

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** PDD-2021-00631  
**Application Name:** Whitworth AGR-PUD  
**Control No./Name:** 2021-00031 (Whitworth AGR-PUD)  
**Applicant:** John Whitworth  
G.L. Acquisitions Corporation - Gladys DiGirolamo  
**Owners:** John Whitworth  
GL Homes Of Palm Beach Associates LTD  
**Agent:** G.L. Homes - Gladys DiGirolamo  
**Telephone No.:** (954) 753-1730  
**Project Manager:** Timothy Haynes, Senior Site Planner

**TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from Agricultural Reserve (AGR) District to Agricultural Reserve-Planned Unit Development (AGR-PUD) District.

**APPLICATION SUMMARY:** Proposed is an Official Zoning Map Amendment for the Whitworth AGR-PUD. The site is currently approved as Bona Fide Agriculture for the cultivation of row crops. The Applicant proposes to rezone 362.71-acres from AGR to AGR-PUD. The Development Area will consist of 145.40-acres and 217.32-acres, made up of 4 separate parcels, are proposed as the preserve portion of an AGR-PUD.

The Applicant is proposing a total of 277 units within three Residential Pods (Pods A, B, and C) as indicated on the Preliminary Master Plan (PMP). Of the 277 residential units, 98 will be detached Single Family (SF) units, and 179 will be detached Zero Lot Line (ZZL) units. Pod A will contain 67 ZLL units and 4 SF units along with Lake Tract 1 and Lake Tract 2. Pod B consist of 112 ZLL units and includes Lake Tracts 3 and 4. Pod C will contain 94 SF units and includes Lake Tract 7. The PMP also indicates 58.30-acres of Open Space, that will include a 6.88-acre Recreation Pod and Lake Tracts 5, 6, and 8. The Applicant is proposing to use the cash out option for the required 2.91-acre Civic Pod requirement.

One access point is proposed from Lyons Road.

**SITE DATA:**

Location:	Approximately 1 mile south of Boynton Beach Boulevard east of State Road 7 and west of Lyons Road.
Property Control Number(s):	00-42-43-27-05-060-0011 and 00-42-43-27-05-069-0012
Existing Future Land Use Designation:	Agricultural Reserve (AGR)
Proposed Future Land Use Designation:	No Change
Existing Zoning District:	Agricultural Reserve District (AGR)
Proposed Zoning District:	AGR-PUD
Total Acreage:	362.71 acres
Affected Acreage:	362.71 acres
Tier:	AG Reserve
Overlay District:	N/A
Neighborhood Plan:	West Boynton Community Plan
CCRT Area:	N/A
Municipalities within 1 Mile:	N/A
Future Annexation Area:	N/A

**RECOMMENDATION:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff has received 10 contact from the public in regarding this application with one phone call expressing opposition due to traffic concerns,

two calls requesting additional information on what was being developed and the proposed location of the Recreation Pod from the adjacent development to the north (Valencia Reserve), five letters in opposition with three letters expressing concerns with the depletion of the Agricultural Preserve and traffic on State Road 7, along traffic volumes and congestion on Lyons Road. Staff has received one letter in support from the Coalition of Boynton West Residential Associations.

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**PROJECT HISTORY:** The subject site currently exists as farm land and has no prior public hearing approvals.

**SURROUNDING LAND USES:**

**NORTH:**

FLU Designation: Agricultural Reserve (AGR)  
Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)  
Supporting: Residential (Lyons West AGR-PUD, Control No. 2005-0003)

**SOUTH:**

FLU Designation: Agricultural Reserve (AGR)  
Zoning District: Institutional and Public Facilities (IPF)  
Supporting: Institutional (Northstar Cemetery Service of Florida, Control No. 1975-00011)

FLU Designation: Agricultural Reserve (AGR)  
Zoning District: Agricultural Reserve District (AGR)  
Supporting: Agriculture (Control No. N/A)

**EAST (across Lyons Road):**

FLU Designation: Agricultural Reserve (AGR)  
Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)  
Supporting: Residential (Canyon Springs PUD, Control No. 2002-0069)

**WEST (across State Road 7/US 441):**

FLU Designation: Agricultural Reserve (AGR)  
Zoning District: Agricultural Reserve Planned Unit Development (AGR-PUD)  
Supporting: Preserve (Lyons West AGR-PUD, Control No. 2005-0003)

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**FINDINGS:**

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

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

- a. **Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

PLANNING DIVISION COMMENTS: Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

- o **Relevant Comprehensive Plan Policies:** Future Land Use Element (FLUE) Policy 1.5.1-b establishes the requirements for planned developments in the Agricultural Reserve Tier. Staff finds that it meets all requirements of the policy (the development area is compact, contiguous, arranged as a unified whole and appropriately buffered from agriculture; that it is situated adjacent to other

development (to the north and east); the proposed 50-foot AGR perimeter buffer to agricultural uses to the west and south; the proposed preserves are not part of other developments and are used for agriculture or open space uses.

FLUE Policy 1.5.1-i details the requirements for a 60/40 Planned Development Option (AGR-PUD). The proposed development meets the requirements (minimum of 250 acres; the development area is compact and contiguous; the development area is east of SR7). FLUE Policy 1.5.1-i.6 addresses the preserve area requirements, and states, that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified in the Thoroughfare Identification Map. The policy also states that preserve areas for a 60/40 PUD shall contain a minimum contiguous area of 150 acres; or have a common boundary with other preserve properties whose aggregate total equals at least 150 acres and are contiguous to other preserve parcels or parcels designated Conservation (CON) on the Future Land Use Atlas (33-FLUE). Additionally, the Development Area of the AGR-PUD is adjacent to Lyons Road. Per Transportation Element Policy 1.4-q #2, the Lyons Road segment from Atlantic Avenue to Boynton Beach Boulevard is a designated Rural Parkway. To ensure compliance with the 100-foot rural parkway requirement along the Lyons Road frontage of the project, conditions of approval are proposed that address the timing and construction of the parkway.

