

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

**Application No.:** PDD/DOA-2022-00213  
**Application Name:** Whitworth AGR-PUD  
**Control No./Name:** 2021-00031 (Whitworth AGR-PUD)  
**Applicant:** G.L. Homes of Palm Beach Associates LTD  
 Boynton Beach Associates 30, LLLP  
**Owners:** G.L. Homes of Palm Beach Associates LTD  
 Boynton Beach Associates 30, LLLP  
 156th Court South Associates LLC  
 Stables at Paradise Palms LLC  
 John Whitworth  
 9231 155th Lane LLC  
**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 the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 143.90 acres

**TITLE:** a Development Order Amendment **REQUEST:** to modify Conditions of Approval; reconfigure the Master Plan; add and delete land area; add units; and, add access points on 722.51 acres

**APPLICATION SUMMARY:** The proposed requests are for the 722.51-acre Whitworth AGR-PUD development. The Residential Planned Unit Development (PUD) was last approved by the Board of County Commissioners (BCC) on September 29, 2021 for a 277 unit Single Family development.

The Development Order amendment is to allow for the modification of the overall Master Plan to add and rezone 143.90-acres of Development Area and 215.59 acres of Preserve Area of land from Agricultural Reserve (ARG) to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District. The Preliminary Master Plan (PMP) indicates 722.51 total acres for the project. The plan further indicates 289.61-acres of Development Area with which includes eight (8) different Residential Pods (Pods A, B, C, D, E, F, G and H), an 8.94-acre Recreation Pod, 78.23-acres of lake area, and 116.056 acres of Open Space. The preserve area consist of 432.91-acres total acres of which 215.59 acres are newly rezoned AGR-PUD lands. There are a total of 704 units proposed with 127 Detached Single Family Units and 577 Zero Lot Line Units. Existing access is provided from Lyons Road and a newly proposed access point connects from State Road 7.

**SITE DATA:**

Location:	West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard
Property Control Number(s)	00-42-46-19-01-000-1020; 00-42-46-19-02-001-0180; 00-42-46-20-01-000-0870; 00-42-46-19-01-000-0290; 00-42-46-19-02-002-0281; 00-42-46-20-01-000-0191; 00-42-43-27-05-060-0011; 00-42-43-27-05-069-0012; 00-42-43-27-05-060-0091; 00-42-43-27-05-060-0493; and, 00-42-43-27-05-060-0561
Existing Future Land Use Designation:	Agricultural Reserve (AGR)
Existing Zoning District:	Agricultural Reserve Planned Unit Development (AGR-PUD) and Agricultural Reserve District (AGR)
Proposed Zoning District:	Agricultural Reserve Planned Unit Development (AGR-PUD)
Total Acreage:	722.51 acres
Affected Acreage of Rezoning:	359.49 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
Commission District	District 5, Commissioner Maria Sachs

**RECOMMENDATION:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received two contacts from the public regarding this application requesting additional information.

**PROJECT HISTORY:**

On September 29, 2021, the Board of County Commissioners approved an Official Zoning Map Amendment to rezone the eastern portion of the subject site from the AGR Zoning District to the AGR-PUD Zoning District to allow 277 Single Family units through Application Number PDD-2021-00631 under Resolution R-2021-1400.

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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.

**The standards below will consolidate the finding for the DOA request and the Official Zoning Map Amendment request.**

- 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:**

- o *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- o *Density & AGR Preserves:* The subject request is for 704 units on the 722.513 acres and includes 11 preserve parcels totaling 432.909 acres. The subject request has a prior approval (R-2021-1400) for 277 units on 362.714 acres, which included four preserve parcels totaling 217.317 acres.

Pursuant to 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 requirements. This project is eligible to develop up to 722 dwelling units, but the Applicant is proposing only 704 units. The Applicant is requesting to amend Planning condition 1 to reflect the increase in density.

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:	722.513 acres
Less ROW:	<u>0.998 acres</u>
Net acreage =	721.515 acres

Net acreage x 60%: 721.515 ac x 60% = 432.909 acres (Applicant proposes 11 preserves totaling 432.909 acres or 60%)

Net acreage x 40%: 721.515 ac x 40% = 288.606 acres (Applicant proposes 288.606 acres in the development area or 40%)

- o *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.*

○ *Property Development Regulations (Development Area and Preserve Parcels):* Article 3.E.2.F.2: Development Options indicates that, two different options are allowed within the AGR FLU designation: 80/20 and 60/40. The Applicant has opted to develop the land with the 60/40 option which will required to have 60% of the development as a Preservation Area and 40% as Development Area. The DOA request seeks to add an additional 288.61 acres of for a total of 722.51 acres. This area located directly west of the eastern portion of the previously approved development area. The 288.61 -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:* The proposed development complies with Art. 3.E.2.F.4., for Location and Configuration. The site has frontage on both Lyons Road and State Road 7, and provides pedestrian connectivity from the Pods connecting to the Rural Parkway located on both frontages. 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. The DOA, will incorporate an additional 427 detached Single Family units in addition to the already approved 277 units, totaling 704 units.

○ *Preserve Areas:* The proposed 60/40 AGR-PUD requires 60% of the total development to be dedicate as preserved area for a total of 432.91-acres less right-of-way reservations. A total of 432.91 -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 11 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. Parcel's 1, 2, 3 and 4 are existing preserved for the approved development. Parcel 1, 2 and 3 are contiguous to the development where Parcel 1 and 2 consist of Rural Parkways meeting the exemption under Art. 3.E.2.F.3.C.a., both parcels are 100 ft. wide and have a land area of just over 6.0-acres each. Parcel 4, (Hyder West) is a 72.35-acres. Newly dedicated Parcel 5 through 11 are as follows: Parcel 5 and 10 are adjacent to the development area, consisting of 125.087-acres and 21.07-acres, and meets the minimum ARG PDR requirements. Parcel 6 consists of 20.679-acres, Parcel 7 (5.12-acres), Parcel 8 (20.83-acres), and Parcel 9 (4.73-acres). Adjacent to this preserve area is Preserve Parcel 11 known as Hyder West 2, consisting of 18.1-acres. Each of the preserves meet 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 one unit per acre which is consistent with neighboring developments. In addition, the Applicant has indicated that majority of total units will be situated on a canal or a lake.
- A recreation parcel exceeding Code requirements 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 all 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;

○ *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. A 6 ft.

high wall is also provided along the north and south property lines.

Along the east property line of the development area fronting Lyons Road, the Applicant is proposing a 100 ft. wide strip of land (Preserve Parcel 1) 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. A 15 ft. wide buffer with a 6 ft. high wall 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 abutting State Road 7. The buffer is proposed on the east side of Preserve Parcel 6 and includes an 8 ft. high Noise Wall in accordance with Art. 7.D.4.B.2 Noise Mitigation Walls.

- *Signs:* The Preliminary Master Sign Plan (Figure 6) proposes two Project Entrance Signs for the Lyons Road and State Road 7 entrance to the development. Eight On-site Directional signs are proposed for the individual pods and two for the 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 proposed amendment to expand the existing PUD will be compatible and consistent with all surrounding uses and previously approve developments. Directly north of the subject development 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. The proposed Single-Family development is consistent with the overall land uses within the vicinity of the subject area.

To the west of State Road 7 are primarily agricultural lands and preserve areas associated with other PUD developments. Similarly, the proposed development proposes to designated a 21.07-acre preserve parcel (Preserve Parcel 6), fronting State Road 7. The designated preserve parcel will only be permitted to be utilized as bona fide agricultural uses such as the surrounding properties.

**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 site design for the DOA and rezoning will be compatible and consistent with all surrounding uses and will minimize adverse impacts to adjacent lands. The site design proposes single family residential units which is consistent with the development on the surrounding properties. The proposed height for the units will not exceed 35 feet. The PMP provides the required perimeter buffering and includes a wall for visual screening to help mitigate adverse visual impacts.

Further, the proposed project is eligible to develop up to 722 dwelling units, but the Applicant is proposing only 704 units, as previously stated. The density is also consistent with that of the surrounding area and the proposed number of units seeks to lessen negative impacts of intensity of the subject site on the adjacent lands.

**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.*

#### ENVIROMENTAL RESOURCE MANAGEMENT COMMENTS:

- *Vegetation Protection:* The project site contains limited native vegetation (i.e., six Sabal palmetto species at varying heights) that is regulated by Article 14.C.7.C. The majority of the native vegetation species are located within SFWMD jurisdictional wetlands - which are proposed to be impacted (SFWMD Application #: 211102-32032; Permit#: 50-106174-P). There are three areas of



jurisdictional wetlands located on the project site, totaling 12.5 acres.

- *Wellfield Protection Zone:* This 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 Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. 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 with the DOA and rezoning requests. 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 704 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). The pattern in the area is age restricted so the expansion of this PUD is consistent with the pattern of age restricted communities in the area.

The request will remain in a consistent, logical, orderly, and timely development pattern 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 704 dwelling unit age-restricted Single Family Residential development is expected to generate 3,006 net daily trips, 169 net AM peak hour trips, and 211 net PM peak hour trips. The buildout of the development is expected to happen by 2026.

Lyons Rd between Atlantic Ave and Boynton Beach Blvd and link of Boynton Beach Blvd between Lyons Rd and the Turnpike will have a background capacity deficiency, without the project traffic. However, Lyons Rd will be widened by the County in the next few years from 2 lanes to 4 lanes, which will allow this additional traffic to be accommodated. Similarly, the background deficient intersection of Atlantic Ave and Lyons Rd will be improved by the FDOT in the next few years.

**ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)**

Segment: Lyons Rd from Boynton Beach Blvd to Flavor Pict Rd

Existing count: Northbound=862, Southbound=624

Background growth: Northbound=224, Southbound=221

Project Trips: Northbound=58, Southbound=71

Total Traffic: Northbound=1144, Southbound=916

Present laneage: 1 in each direction

Assured laneage: 2 in each direction

LOS "D" capacity: 880/1960 per direction (existing/assured)

Projected level of service: Better than LOS D in both directions with assured improvements

The Property Owner shall plat the property prior to the issuance of the building permit.

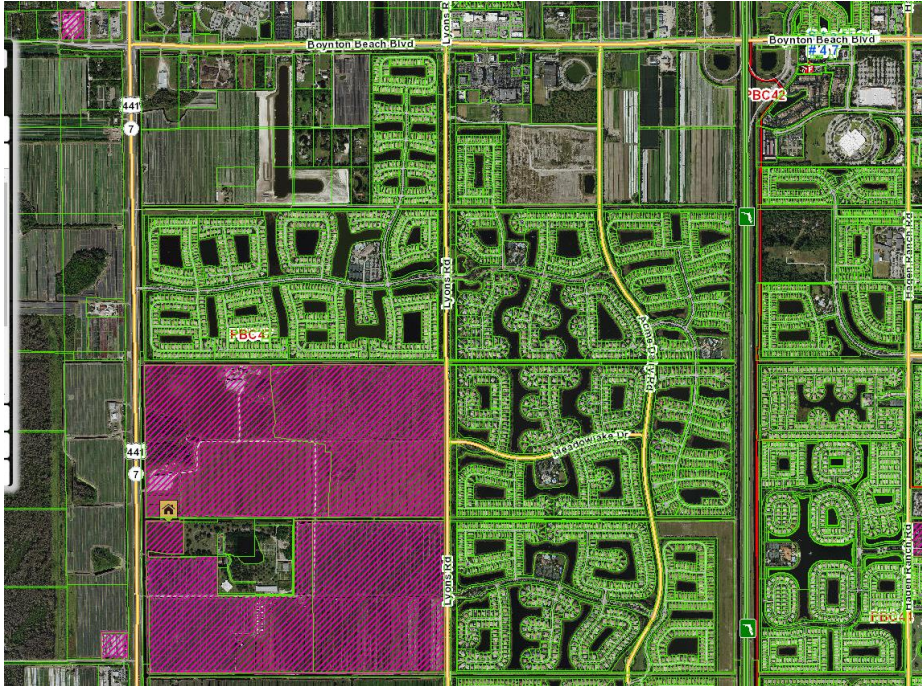
The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO.

The Property Owner shall install landscaping within the median of State Road 7 along the project frontage in accordance with OTIS.

**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. The Development Area is located within the boundaries of PBC Fire Station #47.



**SCHOOL IMPACTS:** The School Board has no issues with the application request.

**PARKS AND RECREATION:** Project proposes 704 dwelling units requiring 4.22 acres of onsite recreation, project is providing 8.77 acres of onsite recreation, therefore 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 area allows for the opportunity to provide development meeting the needs of the growing community. The zoning amendment and rezoning request is warranted to develop the western portion of the development area for the requested residential units.

**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 as indicated on Exhibit C-1 and C-2.

## CONDITIONS OF APPROVAL

### EXHIBIT C-1:

#### PDD- Residential Planned Development District – 359.49 acres

##### ALL PETITIONS

1. The approved Master Plan is dated October 13, 2022. 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. (ONGOING: 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.

## CONDITIONS OF APPROVAL

### EXHIBIT C-2:

#### Development Order Amendment – 722.51 acres

#### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2021-1400, Control No.2021-00031, which currently states:

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.

#### Is hereby amended to read:

The approved Preliminary Master Plan is dated October 13, 2022. 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. (ONGOING: MONITORING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2021-1400 (Control 2021-00031), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (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) (Previous ENGINEERING Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

2. Previous ENGINEERING Condition 2 of Resolution R-2021-1400, Control No.2021-00031, which currently states:

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.

