AN ORDINANCE OF THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT
OVER THE REAL PROPERTY LEGALLY DESCRIBED ON
EXHIBIT "A" TO THIS ORDINANCE COMPRISING OF
APPROXIMATELY 201.18 ACRES; NAMING THE INITIAL
MEMBERS OF THE BOARD OF SUPERVISORS OF THE
DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT; DESIGNATING THE PURPOSE OF THE DISTRICT;
DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING
FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes to
provide an alternative method to finance and manage basic services for community
development; and

WHEREAS, Town and Country Builders, Inc., a Florida Corporation ("Petitioner"), has
petitioned Palm Beach County, Florida (the "County"), to grant the establishment of the Palm
Beach Plantation Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the Board of County Commissioners
of Palm Beach County, Florida (the "Board"), in accordance with the requirements and
procedures of Section 190.005(1)(d), Florida Statutes; and

WHEREAS, all statements contained within the petition have been found to be true.
WHEREAS, the District shall acquire or construct potable water and wastewater facilities in accordance with the County's Water Utilities Department's standards and procedures to enable the County to provide potable water and wastewater services to the District; and

WHEREAS, the District does not have any zoning or development permitting power and the establishment of the District is not a development center; and

WHEREAS, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the District; and

WHEREAS, the Board has considered the record of the public hearing and has concluded that the establishment of the District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the Board finds that the District shall have the general powers described in Section 190.011, Florida Statutes; and

WHEREAS, the exercise by the District of any power other than the powers set forth in Sections 190.011 and 190.012(1), Florida Statutes, shall require consent by the Board of County Commissioners of Palm Beach County by ordinance or resolution.

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

Section 1. The Petition to establish the Palm Beach Plantation Community
special powers provided for in Section 190.012(1), Florida Statutes, Section 190.0122(2)(a),
Florida Statutes, and Section 190.012(2)(b), Florida Statutes, but only with respect to water
mains and fire plugs.

Section 7. Notwithstanding Section 6 as set forth hereinabove, Petitioner, as the
contract purchaser or the District, shall enter into a Standard Potable Water and Wastewater
Development Agreement with the County for the provision of water and wastewater facilities.
Petitioner shall pay all fees and charges as set forth in said Agreement and shall abide by all
terms and conditions therein including, but not limited to, constructing or acquiring the water and
wastewater facilities in accordance with the Water Utility Department's Uniform Policies and
Procedures, providing the County with appropriate easements for said facilities, and providing
the County with a deed to said water and wastewater facilities at no cost to County. Palm
Beach County's Water Utilities Department shall operate and maintain said water and
wastewater facilities and provide water and wastewater service upon receipt of all fees and
charges, upon completion of construction and upon receipt of said deed.

Section 8. Pursuant to Section 190.004(4), Florida Statutes, the charter for the District
shall be Sections 190.006 through 190.041, Florida Statutes, including the special powers
provided by Section 190.012(1), Florida Statutes, Section 190.0122(2)(a), Florida Statutes, and
Section 190.012(2)(b), Florida Statutes, but only with respect to water mains and fire plugs. The
special assessments by the grantee. The District shall record a notice of assessments in the
Public Records after any bond sale setting forth the maximum annual special assessment to be
paid in connection with such bonds.

Section 11. The Petitioner, its successors and assigns shall disclose the fact that the
development is located in a special taxing district so that a special assessment will be
assessed on the tax roll against all property owners within the District. This information shall be
in BOLD type in any sales brochures, in any sales information, on the front page of the
Declaration of Restrictive Covenants creating the Property Owner Association of Homeowner
Association, and on a 24" by 36" sign which shall be posted at all times at the entrance to the
sales office of the development providing the following disclosure:

"If you purchase a unit in this development you will be subject to additional costs. A
special assessment and or taxes will be added to your tax bill. This non-advalorem tax
assessment will be in addition to all other property taxes and assessments. This cost (based on
the assumption that the assessments will be paid in November of each year) is estimated at
$80.00 per month or $960.00 per year and will be levied to pay debt service on the bonds
issued by the District."

Section 12. The Petitioner, its successors and assigns shall provide all the disclosure
statements required in Sections 10 and 11 above in a separate page as part of the contract for
Section 16. EFFECTIVE DATE:
This ordinance shall take effect upon filing with the Department of State.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on this 21st day of October, 2023.

ATTEST:

By: [Signature]
Deputy Clerk.

[Stamp]

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]
Solicitor Attorney

EFFECTIVE DATE: Filed with the Department of State, State of Florida, on the 11th day of November, 2023 at ___ __ m.
ALL THAT PART OF TRACTS 39, 40, 41, AND 42, LYING SOUTH OF THE WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACTS 43 THROUGH 45, INCLUSIVE, IN BLOCK 7; ALL THAT PART OF TRACT 19 LYING SOUTH OF WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACT 24 IN BLOCK 8; ALL OF TRACTS 1, 2, 3, 10, 11, 12, THE WEST ONE-HALF OF TRACT 13, AND ALL OF TRACTS 14, 15, 16 AND THE WEST ONE-HALF OF TRACT 24 IN BLOCK 10; ALL OF TRACTS 4, 5, 6, 7, 8, 9, THE NORTH ONE-HALF OF TRACTS 2 AND 3, AND THE NORTH ONE-THIRD OF TRACT 1 IN BLOCK 11, ALL LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; EXCEPTING, HOWEVER, THE LAND 208.71 FEET OF THE WEST 208.71 FEET OF TRACT 3, BLOCK 16, OF SAID PLAT; ALSO EXCEPTING THE LAST 40 FEET OF THE NORTH ONE-THIRD OF TRACT 1, BLOCK 11, OF SAID PLAT; ALSO EXCEPTING THE EASTERN PORTION OF TRACT 1, BLOCK 11, LYING LAWFULLY TO A LINE Whose southerly terminus lies 101 FEET EAST OF, AS MEASURED ALONG THE SOUTH TRACT LINE, FROM THE SOUTHEAST CORNER OF TRACT 14, BLOCK 11, AND Whose southerly terminus lies 100.70 FEET WEST OF, AS MEASURED ALONG THE NORTH TRACT LINE, FROM THE SOUTHEAST CORNER OF TRACT 48, BLOCK 7, OF SAID PLAT.

TOGETHER WITH THE FOLLOWING DESCRIBED PLATTED RIGHTS-OF-WAY LYING IN BLOCKS 7, 8, 10 AND 11, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA:

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTINUOUS TO THE SOUTH AND WEST BLOCK LINE OF SAID BLOCK 7, BEING BOUNDED AS FOLLOWS:

LESS THE FOLLOWING PROPERTY
TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES 519°29’34”N, A RADIAL DISTANCE OF 501.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°57’50”, A DISTANCE OF 78.22 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 42°39’04”N, THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 48.39 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 14°28’18”; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 126.20 FEET; THENCE 531°11’30”E, A DISTANCE OF 360.93 FEET; THENCE 89°34’22”E, A DISTANCE OF 36.15 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES 56°14’44”E, A RADIAL DISTANCE OF 1,280.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°19’17”, A DISTANCE OF 9.86 FEET; THENCE 53°43’52”E, A DISTANCE OF 141.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,640.00 FEET AND A CENTRAL ANGLE OF 15°18’38”; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 431.47 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 261.16 ACRES, MORE OR LESS.