sept. 29, 2021 v	Acres Ty	24.85 21	3021 21		00:00	00:00	00:00	00:00	00'0	00:00		7.00	44.17	2.91	58.30	Acres %	362.714		0.132	00'0 (12-7	L-28) 0.00	00:00	0.695	362.019 10		217.317 6		144.702 4	
PLANNED DEVELOPMENT CHART	Application PDD-2021-0631 (Approved Sept. 29, 2021 via R-2021-1400)	Pod Type & Name	PodA	PodB	Pod C	PodD	PodE	PodF	Pod G	PodH	Pod I	Total Units	Recreation Pod	Lake Area	Civic	Open Space		AGR-PUD Gross Acreage	LESS LWDD Easement - North (LWDD L.26)	LESS Lyons Road Turniane (North)	LESS LWDD Easement - South (LWDD L-27)	LESS LWDD Easement - South (LWDD L-28)	LESS Lyons Road Turnlane (South)	LESS Total dedications	Total Net AGR-PUD	Preserve Area Required (60%)	Preserve Area Provided	Development Permitted (40%)	Development Area Provided (net)	

ech Engine Fig. 1730

1600 SAWGRASS CORPORATE PKWY

GLH ENGINEERING LLC.

GLHOON SAWGRASS CORPORATE PKWY

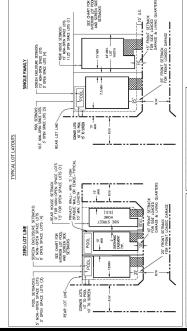
GLHOON SAWGRASS CORPORATE PKWY

SUITE 400

SUITE

										2 Rural Parkway #2	2
										3 Hyder West Three	1100
										4 Hyder West	
										5 Whitworth NorthWe	hWe
										6 Mecca	
										7 The Stables	
										8 Vutaggio - Linton B	on B
PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed	DPMENT REGU	LATIONS - Requ	ired / Propo	pesc						9 Willaggio - 152nd P	P P
Zenime District		Minimum Lot Dimensions	ensions		0		Setbacks/Separations			10 Whitworth SouthW	Nu l
Zoning District FOD	Size	Width	Depth	Height	building Coverage	Front	Side	Street	Rear	11 Hyder West Two	0 0
ULDC - ZLL	4,500 SF	45' - Interior 50' - corner	,52		20%	25' - front loading garage 10' - zul. side	0' - ZLL side and 10' - non ZI I side		10.	12 Mecca Two 13 M.S.P	
				32	55% - single story	55% - single story 10' - side loading garage	100	10.	7.5' adjacent to	14 Clean & Green	L
PROPOSED	4,500 SF Plus	4,500 SF Plus home	75' to 126'		units only (2)	or unit	7.5" - non ZLL side adjacent to open		open space (1)	15 Wong	
ULDC - RS (SF)	6,000 SF	.59	75,		40%	25' - front loading garage 7.5'	7.5'		15'	16 LaPointe	
PROPOSED	6,000 SF Plus	65' to 70'	75' to 140'	32.	44% - single story units only (2)	44% - single story 15' - side loading garage 5.63' adjacent to units only (2) or unit	5.63° adjacent to open space (1)	15	11.25' adjacent to open space (1)	18 Otero Myers 19 Otero	9
REC	N/A	.29	75'	N/A	30%	25'	15'	25.	15'	20 Asnes	
Notes:										21 Pero	

3.1.D.4.a. Open Space.		
4) UIDC Article 5.B.1.a.11.b.1),b) Screen endosures with a screen roof may be constructed with zero-foot rear or side interior setbacks in accordance with Art. 3.D.1.D.4.a. Open Space.	TYPICAL LOT LAYOUTS	ZERO LOT LINE SINGLE FAMILY



House	ZLL Side	ZLL Side Non ZLL Side	House		
Min. Lot Width	45	45	Min. Lot Width	.99	
Win. Comer Lot Width	20,	50	Min. Lot Depth	75'	
Min. Side Street Lot Width	22,	29,	Front Loading Garage	25'	
Win. Lot Depth	75'	75'	Front Side Loading Garage	15'	
Front Loading Garage	25'	25'	Front (non garage)	25'	
Front Side Loading Garage	10,	10,	Rear	15'	
Front (non garage - Living Quarters)	10,	10,	Rear (adjacent to open space) (1)	11.25	
Rear	10,	10,	Side	7.5'	
Rear (adjacent to open space) (1)	7.5	75'	Side (adjacent to open space) (1)	5.63	
Side	.0	10	Side Street	15'	
Side (adjacent to open space) (1)	,0	75			
Side Street	10,	10	Pool Setbacks		
			Front	28.	
Pool Setbacks	ZLL Side	ZLL Side Non ZLL Side	Side Interior Lot	10.5'	
Front	13.	13.	Side Interior (adjacent to open space) (3)	3	
Side Interior Lot	3,	2.	Side Street Lot	18:	
Side Interior (adjacent to open space) (3)	3,	3,		10.5'	
Side Street Lot	13.	13:	Rear (adjacent to open space) (3)	3,	
Rear	2.	io.			
Rear (adjacent to open space) (3)	ë	o,	Screen Enclosures Setbacks		
			Front	25'	
Screen Enclosures Setbacks	ZLL Side	ZLL Side Non ZLL Side	Side Merior Lot	7.5'	
Front	25'	25	Side Interior (adjacent to open space) (4)	.0	
Side Interior Lot	٥,	2.	Side Street Lot	15'	SITE DATA
Side Interior (adjacent to open space) (4)	٥,	0,	Rear	7.5'	Application Name
Side Street Lot	10,	10,	Rear (adjacent to open space) (4)	٥,	Control Number
Rear	5,	2,			Application Mumber
Rear (adjacent to open space) (4)	ċ	ò			Application ratio

ŀ	Preserve Name	Acres	T	DCN D AS 24 DE DOS	Concurrency / Use	Recording Information
- 0	Pural Pathway at	0.000	6.054 Boynton Beach Associates 30, LLLP	00.42-45-31-05-015-0000	Tural Derbura	OR 33563, Pg. 296 (to be
1 69	Hyder West Three	23.148	S, Ltd.	00-42-43-27-06-039-0012		amended) Pending
4 10	Hyder West Whitworth NorthWest	21,070		00-42-43-27-05-099-0012		OR 33506, Pg. 1982 OR 34404, Pg. 1482
0	Mecca	20.679		00-42-46-19-01-030-0290 00-42-46-19-02-032-0281 Cattle and Bees		OR 34404, Pg. 1695
1-	The Stables			00-42-46-19-02-031-0180		OR 34404, Pg. 1755
so @	8 Vutaggio - Linton Blvd. 9 Vutaggio - 152nd Place		20.830 168th Court South Associates, LLC 4.731 158th Court South Associates, LLC	00-42-46-20-01-030-0870		OR 34404, Pg. 1915 OR 34356, Pg. 1078
5	10 Whitworth SouthWest			00-42-43-27-05-030-0561 ROW Crops		OR 34405, Pg. 79 (to be emended)
Ξ	11 Hyder West Two	18.088	GL. Homes of Palm Beach Associates, Ltd.	00-42-43-27-05-039-0012	ROW Crops	OR 34355, Pg. 1203
2	Mecca Two	7.540	9231 155th Lane LLC	00-42-46-19-02-071-0180		Pending
5 4	13 M&P 14 Clean & Green	6.135	4.911 9231 155th Lane LLC 5.136 9231 155th Lane LLC	00-42-46-19-01-030-0400 Omamentals 00-42-46-19-01-030-0390 Omamentals		Pending Pending
÷.	15 Woon	17.849	2231 155b ane C	00-42-46-19-01-030-0380		Dendiro
2	Parent Pa			00-42-46-19-01-030-0600		Surviva
19	17 Paradise Properties	2.609	5.085 9231 155th Lane LLC 2.509 G.L. Homes of Palm Beach Assoc. Ltd.	00-42-46-19-01-030-0620		Pending
80 0	Otero Myers	4.816		00-42-48-19-01-030-0700		Pending
2 3	Oleio .	1,010		00-42-46-19-01-030-0630		reining
R	Ashes	81635		00-42-48-19-01-030-0660		Pending
51	Pero	10.119	9231 155th Lane LLC	00-42-46-19-01-030-0890	Omamentals	Pending
23	Phoenix	10.199	9231 155th Lane LLC	00-42-45-19-01-030-0910	Bees	Pending
8	Adantic Landscape	4.114	Atlantic Landscape of So. Fis., Inc., a Florida Corporation	00-42-46-19-01-030-1240	Nursery	Pending
				00-42-43-27-06-050-0400	SF House & Residential	
Z,	Chen	5.082	9231 155th Lane, LLC	00-42-43-27-05-050-5010	Structures to be demoisted (Vacent)	Pending
52	Al Three	5,110	GL Homes of Palm Beach Associates, Ltd.	00-42-46-19-01-020-1280 Vacant	Vacant	Pending
1 12	Costello	5.094	Diane Costello and Annually and as Diane Costello Indianally and as Successor Truste of the Fred D. Costello Living Trust under Trust Agreement dated September 7, 2001, as Amended and	00-42-45-20-01-030-0830	Vacant	Pending
88	Aldeman Yee	5.000	Restated on September 10, 2012 JAN Farms, LLC	00-41-45-13-05-031-0000	Accesory to Farming	Pending
Т					SF House & Residential	
53	Schultz	5.014	G.L. Homes of Palm Beach Associates, Ltd.	00-41-45-14-00-030-1030	Structures to be demoished (Vacant)	Pending
8	Koburger	4.999	G.L. Homes of Palm Beach Associates, Ltd.	00-42-43-27-05-053-0310	SF House & Residential Structures to be	Pending
5	Swaney	101.582	Soynton Beach Associates XXV, LLLP	00-42-45-20-03-031-0000 00-42-45-20-03-032-0000 00-42-45-20-03-032-0000 00-42-43-27-05-050-0410 00-42-43-27-05-030-07-10	Demotration (vacers)	Pending
8	ушаару	147,881	Odeny Beach Assoc. It LLLP	0.000000000000000000000000000000000000	ROW Crops	Pending
33	Marcing	5.345	GL. Homes of Palm Beach Associates, Ltd.	00-42-43-27-06-053-0170	SF House & Residential Structures to be	Pending
8	Sundy 6	6.221	Sundy 6 Acres LLC	00-42-46-07-01-030-1211	Omamentais	Pending
32	Nguyen & Tran	4.841	G.L. Homes of Palm Beach Associates, Ltd.	00-42-43-27-06-030-0340	SF House & Residential Structures to be	Pending
8	Ford 90	3.789	PFN Operating Co. LLC	00-42-43-27-05-050-0800	Omamentals - 1 acre farm residence	Pending
37	Bowmen Trust	2.885	G.L. Homes of Palm Beach Associates, Ltd.	00-42-46-07-01-030-0571	SF House & Residential Structures to be demolsted Overed	Pending
38	Paradiso Trovato	4.279	Paradiso Trovatio	00-42-43-27-06-057-0272	Equestrian Use - 1 acre carve out for residential	Pending
8	Darray Beach Farms	4.097	Delray Beach Farms, LLC	00-42-43-27-05-057-0341	Figurestrian Use - 1 acre carve out for residential	Pending
8	Vrikoor	4.089	Joel and Loff Vinikoor	00-42-43-27-05-057-0042	Equestrian Use - 1 acre carve out for residential	Pending
4	Shor	4.112	Joel A. & Harriet N. Shor	00-42-46-19-01-030-1230	OmamentalMisc. Ag with 1 acre carve out for	Pending
42	Triad	90.9	Zetz RE 1, LLC	00-42-46-20-01-000-0511	Nursery with Office Trailer, Packing Bldg., Steel	Pending
6	M& P South	7.501	9231 156th Lane LLC	00-42-45-19-01-030-0570	Shade House & Shed	Pending
				00-42-45-19-06-031-0000 00-42-43-27-06-031-0350 00-42-43-27-06-031-0840 00-42-43-27-06-031-0670		
2	Amestay Two	7.806	7.806 Defray Beach Associates II, LLLP	00-42-43-27-05-051-0880 00-42-43-27-05-051-0890 00-42-43-27-05-051-1081	ROW Crops	Pending

Project: Whitworth AGR-PUD

TRAFFIC ENGINEER
Simmons and White
2581 Metrocentre Blvd. Suite 3
West Palm Beach, FL 33407
(561) 478-7848

Preserve Parcel 4/25 Debry Beach Farms 4/05/7 Ac

Consultants:
CIVIL ENGINEER
GLH Engineering, LLC
1600 Sawgrass Corporate Phys
sulte 400
Surries, Ft 33323
954-753-1730

(Overall)
Palm Beach County
Florida
Sheet title:
Preliminary
Master Plan

AGR/PUD Preserve Location Map

2025-01-15

1) Crop production, pasture or exelestral proposes or may be retained as slave land;
2) Accessory structures such as barris and pump structures are permitted.
2) Accessory structures such as barris and pump structures are permitted.
3) Regional water storage areas to some as water management functions or to serve responsible water management functions or to serve responsible water management structures by the South Forida When Managed for the conserve and the such as certified by wither Lake Worth Darinage District or South Forida Whan management District or You water management purposes as certified by wither Lake Worth Darinage District or South Forida Managed for the proposes as certified by wither Lake Worth Darinage District or South Forida Managed for the morn of the Convention and the Conference of the Desament of Management and AGS-PDD of the cases as permitted by the equited conservation assertments.

5) Other uses as permitted by the required conservation assertments.

6) Other uses as may be permitted with in the protected area of an AGR-PDD consistent with the Comprehensive Plan and the Unified Land Development Code.

7) Agricultural support uses such as processing facilities, farmworker housing and the live shall not be accommodated in the protected or preservation area of the AGR-PU); not stall new restervation are stall and are stall new restervation and accommodated to the stall area of the stall new restervation and stall area of the stall are theeon.

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

7 Anning Chamber.

NOT PERMITTED

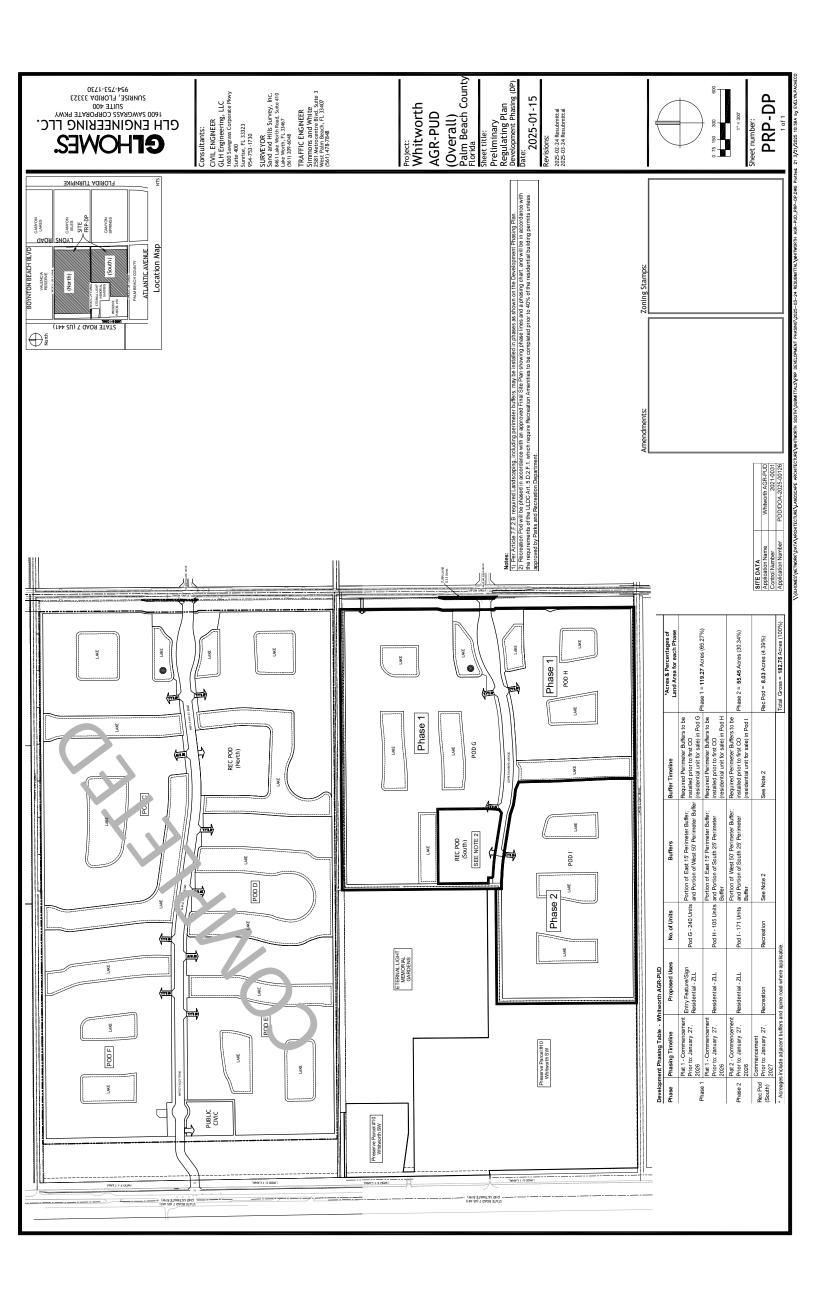
Zoning Stamps:

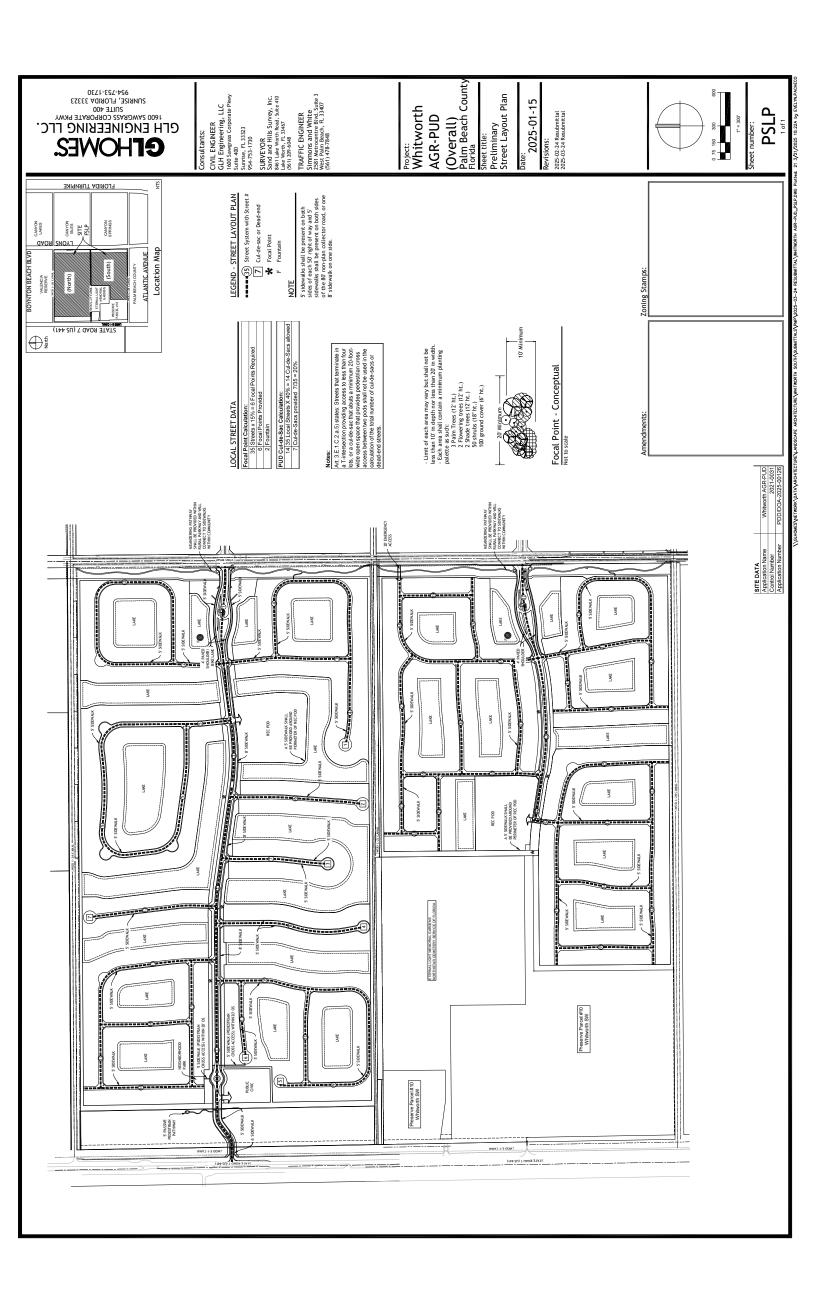
1025-02-24 Resubmittal 1025-03-24 Resubmittal