#### Is hereby amended to read:

Prior to issuance of the first building permit for a residential unit for sale within the added land area, 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. (BLDGPM: MONITORING - Engineering)

3. Prior to issuance of the first building permit for a residential unit for sale 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. (BLDGPMT/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2021-1400, Control No.2021-00031)

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. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]
- b. Construction shall be completed prior to issuance of the first Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 4 of Resolution R-2021-1400, Control No.2021-00031)

5. Prior to issuance of the first building permit for a residential unit for sale, 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) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2021-1400, Control No.2021-00031)

#### 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) (Previous ENGINEERING Condition 6 of Resolution R-2021-1400, Control No.2021-00031)



7. The Property Owner shall construct:

- i. a right turn lane south approach on SR-7 at the project entrance road.
- ii. u-turn opportunities on SR-7 at two locations, north and south of the project entrance road, as approved by the FDOT

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 FDOT for this construction shall be obtained prior to the issuance of the 278th 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. (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to issuance of the 278th Certificate of Occupancy for a residential unit for sale. (BLDGPMT/CO: MONITORING - Engineering)

8. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer on Lyons Rd at Project entrance road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. No Building Permits shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPMT: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING - Engineering)

9. The Property Owner shall construct a vehicular bridge to connect to State Road 7. Any and all costs associated with the construction shall be paid by the Property Owner. Construction shall be completed prior to issuance of the 278th residential Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

10. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPMT/PLAT: MONITORING - Engineering)

#### 11. Landscape Within the Median of State Road 7

The Property Owner shall design, install and perpetually maintain median landscape within the median of all abutting right of way of State Road 7. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires County Engineer approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from the Florida Department of Transportation prior to the issuance of the 278th building permit for a residential unit for sale, or as approved by the County Engineer. (BLDGPMT: MONITORING - Engineering)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the 278th certificate of occupancy of a residential unit for sale, or as approved by the County Engineer. (BLDGPMT/CO: MONITORING - Engineering)

c. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to Palm Beach County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit, or as approved by the County Engineer. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan or a corridor proposed to be added to the OTIS Master Plan and shall be

based on the project's front footage along State Road 7. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDGPM: MONITORING - Engineering)

### **LAKE WORTH DRAINAGE DISTRICT**

1. Prior to platting, the property owner shall convey an exclusive easement over the north 35.00-feet of the Development Parcel, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. PLAT: ENG – LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
2. Prior to platting, the property owner shall convey an exclusive easement over the north 8.60-feet of Preserve Parcel 1. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
3. Prior to platting, the property owner shall convey an exclusive easement over the north 18.32-feet of Preserve Parcel 2. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
4. Prior to platting, the property owner shall convey an exclusive easement on the L-27 Canal over the south 5.00-feet of Preserve Parcel 2. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
5. Prior to platting, the property owner shall convey an exclusive easement over the north 50.00-feet of Tracts 49-56, for additional right-of-way on the L-27 Canal; Less existing LWDD R/W on Preserve Parcel 3. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
6. Prior to platting, the Property owner shall convey an exclusive easement over the south 5.00-feet of Preserve Parcel 3 for additional R/W on the L-28. PLAT: ENG – LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
7. Prior to platting, the property owner shall convey an exclusive easement over the north 50.00-feet of Preserve Parcel 4, for additional right-of-way on the L-27 Canal; Less existing LWDD R/W. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
8. Prior to platting, the Property owner shall convey an exclusive easement over the West 40-feet of Preserve Parcel 6 for additional R/W on the E-1 Canal. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
9. Prior to platting, the property owner shall convey an exclusive easement over the north 35.00-feet of Preserve Parcel 6, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. PLAT: ENG – LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
10. Prior to platting, the Property Owner shall convey an exclusive easement for the Osprey Canal, over the west 25-feet of Tract A, Yee Plat, PB 104 PG 49, lying within Alderman Preserve Parcel. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
11. Prior to platting, the property owner shall convey an exclusive easement over the north 50.00-feet of Preserve Parcel 4, for additional right-of-way on the L-27 Canal; Less existing LWDD R/W. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)
12. Prior to platting, the Property owner shall convey an exclusive easement over the south 5.00-feet of Preserve Parcel 4 for additional R/W on the L-28. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)

### **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. (BLDGPM: MONITORING - Parks and Recreation) (Previous PARKS Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

### **PLANNING**

1. Previous PLANNING Condition 1 of Resolution R-2021-1400, Control No.2021-00031, which currently states:

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.

**Is hereby amended to read:**

The PUD shall be limited to a maximum of 704 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) (Previous PLANNING Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

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 Rural Parkway, when adjacent to a preserve, 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 Rural Parkway adjacent to the Development Area.

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) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2021-1400, Control No.2021-00031)

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) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2021-1400, Control No.2021-00031)

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) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2021-1400, Control No.2021-00031)



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) (Previous PLANNING Condition 5 of Resolution R-2021-1400, Control No.2021-00031)

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) (Previous PLANNING Condition 6 of Resolution R-2021-1400, Control No.2021-00031)

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. (BLDGPM: MONITORING - Planning) (Previous PLANNING Condition 7 of Resolution R-2021-1400, Control No.2021-00031)

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. (BLDGPM:

MONITORING - Planning) (Previous PLANNING Condition 8 of Resolution R-2021-1400, Control No.2021-00031)

9. Title insurance for the Agricultural Conservation Easements are based on the cost of a single family TDR in effect at the time PDD/DOA-2022-213 was deemed sufficient (March 2, 2022). For the new preserves, P5 through P11, the cost will be \$44,000 per acre. (ONGOING: PLANNING - Planning)

#### **PROPERTY & REAL ESTATE MANAGEMENT**

1. The Property Owner will be required to cash out the civic site subject to Board of County Commissioners approval. If approved, payment will be made 30 days of first plat recordation. If the civic site is not cashed out, a civic site that is acceptable to Palm Beach County Facilities, Development & Operations Department will be required. (DRO: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

#### **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. (Previous SCHOOL BOARD Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

#### **SITE DESIGN**

1. 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) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2021-1400, Control No.2021-00031)