- **Density & AGR Preserves:** Per FLUE Policy 1.5.1-d, the maximum density of an AGR-PUD is one (1) dwelling unit per acre of land, provided it meets the 60/40 requirement (see subsequent analysis). This project is eligible to develop up to 362 dwelling units, but the Applicant is proposing only 277 units. A condition of approval limiting the density is proposed to reflect the 277 units for the project. The subject request has no prior approvals and is a new 362.714 acre AGR-PUD with four (4) preserves containing 217.317 total acres of preserve area. In addition, none of the proposed preserves are associated with the Nursery with Landscape Services (Ordinances ORD. 2020-16 & 2021-04) or have Farm Residence letters.
- **60/40 Development Option:** Per Policy 1.5.1-i. the Applicant is required to provide a minimum of 60% of preserve area and 40% maximum developable area. The Preserve areas are not required to be contiguous with the development area. The 60/40 breakdown is as follows:

Total acreage:        362.714 acres  
Less ROW:            0.695 acres  
Net acreage =        362.019 acres

Net acreage x 60%: 362.019 ac x 60% = 217.211 acres (Applicant proposes 4 preserves totaling 217.317 acres or 60%)  
Net acreage x 40%: 362.019 ac x 40% = 144.808 acres (Applicant proposes 144.702 acres in the development area or 40%)

- **Special Overlay District / Neighborhood Plan / Planning Study Area:** The subject property is located within the boundaries of the West Boynton Area Community Plan, which is administered by the Coalition of Boynton West Residents Association (COBWRA). The subject request is not inconsistent with the neighborhood plan. The Applicant was advised to meet with the neighborhood group responsible for implementing the Neighborhood Plan. No letters in support or objection have been received as of the writing of this report.

**b.      Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.***

The proposed rezoning request to AGR-PUD is consistent with the existing Future Land Use Table 3.A.3.C – FLU Designation and Corresponding Planned Development Districts (1). As such, a Future Land Use Amendment is not required for this rezoning application.

- **Property Development Regulations (Development Area and Preserve Parcels):** As previously stated in the section above, the site proposes to utilize the 60/40 development option per Art. 3.E.F.2. Development Options. The gross land area consists of 362.714-acres, exceeding the 250-acre minimum required for the 60/40 AGR-PUD. The 144.7-acre Development Area contains both Residential and Recreation Pods which meet the requirements pursuant to Table 3.E.2.D, PUD Property Development Regulations. The Applicant is proposing to utilize the cash out option for the 2.91-acre Civic Pod, subject to Board approval.

*AGR-PUD Development Areas:* As required by Art. 3.E.2.F.4., Development Area, the proposed development is adjacent to existing AGR-PUD residential developments, and is the proposal is a single, compact and contiguous area. The site has frontage on Lyons Road and east of State Road 7, and provides pedestrian connectivity from the Pods connecting to the Rural Parkway. The development parcel is located south of and adjacent to the LWDD L-26 Canal and north of and adjacent to the LWDD L-27 Canal which provide additional buffering for the development.

○ *Preserve Areas:* The proposed 60/40 AGR-PUD requires 217.21-acres of preservation area based upon the total gross acreage of the overall development less right-of-way reservations. A total of 217.32-acres of preservation land is being proposed to satisfy this requirement. The Preserve Area is consistent with Art. 3.E.2.F.3. Preserve Area. Each of the four Preserve Parcels are in the AGR Tier with an AGR FLU designation, and are accessible by a street. The uses of the preserve parcels are consistent with the Art. 4 Use Regulations for Bona Fide Agricultural uses. All preserve lands meet the minimum requirements as outlined in Table 3.D.1.A, Property Development Regulations. Preserve Parcel's 1 and 2 are contiguous to the development area and consist of Rural Parkways meeting the requirements of Art. 3.E.2.F.3.C.a. General Exemptions. Both of these preserve parcels are 100 ft. in width and have a land area of just over 6.0-acres. Preserve Parcel 3 is also adjacent to the development area, consisting of 132.84-acres and meets the minimum ARG PDR requirements. The 4<sup>th</sup> Preserve Parcel, (Hyder West) is a 177.20-acres also meeting the property development regulations for size for an AGR-PUD preserve.

○ *Exemplary Design:* A rezoning to an AGR-PUD Zoning district must meet the exemplary standards outlined in Art. 3.E.2.A.4. As outlined in the Justification Statement, the Applicant proposes the following to satisfy the exemplary design criteria:

- The proposed density for the Whitworth development will be under 1 unit per acre which is consistent with neighboring developments. In addition, the Applicant has indicated that 94% of total units will be situated on a canal or a lake.
- A recreation parcel exceeding Code requirements by 5.22-net acres of the minimum required size.
- Pedestrian connections throughout the site and the Rural Parkway pathway within the preserve area to promote recreational opportunities such as running, walking, and biking.

○ *Performance Standards and Design Objectives:* The proposed development is subject to the PDD Design Objectives and Performance Standards pursuant to Art. 3.E.1.C., PDD Objective and Standards, along with the Art. 3.E.2.A.B Objectives and Standards for a PUD. The Applicant has met and exceeded these requirements by providing:

- A development that is predominantly residential;
- A continuous non-vehicular circulation system throughout the development and to Lyons Road;
- Establishing Code required landscape buffers along all adjacent perimeters to buffer existing development from proposed development;
- Decorative pavers are to be provided at the entrance to the development;
- A fountain will be provided in the largest waterbody proposed;
- All residential Pods will be located within 1,320 ft. of a recreation area or park;
- A focal point will be provided at the terminus of 15% of streets within the project;

Further to the above, Staff request a Condition of Approval that will provide for a Neighborhood Park be shown on the Plan at time of Final DRO as required by Table 3.E.2.D, PUD Property Development Regulations.

○ *Landscape/Buffering:* A 25-foot wide landscape buffer is provided along the north and south property line, which reflects a 50 percent width reduction that is authorized by Article 3.E.2.F.4.d.1, given the presence of LWDD Canal 26 and 27, which are both greater than 50 feet in width. Along the east property line of the development area fronting Lyons Road, the Applicant is proposing to contribute a 100 ft. wide strip of land in of a Preserve Parcel for a Rural Parkway corridor. Art. 7.C.2.C.4.1.b.1 Buffer Width Reduction, allows for a 15 ft. wide landscape buffer to be permitted along a property line abutting a 100 ft. wide Rural Parkway. As such, a 15 ft. wide buffer is proposed along Lyons Road on the west side of the Rural Parkway. Art. 7.C.2.C.4.1.a. AGR-PUD Landscape Buffer, requires a minimum 50-foot wide landscape buffer along the perimeter of the development



area of an AGR-PUD. The PMP provides for the required 50-foot wide perimeter buffer on the west property line.

- **Signs:** The Preliminary Master Sign Plan (Figure 6) proposes one Project Entrance Signs for the Lyons Road entrance to the development. Four On-site Directional signs are proposed for the individual pods and recreation parcel. All signage will be Code-compliant per Art. 8.G.2.C.A Entrance Signs, and Art.8.G.3.D.B.C- On-site Directional Signs.