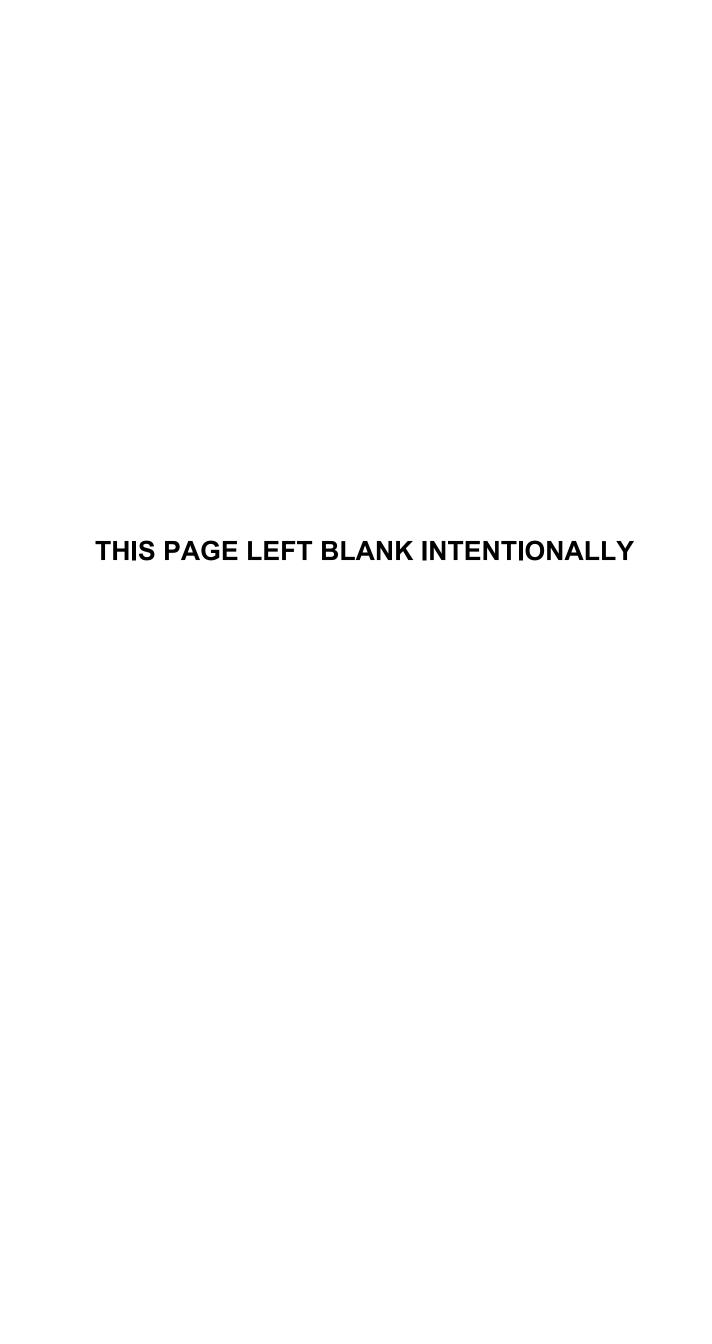
PMP-5

North

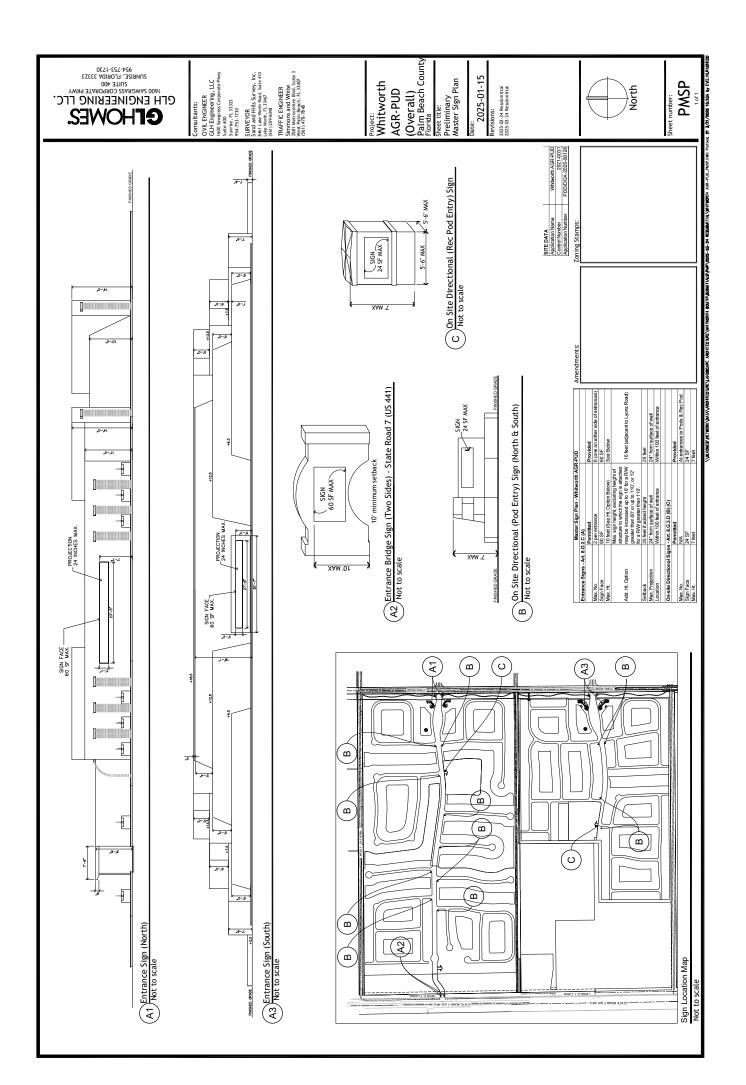




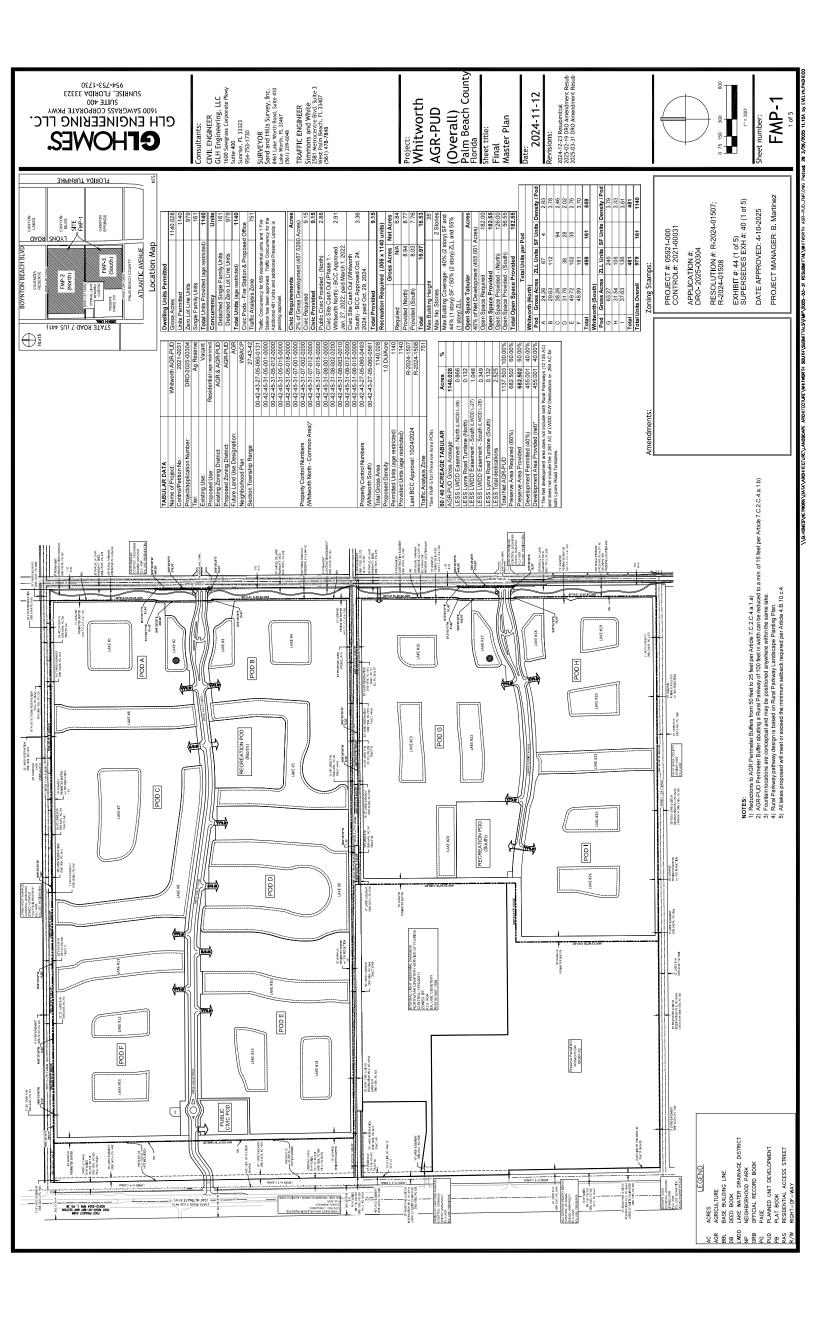


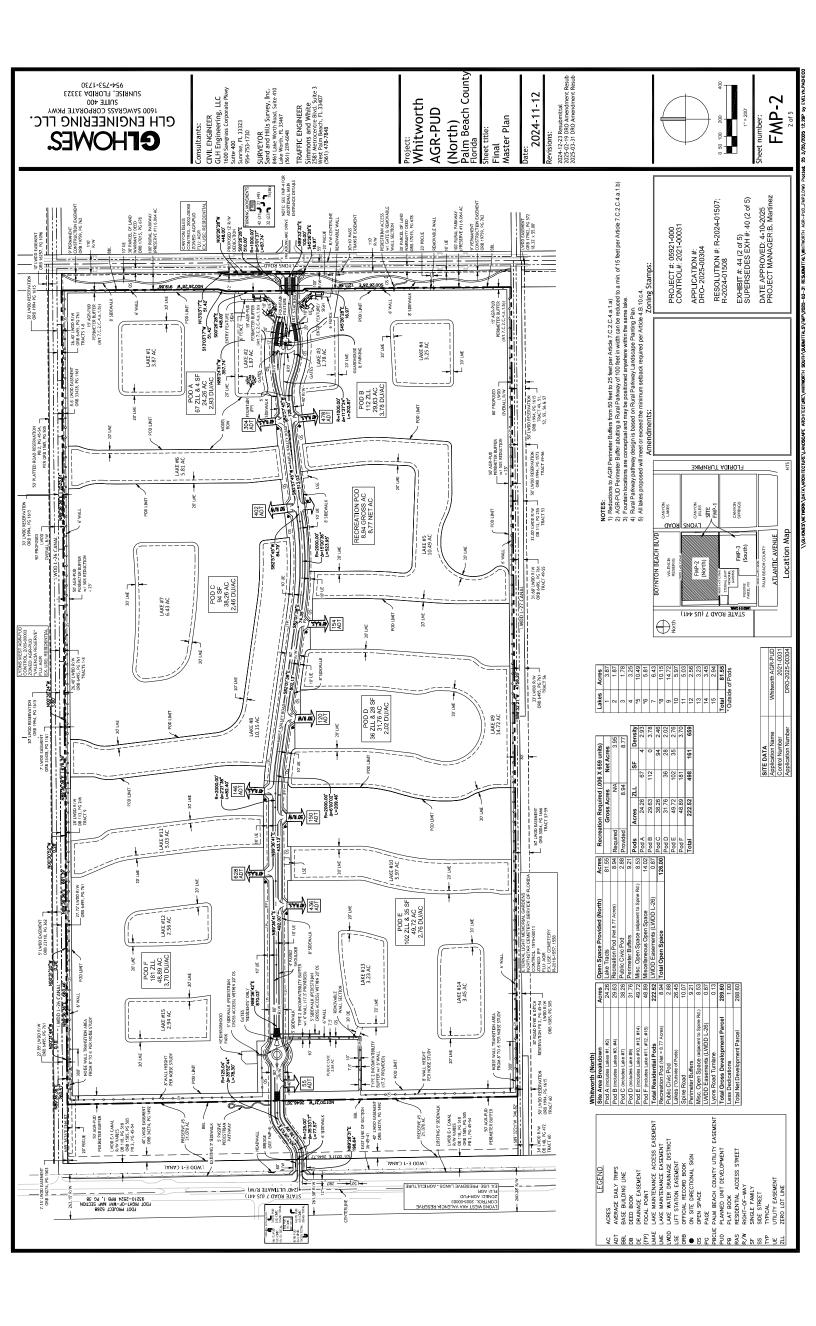


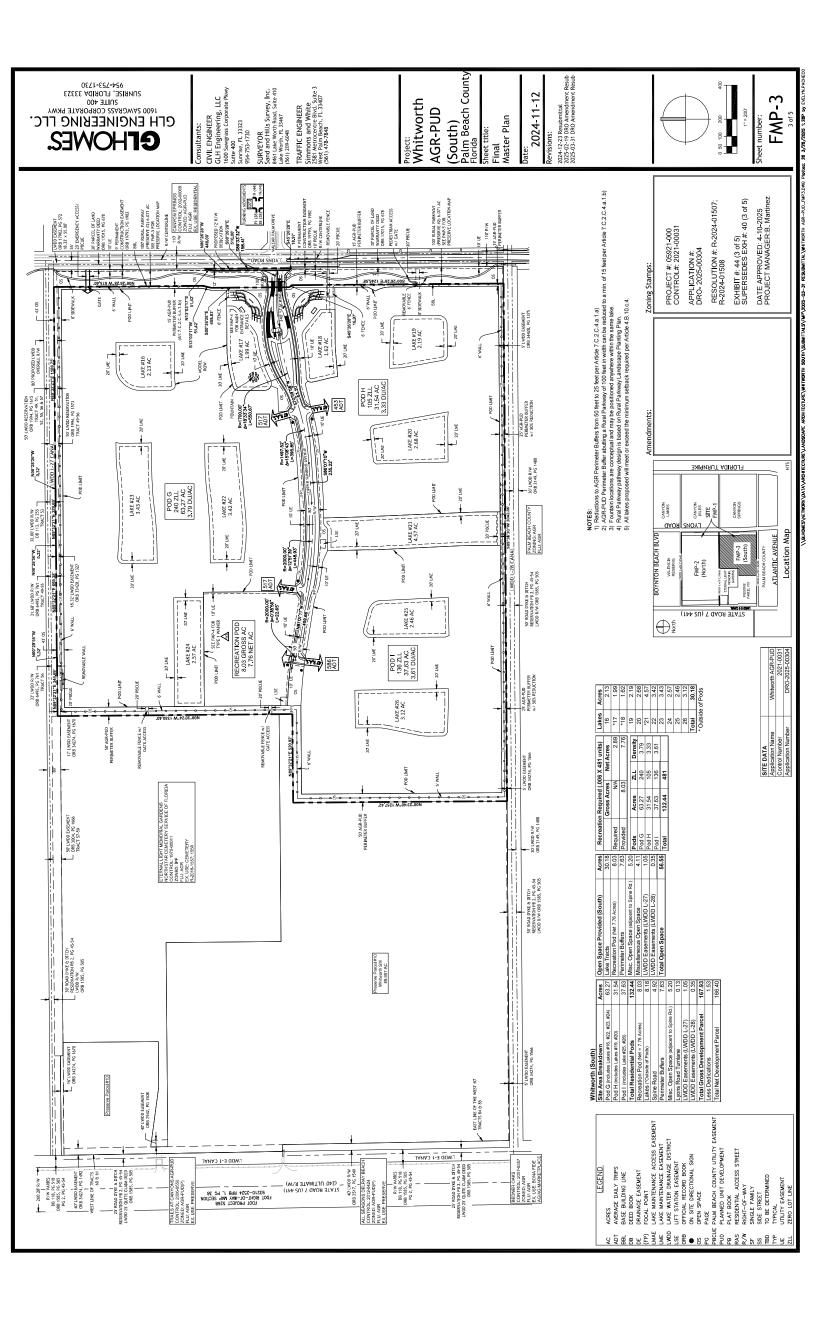


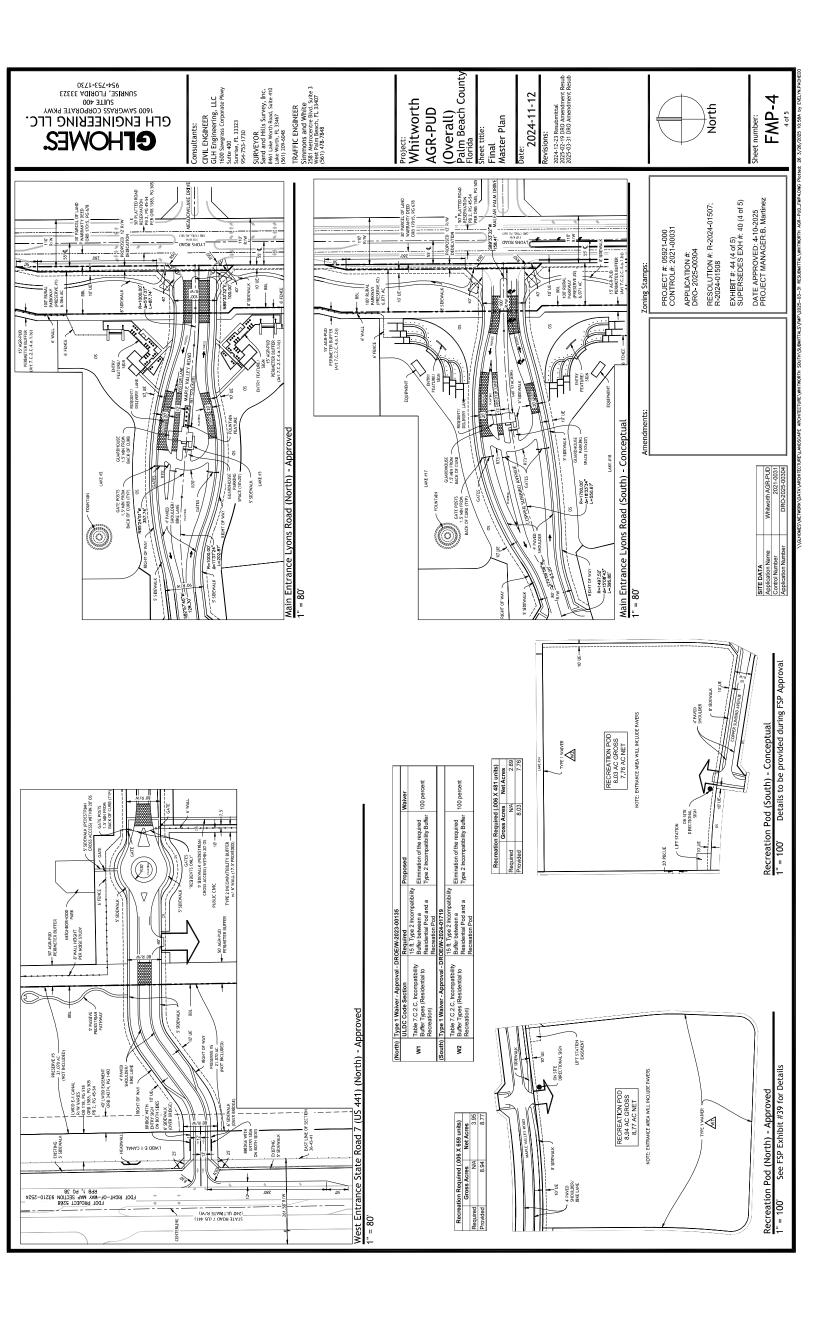












Chronicas/percells: flund2-selves/47 Resempt Facultist Bowner Teach 2865/Ac. L Salaton Constant Cons Passerpor(pacse)#29 Sharks | sorreins 000% 102 35 2.76 181 3.70 240 3.79 105 3.33 No. of Units 48.89 63.27 31.54 31.76 Type No. of Units Density Acres 16.01 Preserve Area Required (60%)
Preserve Area Provided
Development Permitted (40%)
Development Area Provided (net)* Pod B Pod C Pod D (previously D and E) Pod E 2.93 3.78 1.00 2.02 2.76 3.70 Acres Type No of Units of 24.26 21.1 67. 29.83 21. 17. 29.83 21. 84.07 21. 8 ESS Total dedications btal Net AGR-PUD reserve Area Required (60%) Application ZAR-2023-00741 Pod F ([previously F and H) Pod G Pod H 2.93 3.78 2.46 3.56 3.12 3.58 4.00 4.24 Acres Type No. of Units Density 2.90 24.26 ZIL 3.67 29.63 ZIL 2.42 38.26 SF 21.93 ZIL 9.29 SF Acres Type No. of Units Density pplication PDD-2021-0631 (Approved Sept. 29, 2021 via R-2021-1400) 24.85 ZLL 30.21 ZLL 38.84 SF EESS LWDD Easement. North (LWDD L-26) LESS Lyons Road Turnfane (North) LESS LWDD Easement. South (LWDD L-27) LESS LWDD Easement. South (LWDD L-27) LESS LYOND Easement. South (LWDD L-27) LESS Total dedicators

PER ENGINEERING FICTOR STATES OF THE PRING STATES CORPORATE PRING FICTOR OF THE PRING

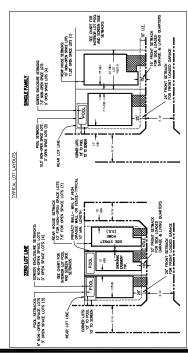
Rural Parkway #1	2 Rural Parkway #2	3 Hyder West Three	4 Hyder West	Whitworth NorthWest	Macca		The Stables	8 Vultaggio - Linton Blvd.	9 Vultaggio - 152nd Place	Whitworth SouthWest	11 Hyder West Two	12 Mecca Two	18.P	14 Clean & Green
-	2	ω	4	S €	9		7	8 \	6	10	=	12	13 M&P	14 C
						Rear	101	2 1	10 7.5 adjacem to	open space (1)	15'		open space (1)	15'
						Street		ç	2			15		22.
					Setbacks/Separations	Side	0' - ZLL side and	10' - non ZLL side	7.5' - non ZLL side	adjacent to open	7.5'	5.63' adjacent to	open space (1)	15'
						Front	Constitution access	23 - II Dill Dauling galage 10' - non ZLL side	55% - Single story 10' - Side loading garage 7.5' - non ZLL side	or unit	25' - front loading garage 7.5'	44% - single story 15' - side loading garage 5.63' adjacent to	or unit	25'
					0	eniming coverage	, , , , ,	00.00	55% - Single story	units only (2) or unit	40%	44% - single story	units only (2)	30%
				pesc		Height			22			35'		ΝA
				uired / Propo	ensions	Depth	7.61	2	1000	75.10 1.26	75'		75 to 140.	.92
				LATIONS - Req	Minimum Lot Dimensions	Width	45' - Interior	50' - comer	55' - side street	home	65'		65° to 70°	.69
				PMENT REGUI		Size	4 500 CE		L	4,500 SF PIUS	6,000 SF		6,000 SF Plus	ΝA
				PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed	To the latest of	Zoning District Pub	1110 2111	OCDO - ZEE		PROPOSED	ULDC - RS (SF)	0000	PROPOSED	REC

CESS Total dedications
olar Net AGR-PUD
reserve Area Required (60%)

Pod Type & Name

er Article 3.D.1.D.4.a. the rear and side setbacks along the length of property line adjacent to dedicated open VerTable 3.E.2.D, Note 4, SF & ZLL may be allowed to increase building coverage by 10% (maximum 1 story; an

UDC Article 5.B.1.A.10.c.1).b),(2) Swimming Pools or spas may be constructed with a three-f UDC Article 5.B.1.A.11.b.11,b) Screen enclosures with a screen roof may be constructed with



Typical Zero Lot Line Setbacks			Typical Single Family Setbacks		
House	ZLL Side	ZLL Side Non ZLL Side	House		
Min. Lot Width	45'	45'	Min. Lot Width	65'	
Min. Comer Lot Width	20,	20,	Min. Lot Depth	75'	
Min. Side Street Lot Width	55'	55'	Front Loading Garage	25'	
Min. Lot Depth	75'	.52	Front Side Loading Garage	15'	
Front Loading Garage	25'	25'	Front (non garage)	25'	
Front Side Loading Garage	10,	10.	Rear	15'	
Front (non garage - Living Quarters)	10,	10,	Rear (adjacent to open space) (1)	11.25	
Rear	10,	10,	Side	7.5	
Rear (adjacent to open space) (1)	7.5	7.5'	Side (adjacent to open space) (1)	5.63	
Side	0,	10.	Side Street	15,	
Side (adjacent to open space) (1)	٥,	7.5'			
Side Street	10,	10,	Pool Setbacks		
			Front	28,	
Pool Setbacks	ZLL Side	ZLL Side Non ZLL Side	Side Interior Lot	10.5	
Front	13.	13.	Side Interior (adjacent to open space) (3)	3,	
Side Interior Lot	33	o.	Side Street Lot	18,	
Side Interior (adjacent to open space) (3)	3,	35	Rear	10.5'	
Side Street Lot	13.	13'	Rear (adjacent to open space) (3)	3,	
Rear	in.	ů.			
Rear (adjacent to open space) (3)	6	65	Screen Enclosures Setbacks		
			Front	25'	
Screen Enclosures Setbacks	ZLL Side	ZLL Side Non ZLL Side	Side Interior Lot	7.5	
Front	25'	25'	Side Interior (adjacent to open space) (4)	ó	
Side Interior Lot	0,	2.	Side Street Lot	15'	SITE
Side Interior (adjacent to open space) (4)	0,	0,	Rear	7.5	Applica
Side Street Lot	10,	10.	Rear (adjacent to open space) (4)	O,	Contro
Rear	2.	2.			5
Rear (adjacent to open space) (4)	٥.	0,			Applica

allii Nesin	Farm Residence Determination Letters	tion Letters
reserve #23	- Expiration Date:	eserve #23 - Expiration Date: November 3, 2025
Preserve #36	eserve #36 - Expiration Date: April 29, 2027	April 29, 2027

ben space) (3) 3.	50		
	18,		
	10.5		
ace) (3)	3,		
acks			
	25'		
	7.5		
pen space) (4) 0'	o,		
	15'	SITE DATA	
	7.5	Application Name	Whitworth AGR-PUD
ace) (4)	0,	Control Number	2021-0031
		Application Number	DRO-2025-00304

Project: Whitwort	AGR-PUD	(Overall)	Palm Beach Florida
वस्रा रहा क्रा	Incomingual manufact		l
i skuz	1 4 4 40		

Ag Reserve

Property States

Simmons and White 2581 Metrocentre Blvd. Suite 3 West Palm Beach, FL 33407 (561) 478-7848

E Commission

3 34404, Pg. 1755 3 34404, Pg. 1915 3 34355, Pg. 1078 3 34405, Pg. 79 (to be

anded) 34355, Pg. 1203

33505, Pg. 1982 33404, Pg. 1482

OR 34404, Pg. 1695

TRAFFIC ENGINEER

GLH Engineering, LLC 1600 Sawgrass Corporate Pkwy Suite 400 Sunrise, FL 33323 954-753-1730

CIVIL ENGINEER

SURVEYOR Sand and Hills Survey, Inc. 8461 Lake Worth, Road, Suite 410 Lake Worth, FL 33467 (561) 209-6048

County

AGR/PUD Preserve Location Map

00-42-43-27-05-050-0400

5.062 9231 155th Lane, LLC

10.199 9231 155th Lane LLC 4.114 Allantic Landscape of So. Fla., Inc., a Florida

areas designated as environmentally sensitive in the conservation easement PERMITTED USES: 1) Crop production, pasture, or equestrian purposes or may be retained as

1) Crop production, pasture or equestrian purposes or may be etained as falou land.
3) Accessory structures activate bars and pump structures are permitted as a Water Presence Act at I designed to the South at South and the South and Act and I designed the Use South Fridan Water management functions or to serve as a Water Presence Act and I designed by the South Fridan Water management purposes as certified by which the Law Worth Damage District to software management purposes as a certified by which are approved by the South Fridan Water management District, of the water management purposes as certified by the Department of Environmental Resources Watergement and GRAP-DIS. managed for environmental resource subtrail resource authorities.

1) Other uses as permitted by the required conservation assements:

(9) Other uses as may be permitted with mire protected area of an AGR-PDC consistent with the Competensive Plan and the United Land Development Code

Pending

House & Residential cesory to Farming

> 00-41-45-13-05-001-0000 00-41-45-14-00-000-1030

5.014 G.L. Homes of Palm Beach Associates, Ltd.

29 Schultz

6 1110 CL Homes of Plain Beach Associatios, Ltd. 100
4 817 (2011 (2016 area Ltd.)
10 (

NOT PERMITTED:

2024-12-23 Resubmittal 2025-02-19 DRO Amendment Resub 2025-03-31 DRO Amendment Resub

2024-11-12

Final Master Plan

7) Agricultural support uses such as processing facilities, farmworker housing and the like shall not be accommodated in the photeed or proservation area of the AGN-Up. not shall new not be accommodated in the photeed or preservation area of the AGN-Up. not shall new not be accommodated in the security/carearisers quarters and grooms quarters, be accommodated to thereon.