#### **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.

Figure 1 - Land Use Map page 1 of 3





Figure 1 - Land Use Map page 2 of 3

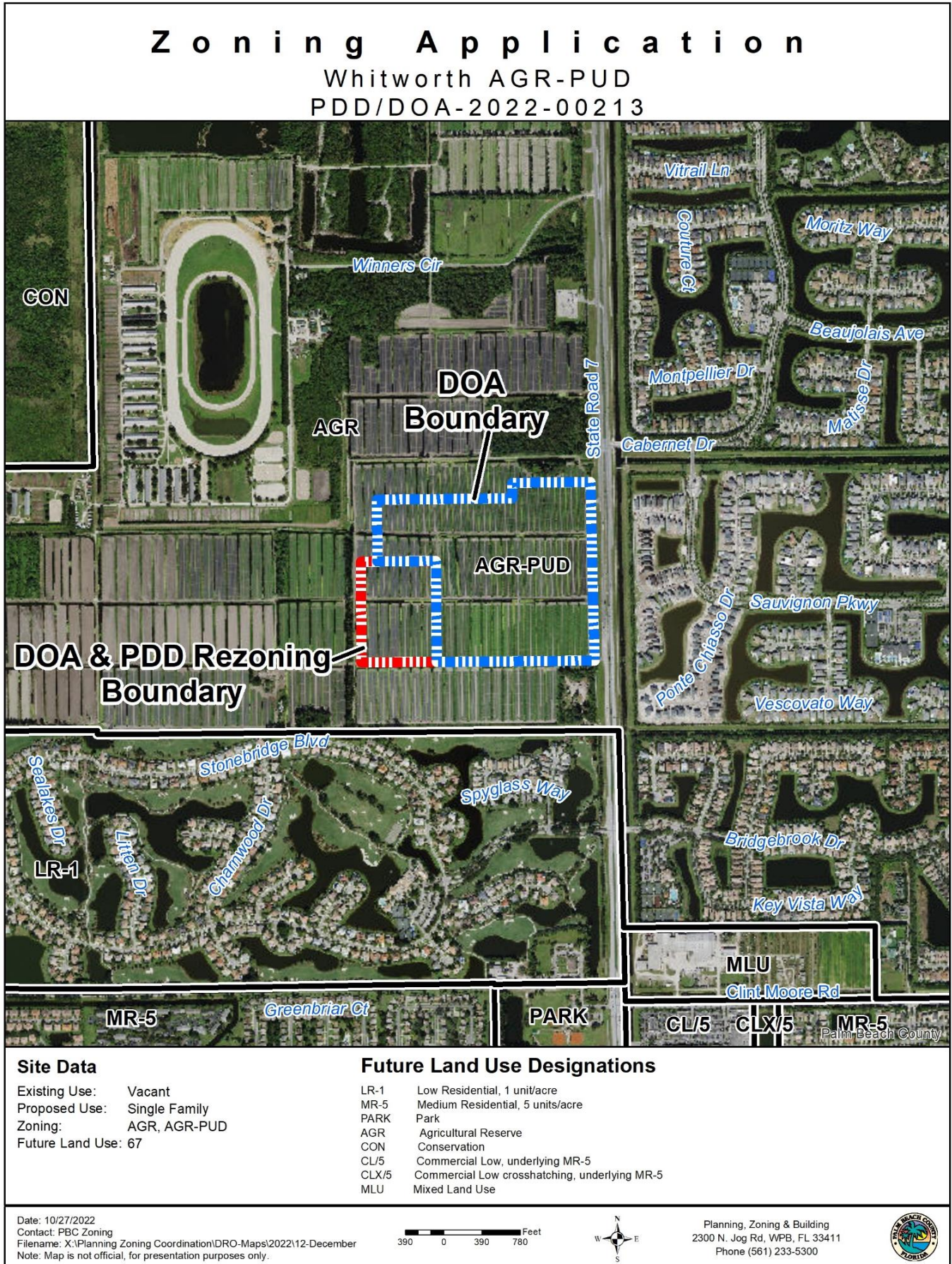




Figure 1 - Land Use Map page 3 of 3

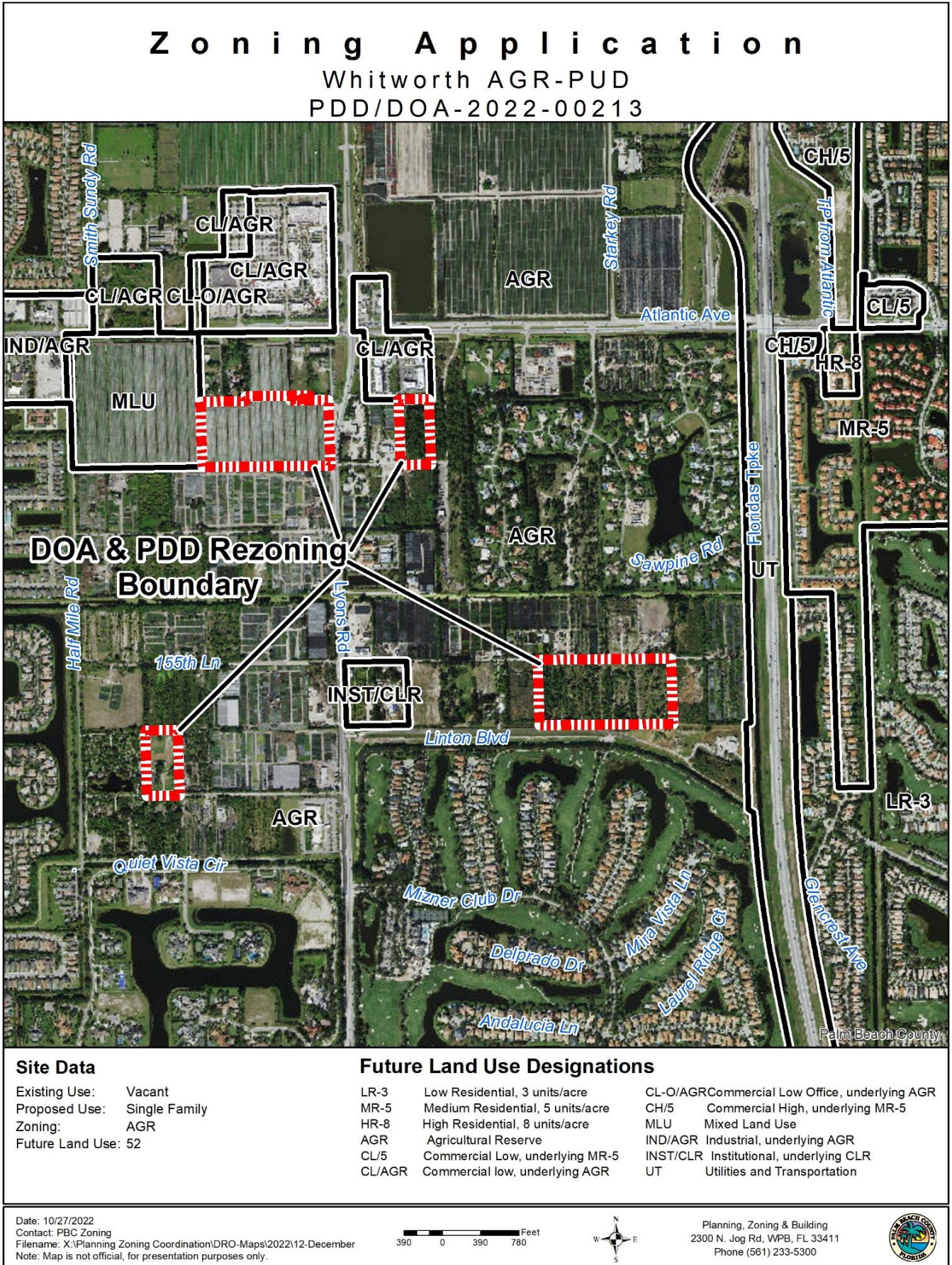




Figure 2 - Zoning Map page 1 of 3

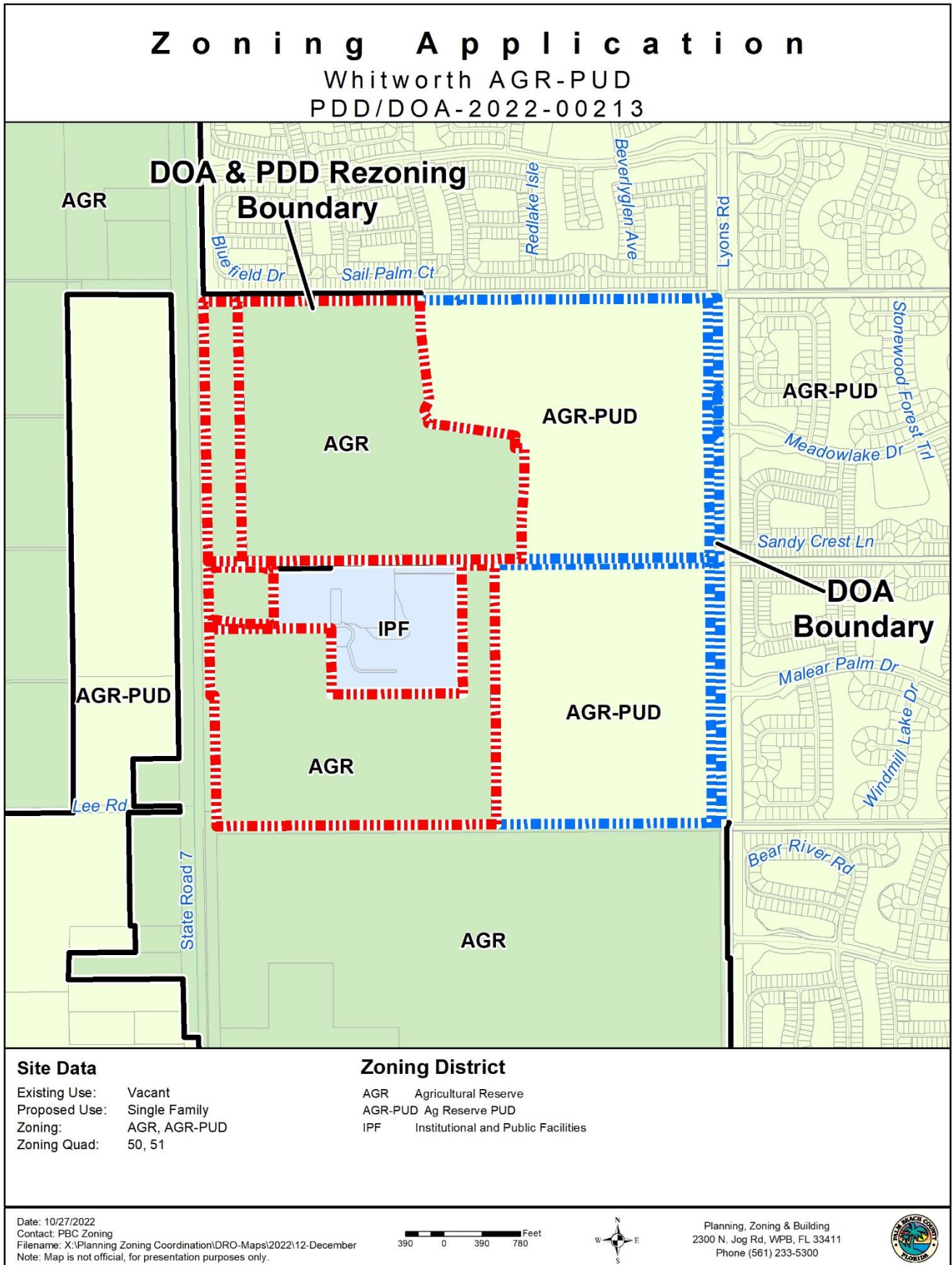


Figure 2 - Zoning Map page 2 of 3

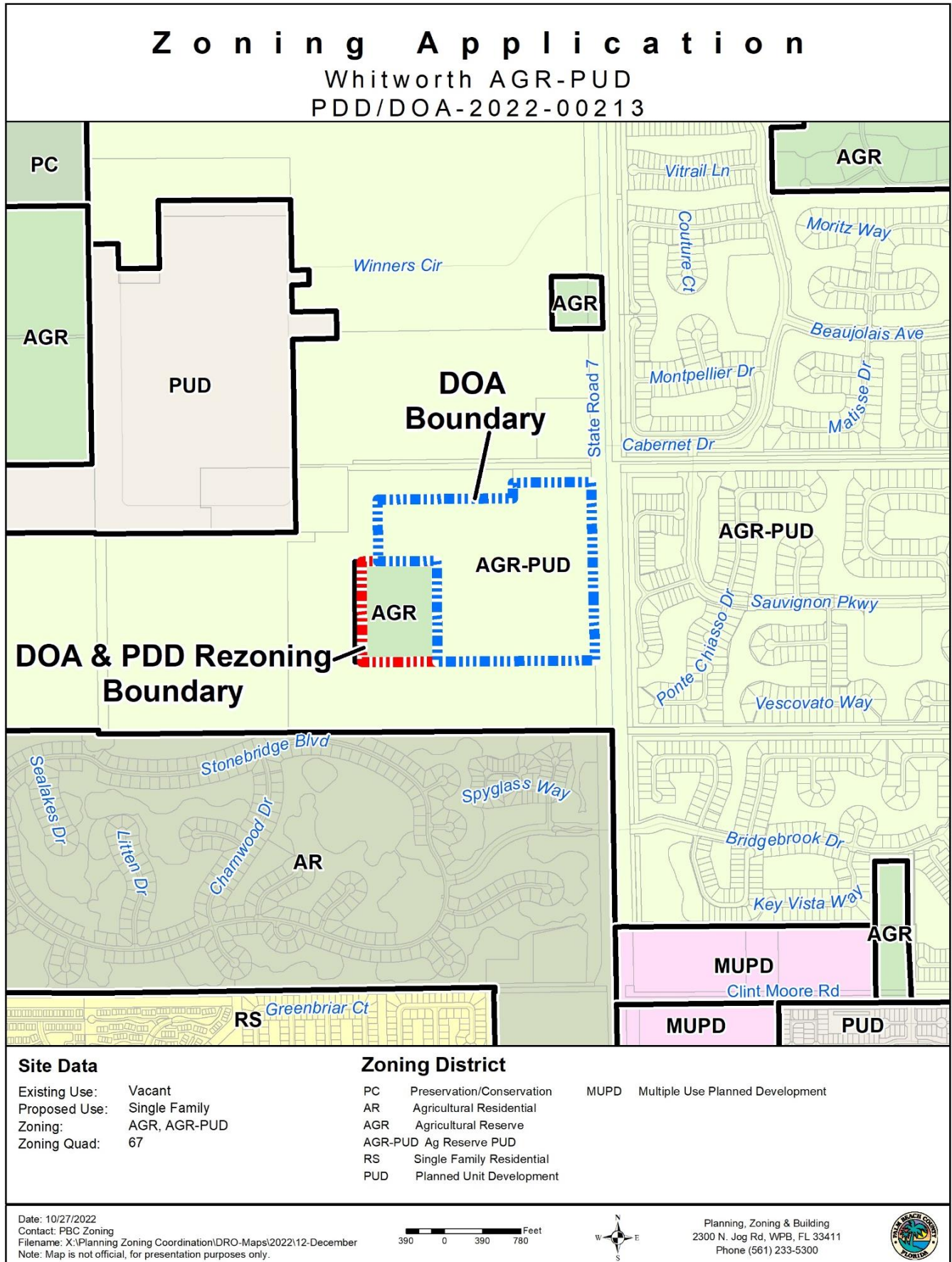




Figure 2 - Zoning Map page 3 of 3

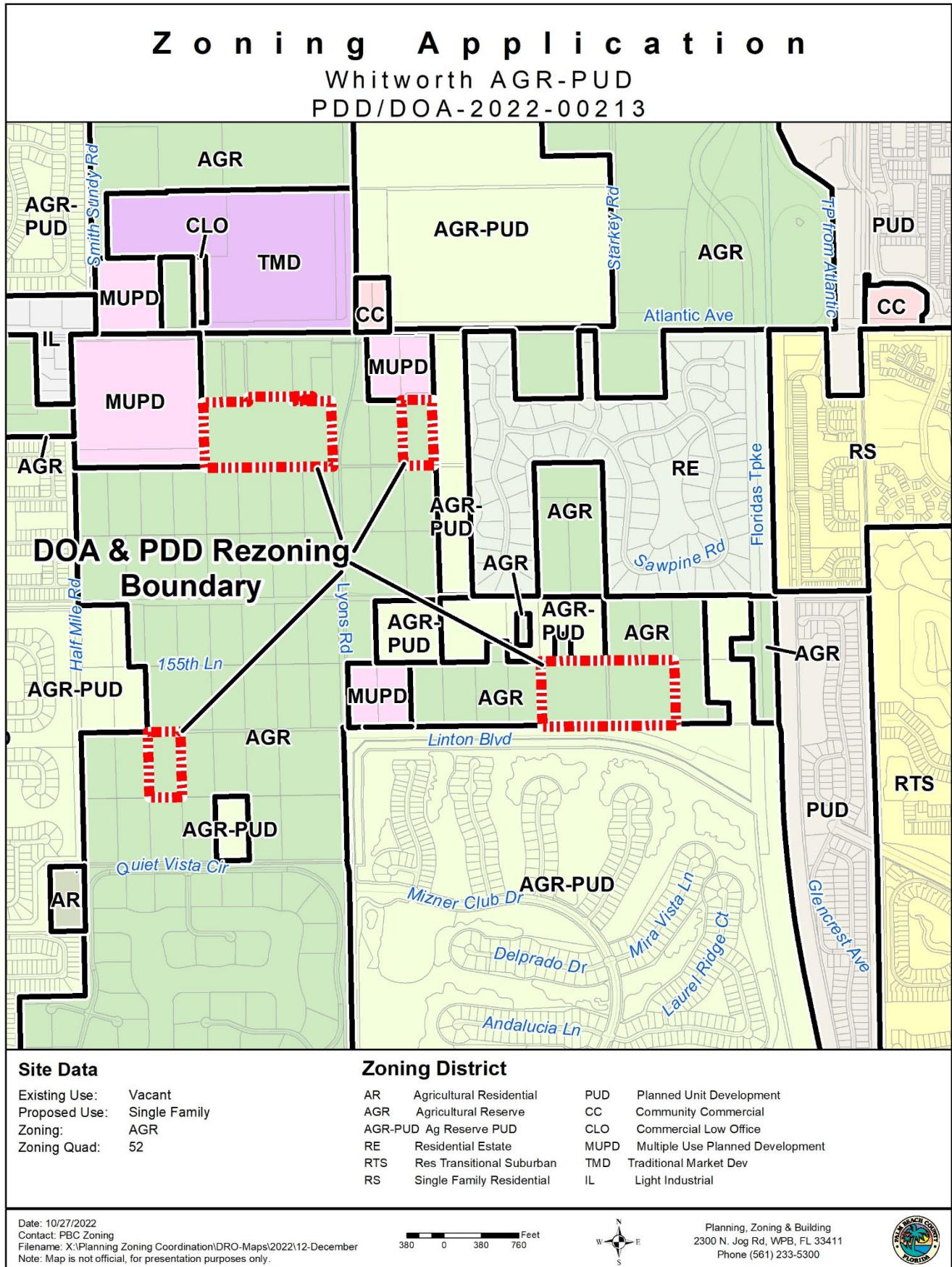
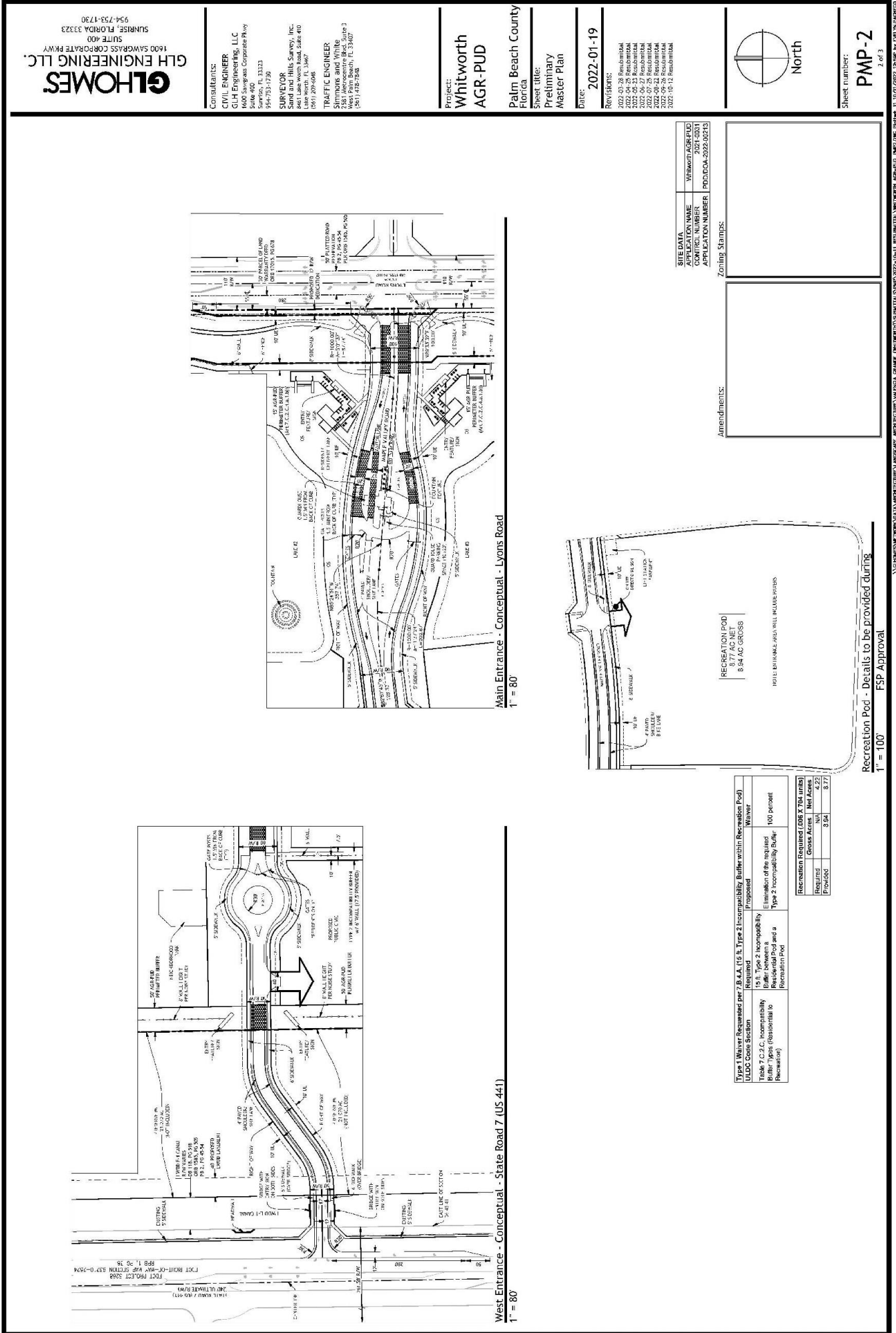






Figure 3 – Preliminary Master Plan dated October 13, 2022 page 2 of 3



**GLH HOMES**  
GLH ENGINEERING LLC.  
1600 SAWGRASS CORPORATE PKWY  
SUITE 400  
SUNRISE, FLORIDA 33323  
954-733-1730

**Consultants:**  
**CIVIL ENGINEER:**  
 GLH ENGINEERING, LLC  
 1600 Sawgrass Corporate Pkwy  
 Suite 400  
 Sunrise, FL 33323  
 954-733-1730

**SURVEYOR:**  
 Sard and Hills Survey, Inc.  
 10000 NE 17th Ave, Suite 410  
 Lake Worth, FL 33467  
 (561) 709-0498

**TRAFFIC ENGINEER:**  
 Simone and White  
 10000 NE 17th Ave, Suite 410  
 Lake Worth, FL 33467  
 (561) 478-7848

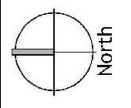
**PROJECT:**  
**Whitworth**  
**AGR-PUD**

**Location:**  
 Palm Beach County  
 Florida

**Sheet Title:**  
 Preliminary  
 Master Plan

**Date:**  
 2022-01-19

**Revisions:**  
 2022-01-19: Initial  
 2022-02-25: Re-submittal  
 2022-03-22: Re-submittal  
 2022-04-20: Re-submittal  
 2022-07-25: Re-submittal  
 2022-08-22: Re-submittal  
 2022-10-13: Re-submittal



Sheet number:  
**PMP-2**  
 2 of 3

SITE DATA	APPLICATION NAME	APPLICATION NUMBER
Whitworth AGR-PUD	2022-0031	PDD/DOA-2022-00213

Zoning Stamps:

Amendments:

Blank area for zoning stamps and amendments.

