

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item included in Current Budget? Yes _____ No X
 Does this Item include the use of Federal funds? Yes _____ No X
 Does this Item include the use of State funds? Yes _____ No X

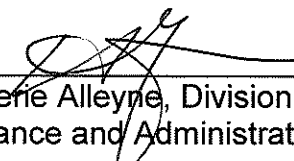
Budget Account No.:

Fund _____ Dept. _____ Unit _____ Object _____ Program Code/Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact associated with designating the Subject Site as a Brownfield Area.

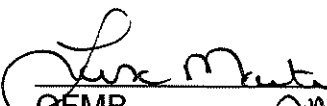
C. Departmental Fiscal Review:



 Valerie Alleyne, Division Director II
 Finance and Administrative Services, DHED

III. REVIEW COMMENTS


A. OFMB Fiscal and/or Contract Development and Control Comments:


 OFMB 10/1/2024
 GA 9130
 DA 9130



 Contract Development and Control 10/3/24

B. Legal Sufficiency:



 Assistant County Attorney 10/3/2024

C. Other Department Review:

 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

October 22, 2024

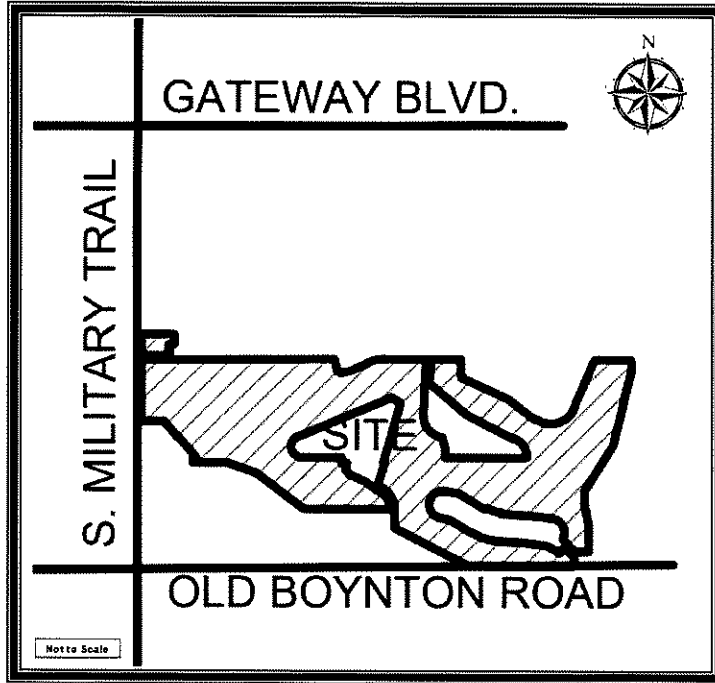
Brownfield Area Designation: Cypress Creek Green Reuse Area

Page 3

Background and Policy Issues: Continued from Page 1

Financial and regulatory incentives become available when a local government designates a Brownfield Area by resolution. These financial and regulatory incentives enable local governments and state agencies to partner with the private sector to rehabilitate contaminated properties, create jobs and promote sustainable reuse of properties within designated Brownfield Areas. A "Brownfield Area" is defined by statute as *"...a contiguous area of one of more Brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution."* A "Brownfield site" is defined by statute as *"...real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination."*

Attachment 1 – Location Map



RESOLUTION NUMBER R-2025-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE PARCELS LOCATED AT 9302 AND 9400 SOUTH MILITARY TRAIL, WITHIN UNINCORPORATED PALM BEACH COUNTY, FLORIDA, FURTHER IDENTIFIED BY PARCEL CONTROL NUMBERS 00-42-45-24-03-000-5851, 00-42-45-24-03-000-5852 AND 00-42-45-24-12-001-0010, AS A BROWNFIELD AREA PURSUANT TO SECTION §376.80(2)(c), *FLORIDA STATUTES*, WHICH SHALL HEREAFTER BE KNOWN AS THE CYPRESS CREEK GREEN REUSE AREA, FOR THE PURPOSE OF REHABILITATION, CREATION OF RECREATION AREA, AND PROMOTING ECONOMIC DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE; AND, FOR OTHER PURPOSES.

