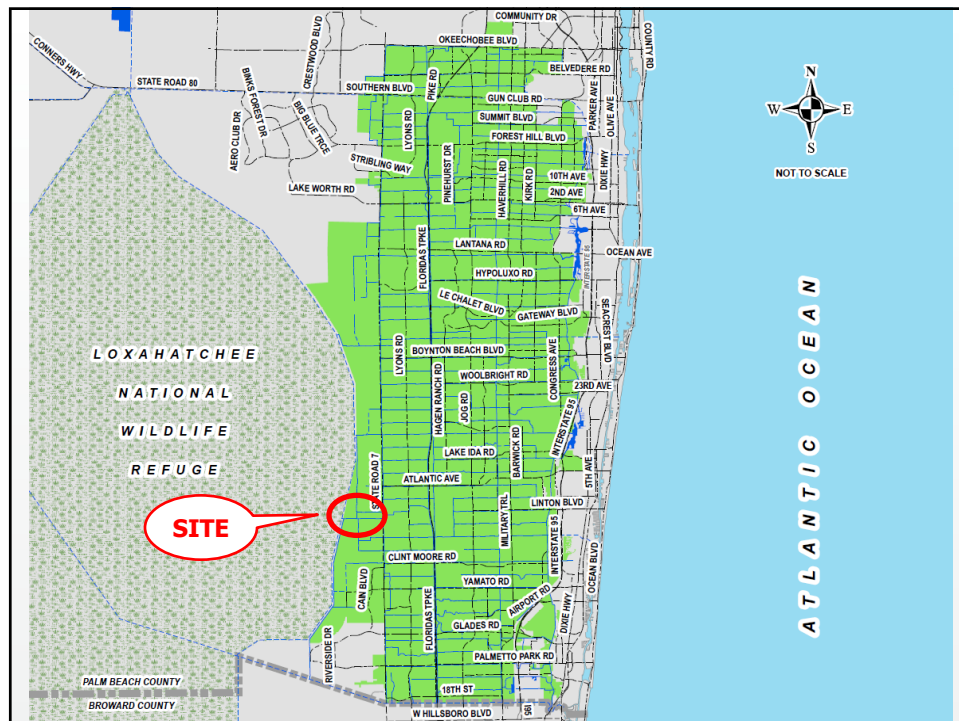
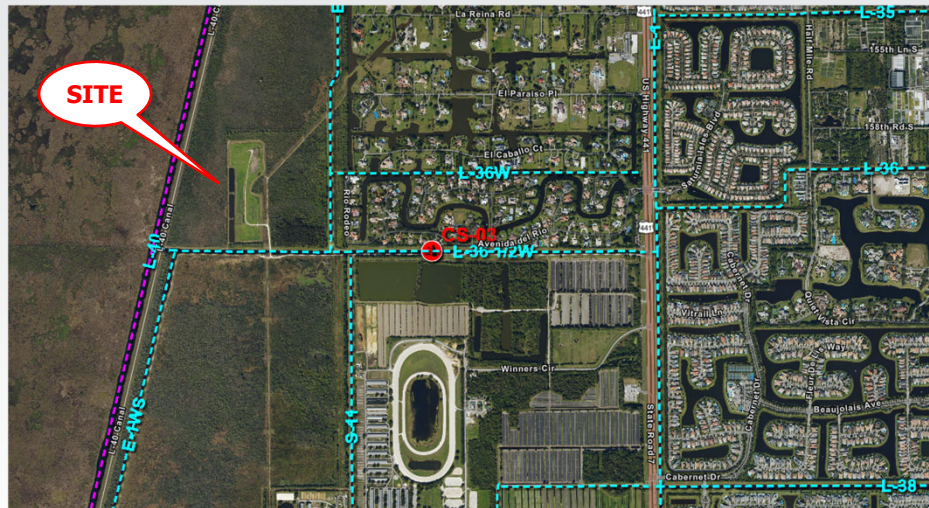


1



2

Horticultural Site



Location: East of L-40 Canal; north of L-36½ Canal; 1.25 miles east of US Hwy 441