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

PROJECT #: 05921-000 CONTROL#: 2021-00031 APPLICATION #: DRO- 2025-00304 Zoning Stamps:

notished (Vacant)
Pending
Pending
Uctures & Residential
Pending
Pending
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00-42-46-07-01-000-1211 Oname SF Hor

00-42-43-27-05-053-0170

L. Homes of Palm Beach Associates, Ltd.

33 Manning

Jence House & Residential

00-42-43-27-05-050-0900 00-42-46-07-01-000-0571

2.885 G.L. Homes of Palm Beach

37 Bowman Trust

Total

682.502

4.841 G.L. Homes of Palm Beach Operating Co. LLC

35 Nguyen & Tran

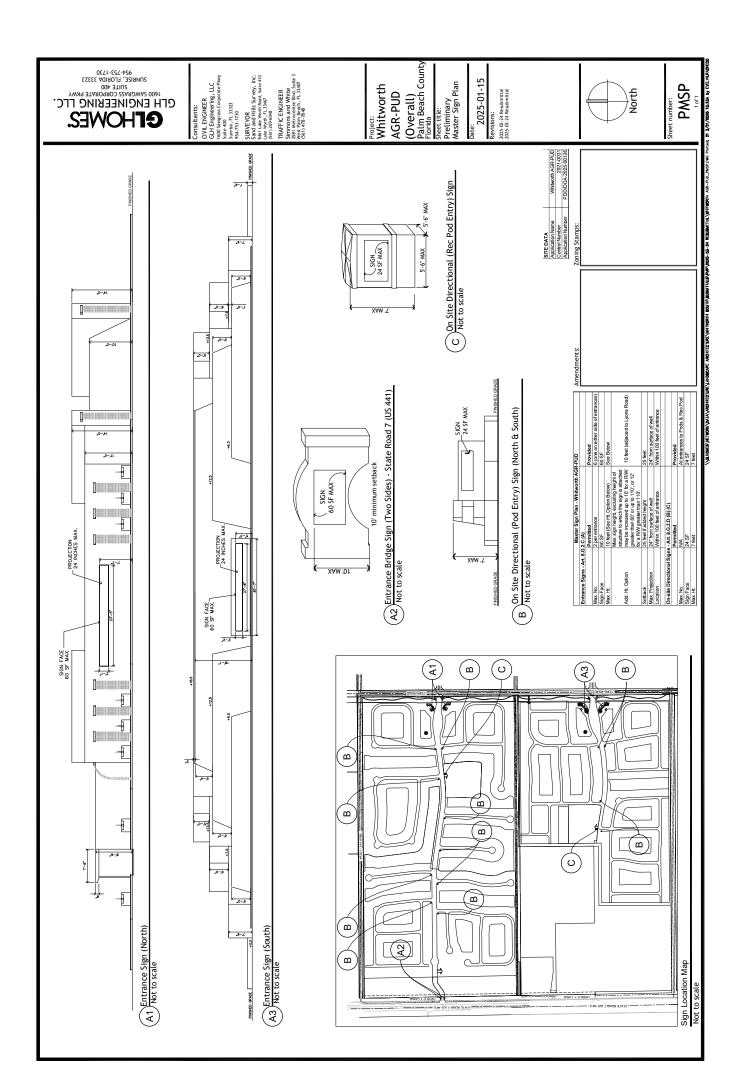
6.221 Sundy 6 Acres LLC

FMP-5 5 of 5 sheet number:

DATE APPROVED: 4-10-2025 PROJECT MANAGER:B. Martinez

EXHIBIT #: 44 (5 of 5) SUPERSEDES EXH #: 40 (5 of 5) RESOLUTION #: R-2024-01507; R-2024-01508







DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

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

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of Boynton Beach XXXI Corporation, a Florida corporation, the general partner of Boynton Beach Associates XXXI, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Vice President of Boynton Beach XXXI Corporation, a Florida corporation, the general partner of Boynton Beach Associates XXXI, LLLP, a Florida limited liability limited partnership (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
- 2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- 7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and, to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez, as the Vice President of Boynton Beach XXXI Corporation, a Florida corporation, the general partner of Boynton Beach Associates XXXI, LLLP, a Florida limited liability limited partnership

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ______ day of January 2025, by N. Maria Menendez, as the Vice President of Boynton Beach XXXI Corporation, a Florida corporation, the general partner of Boynton Beach Associates XXXI, LLLP, a Florida limited liability limited partnership, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

DANIELLE TOLZMANN
Notary Public
State of Florida
Comm# HH233038
Expires 2/23/2026

Notary Public

Daniene Tonman

(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 9.123 12026

EXHIBIT "A"

PROPERTY

Whitworth AGR-PUD

Legal Description - Overall Development and Preserve Parcels

WHITWORTH AGR-PUD - Development Parcel

NORTH PARCEL

BEING ALL OF THE FOLLOWING DESCRIBED PLATS:

WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGE 189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT TRACT "RW" ACCORDING TO SAID WHITWORTH AGR-PUD PLAT ONE;

ALSO, LESS AND EXCEPT THOSE LANDS DESCRIBED IN THAT RURAL PARKWAY CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33583, PAGE 275, SAID PUBLIC RECORDS.

WHITWORTH AGR-PUD PLAT TWO AS RECORDED IN PLAT BOOK 134, PAGE 79, SAID PUBLIC RECORDS.

WHITWORTH AGR-PUD PLAT THREE AS RECORDED IN PLAT BOOK 136, PAGE 48, SAID PUBLIC RECORDS.

WHITWORTH AGR-PUD PLAT FOUR AS RECORDED IN PLAT BOOK 136, PAGE 100, SAID PUBLIC RECORDS:

LESS AND EXCEPT THOSE LANDS DESCRIBED IN THAT CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 34404, PAGE 1482, SAID PUBLIC RECORDS;

WHITWORTH AGR-PUD PLAT FIVE AS RECORDED IN PLAT BOOK 137, PAGE 5, SAID PUBLIC RECORDS.

TOGETHER WITH:

SOUTH PARCEL

A PARCEL OF LAND BEING ALL OF TRACTS 65 THROUGH 71, INCLUSIVE, TRACTS 74 THROUGH 80, INCLUSIVE, TRACTS 88 THROUGH 95, INCLUSIVE AND A PORTION TRACTS 49 THROUGH 56, INCLUSIVE, TRACTS 72, 73, 81, 82, 87, 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 HEREINAFTER 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 TRÀCTS 49, 72, 73 AND 96, A DISTANCE OF 1245.58 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 87 THROUGH 96, A DISTANCE OF 3556.66 FEET; THENCE NORTH 00°23'40" WEST, A DISTANCE OF 1256.80; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1034.66 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 AND ITS SOUTHERLY EXTENSION, 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 A TOTAL OF 472.221 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.

PALM BEACH COUNTY - ZONING DIVISION

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°22'2" 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 $01^{\circ}00'31''$ 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 1034.66 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 1256.80 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 THROUGH 88, A DISTANCE OF 1481.62 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 75.170 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 - Swanev

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°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°03'05" EAST, A DISTANCE OF 1079.05 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°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°57'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2355.58 FEET; THENCE SOUTH 88°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°40'38" EAST, HAVING A RADIUS OF 188.13 FEET AND A CENTRAL ANGLE OF 29°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°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°39'25" EAST, HAVING A RADIUS OF 215.88 FEET AND A CENTRAL ANGLE OF 10°08'28"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.21 TO A POINT OF TANGENCY; THENCE NORTH 76°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°44'53"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.72 TO A POINT OF TANGENCY; THENCE SOUTH 89°03'00" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°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°03'00" WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 506.43 FEET; THENCE NORTH 00°57'00" WEST ALONG THE EAST LINE OF TRACT 95, SAID BLOCK 51, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°02'58" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 95, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°57'00" WEST 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°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°57'00" WEST ALONG THE WEST LINE OF SAID TRACT 46, A DISTANCE OF 92.38 FEET; THENCE NORTH 89°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°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.

WHITWORTH AGR-PUD - Preserve #38 - Paradiso Trovato

LEGAL DESCRIPTION:

THE EAST 244 FEET OF TRACT 27 AND TRACT 28, LESS THE EAST 582 FEET THEREOF, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 1, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SAID EAST 244 FEET OF TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 27 AND 28, A DISTANCE OF 348.01 FEET; THENCE NORTH 00°20'06" WEST ALONG THE EAST LINE OF SAID TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'20" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°30'06" WEST, A DISTANCE OF 248.73 FEET; THENCE NORTH 89°29'54" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°30'06" EAST ALONG SAID EAST LINE OF TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 249.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.279 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #39 - Delray Beach Farms

LEGAL DESCRIPTION:

TRACK 34, LESS THE EAST 329 FEET, BLOCK 67, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 13, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34; THENCE SOUTH 89°37'20" WEST ALONG THE NORTH LINE OF SAID TRACT 34, A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°39'31" EAST ALONG THE WEST LINE OF THE EAST 329.00 FEET OF SAID TRACT 34, A DISTANCE OF 300.86 FEET; THENCE NORTH 64°09'02" WEST, A DISTANCE OF 187.67 FEET; THENCE NORTH 00°39'31" WEST, A DISTANCE OF 217.92 FEET; THENCE NORTH 89°37'20" EAST ALONG SAID NORTH LINE OF TRACT 34, A DISTANCE OF 167.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.097 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #40 - Vinikoor

LEGAL DESCRIPTION:

THE EAST 329 FEET OF TRACT 34, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 14, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34, THENCE SOUTH 00°39'31" EAST ALONG THE EAST LINE OF SAID TRACT 34, A DISTANCE OF 150.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'31" EAST ALONG SAID EAST LINE OF TRACT 34, A DISTANCE OF 196.88 FEET; THENCE SOUTH 89°20'29" WEST, A DISTANCE OF 223.40 FEET; THENCE NORTH 00°35'36" EAST, A DISTANCE OF 196.93 FEET; THENCE NORTH 89°20'29" EAST, A DISTANCE OF 219.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.089 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #41 - Shor

LEGAL DESCRIPTION:

TRACT 123, 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 THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 123; THENCE SOUTH 01°40'38" EAST ALONG THE EAST LINE OF SAID TRACT 123, A DISTANCE OF 105.54 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 49.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°31'36" WEST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 145.22 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 20.11 FEET; THENCE SOUTH 01°40'38" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH

88°19'22" WEST, A DISTANCE OF 202.14 FEET; THENCE NORTH 01°40'38" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 177.02 FEET; THENCE NORTH 01°28'24" WEST, A DISTANCE OF 205.23 FEET; THENCE NORTH 88°31'36" EAST, A DISTANCE OF 40.10 FEET TO THE POINT OF BEGINNING. CONTAINING 4.112 ACRES, MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #42 - Triad

LEGAL DESCRIPTION:

TRACT 51, OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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

CONTAINING 5.095 ACRES MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #43 - M & P South

LEGAL DESCRIPTION:

TRACTS 57 AND THE WEST ONE-HALF (W 1/2) OF TRACT 58, 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 57, 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 7.501 ACRES MORE OR LESS.

WHITWORTH AGR-PUD - Preserve #44 - Amestoy Two

LEGAL DESCRIPTION:

A PORTION OF TRACTS 87 THROUGH 91 AND TRACTS 108 THROUGH 112, 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 NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 26°08'48" WEST, A DISTANCE OF 650.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°54'15" EAST, A DISTANCE OF 1887.37 FEET; THENCE SOUTH 00°57'00" EAST, ALONG THE WEST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS, A DISTANCE OF 181.15 FEET; THENCE SOUTH 88°54'15" WEST, A DISTANCE OF 1874.57 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 87.78 FEET TO THE POINT OF CURVATURE OF A

CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°55'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 72.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 188.13 FEET, A CENTRAL ANGLE OF 06°33'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.806 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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

- 1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- 7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez, as Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership, Affiant

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ________ day of January 2025, by N. Maria Menendez, as Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership, [X] who is personally known to me or [] who has produced _______ as identification and who did take an oath.



Notary Public

Dannere Pollman

(Print Notary Name)
NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 2/23/2026

EXHIBIT "A"

PROPERTY

WHITWORTH AGR-PUD - DEVELOPMENT PARCEL - South Parcel Expansion

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION TRACTS 81, 82, 87 AND 88, 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 TRACT 85, BLOCK 60, OF SAID PALM BEACH FARMS CO. PLAT NO. 3, THENCE NORTH 89°36'30" EAST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 87 OF SAID BLOCK 60, A DISTANCE OF 1521.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 1256.80 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 513.74 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 87 AND 88, A DISTANCE OF 513.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.827 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

- 1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA COUNTY OF PALM BEACH

		•			
BE bei	FORE ME, the ui ~~~ Vトバト&。~ ing by me first duly sworn	ndersigned aut	hority, this , hereinafter oses and states	day person referred to as follows:	onally appeared as "Affiant," who
1.	Affiant is the [] individue.g., president, partner, and type of entity - e.gownership interest in re "Property"). The Proper amendment or Development	g., ABC Corporated all property legalled in the subject of the sub	tion, XYZ Limit ly described or ct of an applica	ed Partnersi the attache ation for Co	hip] that holds and ed Exhibit "A" (the mprehensive Plan
2.	Affiant's address is:	10626 L Delray B	a Reina P	1 33446	

- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- **6.** Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

FURTHER AFFIANT SAYETH NAUGHT.

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

LOTI VINIKOOP	, Affiant		
(Print Affiant Name)			
NOTARY PUBLIC INFORMATION:		STATE OF FLO	
The foregoing instrument was acknown online notarization, this 200 to me or has produced Floridu	day of day of day (name of person acknowledge)	กบ <i>(น)</i> Y owledging). Hei	ohysical presence or [], 2025by she is personally known (type of identification) as
identification and did/did not take an Tan Robin US (Name - type, stamp or print clearly)		conse). (Signature)	
My Commission Expires on: NOV	. 16, 2026	of Alle	JOHN RODRIGUES Notary Public, State of Florida Commission# HH 332502 My comm. expires Nov. 16, 2026

EXHIBIT "A"

PROPERTY

Preserve 38: Paradiso Trovata DESCRIPTION:

THE EAST 244 FEET OF TRACT 27 AND TRACT 28, LESS THE EAST 582 FEET THEREOF, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 1, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SAID EAST 244 FEET OF TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 27 AND 28, A DISTANCE OF 348.01 FEET; THENCE NORTH 00°20'06" WEST ALONG THE EAST LINE OF SAID TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'20" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°30'06" WEST, A DISTANCE OF 248.73 FEET; THENCE NORTH 89°29'54" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°30'06" EAST ALONG SAID EAST LINE OF TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 249.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.279 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	
TOEL	VININOOR GODIO 626 La Rema Rd Defray back Fl VININOOR GODIO 626 La Rema Rd Defray Beach F	1 33446
6021	Vivision Go Dip 626 to Poine Rd Dlory Seath F	233446
<u> </u>		

2. Affiant's address is:

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA **COUNTY OF PALM BEACH** the undersigned authority, this day personally appeared **BEFORE** Viniken ____, hereinafter referred to as "Affiant," who Lori being by me first duly sworn, under oath, deposes and states as follows: 1. Affiant is the [] individual or [4] Marager [position - e.g., president, partner, trustee] of Delmy Brack Farms, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County. Delray Beach, FL 33446

- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

Y	EURTHER AFFIANT SAYETH	NAUGHT.
	Lori Vinikor	, Affiant
•	(Print Affiant Name)	

OTARY PUBLIC INFORMATION:	STATE OF FLORIDA COUNTY OF PALM BEACH
he foregoing instrument was acknowledged b	efore me by means of (>> physical prese

The foregoing instrument was acknowledged before my	by means of [physical presence or []
online notarization, this day of	
I AN MINISTER I I I I I I I I I I I I I I I I I I I	cknowledging). He/she is personally known
to me or has produced Florida Dr.ver	LICENSE (type of identification) as
identification and did/did not take an oath (circle correct	response).
John Rodriques	
(Name - type, stamp of print clearly)	(Signature)

My Commission Expires on: Nav. 16, 2026

JOHN RODRIGUES Notary Public, State of Florida Commission# HH 332502 My comm. expires Nov. 16, 2026

EXHIBIT "A"

PROPERTY

Preserve 39: Delray Beach Farms DESCRIPTION:

TRACK 34, LESS THE EAST 329 FEET, BLOCK 67, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 13, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34; THENCE SOUTH 89°37′20″ WEST ALONG THE NORTH LINE OF SAID TRACT 34, A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°39′31″ EAST ALONG THE WEST LINE OF THE EAST 329.00 FEET OF SAID TRACT 34, A DISTANCE OF 300.86 FEET; THENCE NORTH 64° 09′02″ WEST, A DISTANCE OF 187.67 FEET; THENCE NORTH 00°39′31″ WEST, A DISTANCE OF 217.92 FEET; THENCE NORTH 89°37′20″ EAST ALONG SAID NORTH LINE OF TRACT 34, A DISTANCE OF 167.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.097 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	
Toel	Vin: Koor (50%) 10626 La Reine Rd Delray Beach Vin: Koor (50%) 10626 La Reine Rd Delray Beach	PL 33444
Lori	Vinikon (50%) 106 He La Rema Rd Delmy Brea	L, FL 33446
		,

Form # 9

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA COUNTY OF PALM BEACH

		•					
	FORE ME, the u						appeared Affiant," who
1.	Affiant is the [Yindividue.g., president, partner, and type of entity - e.g. ownership interest in re"("Property"). The Property").	g., ABC Coreal property erty is the s	rporation, X1 legally descr subject of an	/Z Limit ribed or applica	ed Par the a ation fo	<i>rtnershipj</i> th ttached Exh or Compreh	iat noids an nibit "A" (the
2.	Affiant's address is:	Delra	La Re y Beac	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PJ	35446	

- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County In its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- **6.** Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

FURTHER AFFIANT SAYETH NAUGHT.

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

Marilena		
LOU NIMICON	, Affiant	
(Print Affiant Name)		
·		
NOTARY PUBLIC INFORMATION:		STATE OF FLORIDA COUNTY OF PALM BEACH
online notarization, this 2001	day of	cknowledging). He/she is personally known
(Name - type, stamp or phint clearly)		(Signature)
My Commission Expires on: NOV.	. 16,2026	JOHN RODRIGUES Notary Public, State of Florida Commission# HH 332502 My comm. expires Nov. 16, 2026
	(Print Affiant Name) NOTARY PUBLIC INFORMATION: The foregoing instrument was acknown online notarization, this	(Print Affiant Name) NOTARY PUBLIC INFORMATION: The foregoing instrument was acknowledged before me online notarization, this

EXHIBIT "A"

PROPERTY

Preserve 40: Vinikoor DESCRIPTION:

THE EAST 329 FEET OF TRACT 34, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 14, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34, THENCE SOUTH 00°39'31" EAST ALONG THE EAST LINE OF SAID TRACT 34, A DISTANCE OF 150.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'31" EAST ALONG SAID EAST LINE OF TRACT 34, A DISTANCE OF 196.88 FEET; THENCE SOUTH 89°20'29" WEST, A DISTANCE OF 223.40 FEET; THENCE NORTH 00°35'36" EAST, A DISTANCE OF 196.93 FEET; THENCE NORTH 89°20'29" EAST, A DISTANCE OF 219.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.089 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	(.
Toel	Vinikor (50%) 10626 La Pern Rd De Tray Beach, FC	3344
Lori	Vintkour (50%) 10626 La Pern Rd De ray Bread, FL Vintkour (50%) 10626 La Pern Rd De ray Bread, FL	3344
<u> </u>		

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA COUNTY OF PALM BEACH

BE	FORE	ME,	the	undersigned	authority,	this	day	personally	appe	ared
	Harri	et N.	Shor		, here	einafter	referre	ed to as "A	ffiant,"	who
be	ing by m	e first du	uly swo	rn, under oath,	deposes and	d states	as foll	ows:		
1.	Affiant i	s the [X	(indivi	dual or []					[posit	tion -
				er, trustee] of						name
	and typ	e of en	ntity - e	e.g., ABC Corp	ooration, XY	Z Limit	ed Par	tnership] th	at hold	s an
	ownersh	nip inter	est in	real property I	egally descri	bed on	the at	tached Exh	ibit "A"	(the
	"Proper	ty"). Tł	ne Pro	perty is the su	ubject of an	applica	ation fo	r Compreh	ensive	Plan
	amendn	nent or I	Develo	pment Order ap	proval with F	Palm Be	each Co	ounty.		
2.	Affiant's	addres	s is:	16130	Rio Del	Pai	2			
					my Beau			244h		
				13011	10000	, (·)	3110		

- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- **6.** Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

FURTHER AFFIANT SAYETH NAUGHT.

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

NOTARY'S SEAL OR STAMP

EXHIBIT "A"

PROPERTY

Preserve 41: Shor DESCRIPTION:

TRACT 123, 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 THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 123; THENCE SOUTH 01°40'38" EAST ALONG THE EAST LINE OF SAID TRACT 123, A DISTANCE OF 105.54 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 49.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°31'36" WEST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 145.22 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 20.11 FEET; THENCE SOUTH 01°40'38" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 202.14 FEET; THENCE NORTH 01°40'38" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 01°28'24" WEST, A DISTANCE OF 205.23 FEET; THENCE NORTH 88°31'36" EAST, A DISTANCE OF 40.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.112 ACRES, MORE OR LESS.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Address

Name	Address
HARRIET N.S	tor, 16130 RIO DER PAZ,
DELRAY BEAC	HOR, 16130 RIO DER PAZ, H, FL 33446-50%, OWNED
JOET A. SHUN	, 16130 RIO DER PAZ,
DELROY BE	, 16130 RIO DET PAZ, TH, F1 23446-5070WNED

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA COUNTY OF PALM BEACH

FORE ME, the	undersigned	authority,	this di reinafter re	ay personally eferred to as	appeared Affiant,* who
ing by me first duly sw	rom-under oat	h, deposes a	nd states a	s follows:	
Affiant is the X indi	vidual or []	*			- position - Iname
and type of entity - ownership interest in "Property"). The Pr	e.g., ABC Con real property roperty is the	orporation, X legally desc subject of a	YZ <i>Limited</i> cribed on the n application	<i>l Partnership]</i> the attached Exconfor Compre	hat holds an hibit "A" (the
Affiant's address is:	100 Short 07	DES Hills Ztemen	T + CA		
	Affiant is the XI indire.g., president, partiand type of entity ownership interest in "Property"). The Pi	Affiant is the [] individual or [] e.g., president, partner, trustee] of and type of entity - e.g., ABC Co ownership interest in real property "Property"). The Property is the amendment or Development Order	Affiant is the [4] individual or [1]	Affiant is the k individual or []	FORE ME, the undersigned authority, this day personally hereinafter referred to as ing by me first duly sworn, under oath, deposes and states as follows: Affiant is the [] individual or []

- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

FURTHER AFFIANT SAYETH NAUGHT.

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

MARK PERRY
Commission # HH 260058
Expires August 24, 2028

EXHIBIT "A"

PROPERTY

Preserve 42: Triad DESCRIPTION:

TRACT 51, OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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

CONTAINING 5.095 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	
Daniel Almog 100	50%	
Oster, Inc. 1309 Cof	50%	

Form # 9

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of 9231 155th Lane, LLC, a Florida limited liability company, who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Vice President of 9231 155th Lane, LLC, a Florida limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- 7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez, as Vice President of 9231 155th Lane, LLC, a Florida limited liability company, Affiant



Notary Public

Danielle Tollmann

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 2/23/2026

EXHIBIT "A"

PROPERTY

WHITWORTH PRESERVE #43 - M & P SOUTH

LEGAL DESCRIPTION:

TRACTS 57 AND THE WEST ONE-HALF (W 1/2) OF TRACT 58, 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 57, 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 7.501 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

- 1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

STATE OF FLORIDA COUNTY OF PALM BEACH

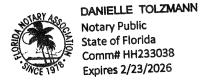
BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of Delray Beach II Corporation, a Florida corporation, the general partner of Delray Beach Associates II, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Vice President of Delray Beach II Corporation, a Florida corporation, the general partner of Delray Beach Associates II, LLLP, a Florida limited liability limited partnership, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
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- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- 7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez, as Vice President of Delray Beach II Corporation, a Florida corporation, the general partner of Delray Beach Associates II, LLLP, a Florida limited liability limited partnership, Affiant

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this _______ day of January 2025, by N. Maria Menendez, as Vice President of Delray Beach II Corporation, a Florida corporation, the general partner of Delray Beach Associates II, LLLP, a Florida limited liability limited partnership, [X] who is personally known to me or [] who has produced ______ as identification and who did take an oath.



Notary Public

Daniere Polemann

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 21231207

EXHIBIT "A"

PROPERTY

WHITWORTH PRESERVE #44 - Amestoy Two

LEGAL DESCRIPTION:

A PORTION OF TRACTS 87 THROUGH 91 AND TRACTS 108 THROUGH 112, 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 NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 26°08'48" WEST, A DISTANCE OF 650.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°54'15" EAST, A DISTANCE OF 1887.37 FEET; THENCE SOUTH 00°57'00" EAST, ALONG THE WEST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS, A DISTANCE OF 181.15 FEET; THENCE SOUTH 88°54'15" WEST, A DISTANCE OF 1874.57 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 87.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°55'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 72.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 188.13 FEET, A CENTRAL ANGLE OF 06°33'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.806 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

- 1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
- 4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

Exhibit E-7 - Utility Letter

Whitworth AGR-PUD PDD/DOA-2025-00126

DRAINAGE STATEMENT

SITE DATA

Whitworth AGR-PUD (Control No. 2021-0031) consists of the previously approved Whitworth North and the newly proposed Whitworth South. This drainage statement will only address Whitworth South since Whitworth North's stormwater management system has already been reviewed and approved. Whitworth South is a proposed residential development consisting of 518 units on approximately 188.82 total acres (inclusive of 6.07 acres of rural parkway), with 185.72 of those acres included in the stormwater management calculations. The project is located between U.S. 441 (S.R. 7) and Lyons Road, south of Boynton Beach Blvd. in Palm Beach County, Florida.

