

RESOLUTION NO. R-2024- 1507

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2024-00581
(CONTROL NO. 2021-00031)
an Official Zoning Map Amendment
APPLICATION OF Boynton Beach Associates 30, LLLP
BY Gladys Digirolamo and Ryan Vandenburg, AGENTS
(Whitworth AGR-PUD)

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

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

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

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

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

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

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

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

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

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application PDD/DOA-2024-00581, the Application of Boynton Beach Associates 30, LLLP by, Gladys Digirolamo and Ryan Vandenburg, Agents, for an Official Zoning Map Amendment to allow rezoning from the Agricultural Reserve (AGR) Zoning District to the Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on October 24, 2024, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bernard moved for the approval of the Resolution.

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

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

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

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

Legal Description – New Preserve Parcels – Rezoning Resolution
WHITWORTH PRESERVE #3 – Hyder West Three

LEGAL DESCRIPTION:

PARCEL A

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

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

CONTAINING 2.074 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL B

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

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

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

CONTAINING 18.324 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL C

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

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 93210-2515), THENCE SOUTH 01°06'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 40.92 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 134.84 FEET; THENCE NORTH 00°21'58" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1.32 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'07" EAST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'12" WEST ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'22" EAST ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 330.11 FEET; THENCE NORTH

00°22'27" WEST ALONG THE WEST LINE OF SAID TRACT 7, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 345.11 FEET; THENCE NORTH 00°22'32" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING WESTERLY OF AND ABUTTING SAID TRACT 8, A DISTANCE OF 5.28 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 557.59 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 34.32 FEET; THENCE NORTH 89°25'29" EAST ALONG THE NORTH LINE SAID TRACTS 1 THROUGH 9, A DISTANCE OF 3017.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.686 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL D

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 89°25'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 220.66 FEET; THENCE NORTH 01°06'44" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE PROJECT NO. 93210-2515 RIGHT-OF-WAY MAP, A DISTANCE OF 1353.55 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°23'04" WEST, A DISTANCE OF 815.23 FEET; THENCE NORTH 88°54'56" EAST, A DISTANCE OF 448.86 FEET; THENCE NORTH 88°55'00" EAST, A DISTANCE OF 366.34 FEET; THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 6.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.062 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 23.146 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #12 - Mecca Two

LEGAL DESCRIPTION:

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

TOGETHER WITH

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

TOGETHER WITH

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

TOGETHER WITH

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

TOGETHER WITH

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

TOGETHER WITH

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

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-34 CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 23617, PAGE 1335, SAID PUBLIC RECORDS AND THE WEST LINE OF LOT 28, BLOCK 4, SAID ATLANTIC PARK; THENCE ALONG SAID SOUTH LINE OF THE L-34 CANAL RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) DESCRIBED COURSES, NORTH 89°32'38" EAST, A

DISTANCE OF 192.46 FEET; THENCE SOUTH 01°53'06" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°53'06" WEST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 192.46 FEET; THENCE SOUTH 01°55'29" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°55'29" WEST, A DISTANCE OF 13.60 FEET; THENCE NORTH 89°32'38" EAST, A DISTANCE OF 417.31 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 1, ATLANTIC PARK, A DISTANCE OF 142.73 FEET; THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID LINE OF LOTS 18 AND 31, BLOCK 1, SAID ATLANTIC PARK, A DISTANCE OF 209.63 FEET; THENCE SOUTH 01°57'53" EAST, A DISTANCE OF 315.53 FEET; THENCE SOUTH 89°20'01" WEST, A DISTANCE OF 653.29 FEET; THENCE NORTH 01°50'43" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, ATLANTIC PARK, A DISTANCE OF 459.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.540 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #13 - M & P

LEGAL DESCRIPTION:

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

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

CONTAINING 4.911 ACRES MORE OR LESS.

WHITWORTH PRESERVE #14 - Clean and Green

LEGAL DESCRIPTION:

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

CONTAINING 5.136 ACRES MORE OR LESS.

