

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

Application No.: PDD-2014-01122
Application Name: Flavor Pict Townhomes PUD
Control No.: 2014-00064
Applicant: Lois Dubois Ltd, William A. Sr Trust & HGC, LLC
Owners: Lois Dubois Ltd, William A. Sr Trust & HGC, LLC
Agent: Urban Design Kilday Studios - Wendy Tuma
Telephone No.: (561) 366-1100
Project Manager: Joyce Lawrence, Site Planner II

TITLE: an Official Zoning Map Amendment to a Planned Development District **REQUEST:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

APPLICATION SUMMARY: Proposed is a rezoning of a 33.78-acre parcel of land from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District for the Flavor Pict Townhomes PUD. The site currently supports row crop and a vacant packing plant building.

The Preliminary Master Plan indicates a 20.13-acre Residential Pod with 218 Townhouse units including 29 units for workforce housing; a 1.70-acre Recreation Pod; a 0.29-acre Neighborhood Park; and a 6.23-acre Lake Tract. One (1) access point will be provided from Flavor Pict Road (1).

SITE DATA:

Location:	South side of Flavor Pict Road and west of Military Trail.
Property Control Number(s)	00-42-46-02-00-000-5100
Existing Land Use Designation:	Medium Residential (MR-5)
Proposed Land Use Designation:	No proposed change
Existing Zoning District:	Agricultural Residential District (AR)
Proposed Zoning District:	PUD
Acreage:	33.78 acres
Tier:	Urban Suburban
Overlay District:	West Boynton Area Community Planning Area Neighborhood Planning area
Neighborhood Plan:	West Boynton Area Community Planning Area Neighborhood Planning area
CCRT Area:	N/A
Municipalities within 1 Mile	City of Delray Beach
Future Annexation Area	City of Boynton Beach

RECOMMENDATION: Staff recommends approval of the request subject to 21 Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, staff had received no contact from the public regarding this project.

PROJECT HISTORY: The site currently supports row crops, and a vacant packing plant building.

SURROUNDING LAND USES:

NORTH:

FLU Designation: Medium Residential (MR-5)
 Zoning District: Residential Planned Unit Development District (PUD)
 Supporting: Residential (Tuscany at Coral Lakes PUD a.k.a Villa Del Ray, Control No NPN-13B)

SOUTH:

FLU Designation: Medium Residential (MR-5)
Zoning District: Agricultural Residential District (AR)
Supporting: Residential - Single Family

NORTHEAST:

FLU Designation: Medium Residential (MR-5)
Zoning District: Residential Planned Unit Development District (PUD)
Supporting: Wholesale Nursery (Verzaal Farms Nursery, Control No 95-00047)

SOUTHEAST:

FLU Designation: Medium Residential (MR-5)
Zoning District: Residential Planned Unit Development District (PUD)
Supporting: Residential (Hampton Lakes a.k.a. Flavor Pict Road PUD, Control No 95-00054)

WEST:

FLU Designation: High Residential (HR-8)
Zoning District: Residential Planned Unit Development District (PUD)
Supporting: Residential (Royal Landings at Coral Lakes PUD, Control No NPN-00013)

FINDINGS:

Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. Consistency with the Plan - *The proposed amendment is consistent with the Plan.*

The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including densities and intensities of use.

Density & Workforce Housing (WHP) Program: The applicant is requesting a total of 218 units, of which 29 units are required to be designated and deed restricted as Workforce Housing. Since the request is greater than 10 units, participation in the program will be mandatory. The Workforce Housing Program provides housing for qualified buyers with an income that is 60 -140% of the Area Median Income (AMI). Currently, per HUD, Palm Beach County has an AMI of \$63,300. The applicant has chosen WHP Option 3, Full Incentive, and is requesting to utilize WHP density bonus.

The request for a total of 218 units on the subject 33.78 acres with the MR-5 land use designation was achieved as follows:

Standard & WHP Bonus Density:

135 Standard units	6.75 WHP units (5%)
33 PUD units	5.28 WHP units (16%)
50 WHP units	17.00 WHP units (34%)
218 units total	29.03 or 29 required WHP (rounded down)

The mandatory WHP program requires that a percentage of units be deed restricted for a specified term to be sold or rented. The following are the current sales and rental prices per income category for 2014 in Palm Beach County. These homes cannot be sold or rented at a higher price and any Utility Allowances are to be applied against gross maximum rent and the rental prices. Based on the Median Family Income of \$63,300, the following are the WHP sales and rental Prices:

WHP Sales Prices:

WHP Income Category 2014 Sales Prices

Low (60-80%) \$132,930
 Moderate-1 (>80-100%) \$170,910
 Moderate-2 (>100-120%) \$208,890
 Middle (>120-140%) \$246,870

WHP Rental Prices:

Income %	1 BR	2 BR	3 BR	4 BR
60%	\$ 735	\$ 882	\$1,019	\$1,137
80%	\$ 981	\$1,176	\$1,359	\$1,516
100%	\$1,226	\$1,470	\$1,699	\$1,895
120%	\$1,471	\$1,764	\$2,038	\$2,274
140%	\$1,716	\$2,058	\$2,378	\$2,653

Special Overlay District/ Neighborhood Plan/Planning Study Area: The request is located within the boundaries of the of the West Boynton Area Community Planning Area Neighborhood Planning area. No conflicts have been identified relating to the request. The applicant met with the neighborhood group November 4, 2014 and March 3, 2015. No letters have been received to date addressing possible issues or concerns.

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

The proposed rezoning is not in conflict with the Code. As proposed and subject to the recommended conditions of approval, the proposed Zoning Map Amendment is consistent with all applicable provisions of the ULDC, as well as the stated purpose and intent of the ULDC.

o Exemplary Features: Pursuant to ULDC Section 3.E.2.A.4., Exemplary, a rezoning to the PUD district shall only be granted to a project exceeding the goals, policies and objectives in the Plan, the minimum requirements of this Code, and the design objectives and performance standards in this Article which include, but are not limited to, sustainability, trip reduction, cross access, buffering, aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses, mix of unit types, safety, and affordable housing the rezoning of property to the PUD district shall only be granted for projects that exceed the minimum ULDC requirements for a Planned Development District. The proposed Master Plan/Site Plan provides the following features to achieve the PUD exemplary design objectives:

- Decorative paving treatment at the site’s entrance leading to the recreational pod;
- Centrally located 1.7 acre recreational pod- a minimum of 1.31 acres is required;
- Beyond the recreation parcel is a large, centrally located lake;
- Additional community open spaces throughout the development for the use of the residents;
- A large, centrally located lake south of the recreation parcel. Of the proposed townhomes approximately 22% back to the lake;
- Additional community open spaces throughout the development for the use of the residents;
- The proposed development features focal points at the terminus of 5 of the 6 driveway intersections.
- The plan proposes a 0.29 acres neighborhood park with amenities and an additional open space on the south perimeter with a walkway and benches.
- The townhouse units have been shifted to provide a variety for line of sight, and the interior roadways also have curvature to provide visual interest and slowing of traffic.

To further the PUD exemplary design objective, Staff is recommending additional landscaping of Pine Tree cluster along the south property line to enhance, location of townhomes to the L-30 canal open space. These amenities are addressed by Landscape or PDD Conditions of Approval, and conditions to assure elements indicated on the Preliminary Subdivision plans shall remain incorporated into the final site design and development.

- o Architecture: The proposed request for a PUD with the development of Single Family homes is not subject to the requirements of Article 5.C- Architectural Guidelines
- o Parking: The proposed 218 require 2 parking spaces for each proposed townhouse unit and parking in the recreation pod for the pool, tennis court pursuant to ULDC Article 6.
- o Landscape Buffers: The Preliminary Subdivision Plan (PSP) indicates the required 20 PUD Right of Way (ROW) buffer with no easement overlaps and a 6 foot high decorative aluminum fence on the north property line adjacent to Flavor Pict Road. Landscaping along the south property line abutting LWDD L-30 ROW indicates a minimum ten foot wide landscape buffer strip with no width reduction or easement encroachment permitted. In addition to the Code requirements, landscaping along the south property line shall be upgraded to include one pine for each for each 30 linear feet of the property line.