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

The site design will be compatible and consistent with all surrounding uses. Directly north of the subject site is a residential development known as the Valencia Reserve community within the AGR-PUD Zoning district (Lyons West AGR-PUD, Control No. 2005-0003). To the south of the proposed preserve area is County owned farmland. Further, an existing Cemetery is located to the south of the proposed development area (west of the proposed preserve area). This land is zoned Institutional and Public Facilities. The proposed development will have no impact on this use.

To the east is the Canyon Springs residential development containing an AGR-PUD zoning designation (Control No. 2002-0069, Canyon Springs PUD). Lastly, to the west of the site across State Road 7/US 441 is a parcel within the AGR-PUD Zoning district, which serves as a required preserve parcel for the Lyons West AGR-PUD.

The north, east, and west properties contain the exact same AGR-PUD Zoning designation as the proposed Whitworth Property. The Lyons Road corridor consist of mainly single family residential communities as seen in the aerial to the right. The proposed Single-Family development is consistent with the overall land uses within the vicinity of the subject area.



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

The proposed development will have minimal impacts on neighboring lands. As previously described, the subject site is a contiguous development to a number of other AGR-PUD developments that have been approved over the past years both to the north and east of the subject site along Lyons Road. The proposal for the 277 Single Family and Zero Lot Line homes are consistent with the development pattern in the area (see Standard e., Development Patterns). The PMP indicates a number of site features that will provide visual buffering to the neighboring developments to the north and east. Along the north property line, adjacent to the Valencia Reserve development, the Applicant is proposing to provide a 25 ft. Landscape Buffer, utilizing the 50% reduction allowance through Art. 7.C.2.C.4, AGR-PUD Landscape Buffer. To the north of the proposed buffer is the 90 ft. L-26 LWDD Canal, as well as a 25 ft. Landscape Buffer for Valencia Reserve, providing 140 ft. between proposed and existing residential homes. The significant distance between the two developments as well as the existing and proposed buffers will reduce significantly any potential impacts to existing homeowners.

Along Lyons Road, the Applicant is providing a 15 ft. R-O-W buffer, as well as a 100 ft. wide Rural Parkway Easement as permitted by the Comprehensive Plan. This has already been provided on the east side of Lyons Road for the Canyon Isles development. The existing and proposed buffers will reduce visual impacts from Lyons Road and existing development to the east. The southern property line is boarded by an 80 ft. overall LWDD L-27 Canal and will maintain a 25 ft. wide perimeter buffer. The west property line will maintain a 50 ft. wide buffer for the development area.

To further mitigate development intensity impacts on surrounding properties, the Applicant has proposed a density calculation consistent with what is approved per the Comprehensive Plan. As previously stated in the Consistency with the Plan section, Per FLUE Policy 1.5.1-d, the maximum density of an AGR-PUD is one dwelling unit per acre of land, provided it meets the 60/40 requirement which would permit the development of up to 362 dwelling units. However, the Applicant only proposes 277 units.

**e. Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: There are no significant amounts of native vegetation on the site.

WELLFIELD PROTECTION ZONE: The property is not located within a Wellfield Protection Zone.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

**f. Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The proposed development will remain consistent with the development patterns of the overall area. Residential Planned Development Districts surround the site to the east and north and all along the Lyons Road corridor. Canyon Lakes (Canyon Lakes Control No. 2002-00067), Canyon Isles (Fogg Property Central PUD, Control No. 2002-00068), and Canyon Springs (Canyon Springs PUD, Control No. 2002-00069) are other AGR-PUD residential developments within close proximity of the proposed AGR-PUD, all of which were all approved for 500 dwelling units each. The proposed request is for 277 dwelling units. The adjacent communities within close proximity are consistent with the development patterns in the area by providing low-density detached housing with private recreation facilities.

As stated in the Compatibility with the Surrounding Uses section, Lyons West (also known as Valencia Reserve Community) to the north of the subject site was approved as a 1043 residentially unit Age Restricted community. Valencia Cove North/South is another Age Restricted residential development located just below Canyon Springs, which was approved for 1404 dwelling units (2004-00369, Valencia Cover AGR-PUD).

As proposed, the request will remain in a consistent, logical, orderly, and timely development patter of the area. The Applicant proposes the same type of development that has received approvals in the same area previously. At this time, the request is appropriately proposed with the growing demand of the community it seeks to service.

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

ENGINEERING COMMENTS:

The proposed 277 Single-Family dwelling unit development is expected to generate 1,183 net daily, 66 net AM and 83 net PM peak hour trips. Build-out of the project is expected to be by 2026.

Lyons Rd fronting the project will be over capacity in the build out year as a 2-lane facility. However, this roadway is listed in the current County 5-Year Roadway Program to be widened to a 4-lane

divided facility, which will accommodate the buildout traffic, including the traffic from this project. The intersection of Atlantic Ave and Lyons Rd also be improved as part of Atlantic Ave and Lyons Rd widening.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour  
Segment: Lyons Rd from Boynton Beach Blvd to Flavor Pict Rd  
Existing count: Northbound=862, Southbound=624  
Background growth: Northbound=332, Southbound=309  
Project Trips: Northbound=23, Southbound=28  
Total Traffic: Northbound=1217, Southbound=961

Present laneage: 1 in each direction  
Assured laneage: 2 in each direction  
LOS “D” capacity: 880/1960 per direction (Present/Assured)  
Projected level of service: LOS D or better in each direction with assured lanes  
The Property Owner shall dedicate ROW for a right turn lane, take in the storm drainage runoff from Lyons Road and replat the property into legal lots of record prior to the issuance of the building permit.

The Property Owner shall take in the storm drainage runoff from Lyons Road and dedicate right-of-way for their right turn lane prior to the issuance of the building permit.

PALM BEACH COUNTY HEALTH DEPARTMENT:  
This project has met the requirements of the Florida Department of Health

FIRE PROTECTION:  
Staff has reviewed this application and have no comment.

SCHOOL IMPACTS:  
The Applicant states that the proposed age-restricted residential development will not house K - 12 students. The Applicant has not submitted a School Capacity Availability Determination (SCAD) application for the proposed units. The property owner or Applicant will be required to submit a recorded Declaration and Restrictive Covenant to the School District that prohibits children less than nineteen years of age from residing in the subject development no later than six (6) months after DO approval.

PARKS AND RECREATION:  
Project proposes 277 dwelling units requiring 1.66 acres of onsite recreation, 6.88 acres of onsite recreation are provided, therefore the recreational requirement is satisfied.

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

The Applicant’s Justification Statement indicates that the request is necessitated by the growing real-estate market demand for Age Restricted housing in Palm Beach County. There are numerous existing residential AGR-PUD communities along the Lyons Road corridor. This existing residential node allows for the opportunity to provide development meeting the needs of the growing community.

**CONCLUSION:** Staff have evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the request, subject to the Conditions of Approval in Exhibits C.