WHITWORTH PRESERVE #15 - Wong

LEGAL DESCRIPTION:

PARCEL 1 -

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

PARCEL 2 -

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

PARCEL 3 -

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

CONTAINING 17.849 ACRES MORE OR LESS.

WHITWORTH PRESERVE #16 - LaPointe

LEGAL DESCRIPTION:

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

CONTAINING A TOTAL OF 5.085 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #17 - Paradise Properties

LEGAL DESCRIPTION:

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

LESS THE NORTH 36.00 FEET OF SAID TRACT 71.
LESS THE WEST 159.30 FEET OF SAID TRACT 71.
CONTAINING 2.509 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #18 - Otero Myers

LEGAL DESCRIPTION:

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

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

CONTAINING 4.816 ACRES MORE OR LESS.

WHITWORTH PRESERVE #19 - Otero

LEGAL DESCRIPTION:

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

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

CONTAINING 4.816 ACRES MORE OR LESS.

WHITWORTH PRESERVE #20 - Asnes

LEGAL DESCRIPTION:

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

LESS THE NORTH 35.64 FEET THEREOF.

TOGETHER WITH

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

LESS THE NORTH 35.64 FEET THEREOF.

CONTAINING A TOTAL OF 9.635 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #21 - Pero

LEGAL DESCRIPTION:

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

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

CONTAINING 10.119 ACRES MORE OR LESS.

WHITWORTH PRESERVE #22 - Phoenix

LEGAL DESCRIPTION:

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

CONTAINING A TOTAL OF 10.199 ACRES MORE OR LESS.

WHITWORTH PRESERVE #23 – Atlantic Landscape

LEGAL DESCRIPTION:

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

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

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

88°19'22" WEST, A DISTANCE OF 209.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.114 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #24 - Chen

LEGAL DESCRIPTION:

PARCEL ONE:

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

PARCEL TWO:

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

PARCEL THREE:

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

CONTAINING 5.062 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #25 – All Three

LEGAL DESCRIPTION:

TRACT NO. 126, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AND SUBJECT TO 60 FOOT ROAD EASEMENT CONTAINED IN DECLARATION OF EASEMENT RESERVATIONS RECORDED IN OFFICIAL RECORDS BOOK 2467, PAGE 945.

CONTAINING 5.110 ACRES MORE OR LESS.

WHITWORTH PRESERVE #26 - Jacob

LEGAL DESCRIPTION:

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

LESS THE NORTH 35.64 FEET THEREOF.

CONTAINING 4.817 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #27 – Costello

LEGAL DESCRIPTION:

TRACT 83, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 26, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF SAID TRACT, AS DESCRIBED HEREIN ABOVE.

CONTAINING 5.094 ACRES MORE OR LESS.

WHITWORTH PRESERVE #28 – Alderman - Yee

LEGAL DESCRIPTION:

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

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

CONTAINING 5.000 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #29 - Schultz

LEGAL DESCRIPTION:

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

CONTAINING 5.014 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #30 - Koburger

LEGAL DESCRIPTION:

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

CONTAINING 4.999 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #31 - Swaney

LEGAL DESCRIPTION:

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

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

CONTAINING 101.582 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #32 - Amestoy

LEGAL DESCRIPTION:

BEING ALL OF TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 91, AND A PORTION OF TRACTS 46 THROUGH 59, 86, 87 AND TRACTS 108 THROUGH 112, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND A PORTION OF TRACT "A", AMESTOY - PLAT ONE, AS RECORDED IN PLAT BOOK 137, PAGE 142 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING WITHIN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°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)

LEGAL DESCRIPTION:

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.