On the east side of the site is a landscape nursery so the Applicant is providing a 20-foot incompatibility buffer with a 6-foot wall. And a 10-foot incompatibility buffer where adjacent to single family homes. A 5-foot compatibility buffer is indicated on the western perimeter of the site which is also adjacent to a 130-foot LWDD E-3 Canal and townhouses beyond the canal.

The proposed amendment complies with all applicable standards and provisions of the Code and general development characteristics for a PUD in the AGR Tier. Pending approval of the Type II Waiver, and the Type II Variance, the proposed development complies with the standards imposed by the applicable provisions of the Code for use, layout, function, and general development characteristics. The proposed Single Family uses are in compliance with the Supplementary Use Standards.

- o Signage: The Preliminary Regulating Plan provides the detail of 2 proposed Entrance Wall Signs located on both sides of the main entry point. The PMP also indicates one site directional signs with a maximum 24 square feet and 7 feet in height. The proposed signage complies with the sign requirements of Article 8 as indicated on the Preliminary Regulating Plan.

3. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The site is surrounded primarily by residential uses to the north, south, southeast and west, with a wholesale nursery along the northeast portion of the site. Subject to the recommended Conditions of Approval, the development would be compatible as defined in the ULDC. The proposed PUD District is generally consistent with existing uses and zones surrounding the subject land and is an appropriate Zoning District for the land.

4. Effect on Natural Environment – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The property has been utilized for agricultural purposes and does not support a significant amount of native vegetation

WELLFIELD PROTECTION ZONE: The property is not located with a Wellfield Protection Zones.

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

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

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

The site currently supports farmland for row crop, and is surrounded on all sides with the exception of the northeast portion of the site by residential uses. To the northeast is an existing wholesale nursery. The proposed rezoning from the AR Zoning District to the PUD Zoning District will not alter the existing development pattern in the vicinity, and would have no adverse impact on the local development patterns, timing or trends.

6. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency.*

ENGINEERING COMMENTS:

TRAFFIC IMPACTS

Traffic from the proposed development is expected to be 1,526 daily trips, 96 a.m. and 114 p.m. peak hour trips. This traffic is subject to review for compliance with the Unified Land Development Code Article 12 - Traffic Performance Standards (TPS). A 2018 buildout date was analyzed in the traffic study. There are no improvements to the roadway system required for compliance with Traffic Performance Standards.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Segment: Flavor Pict Road from Military Trail to El Clair Ranch Road

Existing count:	Eastbound = 306; Westbound = 368
Background growth:	Eastbound = 64; Westbound = 67
Project Trips:	Eastbound = 38; Westbound = 22
Total Traffic:	Eastbound = 408; Westbound = 458
Present laneage:	2 Lanes
Assured laneage:	2 Lanes
LOS "D" capacity:	880 vehicles per hour (directional)
Projected level of service:	"D" or better

Prior to issuance of the first building permit the Property Owner shall plat the property in accordance with provisions of Article 11 of the Unified Land Development Code.

The Property Owner shall obtain a Right of Way Permit from the Palm Beach County Engineering Department, Permit Section, for access onto Flavor Pict Road.

PALM BEACH COUNTY HEALTH DEPARTMENT: No Staff Review Analysis.

FIRE PROTECTION: No Staff Review Analysis.

SCHOOL IMPACTS:

In accordance with the adopted school concurrency, a Concurrency Determination for 218 multi-family units was approved on July 22, 2014 (Concurrency Case #14071503C). The subject property is located within Concurrency Service Area 19 (SAC 279).

This project is estimated to generate approximately 39 public school students. The schools currently serving this project area are Hagen Road Elementary School, Odyssey Middle School, and Atlantic Community High School.

The revised Preliminary Subdivision Plan (dated 2/19/15) shows a 10 foot by 15 foot public school bus shelter location. A public school bus shelter condition of approval has been applied to this request.

PARKS AND RECREATION: Based on the proposed 218 dwelling units 1.31 acres of on site recreation is required. The plan submitted indicates there will be 1.70 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

CONCURRENCY: Concurrency has been approved for 218 dwelling units. The proposed rezoning and development complies with Article 2.F of the ULDC, Concurrency (Adequate Public Facility Standards).

7. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

The Applicant states that there has been a positive growth trend in the residential development housing market in Palm Beach County and increased demand for a variety of housing types. As a result, the Applicant is proposing to develop the 218 Townhouse units including WFH units. The Planning Division analysis above states the Workforce Housing Program provides housing for qualified buyers with an income that is 60 -140% of the AMI and currently Palm Beach County has an AMI of \$63,300. The applicant has chosen WHP Option 3, Full Incentive, and is requesting to utilize WHP density bonus of 29 workforce housing units.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B.2.B 1-7 and determined that there is a balance between the need of change and the potential impacts generated by this change; therefore, staff is recommending approval of the proposed PDD. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C.

CONDITIONS OF APPROVAL

EXHIBIT C

PDD- Residential Planned Development District

ALL PETITIONS

1. The Preliminary Master Plan is dated February 19, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - 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, 2018. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to issuance of the first building permit the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. 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. The Entry Pavilion shall be restricted to an architectural feature and shall not be utilized as a security / guard house due to lack of stacking distance to Flavor Pict Road north of this feature. (ONGOING: MONITORING - Engineering)

4. Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Flavor Pict Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s). 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 in each direction 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. (BLDGPM: MONITORING - Engineering)

5. The Property Owner shall construct separate left turn lane and right turn lane, south approach on the project's entrance road at Flavor Pict Road.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

6. Property Owner shall construct a five (5) foot wide concrete sidewalk, six (6) foot wide if adjacent to curb, along the south side of Flavor Pict Road along the project's frontage. 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. These improvements shall be completed concurrently with the onsite paving and grading and shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

ENVIRONMENTAL

1. A Phase II Environmental Audit shall be submitted to ERM prior to DRO Site Plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

LANDSCAPE - GENERAL

1. All pines required to be planted on the property shall meet the following minimum standards at installation:

a. pines shall be planted in clusters of five (5) to seven (7) pines. Pine height shall be a minimum of twelve (12) feet to sixteen (16) feet at installation; and,

b. credit may be given for existing pines provided they meet current Unified Land Development Code requirements. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

LANDSCAPE - INTERIOR

2. Prior to Final Approval by the Development Review Officer, all five (5) landscape focal points shown at the terminus of the driveway intersections shall be shown on the Regulating Plans, and shall be subject to review and approval by the Landscape Section. (DRO: LANDSCAPE - Zoning)

3. Prior to Final Approval by the Development Review Officer, a minimum of one (1) lake overlook shall be shown on the Regulating Plan, and shall be subject to review and approval by the Landscape Section. (DRO: LANDSCAPE - Zoning)

LANDSCAPE - PERIMETER

4. LANDSCAPING ALONG THE NORTH PROPERTY LINE (FRONTAGE OF FLAVOR PICT ROAD)
In addition to the Code requirements, landscaping and/or buffer width along the north property line shall be upgraded to include:

a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;

b. one (1) palm or pine for each thirty (30) linear feet of the property line. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

5. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING LWDD L-30 RIGHT OF WAY)

In addition to the Code requirements, landscaping and/or buffer width along the south property line shall be upgraded to include:

a. a minimum ten (10) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;

c. one (1) pine for each thirty (30) linear feet of the property line. (BLDGPM/ONGOING: LANDSCAPE - Zoning)

LAKE WORTH DRAINAGE DISTRICT

1. Based on the canal cross-sections submitted on 9/22/14, and prior to platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD, either by exclusive easement or warranty deed, the east 25 feet of the west 90 feet of the S 1/2 of the SW 1/4 of the SE 1/4 of Section 2/46/42, less lands owned by LWDD. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)