## CONDITIONS OF APPROVAL

### EXHIBIT C: PDD- Residential Planned Development District

#### ALL PETITIONS

1. The approved Preliminary Master Plan is dated July 26, 2021. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: MONITORING - Zoning)

#### ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2026, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to issuance of the first building permit for a residential unit for sale, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code, or as otherwise approved by the County Engineer. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPMPT: MONITORING - Engineering)

3. Prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMPT/ONGOING: MONITORING - Engineering)

4. The Property Owner shall construct:

- i. a right turn lane north approach on Lyons Road at the project entrance road.
- ii. a left turn lane south approach on Lyons Road at the project entrance road.

Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for residential units for sale. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPMPT: MONITORING - Engineering)

b. Construction shall be completed prior to issuance of the first Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: MONITORING - Engineering)

5. Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT: MONITORING - Engineering)

#### 6. MAJOR THOROUGHFARE ROAD DISCLOSURE

a. Prior to the recordation of the first plat, the Property Owner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans or Subdivision Plans, a disclosure statement identifying Lyons Road as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: ENGINEERING - Engineering)

b. The Property Owner shall submit documentation of compliance with this condition prior to the first Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: ENGINEERING - Engineering)

#### **PARKS**

1. No more than 110 residential building permits may be issued for this project until the recreational improvements have been completed in their entirety and open for use and accessible to the residents, unless a phasing plan for completion of the required recreation area is agreed to and approved by the Parks and Recreation Department. (BLDGPMT: PARKS AND RECREATION - Monitoring)

#### **PLANNING**

1. The PUD shall be limited to a maximum of 277 dwelling units and shall meet 60/40 AGR-PUD requirements. All units associated with the preserve parcels shall be assigned to the Development area. No approved, unbuilt units may be transferred outside the development area. (ONGOING: PLANNING - Planning)

2. Prior to Final Master Plan (FMP) approval by the Development Review Officer (DRO), the Property Owner shall provide a 100 foot Lyons Road Rural Parkway Landscape Plan with cross section details for the Parkway. All of these items shall be subject to approval by the Planning Division and Engineering Department. The Rural Parkway Landscape Plan to include, but not be limited to, the following items:

a. Flowering trees;

- b. Undulating berms, no taller than five (5) feet and landscaped with native vegetation; and
- c. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along the Development Area project frontage.
- d. The amount of landscape material in the Atlantic and Lyons Preserve parcel P9B portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area, will still be required in the Atlantic and Lyons Preserve parcel P9B portion of the Lyons Road Rural Parkway.
- e. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the development area:
  - 1. Provide 1 canopy tree for each 1,200 square feet.
    - a. Up to 20 percent of canopy trees may be flowering.
    - b. Spacing of trees to be no more than 100' apart.
  - 2. Small trees (maximum mature growth estimated to be no more than 12 feet) may be substituted for canopy trees at a rate of 2 for 1 not to exceed 20 percent of required canopy tree quantity.
  - 3. Provide a minimum of one palm tree for each 4,000 square feet of area; palms to be clustered in groups of 3 minimum; no maximum or minimum spacing between clusters.
  - 4. Provide one plant for each 200 square feet of area, utilizing a minimum of 50 percent of the required quantity in a layered design to include ground cover (mature or maintained growth not exceeding 24 inches, small shrubs (mature or maintained growth not to exceed 48 inches) and large shrubs (mature or maintained growth greater than 48 inches).
  - 5. Undulating berms, where possible, no taller than 5 feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.
  - 6. Sod remaining area.
  - 7. Minimum 90 percent native trees, 60 percent native shrubs.
- f. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the AGR Preserve P9B at Atlantic and Lyons:
  - 1. One canopy tree per 2,000 square feet.
  - 2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.
  - 3. Sod or seed remaining area.
  - 4. Minimum 90 percent native trees, 60 percent native shrubs.
- g. For the Rural Parkway Planting Plan, spacing requirements may be waived by the Planning Director, for those areas within 200 feet of the Development entry or other vehicular access points.  
(DRO: PLANNING - Planning)
- 3. Submit an approved Preserve Management Plan and Rural Parkway Management Plan prior to approval by the Development Review Officer (DRO) of the Final Master Plan for the development area. The management plans shall contain a legal description and sketch of the parcel, an inventory of existing uses and environmental assets on the site, and a plan for exotic removal and maintenance. The preserve management Plan shall be approved by ERM and the Rural Parkway Plan shall be approved by Planning. (DRO: PLANNING - Planning)
- 4. Prior to final site plan approval by the Development Review Officer (DRO), the Property Owner shall provide a Rural Parkway Landscape Plan, for the entire Rural Parkway Preserve area, subject to approval by the Planning Division, to include a minimum of 60% native shrubs and a minimum of 90% native trees and palms for the minimum required trees, palms and shrubs. (DRO: PLANNING-Planning)
- 5. Prior to or concurrent with the plat, the conservation easement for the 100' Lyons Road Rural Parkway Preserve Area, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100 foot Lyons Road Rural Parkway Preserve Area shall contain:
  - a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:
    - i. Flowering trees;
    - ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and

iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

b. The Rural Parkway easement shall not include:

- i. Walls;
- ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area.

c. The Rural Parkway easement may include:

- i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
- ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD.
- iii. Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway subject to approval by the County Engineering Department and the Planning Division.

d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or; a deed to the County for the County's ownership and maintenance.

e. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division.

f. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2023, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by Staff to revoke the Development Order. (DATE/PLAT: MONITORING - Planning)

6. Prior to the recordation of the 1st Plat for the Development Area, all of the conservation easements for all of the Preservation parcels shall be recorded, as approved by the County Attorney's Office, the Department of Environmental Resources Management, and the Planning Division.

a. The conservation easements for all of these preserve parcels shall contain:

- 1) a legal description, site location, including the address of the parcel and a sketch including the area subject to the easement depicting reference points such as main streets and showing the location of the preserve within the context of the Ag Reserve;
- 2) a list of permitted uses, uses not permitted, and prohibited activities.