Please note that the majority of the Whitworth South development area was previously approved through Resolutions R-2024-1507/1508, which consisted of 166.40 net acres and 481 units. The current application requests an additional 37 units and expands the Whitworth South development area by 14.77 acres.

The Property Control Numbers for the Whitworth South property are 00-42-43-27-05-060-0493 and a portion of 00-42-43-27-05-060-0561.

DRAINAGE STATEMENT

The subject property is located within the South Florida Water Management District (SFWMD) C-15 Basin. A SFWMD permit will be obtained for this property to permit drainage to the surrounding Lake Worth Drainage District Canals. Proposed legal positive outfall will be provided to the adjacent L-27 Canal and L-28 Canal.

The property will be designed to meet the following criteria:

- 1. All discharge to the adjacent LWDD Canals will be through a control structure(s) with discharge limited to 70.0 CSM at the 25-year, 3-day storm event.
- 2. Minimum finished floor elevation for any structure will be set above the 100-year, 3-day, zero discharge storm event or 18 inches above the adjacent crown of road, whichever is higher.
- 3. A continuous berm will be constructed around the project with a top elevation set at or above the 25-year, 3-day storm event to prevent unauthorized discharge from the site.
- 4. The minimum crown of road elevations for the onsite residential access streets shall be set above the calculated 3-year, 1-day storm event.

The on-site drainage system will consist of a series of catch basins and pipes which will route storm water runoff to the interconnected wet retention lake system. Lakes will have a design water elevation of 14.5' NAVD. The lakes will provide the necessary water quality treatment and provide

the required storage for storm water runoff. No open space or buffer tracts will be graded to drain by overland flow through lots without the appropriate drainage easement. All drainage systems will be designed in accordance with Palm Beach County, SFWMD and LWDD criteria and all drainage facilities will be covered by the appropriate drainage easements.

HISTORICAL DRAINAGE ANALYSIS

The Whitworth South property has existing farm ditches that address onsite drainage for the farm only. These existing ditches do not provide drainage for offsite entities outside of the property boundary. These ditches will be filled in with the development and replaced with the proposed onsite drainage infrastructure system for the property.

Whitworth South is surrounded by Lake Worth Drainage District Canals on the north, west and south property boundaries. The cross sections for the E-1, L-27 and L-28 Canals have all been approved by Lake Worth Drainage District. The east property boundary is adjacent to Lyons Road. Lyons Road drainage is included in the surface water management system of Canyon Springs, the development on the east side of Lyons Road. This system is permitted from South Florida Water Management District under the Permit Number 50-06370-P, Application Number 050805-1. This permit was then modified to have Palm Beach County as the permittee for the surface water management infrastructure within the right-of-way of Lyons Road under Permit Number 50-08615-P, Application Number 100412-1. The west property boundary is adjacent to Eternal Light Memorial Gardens, whose surface water management system is permitted from South Florida Water Management District under Permit Number 50-00154-S, Application No. 020131-4.

Based on the above information there is no historical drainage issue for this proposed Whitworth South development.

GLH Engineering, LLC

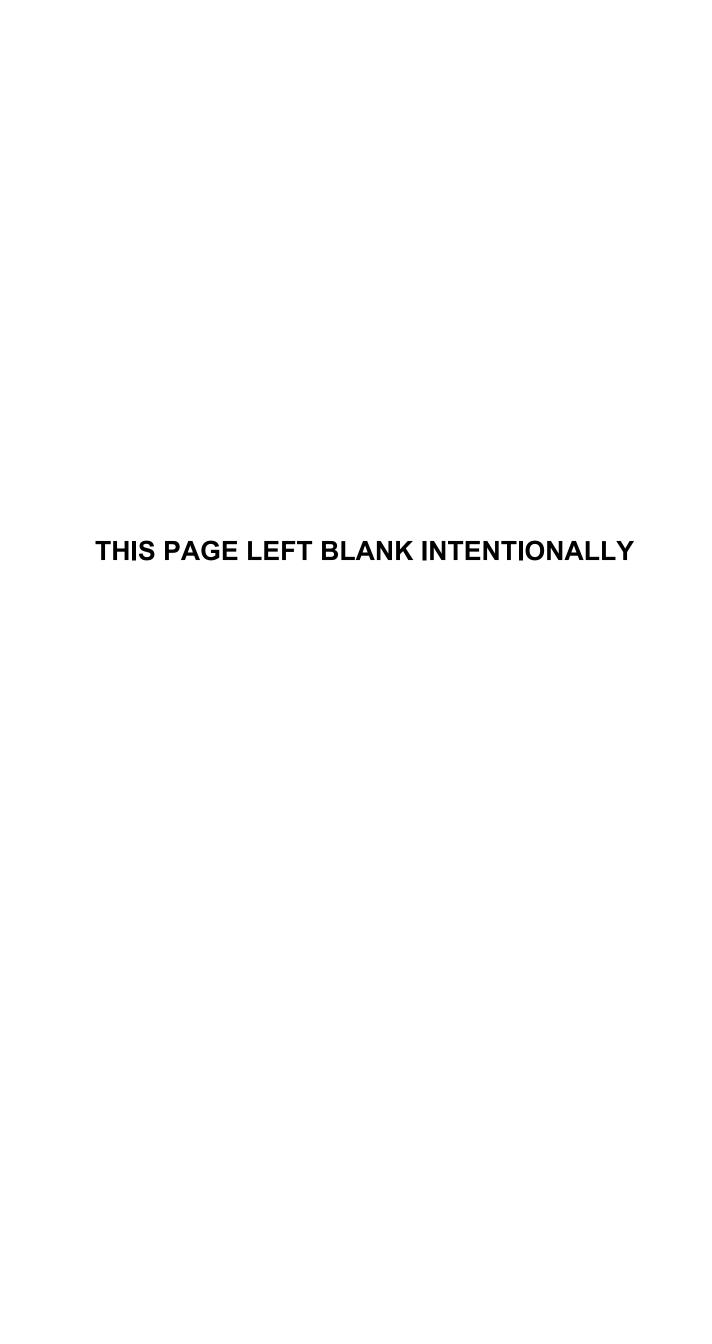
Heather Swanson
State of Florida, Professional Engineer,
License No. 87351

This term has been electronically signed and sealed by Heather Swanson, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Heather Swanson, P.E.

Florida Registration #87351

FL Authorization No. 27459





Water Utilities Department Engineering

8100 Forest Hill Blvd. West Palm Beach, FL 33413 (561) 493-6000 Fax: (561) 493-6085 www.pbcwater.com

Palm Beach County Board of County Commissioners

Gregg K. Weiss, Mayor Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" May 13, 2024

GLH Engineering, LLC

Re: Service Availability

Whitworth AGR-PUD (South)

PCN 00-42-43-27-05-060-0493 & 00-42-43-27-05-060-0561

Dear Heather,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water, wastewater and reclaimed water service provider for the referenced property. Water, sewer and reclaimed water services are available, subject to a capacity reservation agreement with PBCWUD.

A 16" potable water main, 12" sanitary sewer force main and a 16" reclaimed water main are located within Lyons Road adjacent to the subject property. A second point of connection at the western limits of the project will be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116. Sincerely,

Jackie Michels, P.E. Project Manager

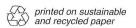


Exhibit E-8 – Farm Residence Letters



2300 North Jog Road West Palm Beach, FL 33411-2741 (561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

Palm Beach County Board of County Commissioners

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Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

Official Electronic Letterhead

May 30, 2024

Paradiso Trovato, LLC c/o 10626 La Reina Road Delray Beach, FL 33446

RE: Farm Residence Determination for PCN 00-42-43-27-05-067-0272

Dear Mr. & Mrs. Vinikoor:

This letter of determination is in response to your request, received May 30, 2024, regarding eligibility to sell development rights pursuant to Policy 1.5-j of the Palm Beach County Comprehensive Plan Future Land Use Element. Based on the documentation you provided (current agricultural tax classification from the Palm Beach County Property Appraiser), the property is **eligible** to sell development rights for use in a 60/40 AGR-PUD.

Please note the following regarding this determination:

- Development rights are calculated at the rate of one per acre, excluding a minimum of one acre for the existing dwelling unit and existing or planned accessory uses. This property is limited to one single family dwelling unit. The excluded acreage must be in one reasonably compact continuous piece, and situated so that any existing or proposed structures are located at least five feet from all existing or proposed conservation easements. The proposed preserve area must also be configured in one continuous piece.
- The area subject to the conservation easement must exclude uses not permitted in a preserve; changes to the configuration of the conservation easement once recorded will require a development order amendment for the 60/40 AGR-PUD where the transferred development rights were applied.
- This determination is valid for a period of three years, expiring on May 29, 2027. Should this letter expire before the final approval of the 60/40 AGR-PUD where the development rights are applied, a new letter of determination will be required, including documentation of bona fide agriculture at that time.

Please feel free to contact me with any questions.

Sincerely,

Thuy Shutt, AIA, NCARB, FRA-RA

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Planning Director

Enc: Parcel map

cc: Whitney Carroll, Executive Director, PZB Department

Lisa Amara, Zoning Director



PCN 00-42-43-27-05-067-0272



2300 North Jog Road West Palm Beach, FL 33411-2741 (561) 233-5000

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County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

Official Electronic Letterhead

May 30, 2024

Delray Beach Farms, LLC 10626 La Reina Road Delray Beach, FL 33446

RE: Farm Residence Determination for PCN 00-42-43-27-05-067-0341

Dear Mr. & Mrs. Vinikoor:

This letter of determination is in response to your request, received May 30, 2024, regarding eligibility to sell development rights pursuant to Policy 1.5-j of the Palm Beach County Comprehensive Plan Future Land Use Element. Based on the documentation you provided (current agricultural tax classification from the Palm Beach County Property Appraiser), the property is **eligible** to sell development rights for use in a 60/40 AGR-PUD.

Please note the following regarding this determination:

- Development rights are calculated at the rate of one per acre, excluding a
 minimum of one acre for the existing dwelling unit and existing or planned
 accessory uses. This property is limited to one single family dwelling unit. The
 excluded acreage must be in one reasonably compact continuous piece, and
 situated so that any existing or proposed structures are located at least five feet
 from all existing or proposed conservation easements. The proposed preserve
 area must also be configured in one continuous piece.
- The area subject to the conservation easement must exclude uses not permitted in a preserve; changes to the configuration of the conservation easement once recorded will require a development order amendment for the 60/40 AGR-PUD where the transferred development rights were applied.
- This determination is valid for a period of three years, expiring on May 29, 2027.
 Should this letter expire before the final approval of the 60/40 AGR-PUD where the development rights are applied, a new letter of determination will be required, including documentation of bona fide agriculture at that time.

Please feel free to contact me with any questions.

Sincerely,

Thuy Shutt, AIA, NCARB, FRA-RA

Shuysans

Planning Director

Enc: Parcel map

cc: Whitney Carroll, Executive Director, PZB Department

Lisa Amara, Zoning Director



PCN 00-42-43-27-05-067-0341



2300 North Jog Road West Palm Beach, FL 33411-2741 (561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
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Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

Official Electronic Letterhead

May 30, 2024

Joel and Lori Vinikoor 10626 La Reina Road Delray Beach, FL 33446

Farm Residence Determination for PCN 00-42-43-27-05-067-0342

Dear Mr. & Mrs. Vinikoor:

This letter of determination is in response to your request, received May 30, 2027, regarding eligibility to sell development rights pursuant to Policy 1.5-j of the Palm Beach County Comprehensive Plan Future Land Use Element. Based on the documentation you provided (current agricultural tax classification from the Palm Beach County Property Appraiser), the property is **eligible** to sell development rights for use in a 60/40 AGR-PUD.

Please note the following regarding this determination:

- Development rights are calculated at the rate of one per acre, excluding a minimum of one acre for the existing dwelling unit and existing or planned accessory uses. This property is limited to one single family dwelling unit. The excluded acreage must be in one reasonably compact continuous piece, and situated so that any existing or proposed structures are located at least five feet from all existing or proposed conservation easements. The proposed preserve area must also be configured in one continuous piece.
- The area subject to the conservation easement must exclude uses not permitted in a preserve; changes to the configuration of the conservation easement once recorded will require a development order amendment for the 60/40 AGR-PUD where the transferred development rights were applied.
- This determination is valid for a period of three years, expiring on May 29, 2027. Should this letter expire before the final approval of the 60/40 AGR-PUD where the development rights are applied, a new letter of determination will be required, including documentation of bona fide agriculture at that time.

Please feel free to contact me with any questions.

Sincerely,

Thuy Shutt, AIA, NCARB, FRA-RA Planning Director

My Shutt

. Idilining Director

Enc: Parcel map

cc: Whitney Carroll, Executive Director, PZB Department

Lisa Amara, Zoning Director



PCN 00-42-43-27-05-067-0342



2300 North Jog Road West Palm Beach, FL 33411-2741 (561) 233-5000

Planning Division 233-5300
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Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
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Official Electronic Letterhead

June 14, 2024

Joel A. Shor 16130 Rio Del Paz Delray Beach, FL 33446

Farm Residence Determination for PCN 00-42-46-19-01-000-1230

Dear Mr. Shor:

This letter of determination is in response to your request, received June 14, 2024, regarding eligibility to sell development rights pursuant to Policy 1.5-j of the Palm Beach County Comprehensive Plan Future Land Use Element. Based on the documentation (current agricultural tax classification from the Palm Beach County Property Appraiser), the property is **eligible** to sell development rights for use in a 60/40 AGR-PUD.

Please note the following regarding this determination:

- Development rights are calculated at the rate of one per acre, excluding a minimum of one acre for the existing or planned dwelling unit and accessory uses. This property is limited to one single family dwelling unit. The excluded acreage must be in one reasonably compact continuous piece, and situated so that any existing or proposed structures are located at least five feet from all existing or proposed conservation easements. The proposed preserve area must also be configured in one continuous piece.
- The area subject to the conservation easement must exclude uses not permitted in a preserve; changes to the configuration of the conservation easement once recorded will require a development order amendment for the 60/40 AGR-PUD where the transferred development rights were applied.
- This determination is valid for a period of three years, expiring on June 13, 2027. Should this letter expire before the final approval of the 60/40 AGR-PUD where the development rights are applied, a new letter of determination will be required, including documentation of bona fide agriculture at that time.

Please feel free to contact me with any questions.

Sincerely.

Thuy Shutt, AIA, NCARB, FRA-RA

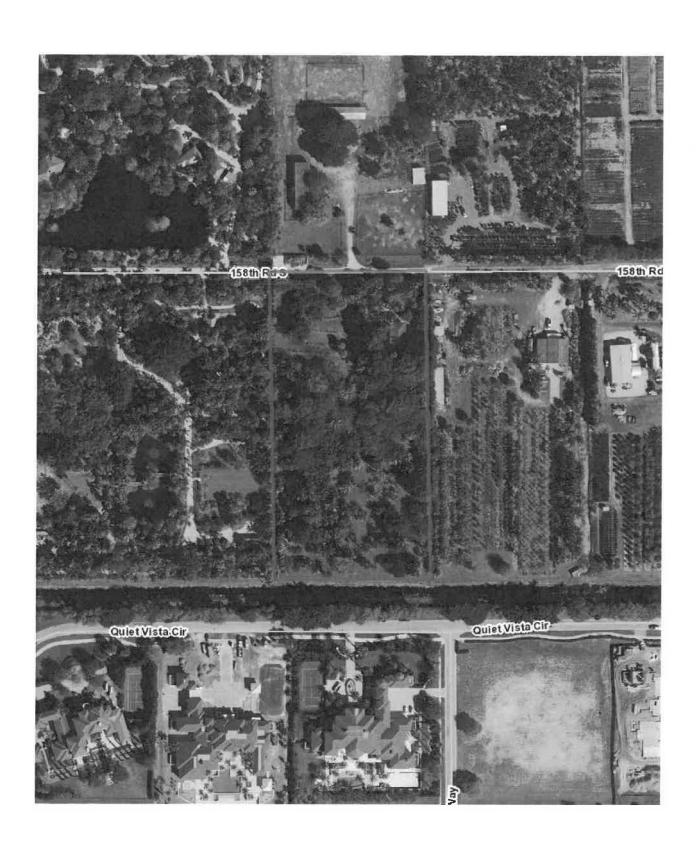
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Planning Director

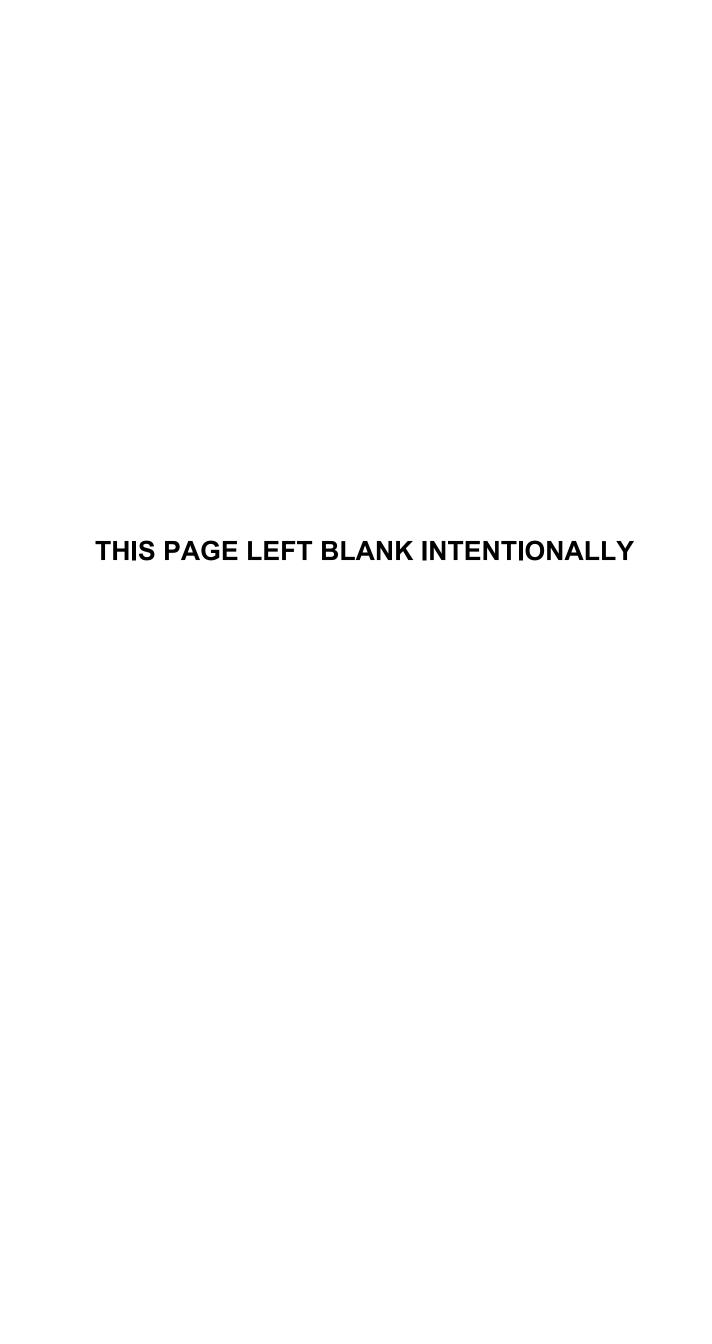
Enc: Parcel map

cc: Whitney Carroll, Executive Director, PZB Department

Lisa Amara, Zoning Director



00-42-46-19-01-000-1230





JUSTIFICATION STATEMENT Whitworth AGR-PUD Control Number 2021-00031 PDD/DOA-2025-00126

Development Order Amendment / Rezoning Resubmittal: March 24, 2025

Request

Boynton Beach Associates XXXI, LLLP is the owner of Whitworth AGR-PUD, an approved Planned Residential Development located south of Boynton Beach Blvd., east of State Road 7, and west of and adjacent to Lyons Road. The overall Whitworth AGR-PUD development was approved through Resolutions R-2024-1507 and R-2024-1508 for 1140 residential units over 455.001 net acres within the development area. The approved Planned Development also has 682.502 acres of preserve area (37 approved Preserve areas) in accordance with Palm Beach County Unified Land Development Code (ULDC) 60/40 Preserve Requirements, for an overall gross area of 1140.028 acres.

The Applicant is seeking a Development Order Amendment to modify the Master Plan (and associated drawings) to add land area and units, and modify Conditions of Approval. With this proposal, the development area will add 14.768 net acres and 37 age-restricted zero lot line (ZLL) residential units. The overall development area will consist of 469.769 net acres, and 1177 (age restricted) units. In addition, in accordance with 60/40 preserve area requirements, the Applicant is seeking an Official Zoning Map Amendment (Rezoning) to rezone 36.979 acres from the AGR Zoning District to AGR-PUD Zoning District. In addition to the existing preserve areas, the additional 36.979 acres will be utilized as required preserve for the overall development. Preserves 38 through 44 are subject to the rezoning.

Specific to the AGR-PUD preserves, the proposal will:

- Reduce the preserve acreage for Whitworth Preserve 10 (Whitworth Southwest) from 89.997 acres to 75.170 acres (14.827 acres), converting said 14.768 acres into development area. 0.059 acres will be dedicated to LWDD as required. A partial release of the Conservation Easement is required; see below request at beginning of Page 2.
- Add new Preserves 38 44.

In total, 704.654 acres will be preserved as shown on PMP-1 and 5. The Gross Acreage for the overall development will be 1177.007 acres.

The Application Request is as follows:

Rezoning and Development Order Amendment

- Rezone 36.979 acres from AGR to AGR-PUD as new Preserve Area for the AGR-PUD; and,
- Development Order Amendment to modify the Master Plan (and associated drawings), add land area and units, and modify Conditions of Approval.

In addition, the Applicant requests the BCC to make a motion for a:

Partial Release of Conservation Easement for Preserve 10, (14.827 acres) from recorded Conservation Easement ORB 34404 Pg. 79.

Civic Request:

Further to the above, as part of this application the Applicant is requesting FDO to waive the minimum Civic Pod requirement for the expanded land area. As outlined in Table 3.E.2.C, Note 1, the minimum Civic Pod requirement may not be required where two percent of the gross acreage of the PDD (specifically the new land area) is less than one and one-half acres in size, subject to FDO approval. The Applicant is proposing to add 14.77 acres. When applying the 2% Civic requirement to the new land area, the Civic Dedication would be 0.295 acres, far less than the 1.5 acre noted above. As such, the Applicant requests the FDO to waive the Civic requirement for the new lands.

Conditions of Approval:

The Applicant is not proposing any modifications to Conditions of Approval. While no conditions are proposed to be modified by the Applicant, it is our understanding that certain conditions (ie. All Petitions) will need to be modified by Staff to be consistent with the updated proposal and as such, we are required by Zoning to identify the need to "modify Conditions of Approval." As part of overall submittal, the Applicant has provided a "Status of Conditions of Approval" identifying the status of existing Conditions.

Site Description and Surrounding Lands:

The overall development area (Whitworth AGR-PUD) is located directly south of the existing residential community known as Valencia Reserve aka Lyons West (Control No. 2005-0003) which includes 1043 age-restricted residential dwelling units, and south of the LWDD L-26 Canal.

To the east of Whitworth North across Lyons Road is a residential family community known as Canyon Isles (Control No. 2002-00068) which includes 500 residential dwelling units. To the south of Canyon Isles, east of the new Whitworth South development area is Canyon Springs (Control No. 2002-0069) which also includes 500 age-restricted residential units.

Further to the south-east along Lyons Road are other G.L. (adult resticted) communities known as Valencia Cove, Valencia Bay and Valencia Sound. Valencia Cove included 822 adult restricted units; Valencia Bay included 582 adult restricted units; and Valencia Sound included 653 adult restricted units.

To the south of the subject site are lands owned by Palm Beach County, that are utilized for agricultural purposes. The Palm Beach County lands and Whitworth South development area (as well as Whitworth Preserve #10) is bisected by the LWDD L-28 Canal.

To the west of the proposed Whitworth South development area is the existing Whitworth Preserve #10. Also to the west of Whitworth South (directly to the south of Pod E within Whitworth North), is the Eternal Light Memorial Gardens Northstar Cemetery (Control No. 1975-00011). Beyond US 441/SR 7 are agricultural lands that are designated as preserve area for the Lyons West development (Control No. 2005-0003), as well as preserve area for Trails at Canyon AGR-PUD (Control No. 2006-0550), and All Seasons Delray Beach (Control No. 2012-0424). At the southwest corner of Preserve 10 (across SR7) is the Bedner Marketplace (Bedner Oaks, Control No. 2007-0357) which is utilized as an Agricultural Marketplace.

The added development area is currently utilized for ROW crops.

The overall development parcel lies within the West Boynton Area Community Plan and COBWRA, Coalition of Boynton West Residential Associates.