WHEREAS, the State of Florida has provided in §97-277, Laws of Florida, codified as the Brownfields Redevelopment Act, §376.77 - §376.86, *Florida Statutes* (the "Act"), for designation of a "Brownfield Area" by resolution of the local governing body at the request of the person who owns or controls the real estate parcels, to provide for environmental remediation and redevelopment, creation of recreation area, and promote economic development and revitalization generally; and

WHEREAS, Toll Brothers, Inc. ("Toll Bros.") as contract purchaser, and the owner, True Shot, LLC, control the parcels generally located at 9302 and 9400 South Military Trail, Palm Beach County, Florida, as depicted and more particularly described in Exhibit A, and Toll Bros. intends to develop the subject site as a residential development with 152 single-family dwelling units and a 1.79 acre recreation area; and

WHEREAS, Toll Bros. and True Shot, LLC, have requested the Board of County Commissioners of Palm Beach County, Florida, designate the site as a "Brownfield Area" pursuant to §376.80(2)(c), *Florida Statutes*; and

WHEREAS, Toll Bros. has provided information, and made sufficient representations and demonstrations to allow the Board of County Commissioners to make the findings required pursuant to §376.80(2)(c), *Florida Statutes*; and

WHEREAS, proper notice has been provided in accordance with §376.80(2)(c)(4) and §376.80(1)(c)(4)(b), *Florida Statutes*; and

WHEREAS, such designation shall not render the County liable for costs or site remediation, rehabilitation or source removal, which terms are defined in §376.79 (19) and (20), *Florida Statutes*, or for any other costs related to the redevelopment of the site.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT;

1. The Board of County Commissioners finds that Toll Bros. has presented sufficient information and testimony to satisfy the criteria set forth in §376.80(2)(c), *Florida Statutes*, and the Board of County Commissioners hereby makes all of the following findings:
 - a. Toll Bros. controls the site and has agreed to rehabilitate and redevelop the site.
 - b. The rehabilitation and redevelopment of the site will result in the creation of recreation area and economic productivity of the area.
 - c. The redevelopment of the site is consistent with the County's Comprehensive Plan, and is a permissible use under Palm Beach County's Unified Land Development Zoning Code.
 - d. Toll Bros. has provided notice of the proposed rehabilitation of the site to neighbors and nearby residents, and has provided those receiving notice, the opportunity to provide comments and suggestions regarding the rehabilitation.

- e. Toll Bros. has provided reasonable assurance that they have sufficient financial resources to complete the rehabilitation and redevelopment of the site.
- 2. The Board of County Commissioners hereby designates the parcels located at 9302 and 9400 South Military Trail, in unincorporated Palm Beach County, Florida, as depicted and more particularly described in Exhibit A attached hereto, as a "Brownfield Area" for purposes of the Brownfields Redevelopment Act, §376.77 - 376.86, *Florida Statutes*.
- 3. The Department of Housing and Economic Development shall, within thirty (30) days of adoption of this Resolution, cause a notice of this designation, along with a copy of this Resolution, to be provided to the Florida Department of Environmental Protection and any local pollution control program under §403.182, *Florida Statutes*.
- 4. This Resolution shall take effect upon adoption.

Commissioner _____ moved for the approval of the Resolution.

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

Commissioner Maria G. Marino,	District 1	- _____
Commissioner Gregg K. Weiss,	District 2	- _____
Commissioner _____,	District 3	- _____
Commissioner Marci Woodward,	District 4	- _____
Commissioner _____,	District 5	- _____
Commissioner Sara Baxter,	District 6	- _____
Commissioner _____,	District 7	- _____

The Mayor thereupon declared that the Resolution was duly passed and adopted on _____ 2025.

**PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

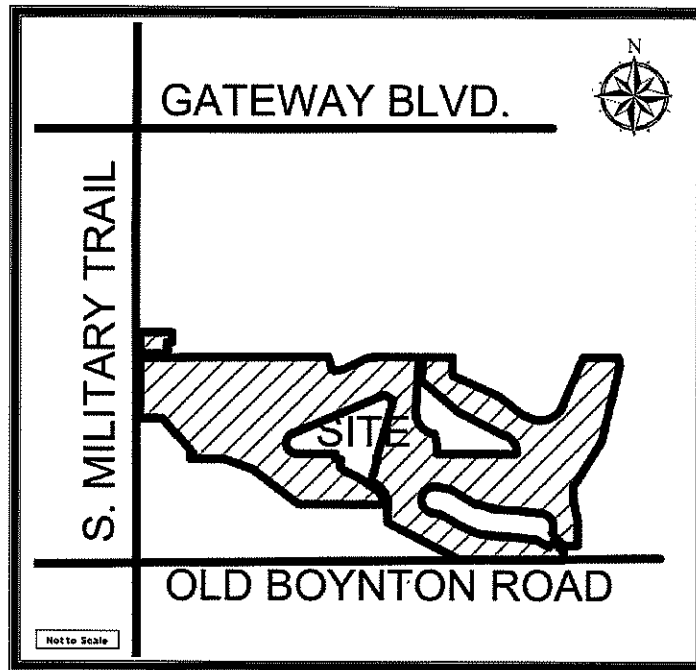
**JOSEPH ABRUZZO
CLERK & COMPTROLLER**

By: _____
David Behar
Assistant County Attorney

By: _____
Deputy Clerk

Exhibit A

Location Map and Legal Description



PARCEL I:

ALL OF THE PLAT OF CYPRESS CREEK GOLF COURSE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THERE FROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO THE CITY OF BOYNTON BEACH BY THOSE QUIT-CLAIM DEEDS DATED MARCH 23, 1981, RECORDED MAY 15, 1981, IN OFFICIAL RECORDS BOOK 3522, PAGE 1056 AND OFFICIAL RECORDS BOOK 3522, PAGE 1069.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO CYPRESS CREEK BUILDERS, INC., A FLORIDA CORPORATION BY THAT WARRANTY DEED DATED JUNE 8, 1984, RECORDED JUNE 26, 1984, IN OFFICIAL RECORDS BOOK 4279, PAGE 258.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO CURTIS A. WEAVER, SR., AND ALICE W. WEAVER, HIS WIFE, BY WARRANTY DEED DATED OCTOBER 4, 1997, RECORDED NOVEMBER 12, 1997, IN OFFICIAL RECORDS BOOK 10077, PAGE 1617.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY IDENTIFIED AS PARCEL 36A IN THAT STIPULATED ORDER OF TAKING AND FINAL JUDGMENT FILED IN PALM BEACH COUNTY CIRCUIT COURT UNDER CASE NO. CL-89-840-AI AND RECORDED IN OFFICIAL RECORDS BOOK 6054, PAGE 1087.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED FROM WEAVER DEVELOPMENT CORPORATION TO MELVIN E. WEAVER AND CHARLOTTE T. WEAVER, HIS WIFE BY THAT WARRANTY DEED DATED MAY 10, 1985, RECORDED IN OFFICIAL RECORDS BOOK 6062, PAGE 1996, RE-RECORDED IN OFFICIAL RECORDS BOOK 6083, PAGE 524.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY SET FORTH ON THE PLAT OF CYPRESS VILLAS, RECORDED IN PLAT BOOK 28, PAGE 126, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF PALO VERDE DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 338, PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00° 00' 00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 5206, PAGE 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 40.00 FEET; TO A POINT ON THE NORTH LINE OF SAID PALO VERDE DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00' 00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 220.00 FEET; TO A POINT ON THE SOUTH LINE OF THE BOYNTON CANAL AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1982, PAGE 950, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 51' 45" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 329.36 FEET;; THENCE SOUTH 00° 08' 15" EAST (DEPARTING FROM SAID SOUTH LINE OF THE BOYNTON CANAL), A DISTANCE OF 100.00 FEET; TO A POINT ON THE NORTH LINE OF SAID PALO VERDE DRIVE; THENCE SOUTH 89° 51' 45" WEST ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET; TO A POINT ON THE WEST LINE OF SAID PALO VERDE DRIVE; THENCE SOUTH 00° 08' 15" EAST ALONG SAID WEST LINE A DISTANCE OF 90.00 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET;; THENCE SOUTHWESTERLY (DEPARTING FROM SAID WEST LINE OF PALO VERDE DRIVE) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET; TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SAID NORTH LINE OF PALO VERDE DRIVE; THENCE SOUTH 89° 51' 45" WEST ALONG SAID NORTH LINE, A DISTANCE OF 249.88 FEET; TO THE POINT OF BEGINNING.

