

RESOLUTION NO. R-2025-0699

RESOLUTION APPROVING ZONING APPLICATION DOA-2024-01910
(CONTROL NO. 2006-00099)
a Development Order Amendment
APPLICATION OF GPRA Thoroughbred Training Center, Inc.
BY GL Acquisitions Corp., AGENT
(Palm Meadows 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 DOA-2024-01910 was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2025;

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

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

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

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

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

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

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

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

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2024-01910, the Application of GPRA Thoroughbred Training Center, Inc., by GL Acquisitions Corp., Agent, for a Development Order Amendment to modify the previously approved Requested use for Grooms Quarters to delete 22.61 acres for a remaining total of 439.27 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on May 22, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the resolution was duly passed and adopted on May 22, 2025.

Filed with the Clerk of the Board of County Commissioners on May 27th, 2025.

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PALM MEADOWS PUD

LEGAL DESCRIPTION: PRESERVE LANDS

A PORTION OF PALM MEADOWS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,386.75 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS SHOWN ON SAID PLAT AND TO THE POINT OF BEGINNING; THE FOREGOING THIRTEEN COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID PARCEL A; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 427.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 1°02'59" EAST, A RADIAL DISTANCE OF 4,106.18 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°11'00", A DISTANCE OF 944.79 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 72°58'09" WEST, A DISTANCE OF 132.34 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 18°50'19" WEST, A RADIAL DISTANCE OF 1,394.50 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°54'07", A DISTANCE OF 1,165.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 28°10'25" WEST, A RADIAL DISTANCE OF 536.84 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°08'37", A DISTANCE OF 479.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 25°54'46" WEST, A RADIAL DISTANCE OF 359.84 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 34°06'09", A DISTANCE OF 214.18 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 79°45'45" WEST, A DISTANCE OF 479.07 FEET; THENCE NORTH 00°30'03" WEST, A DISTANCE OF 491.20 FEET; THENCE NORTH 89°55'26" WEST, A DISTANCE OF 458.59 FEET; THENCE SOUTH 00°04'00" WEST, A DISTANCE OF 312.97 FEET; THENCE SOUTH 89°22'51" WEST, A DISTANCE OF 322.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 48°50'09" WEST, A RADIAL DISTANCE OF 137.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 96°44'00", A DISTANCE OF 231.30 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°21'00" WEST, A DISTANCE OF 175.66 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT RW, AS SHOWN ON SAID PLAT; THE FOREGOING TWO COURSES AND DISTANCES ARE ALONG SAID EAST LINE OF TRACT RW; THENCE NORTH 00°39'00" WEST, A DISTANCE OF 575.76 FEET TO THE NORTHEAST CORNER OF SAID TRACT RW; THENCE SOUTH 89°21'00" WEST, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT RW; THE FOREGOING EIGHT COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'00" WEST, A DISTANCE OF 1,130.40 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 5,640.00 FEET AND A CENTRAL ANGLE OF 01°05'15"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 107.04 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°09'43" WEST, A RADIAL DISTANCE OF 2,918.79 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°43'39", A DISTANCE OF 189.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 85°14'47" EAST, A RADIAL DISTANCE OF 5,640.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°05'14", A DISTANCE OF 107.03 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 04°45'13" WEST, A DISTANCE OF 11.47 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,475.63 FEET AND A CENTRAL ANGLE OF 03°41'05"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 352.15 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°21'20" EAST, A DISTANCE OF 4,956.61 FEET; THENCE SOUTH 00°39'56" EAST, A DISTANCE OF 2685.01 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING

COMMENCING AT SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,477,894 SQUARE FEET/263.496 ACRES, MORE OR LESS.

THE AREA CALCULATION DOES NOT INCLUDE 0.068 ACRES OF RIGHT-OF-WAY DEDICATION AS SHOWN AS A PORTION OF TRACT RW OF SAID PALM MEADOWS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE RIGHT-OF-WAY DEED IS RECORDED IN OFFICIAL RECORD BOOK 27734, PAGE 1763 OF SAID PUBLIC RECORDS.