Project History:

The Whitworth AGR-PUD overall development and preserve lands were owned by the Whitworth Family and had previously been in agricultural production for many years. On September 29, 2021 the east portion of Whitworth North which included 145.40 gross acres within the development area, 217.32 acres in preserve, and a total of 277 units, were rezoned from AGR to AGR-PUD via R-2021-1400. In February of 2022, Boynton Beach Associates 30, LLLP closed on the Phase I portion of the overall property owned by the Whitworth Family, and the Applicant proceeded to rezone the west side of Whitworth North from AGR to AGR-PUD via Resolutions R-2023-0050 and R-2023-0051. The gross development area expanded to 289.60 acres, 432.91 acres of preserve, and a total of 704 units. While not related to a Public Hearing item, the Applicant reduced the overall developments approved units from 704 to 659 through ZAR-2023-0741.

On October 24, 2024, the applicant was approved for an expansion to the overall development, identified as Whitworth South, that increased the overall development area to 455.001 acres, and added 481 ZLL units, for a total of 1140 Units. The application (PDD/DOA-2024-00581) was approved via Resolutions R-2024-1507 and 1508.

Application	Request	Approval Date and Resolution
PDD-2021-00631	An Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) to an Agricultural Reserve – Planned Unit Development (AGR-PUD)	September 29, 2021 R-2021-1400
PDD/DOA-2022- 00213	An Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) to an Agricultural Reserve – Planned Unit Development (AGR-PUD) on 143.90 acres	January 11, 2023 R-2023-0050
	A Development Order Amendment to modify Conditions of Approval, reconfigure the Master Plan, add land area, units and access points on 722.51 acres	January 11, 2023 R-2023-0051
PDD/DOA-2024- 00581	An Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) to an Agricultural Reserve – Planned Unit Development (AGR-PUD) on 417.52 acres	October 24, 2024 R-2024-1507
	A Development Order Amendment to modify Conditions of Approval, reconfigure the Master Plan, add land area, units and access points on 1140.028 acres	October 24, 2024 R-2024-1508

Concurrency

This application includes a request for Concurrency based on the new 37 adult-restricted ZLL residential dwelling units.

The approved Whitworth North and South development area has previously received concurrency approval. In total, the overall development will include 1177 age restricted residential units. This includes the previously approved 161 single family homes within the Whitworth North development area, and 1014 total Zero Lot Line units, with 37 ZLL units being within the new development area.

As part of this submittal, the Applicant has provided the necessary Water Concurrency Letter and Concurrency Reservation Letter, as required.

For Preserve parcels, concurrency information is provided below. Note, as there is no proposed development on any preserve parcel and all are considered legal lots of record, concurrency may be considered exempt for said preserves in accordance with Art. 2.F.1.D., Exemptions.

Model Row

An established Model Row already exists in Whitworth North area within Pod B. A new model row will be provided within Pod G, as was previously approved with Resolution R-2024-1507/1508.

Justification:

As previously stated, this application is requesting 37 new ZLL residential units (adult restricted), for a total of 1177 units. In keeping with the theme in the area and the market demand, the developer is requesting approval for a rezoning of AGR lands to an AGR-PUD (which will become preserve area), and a Development Order Amendment to the previously approved Master Plan. The overall project will be an age-restricted community.

Official Zoning Map Amendment to a PDD (Art. 2.B.7.B.2. a. thru h.)

As previously indicated, the application includes a request to rezone 36.979 acres of land from AGR to AGR-PUD for the purposes of meeting the preservation 60/40 requirements. A recorded conservation easement will be required for all new preserves, which includes Preserves 38 - 44. The added development area lands are not required to be rezoned as this area is already AGR-PUD. The proposed rezoning meets and/or exceeds the Standards outlined in Art. 2.B. for a rezoning to a PDD as follows:

a. Consistency with the Plan:

The land areas to be rezoned for this proposal all have an AGR Future Land Use designation. The proposed development is in accordance with Comprehensive Plan Policy 1.5.1-i:

- 1. A minimum of 250 gross acres is required. The proposed AGR-PUD consists of a total of 1177.007 acres.
- 2. The Development Area is contained in one compact area and does not exceed forty percent (40%) of the gross acreage as shown on PMP-1. The Development Area contains uses normally associated with a PDD as required.
- 3. The Development Area and Preserve Area need not be contiguous. The contract purchaser/developer is meeting the 60/40 requirement for preserve lands and development lands. The total amount of preservation area is at sixty percent (60%) of the gross acreage as required by the ULDC.
- 4. The expanded development area is located adjacent to Lyons Road as permitted. The existing development area (Whitworth North and the easterly portion of Whitworth South) is located between State Road 7 and Lyons Road.
- 5. The development is not west of State Road 7.
- 6. The Applicant is meeting the 60/40 requirement for preserve lands and development lands. The total amount of preservation area is at sixty percent (60%) of the gross acreage as required by the Comprehensive Plan, containing over 150 acres as required. As outlined in the DOA standards on the individual preserve areas, the preserves will be utilized for crop production, pasture, equestrian purposes, retained as vacant, or serve water management purposes. Some individual preserve areas will maintain accessory agricultural structures.

This project ensures that future growth and development occurs in accordance with the AGR Reserve section of the Comprehensive Plan. According to Table 3.E.2.C. of the ULDC, an AGR-PUD Zoning District corresponds to the existing AGR Land Use Category. Under the AGR Future Land Use Category the subject property is permitted a maximum of 1177 dwelling units for a density of 1 dwelling unit per acre. The proposed project includes 1177 dwelling units. This request is consistent with the Comprehensive Plan.

As noted above, detailed information on the Preserves can be found below under the DOA Consistency with the Code section. Further, the Applicant submitted a "Legal Lot of Record and Zoning Analysis" document under separate cover providing comprehensive details on each Preserve area.

b. Consistency with the Code:

The proposed rezoning for Preserves 38 - 44 includes a total of 36.979. All preserve parcels associated with this application meet the requirements noted in Article 3.E.2.F.3. in regards to location and access, uses, configuration, and split zoning.

See Preserve Area breakdown under DOA Standard Consistency with the Code and Legal Lot of Record and Zoning Analysis document provided under separate cover, which provides greater detail on how each preserve meets the Legal Lot of Record requirements, Art. 3.E.2.F.3. Preserve Requirements.

All preserve parcels have been depicted on an overall aerial map that show the location and size which is included on PMP-5 and also on "Exhibit_Whitworth AGR-PUD Aerial" provided under separate cover.

c. Compatibility with Surrounding Uses:

This proposed rezoning is compatible and generally consistent with the surrounding existing uses and zoning districts for the preserve parcels associated with the project. All preserve areas are located within the Ag Reserve and are within the Agricultural Tier. These parcels currently include either existing or proposed agricultural uses (cattle, ornamentals, bees, nursery, equestrian, etc.) or will be classified as vacant land that are permitted for preserve areas within the Ag Reserve, as permitted within the Comprehensive Plan, specifically Policy 1.5.1-i.

The proposed development area is already zoned AGR-PUD and as such a rezoning for this area is not required.

d. Design Minimizes Adverse Impact:

The request to rezone the proposed preserve lands from AGR to AGR-PUD (P) does not have a negative impact on the natural environment. The preserve parcels associated with this project currently include or are proposed to have agricultural uses, or will be utilized as vacant. For most preserve sites, the current agricultural uses on site will remain unchanged, which will have no impact on surrounding lands. For Preserve 38 - 41, a one acre carve out is being requested, and the surveys and necessary farm residence letters have been submitted as required.

e. Design Minimizes Environmental Impact:

As stated in subsection d., the majority of the sites that are to be used as preserve areas have established agricultural uses which will remain as is. No changes are proposed to any site that has a current agricultural use. For those sites that have a SFD (Preserve 38 – 41), the applicant has received a Farm Residence Determination and is part of this submittal under separate cover. As such, the rezoning of Preserves 38 – 44 from AGR to AGR-PUD (Preserve) have no environmental impacts.

f. Development Patterns:

The request to rezone lands from AGR to an AGR-PUD for preservation purposes has no impacts on the development patterns surrounding the preservation parcels. There are no proposed changes to any of the six properties proposed to be rezoned, and the establishment of a Conservation Easement over these lands (with exception of the 1 acre carveouts for Preserves 38-41) have no impact on the development pattern. The uses on each preserve site will remain unchanged with this request.

g. Adequate Public Facilities:

As there is no development proposed with this rezoning application, the Preserve Parcels are exempt from Concurrency, as outlined in Art. 2.F.1.D, Exemptions. Per #3, an alteration or expansion of a development that does not create additional impact on public facilities is exempt from the requirements of Art. 2.F, and specifically this standard. While the Development Order Amendment does have impact, the rezoning of the preserve parcels does not. The Applicant has provided further information on the development portion under the DOA standards below.

h. Changed Conditions or Circumstances:

With the Applicants ability to acquire additional lands that could be used for preservation purposes, the Applicant has the opportunity to expand the development for Whitworth AGR-PUD. For the rezoning specifically, the changed circumstances is simply the ability to acquire additional lands that can be utilized as preserve areas for development within the AGR Tier. The additional preservation of lands provides a significant benefit to the Agricultural Reserve, as these lands will now have a Conservation Easement placed on them which limits the uses permitted, and preserving the land for agricultural, vacant, or agricultural-related purposes.

Development Order Amendment (Art. 2.B.7.B.2. a. thru h.)

The Applicant is requesting the approval of a DOA to modify the Plans to add land area

and add units. As previously requested, the standards apply for the overall site. The following identifies how the proposal meets Standards a-h for a Development Order Amendment.

a. Consistency with the Plan:

As noted above for the rezoning standards, the Development Order Amendment is Consistent with the Comprehensive Plan. Per Plan Policy 1.5.1-i:

- 1. A minimum of 250 gross acres is required. The proposed development area for the AGR-PUD consists of a total of 1177.007 acres.
- 2. The Development Area is contained in one compact area and does not exceed forty percent (40%) of the gross acreage as shown on PMP-1, 2 and 3. The Development Area contains uses normally associated with a PDD as required.
- 3. The Development Area and Preserve Area need not be contiguous. The contract purchaser/developer is meeting the 60/40 requirement for preserve lands and development lands. The total amount of preservation area is at sixty percent (60%) of the gross acreage as required by the ULDC.
- 4. The development is located along Lyons Road as permitted, with the existing and approved Whitworth North area (PMP-2) also having frontage along State Road 7.
- 5. The development is not west of State Road 7.
- 6. The Applicant is meeting the 60/40 requirement for preserve lands and development lands. The total amount of preservation area is at sixty percent (60%) of the gross acreage as required by the Comprehensive Plan, containing over 150 acres as required. As outlined in the DOA standards on the individual preserve areas, the preserves will be utilized for crop production, pasture, equestrian purposes, retained as vacant, or serve water management purposes. Some individual preserve areas will maintain accessory agricultural structures, which are identified on the surveys for each, as requested.

A breakdown of the individual preserves is provided below under section b., Consistency with the Code.

b. Consistency with the Code:

The requested DOA proposes to add 14.768 net acres of new development area and add 36.979 acres of new AGR-PUD preserve area. The following provides an in-depth analysis of the DOA and its Consistency with the Code.

The proposed development will meet the Design Objectives and Performance Standards for a Planned Development as identified in Art. 3.E.1.C. (not applicable to preserve lands).

PDD Design Objectives:

- a. The overall development area contains sufficient depth and width as required for a PUD, and will provide access from US 441/State Road 7 (Whitworth North Development Area) and Lyons Road (Whitworth North and South Development Area). This includes over 2650 ft. along Lyons Road, and a depth of over 3000 ft.
- b. A continuous pedestrian system will be provided within the Whitworth South development, that will link the residential uses to the recreation pod, as well as the trail system that is provided along the Rural Parkway. The pedestrian pathways within Whitworth North have already been reviewed and approved, with no changes proposed.
- c. As noted in b., a pedestrian system will be provided throughout the entire development, that will link parking areas and encourage pedestrian circulation between uses, such as the Recreation Pod and the Rural Parkway.
- d. As identified by the submitted survey, there is no native vegetation on site for the Whitworth South development area. As such, a new Tree Disposition Plan is not

- required, as confirmed by Zoning Staff and ERM staff. The existing Tree Disposition Plan that was provided for Whitworth North will be maintained for historical purposes.
- e. Objectionable features, such as dumpsters, will be screened per Code requirements. This is only applicable for the Recreation Pod, as the rest of the development is residential which does not have any requirements for objectionable features (ie. Dumpsters).
- f. All buildings and structures will be located on site to minimize any impacts to surrounding uses. AGR-PUD buffers will be provided around the subject site.
- g. Parking will be provided in accordance with Art. 6 requirements for both the residential and civic uses.
- h. As noted in b. and c., a pedestrian system will be established connecting residential uses to the recreation pod, as well as pedestrian access for both the residential and civic uses to State Road 7.
- i. Not applicable as no non-residential uses are proposed for the development.

PDD Performance Standards:

- a. Access and Circulation:
 - 1. Access and Circulation: The subject site has over 2650 feet of frontage along Lyons Road. For Whitworth North, access is also provided to State Road 7. This access will not provide a cross connection to the Whitworth South development area.
 - 2. Legal Access will be provided from Lyons Road for the overall Whitworth South development area, with approved accesses already established on Lyons Road and State Road 7 for the Whitworth North area.
 - 3. Vehicular Access for the Whitworth South Development Area (aligning with Malear Palm Drive to the east) and circulation has already been designed to minimize hazards. The Applicant will work with PBC Traffic Division to fulfill any requirements necessary. No changes are proposed to the existing accesses to the Whitworth North development area (PMP-2) or Whitworth South development area (PMP-3).
 - 4. Traffic improvements will be provided to accommodate the projected Traffic Impacts. Traffic Division will provide comments, as required, to meet ULDC requirements for the streets.
 - 5. Cul-de-Sacs: The Applicant is meeting Code requirements for Cul-de-Sacs, as identified on the Street Layout Plan. The entire development will have 7, where 14 are permitted. No cul-de-sacs are provided within the Whitworth South development area, as shown on the Preliminary Street Layout Plan.
 - 6. This performance standard regarding cross access for non residential uses is not applicable to the proposal.
 - 7. Streets will be designed in accordance with the standards set forth by PBC Traffic Division.
 - 8. Cross-access is not proposed as part of this development proposal. Access will be provided from the walking paths within the Rural Parkway Easement along Lyons Road.
- b. Street Lighting: As noted on the Master Plan, Street Lighting will be provided in accordance with ULDC Standards.
- c. Median Landscaping will be provided in accordance with Streetscape Standards, as necessary.
- d. Street Trees will be provided as required in accordance with Art. 7 and this section of the Code.
- e. Bike lanes, or an alternative approved by the County Engineer (in accordance with Art. 11), shall be provided on all streets greater than 80 ft. in width.
- f. Mass Transit: A 30x10 Mass Transit stop has been identified on the Plan along Lyons Road to the south of the Whitworth South access. A Mass Transit Stop was also provided for the Whitworth North development area.
- g. Utilities: All utilities will be located within a utility easement.

Art. 3.E.1.G.3.c., Model Row

As mentioned previously, the overall Master Plan includes a Model Row within Pods B and G.

Planned Unit Development Standards

1. Purpose and Intent: The proposal meets the requirements set forth in the ULDC Article 3.E.2.A., Planned Unit Development District Regulations, as it relates to purpose and intent as follows:

a. The preservation of the natural environment:

The proposal minimizes adverse impacts of development on the environment by incorporating substantial landscape buffers and planting materials within the overall development area, none that previously existed on-site due to the farming activities. In addition, the Whitworth South development will contain landscape buffers which may exceed planting requirements along the property lines, and an extensive lake system throughout the site will provide a substantial area for littoral planting, which provides habitat for native wildlife. The proposed PUD is not expected to have any adverse or negative impact on the environmental planning aspects as it is carefully designed to contribute positively in this regard. It should also be noted that with this development proposal, an additional 36+ acres will have a Conservation Easement applied to these lands, securing them for preservation purposes for the foreseeable future and adding an additional level of preservation to the Agricultural Reserve.

b. The integration and connection of land uses with perimeter landscape areas which provide vegetation preservation, buffering and circulation areas.

The development area for both the approved Whitworth North and expanded Whitworth South area will increase and promote the use of bicycle routes and other non-vehicular modes of transportation by providing an internal pedestrian transportation system. The proposed community provides direct connection to Lyons Road on the east side of the community and a connection to the future 100 ft. Lyons Road Rural Parkway. In addition, the development will contain landscape buffers along the property lines which may exceed the minimum Code planting requirements outlined in Art 7. Landscape Plans will be provided through subsequent development applications as the Applicant moves forward through the Plan of Subdivision process.

c. The creation of a continuous non-vehicular circulation system:

The development area for both Whitworth North and South areas includes continuous sidewalks/pedestrian pathways that encourage walking and bicycle riding within the community, linking residential uses to recreational facilities, open spaces and Lyons Road, as well as State Road 7 for the existing Whitworth North development area.

d. The establishment of private civic and or public civic and recreation areas to serve the PUD:

The Whitworth South development area includes a large recreation parcel which will serve all the residents of the community. It provides a central location for socializing between the residents and their guests. The proposal will avoid inappropriate development of lands by developing the property at its highest and best use. The proposal is consistent with surrounding communities and uses. Additionally, the strict development standards that apply to a PUD will ensure that the property is developed at its highest and best use. The Civic Pod for the Whitworth North development area was previously reviewed and approved through Resolution R-2023-0051. Through Resolution R-2024-1507 and 1508, the previously required 3.36 acre Civic Pod for the Whitworth South development area was approved for a cash out, and this was completed. As noted earlier, as part of this application, the applicant is requesting PBC FDO to waive the 0.295 acres of Civic that would be required for the expanded development area, as permitted by the ULDC.

e. Provide for a limited amount of commercial uses to serve the residents of the PUD:

The proposed recreation pod for the Whitworth South development area will include amenities such as a clubhouse which could provide a limited amount of commercial use including but not limited to a dining area for use by the residents and their invited guests. While there is no commercial development proposed on-site, a clubhouse could provide limited commercial uses that will serve the residents, as permitted by the ULDC. The Whitworth North recreational pod is already reviewed and approved with no changes proposed.

f. Provide for efficient use of land and public resources by co-locating harmonious uses to share civic uses and public facilities and services for the residents of PBC:

The proposal provides for the efficient use of land, resulting in logical network of utilities and streets, thereby lowering development costs. The master planned community has been designed to create the most efficient and cost-effective means for development. In addition, the master plan design includes sidewalks and pedestrian pathways that encourage pedestrian circulation within the community to a centrally located Recreation Area that provides a place for residents to gather and socialize within their community. As noted above, the 3.36-acre Civic Pod that was previously required for the Whitworth South development area was approved for a cashout, and this process has been completed.

g. The reduction of land consumption by roads and other impervious surface areas;

The proposal meets this objection by limiting the number of roads within the proposed community, providing for wide landscape buffers and including approx. 18% of the Whitworth South development area as lakes. In addition, the overall project meets the 40% requirement for open space. The project has been designed to provide for the highest and best use of the property, thereby resulting in a well-planned community featuring a new private recreation area with numerous amenities proposed within the development. Also, the site provides a low density (1 unit per gross acre).

h. The provision for flexible PDRs to promote innovative and quality site design: This project is not requesting any changes to the current PDR's for an AGR-PUD, the owner / developer is proposing an innovative and quality design for the residential dwelling units.

Exemplary Criteria (Art. 3.E.2.A.4)

The application includes a request for a Development Order Amendment to an AGR-PUD and therefore must meet specific exemplary criteria. The overall density of the project is 1 unit per acre. The Preliminary Master Plan for the Whitworth AGR-PUD included in this application meets and exceeds the exemplary criteria of Article 3.E.2.A.4. by providing the following:

- The overall amendment carries forward the current theme within the Ag Reserve by providing a density of 1 dwelling unit per acre. The Preliminary Master Plan provides a creative design including a spine road that will include lush landscape buffers on either side. Further, a significant portion of the overall lots within the community have been situated on either on a lake or canal. There are 12 new lakes within the Whitworth South community (1 new lake within the expanded development area) which will attract a greater diversity of wildlife including wading birds, thus providing an aesthetic value for the future residents. The pedestrian pathway adjacent to the spine road provides additional opportunities for recreation in additional to the proposed oversized recreation pod. The Whitworth North development area will not be impacted by the new expansion. The north development area and the majority of Whitworth South development area has already been reviewed for exemplary criteria and approved.
- The expanded recreation parcel exceeds the required recreation area by over double for the Whitworth South development area. While Code requires a minimum of 3.096 acres of recreation for the expanded Whitworth South development area, the proposal includes 7.76 net acres (+0.97 acres from the original development proposal for Whitworth South). The owner/ developer will provide typical amenities which may include but not limited to a recreation building/clubhouse, swimming pools, tennis courts, pickle ball courts and a pedestrian pathway meandering throughout. For the overall development area, a total of 16.53 acres has been provided, where Code only requires a total of 7.05 net acres. The below chart is also provided on PMP-1.

Recreation Required (.006 x 1175 units)					
	Gross Acres	Net Acres			
Required	N/A	7.05			
Provided (North)	8.94	8.77			
Provided (South)	8.03	7.76			
Total	16.97	16.53			

3.E.2.B. Objectives and Standards

1. Design Objectives:

As noted above, the proposed project meets or exceeds all of the design objectives noted in this section of the code

- a. All new units proposed (37 ZLL proposed, 518 total within Whitworth South) will be restricted to a 55+ adult restricted residential community;
- b. A continuous sidewalk system for pedestrians and non-motorized vehicles is provided along all roadways, linking the residential lots to the recreational facility, open space areas, and the Rural Parkway for both the North and South Development area.
- c. Enhanced perimeter buffers to buffer incompatible land uses such as agriculture uses to the south and west have been provided around the entire development. A 25-50 foot AGR-PUD buffer is identified surrounding the development on PMP-2 and 3. Further, a 15 ft. ROW buffer is provided adjacent to the Rural Parkway Easement as permitted by Code. A 6 ft. wall will be provided around the overall development area.
- d. An enlarged recreation pod has been provided within the Whitworth South development area. While the final design of the Recreation Area has not yet been completed, these Recreation Areas will include uses such as a clubhouse, pool, tennis/pickleball courts, and other amenities to serve the overall community. The Recreation Pod for Whitworth North has already been designed and approved.
- e. The project will promote a neighborhood character and identity by creating a unified HOA for the Whitworth South development area. Pedestrian connectivity will be provided throughout the development, linking the residential uses to the recreation pod and the Rural Parkway adjacent to Lyons Road. GL developments generally offer a range of recreational activities within the Recreation Pods, which establishes a unique neighborhood character for those residing within the development.
- f. The project proposes to preserve and enhance the natural environment by providing an excessive lake system and mitigating vegetation as required. Further, 36.979 acres of new AGR-PUD preserve lands will be provided that will contribute to the preserve requirements, further protecting Agricultural lands within the Ag Reserve.
- g. The proposal minimizes adverse impacts of development on the environment by incorporating substantial landscape buffers and planting materials, none that currently exist on-site due to the ongoing farming activities. In addition, the development will contain significant required landscape buffers along the property lines. An extensive lake system throughout the site will provide a substantial area for littoral planting, which provides habitat for native wildlife. The low densities proposed for this community will not only benefit the environment, but, will lessen the impact on the area's roads and social services. The proposed PUD is not expected to have any adverse or negative impact on the environmental planning aspects as it is carefully designed to provide a positive contribution to the area.

2. Required Performance Standards:

- a. Proximity to Other Uses: The residential proposed on-site will be located within 1,320 ft. of the proposed 7.76 net acre Recreation Pod, as identified on the Master Plan.
- b. Focal Points: A Focal Point will be provided at the terminus of 15 percent of the streets within the project, as identified on the Street Layout Plan. In total, 3 focal points have been provided for the Whitworth South Development Area, with 6 total being provided for the overall Development (Whitworth North and South).
- c. Neighborhood Park: Further to a. above, as identified, all Residential Pods with greater than 5 units per acre are required to within 1320 ft. of a Recreation Pod,

- Neighborhood Park, etc. As there are no Pods greater than 5 units per acre, a Neighborhood Park is not required. It should be noted that all Residential Pods are within 1320 ft. of the Recreational Pod proposed.
- d. Decorative Street Lighting: As identified in the notes on the Master Plan, Decorative Street Lights will be provided in accordance with Code requirements.
- e. Decorative Paving: Decorative Paving will be provided at the entrance to the overall development, as well as the entrance to the Recreation Pod as identified on PMP-4.
- f. Fountains: A fountain will be placed within the main water body or the largest lake within the Residential area. This can be identified on PMP-3 for the Whitworth South development area which was previously approved. A fountain is already established for Whitworth North and shown on PMP-2.
- g. Benches or Play Structures may be provided within Open Space or along pedestrian pathways, at the discretion of the developer.
- h. Interspersed Housing: Workforce housing will not be provided with this development proposal, as it is not a requirement within the AGR Tier.
- Pedestrian Circulation System: An interconnected pedestrian system will be provided throughout the development areas, linking the residential pods to the recreation area, as well as access for all Pods to Lyons Road.

AGR/PUD Standards: Art. 3.E.2.F - 60-40 Option

In accordance with Art. 3.E.2.F. (AGR-PUD) the 60/40 Option is being utilized for this application. The total acreage for purposes of density and acreage calculations consists of 1177.007 acres which exceeds the minimum 250 acres required for a 60/40 AGR PUD. There are 1177 proposed dwelling units resulting in a gross density of 1.0 units per acre. This application is expanding the previous approval by adding both development land area, preserve land area and units. The overall development area now includes 469.769 net acres; this net acreage does not include the 2.584 acres of dedications. The preservation area provided is now 704.654 acres, with the proposed addition of Preserve 38 - 44. See below the chart which delineates compliance of a 60/40 AGR-PUD.

