



PRIVATELY INITIATED TEXT AMENDMENT AMENDMENT ROUND 25-A

PLANNING COMMISSION MEETING, MARCH 8, 2024

I. General Data

Project Name:	West Delray RV Resort Text Initiation
Proposed Text Amendment:	The privately proposed text amendment request is to revise the Future Land Use Element related to the Agricultural Reserve Tier to allow Recreational Vehicle Parks in the Commercial Recreation (CR) future land use designation, subject to the following criteria: <ul style="list-style-type: none"> • Minimum lot size of 5 acres; • Located adjacent to the West Delray Regional Park; • Provide preserve area consistent with an AGR-MUPD.
Proposed FLUA Amendment:	If the Board of County Commissioners initiates the text amendment, the applicant with submit a future land use amendment application on a 10.11 acre site to change the future land use designation from Agricultural Reserve (AGR) to Commercial Recreation with an underlying AGR (CR/AGR).
Applicant:	Roger and Karen Fina
Owner:	Roger and Karen Fina
Agent:	J Morton Planning and Landscape Architecture
Project Manager:	Jerry Lodge, Planner II
Staff Recommendation:	Staff recommends to initiate the proposed text amendment.

II. Item Summary

Initiation Phase I: The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, considered “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment application, and return to the Board with the text and future land use amendments through the public hearing process as part of “Phase II”.

Staff Assessment: Staff supports the initiation of the proposed text amendment to provide opportunity for the Board to consider and direct policy. Initiation of this amendment does not indicate staff support for the final policy language or the associated future land use amendment. Should the Board initiate the amendment, staff will prepare data and analysis, and present a recommendation on the text and future land use amendment at subsequent public hearings.

III. Meeting History

Local Planning Agency/Planning Commission (LPA/PLC):

Board of County Commissioners (BCC):

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West Delray RV Resort Private Text Initiation



Site Data

Size: 10.11 acres
 Existing Use: Residential
 Proposed Use: RV Campground
 Current FLU: AGR
 Proposed FLU: CR/AGR

Future Land Use Designations

AGR Agricultural Reserve
 CON Conservation
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR
 CMR/AGR Commerce, underlying AGR

Date: 2/2/2024
 Contact: PBC Planning
 Filename: T.Planning/AMEND/25-A
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



IV. Private Text Amendment Request

The intent of the privately proposed text amendment to the Comprehensive Plan and subsequent future land use amendment, rezoning and Unified Land Development Code revisions are described below.

Proposed Text Amendment. The privately proposed text amendment request is to revise the Future Land Use Element related to the Agricultural Reserve Tier to allow campgrounds in the Commercial Recreation (CR) future land use (FLU) designation, subject to the following criteria:

- Minimum lot size of 5 acres;
- Located adjacent to the West Delray Regional Park; and
- Provide preserve area consistent with an AGR-MUPD.

Associated Future Land Use Amendment. If the Board initiates the text amendment, the applicant would apply for a future land use amendment on the 10.11 acre site to change the future land use designation from Agricultural Reserve (AGR) to Commercial Recreation with underlying AGR (CR/AGR). The future land use amendment is expected to be submitted in May 2024 for the 25-A Amendment Round.

Associated Zoning Application. The companion zoning application will request a rezoning from the Agricultural Reserve District (AGR) to Recreational Vehicle Planned Development (RVPD) or Commercial Recreation (CRE) in order to develop a Recreational Vehicle Park use with 121 spaces (12 sites per acre) for recreational vehicles.

Associated Unified Land Development Code (ULDC) Revisions. There are no privately proposed ULDC revisions with this text amendment. The ULDC contains overlapping language related to RV Parks in the Recreational Vehicle Planned Development District (RVPD) in Article 3 and the “Campground” use in Article 4. In addition, the Commercial Recreation (CRE) zoning district is out of date considering recent amendments to the Comprehensive Plan. Although this privately proposed text amendment to the Plan does not require ULDC amendments for implementation, Zoning staff will be seeking County initiated revisions to the ULDC to run concurrent with this application pursuant to BCC direction to improve the ULDC and reduce redundancy and unnecessary complexity.

V. Policy Background

A. Agricultural Reserve Tier Background

In 1999, the County adopted the Managed Growth Tier system to recognize the County’s diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The subject site is located within the Agricultural Reserve Tier, an area established to support very low density residential, as well as agricultural operations and equestrian uses. The Agricultural Reserve Tier consists of approximately 22,000 acres. The Agricultural Reserve Tier is located in the southern portions of the County between Florida’s Turnpike and the Arthur R. Marshall National Wildlife Refuge.