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: MONITORING - Planning)

7. Prior to the 138th Building Permit, the Property Owner shall commence the construction of the Rural Parkway, through the Rural Parkway easements consistent with the Staff approved Rural Parkway Sketch and Landscape Plan. (BLDGPMPT: MONITORING - Planning)

8. Prior to the issuance of the 221st Certificate of Occupancy (CO), the Property Owner shall complete construction of the Rural Parkway according to the approved landscape plans. (BLDGPMPT: MONITORING - Planning)

## SCHOOL BOARD

1. The Property Owner shall provide a Declaration and Restrictive Covenant which prohibits children less than nineteen years of age from residing in the community no later than six (6) months after DRO Approval. This declaration shall be recorded in the public records for Palm Beach County in a form and manner acceptable to the School Board and the County Attorney and a copy of the recorded



document shall be sent to the School Board's Planning and Intergovernmental Relations Department. (DRO: COUNTY ATTORNEY-School Board)

#### **SITE DESIGN**

1. Prior to final Development Review Officer approval, the Applicant shall modify the Master Plan to include a Neighborhood Park per Art. 3.E.2.B.2.c. Neighborhood Park. (DRO: ZONING - Zoning)
2. Prior to final Development Review Officer approval, the Applicant shall modify the Master Plan to include the location of focal points per Art. 3.E.2.B.2.b. Focal Points. (DRO: ZONING - Zoning)

#### **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)

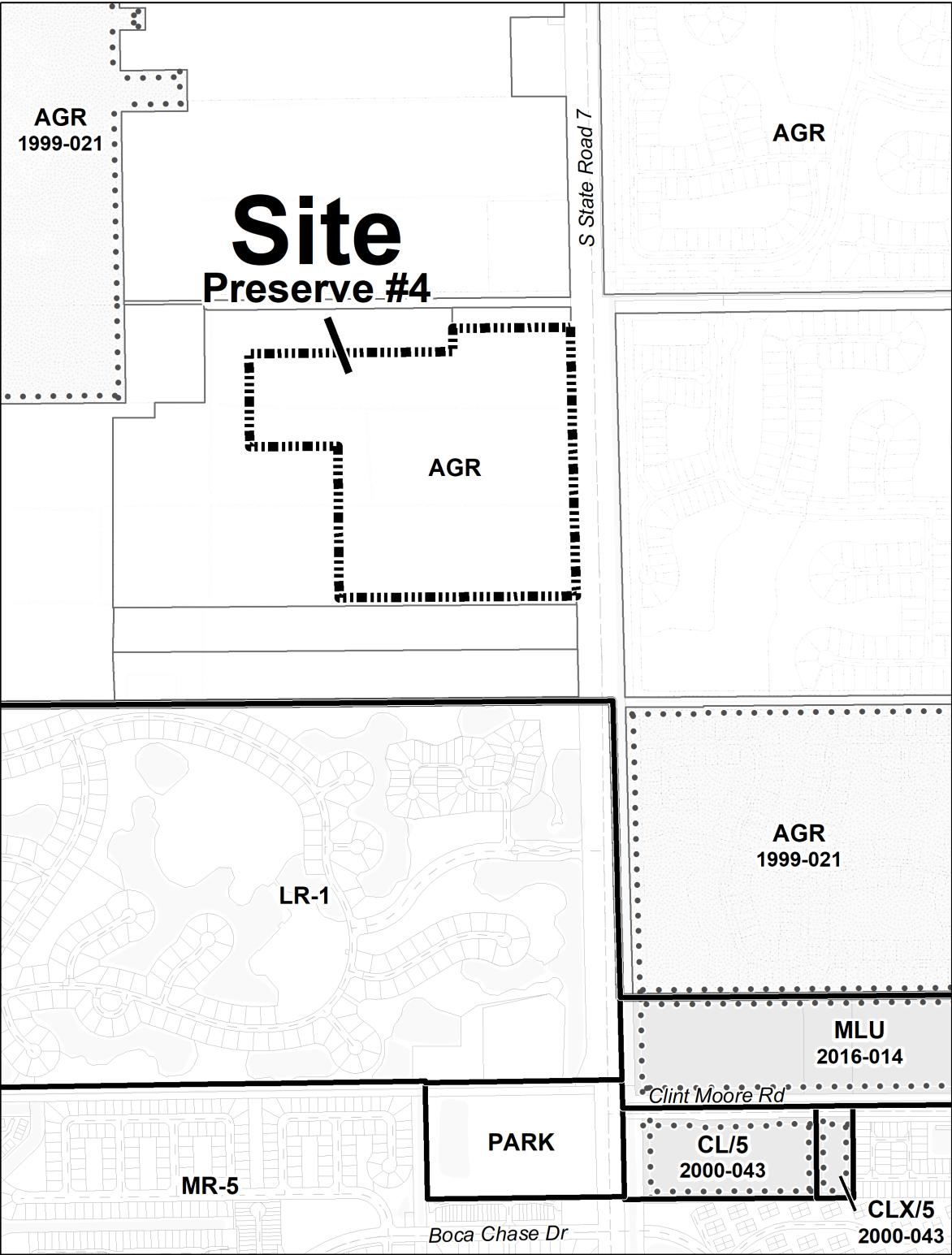
#### **DISCLOSURE**

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



[illegible]