60 / 40 ACREAGE TABULAR	Acres	%
AGR-PUD Gross Acreage	1177.007	
LESS LWDD Easement - North (LWDD L-26)	0.866	
LESS Lyons Road Turnlane (North)	0.132	
LESS LWDD Easement - South (LWDD L-27)	1.046	
LESS LWDD Easement - South (LWDD L-28)	0.408	
LESS Lyons Road Turnlane (South)	0.132	
LESS Total dedications	2.584	
Total Net AGR-PUD	1174.423	100.00%
Preserve Area Required (60%)	704.654	60.00%
Preserve Area Provided	704.654	60.00%
Development Permitted (40%)	469.769	40.00%
Development Area Provided (net)*	469.769	40.00%

^{*} The Net development area does not include both Rural Parkways (12.135 AC) and does not include the 2.261 AC of LWDD R/W Dedications or .264 AC for both Lyons Road Turnlanes.

Art 3.E.2.F.3: Preserve Area

As required for AGR-PUDs and the 60/40 requirements of the Code, there are 44 separate AGR-Tier Preservation parcels provided with this project (See PMP-5 for chart). There are no changes to the previously approved Preserves #1 – 9, and 11 - 37. This justification will only provide details of the newly added preserve parcels (Preserves 38 - 44). To note and save on repetition, all sites are considered legal lots of record (see Legal Lot of Record Analysis provided under separate cover) and as such, even if not meeting PDR requirements, are exempt from meeting this requirement via ULDC Art. 3.E.2.F.3.c.1.a)(2). PDR requirements for a preserve area are outlined in Art. 3.D.1.A, requiring a minimum of 300 ft. frontage and depth, with a minimum of five total acres for the site unless the site has been identified as a legal lot of record, which is the case for all sites. As requested, it should be noted that none of these preserves (approved or proposed) are associated with the approved Landscape Services sites, approved through Ordinance 2020-016 (Landscape Service in AGR-PUD Zoning District Preserve

Areas)

<u>Preserve #1</u>: Previously approved Rural Parkway adjacent to the development area includes 6.064 acres. The subject lands have an existing Conservation easement, recorded in ORB 33583, Pg. 275.

<u>Preserve #2</u>: Previously approved Rural Parkway Preserve 2 adjacent to the proposed Whitworth South development area was modified to accommodate the new right turn lane required for the development access. In addition, the Preserve increased through the prior approval from 6.067 acres to 6.071 acres (+0.004 acres). The PCN associated with this preserve area is 00-42-43-27-05-060-0493. The amended CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #3</u>: Previously approved Whitworth Preserve #3 (Hyder West Three) includes 23.146 acres (west portion of PCN 00-42-43-27-05-069-0012), owned by G.L Homes of Palm Beach Associates, Ltd. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #4</u>: Previously approved Hyder West Preserve includes 72.350 acres of land owned by G.L. Homes of Palm Beach Associates, Ltd. The subject lands have an existing Conservation easement, recorded in ORB 33505, Pg. 1982.

<u>Preserve #5:</u> Previously approved Whitworth Northwest. This preserve parcel includes 21.070 acres and is a portion of the PCN 00-42-43-27-05-060-0091. The subject lands have an existing Conservation easement, recorded in ORB 34404, Pg. 1482.

<u>Preserve #6</u>: Previously approved Mecca Preserve and is owned by 9231 155th Lane LLC and includes 20.679 acres. It includes the following PCNs: 00-42-46-19-01-000-0290; 00-42-46-19-02-002-0281; and 00-42-46-19-02-001-0180. The subject lands have an existing Conservation easement, recorded in ORB 34404, Pg. 1695.

<u>Preserve #7</u>: Previously approved The Stables preserve including 5.107 acres and is owned by The Stables at Paradise Palms, LLC. The PCN 00-42-46-19-01-000-1020. The subject lands have an existing Conservation easement, recorded in ORB 34404, Pg. 1755.

<u>Preserve #8</u>: Previously approved Vultaggio – Linton Blvd. preserve is owned by 156th Court South Associates, LLC. The preserve parcel includes 20.83 acres and is included within PCN 00-42-46-20-01-000-0870. The subject lands have an existing Conservation easement, recorded in ORB 34404, Pg. 1915.

<u>Preserve #9</u>: Previously approved Vultaggio 152nd Place preserve is owned by 156th Court South Associates, LLC. The preserve parcel includes 4.731 acres and is included within PCN 00-42-46-20-01-000-0191. The subject lands have an existing Conservation easement, recorded in ORB 34355, PG. 1078.

REDUCED Preserve #10: Previously approved preserve Whitworth Southwest (PCN 00-42-43-27-05-060-0561) was last approved through R-2024-1508 with 89.997 acres. Through this application, the preserve is being reduced to 75.170 acres. The reduced preserve will maintain its ROW crop use. Access will be maintained from State Road 7, and the reduction of the preserve has no impact on the configuration, with this preserve having greater than 300 ft. in width and depth, and over 5 acres in size. The subject lands have an existing Conservation easement, recorded in ORB 34404, Pg. 79.

<u>Preserve #11:</u> Previously approved Hyder West Two. Owned by G.L. Homes of Palm Beach Assoc., Ltd. and includes 18.088 acres. This parcel is a portion of PCN 00-42-43-27-05-069-0012. The subject lands have an existing Conservation easement, recorded in ORB 34355, Pg. 1203.

<u>Preserve #12:</u> Mecca Two. This previously approved preserve area is owned by 9231 155th Lane, LLC and includes 7.54 acres. The two PCNs associated with this preserve

area are 00-42-46-19-02-002-0281 and 00-42-46-19-02-001-0180. Both properties are already partially preserved and are utilized as Whitworth Preserve #6, Mecca (OR 34404, Pg. 1695, 20.679 acres). The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #13:</u> M & P. This previously approved preserve is owned by 9231 155th Lane, LLC and includes 4.911 acres. The PCN associated with this preserve area is 00-42-46-19-01-000-0400. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #14:</u> Clean and Green. This previously approved preserve area is owned by 9231 155th Lane, LLC, and includes 5.136 acres. The PCN associated with this site is 00-42-46-19-01-000-0390. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #15:</u> Wong. This previously approved preserve area is owned by 9231 155th Lane, LLC, and contains a total of 17.849 acres. The three PCNs for this preserve area are 00-42-46-19-01-000-0380, 00-42-46-19-01-000-0582 and 00-42-46-19-01-000-0600. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #16:</u> LaPointe: This previously approved preserve area is owned by 9231 155th Lane, LLC, and includes 5.085 acres. The PCN associated with this parcel is 00-42-46-19-01-000-0620. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #17:</u> Paradise. This previously approved preserve area is a portion of a parcel owned by G.L. Homes of Palm Beach Associates, Ltd., and includes 2.509 acres. The PCN associated with this parcel is 00-42-46-19-01-000-0710. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #18:</u> Otero-Myers. This previously approved preserve area is owned by 9231 155th Lane, LLC and contains 4.816 acres. The PCN associated with this site is 00-42-46-19-01-000-0700. This site is directly adjacent to the east to proposed Preserve 17, Paradise. This site is part of a larger property which includes the lands to the east, which are proposed Preserve #19, Otero. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #19:</u> Otero. This previously approved preserve area is owned by 9231 155th Lane, LLC, and contains 4.816 acres. The PCN associated with this site is 00-42-46-19-01-000-0690. This site is directly adjacent to Preserve #18, Otero-Myers. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #20:</u> Asnes. This previously approved preserve area is owned by 9231 155th Lane, LLC, and is made up of two adjacent properties, with a total acreage of 9.635 acres. The two PCNs associated with this preserve area 00-42-46-19-01-000-0660 and 00-42-46-19-01-000-0670. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #21:</u> Pero. The previously approved preserve area is owned by 9231 155th Lane, LLC, and contains a total of 10.119 acres. The PCNs associated with this preserve are 00-42-46-19-01-000-0890 and 00-42-46-19-01-000-0900. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #22:</u> Phoenix. The previously approved preserve area is owned by 9231 155th Lane, LLC, and contains a total of 10.199 acres. The PCN associated with this preserve is 00-42-46-19-01-000-0910. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #23:</u> Atlantic Landscape. The previously approved preserve area is owned by Atlantic Landscape of SO FLA., Inc. and has a total of 5.114 acres. The PCN associated with this parcel is 00-42-46-19-01-000-1240. This site is also to be subject to a 1 acre carve out, with only a total of 4.114 acres preserved. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #24:</u> Chen. The previously approved preserve area is owned by 9231 155th Lane, LLC, and contains a total of 5.062 acres. The PCNs associated with this preserve are 00-42-43-27-05-050-0400 & 00-42-43-27-05-050-5010. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #25:</u> All Three. The previously approved preserve is owned by G.L. Homes of Palm Beach Associates, Ltd. and contains a total of 5.11 acres. The PCN associated with this preserve is 00-42-46-19-01-000-1260. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #26:</u> Jacob. The previously approved preserve area is owned by 9231 155th Lane, LLC, and contains a total of 4.817 acres. The PCN associated with this preserve is 00-42-46-19-01-000-0682. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #27:</u> Costello. The previously approved preserve area is owned by Diane Costello, individually and as Successor Trustee of the Fred D. Costello Living Trust under Trust Agreement dated September 7, 2001, as Amended and Restated on September 10, 2012 per the Special Warranty Deed. The site contains a total of 5.094 acres. The PCN associated with this preserve is 00-42-46-20-01-000-0830. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #28:</u> Alderman Yee. The previously approved preserve area is owned by JMA Farms, LLC. The overall site contains 77.59 acres, while preserve area is 5.0 acres. The PCN associated with this preserve is 00-41-45-13-05-001-0000. As shown on the PMP-5, only a portion of this PCN has been preserved; the 5-acre portion near the access to State Road 7. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #29:</u> Schultz. The previously approved preserve area is owned by G.L. Homes of Palm Beach Associates, Ltd.. The site contains a total of 5.014 acres. The PCN associated with this preserve is 00-41-45-14-00-000-1030. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #30:</u> Koburger. The previously approved preserve area is owned by G.L. Homes of Palm Beach Associates, Ltd. The site contains a total of 4.999 acres per the submitted survey. The PCN associated with this preserve is 00-42-43-27-05-053-0310. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #31:</u> Swaney. The previously approved preserve area is owned by Boynton Beach Associates XXV, LLLP and contains a total of 101.582 acres. The PCNS associated with this tract are identified on the Preserve Chart on pages 4 and 5. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #32:</u> Amestoy. The previously approved preserve area is owned by Delray Beach Associates II, LLLP, and contains a total of 174.545 acres, of which 147.881 acres has been preserved. PCNs for the overall site are identified on the Preserve Chart provided on Pages 4 and 5 as well as on PMP-5. The CE is required to be recorded prior

to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #33:</u> Manning. The previously approved preserve area is owned by G.L. Homes of Palm Beach Associates, Ltd.. Overall, the site contains a total of 5.345 acres. The PCN associated with this preserve is 00-42-43-27-05-053-0170. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #34:</u> Sundy 6. The previously approved preserve area is owned by Sundy 6, LLC. Overall, the site contains a total of 6.221 acres. The PCN associated with this preserve is 00-42-46-07-01-000-1211. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #35:</u> Nguyen & Tran. The previously approved preserve area is owned by GL Homes of Palm Beach Associates, Ltd. Overall, the site contains a total of 4.841 acres. The PCN associated with this preserve is 00-42-43-27-05-050-0340. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #36:</u> Ford 90. The previously approved preserve area is owned by PFN Operating Co., LLC at this time. The Applicant is the owner of the TDRs for this site. Overall, the site contains a total of 4.79 acres. The PCN associated with this preserve is 00-42-43-27-05-050-0900. To note, Warranty Deed ORB 34624, Page 1847 is for the subject site as well as the lands to the west (PCN 00-42-43-27-05-050-0890). The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

<u>Preserve #37:</u> Bowman Trust. The subject site is owned by GL Homes of Palm Beach Associates, Ltd. Overall, the site contains a total of 2.885 acres. The PCN associated with this preserve is 00-42-46-07-01-000-0571. The CE is required to be recorded prior to the recordation of the 1st Plat for the Whitworth South development area, which is ongoing.

NEW Preserve #38: Paradiso Trovato. The subject site is owned by Paradiso Trovato, LLC. The proposed preserve area contains a total of 4.279 acres per the submitted survey, which does not include the 1 acre carve out that is proposed and shown on the survey (total site area being 5.279 acres). The PCN associated with this preserve is 00-42-43-27-05-067-0272. The Property Appraisers office delineates the site have a total of 5.30 acres. The minor difference between the survey acres and PAPA acres is simply that the survey acres is based on a field survey on the ground where the PAPA acres is just based on Maps.

- 3.E.2.F.3.a Location and Access the subject site is located on the north side of La Relina Rd. and has legal access to this roadway.
- 3.E.2.F.3.b Uses PAPA classifies the subject site by code 6800 AG Classification Equestrian. This will remain the use of the lands outside the 1 acre carve out area, which will remain as a Single Family Residence. As part of the overall submittal package, a Farm Residence Letter has been provided, expiring on May 29, 2027.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and over 5 acres in size.

NEW Preserve #39: Delray Beach Farms. The subject site is owned by Delray Beach Farms, LLC. The preserve area contains a total of 4.097 acres per the submitted survey, which does not include the 1 acre carve out that is proposed and also shown on the survey (total being 5.097 acres). The PCN associated with this preserve is 00-42-43-27-05-067-0341. The Property Appraisers office delineates the site have a total of 5.13 acres. The minor difference between the survey acres and PAPA acres appears to be associated with the Road Right-of-way for La Reina Road.

- 3.E.2.F.3.a Location and Access the subject site is located on the south side of La Relina Rd. and has legal access to this roadway.
- 3.E.2.F.3.b Uses PAPA classifies the subject site by code 6800 AG Classification Equestrian. This will remain the use of the lands outside the 1 acre carve out area, which will remain as a Single Family Residence. As part of the overall submittal package, a Farm Residence Letter has been provided, expiring on May 29, 2027.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and over 5 acres in size.
- NEW Preserve #40: Vinikoor. The subject site is owned by Lori and Joel Vinikoor. The preserve area contains a total of 4.089 acres per the submitted survey, which does not include the 1 acre carve out that is proposed and also shown on the survey (total being 5.089 acres). The PCN associated with this preserve is 00-42-43-27-05-067-0342. The Property Appraisers office delineates the site have a total of 5.10 acres. The minor difference between the survey acres and PAPA acres appears to be associated with the Road Right-of-way for La Reina Road.
- 3.E.2.F.3.a Location and Access the subject site is located on the south side of La Relina Rd. and has legal access to this roadway.
- 3.E.2.F.3.b Uses PAPA classifies the subject site by code 6800 AG Classification Equestrian. This will remain the use of the lands outside the 1 acre carve out area, which will remain as a Single Family Residence. As part of the overall submittal package, a Farm Residence Letter has been provided, expiring on May 29, 2027.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and over 5 acres in size.
- NEW Preserve #41: Shor. The subject site is owned by Joel and Harriet Shor. The preserve area contains a total of 4.112 acres per the submitted survey, which does not include the 1 acre carve out that is propos1ed and also shown on the survey (total being 5.112 acres). The PCN associated with this preserve is 00-42-46-19-01-000-1230. The Property Appraisers office delineates the site have a total of 5.00 acres. The minor difference between the survey acres and PAPA acres is because PAPA lesses out the rear 20 feet for LWDD where the survey shows the 20 feet for LWDD as an easement on the lot.
- 3.E.2.F.3.a Location and Access the subject site is located on the south side of 158th Rd. S. and has legal access to this roadway.
- 3.E.2.F.3.b Uses PAPA classifies the subject site by code 6900 AG Classification ORN/MISC AGRI, as the lands to be utilized as preserve are used for a tree farm. This will remain the use of the lands outside the 1 acre carve out area, which will remain as is. The existing building on site has been incorporated into the 1 acre carve out, and has been previously permitted through the building department. As part of the overall submittal package, a Farm Residence Letter has been provided, expiring on June 13, 2027.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and is 5 acres in size.
- <u>NEW Preserve #42:</u> Triad. The subject site is owned by Zetz RE 1, LLC. The preserve area contains a total of 5.095 acres per the submitted survey. The PCN associated with this preserve is 00-42-46-20-01-000-0511 and 00-42-46-20-01-000-0512. The Property Appraisers office delineates the overall site having a total of 5.21 acres. The difference between the survey acres and PAPA acres appears the survey acres includes a 15 foot LWDD Easement along the south property line where PAPA does not.

- 3.E.2.F.3.a Location and Access the subject site is located at the end of 155th St. S. and has legal access to this roadway.
- 3.E.2.F.3.b Uses The site is utilized as a wholesale nursery, and there are no use changes proposed with this application. To note, the overall site has recently been approved for a non-residential farm permit through permit application no. AP-2024-033314-0000, which provided an Ag Exemption for 6 existing buildings and the tank on site.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and is 5 acres in size.
- <u>NEW Preserve #43:</u> M & P. This preserve is owned by 9231 155th Lane, LLC and includes 7.501 acres per the submitted survey. The PCN associated with this preserve area is 00-42-46-19-01-000-0570. PAPA provides for a total of 7.50 acres, consistent with the survey.
- 3.E.2.F.3.a Location and Access The subject site is located on the south side of 153rd Road S. with existing access from this roadway.
- 3.E.2.F.3.b Uses The subject site is utilized for Ornamentals. The site has a PAPA classification of 6900—AG Classification ORN/MISC AGRI. No use changes are proposed on site.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and is 5 acres in size.
- NEW Preserve #44: Amestoy Two. The overall site is owned by Delray Beach Associates II, LLLP, and contains a total of 174.545 acres, of which 7.806 acres will be preserved. To note, 147.881 acres has been approved for a CE (see Preserve 32, Amestoy). Split zoning analysis has been provided under separate cover (Legal Lot of Record and Split Zoning Analysis document). PCNs for the overall site are identified on on PMP-5. The lands to the north of the proposed easement are currently utilized as preserve area for Valencia Cove AGR-PUD, Control No. 2004-00369 (Preserve 36, OR 28073, Pg. 0941, 39.871 acres and Preserve 44, OR 29287, Pg. 1043, 53.811 acres).
- 3.E.2.F.3.a Location and Access The subject site has both frontage and access from Boynton Beach Blvd.
- 3.E.2.F.3.b Uses The overall site is utilized for ROW Crops. PAPA identifies the overall site by codes 5100—AG Classification CROP SOIL CLASS $1\ \&\ 0000$ Vacant.
- 3.E.2.F.3.c. Configuration This parcel meets the minimum Property Development Regulations per Table 3.D.1.A. for the AGR Zoning District as shown on the provided survey, having greater than 300 ft. in width and depth, and over 5 acres in size.

Art. 3.E.2.F.4. Development Area

The development parcel is located east of State Road 7 with access from Lyons Road. a. Location:

- 1) **Frontage:** the development parcel has frontage on Lyons Road.
- 2) **Adjacency:** the development parcel is adjacent to other AGR-PUDs (development parcels). It lies directly south of the Lyons West AGR-PUD and across the street from multiple AGR-PUDs known as Canyon Isles and Canyon Springs.
- 3) **Connectivity:** The subject site is not adjacent to a potential or existing TMD, and as such this section of the Code does not apply.

b. Configuration:

1.a. all four sides of the development area share a common border with the perimeter of a PUD.

- 1.b. the development area is designed as a single unified whole within a tightly compacted area.
- 1.c. site features are utilized to provide buffers to adjacent uses.

Contiguity.

The development is in one location and is contiguous, as required.

Article 4.B.10.C.4 – Type 2 Excavation

As requested by Staff, the Applicant can provide the following at this time regarding Type 2 Excavations for future lakes. Further information will be provided through a future Plan of Subdivision application as well as the Type 2 Excavation Permit required by ERM.

- a. Definition: Noted.
- **b. Location:** Noted. A Type 2 Excavation Permit will be requested as required to implement a future DO (Plan of Subdivision) where lake excavation is requested.
- **c. Standards:** an application for a Type 2 Excavation shall comply with the following requirements:
- 1) Art. 4.B.10.B.7.a, Operational Standards and Requirements, and Art. 4.B.10.B.7.b, Construction Standards;
- 2) Excavated area, littoral zone, and general upland reclamation requirements pursuant to Art. 4.B.10.B.7.c, Reclamation Standards;
- 3) Art. 4.B.10.B.7.d, Performance Guarantee Requirements;
- 4) Art. 4.B.10.B.7.e, Maintenance and Monitoring; and,
- 5) Art. 4.B.10.B.6, Notice of Intent to Construct.

This section is specific to "an application for a Type 2 Excavation" permit. At this time, the Applicant is not seeking a Type 2 Excavation permit through the Public Hearing process. At the time of Platting, the Applicant will apply for a Type 2 Excavation Permit for the lakes as required. Standards 1 through 5 will be reviewed and approved by Palm Beach County and South Florida Water Management District at that time.

- **d. Separations and Setbacks:** As required by Code, the Type 2 Excavation will maintain a minimum setback of 30 ft., measure from the top of bank to the perimeter boundary of the PDD, Subdivision, Streets 80 ft. in width or greater, and canal R-O-W. The Applicant has added a note to the Plans identifying that lakes will meet minimum setbacks in accordance with Code. Further details on setbacks will be provided at the subdivision stage where lakes locations are more defined.
- **e. Depth:** The maximum depth shall be in accordance with Art. 4.B.10.C.1.c, and confirmation of this will be provided through the future Type 2 Excavation Permit. Exact depths of the lakes cannot be provided at this time.

f. Use Approval and Procedures:

- 1) DRO Approval: Noted.
- 2) Off-Site Removal of Excess Fill DRO: Noted. At this time, no more than 10 percent of the extracted material from the site will be relocated off-site, and as such there is no need for DRO approval for more than 10 percent.
- 3: Off-Site Removal of Excess Fill Conditional Use: As noted in 2), no more than 10 percent of the extracted material is proposed to be relocated off-site, hence this Code section is not applicable.
- 4) Excavation, Performed by Public Agency, To Provide Drainage for a Public Street: Not Applicable as the excavation for the lakes will be completed by the private contractor.

Civic Requirements (Overall Development)

In accordance with Art. 3.E. requirements, a total of 9.45 acres of civic is required (472.350 acres x 2%). The first phase was approved for cash out by the Board of County Commission on January 27th, 2022 for 2.91 acres. The approval of Phase 2 of Whitworth North added 2.88 acres of Civic along the west side of the development, adjacent to State Road 7. With the last DOA, an additional Civic Pod was required totaling 3.36

acres. The Applicant was approved for a cashout of the 3.36-acre Civic Pod within Whitworth South, as permitted by Art. 3.E.2.E.4.c.1.e., Alternative Civic Pod Dedication, and it was completed on October 29, 2024. As noted earlier, with this new application, a total of 0.295 acres of Civic is required based on the additional land area being added to the overall PUD. As part of this request, the Applicant is requesting that the Civic requirement be waived, pursuant to Table 3.E.2.C, Note 1.

Civic Requirements	Acres		
2% of Gross Development (472.350 Acre			
Civic Required	9.45		
Civic Provided	9.45		
Public Civic Provided - (North)	2.88		
Civic Site Cash Out (Phase 1 -			
Whitworth North) - BCC Approved	2.91		
Jan. 27, 2022; paid March 1, 2022.			
Civic Site Cash Out (Whitworth South)			
BCC Approved Oct. 24, 2024; paid	3.36		
Oct. 29, 2024.			
Whitworth South Expanded			
Development Area	0.30		
*see note below			
Total Public Civic Provided	9.45		

^{*} See Article 3.E.2.C. Min. Civic Pod rquirement may be waived subject to the following: Public Civic may not be required where 2% of gross acres of PDD is less than 1-1/2 acres in size, subject to FDO approval.

Recreation:

The Preliminary Master Plan includes 7.76 net-acres of recreation within the Rec Pod for Whitworth South. The code required recreation area is 3.096 acres based on (518 units x 0.006). Therefore, the PUD exceeds the ULDC minimum recreation area required by more than double the required amount. A site plan detailing potential uses such as a clubhouse, tennis courts, swimming pools, etc. will be provided through the site plan approval process. No changes are proposed to the Whitworth North recreation area. As noted under the Exemplary Standards, for the overall development, the net acreage required for Recreation is 7.05 acres, where the overall development provides for 16.53 acres, well over double the requirement of Code.

Open Space:

The required minimum 40% of Open Space has been provided on the plan which includes lake areas, buffers and numerous open spaces throughout the community. Much of the lake area proposed within the project is adjacent to the spine road. The pedestrian pathways are proposed to be partially situated adjacent to lake areas which will give the community the ability to enjoy the peace and tranquility of a lake view while also watching wildlife that may utilize the lakes. The below chart which identifies Open Space for the overall development is also provided on PMP-1.