GROSS PRESERVE ACRES = 263.496 ACRES (NET) + 0.068 ACRES (LYONS RD. R/W DEDICATION) = 263.564 ACRES

LEGAL DESCRIPTION: PALM MEADOWS AGR-PUD

ALL OF PALM MEADOWS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS TRACT RW

AND FURTHER LESS

A PORTION OF PARCEL A, PALM MEADOWS ESTATES, AS RECORDED IN PLAT BOOK 120, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING

A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS

A PORTION OF PALM MEADOWS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THE FOREGOING SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID PALM MEADOWS ESTATES; THENCE SOUTH 89°22'25" WEST, A DISTANCE OF 4,986.55 FEET; THENCE NORTH 00°39'00" WEST, A DISTANCE OF 360.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3,526.00 FEET AND A CENTRAL ANGLE OF 06°24'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 393.85 FEET; THENCE NORTH 05°45'00" EAST, A DISTANCE OF 119.92 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,636.00 FEET AND A CENTRAL ANGLE OF 02°16'01"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 143.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 86°17'15" WEST, A RADIAL DISTANCE OF 2,910.73 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°40'22", A DISTANCE OF 34.17 FEET TO THE SOUTHWEST CORNER OF TRACT RW, AS SHOWN ON SAID PLAT; THE FOREGOING FIVE COURSES AND DISTANCES ARE ALONG THE EAST LINE OF SAID TRACT RW; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 86°57'31" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 86°57'31" WEST, A RADIAL DISTANCE OF 2,923.79 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°39'14", A DISTANCE OF 84.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 88°23'00" WEST, A RADIAL DISTANCE OF 3,641.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°16'00", A DISTANCE OF 144.03 FEET; THENCE NORTH 00°39'00" WEST, A DISTANCE OF 894.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT RW; THENCE SOUTH 89°21'00" WEST, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT RW; THE FOREGOING EIGHT COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'00" WEST, A DISTANCE OF 1,130.40 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 5,640.00 FEET AND A CENTRAL ANGLE OF 01°05'15"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 107.04 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°09'43" WEST, A RADIAL DISTANCE OF 2,918.79 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°43'39", A DISTANCE OF 189.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 85°14'47" EAST, A RADIAL DISTANCE OF 5,640.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°05'14", A DISTANCE OF 107.03 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 04°45'13" WEST, A DISTANCE OF 11.47 FEET TO

A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,475.63 FEET AND A CENTRAL ANGLE OF 03°41'05"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 352.15 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°21'20" EAST, A DISTANCE OF 4,956.61 FEET; THENCE SOUTH 00°39'56" EAST, A DISTANCE OF 4,071.76 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING

COMMENCING AT SOUTHEAST CORNER OF SAID PALM MEADOWS ESTATES; THENCE NORTH 00°39'56" WEST ALONG THE EAST LINE OF SAID PALM MEADOWS ESTATES, A DISTANCE OF 1406.74 FEET; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'19" WEST, A DISTANCE OF 187.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 01°03'14" EAST, HAVING A RADIUS OF 4,086.18 FEET, AND A CENTRAL ANGLE OF 13°10'20"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 939.41 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 72°58'09" WEST, A DISTANCE OF 131.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°49'32" WEST, HAVING A RADIUS OF 1,414.50 FEET, AND A CENTRAL ANGLE OF 37°15'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 919.82 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 00°35'11" WEST, A DISTANCE OF 357.19 FEET; THENCE SOUTH 89°38'57" EAST, A DISTANCE OF 878.10 FEET; THENCE NORTH 00°21'03" EAST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 989.44 FEET; THENCE SOUTH 07°46'02" WEST, A DISTANCE OF 242.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 89°53'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°07'35" EAST, A DISTANCE OF 103.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 07°26'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 101.73 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 308.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,129,104 SQUARE FEET/439.143 ACRES, MORE OR LESS.

TOGETHER WITH: RIGHT-OF-WAY DEEDS RECORDED IN OFFICIAL RECORD BOOK 27734, PAGE 1763 AND OFFICIAL RECORD BOOK 27734, PAGE 1740 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5706.36 SQUARE FEET/0.131 ACRES, MORE OR LESS.