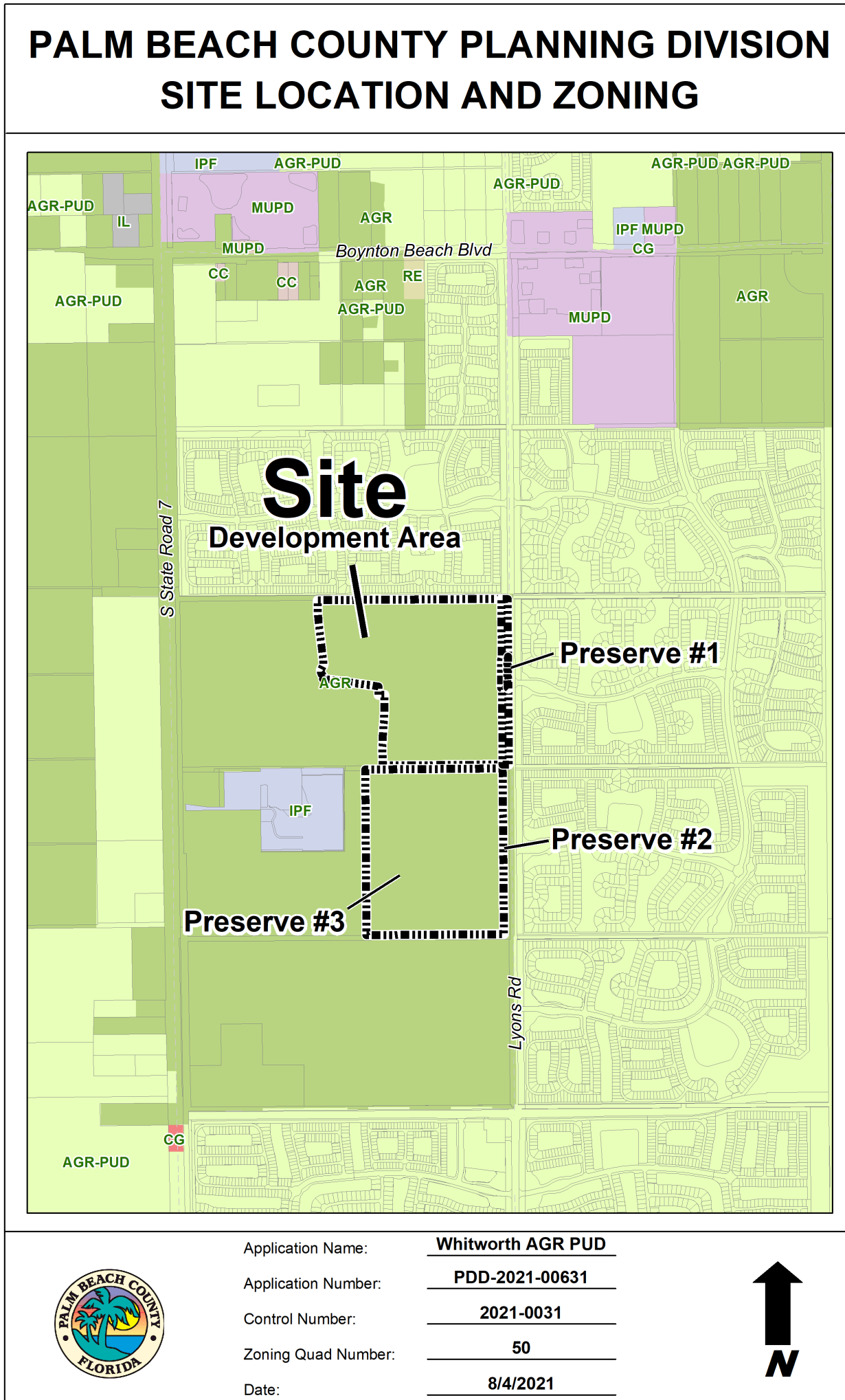
PALM BEACH COUNTY PLANNING DIVISION  
SITE LOCATION AND LAND USE



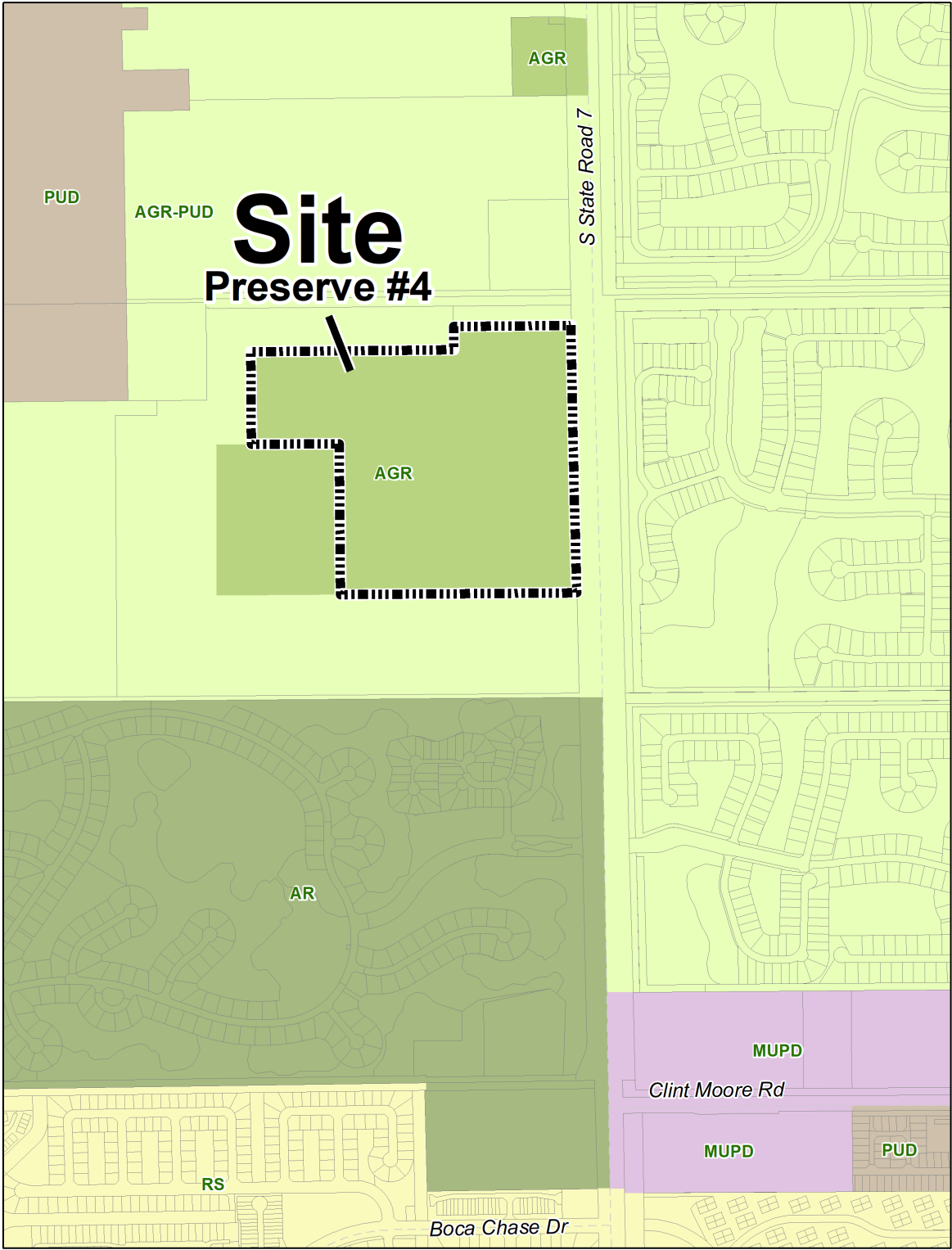
Application Name:	<u>Whitworth AGR PUD</u>
Application Number:	<u>PDD-2021-00631</u>
Control Number:	<u>2021-0031</u>
Atlas Page Number:	<u>105</u>
Date:	<u>8/4/2021</u>



## Figure 2- Zoning Map



PALM BEACH COUNTY PLANNING DIVISION  
SITE LOCATION AND ZONING



Application Name:	<u>Whitworth AGR PUD</u>
Application Number:	<u>PDD-2021-00631</u>
Control Number:	<u>2021-0031</u>
Zoning Quad Number:	<u>105</u>
Date:	<u>8/4/2021</u>





### Figure 3 - Aerial

# PALM BEACH COUNTY PLANNING DIVISION

## SITE LOCATION



Application Name:	<b>Whitworth AGR PUD</b>
Application Number:	<b>PDD-2021-00631</b>
Control Number:	<b>2021-0031</b>
Atlas Page Number:	<b>89</b>
Date:	<b>8/4/2021</b>