Open Space Tabular	Acres			
40% of Net Development (469.769 Acres)				
Open Space Required	187.91			
Open Space Provided	187.91			
Open Space Provided - (North)	126.00			
Open Space Provided - (South)	61.91			
Total Open Space Provided	187.91			

Access:

Access for the overall Whitworth South development area has previously been approved, and no changes are proposed to this access. This access point is to be a full moves access that aligns with Malear Palm Drive to the east within the Canyons Springs development. This access will serve only the residents of the Whitworth South development. The previously approved access to Lyons Road and State Road 7 for the Whitworth North development area will remain unchanged. As part of the prior approval for Whitworth South, PBC Fire requested an emergency access which has been provided to the north of the proposed Whitworth South access within Pod G on Lyons

Road.

Signage:

No changes are proposed to the approved signage for Lyons Road and State Road 7 for the Whitworth North and South development area.

Landscape Buffers:

The northerly development area (Whitworth North) has already been approved and includes Buffers with varying widths around its entire perimeter. The following will be specific to the proposed Whitworth South development area.

The northern limits of the Whitworth South development area does not require a buffer as it is a becoming a continuation of the development. There is already an established 25 ft. AGR-PUD buffer that will separate the north and south development area, although it is no longer required.

Along the east side of the new development area, adjacent to the Rural Parkway Easement and Lyons Road will be a 15 ft. AGR-PUD Buffer. In accordance with Art. 7.C.2.C.4.a.1.b, if the required AGR-PUD perimeter buffer is adjacent to a required Rural Parkway Easement, the buffer may be reduced to 15 ft. in width. This buffer was approved with the prior application.

Along the south property line, the Applicant is providing for a 25 ft. AGR-PUD Perimeter Buffer, utilizing the permitted 50% reduction per Art. 7.C.2.C.4.a.1.a.3, that allows the 50% reduction when adjacent to a canal that is over 50 ft. in width. The LWDD L-28 Canal is to the south of the development area, and as such this reduction is permitted.

Along the west property line, a 50 ft. AGR-PUD perimeter buffer will be provided as required. No width reductions are permitted along this property line.

All proposed landscape buffers will include at a minimum, the required plant material in addition to berms and some type of opaque screening. It is the intent of the owner/developer to shape berms and install landscape material within any proposed perimeter buffer at the same time that land development is occurring within a Pod that each respective buffer is in or adjacent to.

Note: A Type I Waiver was previously approved to eliminate a Type 2 Incompatibility Buffer for both Recreation Pods where adjacent to a lake, as identified on PMP-4.

c. Compatibility with Surrounding Uses:

The proposed DOA will continue to be compatible with surrounding uses, as was previously determined for the north portion of the lands and the majority of the Whitworth South development area. The overall subject site will provide Code required buffers along Lyons Road adjacent to the Rural Parkway, to the south adjacent to County owned (and farmed) lands, and to the west, adjacent to existing Preserve #10 and the Eternal Lights Memorial Gardens Cemetery.

The lands to the north of the new development area is the Eternal Lights Cemetery. The prior Whitworth South application previously determined compatibility with this use.

To the west of the new development area is the existing Preserve #10, which is utilized for row crops. With the addition of the 50 ft. required buffer and extensive landscaping GL provides within these buffers, there should be no impact on new residents within this community, or the existing farming operation. As noted above, the addition of this development area has no impact on the cemetery. Rather, the addition of the new buffer would provide a more visually appealing view to the east of the cemetery rather than a agricultural operation. As such, the new use is determined to be compatible with these lands.

To the south is the existing County owned lands, which are currently farmed. There are no prior approvals for this site, which is zoned as AGR. Much like the prior approval of the Whitworth South development area, the extended buffer along the Whitworth South

development will contain a 25 ft. AGR-PUD buffer, with the permitted 50% reduction as it is adjacent to the LWDD L-28 canal. The proposed development of Whitworth South will have no impact on this farming operation.

And to the east of the Whitworth South development area is the Canyon Springs development. The access to Whitworth South was previously approved and will align with Malear Palm Drive. The expansion of Whitworth AGR-PUD will be consistent with the developments along both the east and west side of Lyons Road from Boynton Beach Blvd., south to the L-30 Canal.

The preserve parcels that are being rezoned have already been justified to how it meets this standard through the RZ Standards above. Overall, the proposed DOA will be compatible with surrounding uses.

d. Design Minimizes Adverse Impact:

The proposed expansion of the Whitworth AGR-PUD development to the south has minimal impacts on adjacent developments. As identified in the Code, the criteria for this section states "the design of the proposed uses minimizes adverse effects, including visual impact and intensity of the proposed uses of adjacent lands."

There are no neighboring lands that will be impacted visually from this development expansion. The existing Whitworth AGR-PUD development is fully buffered and walled, and the LWDD L-27 canal will also separate the north and south development area. To the east, the existing Canyon Springs development is separated from the new development area by Lyons Road and the existing 100 ft. wide Rural Parkway Easement on both sides of the roadway, including lush landscape buffers for each development. The intensity of the proposed expansion is consistent with all development areas along Lyons Road, north of the L-30 Canal and south of Boynton Beach Boulevard.

As discussed under c. Compatibility with Surrounding Uses, lush landscape buffers will be provided around the entire development area, with a 6 ft. wall also being provided which will provide security to area residents and will help reduce any potential impacts.

e. Design Minimizes Environmental Impact:

There are minimal environmental impacts produced by the expansion to the south. As previously identified, it has been confirmed that there is no native vegetation on site (see survey). As such, a new Tree Disposition Plan is not required, and the existing one will remain for historical purposes. The lands are currently utilized as ROW crops. While this agricultural use will be removed, this application proposes to add 36.979 acres into preservation. In total, the Applicant has preserved over 6000 acres throughout the Agricultural Reserve. The expansion has no impact on the Whitworth North lands, that have already been approved.

f. Development Patterns:

The proposed DOA is consistent with the development patterns within the area, as has been previously established. The lands to the east, north, and further to the south are already developed as AGR-PUD residential developments. The expansion of Whitworth AGR-PUD is a logical progression for the development within the area.

To the east of Whitworth North across Lyons Road is a residential family community known as Canyon Isles (Control No. 2002-00068) which includes 500 residential dwelling units. To the south of Canyon Isles, east of the new Whitworth South development area is Canyon Springs (Control No. 2002-0069) which also includes 500 age-restricted residential units.

Further to the south-east along Lyons Road are other G.L. (adult resticted) communities known as Valencia Cove, Valencia Bay and Valencia Sound. Valencia Cove included 822 adult restricted units; Valencia Bay included 582 adult restricted units; and Valencia Sound included 653 adult restricted units.

All developments noted above are consistent from a density perspective with the overall Whitworth development proposal, being at 1 du/acre or less. As the DOA is for the

overall development, it should be noted that the existing Whitworth North development area is already approved, and the development pattern criteria for this area was already reviewed and supported by the BCC and Staff.

The DOA will result in a logical, orderly and timely development pattern.

g. Adequate Public Facilities:

The proposal includes 37 new residential dwelling units which will comply with Art. 2.F, Concurrency, of the ULDC by including an application to Palm Beach County Water Utilities to support the increase of units. As part of this submittal, the Applicant has submitted the necessary submittal documents requesting Concurrency Reservation for water utilities. As this is an age-restricted community, the traffic volumes are less than those developments that are not age-restricted. Fire Station 49, which is in the early construction phase, will help serve this community as it is just south of the proposed development area. Existing Fire Station 47 is located on the south side of Boynton Beach Blvd., just west of Hagen Ranch Road.

h. Changed Conditions or Circumstances:

With the Applicants ability to acquire additional lands that could be used for preservation purposes, the Applicant has the opportunity to expand the development area for the Whitworth AGR-PUD. The overall synergy within the area will be greatly enhanced by the addition of the expanded Whitworth AGR-PUD. The new community will increase the demand for retail, dining, banking and medical office services that are already available to the future residents within the Canyon Town Center and Cobblestone Plaza, both of which are located at the corner of Lyons Road and Boynton Beach Blvd. The current Rezoning application is keeping with the same process by enhancing the area already prime for residential construction as roads, utilities, and amenities such as shopping, medical, schools, and recreation are already in place.

On behalf of the owner Boynton Beach Associates XXXI, LLLP, we respectfully request approval of this proposal. The Project Managers for this project is Ryan Vandenburg and Gladys DiGirolamo.

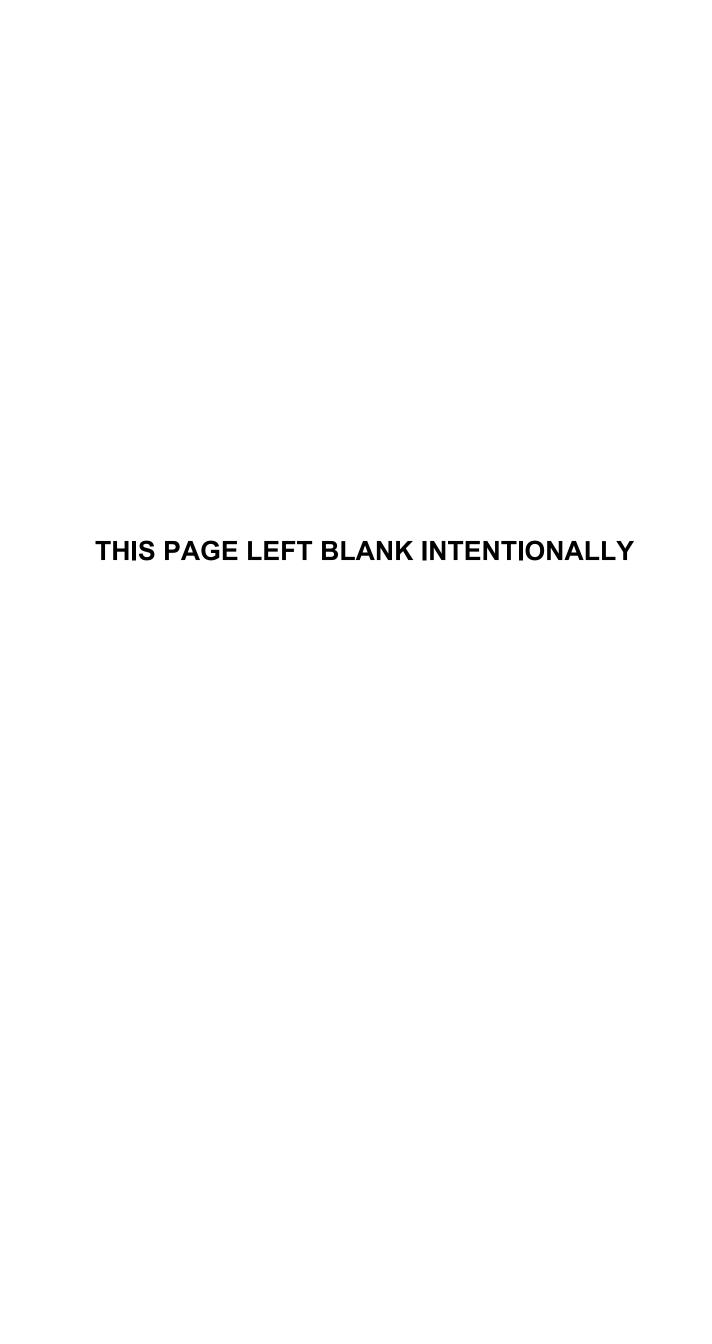


Exhibit E-10 - List of Owners

Whitworth AGR-PUD PDD/DOA-2025-00126

PCN	OWNER
00-41-45-14-00-000-1030	G L Homes Of Palm Beach Associates, LTD
00-42-43-27-05-050-0340	Khoa Tran
00-42-43-27-05-050-0400	9231 155th Lane, LLC
00-42-43-27-05-051-0330	Delray Beach Associates II, LLLP
00-42-43-27-05-053-0170	G L Homes of Palm Beach Assoc ,LTD
00-42-43-27-05-053-0310	G L Homes of Palm Beach Assoc, LTD
00-42-43-27-05-067-0272	Paradiso Trovato, LLC
00-42-43-27-05-067-0341	Delray Beach Farms, LLC
00-42-43-27-05-067-0342	Joel Vinikoor
00-42-46-19-01-000-0390	9231 155th Lane, LLC
00-42-46-19-01-000-0400	9231 155th Lane, LLC
00-42-46-19-01-000-0570	9231 155th Lane, LLC
00-42-46-19-01-000-0582	9231 155th Lane, LLC
00-42-46-19-01-000-0900	9231 155th Lane, LLC
00-42-46-19-01-000-1020 00-42-46-20-01-000-0511	Stables At Paradise Palms, LLC Zetz Re 1, LLC
00-42-46-20-01-000-0311	156th Court South Associates, LLC
00-42-43-27-05-050-0410	Boynton Beach Associates XXV, LLLP
00-42-43-27-05-050-5010	9231 155th Lane, LLC
00-42-43-27-05-050-7010	Boynton Beach Associates XXV, LLLP
00-42-43-27-05-051-0310	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0320	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0350	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0390	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0400	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0410	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0490	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0500	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0580	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0590	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0650	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0840	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0860 00-42-43-27-05-051-0870	Delray Beach Associates II, LLLP Delray Beach Associates II, LLLP
00-42-43-27-05-051-0880	Delray Beach Associates II, LLLP
00-42-43-27-05-051-0890	Delray Beach Associates II, LLLP
00-42-46-07-01-000-0571	G L Homes of Palm Beach Associates, LTD
00-42-46-19-01-000-0290	9231 155th Lane, LLC
00-42-46-19-01-000-0380	9231 155th Lane, LLC
00-42-46-19-01-000-0600	9231 155th Lane, LLC
00-42-46-19-01-000-0620	9231 155th Lane, LLC
00-42-46-19-01-000-0660	9231 155th Lane, LLC
00-42-46-19-01-000-0670	9231 155th Lane, LLC
00-42-46-19-01-000-0690	9231 155th Lane, LLC
00-42-46-19-01-000-0700	155th Lane, LLC
00-42-46-19-01-000-0890	9231 155th Lane, LLC
00-42-46-19-01-000-0910	9231 155th Lane, LLC
00-42-46-19-01-000-1230	Joel Shor
00-42-46-19-01-000-1240	Atlantic Landscape of So Fla, Inc.
00-42-46-19-01-000-1260 00-42-46-19-02-002-0281	G L Homes of Palm Beach Associates, LTD
00-42-46-19-02-002-0281	9231 155th Lane, LLC 156th Court South Associates, LLC
00-42-46-20-01-000-0191	Costello Fred D Trust
00-42-46-07-01-000-1211	Sundy 6 Acres, LLC
00-42-45-20-03-001-0000	Boynton Beach Associates XXV, LLLP
00-42-43-27-05-051-0370	Delray Beach Associates II ,LLLP
00-42-45-20-03-002-0000	Boynton Beach Associates XXV, LLLP
00-42-45-20-03-023-0000	Boynton Beach Associates XXV, LLLP
00-41-45-13-05-001-0000	JMA Farms, LLC
00-42-46-19-01-000-0682	9231 155th Lane, LLC

PCN	OWNER
00-42-43-27-05-069-0012	GL Homes of Palm Beach Associates, LTD
00-42-43-27-05-050-0900	PFN Operating Co, LLC
00-42-43-27-05-060-0493	Boynton Beach Associates 30, LLLP
00-42-43-27-05-060-0561	Boynton Beach Associates 30, LLLP
00-42-45-31-05-001-0000	Valencia Grand Hoa, Inc.
00-42-45-31-05-012-0000	Valencia Grand Hoa, Inc.
00-42-45-31-05-015-0000	Valencia Grand Hoa, Inc.
00-42-45-31-05-018-0000	Boynton Beach Associates 30, LLLP
00-42-45-31-07-001-0000	Boynton Beach Associates 30, LLLP
00-42-45-31-07-002-0200	Valencia Grand Hoa, Inc.
00-42-45-31-07-012-0000	Valencia Grand Hoa, Inc.
00-42-45-31-07-015-0000	Valencia Grand Hoa, Inc.
00-42-45-31-08-001-0000	Boynton Beach Associates 30, LLLP
00-42-45-31-08-002-0200	Valencia Grand Hoa, Inc.
00-42-45-31-08-003-0010	Boynton Beach Associates 30, LLLP
00-42-45-31-08-012-0000	Valencia Grand Hoa, Inc.
00-42-45-31-08-015-0000	Boynton Beach Associates 30, LLLP





March 26, 2025

Eric McClellan, Director Facilities Development & Operations Strategic Planning Palm Beach County FD&O 2633 Vista Parkway West Palm Beach, FL. 33411

RE: Civic Cash-Out Request for Whitworth AGR-PUD - PDD/DOA-2025-00126

Dear Mr. McClellan,

Please accept this letter as our formal request for a Public Civic Site Cash Out for the Whitworth AGR-PUD (Expanded South Portion: 0.295 acres). As you are aware, Boynton Beach Associates XXXI, LLLP, the owner/ developer has made a request for a Development Order Amendment and Official Zoning Map Amendment for Whitworth AGR-PUD (Control No. 2021-0031) through Application PDD/DOA-2025-00126. As part of this application, the Applicant is required to provide a 0.295 acre Public Civic Pod, in accordance with ULDC Table 3.E.2.C.

As permitted by ULDC Art. 3.E.2.E.4.e) - Alternative Civic Pod Designation, the Owner/Developer is requesting approval for a cash-out of the 0.295 acre Public Civic Pod. We understand that final approval for the cash-out must be granted by the Board of County Commissioners. We would request that the Public Civic Site Cash Out be included in the BCC motions in their consideration of the Development Order Amendment.

Sincerely,

Kevin Ratterree,

Boynton Beach Associates XXXI, LLLP

cc: Lisa Amara, Zoning Director, Palm Beach County





Restricted Appraisal Report

Whitworth PUD-Civic Site Cashout 9037 Maple Valley Rd Boynton Beach, Palm Beach County, Florida 33473

Report Date: April 14, 2025



FOR:

Boynton Beach Associates 30, LLLP / Development Entity:

G.L. Acquisitions Corporation

c/o Kevin Ratterree 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, Florida 33323

Valbridge Property Advisors | Palm Beach | Treasure Coast

3780 Burns Road, Suite 4 Palm Beach Gardens, FL 33410 561-833-5331 phone 561-833-8231 fax valbridge.com

Valbridge File Number: FL05-25-040-000



PROPERTY IDENTIFICATION					
Report Date	April 14, 2025	Owner Name	Boynton Beach Associates		
Property Name	Whitworth PUD-Civic Site Cashout	Client	Boynton Beach Associates		
Property Type	Land		30, LLLP / Development Entity: G.L. Acquisitions		
Property Subtype	Subdivision-Residential All	Client Contact	Corporation c/o Kevin Ratterree		
Street Address	9037 Maple Valley Rd Boynton Beach, Florida 33473				

VALUE SUMMARY

Value Conclusion

Component	As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	April 11, 2025
Value Conclusion	\$100,000
	\$338,983 per acre

PREMISE OF THE APPRAISAL

Report Option	and
Use Disclosure	

This report was prepared in accordance with Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. Use of the report is limited to the client only. It is assumed that the client understands the restricted utility of the Restricted Appraisal Report.

The opinions and conclusions set forth in this report may not be understood properly without additional information held in the work file. However, to meet the requirements for an evaluation according to the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information about the subject property and its market, as well as the data, reasoning, and analyses that were used in the analysis.

	3, ,
Intended User	Boynton Beach Associates 30, LLLP and assigns
Intended Use	Assist the client with decisions related to the subject property
Extraordinary Assumptions	• None
Hypothetical Conditions:	• None



SCOPE OF WORK & INTENDED USE

Scope of Work

This analysis was prepared for Boynton Beach Associates 30, LLLP / Development Entity: G.L. Acquisitions Corporation and is presented in a Restricted Appraisal Format as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(b). Market data research including market area, property-specific, and listing/transaction data was completed, and the data was analyzed. Appraisers develop an opinion of property value with three distinct methods of data analysis: The Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. All approaches to value were considered. The applicability of each approach was assessed within the context of the characteristics of the subject property. Based on this assessment the Sales Comparison Approach was developed. The scope of research and analysis is adequate to produce a credible value conclusion. The appraiser(s) maintains a specific, coherent work file in support of this Restricted Appraisal Report. The contents of the work file include sufficient information to indicate that the appraiser(s) complied with the requirements of STANDARD 1 and for the appraiser(s) to produce an Appraisal Report.

Inspection of the Subject

An appraisal inspection of the subject property a limited on site inspection of the subject site by David W. Boyd was completed on 10/04/24.

Intended User and Intended Use

The client in this assignment is Boynton Beach Associates 30, LLLP / Development Entity: G.L. Acquisitions Corporation and the intended of this report Boynton Beach Associates 30, LLLP and assigns. This report is to be for used for internal use by the client only and is confidential between Valbridge Property Advisors and the client. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- I. The borrower(s) on any loans or financing relating to or secured by the subject property,
- II. Any guarantor(s) of such loans or financing; or
- III. Principals, shareholders, investors, members or partners in such borrower(s) or quarantors.

Use of the report is limited to the client and any named intended user(s).

This report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

The findings and conclusions are further contingent upon the previously defined extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results.

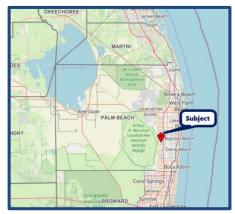
Market Value Definition

The Market Value definition utilized is from the following source: FIRREA Code of Federal Regulations, Title 12, Part 34 Subpart C - 34.42, 1990; also Interagency Appraisal and Evaluation Guidelines, Federal Register / Vol.75, No. 237, 2010 and is located in the Addenda.



SUBJECT DATA

Aerial View and Location Map



Location Map



Aerial View

Site Overview			
Property Name	Whitworth PUD-Civic Site	Zoning Designation	AGR - Agricultural Reserve
	Cashout	Zoning Conformance	The subject property
Street Address	9037 Maple Valley Rd	_og coou.icc	complies with the zoning
Gross Land Area (GLA)	0.295 Ac. / 12,850 SF		approvals.

Site Remarks

The subject site is the additional civic site requirement as a result of the residential development being expanded by 14.8 acres and 37 units. The subject owner/developer has already cashed out the original 3.36-acre civic site and now must cash out the additional land area required. Cashing out of the civic site will not add additional density but the subject developer will be able to incorporate the site into the final site plan.

Improvement Details

Improvement Remarks Vacant Site No Improvements

Ownership and Sales History Ownership Changed Yes Prior Sale Date February 10,2023 Within Last 3 Years? Prior Sales Price \$60,000,000 Source of Information Public Records Palm Beach County Deed Book/Page: 3412/1391



Prior Sale Remarks

This was the second half of the acquisition by GL Homes from the Whitworth family. The overall parcels contained $290\pm$ acres. The subject of this appraisal is the 0.295-acre parcel required in addition to the 3.36 acre civic site which has already been cashed out by the owner/developer.

Tax and Assessment	Details				
Parcel ID Number(s)	a portion of 00-42-43-27- 05-060-0493	The subject is only a 0.295-acre parcel within this larger 138.9292-acre tax parcel.			
Assessment Year	\$118,090	Tax Appraisal	\$59,045		
		Annual Taxes	\$8,103		
Flood Zone Data					
Flood Map Panel	12099C0965F	Flood Zone	Zone X: An area of minimal flood hazard that is		
Flood Map Eff. Date	10/5/2017		determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2 percent annual chance (or 500-year) flood		
Highest and Best Use	e				
As Vacant	Residential	As Improved	Civic Use		
Likely Buyer and Exposure time					
Most Probable Buyer	Civic User	Exposure Time	6 to 24 months		

MARKET TRENDS AND ANALYSIS

The subject is located in the Agricultural Reserve within Boynton Beach. The area is suburban in nature. The property is within the Eastern Palm Beach County submarket. The characteristics of the area and submarket are summarized as follows:

- This area is in the stability stage of the market life cycle;
- Population is projected to be increasing;
- Most households are within the middle to upper income brackets;
- Most commercial and industrial properties would compete in the Class B or 2nd Tier investment class;
- There is a balanced supply of properties similar to the subject property;
- Land Values Stable to Increasing;



- Development Activity Stable
- Transaction Volume Stable;
- Rental Rates Stable to Decreasing;
- Vacancy Rates Stable.

The development in which the subject parcel is located is within the Agricultural Reserve and one of the few remaining parcels to be developed with a large scale AGR-PUD. The residential market has remained strong over the last few years and should continue to improve with continued in-migration to South Florida as well as the indications that interest rates may be set to decline over the next year.