2. Prior to platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD, either by exclusive easement or warranty deed, the east 35 feet of the west 75 feet of the of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 2/46/42, less lands owned by LWDD. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)

3. Prior to platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD, either by exclusive easement or warranty deed, the north 25 feet of the south 105 feet of Section 2/46/42 for a distance of the west 500 feet of the parcel and also the north 5 feet of the south 85 feet of Section 2/46/42 for the remainder of the parcel along the L-30 Canal. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)

SCHOOL BOARD

1. The Property Owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD - School Board)

2. Prior to the issuance of the first Certificate of Occupancy (CO), the 10 foot by 15 foot public school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the public school bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner. (CO: MONITORING - School Board)

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: ZONING - 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: ZONING - 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

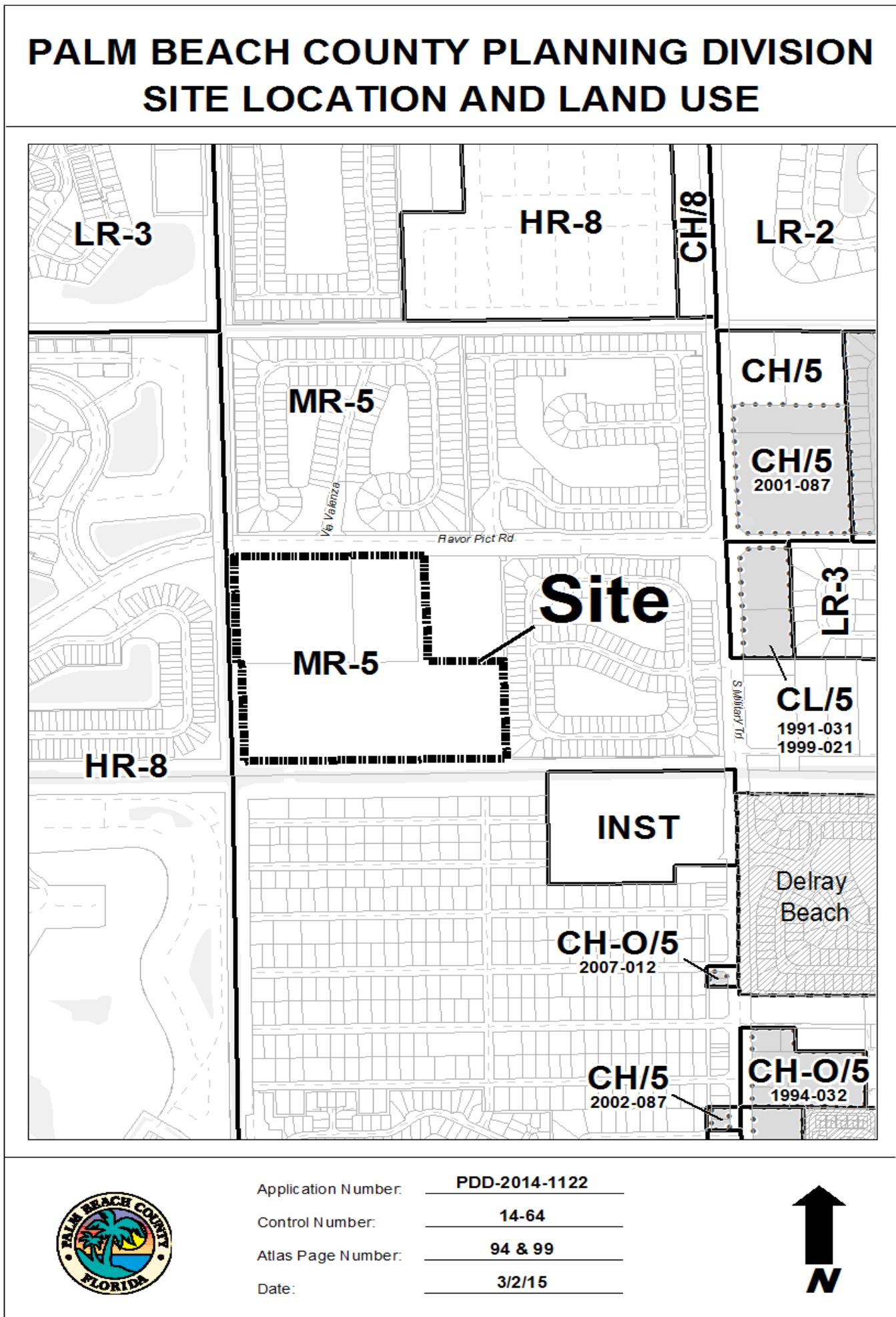


Figure 2: Zoning Map

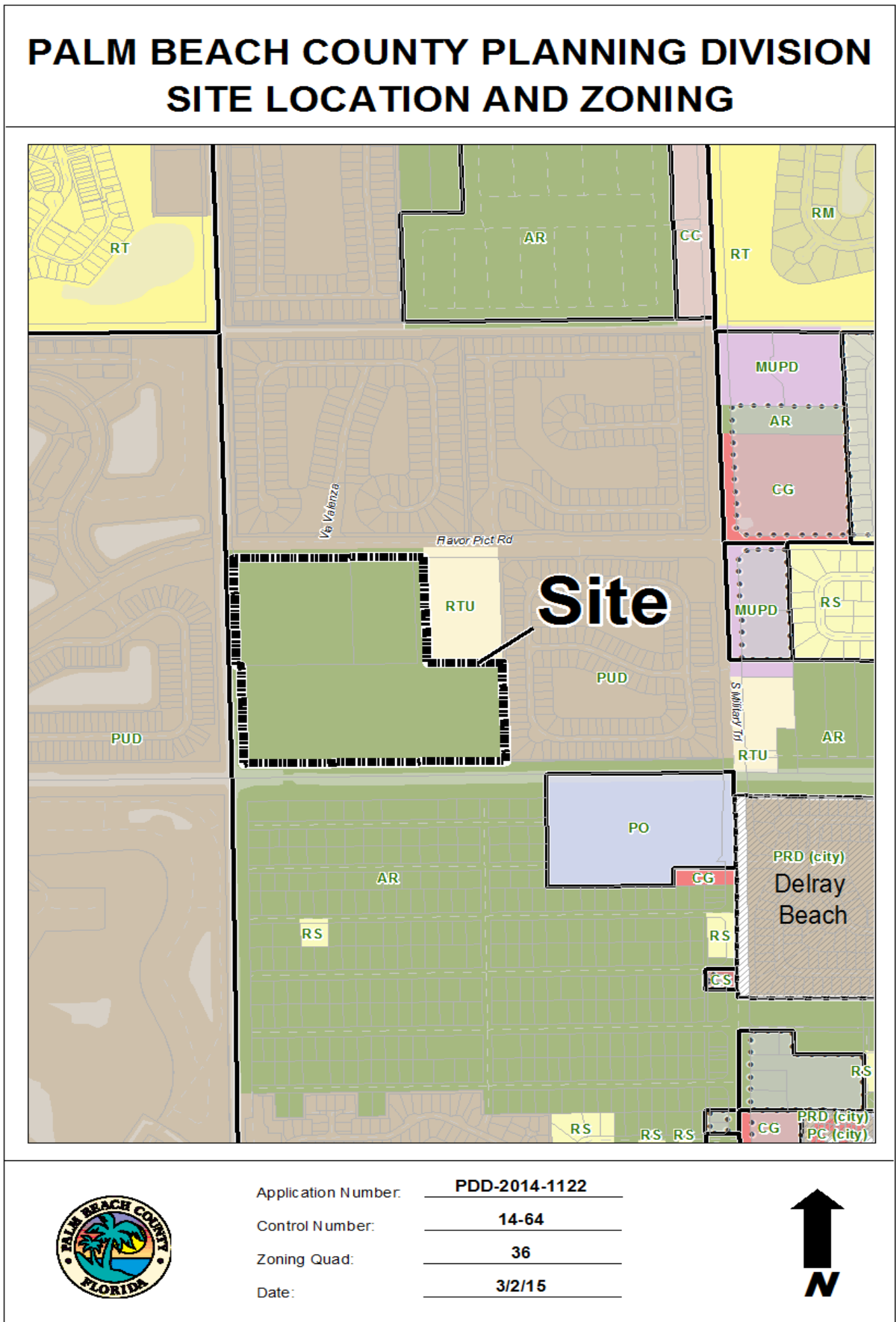


Figure 3: Aerial

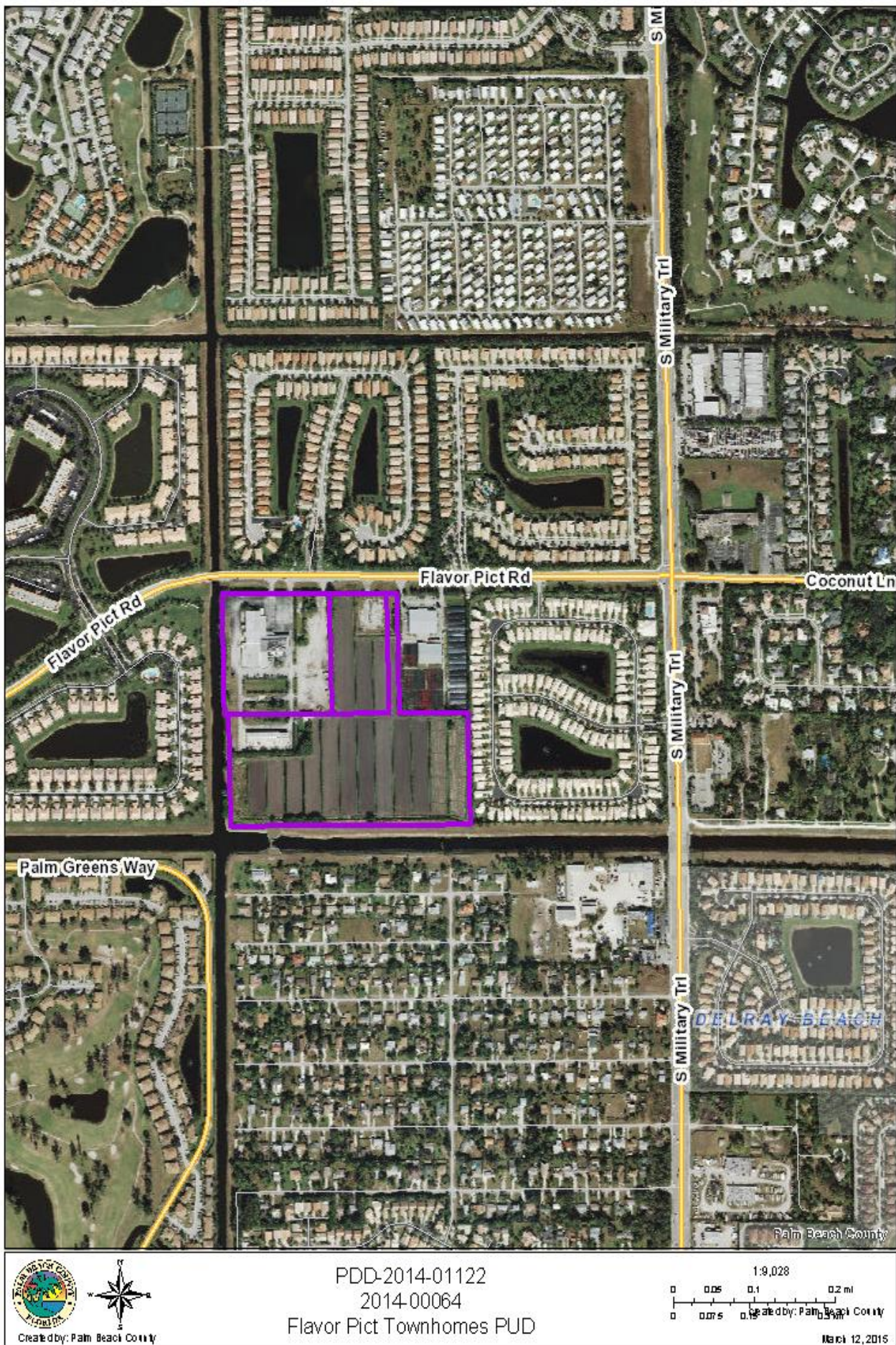
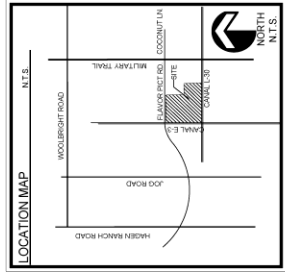
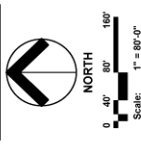


Figure 4: Preliminary Master Plan dated February 19, 2015



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Flavor Pict Townhomes PUD