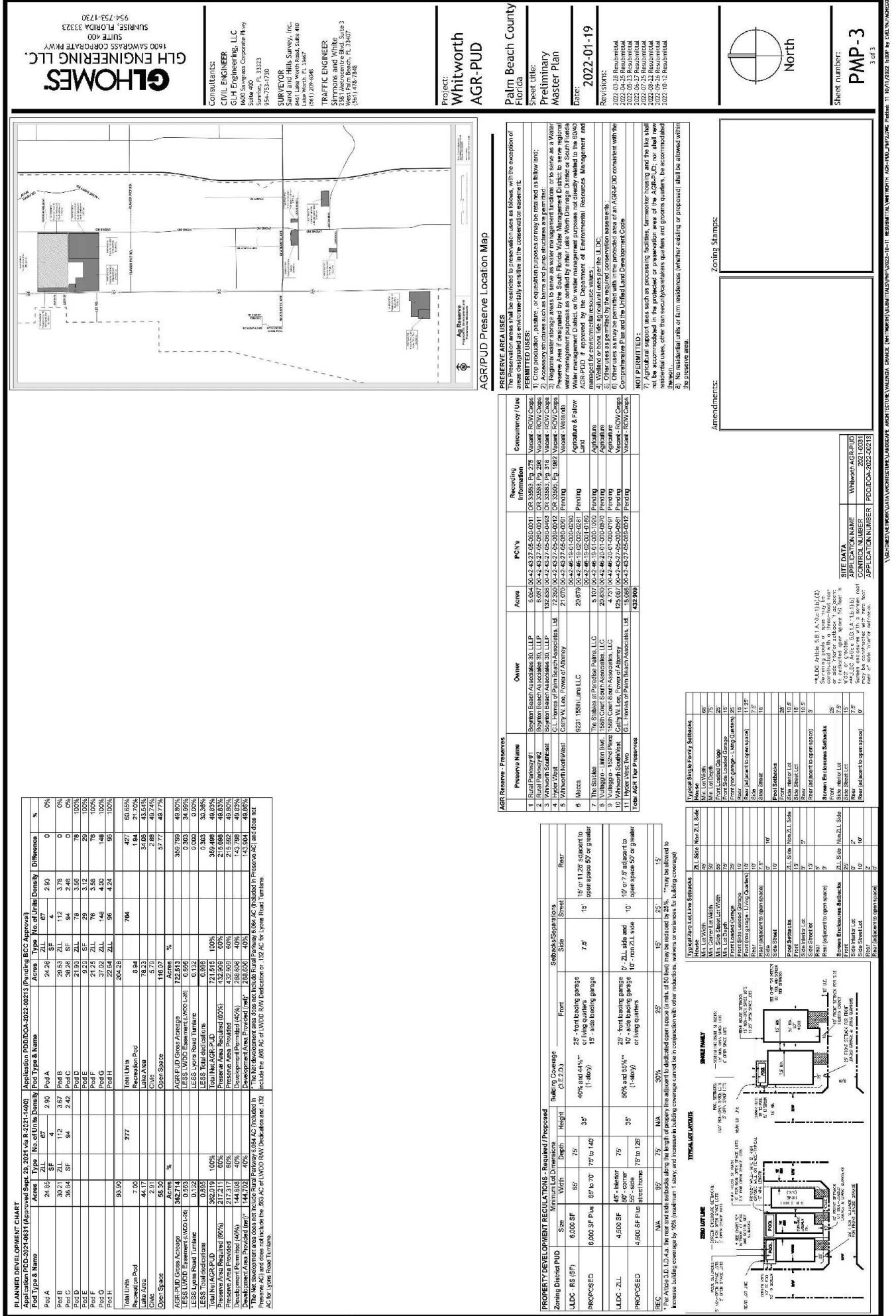
**Type 1 Waiver Requester per 7 B.A. (5 L Type 2 Incompatibility Buffer within Recreation Pod)**

UDO Code Section	Proposed	Waiver
Type 2 Incompatibility Buffer between a Residential Pod and a Recreation Pod	Elimination of the required Type 2 Incompatibility Buffer	100 percent

Recreation Required (One X Total)	
Required	Provided
Gross Acres	8.84
Net Acres	8.77

\\sdr\m\work\2022\2022-0031\2022-0031\_PMP\2022-10-13\_FINAL\WHITWORTH\_AGR-PUD\_MASTER PLAN 11-10-22.dwg (10/13/2022 10:58:17 AM) BY: SARD AND HILLS SURVEY

Figure 3 – Preliminary Master Plan dated October 13, 2022 page 3 of 3



**PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed**

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Height	Building Coverage (G.C.D.)	Building Footprint	Subsets/Spacings	Front	Rear
LUDC - RS (SF)	6,000 SF	66'	75'	55' to 70'	75' to 140'	35'		40% and 44% <sup>**</sup> or living quarters	15'	7.5'	15'	15' or 11.25' adjacent to open spaces 50' or greater
LUDC - ZLL	4,500 SF	48'	75'	48' - 160' or 155' - side	75'	35'		80% and 95% <sup>**</sup> or living quarters	10'	10'	10'	10' or 7' 8" adjacent to open spaces 50' or greater
REC	N/A	95'	75'	N/A	25'	15'		30%	15'	25'	15'	15'

\* Per Article 20.11.4.2, the rear and side setbacks along the length of property that are adjacent to dedicated open space (0.5m of 42 feet) may be reduced by 20%. \*\* may be allowed to increase building coverage by 10% (maximum 1 story, and increase in building coverage cannot be in conjunction with other reductions, waivers or variances for building coverage)

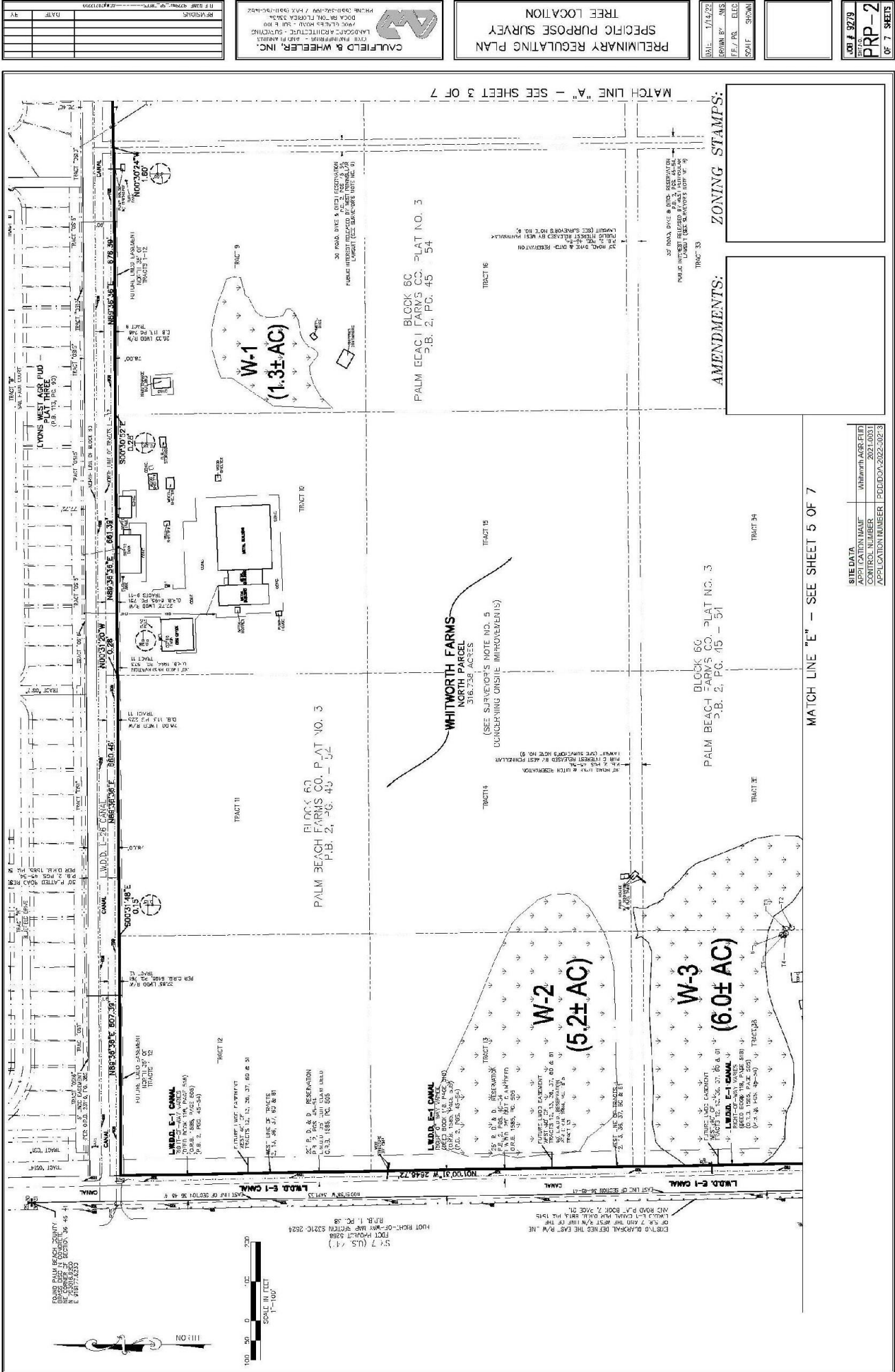
**TYPICAL LOTS**

**TYPICAL SINGLE FAMILY SUBSETS**

House Type	Min. Lot Width	Min. Lot Depth	Front Setback	Rear Setback	Side Setback
Typical Single Family Subsets	48'	75'	15'	15'	10'
Front Lot	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space)	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck and pool	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck and pool and garage	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck and pool and garage and driveway	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck and pool and garage and driveway and driveway	48'	75'	15'	15'	10'
Front Lot (Adjacent to open space) with driveway and deck and pool and garage and driveway and driveway and driveway	48'	75'	15'	15'	10'



Figure 4 – Preliminary Regulating Plan dated May 23, 2022 Page 2 of 7



**CARLEFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - SURVEYING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7000 CLAYTON ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33433  
 PHONE: (561) 342-1199 / FAX: (561) 342-1192

PRELIMINARY REGULATING PLAN  
 SPECIFIC PURPOSE SURVEY  
 TREE LOCATION

DATE: 1/14/22  
 DRAWN BY: MBE  
 CHECKED BY: ELEC  
 SCALE: AS SHOWN

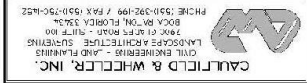
DATE: OCT 1, 2021  
 CONTROL NUMBER: PRP-2  
 APPLICATION NUMBER: PDD/DOA-2022-00213