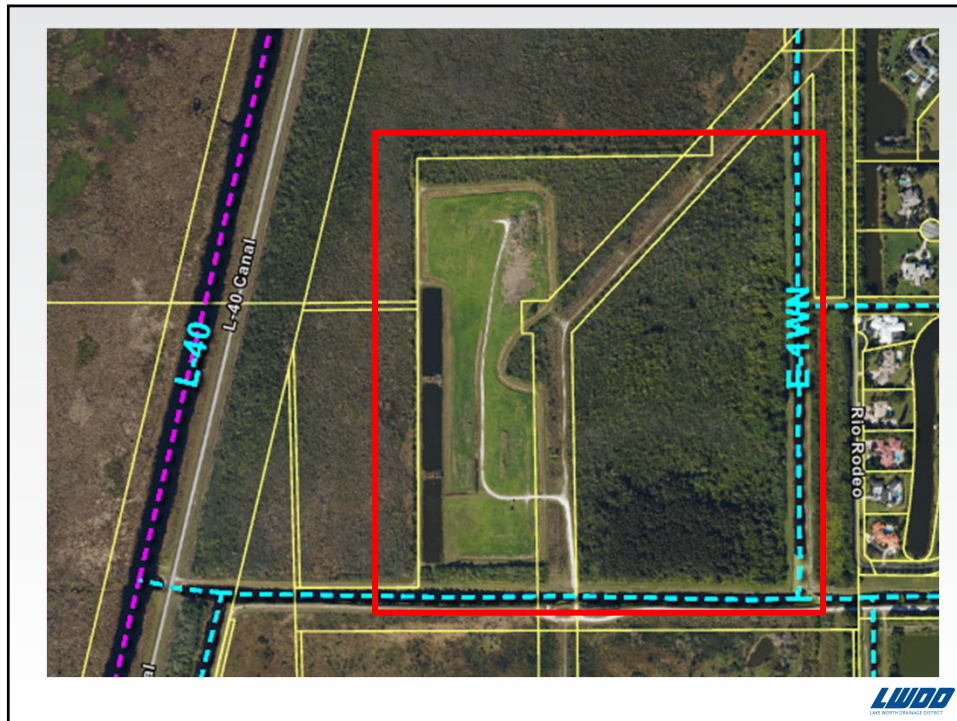
LWDD
LAKE WORTH DRAINAGE DISTRICT

3



LWDD
LAKE WORTH DRAINAGE DISTRICT

4



5

Agreement for Sale and Purchase

- In January 2005, LWDD sold fee simple ownership of ~100 acres to Ascot Real Estate, Inc.
- Purchase price \$9.25 million (100 associated TDRs)
 - \$115,000 for 25 cleared acres
 - \$85,000 for remaining 75 acres (not cleared)

LWDD
LAW NORTH DAKOTA COUNTY

6

Agreement for Sale and Purchase

Conditions of Seller:

- Conservation Easement recorded on land shall be in format approved by District
- Does not restrict District's ability to use land as a horticultural waste disposal site, canal and canal maintenance purposes
- District will not be required to perform an onsite or offsite mitigation or removal of any exotics on the land
- District provided option to purchase/lease property



7

Agreement Conditions

i. Conditions of Seller. (1) the Conservation Easement to be recorded on the Land shall be in a format that must be approved by the Seller and its legal counsel; (2) Seller shall not be restricted in its ability to utilize the Land as a horticultural waste disposal site or similar activities; (3) Seller shall not be restricted in its ability to utilize any portion of land for canal and canal maintenance purposes; and (4) Seller will not be required to perform any onsite or offsite mitigation or removal of any exotics on the Land.

I. Clearing of Exotic Vegetation and Land Management. Purchaser shall be responsible to clear the subject Property as may be required by Palm Beach County and/or DEP. Seller agrees to clear the Subject Property in accordance with the management plan at Purchaser's expense. Any subsequent management plan shall be the responsibility of Seller. However, any management plan must be approved by Seller prior to closing.



8

Lease Agreement

- In August 2005, District entered into Lease Agreement with assignee, Whitworth Estates PUD LLC
- Term: 99 years with option to renew for four (4) additional terms
- District paid one-time rent in the amount of \$750,000



9

Lease Agreement: Site Maintenance

14. MAINTENANCE. Lessee shall maintain the demised premises in a manner standard for the use of the premises as a horticultural waste disposal and water management, storage and drainage site. Lessor shall be responsible for the initial clearing of exotic vegetation as required by the Palm Beach County Management Plan for the demised premises. Lessee shall be responsible for the maintenance of the demised premises, as set forth in the approved Palm Beach County Management Plan, for the following three years thereafter. Lessor shall assume responsibility for the maintenance of the demised premises, as required by the Palm Beach County Management Plan, from the fourth year of the lease until the expiration date of the subject lease.