PALM BEACH COUNTY PLANNING DIVISION  
SITE LOCATION

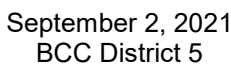


Application Name:	<u>Whitworth AGR PUD</u>
Application Number:	<u>PDD-2021-00631</u>
Control Number:	<u>2021-0031</u>
Atlas Page Number:	<u>105</u>
Date:	<u>8/4/2021</u>

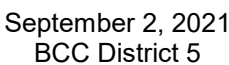




Zoning Commission  
Application No. PDD-2021-00631  
Whitworth ARG-PUD

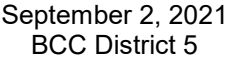


Zoning Commission  
Application No. PDD-2021-00631  
Whitworth ARG-PUD





Zoning Commission  
Application No. PDD-2021-00631  
Whitworth ARG-PUD



Zoning Commission  
Application No. PDD-2021-00631  
Whitworth ARG-PUD

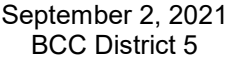


Exhibit D – Disclosure of Ownership

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

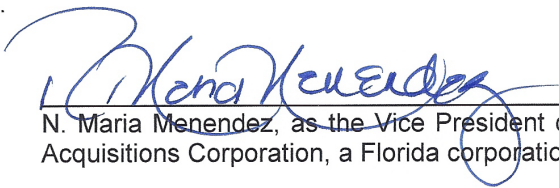
TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE  
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of G.L. Acquisitions Corporation, a Florida corporation, who being by me first duly sworn, under oath, deposes and states as follows:


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

FURTHER AFFIANT SAYETH NAUGHT.

  
N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida corporation

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29<sup>th</sup> day of March 2021, by N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida corporation, [X] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



  
Notary Public  
Colleen M. Colton  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 08/16/2024

**EXHIBIT "A"**

**PROPERTY**

**Whitworth AGR-PUD – Development Parcel**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF TRACTS 17 THROUGH 23, INCLUSIVE, TRACTS 26 THROUGH 30, INCLUSIVE, TRACTS 43 THROUGH 47, INCLUSIVE, AND A PORTION TRACTS 1 THROUGH 9, INCLUSIVE, TRACTS 16, 24, 25, 31, 32, 42, AND 48, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 16 THROUGH 24, INCLUSIVE AND SAID TRACTS 25 THROUGH 33, INCLUSIVE, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 48, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF SAID TRACTS 42 THROUGH 48, SOUTH 89°32'21" WEST, A DISTANCE OF 1913.35 FEET; THENCE NORTH 00°27'39" WEST, A DISTANCE OF 300.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1908.00 FEET AND A CENTRAL ANGLE OF 04°35'51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 153.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°08'12" EAST, A DISTANCE OF 282.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2092.00 FEET AND A CENTRAL ANGLE OF 04°31'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 165.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'25" WEST, A DISTANCE OF 229.62 FEET; THENCE SOUTH 89°36'35" WEST, A DISTANCE OF 93.36 FEET; THENCE NORTH 00°23'25" WEST, A DISTANCE OF 98.07 FEET; THENCE NORTH 07°58'22" EAST, A DISTANCE OF 33.66 FEET; THENCE NORTH 82°01'38" WEST, A DISTANCE OF 801.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1990.00 FEET AND A CENTRAL ANGLE OF 02°46'09"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 96.18 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 06°38'35" EAST, A DISTANCE OF 44.03 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 36°38'35" EAST, A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°18'15"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 161.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 45°58'06"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 80.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°01'15" WEST, A DISTANCE OF 671.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 908.00 FEET AND A CENTRAL ANGLE OF 06°37'51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 105.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'24" WEST, A DISTANCE OF 219.52 FEET; THENCE NORTH 89°36'36" EAST,



ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY ACCORDING TO DEED BOOK 113, PAGE 246 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 400.80 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1.60 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 2525.61 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1, 24, 25 AND 48, A DISTANCE OF 2641.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 145.397 ACRES, MORE OR LESS.

**PRESERVE #1 (Rural Parkway)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 1, 24, 25, 48 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 24 AND 25, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
LESS AND EXCEPT THE NORTH 26.40 FEET OF SAID TRACT 1, FOR THE LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.064 ACRES, MORE OR LESS.

**PRESERVE #2 (Rural Parkway)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 49, 72, 73, 96 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 72 AND 73, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
LESS AND EXCEPT THE NORTH 31.68 FEET OF SAID TRACT 49, FOR THE LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.067 ACRES, MORE OR LESS.

**PRESERVE #3 (Whitworth)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 66 THROUGH 71, INCLUSIVE, TRACTS 74 THROUGH 79, INCLUSIVE, TRACTS 90 THROUGH 95, INCLUSIVE AND A PORTION TRACTS 49 THROUGH 56, INCLUSIVE, TRACTS 65, 72, 73, 80, 89, AND 96, AND A

PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 65 THROUGH 72, INCLUSIVE AND SAID TRACTS 72 THROUGH 80, INCLUSIVE, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 48, SAID BLOCK 60, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 2642.81 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 THROUGH 96, A DISTANCE OF 2190.61 FEET; THENCE NORTH 00°26'28" WEST, A DISTANCE OF 2638.85 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 113, PAGE 255 AND OFFICIAL RECORDS BOOK 6495, PAGE 761 FOR THE FOLLOWING SEVEN (7) COURSES, NORTH 89°32'21" EAST, A DISTANCE OF 12.79 FEET; THENCE NORTH 00°29'55" WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 659.38 FEET; THENCE SOUTH 00°28'56" EAST, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 329.69 FEET; THENCE NORTH 00°28'26" WEST, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1188.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.836 ACRES, MORE OR LESS.

**PRESERVE #4 (Hyder West)**

LEGAL DESCRIPTION:

BEING ALL OF TRACTS 20 THROUGH 23 INCLUSIVE, AND A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, TRACTS 17, 18, 19 AND TRACTS 24 THROUGH 30 INCLUSIVE, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, ALL IN BLOCK 69, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 48 OF SAID BLOCK 69 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE NORTH 01°28'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 683.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°34'36" WEST ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 40 THROUGH 48 OF SAID BLOCK 69, A DISTANCE OF 1,606.63 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 1,027.95 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 597.75 FEET; THENCE NORTH 00°22'32" WEST, A DISTANCE OF 630.33 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 1,380.51 FEET; THENCE NORTH 00°22'07" WEST

ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 158.00 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 796.89 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 FOR THE FOLLOWING THREE (3) DESCRIBED COURSE, SOUTH 01°06'45" EAST, A DISTANCE OF 1,155.49 FEET; THENCE SOUTH 01°48'05" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 01°28'29" EAST, A DISTANCE OF 637.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.350 ACRES, MORE OR LESS.