 Preliminary Master Plan
 Palm Beach County, Florida



Date: May 13, 2014
 Drawn By: MWT/HLC
 Checked By: MWT

Revision Dates:
 05/22/14: REVISION SUBMITTED
 06/02/14: REVISION SUBMITTED
 06/23/14: REVISION SUBMITTED
 07/02/14: REVISION SUBMITTED
 07/22/14: REVISION SUBMITTED

PMP-1
 of 1

SITE DATA

PROJECT NAME: FLAVOR PICT TOWNHOMES PUD
 APPLICANT: MWT HOLDINGS, LLC
 RESOLUTION # DATE: PD 2014-1722 05/20/14
 PROPOSED USE: TOWNHOUSE (FEES/PAID)
 PROPOSED ZONING DESIGNATION: R-10
 NEIGHBORHOOD AREA: 88-42-00-000-0100
 PROPOSED ZONING AREA: 42
 SECURITY ZONING AREA: 88-42-00-000-0100
 SECURITY ZONING AREA: 88-42-00-000-0100

UTILITIES: UTILITIES TO BE PROVIDED BY THE CITY OF PALM BEACH
 TOTAL GROSS SITE AREA: 33.78 AC (1,471,373.77 SQ FT)
 PROPOSED RECREATION AREA (PRIVATE): 0.70 AC
 PROPOSED RECREATION AREA (PUBLIC): 0.70 AC
 PROPOSED LOGIC AREA (PRIVATE): 0.00 AC
 PROPOSED LOGIC AREA (PUBLIC): 0.00 AC
 TO BE LESS THAN 15 AC AND HAS BEEN MAINTAINED BY EDCO
 UNIT TYPE OF OWNERSHIP: FEE SIMPLE
 ROAD: PRIVATE

TOTAL PARKING PROVIDED: 438 SP

LESS THAN 2' & 2 STORES
 PROPOSED BUILDING AREA: 170,000 SQ FT
 PROPOSED RECREATION AREA (PRIVATE): 0.70 AC
 PROPOSED RECREATION AREA (PUBLIC): 0.70 AC
 TOTAL PROPOSED DENSITY: 6.82 DU/AC

TOWNHOUSE: 2 SPACES PER UNIT @ 210 UNITS @ 438 SP

OPEN SPACE TABULAR

DESCRIPTION	AREA (AC)	DENSITY
TOTAL GROSS SITE AREA	33.78 AC	60%
PROPOSED RECREATION AREA (PRIVATE)	0.70 AC	17%
PROPOSED RECREATION AREA (PUBLIC)	0.70 AC	17%
PROPOSED LOGIC AREA (PRIVATE)	0.00 AC	0%
PROPOSED LOGIC AREA (PUBLIC)	0.00 AC	0%
TOTAL PROPOSED RECREATION AREA	1.40 AC	41%
TOTAL PROPOSED LOGIC AREA	0.00 AC	0%
TOTAL PROPOSED OPEN SPACE	1.40 AC	41%