PARCEL III:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY END OF THAT CERTAIN 165.00 FOOT COURSE BEARING SOUTH 36° 34'05" EAST AS SAME IS SHOWN ON CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID NORTHWESTERLY END ALSO BEING A POINT ON THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL 23 AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 3548, PAGE 1381, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), RUN THENCE NORTH 89° 55' 55" EAST ALONG SAID SOUTH LINE OF CANAL 23, A DISTANCE OF 60.00 FEET;; THENCE SOUTH 07° 47' 53" WEST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 68.98 FEET; TO A POINT ON THE NORTHEASTERLY LINE OF SAID CYPRESS CREEK GOLF COURSE; THENCE NORTH 36° 34' 05" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 85.00 FEET; TO THE POINT OF BEGINNING.

PARCEL IV:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY END OF THAT CERTAIN 165.00 FOOT COURSE BEARING SOUTH 34° 34' 05" EAST AS SAME IS SHOWN ON CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN THENCE NORTH 36° 34' 05" WEST ALONG THE NORTHEASTERLY LINE OF SAID CYPRESS CREEK GOLF COURSE, A DISTANCE OF 20.00 FEET;; THENCE SOUTH L 67° 23' 15" EAST (DEPARTING FROM SAID NORTHEASTERLY LINE OF CYPRESS CREEK GOLF COURSE), A DISTANCE OF 176.17 FEET;; THENCE SOUTH 51° 23' 23" EAST, A DISTANCE OF 122.48 FEET; TO A POINT ON THE SAID NORTHEASTERLY FINE OF CYPRESS CREEK GOLF COURSE, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 16° 59' 41" WEST) HAVING A RADIUS OF 160.00 FEET;; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID NORTHEASTERLY LINE OF CYPRESS CREEK GOLF COURSE, A DISTANCE OF 69,80 FEET;; THENCE NORTH 36° 34' 05" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 208.50 FEET; TO THE POINT OF BEGINNING.

PARCEL V:

EASEMENT FOR THE OPERATION AND MAINTENANCE OF CYPRESS CREEK GOLF COURSE GRANTED BY WEAVER DEVELOPMENT CORPORATION, A FLORIDA CORPORATION TO GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED SEPTEMBER 16, 1998, RECORDED OCTOBER 1, 1998 IN OFFICIAL RECORDS BOOK 10667, PAGE 573, ON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

PALO VERDE DRIVE

BEING ALL THAT PORTION OF PALO VERDE DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 5206, PAGE 1465, PUBLIC RECORDS OF

PALM BEACH COUNTY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 5206, PAGE 1465, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WEST OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1204, PAGE 401 AND OFFICIAL RECORDS BOOK 9346, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CARYOTA DRIVE

BEING ALL THAT PORTION OF CARYOTA DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10022, PAGE 962 AND OFFICIAL RECORDS BOOK 2302, PAGE 1675, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4782, PAGE 1248 AND OFFICIAL RECORDS BOOK 9522, PAGE 1819, PUBLIC RECORDS OF PALM BEACH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4782, PAGE 1248 AND OFFICIAL RECORDS BOOK 9522, PAGE 1819, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE WEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CROSS CREEK DRIVE

BEING ALL THAT PORTION OF CROSS CREEK DRIVE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 8624, PAGE 285, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEAST LINE OF THOSE LANDS KNOWN AS LOT 25-8 AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 10592, PAGE 1665 AND THE SOUTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6062, PAGE 1996, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTHEAST BY CYPRESS CREEK GOLF

COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTH BY THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9140, PAGE 465 AND OFFICIAL RECORDS BOOK 6072, PAGE 1991, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FOX TRACE