SITE DATA  
 APPLICANT NAME: WHITWORTH AGR FID  
 CONTROL NUMBER: 2021.0031  
 APPLICATION NUMBER: PDD/DOA-2022-00213



Figure 4 – Preliminary Regulating Plan dated May 23, 2022 Page 3 of 7

REVISIONS	DATE	BY



PRELIMINARY REGULATING PLAN  
SPECIFIC PURPOSE SURVEY  
TREE LOCATION

SCALE: 1"=400'  
DATE: 1/14/22  
DRAWN BY: JMS  
E3./FG: ELEC  
CRAFT: SURV



DATE: 5/27/22  
PROJECT: PRP-3  
OF 7 SHEETS

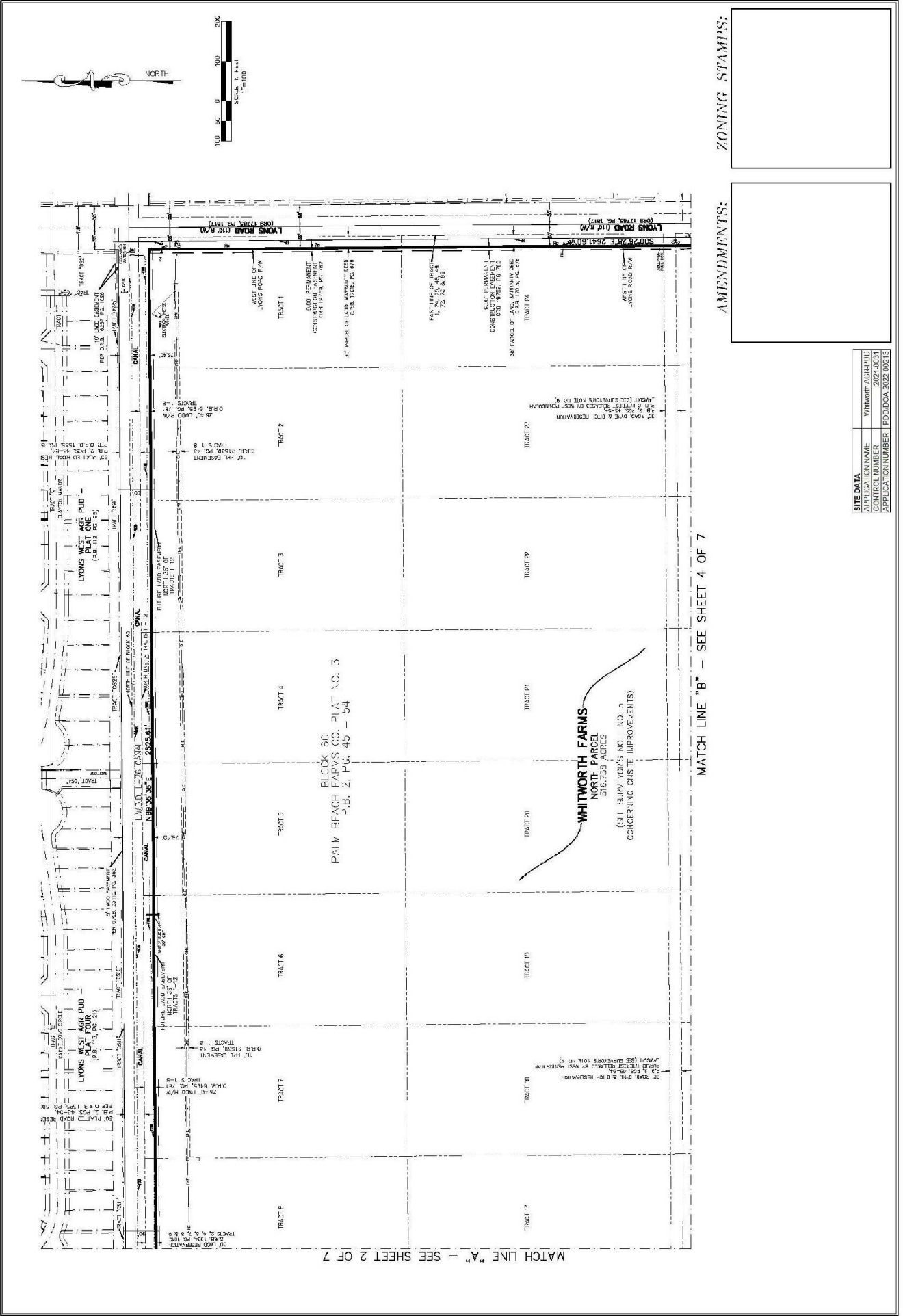


Figure 4 – Preliminary Regulating Plan dated May 23, 2022 Page 4 of 7

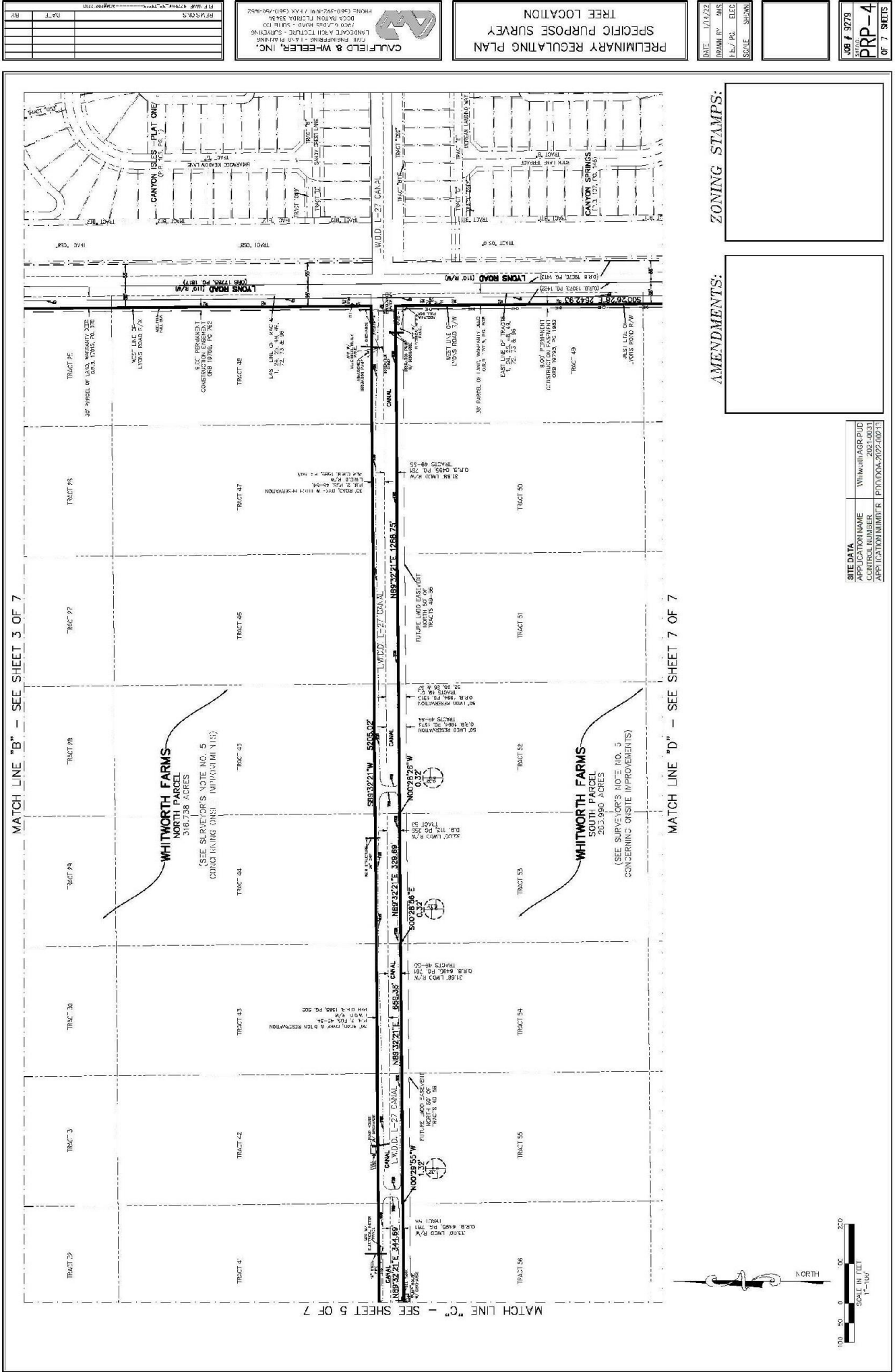


Figure 4 – Preliminary Regulating Plan dated May 23, 2022 Page 5 of 7

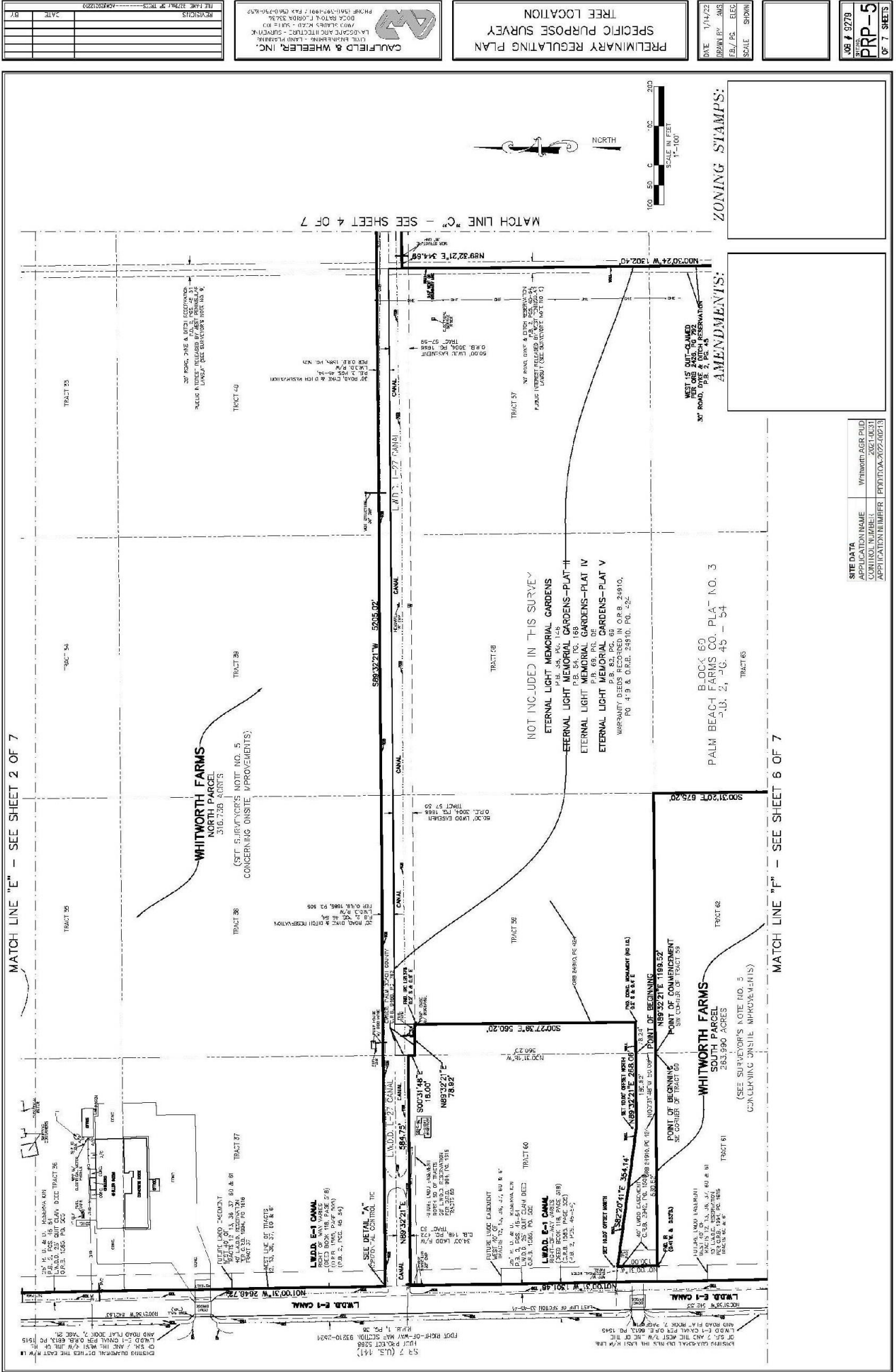




Figure 4 – Preliminary Regulating Plan dated May 23, 2022 Page 6 of 7

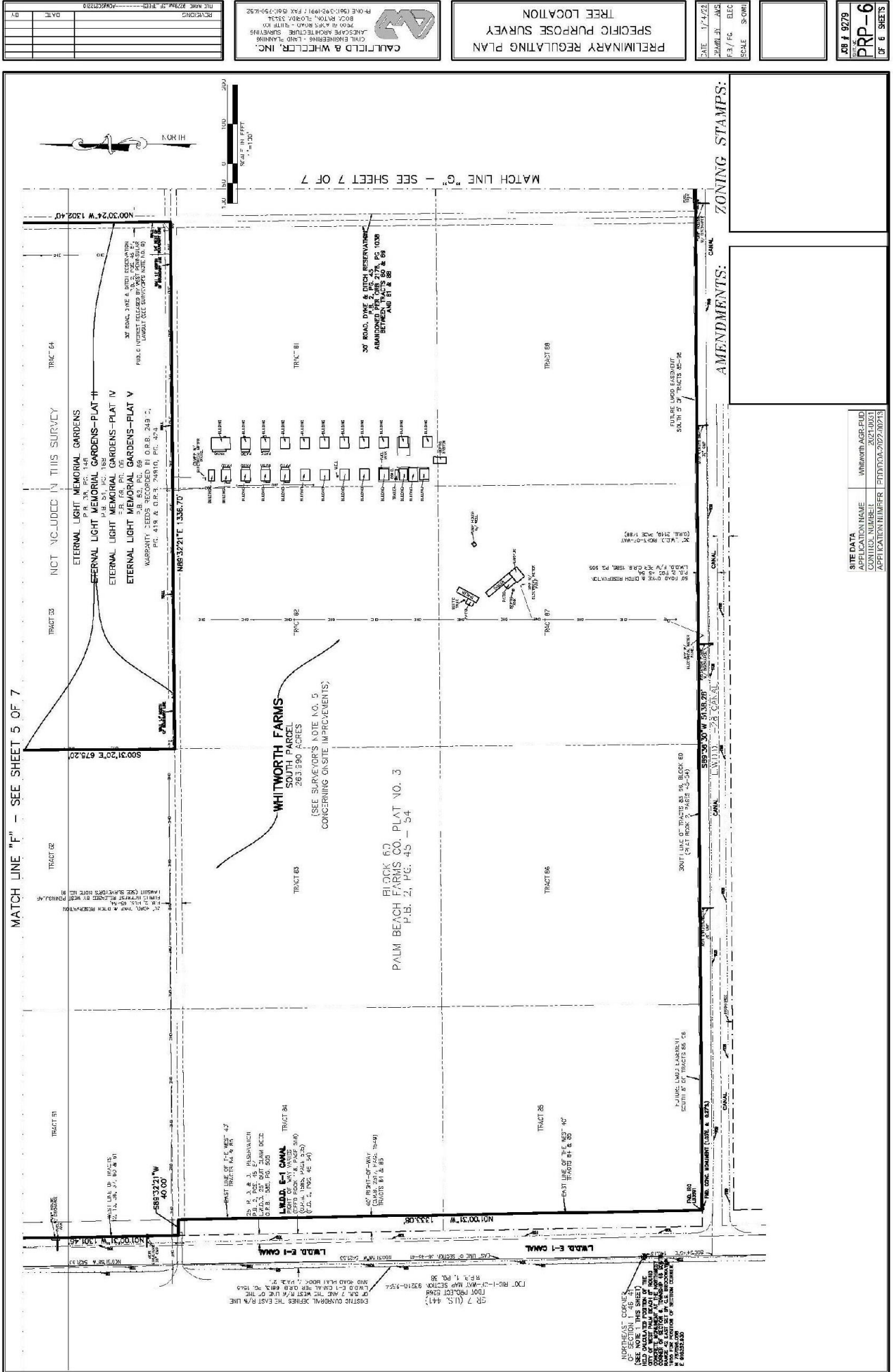




Figure 5 – Preliminary Street Layout Plan dated July 25, 2022

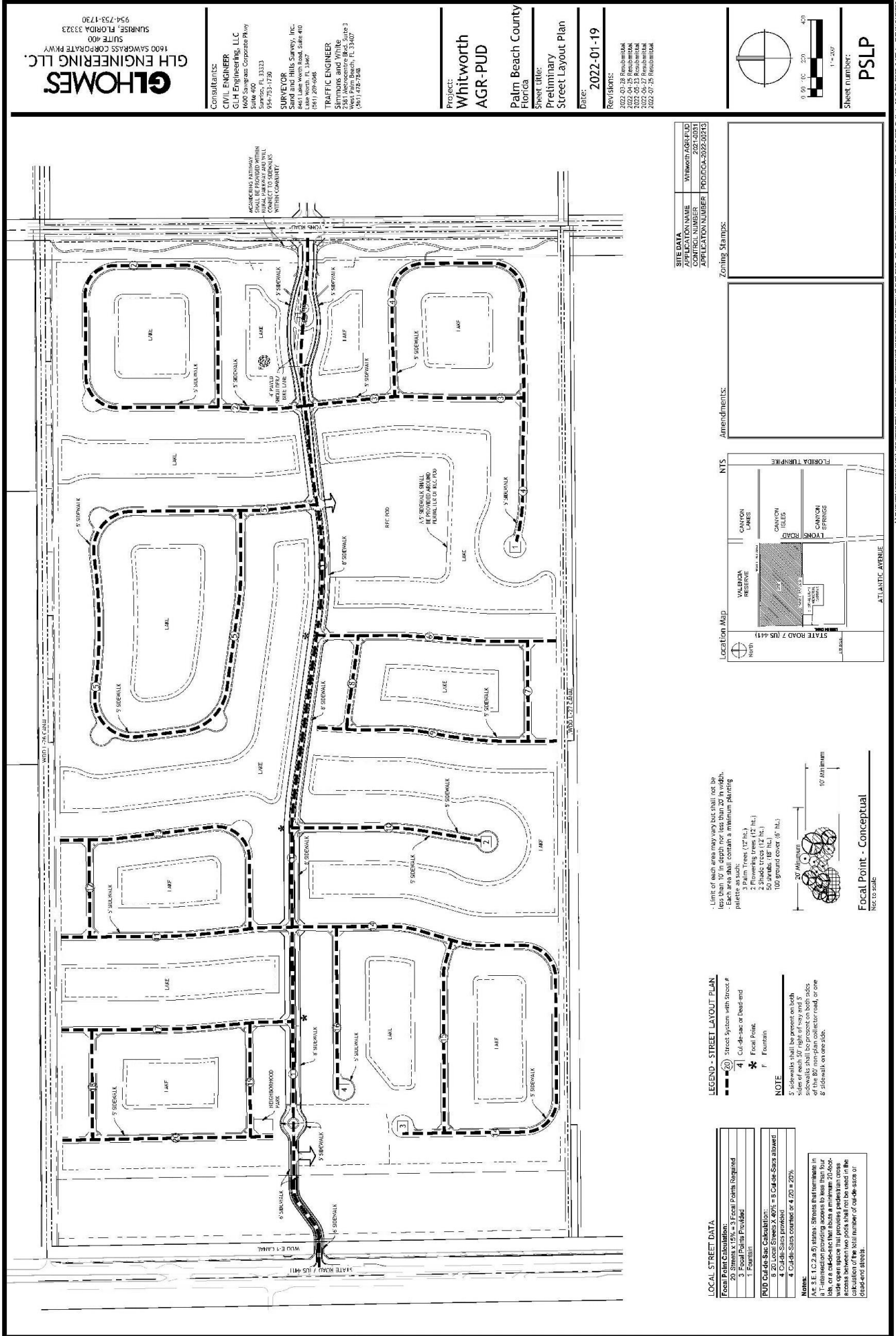


Figure 6 – Preliminary Master Sign Plan dated June 27, 2022

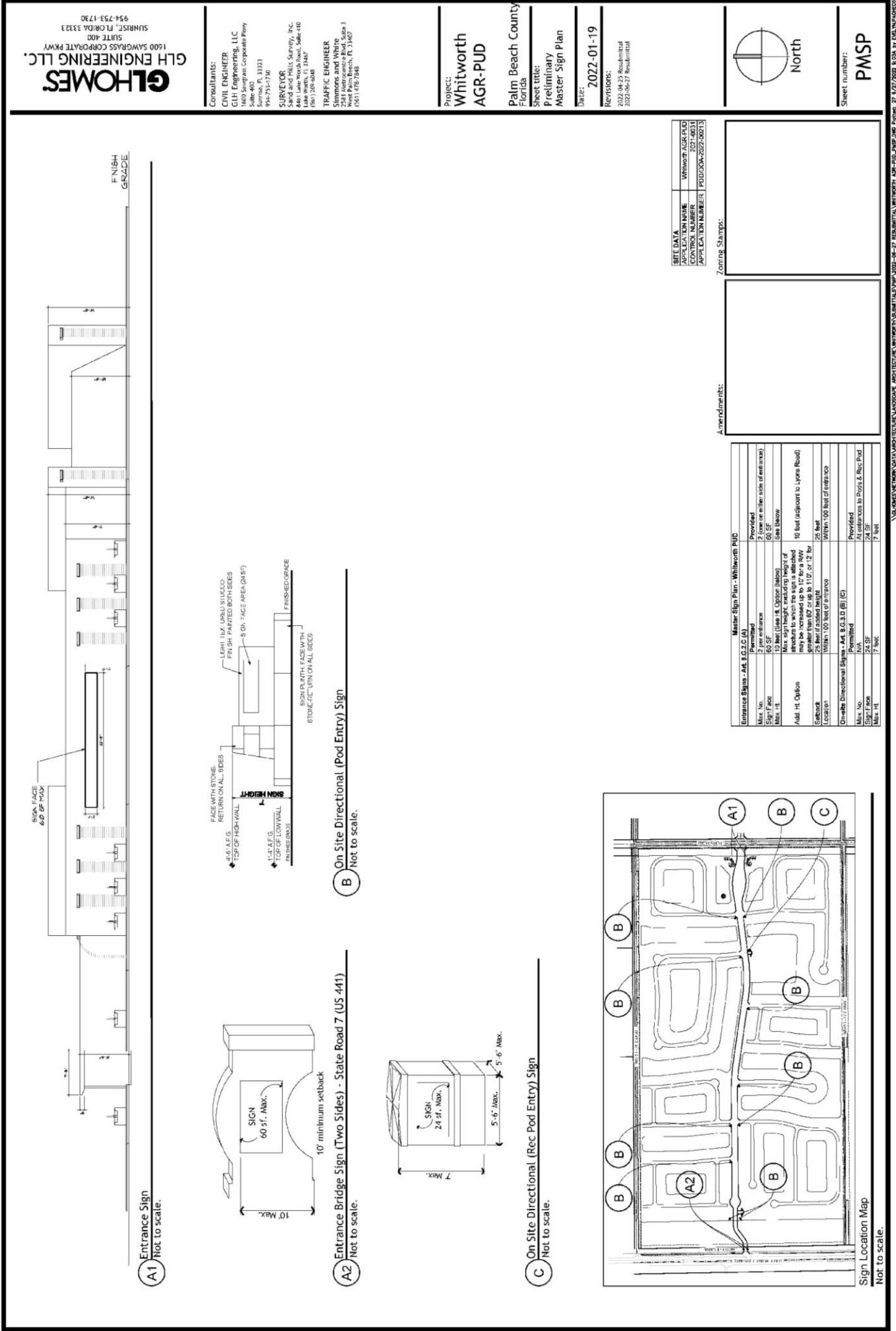
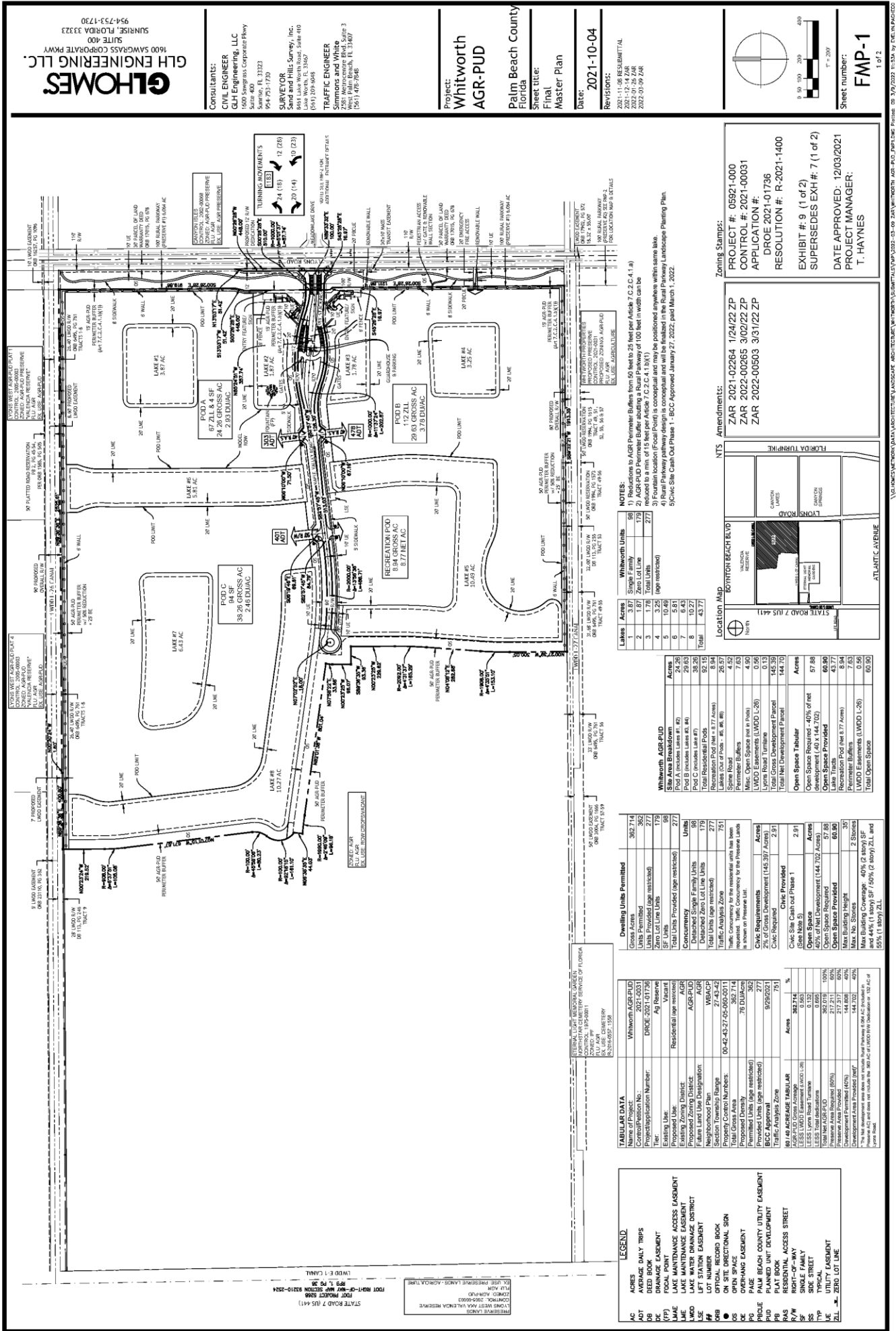


Figure 7 – Approved Final Master Plan dated (March 31, 2022)



**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:

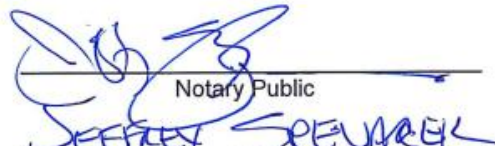
1. Affiant is the Vice President of G.L. Acquisitions Corporation, a Florida corporation (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass 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  physical presence or  online notarization, this 14<sup>th</sup> day of January 2022, by N. Maria Menendez, as the Vice President of G.L. Acquisitions Corporation, a Florida corporation,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.

  
 Notary Public  
 JEFFREY SPEVACEK  
 (Print Notary Name)

NOTARY PUBLIC  
 State of Florida at Large  
 My Commission Expires: \_\_\_\_\_



JEFFREY A SPEVACEK  
 Commission # GG 286966  
 Expires January 28, 2023  
 Bonded thru Budget Notary Services

EXHIBIT "A"

**PROPERTY**

**Whitworth AGR-PUD – Development Parcel**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 14 THROUGH 23, INCLUSIVE, TRACTS 26 THROUGH 35, INCLUSIVE, TRACTS 38 THROUGH 47, INCLUSIVE, AND A PORTION OF TRACTS 1 THROUGH 13, INCLUSIVE, TRACTS 24, 25, 36, 37 AND 48 AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, 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 37 THROUGH 48, SOUTH 89°32'21" WEST, A DISTANCE OF 4758.20 FEET; THENCE NORTH 01°00'31" WEST, A DISTANCE OF 2646.30 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO DEED BOOK 113, PAGE 225, DEED BOOK 113, PAGE 246, OFFICIAL RECORDS BOOK 6495, PAGE 761 ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING NINE (9) COURSES, NORTH 89°36'36" EAST, A DISTANCE OF 260.57 FEET; THENCE SOUTH 00°31'48" EAST ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST ALONG THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST ALONG THE WEST LINE OF SAID TRACT 9, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 676.39 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 AND 24, A DISTANCE OF 919.86 FEET TO A POINT DESIGNATED AS POINT "A" FOR FUTURE REFERENCE; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 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 25 AND 48, A DISTANCE OF 1211.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF SAID TRACTS 24 AND 25 AND A PORTION OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 24 AND 25, ALL LYING WITHIN SAID BLOCK 60 AND BEING MORE PARTICULARLY DESCRIBED



AS FOLLOWS:

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 510.00 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 289.604 ACRES, MORE OR LESS.

**Whitworth Preserve #1 (Rural Parkway - North)**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TRACTS 1, 24, 25, 48 AND A PORTION OF THE 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 89°36'36" WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.87 FEET; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.82 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.86 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.86 FEET; THENCE NORTH 89°36'36" EAST ALONG A LINE 26.40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND

PARALLEL WITH THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.064 ACRES, MORE OR LESS.

**Whitworth Preserve #2 (Rural Parkway - South)**

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 (Whitworth - Southeast)**

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.