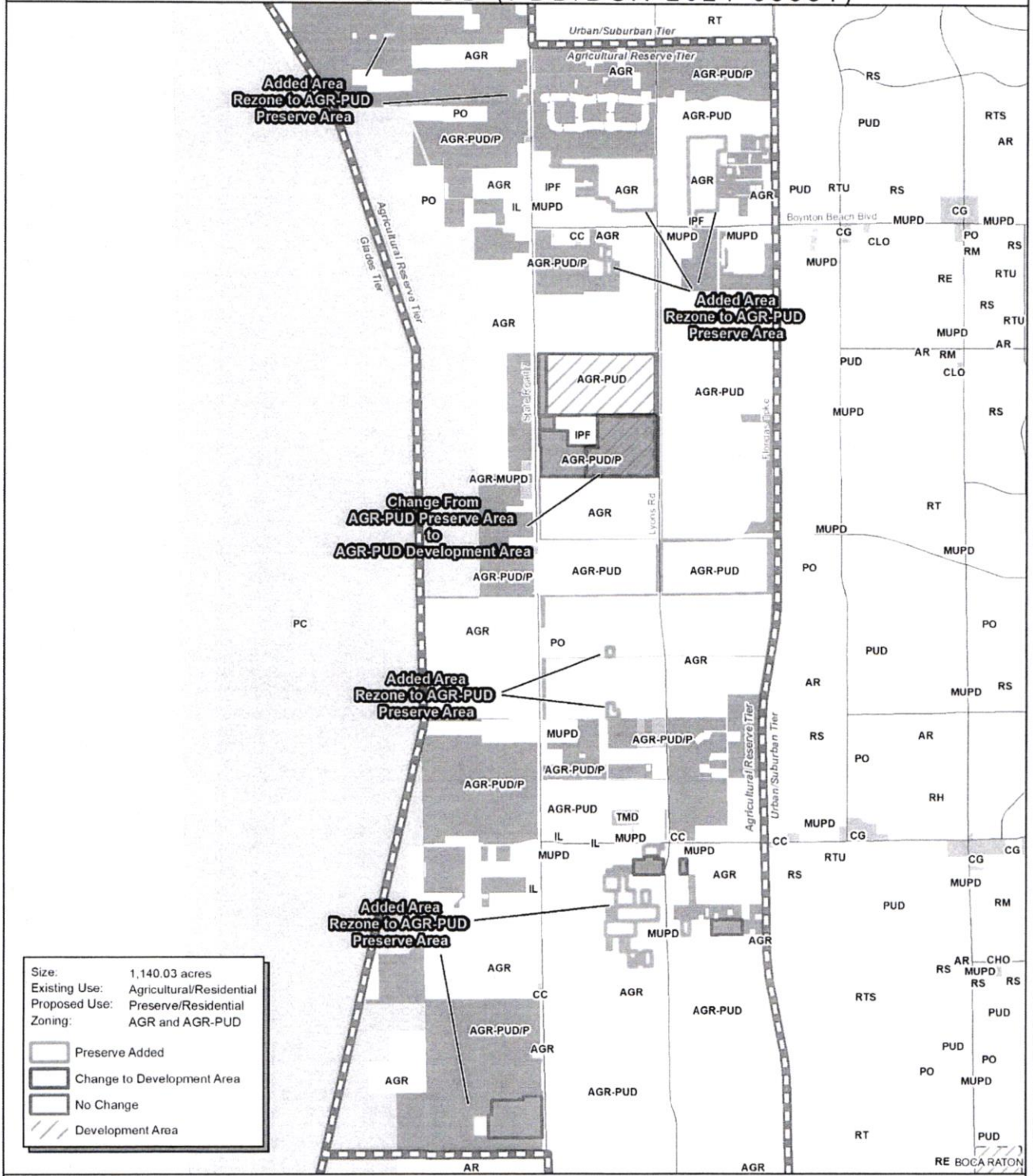
LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT, PURSUANT TO THAT CERTAIN QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 12599, PAGE 521, AND LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF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

EXHIBIT B

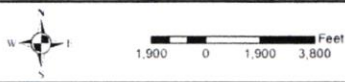
VICINITY SKETCH

Zoning Application
Whitworth AGR-PUD (PDD/DOA-2024-00581)



Size:	1,140.03 acres
Existing Use:	Agricultural/Residential
Proposed Use:	Preserve/Residential
Zoning:	AGR and AGR-PUD
	Preserve Added
	Change to Development Area
	No Change
	Development Area

Date: 9/18/2024
 Contact: PBC Zoning
 Filename: X:\Planning\ZoningCoord\DR0-Maps\2024-00313
 Note: Map is not official, for presentation purposes only



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

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