BEING ALL THAT PORTION OF FOX TRACE AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 4294, PAGE 1690, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9144, PAGE 450 AND OFFICIAL RECORDS BOOK 5457, PAGE 282, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4129, PAGE 469 AND OFFICIAL RECORDS BOOK 6393, PAGE 1138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT 4129, PAGE 469 AND OFFICIAL RECORDS BOOK 6393, PAGE 1138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTHWEST BY CYPRESS CREEK GOLF COURSE, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BEING A PORTION OF CYPRESS CREEK COUNTRY CLUB, PLAT BOOK 35, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, RUN THENCE NORTH 00°05'35" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 954.36 FEET;; THENCE NORTH 89°54'25" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING; THENCE NORTH 44° 49' 53" EAST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.73 FEET

TO A POINT ON THE PLAT BOUNDARY LINE OF SAID CYPRESS CREEK COUNTRY CLUB; THENCE NORTH 89° 45' 46" EAST ALONG SAID PLAT BOUNDARY LINE, DISTANCE OF 1890.04 FEET;; THENCE SOUTH 12° 58' 24" EAST CONTINUING ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 116.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°17'45", A DISTANCE OF 38.09 FEET; THENCE NORTH 79° 42' 55" EAST, A DISTANCE OF 90.91 FEET; THENCE NORTH 65° 51' 46" EAST, A DISTANCE OF 209.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 375.00'; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°54'00" A DISTANCE OF 156.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 45' 46" EAST, A DISTANCE OF 427.68 FEET;; THENCE SOUTH 02° 45' 16" WEST, A DISTANCE OF 554.99 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 220.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°01'41", A DISTANCE OF 326.48' FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16° 41' 49" EAST (DEPARTING FROM SAID PLAT BOUNDARY LINE) A DISTANCE OF 106.22 FEET TO A POINT ON SAID PLAT BOUNDARY LINE; THENCE SOUTH 00° 10' 04" EAST ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 97.59 FEET; THENCE NORTH 89° 49' 57" EAST CONTINUING ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 800.02 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 210.0 FEET A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 89° 49' 57" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°44'59", A DISTANCE OF 229.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 62° 55' 04" WEST, A DISTANCE OF 531.94 FEET; THENCE NORTH 50° 11' 29" WEST, A DISTANCE OF 491.61 FEET; THENCE NORTH 02° 45' 16" EAST, A DISTANCE OF 236.04 FEET; THENCE NORTH 00° 14' 15" WEST, A DISTANCE OF 1.04 FEET; THENCE NORTH 89° 45' 46" EAST, A DISTANCE OF 300.05 FEET; THENCE SOUTH 00° 14' 14" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 66° 07' 53" EAST, A DISTANCE OF 515.75 FEET; THENCE SOUTH 53° 10' 04" EAST, A DISTANCE OF 327.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°29'12", A DISTANCE OF 451.55 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23° 20' 38" EAST, A DISTANCE OF 544.32 FEET; THENCE NORTH 89° 45' 46" EAST, A DISTANCE OF 360.00 FEET; THENCE SOUTH 11° 14' 14" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 13° 34' 55" WEST, A DISTANCE OF 801.83 FEET; THENCE SOUTH 32° 19' 56" WEST, A DISTANCE OF 536.40 FEET; THENCE SOUTH 00° 35' 59" WEST, A DISTANCE OF 128.60 FEET; THENCE SOUTH 10° 35' 59" EAST, A DISTANCE OF 209.98 FEET; THENCE SOUTH 00° 09' 29" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89° 50' 31" WEST, A DISTANCE OF 129.99 FEET; THENCE NORTH 45° 05' 59" WEST, A DISTANCE OF 177.68 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 140.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 64° 20' 54" WEST), THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°45'05", A DISTANCE OF 263.29 FEET; THENCE NORTH 82° 05' 59" WEST, A DISTANCE OF 243.45 FEET; THENCE NORTH 87° 35' 59" WEST, A DISTANCE OF 263.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 310.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'00", A DISTANCE OF 156.91 FEET; THENCE NORTH 58° 35' 59" WEST, A DISTANCE OF 305.70 FEET; THENCE NORTH 81° 05' 59" WEST, A DISTANCE OF 160.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 439.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81° 05' 59" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 58° 35' 59" EAST, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 590.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'00", A DISTANCE OF 298.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87° 35' 59" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 82° 05' 59" EAST, A DISTANCE OF 230.02 FEET; THENCE SOUTH 62° 05' 59" EAST, A DISTANCE OF 129.81 FEET; THENCE NORTH 44° 54' 01" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 45° 05' 59" EAST, A DISTANCE OF 118.05 FEET; THENCE NORTH 89° 50' 31" EAST, A DISTANCE OF 16.59 FEET; THENCE SOUTH 00° 09' 29" EAST, A DISTANCE OF 100.14 FEET; THENCE SOUTH 89° 50' 31" WEST, A DISTANCE OF 1060.10 FEET; THENCE NORTH 63° 26' 21" WEST, A DISTANCE OF 823.12 FEET; THENCE NORTH 00° 10' 04" WEST, A DISTANCE OF 189.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 240.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°58'10", A DISTANCE OF 297.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 15° 59' 56" EAST (DEPARTING FROM SAID PLAT BOUNDARY LINE), A DISTANCE OF 235.56 FEET; THENCE SOUTH 89° 49' 56" WEST, A DISTANCE OF 12.49 FEET TO A POINT ON SAID PLAT BOUNDARY LINE; THENCE NORTH