**Whitworth Preserve #4 (Whitworth - Southwest)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 61, 62, TRACTS 81 THROUGH 83, INCLUSIVE, TRACTS 86 THROUGH 88, INCLUSIVE, AND A PORTION TRACT 56, 59, 60, 65, 80, 84, 85, 89 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, 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 96, OF SAID BLOCK 60; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 96, SAID BLOCK 60, A DISTANCE OF 2320.61 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE SOUTH LINE, THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 2847.68 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2517, PAGE 1549, SAID PUBLIC RECORDS, A DISTANCE OF 1333.08 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION ABUTTING SAID TRACTS 61 AND 84, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 60 AND 61, A DISTANCE OF 1301.46 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 148, PAGE 472 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.75 FEET; THENCE SOUTH 00°31'48" EAST, ALONG THE EAST LINE OF SAID TRACT 60, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 78.92 FEET; THENCE, ALONG THE WEST, SOUTH AND EAST BOUNDARY OF ETERNAL LIGHT MEMORIAL GARDENS, AS RECORDED IN PLAT BOOK 38, PAGE 146, ETERNAL LIGHT MEMORIAL GARDENS-PLAT II, AS RECORDED IN PLAT BOOK 54, PAGE 168, ETERNAL LIGHT MEMORIAL GARDENS-PLAT IV, AS RECORDED IN PLAT BOOK 69, PAGE 06 AND ETERNAL LIGHT MEMORIAL GARDENS-PLAT V, AS RECORDED IN PLAT BOOK 82, PAGE 69 AND THOSE LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 419 AND OFFICIAL RECORDS BOOK 24910, PAGE 424, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING EIGHT (8) COURSES, SOUTH 00°27'39" EAST, A DISTANCE OF 560.20 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 268.06 FEET; THENCE NORTH 82°20'41" WEST, A DISTANCE OF 354.14 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1199.52 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 675.20 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1336.70 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1302.40 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS

RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 331.90 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 2638.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.087 ACRES, MORE OR LESS.

**Whitworth Preserve #5 (ITG Preserve Bank)**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 17, 19, 20, 21, 30 AND 31, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SECTION 20; THENCE SOUTH 00°00'36" WEST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 5293.55 FEET; THENCE SOUTH 00°00'36" WEST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 5296.31 FEET; THENCE SOUTH 89°45'12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 1522.75 FEET; THENCE NORTH 38°12'32" WEST ALONG THE NORTHEASTERLY LINE OF THAT FLORIDA POWER & LIGHT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 1704, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2544.81 FEET; THENCE NORTH 00°25'54" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 3261.30 FEET; THENCE NORTH 00°44'30" WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 5298.71 FEET; THENCE NORTH 00°43'52" EAST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 250.08 FEET; THENCE NORTH 89°19'47" EAST, A DISTANCE OF 2870.77 FEET; THENCE NORTH 44°17'43" EAST, A DISTANCE OF 1371.90 FEET; THENCE NORTH 00°48'35" WEST, A DISTANCE OF 6576.96 FEET; THENCE NORTH 89°53'20" EAST, ALONG A LINE 135.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 17, A DISTANCE OF 4665.46 FEET; THENCE SOUTH 00°27'32" EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 2524.29 FEET; THENCE NORTH 89°40'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 93.91 FEET; THENCE SOUTH 00°31'12" EAST, ALONG A LINE 93.91 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 5274.80 FEET; THENCE SOUTH 89°33'50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 93.91 FEET; THENCE SOUTH 89°50'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 5280.67 FEET TO THE POINT OF BEGINNING

CONTAINING 1600.000 ACRES, MORE OR LESS.

**Whitworth Preserve #6 (Whitworth - Northwest)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION TRACTS 12, 13, 36, 37, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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 TRACTS 37 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 4888.20 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 346.82 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 12, 13, 36, 37, A DISTANCE OF 2646.72 FEET; THENCE NORTH 89°36'36" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, A DISTANCE OF 346.82 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 2646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.070 ACRES, MORE OR LESS.

**Whitworth Preserve #7 (Alderman)**

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN TRACT A, YEE PLAT, AS RECORDED IN PLAT BOOK 104, PAGES 49 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°56'37" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 466.69 FEET; THENCE NORTH 88°56'17" EAST, A DISTANCE OF 210.20 FEET, THENCE SOUTH 00°56'37" EAST, A DISTANCE OF 466.69 FEET; THENCE SOUTH 88°56'17" WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 210.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.252 ACRES, MORE OR LESS.