ALL SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

TOTAL GROSS AGR-PUD = 439.274 ACRES

EXHIBIT B
VICINITY SKETCH

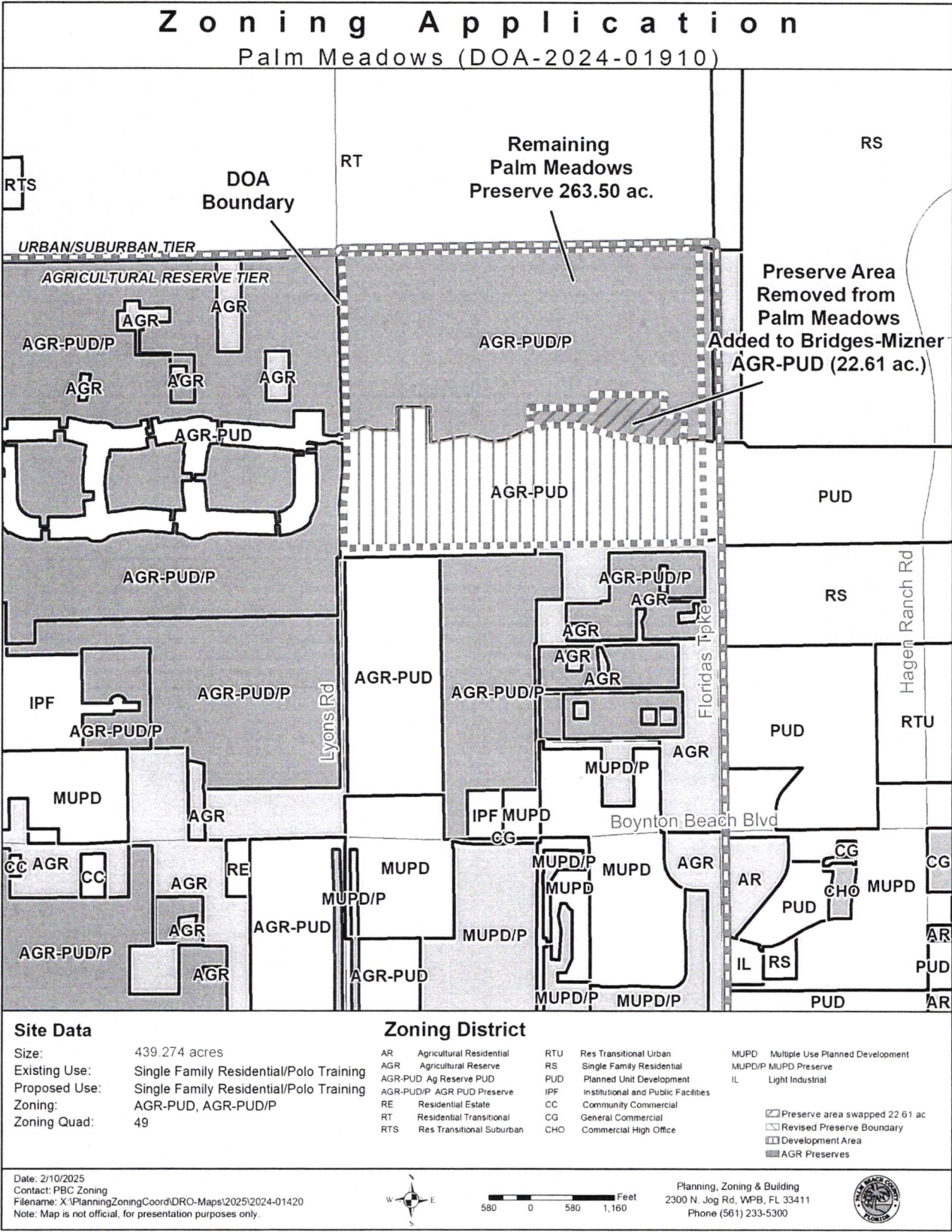


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment - Conditional Use Groom's Quarters

ALL PETITIONS

1. The Preliminary Master Plan is dated February 24, 2025, and indicates the Preliminary Site Plan for the Grooms Quarters. Modifications inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)
2. Prior to final approval by the DRO, the Preliminary Master Plan shall be revised to remove the Site Plan details of the Preserve. On the Preliminary Master Plan, it should only include general information including but not limited to the boundaries and any perimeter easements of the Preserve Areas, as described in the Technical Manual. (DRO: ZONING - Zoning)
3. Prior to final approval by the DRO, the Preliminary Site Plan for the Preserve Area (which includes the Grooms Quarters), as depicted on the Preliminary Master Plan shall be modified into a different Exhibit. (DRO: ZONING - Zoning)

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.