15° 59' 56" EAST ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 623.27 FEET; THENCE NORTH 57° 30' 04" WEST CONTINUING ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 96.64 FEET; THENCE SOUTH 67° 49' 01" WEST, A DISTANCE OF 1026.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 108.93 FEET; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 157°59'05", A DISTANCE OF 300.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 49' 56" EAST, A DISTANCE OF 398.75 FEET; THENCE SOUTH 00° 10' 04" EAST, A DISTANCE OF 56.00 FEET; THENCE NORTH 89° 49' 56" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 07° 41' 54" WEST, A DISTANCE OF 68.98 FEET; THENCE SOUTH 36° 40' 04" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 67° 29' 14" EAST, A DISTANCE OF 176.17 FEET; THENCE SOUTH 51° 29' 22" EAST, A DISTANCE OF 122.48 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET, (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 15°59'56" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°49'29", A DISTANCE OF 257.70 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89° 49' 56" WEST, A DISTANCE OF 860.00 FEET; THENCE NORTH 52° 53' 54" WEST, A DISTANCE OF 586.93 FEET; THENCE NORTH 71° 10' 04" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89° 49' 56" WEST, A DISTANCE OF 343.13 FEET; THENCE NORTH 00° 05' 59" WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 89° 49' 56" EAST (DEPARTING FROM SAID PLAT BOUNDARY LINE), A DISTANCE OF 24.50 FEET; THENCE NORTH 38° 29' 53" WEST, A DISTANCE OF 261.44 FEET; THENCE SOUTH 51° 30' 07" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 38° 29' 53" WEST, A DISTANCE OF 212.74 FEET; THENCE SOUTH 89° 45' 46" WEST, A DISTANCE OF 235.45 FEET; TO POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00° 05' 35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 591.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL II

BEING A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, RUN THENCE NORTH 00°05'35" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1019.60 FEET; THENCE NORTH 89°54'25" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00°05'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°05'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 123.83 FEET; THENCE SOUTH 89°45'46" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6054, PAGE 1092, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 6.00'; THENCE NORTH 00°05'35" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 71.17 FEET; THENCE NORTH 89°45'46" EAST (DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 323.62 FEET; THENCE SOUTH 00°14'14" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°45'46" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°14'14" EAST, A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET; THENCE SOUTH 89°45'46" WEST, A DISTANCE OF 225.18 FEET; THENCE NORTH 45°09'55" WEST, A DISTANCE OF 35.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL OF LAND DESCRIBED IN OFFICAL RECORD BOOK 3522 PAGE 1056 AND A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3522 PAGE 1069, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,338699 SQUARE FEET OR 122.559 ACRES, MORE OR LESS.