LAND VALUATION

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6	Sale # 7
Sale ID		1777955	1777831	1777836	1777808	1528056	371050	1777979
Date of Value & Sale	April-25	Ju l y-24	May-24	March-24	January-24	February-21	December-19	May-18
Unadjusted Sales Price		\$1,400,000	\$1,400,000	\$2,000,000	\$1,650,000	\$9,000,000	\$3,893,829	\$1,981,000
Gross Acres	0.295	4.970	5.010	5.043	4.850	29.476	12.770	5.661
Unadjusted Sales Price per G	iross Acre	\$281,690	\$279,441	\$396,566	\$340,234	\$305,336	\$304,920	\$349,926
Transactional Adjustments								
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Conditions of Sale	Typical	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Expenditures after Sale								
Market Conditions Adjustme	ents							
Elapsed Time from Date o	f Value	0.75 years	0.87 years	1.06 years	1.19 years	4.13 years	5.32 years	6.91 years
Market Trend Through	April-25	-	-	-	-	-	-	-
Analyzed Sales Price		\$281,690	\$279,441	\$396,566	\$340,234	\$305,336	\$304,920	\$349,926
Physical Adjustments								
Location	9037 Maple Valley	156th Ct S	11190 83rd	158th Road	8470 92nd Place	15023 Lyons	Seminole Pratt	16750 Persimmon
	Rd		Court S	South	S	Road	Whitney Road	Blvd
	Boynton Beach,	Delray Beach,	Boynton Beach,	Boynton Beach,	Boynton Beach,	Delray Beach,	Loxahatchee,	Loxahatchee,
	Florida	Florida	Florida	Florida	Florida	Florida	Florida	Florida
Relative Comparison		Similar	Inferior	Similar	Similar	Similar	Similar	Similar
Size	0.295	4.970 acres	5.010 acres	5.043 acres	4.850 acres	29.476 acres	12.770 acres	5.661 acres
Relative Comparison		Similar	Similar	Similar	Similar	Similar	Similar	Simi l ar
Utilities	All available	Well and Septic	Well and Septic	Well and Septic	Well and Septic	All available	All available	All available
Relative Comparison		Inferior	Inferior	Inferior	Inferior	Similar	Similar	Similar
Topography	Level	Level	Level	Level	Level	Level	Level	Level
Relative Comparison		Similar	Similar	Similar	Similar	Similar	Simi l ar	Simi l ar
Zoning	AGR	AGR	AGR	AGR	AGR	AGR	MUPD	MUPD
Relative Comparison	-	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Overall Net Relative Con	nparison	Inferior	Inferior	Inferior	Inferior	Similar	Similar	Similar
Adjusted Sales Price per Gro	ss Acre	\$281,690	\$279,441	\$396,566	\$340,234	\$305,336	\$304,920	\$349,926

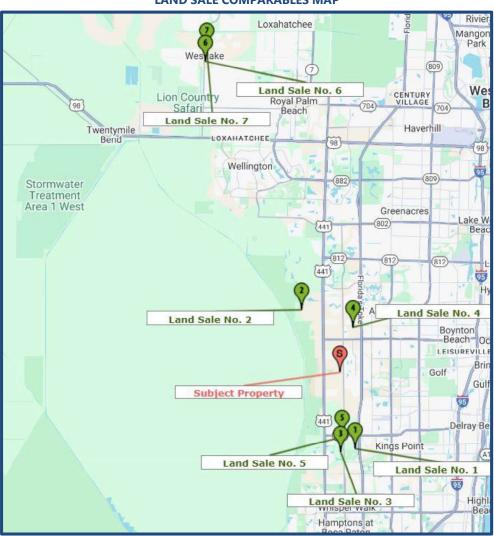
Land Sale Statistics

Metric	Unadjusted	Analyzed
Min. Sales Price per Gross Acre	\$279,441	\$279,441
Max. Sales Price per Gross Acre	\$396,566	\$396,566
Median Sales Price per Gross Acre	\$305,336	\$305,336
Mean Sales Price per Gross Acre	\$322,588	\$322,588

Each of the individual land sale write-ups are included in the added of this report.



LAND SALE COMPARABLES MAP



Land Comparable Sales Remarks

Sale 1	The property was acquired by Lionel Gray the largest nurseryman in the agricultural reserve. The site was not preserved, and TDRs were still in place. The overall comparison rating of comparable inferior because of the site did not have utilities in place.
Sale 2	The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development. The existing single-family improvements had no contributory value to the buyer. The overall comparison rating of comparable 2 is inferior because of its location West of SR 7 and the site did not have utilities.
Sale 3	The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development. The overall comparison rating of comparable 3 was inferior because it did not have utilities. We note that the developer indicated they paid a premium for this site because there are a limited number of parcels available which have TDRs and they need the TDRs for future development.



Sale 4

The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development. The existing single-family improvements had no contributory value to the buyer. The overall comparison rating of comparable 2 is inferior because the site did not have utilities. Again, the developer indicated they paid a premium for this site because there are a limited number of parcels available which have TDRs and they need the TDRs for future development.

Sale 5

This parcel, by zoning right has 29 units allowed. As of the date of purchase GL does not have any final plans for the property. As of the date of sale they are planning to add this to the assemblage and leave a small parcel for a future commercial site on the frontage. If they cannot connect to other parcels owned in the immediate area they will hold the site and determine the future use down the road. The parcel has to be developed under the guidelines within the Agricultural Reserve. The buildings on the corner parcel had no contributory value to the purchasers. Although this site is larger it is considered similar and a good indication of the value of land within the agricultural reserve. The size differential is offset but he fact that this parcel has development rights and potential for additional uses.

Sale 6 & 7

These two sales are the only two sales acquired within a large developing PUD purchased for civic type uses. Sale 6 was the sale of a parcel to Wellington Regional Medical Center for a free-standing emergency room. Sale 7 was the sale of a larger parcel for a house of worship. These two sales, although older are considered very good indications of value for the subject's approved civic use.

Land Valuation Conclusion

Land Valuation Remarks

The subject property is unique in that upon final approval it will only be approved for some type of civic use. Sales of these type parcels are very limited because, as with the subject, they are designated/donated within master planned communities for civic uses for the municipality or County in which they are located. Because there is insufficient need or demand for additional civic uses in the subject's immediate market area the developers wish to buy out (cash out) this approved use. The cash out will not grant any additional density, but the property will be available to be used by the developer. Given the lack of sales for civic uses we have researched sales within the Agricultural Reserve which reflect the most comparable sales for an indication of the subject value. We have also included two additional sales sold within a planned development which were acquired for civic type uses. We note that the basis in the underlying subject land is \$206,000 per acre

Based on the comparable sales discussed above we have estimated a value for the subject property between \$325,000 and \$350,000 per acre and reconciled at a value of **\$100,000**.

Land Value Conclusion				
Reasonable Adjusted Compara	ble Range			
0.295 acres	Х	\$325,000 per acre	=	\$95,875
0.295 acres	Х	\$350,000 per acre	=	\$103,250
Market Value Opinion				(Rounded)
0.295 acres	X	\$338,983 per acre	=	\$100,000



RECONCILIATION

Based on the analysis and data presented and/or held in the work file, the value indications are presented below. The most likely buyer of the property is a civic user. Given the data considered and other factors, the most emphasis was placed on the sales comparison approach .

Value Indications

Approach to Value	As Is		
Sales Comparison	\$100,000		
Cost	Not Developed		
Income Capitalization	Not Developed		
Value Conclusion			
Component	As Is		
Value Type	Market Value		
Real Property Interest	Fee Simple		
Effective Date of Value	April 11, 2025		
Value Conclusion	\$100,000		
	\$338,983 per acre		

National Quality Control

Valbridge's top priority is delivering a quality report. Valbridge requires all reports to be reviewed by an experienced director with the MAI designation. This quality control assessment consists of reading the report, checking calculations, and providing feedback on its quality and consistency prior to report delivery. All Valbridge reports are signed by an experienced appraiser with the MAI designation.

Valbridge values all clients' opinions, and any/all feedback is critical to the ongoing efforts to improve client servicing. Please feel free to contact the National Quality Control Director below with any feedback, questions, or comments.

Tye Neilson, MAI, SRA, MRICS, Esq. Senior Managing Director 832.916.4608 tneilson@valbridge.com



GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This restricted appraisal report is subject to the following general assumptions and limiting conditions:

- 1. The legal description if furnished to us is assumed to be correct.
- 2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
- 3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Palm Beach | Treasure Coast will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
- 4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
- 5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
- 6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
- 7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Palm Beach | Treasure Coast is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
- 8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
- 9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
- 10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
- 11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
- 12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
- 13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.



- 14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Palm Beach | Treasure Coast and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
- 15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
- 16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Palm Beach | Treasure Coast.
- 17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
- 18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
- 20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
- 21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
- 22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
- 23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
- 24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
- 25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate



and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.

- 26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
- 27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.
- 28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
- 29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
- 30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
- 31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
- 32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
- 33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
- 34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
- 35. You and Valbridge Property Advisors | Palm Beach | Treasure Coast both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Palm Beach | Treasure



Coast and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Palm Beach | Treasure Coast or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Palm Beach | Treasure Coast for this assignment, and under no circumstances shall any claim for consequential damages be made.

- 36. Valbridge Property Advisors | Palm Beach | Treasure Coast shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Palm Beach | Treasure Coast. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Palm Beach | Treasure Coast and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Palm Beach | Treasure Coast harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Palm Beach | Treasure Coast in such action, regardless of its outcome.
- 37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by FL Appraisal Group, LLC. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
- 38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
- 39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
- 40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
- 41. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.



Certification - David W. Boyd, MAI

I certify that, to the best of my knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 4. The undersigned has performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 9. David W. Boyd has personally inspected the subject property.
- 10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
- 11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.

David W. Boyd, MAI

Senior Managing Director

State-Certified General Real Estate Appraiser #RZ354

Expiration Date: 11/30/26



ADDENDA

Definition of Market Value

The appraisal problem is to develop an opinion of the market value of the subject property. Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale¹

¹ FIRREA Code of Federal Regulations, Title 12, Part 34 Subpart C - 34.42, 1990; also Interagency Appraisal and Evaluation Guidelines, Federal Register / Vol.75, No. 237, 2010



Additional Subject Photos



Aerial Map



Location of Civic Site to be Cashed Out



Subject Site Looking West



Subject Site Looking West



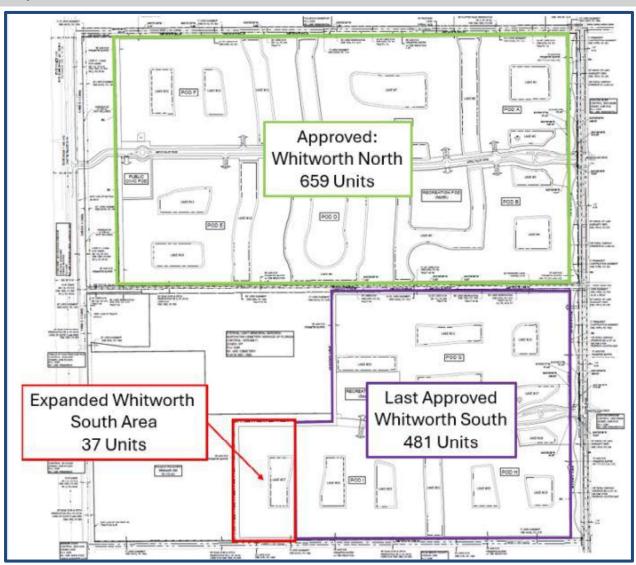
Subject Site Looking Northwest



Subject Site Looking North



Proposed Site Plan After Cash Out





Land Sale Comparable Summary

LAND COMPARABLE 1



Property Identification

Property/Sale ID 11477164/1777955 **Property Type** Agricultural Undeveloped

Property Name 156th Ct S **Address** 156th Ct S

City, State Zip Delray Beach, Florida 33446

County Palm Beach

 MSA
 West Palm Beach-Boca Raton

 Latitude/Longitude
 26.443825/-80.178218

 Tax ID
 00-42-46-20-01-000-0700

Transaction Data

Sale Date 07-12-2024 **Conditions of Sale** Arm's Length **Sale Status** Closed Deed Book/Page 35155 / 1503 Grantor Land Prep, Inc **Recording Number** 20240250285 Grantee One Mile Properties, LLC **Sale Price** \$1,400,000 **Property Rights Adjusted Price** \$1,400,000 Fee Simple Cash to Seller Financing

Property Description

Gross Acres	4.97	Topography	Level
Gross SF	216,493	Utilities	Well and Septic
Usable Acres	4.970	Drainage	Appears adequate
Usable SF	216,493	Flood Hazard Zone	Zone X
Visibility	Average	Zoning Code	AGR
Corner/Interior	Interior	Zoning Description	Agricultural Reserve
Shape	Rectangular		



\$/Gross Acre	\$281,690	\$/Usable Acre	\$281,690
\$/Gross SF	\$6.47	\$/Usable SF	\$6.47

Verification

Confirmed With	Public Records
Confirmed By	David W. Boyd

Remarks

The property was acquired by Lionel Gray the largest nurseryman in the agricultural reserve. The site was not preserved, and TDRs were still in place.





Property Identification

Property/Sale ID 11476982/1777831
Property Type Agricultural Undeveloped

Property Name Schultz Property **Address** 11190 83rd Court S

City, State Zip Boynton Beach, Florida 33472

County Palm Beach

 MSA
 West Palm Beach-Boca Raton

 Latitude/Longitude
 26.551149/-80.224078

 Tax ID
 00-41-45-14-00-000-1030

Transaction Data

Sale Date 05-29-2024 **Financing** Cash to Seller **Sale Status Conditions of Sale** Closed Arm's Length Deed Book/Page David Louis Schultz, Grantor 35056/982 Trustee **Sale Price** \$1,400,000 **Property Rights** Fee Simple **Adjusted Price** \$1,400,000

Property Description

Gross Acres 5.01 Shape Rectangular **Gross SF** 218,236 **Utilities** Electric, Telephone, Well & **Usable Acres** 5.010 Septic System **Usable SF** 218,236 Drainage Appears adequate **Proposed Use Flood Hazard Zone** Zone X Preservation Visibility **Zoning Code** Poor AGR Corner/Interior **Zoning Description** Agricultural Reserve Interior



\$/Gross Acre	\$279,441	\$/Usable Acre	\$279,441
\$/Gross SF	\$6.42	\$/Usable SF	\$6.42

Verification

Confirmed With Larry Portnoy, Representative of Grantee

Confirmed By David W. Boyd **Confirmation Date** 09-13-2024

Remarks

The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development. The existing single family improvements have no contributory value to the buyer.





Property Identification

Property/Sale ID 11476989/1777836 **Property Type** Agricultural Undeveloped

Property Name 158th Rd S **Address** 158th Road South

City, State Zip Boynton Beach, Florida 33472

County Palm Beach

 MSA
 West Palm Beach-Boca Raton

 Latitude/Longitude
 26.440420/-80.190325

 Tax ID
 00-42-46-19-01-000-1260

Transaction Data

Sale Date 03-21-2024 **Financing** Cash to Seller **Conditions of Sale Sale Status** Closed Arm's Length All Three, LTd. Grantor Deed Book/Page 34909 / 989 GL Homes of Palm Beach **Recording Number** 20240101287 Grantee **Sale Price** \$2,000,000 Associates, Ltd. Fee Simple **Property Rights Adjusted Price** \$2,000,000

Property Description

Gross Acres Utilities 5.04 Well, septic, electric and **Gross SF** 219,686 telephone **Usable Acres** 5.043 Drainage Appears adequate **Usable SF** 219,686 **Flood Hazard Zone** Zone X Shape **Zoning Jurisdiction** Palm Beach County Rectangular **Zoning Code Topography** Level **AGR Zoning Description** Agricultural Reserve



\$/Gross Acre	\$396,566	\$/Usable Acre	\$396,566	
\$/Gross SF	\$9.10	\$/Usable SF	\$9.10	

Verification

Confirmed WithLarry Portnoy, Representative of GranteeConfirmed ByDavid W. Boyd

Remarks

The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development.





Property Identification

Property/Sale ID 11476956/1777808
Property Type Agricultural Undeveloped

Property Name Chen Property **Address** 8470 92nd Place S

City, State Zip Boynton Beach, Florida 33472

County Palm Beach

 MSA
 West Palm Beach-Boca Raton

 Latitude/Longitude
 26.537742/-80.180058

 Tax ID
 00-42-43-27-05-050-0400

Transaction Data

Sale Date 01-31-2024 **Conditions of Sale** Arm's Length Sale Status Closed Deed Book/Page 34809 / 1389 Grantor Lie Chen **Recording Number** 20240038284 Grantee 9231 155th Lane, LLC **Sale Price** \$1,650,000 **Property Rights** Fee Simple **Adjusted Price** \$1,650,000 **Financing** Cash to Seller

Property Description

Gross Acres4.85Use DesignationAGRGross SF211,249Zoning CodeAGRFlood Hazard ZoneZone XZoning DescriptionAgricultural Reserve

Indicators

\$/Gross Acre \$340,234 **\$/Gross SF** \$7.81

Verification

Confirmed With Larry Portnoy, Representative of Grantee
Confirmed By David W. Boyd



Remarks

The property was acquired by the grantee GL Homes as they continue to assemble land within the agricultural reserve for potential future development. The existing single-family improvements have no contributory value to the buyer.





Property Identification

Property/Sale ID 11136932/1528056

Property TypePlanned Development (PUD)Property NameVacant Residential LandAddress15023 Lyons Road

City, State Zip Delray Beach, Florida 33446

County Palm Beach

MSAWest Palm Beach-Boca RatonSubmarketSouthwest Palm Beach CountyLatitude/Longitude26.452732/-80.188921

Tax ID 00-42-46-19-01-000-0290, 00-42-46-19-02-002-0281, 00-42-46-19-02-001-

0180

Transaction Data

Sale Date	02-23-2021	Financing	Cash to Seller
Sale Status	Closed	Conditions of Sale	Arm's Length
Grantor	LV MECCA, LLC, The Lady	Deed Book/Page	32236-387
	Kem Land Trust, LLC,	Recording Number	20210090720
	Delray Fields, LLC	Sale Price	\$9,000,000
Grantee	9231 155th Lane, LLC	Adjusted Price	\$9,000,000
Property Rights	Fee Simple	-	

Property Description

Gross Acres	29.48	Density (Units/Ac)	0.98
Gross SF	1,283,961	Proposed Use	Residential Development
Usable Acres	29.476	Street Access	Good
Usable SF	1,283,961	Visibility	Good
Front Feet	860	Shape	Irregular
No. of Lots	29	Topography	Level
No. of Units	29	Utilities	All available



Drainage Use Designation Zoning Jurisdiction	Adequate AGR Palm Beach County	Zoning Code Zoning Description	AGR Agricultural Reserve
Indicators			
\$/Gross Acre	\$305,336	\$/FF	\$10,465.12
\$/Gross SF	\$7.01	\$/Lot	\$310,345
\$/Usable Acre	\$305,336	\$/Unit	\$310,345.00
\$/Usable SF	\$7.01		
Verification			
Confirmed With	Larry Portnoy, Representat	ive of Grantee	
Confirmed By	David W. Boyd		
Confirmation Date	04-01-2021		

Remarks

According to Mr. Portnoy by zoning right they get one unit for every acre so they have 29 units allowed. As of the date of purchase GL does not have any final plans for the property. As of the date of sale they are planning to add this to the assemblage and leave a small parcel for a future commercial site on the frontage. If they cannot connect to other parcels owned in the immediate area they will hold the site and determine the future use down the road. The parcel has to be developed under the guidelines within the Agricultural Reserve. The buildings on the corner parcel had no contributory value to the purchasers.





Property Identification

Property/Sale ID 964220/371050 Property Type Commercial

Property Name The South 12.77 Acres of Westlake Pod J

Address Seminole Pratt Whitney Road
City, State Zip Loxahatchee, Florida 33470

County Palm Beach

MSA West Palm Beach-Boca Raton
Submarket Western Palm Beach County
Latitude/Longitude 26.742494/-80.307113
Tax ID 77-40-43-12-00-000-1010

Fee Simple

Transaction Data

Sale Date 12-17-2019 **Financing** Cash to Seller **Sale Status** Closed **Conditions of Sale** Arm's Length Minto PBLH, LLC Grantor Deed Book/Page 31096/1137 Grantee Christ Fellowship Church, **Sale Price** \$3,893,829 Inc. **Adjusted Price** \$3,893,829

Property Description

Property Rights

Gross Acres	12.77	Shape	Rectangular
Gross SF	556,261	Topography	Level
Usable Acres	12.770	Utilities	All adequate and available
Usable SF	556,261	Drainage	Adequate, off-site
Front Feet	500	Flood Hazard Zone	Zone C
Depth	721.00	Use Designation	AGE - Agricultural Enclave
No. of Lots	1	Zoning Jurisdiction	City of Westlake
Proposed Use	Religious Facility	Zoning Code	TTD, Urban Transect Zone,
	development		Economic Development
Proposed Bldg SF	48,050		Center, MUPD
Street Access	Good	Zoning Description	Traditional Town
Visibility	Good		Development, Multiple Use
Corner/Interior	Mid-Block		District



\$/Gross Acre	\$304,920	\$/FF	\$7,787.66
\$/Gross SF	\$7.00	\$/Lot	\$3,893,829
\$/Usable Acre	\$304,920	\$/SF of Bldg Area	\$81.04
\$/Usable SF	\$7.00		

Verification

Confirmed With John Carter, Minto Communities

Confirmed By David W. Boyd **Confirmation Date** 11-28-2018

Remarks

The property sold for approximately \$3.89 million, or \$304,920 per acre. Christ Fellowship plans to develop a campus with up to 70,000 square feet of building area. The site will be conveyed to the prospective buyer as a 'pad ready' site with all utilities stubbed to the property line. The site will handle on-site dry retention requirements, and all other storm water retention/detention will be accommodated off site.





Property Identification

Property/Sale ID 11477188/1777979
Property Type Commercial

Property Name16750 Persimmon BlvdAddress16750 Persimmon BlvdCity, State ZipLoxahatchee, Florida 33470

County Palm Beach

MSAWest Palm Beach-Boca RatonSubmarketWestern Palm Beach CountyLatitude/Longitude26.751816/-80.306126Tax ID77-40-43-12-01-001-0000

Transaction Data

Sale Date 05-16-2018 **Financing** Cash to Seller **Sale Status** Closed **Conditions of Sale** Arm's Length Minto PBLH LLC Grantor Deed Book/Page 29860 / 241 Grantee Wellington Regional **Recording Number** 20180192010 Medical Center, LLC **Sale Price** \$1,981,000 **Property Rights** Fee Simple **Adjusted Price** \$1,981,000

Property Description

Gross Acres	5.66	Topography	Level
Gross SF	246,602	Utilities	All adequate and available
Usable Acres	5.661	Drainage	Adequate, off-site
Usable SF	246,602	Flood Hazard Zone	Zone C
Front Feet	500	Use Designation	AGE - Agricultural Enclave
Depth	721.00	Zoning Jurisdiction	City of Westlake
No. of Lots	1	Zoning Code	TTD, Urban Transect Zone,
Proposed Use	Free Standing Emergency		Economic Development
	Room		Center, MUPD
Street Access	Good	Zoning Description	Traditional Town
Visibility	Good		Development, Multiple Use
Corner/Interior	Mid-Block		District
Shape	Rectangular		



\$/Gross Acre	\$349,926	\$/Usable SF	\$8.03	
\$/Gross SF	\$8.03	\$/FF	\$3,962.00	
\$/Usable Acre	\$349,926	\$/Lot	\$1,981,000	

Verification

Confirmed WithJohn Carter, Representative of GrantorConfirmed ByDavid W. Boyd

Remarks

The site is a civic parcel within Westlake and will be developed with a free-standing emergency room.



Qualifications

Qualifications for David W. Boyd, MAI

VALBRIDGE PROPERTY ADVISORS | Palm Beach | Treasure Coast

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Palm Beach Gardens, FL 33410

Telephone: (561) 833-5331 Fax: (561) 833-8231

E-mail: <u>dboyd@valbridge.com</u>



Education

Bachelor of Science Degree – Finance and Real Estate 1980

Florida State University

Professional Experience

Senior Managing Director June 2014 – Present

Valbridge Property Advisors | Palm Beach | Treasure Coast

Principal February 1996 – June 2014

Boyd, Schmidt & Brannum

President/Commercial Manager December 1988 – February 1996

Pardue, Heid, Church, Smith & Waller of South Florida, Inc

Associate and Senior Appraiser April 1984 – November 1988

Pardue, Heid, Church, Smith & Waller, Inc. - Orlando, FL

Numerous real estate appraisal, valuation, evaluation and consulting services. Property types include: mixed use developments; Developments of Regional Impact (DRIs); Community Development Districts (CDDs); planned unit developments (PUD's); residential subdivisions; multi and single tenant office and office buildings; Low Income Housing Tax Credit (LIHTC) and bond financed multi-family projects; regional, neighborhood and strip retail centers; hotels; industrial warehouses; flex buildings; mini storage facilities; vacant industrial land; vacant commercial land; restaurants; marinas; ranches; crop land; citrus groves and foliage nurseries.

Memberships/Affiliations

MAI - (Certificate No. 8423) - Appraisal Institute

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. David W. Boyd, MAI, has completed the requirements under the continuing education program of the Appraisal Institute.

National Association of Realtors

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Expert Witness

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Circuit Court 11th Judicial Circuit for Miami-Dade County

Circuit Court 15th Judicial Circuit for Palm Beach County

Circuit Court 17th Judicial Circuit for Broward County

Circuit Court 18th Judicial Circuit for Brevard County

Circuit Court 19th Judicial Circuit for Indian River County

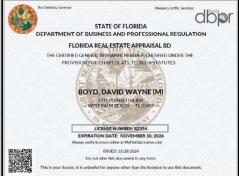
Circuit Court 19th Judicial Circuit Martin County

Circuit Court 20th Judicial Circuit for Lee County

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State Certified General Real Estate Appraiser #RZ354 - Expiration 11/30/26





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