10

Vegetation Management Plan

EXOTIC VEGETATION REMOVAL MANAGEMENT PLAN PRESERVE AREA 4

ASCOT DEVELOPMENT-LYONS ROAD & ATLANTIC AVENUE PUD Density Transfer Sites

I. INTRODUCTION

The intent of this Exotic Vegetation Removal Management Plan (AGR-PMP) is to provide a schedule and methodology for the removal of all prohibited and invasive non-native plant species as defined in the most current version of the Palm Beach County Unified Land Development Code (ULDC) and Florida Environmental Pest Plant Council (EPPC), Category I Plant List (target species) from *the entire sending parcel*.

Pursuant to petition PDD 2004-504, the petitioner, Ascot Development, would like to rezone the Ascot Development Lyons-Atlantic project site from the Agriculture Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District. As a condition of approval required by the Board of County Commissioners, the density transfer sites will have a Conservation Easement placed over them. Therefore, those sites will be treated as an AGR-PUD Conservation Area.



11

Vegetation Management Plan

V. SCHEDULING

The following are the start and ending dates for the removal of exotic vegetation.

Should eradication take longer to complete than is scheduled, due to unforeseen circumstances, a modification shall be requested with new proposed dates.

<u>Start Date</u>	<i>October, 2005</i>
<u>Completion Date</u>	<i>June, 2006</i>

VI. CONCLUSION

The above detailed AgR-PMP addresses the current vegetated condition of Preserve Area 4 of the conservation parcels and the prescribed remedy for eradication/removal of all prohibited and invasive exotic plant species. After the initial removal, follow-up treatment will be conducted on a quarterly basis to ensure the success of the initial treatment as well as defend against the re-establishment of newly recruited plant species. The parcels will be maintained free of exotic and invasive plant species in perpetuity.



12

Background

- In January 2025, LWDD contacted by Palm Beach County to inquire about maintenance responsibilities of exotic vegetation on the site
- Adjacent property owner indicating exotics carrying over into other property



13

Background

- In August 2025, Garrett Bender, Manager of Whitworth Estates PUD LLC, submitted request to appear before the Board to request Board consideration of donation of the subject property



14



Surplus and Disposal

Governing Board Meeting

September 17, 2025

Agenda Item #8

Chris Johnson, Director of Finance

Surplus and Disposal

- Pursuant to Chapter 274, Florida Statutes, the District has the discretion to surplus property that is obsolete or the continued use of which is uneconomical, unsafe, inefficient, or which serves no useful function
- Staff has identified items that meets this criteria and requests that they be declared surplus, and disposed of through the recommended disposal method

Listing of Items

Asset ID			Description	Original Cost	Acquisition Date	Recommended Disposal Method
Machinery & Equipment						
1	T-134		2015 Mack Dump Truck	146,765.00	9/29/2014	Equipment Trade-In
2	T-135		2015 Mack Dump Truck	146,765.00	9/24/2014	Equipment Trade-In
3	M-086		Tractor - Kubota, M5-111HDC	48,465.48	5/24/2016	Online Auction Website/Employee Sale/Recycling Program
Office Furniture, Fixtures & Equipment						
4	07400		Oven - Electric 6.7 Cu Ft, LG	1,101.06	4/7/2014	Online Auction Website/Employee Sale/Recycling Program
5	07407		Multiplexor KVM - Tripp-Lite	2,586.10	4/11/2014	Online Auction Website/Employee Sale/Recycling Program
6	07519		SonicWall - Dell, NSA 3600	2,181.66	3/1/2016	Online Auction Website/Employee Sale/Recycling Program
7	07520		SonicWall - Dell, NSA 3600	2,181.66	3/1/2016	Online Auction Website/Employee Sale/Recycling Program
8	07673		Server - Dell, PowerEdge R640	7,462.08	3/31/2020	Online Auction Website/Employee Sale/Recycling Program
				357,508.04		

Staff Recommendation

Declare listed items surplus and authorize disposal of items through the recommended disposal method.