**Whitworth Preserve #8 (The Stables)**

LEGAL DESCRIPTION:

TRACT 102, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.107 ACRES MORE OR LESS.

**Whitworth Preserve #9 (Vultaggio)**

LEGAL DESCRIPTION:

TRACTS 87, 88, 89 AND 90, THE PALM BEACH FARMS COMPANY PLAT NO. 1,

ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT; IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF TRACTS 87 THROUGH 90 AS DESCRIBED HEREIN ABOVE.

CONTAINING 20.830 ACRES MORE OR LESS.

**Whitworth Preserve #10 (Vultaggio)**

LEGAL DESCRIPTION:

ALL OF TRACT 19, SECTION 20, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, LESS AND EXCEPT THE EAST 23.40 FEET THEREOF, ACCORDING TO THAT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 10009, PAGE 876, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.731 ACRES, MORE OR LESS.

**Whitworth Preserve #11 (Mecca)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 29 AND 30, AND A PORTION OF TRACTS 31 AND 32, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE NORTH 01°45'58" WEST, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 668.22 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 29, 30 AND 31, A DISTANCE OF 919.82 FEET; THENCE SOUTH 01°55'29" EAST, A DISTANCE OF 178.01 FEET; THENCE NORTH 89°20'01" EAST, A DISTANCE OF 383.11 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 205 OF SAID PUBLIC RECORDS, A DISTANCE OF 490.05 FEET; THENCE SOUTH 89°19'31" WEST ALONG THE SOUTH LINE OF TRACTS 29, THROUGH 32, A DISTANCE OF 1304.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.427 ACRES, MORE OR LESS.

**Whitworth Preserve – Release Parcel (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 - APPLICANT**

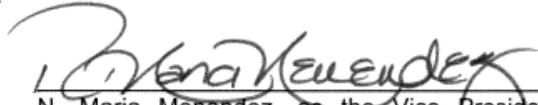
TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF BROWARD

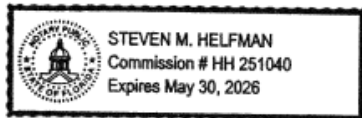
BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability partnership, who being by me first duly sworn, under oath, deposes and states as follows:

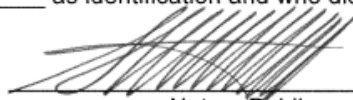
1. Affiant is the Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real 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 Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of September 2022, by N. Maria Menendez, as the Vice President of Boynton Beach 30 Corporation, a Florida corporation, the general partner of Boynton Beach Associates 30, LLLP, a Florida limited liability limited partnership,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.



  
 Notary Public  
 Steven Helfman  
 (Print Notary Name)

NOTARY PUBLIC  
 State of Florida at Large  
 My Commission Expires: 5/30/2026

**EXHIBIT "A"**

**PROPERTY**

**Whitworth AGR-PUD – Development Parcel**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 14 THROUGH 23, INCLUSIVE, TRACTS 26 THROUGH 35, INCLUSIVE, TRACTS 38 THROUGH 47, INCLUSIVE, AND A PORTION TRACTS 1 THROUGH 13, INCLUSIVE, TRACTS 24, 25, 36, 37 AND 48 AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, 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 37 THROUGH 48, SOUTH 89°32'21" WEST, A DISTANCE OF 4758.20 FEET; THENCE NORTH 01°00'31" WEST, A DISTANCE OF 2646.30 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO DEED BOOK 113, PAGE 225, DEED BOOK 113, PAGE 246, OFFICIAL RECORDS BOOK 6495, PAGE 761 ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING NINE (9) COURSES, NORTH 89°36'36" EAST, A DISTANCE OF 260.57 FEET; THENCE SOUTH 00°31'48" EAST ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST ALONG THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST ALONG THE WEST LINE OF SAID TRACT 9, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 676.39 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 AND 24, A DISTANCE OF 919.86 FEET TO A POINT DESIGNATED AS POINT "A" FOR FUTURE REFERENCE; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 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 25 AND 48, A DISTANCE OF 1211.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF SAID TRACTS 24 AND 25 AND A PORTION OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 24 AND 25, ALL LYING WITHIN SAID BLOCK 60 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 510.00 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 289.604 ACRES, MORE OR LESS.

**Whitworth Preserve #1 (Rural Parkway #1)**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TRACTS 1, 24, 25, 48 AND A PORTION OF THE 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 89°36'36" WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.87 FEET; THENCE SOUTH 13°03'17" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 42.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE SOUTH 45°26'28" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°26'28" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.82 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 25 AND 48, A DISTANCE OF 1211.86 FEET; THENCE NORTH 45°26'28" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 142.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24 AND 25, A DISTANCE OF 448.00 FEET; THENCE NORTH 13°03'17" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 1 AND 24, A DISTANCE OF 919.86 FEET; THENCE NORTH 89°36'36" EAST ALONG A LINE 26.40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.064 ACRES, MORE OR LESS.

**Whitworth Preserve #2 (Rural Parkway #2)**

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 (Whitworth Southeast)**

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.

**Whitworth 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.

**Whitworth Preserve #5 (Whitworth Northwest)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION TRACTS 12, 13, 36, 37, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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 TRACTS 37 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 4888.20 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 346.82 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 12, 13, 36, 37, A DISTANCE OF 2646.72 FEET; THENCE NORTH 89°36'36" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, A DISTANCE OF 346.82 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 2646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.070 ACRES, MORE OR LESS.

**Whitworth Preserve #6 (Mecca)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 29 AND 30, AND A PORTION OF TRACTS 31 AND 32, ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, TOGETHER WITH, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 2, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 3, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 4, A PORTION OF 3RD STREET, 4TH STREET AND FOREST AVENUE, ALL OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 1, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE NORTH 01°45'58" WEST, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 668.22 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 29 AND 30, A DISTANCE OF 460.70 FEET; THENCE NORTH 01°50'43" WEST ALONG THE WEST LINE OF SAID TRACTS 47 AND 48, BLOCK 4, ATLANTIC PARK, A DISTANCE OF 50.23 FEET; THENCE NORTH 89°20'01" EAST, A DISTANCE OF 653.44 FEET; THENCE SOUTH 01°57'53" EAST ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 35.23 FEET; THENCE SOUTH 89°20'01" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 48, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 194.41 FEET; THENCE SOUTH 01°55'29" EAST, ALONG THE EASTERLY BOUNDARY OF THAT PORTION OF FOREST AVENUE THAT WAS ABANDONED, ACCORDING TO OFFICIAL RECORDS BOOK 5675, PAGE 1301, SAID PUBLIC RECORDS, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 383.28 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 205 OF SAID PUBLIC RECORDS, A DISTANCE OF 668.05 FEET; THENCE SOUTH 89°19'31" WEST ALONG THE SOUTH LINE OF SAID TRACTS 29, THROUGH 32, A DISTANCE OF 1304.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.679 ACRES, MORE OR LESS.

**Whitworth Preserve #7 (The Stables)**

LEGAL DESCRIPTION:

TRACT 102, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH

COUNTY, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.107 ACRES MORE OR LESS.

**Whitworth Preserve #8 (Vultaggio – Linton Blvd.)**

LEGAL DESCRIPTION:

TRACTS 87, 88, 89 AND 90, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT; IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF TRACTS 87 THROUGH 90 AS DESCRIBED HEREIN ABOVE.

CONTAINING 20.830 ACRES MORE OR LESS.

**Whitworth Preserve #9 (Vultaggio – 152<sup>nd</sup> Place)**

LEGAL DESCRIPTION:

ALL OF TRACT 19, SECTION 20, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, LESS AND EXCEPT THE EAST 23.40 FEET THEREOF, ACCORDING TO THAT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 10009, PAGE 876, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.731 ACRES, MORE OR LESS.

**Whitworth Preserve #10 (Whitworth Southwest)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 61, 62, TRACTS 81 THROUGH 83, INCLUSIVE, TRACTS 86 THROUGH 88, INCLUSIVE, AND A PORTION TRACT 56, 59, 60, 65, 80, 84, 85, 89 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, 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 96, OF SAID BLOCK 60; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 96, SAID BLOCK 60, A DISTANCE OF 2320.61 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE SOUTH LINE, THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 2847.68 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, AS RECORDED IN

OFFICIAL RECORDS BOOK 2517, PAGE 1549, SAID PUBLIC RECORDS, A DISTANCE OF 1333.08 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION ABUTTING SAID TRACTS 61 AND 84, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 60 AND 61, A DISTANCE OF 1301.46 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 148, PAGE 472 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.75 FEET; THENCE SOUTH 00°31'48" EAST, ALONG THE EAST LINE OF SAID TRACT 60, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 78.92 FEET; THENCE, ALONG THE WEST, SOUTH AND EAST BOUNDARY OF ETERNAL LIGHT MEMORIAL GARDENS, AS RECORDED IN PLAT BOOK 38, PAGE 146, ETERNAL LIGHT MEMORIAL GARDENS-PLAT II, AS RECORDED IN PLAT BOOK 54, PAGE 168, ETERNAL LIGHT MEMORIAL GARDENS-PLAT IV, AS RECORDED IN PLAT BOOK 69, PAGE 06 AND ETERNAL LIGHT MEMORIAL GARDENS-PLAT V, AS RECORDED IN PLAT BOOK 82, PAGE 69 AND THOSE LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 419 AND OFFICIAL RECORDS BOOK 24910, PAGE 424, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING EIGHT (8) COURSES, SOUTH 00°27'39" EAST, A DISTANCE OF 560.20 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 268.06 FEET; THENCE NORTH 82°20'41" WEST, A DISTANCE OF 354.14 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1199.52 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 675.20 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1336.70 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1302.40 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 331.90 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 2638.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.087 ACRES, MORE OR LESS.

**Whitworth Preserve #11 (Hyder West Two)**

LEGAL DESCRIPTION:

BEING A PORTION OF TRACTS 17 THROUGH 19, INCLUSIVE, A PORTION OF TRACTS 30 THROUGH 32, INCLUSIVE, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 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 SOUTH 89°34'36" WEST, ALONG SAID SOUTH LINE OF TRACTS 41 THROUGH 48 SAID BLOCK 69, A DISTANCE OF 2385.49 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 683.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 1028.40 FEET; THENCE NORTH 89°36'38" EAST ALONG

A BOUNDARY LINE OF THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, SAID PUBLIC RECORDS AND ITS WESTERLY EXTENSION, A DISTANCE OF 766.32 FEET; THENCE SOUTH 00°25'24" EAST ALONG A BOUNDARY LINE OF SAID CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, A DISTANCE OF 1027.95 FEET; THENCE SOUTH 89°34'36" WEST, ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 41 THROUGH 48, SAID BLOCK 69, A DISTANCE OF 766.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.088 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: 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 N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of 156th Court South, LLC, a Florida limited liability company, who being by me first duly sworn, under oath, deposes and states as follows:

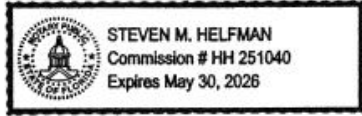
1. Affiant is the Vice President of 156th Court South, LLC, a Florida limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 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 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.

*N. Maria Menendez*

N. Maria Menendez, as Vice President of 156th Court South, LLC, a Florida limited liability company, Affiant

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of September 2022, by N. Maria Menendez, as Vice President of 156th Court South, LLC, a Florida limited liability company,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Steven Helfman  
\_\_\_\_\_  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 5/30/2026

**EXHIBIT "A"**

**PROPERTY**

**Whitworth Preserve #8 (Vultaggio – Linton Blvd.)**

LEGAL DESCRIPTION:

TRACTS 87, 88, 89 AND 90, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT; IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 20 FEET OF TRACTS 87 THROUGH 90 AS DESCRIBED HEREIN ABOVE.

CONTAINING 20.830 ACRES MORE OR LESS.

**Whitworth Preserve #9 (Vultaggio – 152<sup>nd</sup> Place)**

LEGAL DESCRIPTION:

ALL OF TRACT 19, SECTION 20, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, LESS AND EXCEPT THE EAST 23.40 FEET THEREOF, ACCORDING TO THAT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 10009, PAGE 876, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.731 ACRES, MORE OR LESS.

**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.

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: 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 N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of 9231 155th Lane, LLC, a Florida limited liability company, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of 9231 155th Lane, LLC, a Florida limited liability company, 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: 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 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.

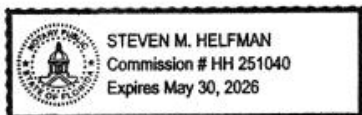


FURTHER AFFIANT SAYETH NAUGHT.

*N. Maria Menendez*

N. Maria Menendez, as Vice President of 9231 155th Lane, LLC, a Florida limited liability company, Affiant

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of September 2022, by N. Maria Menendez, as Vice President of 9231 155th Lane, LLC, a Florida limited liability company,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.



*Steven Helfman*  
\_\_\_\_\_  
Notary Public

Steven Helfman  
\_\_\_\_\_  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 5/30/2026

**EXHIBIT "A"**

**PROPERTY**

**Whitworth Preserve #6 (Mecca)**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 29 AND 30, AND A PORTION OF TRACTS 31 AND 32, ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, TOGETHER WITH, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 2, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 3, ALL OF LOTS 1 AND 48 AND A PORTION OF LOTS 2 AND 47, BLOCK 4, A PORTION OF 3RD STREET, 4TH STREET AND FOREST AVENUE, ALL OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 1, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE NORTH 01°45'58" WEST, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 668.22 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 29 AND 30, A DISTANCE OF 460.70 FEET; THENCE NORTH 01°50'43" WEST ALONG THE WEST LINE OF SAID TRACTS 47 AND 48, BLOCK 4, ATLANTIC PARK, A DISTANCE OF 50.23 FEET; THENCE NORTH 89°20'01" EAST, A DISTANCE OF 653.44 FEET; THENCE SOUTH 01°57'53" EAST ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 35.23 FEET; THENCE SOUTH 89°20'01" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 48, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 194.41 FEET; THENCE SOUTH 01°55'29" EAST, ALONG THE EASTERLY BOUNDARY OF THAT PORTION OF FOREST AVENUE THAT WAS ABANDONED, ACCORDING TO OFFICIAL RECORDS BOOK 5675, PAGE 1301, SAID PUBLIC RECORDS, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 383.28 FEET; THENCE SOUTH 01°52'12" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 205 OF SAID PUBLIC RECORDS, A DISTANCE OF 668.05 FEET; THENCE SOUTH 89°19'31" WEST ALONG THE SOUTH LINE OF SAID TRACTS 29, THROUGH 32, A DISTANCE OF 1304.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.679 ACRES, MORE OR LESS.

**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.

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: 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 N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida 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: 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 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.