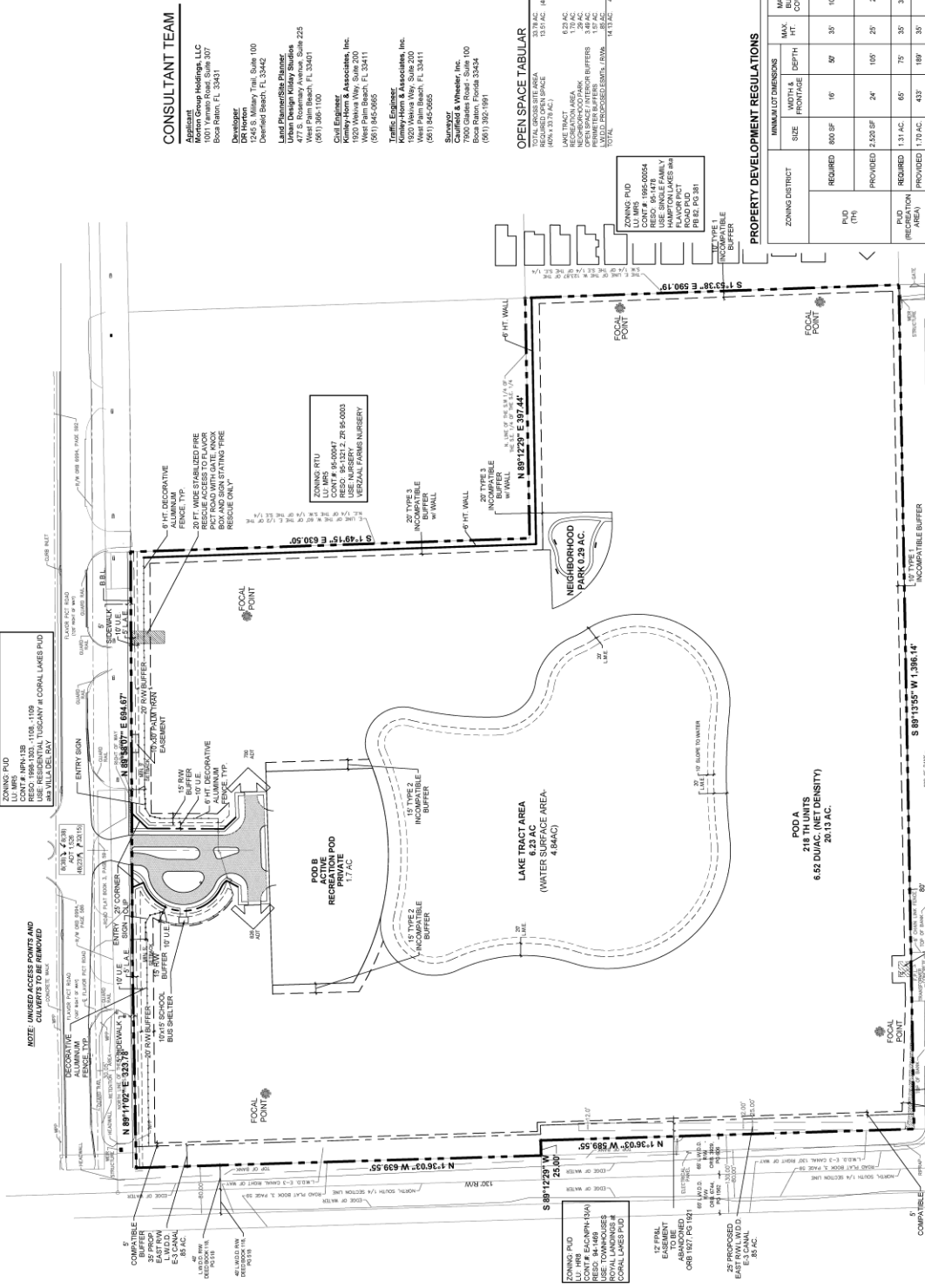
PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MINIMUM BUILDING COVERAGE	MINIMUM SETBACKS/SEPARATION
R-10	100' x 150'	20%	15' FRONT, 15' REAR, 15' SIDE, 15' CORNER
R-10	100' x 150'	20%	15' FRONT, 15' REAR, 15' SIDE, 15' CORNER
R-10	100' x 150'	20%	15' FRONT, 15' REAR, 15' SIDE, 15' CORNER

REQUIREMENT	PROVIDED	COMPLIANCE
MINIMUM LOT DIMENSIONS	100' x 150'	COMPLIANT
MINIMUM BUILDING COVERAGE	20%	COMPLIANT
MINIMUM SETBACKS/SEPARATION	15' FRONT, 15' REAR, 15' SIDE, 15' CORNER	COMPLIANT

PBC Amendments:

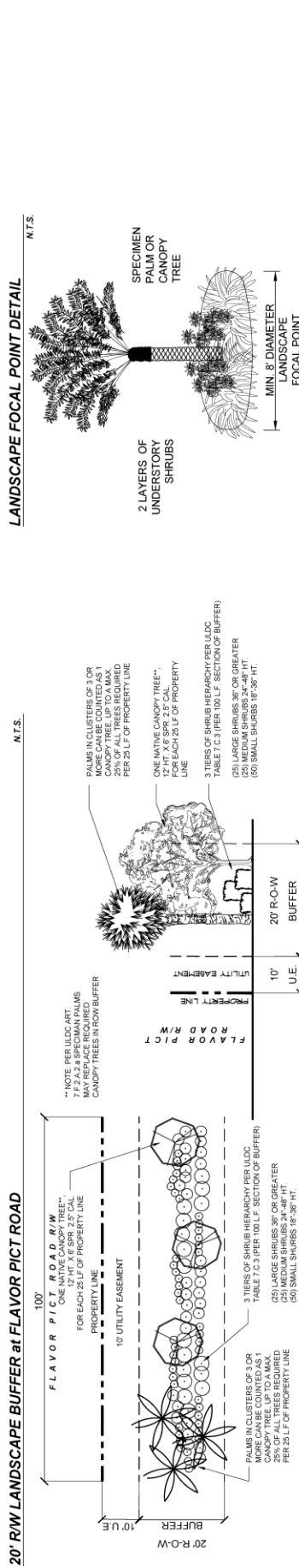
PBC Zoning Stamp:



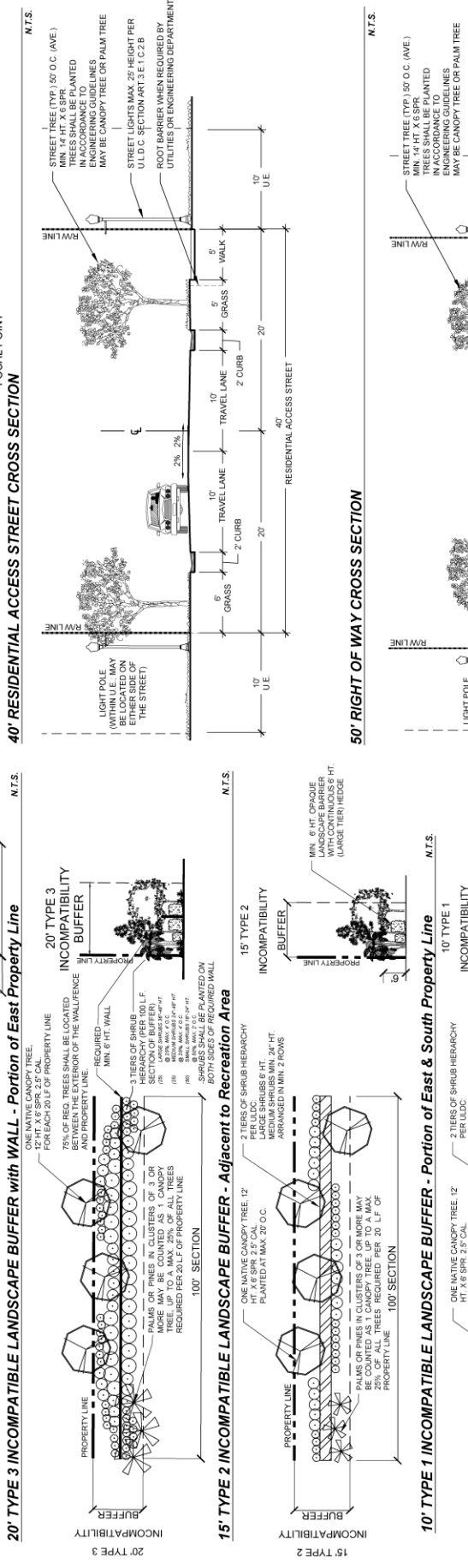
PLANNED DEVELOPMENT TABULAR CHART

POD TYPE AND NAME	ACRE	LATEST EDC APPROVAL	CURRENT EDC APPROVAL		NEW SUBMITTAL		CHANGE
			TYPE	DENSITY	TYPE	DENSITY	
POD A	18.65	N/A	N/A	N/A	N/A	N/A	N/A
PERIMETER BUFFER	1.45	N/A	N/A	N/A	N/A	N/A	N/A
LAKE MANAGEMENT TRACTS	6.23	N/A	N/A	N/A	N/A	N/A	N/A
LAKE PROPOSED ESM (D.R.W.M)	0.85	N/A	N/A	N/A	N/A	N/A	N/A
OPEN SPACE	3.78	N/A	N/A	N/A	N/A	N/A	N/A
POD B	1.70	N/A	N/A	N/A	N/A	N/A	N/A
RECREATION (GROSS)	.12	N/A	N/A	N/A	N/A	N/A	N/A
NEIGHBORHOOD PARKS	.12	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	33.78						

Figure 6: Preliminary Regulating Plan dated February 19, 2015



Flavor Pict Townhomes PUD
 Palm Beach County, Florida
 Preliminary Regulating Plan - Landscape Buffers



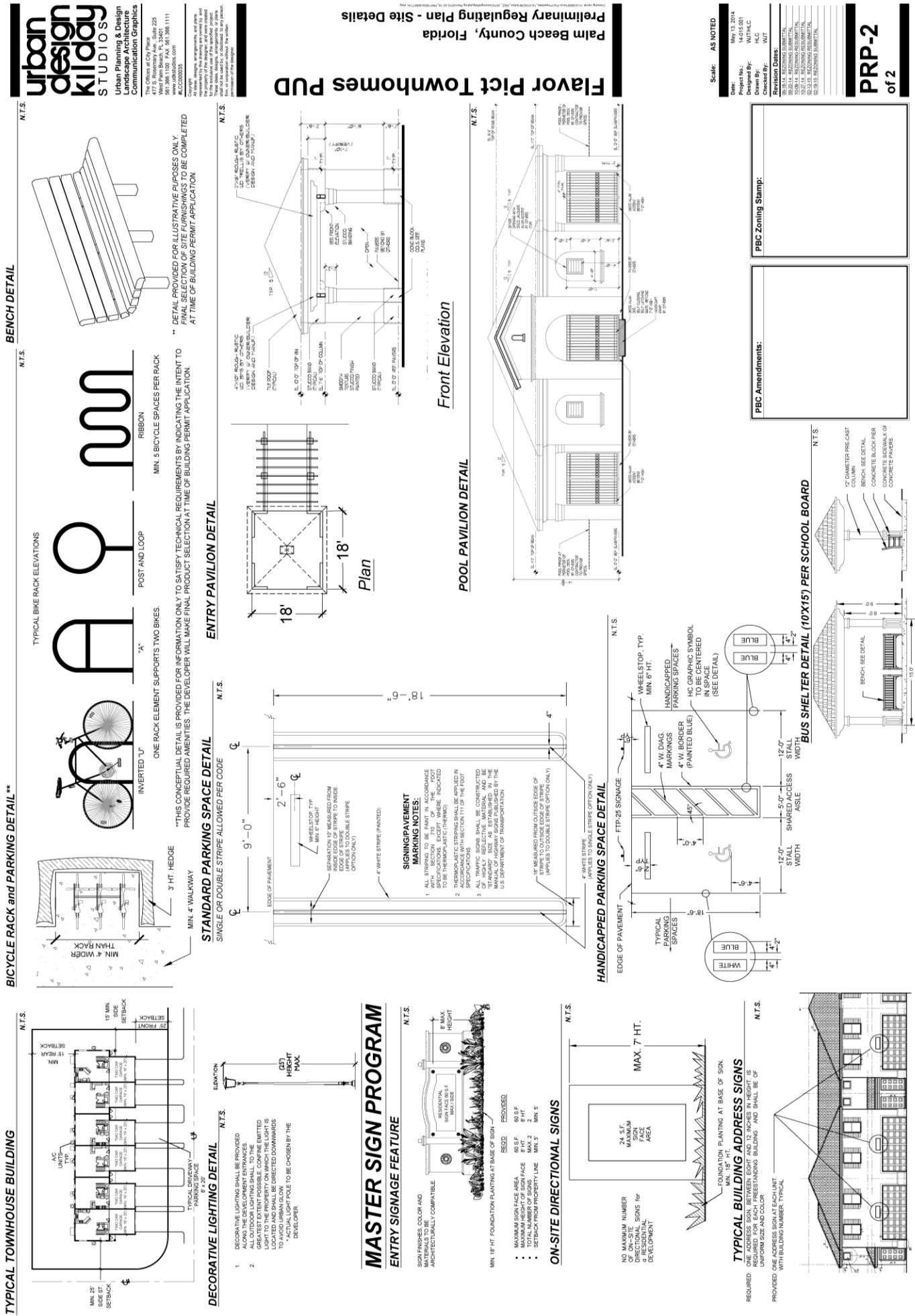
Scale: AS NOTED
 Date: May 13, 2014
 Project No.: 14-015-001
 Designed By: NUTPLC
 Drawn By: NUT
 Checked By: NUT
 Revision Dates:
 05.13.14 REVISION SUBMITTAL
 05.13.14 REVISION SUBMITTAL
 05.13.14 REVISION SUBMITTAL

PRP-1
 of 2

PBC Amendments:

PBC Zoning Stamp:

Figure 7: Preliminary Regulating Plan dated February 19, 2015



Scale: AS NOTED

Date: May 13, 2014
Project No.: 14-015-001
Designed By: MTH/CLC
Checked By: CLC
Checked By: MWT

Revision Dates:
05.13.14: REVISION SUBMITTED
05.13.14: REVISION SUBMITTED
05.27.14: REVISION SUBMITTED
05.27.14: REVISION SUBMITTED
05.27.14: REVISION SUBMITTED

PRP-2 of 2

PBC Zoning Stamp:

PBC Amendments:

Figure 8: Preliminary Street Layout Plan dated October 9, 2014

urban design studios
KILLDAY
STUDIOS

Urban Planning & Design
 Landscape Architecture
 Communication Graphics

The Offices at City Hall
 414 West Palm Beach Blvd. Suite 225
 West Palm Beach, FL 33407
 Tel: 561.836.1111
 www.urbandesignstudios.com
 #CC000005

Project:
 Flavor Pic Townhomes PUD
 06/15/14 REVISION SUBMITTAL
 06/15/14 REVISION SUBMITTAL
 06/15/14 REVISION SUBMITTAL

STREET LAYOUT DATA

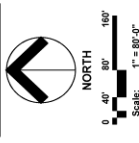
TOTAL NUMBER OF STREETS 6
 TOTAL NUMBER OF LOTS 40
 PERCENTAGE OF COLLECTOR STREETS 0%
 MAXIMUM % ALLOWED 40%

LEGEND

STREET COUNT

Flavor Pic Townhomes PUD
 Palm Beach County, Florida
 Preliminary Street Layout Plan