**EXHIBIT "B"****DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT**

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

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

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Cathy W Lee, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the [ ] individual or [x] President [position - e.g., president, partner, trustee] of Whitworth Properties Management, Inc. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 11050 State Road 7  
Boynton Beach, FL 33473
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.

Cathy W. Lee  
Cathy W Lee, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

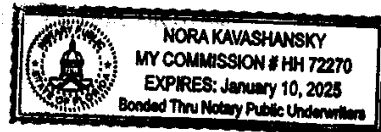
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 4 day of June, 2021 by Cathy W Lee (name of person acknowledging). He/she is personally known to me or ~~has produced~~ not (type of identification) as identification and did/did not take an oath (circle correct response).

Nora Kavashansky  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: 1/10/2025



**EXHIBIT “A”**  
**PROPERTY**

EXHIBIT “B”

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address
John I. Whitworth, III	3926 Sherwood Blvd., Delray Beach, FL 33445
Cathy W. Lee	8450 Whispering Oaks Way, West Palm Beach, FL 33411
Thomas I. Whitworth	14865 Draft Horse Lane, Lake Worth, FL 33414
Wade Glenn Whitworth, Sr.	8606 Rolling Hills Blvd., Lake Worth, FL 33467

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

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

FURTHER AFFIANT SAYETH NAUGHT.

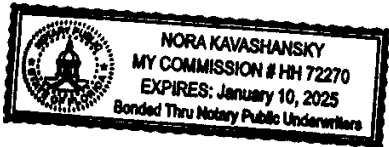
Cathy W. Lee  
Cathy W. Lee, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION: STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 24 day of March, 2021 by Cathy W. Lee (name of person acknowledging). He/she is personally known ☒ to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath (circle correct response).

Nora Kavashansky \_\_\_\_\_  
(Name - type, stamp or print clearly) (Signature)

My Commission Expires on: \_\_\_\_\_



**EXHIBIT “A”**  
**PROPERTY**

See attached legal descriptions:



Whitworth Development Area

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 17 THROUGH 23, INCLUSIVE, TRACTS 26 THROUGH 30, INCLUSIVE, TRACTS 43 THROUGH 47, INCLUSIVE, AND A PORTION TRACTS 1 THROUGH 9, INCLUSIVE, TRACTS 16, 24, 25, 31, 32, 42, AND 48, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 16 THROUGH 24, INCLUSIVE AND SAID TRACTS 25 THROUGH 33, INCLUSIVE, AND LYING BETWEEN TRACTS 8, 17 AND 9, 16, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 48, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 42 THROUGH 48, SOUTH 89°32'21" WEST, A DISTANCE OF 1913.35 FEET; THENCE NORTH 00°27'39" WEST, A DISTANCE OF 300.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1908.00 FEET AND A CENTRAL ANGLE OF 04°35'51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 153.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°08'12" EAST, A DISTANCE OF 282.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2092.00 FEET AND A CENTRAL ANGLE OF 04°31'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 165.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'25" WEST, A DISTANCE OF 229.62 FEET; THENCE SOUTH 89°36'35" WEST, A DISTANCE OF 93.36 FEET; THENCE NORTH 00°23'25" WEST, A DISTANCE OF 98.07 FEET; THENCE NORTH 07°58'22" EAST, A DISTANCE OF 33.66 FEET; THENCE NORTH 82°01'38" WEST, A DISTANCE OF 801.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1990.00 FEET AND A CENTRAL ANGLE OF 02°46'09"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 96.18 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 06°38'35" EAST, A DISTANCE OF 44.03 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 36°38'35" EAST, A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°18'15"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 161.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 45°58'06"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 80.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°01'15" WEST, A DISTANCE OF 671.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 908.00 FEET AND A CENTRAL ANGLE OF 06°37'51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 105.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'24" WEST, A DISTANCE OF 219.52 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO DEED BOOK 113, PAGE 246 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, NORTH 89°36'36" EAST, A DISTANCE OF 400.80 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1.60 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 2525.61 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1, 24, 25 AND 48, A DISTANCE OF 2641.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 145.397 ACRES, MORE OR LESS.

Whitworth Preserve #1 (Rural Parkway – North section)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 1, 24, 25, 48 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 24 AND 25, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT THE NORTH 26.40 FEET OF SAID TRACT 1, FOR THE LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.064 ACRES, MORE OR LESS.

Whitworth Preserve #2 – Rural Parkway (South section)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 49, 72, 73, 96 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID WEST 100.00 FEET OF THE EAST 130.00 FEET OF TRACTS 72 AND 73, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT THE NORTH 31.68 FEET OF SAID TRACT 49, FOR THE LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.067 ACRES, MORE OR LESS.

Whitworth Preserve #3)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 66 THROUGH 71, INCLUSIVE, TRACTS 74 THROUGH 79, INCLUSIVE, TRACTS 90 THROUGH 95, INCLUSIVE AND A PORTION TRACTS 49 THROUGH 56, INCLUSIVE, TRACTS 65, 72, 73, 80, 89, AND 96, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 65 THROUGH 72, INCLUSIVE AND SAID TRACTS 73 THROUGH 80, INCLUSIVE, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 48, SAID BLOCK 60, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 61.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 2642.81 FEET; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 89 THROUGH 96, A DISTANCE OF 2190.61 FEET; THENCE NORTH 00°26'28" WEST, A DISTANCE OF 2638.85 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 113, PAGE 255 AND OFFICIAL RECORDS BOOK 6495, PAGE 761 FOR THE FOLLOWING SEVEN (7) COURSES, NORTH 89°32'21" EAST, A DISTANCE OF 12.79 FEET; THENCE NORTH 00°29'55" WEST ALONG THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 659.38 FEET; THENCE SOUTH 00°28'56" EAST ALONG THE WEST LINE OF SAID TRACT 53, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 329.69 FEET; THENCE NORTH 00°28'26" WEST ALONG THE WEST LINE OF SAID TRACT 52, A DISTANCE OF 0.32 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1188.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.836 ACRES, MORE OR LESS.

EXHIBIT “B”

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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Wade Glenn Whitworth, Sr.	8606 Rolling Hills Blvd., Lake Worth, FL 33467
Wade Glenn Whitworth, Jr.	5442 Alta Way, Lake Worth, FL 33467
Savannah Rose Whitworth	14865 Draft Horse Lane, Lake Worth, FL 33414