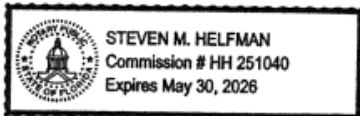


FURTHER AFFIANT SAYETH NAUGHT.

*N. Maria Menendez*

N. Maria Menendez, as Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, Affiant

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of September 2022, by N. Maria Menendez, as Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Steven Helfman  
\_\_\_\_\_  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 5/30/2026

**EXHIBIT "A"**

**PROPERTY**

**Whitworth 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.

**Whitworth Preserve #11 (Hyder West Two)**

LEGAL DESCRIPTION:

BEING A PORTION OF TRACTS 17 THROUGH 19, INCLUSIVE, A PORTION OF TRACTS 30 THROUGH 32, INCLUSIVE, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 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 SOUTH 89°34'36" WEST, ALONG SAID SOUTH LINE OF TRACTS 41 THROUGH 48 SAID BLOCK 69, A DISTANCE OF 2385.49 FEET; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 683.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°25'24" WEST, A DISTANCE OF 1028.40 FEET; THENCE NORTH 89°36'38" EAST ALONG A BOUNDARY LINE OF THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, SAID PUBLIC RECORDS AND ITS WESTERLY EXTENSION, A DISTANCE OF 766.32 FEET; THENCE SOUTH 00°25'24" EAST ALONG A BOUNDARY LINE OF SAID CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33505, PAGE 1982, A DISTANCE OF 1027.95 FEET; THENCE SOUTH 89°34'36" WEST, ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT

ANGLES) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 41 THROUGH 48, SAID  
BLOCK 69, A DISTANCE OF 766.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.088 ACRES, MORE OR LESS.

**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.

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  Individual and Power of Attorney for other owners \_\_\_\_\_ [position - e.g., president, partner, trustee] of \_\_\_\_\_ [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: 8450 Whispering Oaks Way  
West Palm Beach, FL 33411
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 20<sup>th</sup> day of September, 2022 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).

STEVEN R. LINN  
(Name - type, stamp or print clearly)

Steven R. Linn  
(Signature)

My Commission Expires on: 9/12/2025

NOTARY'S SEAL OR STAMP



STEVEN R. LINN  
Commission # HH 157293  
Expires September 12, 2025  
Bonded Thru Budget Notary Services

**EXHIBIT "A"**  
**PROPERTY**

See attached legal description

Development Area Phase II

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 14 THROUGH 15, INCLUSIVE, TRACTS 33 THROUGH 35, INCLUSIVE, AND A PORTION TRACTS 9 THROUGH 13, INCLUSIVE, TRACTS 16, 31, 32, 36 THROUGH 42 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 13 THROUGH 16, INCLUSIVE, TRACTS 31 THROUGH 36, INCLUSIVE AND TRACT 17 AND LYING BETWEEN TRACTS 32 33, 40 AND 41, 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, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF TRACTS 36 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 2043.35 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 2844.85 FEET; THENCE NORTH 01°00'31" WEST, A DISTANCE OF 2646.30 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 225, OFFICIAL RECORDS BOOK 1994, PAGE 1573, OFFICIAL RECORDS BOOK 1585, PAGE 505, OFFICIAL RECORDS BOOK 6495, PAGE 761 AND SAID PALM BEACH FARMS CO. PLAT NO. 3 SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) COURSES, A DISTANCE OF 260.57 FEET; THENCE SOUTH 00°31'48" EAST, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 275.59 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 00°23'24" EAST, A DISTANCE OF 219.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 06°37'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 105.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°01'15" EAST, A DISTANCE OF 671.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°58'06"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 80.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 92°18'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 161.10 FEET TO THE POINT OF INTERSECTION OF NON-TANGENT LINE; THENCE SOUTH 06°38'35" WEST, A DISTANCE OF 44.03 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°12'12" WEST, A RADIUS OF 1990.00 FEET AND A CENTRAL ANGLE OF 02°46'09"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 96.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°01'38" EAST, A DISTANCE OF 801.04 FEET; THENCE SOUTH 07°58'22" WEST, A DISTANCE OF 33.66 FEET; THENCE SOUTH 00°23'25" EAST, A DISTANCE OF 98.07 FEET; THENCE NORTH 89°36'35" EAST, A DISTANCE OF 93.36 FEET; THENCE SOUTH 00°23'25" EAST, A DISTANCE OF 229.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2092.00 FEET, A CENTRAL ANGLE OF 04°31'37"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 165.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°08'12" WEST, A DISTANCE OF 282.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1908.00 FEET, A CENTRAL ANGLE OF 04°35'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID



CURVE TO THE LEFT, A DISTANCE OF 153.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°27'39" EAST, A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING.  
CONTAINING 144.208 ACRES, MORE OR LESS.

**WHITWORTH PRESERVE #5 (Whitworth Northwest)**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION TRACTS 12, 13, 36, 37, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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 TRACTS 37 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 4888.20 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 346.82 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 12, 13, 36, 37, A DISTANCE OF 2646.72 FEET; THENCE NORTH 89°36'36" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, A DISTANCE OF 346.82 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 2646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.070 ACRES, MORE OR LESS.

**Whitworth Preserve #10 (Whitworth Southwest)**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF TRACTS 61, 62, TRACTS 81 THROUGH 83, INCLUSIVE, TRACTS 86 THROUGH 88, INCLUSIVE, AND A PORTION TRACT 56, 59, 60, 65, 80, 84, 85, 89 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, 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 96, OF SAID BLOCK 60; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 96, SAID BLOCK 60, A DISTANCE OF 2320.61 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE SOUTH LINE, THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 2847.68 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2517, PAGE 1549, SAID PUBLIC RECORDS, A DISTANCE OF 1333.08 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION ABUTTING SAID TRACTS 61 AND 84, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 60 AND 61, A DISTANCE OF 1301.46 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 148, PAGE 472 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.75 FEET; THENCE SOUTH 00°31'48" EAST, ALONG THE EAST LINE OF SAID

TRACT 60, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 78.92 FEET; THENCE, ALONG THE WEST, SOUTH AND EAST BOUNDARY OF ETERNAL LIGHT MEMORIAL GARDENS, AS RECORDED IN PLAT BOOK 38, PAGE 146, ETERNAL LIGHT MEMORIAL GARDENS-PLAT II, AS RECORDED IN PLAT BOOK 54, PAGE 168, ETERNAL LIGHT MEMORIAL GARDENS-PLAT IV, AS RECORDED IN PLAT BOOK 69, PAGE 06 AND ETERNAL LIGHT MEMORIAL GARDENS-PLAT V, AS RECORDED IN PLAT BOOK 82, PAGE 69 AND THOSE LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 419 AND OFFICIAL RECORDS BOOK 24910, PAGE 424, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING EIGHT (8) COURSES, SOUTH 00°27'39" EAST, A DISTANCE OF 560.20 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 268.06 FEET; THENCE NORTH 82°20'41" WEST, A DISTANCE OF 354.14 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1199.52 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 675.20 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1336.70 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1302.40 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 331.90 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 2638.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.087 ACRES, MORE OR LESS.

**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
Wade Glenn Whitworth, Jr.	5442 Alta Way, Lake Worth, FL 33467
Savannah Rose Whitworth	14865 Draft Horse Lane, Lake Worth, FL 33414

**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  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 20<sup>th</sup> day of September, 2022 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 not take an oath (circle correct response).

STEVEN R. LINN  
(Name - type, stamp or print clearly)

Steven R. Linn  
(Signature)

My Commission Expires on: 9/12/2025

NOTARY'S SEAL OR STAMP



STEVEN R. LINN  
Commission # HH 157293  
Expires September 12, 2025  
Bonded Thru Budget Notary Services



**EXHIBIT "A"**  
**PROPERTY**

See attached legal description

Development Area Phase II  
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 14 THROUGH 15, INCLUSIVE, TRACTS 33 THROUGH 35, INCLUSIVE, AND A PORTION TRACTS 9 THROUGH 13, INCLUSIVE, TRACTS 16, 31, 32, 36 THROUGH 42 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 13 THROUGH 16, INCLUSIVE, TRACTS 31 THROUGH 36, INCLUSIVE AND TRACT 17 AND LYING BETWEEN TRACTS 32 33, 40 AND 41, 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, THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF TRACTS 36 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 2043.35 FEET TO THE POINT OF BEGINNING;  
THENCE, CONTINUE ALONG THE SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 2844.85 FEET;  
THENCE NORTH 01°00'31" WEST, A DISTANCE OF 2646.30 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 225, OFFICIAL RECORDS BOOK 1994, PAGE 1573, OFFICIAL RECORDS BOOK 1585, PAGE 505, OFFICIAL RECORDS BOOK 6495, PAGE 761 AND SAID PALM BEACH FARMS CO. PLAT NO. 3 SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) COURSES, A DISTANCE OF 260.57 FEET; THENCE SOUTH 00°31'48" EAST, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 275.59 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 00°23'24" EAST, A DISTANCE OF 219.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 06°37'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 105.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°01'15" EAST, A DISTANCE OF 671.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°58'06"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 80.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 92°18'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 161.10 FEET TO THE POINT OF INTERSECTION OF NON-TANGENT LINE; THENCE SOUTH 06°38'35" WEST, A DISTANCE OF 44.03 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°12'12" WEST, A RADIUS OF 1990.00 FEET AND A CENTRAL ANGLE OF 02°46'09"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 96.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°01'38" EAST, A DISTANCE OF 801.04 FEET; THENCE SOUTH 07°58'22" WEST, A DISTANCE OF 33.66 FEET; THENCE SOUTH 00°23'25" EAST, A DISTANCE OF 98.07 FEET; THENCE NORTH 89°36'35" EAST, A DISTANCE OF 93.36 FEET; THENCE SOUTH 00°23'25" EAST, A DISTANCE OF 229.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2092.00 FEET, A CENTRAL ANGLE OF 04°31'37"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 165.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°08'12" WEST, A DISTANCE OF 282.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1908.00 FEET, A CENTRAL ANGLE OF 04°35'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID

CURVE TO THE LEFT, A DISTANCE OF 153.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°27'39" EAST, A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING.  
CONTAINING 144.208 ACRES, MORE OR LESS.

WHITWORTH PRESERVE #5 (Whitworth Northwest)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION TRACTS 12, 13, 36, 37, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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 TRACTS 37 THROUGH 48, SAID BLOCK 60, A DISTANCE OF 4888.20 FEET TO THE POINT OF BEGINNING;  
THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°32'21" WEST, A DISTANCE OF 346.82 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 12, 13, 36, 37, A DISTANCE OF 2646.72 FEET; THENCE NORTH 89°36'36" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, A DISTANCE OF 346.82 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 2646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.070 ACRES, MORE OR LESS.

Whitworth Preserve #10 (Whitworth Southwest)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS 61, 62, TRACTS 81 THROUGH 83, INCLUSIVE, TRACTS 86 THROUGH 88, INCLUSIVE, AND A PORTION TRACT 56, 59, 60, 65, 80, 84, 85, 89 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, 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 96, OF SAID BLOCK 60; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 96, SAID BLOCK 60, A DISTANCE OF 2320.61 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE SOUTH LINE, THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 2847.68 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2517, PAGE 1549, SAID PUBLIC RECORDS, A DISTANCE OF 1333.08 FEET; THENCE SOUTH 89°32'21" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION ABUTTING SAID TRACTS 61 AND 84, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 60 AND 61, A DISTANCE OF 1301.46 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 148, PAGE 472 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.75 FEET; THENCE SOUTH 00°31'48" EAST, ALONG THE EAST LINE OF SAID

TRACT 60, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 78.92 FEET; THENCE, ALONG THE WEST, SOUTH AND EAST BOUNDARY OF ETERNAL LIGHT MEMORIAL GARDENS, AS RECORDED IN PLAT BOOK 38, PAGE 146, ETERNAL LIGHT MEMORIAL GARDENS-PLAT II, AS RECORDED IN PLAT BOOK 54, PAGE 168, ETERNAL LIGHT MEMORIAL GARDENS-PLAT IV, AS RECORDED IN PLAT BOOK 69, PAGE 06 AND ETERNAL LIGHT MEMORIAL GARDENS-PLAT V, AS RECORDED IN PLAT BOOK 82, PAGE 69 AND THOSE LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 419 AND OFFICIAL RECORDS BOOK 24910, PAGE 424, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING EIGHT (8) COURSES, SOUTH 00°27'39" EAST, A DISTANCE OF 560.20 FEET; THENCE SOUTH 89°32'21" WEST, A DISTANCE OF 268.06 FEET; THENCE NORTH 82°20'41" WEST, A DISTANCE OF 354.14 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1199.52 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 675.20 FEET; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 1336.70 FEET; THENCE NORTH 00°30'24" WEST, A DISTANCE OF 1302.40 FEET; THENCE NORTH 89°32'21" EAST, ALONG THE SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 331.90 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 2638.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.087 ACRES, MORE OR LESS.

**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



**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 James M. Alderman, 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 [ ] \_\_\_\_\_ *[position - e.g., president, partner, trustee]* of JMA Farms, LLC *[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: P.O. Box 740631  
BOYNTON BEACH FL 33474
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.

*[Signature]*  
JAMES M. ALDERMAN, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of JANUARY, 2022, by JAMES M. ALDERMAN,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did take an oath.



*Melissa Dawn McCormick*  
Notary Public

MELISSA DAWN MCCORMICK  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: JUNE 3, 2025

**EXHIBIT "A"**  
**PROPERTY**

see attached legal description:

WHITWORTH PRESERVE #7

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN TRACT A, YEE PLAT, AS RECORDED IN PLAT BOOK 104, PAGES 49 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°56'37" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 466.69 FEET; THENCE NORTH 88°56'17" EAST, A DISTANCE OF 210.20 FEET, THENCE SOUTH 00°56'37" EAST, A DISTANCE OF 466.69 FEET; THENCE SOUTH 88°56'17" WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 210.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.252 ACRES, MORE OR LESS.

**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.

<b>Name</b>	<b>Address</b>
_____	_____
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**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 Mark Ford, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

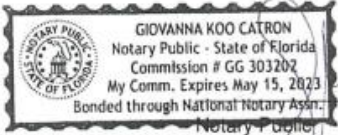
1. Affiant is the  individual or  President *[position - e.g., president, partner, trustee]* of The Stables at Paradise Palms, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (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: 235 NE 4th Avenue  
Delray Beach, FL 33483
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.

[Signature]  
Mark Ford, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2022, by Mark Ford, [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



[Signature]  
Giovanna Koo  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: May 15, 2023

**EXHIBIT "A"**  
**PROPERTY**

LEGAL DESCRIPTION:  
TRACT 102, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1 RECORDED IN PLAT BOOK 2, PAGES 26 TO 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
CONTAINING 5.107 ACRES MORE OR LESS

**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
The Stables at Paradise Palms, LLC	235 NE 4th Avenue, Suite 101 Delray Beach, FL 33487
Paradise Palms Conservatory and Gardens, Inc.	235 NE 4th Avenue, Suite 101 Delray Beach, FL 33487

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