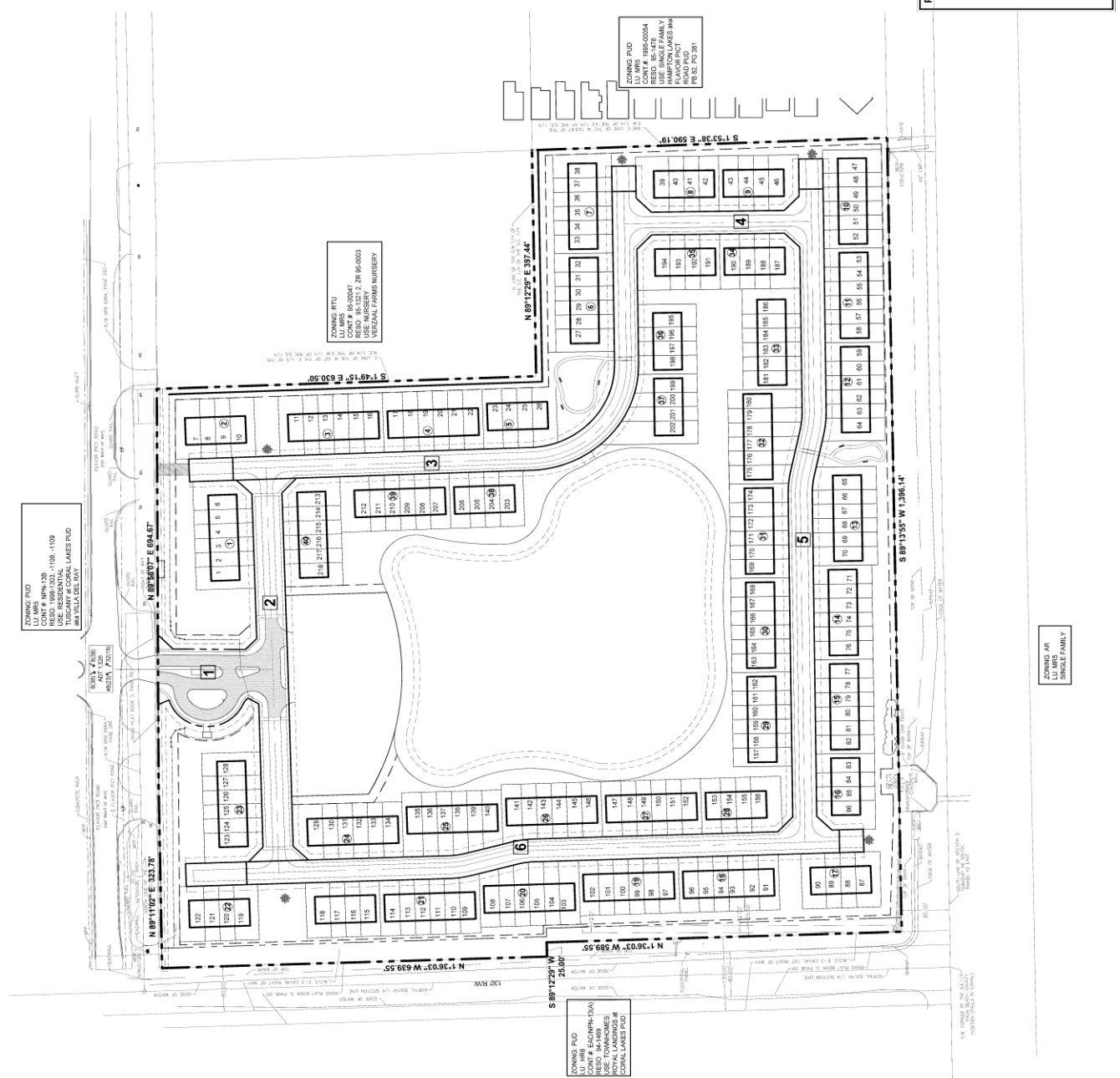
DATE: May 13, 2014
 Project No.: 14-015-001
 Drawn By: WAT/HLC
 Checked By: WAT
 Revision Dates:



PSLP-1
 of 1

PBC Zoning Stamp:

PBC Amendments:



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 Robert M. Howard Jr., hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] President of Howard Fertilizer & Chemical Company, Inc. (position - e.g., president, partner, trustee) of Howard Fertilizer & Chemical Company, 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: 5554 Jessamine Lane Orlando, FL 32812

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]
Robert M. Howard Jr., Affiant
(Print Affiant Name)

← sign

The foregoing instrument was acknowledged before me this 16th day of May, 2014, by Robert Howard Jr., [] who is personally known to me or [] who has produced personally known as identification and who did take an oath.

← notary



RHONDA KENNEDY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE190192
Expires 5/16/2016

[Signature]
Notary Public

(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR THE E-3 CANAL; AND FURTHER LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 6994, PAGE 605, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 SECTION OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 01°44'53" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, 30.0' TO THE NORTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD PER ROAD PLAT BOOK 3, PAGE 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°11'04" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 301.68' TO THE POINT OF INTERSECTION WITH THE PROPOSED SOUTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, 301.78' TO THE ABOVE REFERENCED EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 01°44'53" WEST ALONG SAID EAST LINE, 4.13' TO THE POINT OF BEGINNING.

AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60.0' THEREOF AND FURTHER LESS THE WEST 66 FEET THEREOF; TOGETHER WITH THE WEST 123.87 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 60.0 FEET THEREOF, TOGETHER WITH THE WEST 60.0 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 10.0 FEET THEREOF; LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 8341, PAGE 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 89°11'04" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 999.07' FEET; THENCE SOUTH 1°49'16" EAST ALONG SAID WEST LINE TO THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF FLAVOR PICT ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING, 6.0 FEET; THENCE CONTINUE SOUTH 1°49'16" EAST ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF PROPOSED FLAVOR PICT ROAD, 30.70 FEET; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST 60.0 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 60.02 FEET; THENCE NORTH 1°49'16" WEST ALONG SAID EAST LINE TO THE SOUTH LINE OF THE AFOREMENTIONED EXISTING RIGHT OF WAY OF FLAVOR PICT ROAD, 31.52 FEET; THENCE SOUTH 89°11'04" WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, 60.0 FEET.

AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 6994, PAGE 621, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 1°44'53" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, 34.13' TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE 332.85' TO THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHEAST 1/4; THENCE NORTH 1°49'16" WEST ALONG SAID LINE 38.70' TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND THE 40 ACRE LINE; THENCE SOUTH 89°11'04" WEST ALONG SAID NORTH LINE 332.69' TO THE POINT OF BEGINNING.

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
HGC, LLC ¹	c/o Ledit Forest, 1325 W Colonial Dr Grieco, FL
Lois DuBuis, Ltd	c/o Mark Perry, 50 SE 4th Ave Delray Beach, FL 33483
William A DuBuis Revocable Living Trust	c/o Mark Perry, 50 SE 4th Ave Delray Beach, FL 33483

¹ HGC, LLC's members are Howard Fer diller & Chemical Company, Inc, Crop Production Services, Inc and Grand Banks & Trust of Florida

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 Joyce D. Haley, 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 [] Successor Trustee William A. Dubois, Sr. Revocable Trust [position - e.g., president, partner, trustee] of William A. Dubois, Sr. Revocable Trust [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: 10932 Gleneagles Boynton Beach FL 33436

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.

Joyce D. Haley - Trustee

Joyce D. Haley, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 19th day of May, 2014, by Joyce D. Haley, Trustee, who is personally known to me or who has produced _____ as identification and who did take an oath.



[Signature]

Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR THE E-3 CANAL; AND FURTHER LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 6994, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 SECTION OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE SOUTH 01°44'53" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, 30.0' TO THE NORTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD PER ROAD PLAT BOOK 3, PAGE 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°11'04" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 301.68' TO THE POINT OF INTERSECTION WITH THE PROPOSED SOUTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, 301.78' TO THE ABOVE REFERENCED EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 01°44'53" WEST ALONG SAID EAST LINE, 4.13' TO THE POINT OF BEGINNING.

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EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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Name	Address
Lois Dubois, Ltd.	
Joyce Haley	

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 Joyce D. Haley, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Manager *[position - e.g., president, partner, trustee]* of Lois Dubois LTD, by Lois Dubois Properties Management, 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: 10932 Gleneagles Boynton Beach FL 33436

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.

Joyce D. Haley - Managing Member

Joyce D. Haley, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 19th day of May, 20 14, by Joyce D. Haley, Managing Member, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



[Signature]

Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____

EXHIBIT "A"
PROPERTY

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR THE E-3 CANAL; AND FURTHER LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 6994, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 SECTION OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 01°44'53" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, 30.0' TO THE NORTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD PER ROAD PLAT BOOK 3, PAGE 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°11'04" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 301.68' TO THE POINT OF INTERSECTION WITH THE PROPOSED SOUTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, 301.78' TO THE ABOVE REFERENCED EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 01°44'53" WEST ALONG SAID EAST LINE, 4.13' TO THE POINT OF BEGINNING.

AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 80.0' THEREOF AND FURTHER LESS THE WEST 65 FEET THEREOF; TOGETHER WITH THE WEST 123.87 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 80.0 FEET THEREOF, TOGETHER WITH THE WEST 60.0 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 10.0 FEET THEREOF; LESS THE RIGHT OF WAY OF FLAVOR PICT ROAD, AS RECORDED IN O.R. BOOK 8341, PAGE 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS: A PARCEL OF LAND FOR ROAD RIGHT OF WAY PURPOSES FOR FLAVOR PICT ROAD LYING IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 89°11'04" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 998.07' FEET; THENCE SOUTH 1°49'16" EAST ALONG SAID WEST LINE TO THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF FLAVOR PICT ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING, 8.0 FEET; THENCE CONTINUE SOUTH 1°49'16" EAST ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF PROPOSED FLAVOR PICT ROAD, 30.70 FEET; THENCE NORTH 89°58'09" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST 60.0 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 60.02 FEET; THENCE NORTH 1°49'16" WEST ALONG SAID EAST LINE TO THE SOUTH LINE OF THE AFOREMENTIONED EXISTING RIGHT OF WAY OF FLAVOR PICT ROAD, 31.52 FEET; THENCE SOUTH 89°11'04" WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, 60.0 FEET.

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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
Lois Dubois, Ltd.	
Joyce Haley - 96.866%	
Lois Dubois Property Management, LLC - 1%	
Robert M. Dubois, Jr. - 1.067%	
Melissa Braswell - 1.067%	

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

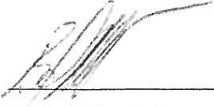
TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

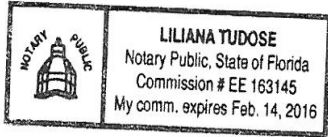
1. Affiant is the individual or Managing member *[position—e.g., president, partner, trustee]* of Manetto Hill Realty Venture, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]*, (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 1001 Yamato Road
Suite 307
Boca Raton, FL 33431
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.



Bradley Morton, Co-Manager _____, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 09 day of May,
2014, by BRADLEY MORTON, [] who is personally
known to me or [] who has produced DL DL
as identification and who did take an oath.





Notary Public

LILIANA TUDOSE

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 02/14/16

EXHIBIT "A"

PROPERTY

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Disclosure of Beneficial Interest - Applicant form
Page 3 of 4

Revised 08/25/2011
Web Format 2011

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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Name	Address
Bridley Maston	50%
Michael Maston	45%
Tobey Maston	5%

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

MANAGING GROWTH AND QUALITY OF LIFE

SERVING WEST BOYNTON SINCE 1981

March 20, 2015

OFFICERS

MYRNA ROSOFF
President

SHARON REUBEN
First Vice President

GLEN HARVIE
Second Vice President

DEBORAH MURPHY
Secretary

LAWRENCE MILLER
Treasurer

Ms. Wendy Tuma
Urban Design Kilday Studios
610 Clematis Street, Ste. CU02
West Palm Beach, FL 33401

Via E-mail: WTuma@udkstudios.com

Subject: PDD-2014-1122Flavor Pict Townhomes – COBWRA

Dear Ms. Tuma:

We are pleased to inform you that on March 18th the COBWRA Delegates voted to recommend approval to the County of the above named project.

The recommended approval is for the project as submitted, with no conditions attached.

Sincerely,
COBWRA


MYRNA ROSOFF, President

CC: Joyce Lawrence, Project Manager
Rebecca Caldwell
Jon MacGillis
Sussan Gash
Carrie Rechenmacher
Gerald Morrison
Stephen Oseroff

DIRECTORS
JOAN BRUNSWICK
WARREN DANZ
SALVATORE MANUELE
FRANK MARCELLINO
GERALD MORRISON
GERRI SEINBERG
CHRISTINE SONIA
Honorary Director

**PAST
PRESIDENTS**
STUART CAINE
KENNETH LASSITER
BARBARA KATZ
SANDRA GREENBERG
LEWIS DOCTOR
DAGMAR BRAHS
EUGENE SOKOLOFF
PAUL GELLIS
AL MILLER
PHILLIP LESLIE
KENNETH SANDEN
DR. R. CARRINGTON

ABERDEEN • ALDEN RIDGE • ARTESA • AVALON ESTATES • BANYAN SPRINGS • BAY ESTATES • BELLAGGIO • BELLA VERDE • BENT TREE GARDENS WEST • BENT TREE VILLAS EAST • BENT TREE VILLAS WEST
BLTOWRE TERRACE • BOYNTON OASIS • BOYNTON WATERS • BRIGHTON LAKES • CANYON ISLES • CANYON LAKES • CASCADE LAKES • COBBLESTONE CREEK • COCOA PINES ESTATES • COCOPLUM
COLONIAL ESTATES • COLONY PRESERVE • CORAL LAKES • CORONADO ESTATES • COUNTRY FAIR • COUNTRY GREENS AT WESTCHESTER • CYPRESS CREEK • DELRAY DUNES • FAIRMONT PLACE • GRANDE PALMS
GREEN CAY VILLAGE • GREENTREE VILLAS • GREYSTONE • GROVE ISLE • HAMPTON LAKES • INDIAN SPRING • ISOLA BELLA • JAMAICA BAY • JOURNEY'S END • LAKE CHARLESTON • LAKERIDGE AT WESTCHESTER
LAKERIDGE FALLS • LAKERIDGE GREENS • LANTERN KEY • LE CHALET • LEXINGTON LAKES • LIMETREE • LYONS RANCHES • MADISON LAKES • MAJESTIC ISLES • MELROSE PARK • MIRROR LAKES • MIZNER FALLS
MONTREUX • NORTHPOINTE AT WESTCHESTER • NORTHREE • OAKWOOD LAKES • OAK RUN AT BOYNTON BEACH • PALLADIUM • PALM CHASE • PALM CHASE LAKES • PALM ISLES • PALM ISLES WEST
PALM SHORES AT GABLES END • PINE TREE COUNTRY CLUB ESTATES • PINE TREE VILLAGE • PIPERS GLEN ESTATES • PLATINA • PONTE VECCHIO • PONTE VECCHIO WEST • PRESTWICK ESTATES • QUAIL RIDGE
RAINBOW LAKES • RIVERMILL • ROYAL LAKES • SAN MARCO • SANDHURST • SAVANNAH ESTATES • STARLIGHT COVE • SMITH FARM • SUN VALLEY • SUN VALLEY EAST • TARA ESTATES • THE CASCADES
THE CLUB AT INDIAN LAKES • THE COLONY AT BOYNTON BEACH • THE ENCLAVE AT WESTCHESTER • THE GROVE AT BOYNTON BEACH • THE LAKES OF WESTCHESTER • TIVOLI LAKES • TIVOLI RESERVE
TUSCANY BAY • VALENCIA ISLES • VALENCIA LAKES • VALENCIA POINTE • VALENCIA SHORES • VENETIAN ISLES • VERONA LAKES • VILLAGGIO • VILLAS OF PINE TREE • WINSTON TRAILS • WYNDSONG ESTATES
(103 MEMBER COMMUNITIES AS OF MAY 1, 2013)

P.O. Box 740814, Boynton Beach, FL 33474-0814 • www.cobwra.org • e-mail: cobwra@cobwra.org • Fax: 561-735-4429