The purpose of the Agricultural Reserve Tier is described in the Comprehensive Plan as Objective 1.5 below:

- **OBJECTIVE 1.5 The Agricultural Reserve Tier.** *Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.*

The Tier was formally designated as the Agricultural Reserve in the 1980 Comprehensive Plan with an emphasis on the preservation of agriculture. In 1998, the BCC directed development of a Master Plan for the Agricultural Tier which established a goal to *preserve and enhance agricultural activity and environmental and water resources in the Agricultural Reserve, and produce a master development plan compatible with this goal.* The BCC did not adopt the Master Plan, but adopted amendments to the Comprehensive Plan in Round 01-1 incorporating the majority of the recommendations of the final Master Plan.

B. Commercial Recreation (CR) Future Land Use (FLU) Designation

The Commercial Recreation future land use designation allows for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. The FLUA Implementation Section of the Plan allows properties assigned with a CR future land use designation to be utilized by major public and private commercial recreation facilities and formally recognizes two types of commercial recreation facilities: privately owned golf courses, or outdoor attractions, amphitheaters or fairgrounds as shown below.

FLUE, FLUA Implementation, Commercial Recreation Uses and Intensities.

Commercial Recreation areas are designated on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. These facilities may be profit-making enterprises and/or may be held in private ownership. The Future Land Use Atlas may indicate two types of commercial recreation facilities: privately owned golf courses or uses such as fairgrounds, outdoor attractions and outdoor amphitheaters.

In addition, the Plan states the following major public and private commercial recreational uses are permitted within the CR future land use designation:

The following land uses shall be allowable in areas designated Commercial Recreation where permitted by the terms of the Unified Land Development Code: Outdoor and indoor recreational facilities including, but not limited to, tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular race tracks, and outdoor wildlife attractions; Golf courses; Parks and Recreation; Mining and Excavation; and, Accessory facilities and activities that are an integral part and supportive of the recreational facility.

There are twelve sites in unincorporated Palm Beach County with the CR designation. Four of the sites are golf courses. Five of the sites have or will be developed with non-recreation uses utilizing the underlying residential or industrial designation (three with homes, one with an auto

auction, and one for a warehouse facility which was formerly Palm Beach International Raceway). Only three of the sites are currently utilized with commercial recreation uses, and all of these sites were assigned the CR designation with the adoption of the 1989 Comprehensive Plan at the time the designation was created. These sites include:

- South Florida Fairgrounds is 122.87 acres and located within the Urban/Suburban Tier and includes a variety of intense uses anchored by the fairgrounds;
- Crooked Hook RV Resort is 28.34 acres located within the Glades Tier with RV homes adjacent to Lake Okeechobee; and
- Lion Country Safari is 637.11 acres within the Exurban Tier and contains a drive-through zoo, entertainment attractions and an RV park.

C. Commercial Recreation FLU in the Agricultural Reserve Tier

The Commercial Recreation future land use designation is allowed within the Agricultural Reserve Tier but limited to free standing golf courses only as specified in the adopted policy below.

Policy 1.5-q (originally Policy 1.5-n): *Freestanding golf courses shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier. All development rights shall be removed from the site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. Gaming, parimutuel wagering, off-track betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.*

While developing the Agricultural Reserve Tier Master Plan, the consultants identified a need to preserve visual open space in addition to the preserve requirements associated with AGR-PUDs, which focus on protecting agricultural and natural resources within the Tier. The consultants recommended that freestanding golf courses be permitted within the Tier subject to several conditions:

- All development rights be removed from the golf course;
- Property is designated as protected open space, and
- The golf course is not associated with an application for new residential or mixed use developments seeking approvals under the 60/40 AGR-PUD development option

Staff agreed with the concept in principal, however expressed concerns regarding the potential impacts of golf courses being located adjacent to agricultural and environmentally sensitive lands. To mitigate for potential impacts from herbicide and pesticide treatments typically performed on golf courses, staff recommended that the Board adopt the consultant's recommendations with the addition of requiring a management plan for any proposed golf course. The management plan would be required to contain a pest management plan, water quality and quantity monitoring program, best management practices from construction to operation and a landscape plan using native or drought tolerant plant species.

To date, no freestanding golf courses have been developed in the AGR Tier. Therefore, there are no properties within the Tier that have a Commercial Recreation future land use designation. However, if any site was to develop under the Commercial Recreation future land use designation, the maximum Floor Area Ratio (FAR) of 0.05 would limit the development potential of the site which furthers the Objective of the Tier by limiting development and preserving open space.

D. Recreational Vehicle Parks, Campground Use and the ULDC

Campgrounds are defined within the Unified Land Development Code (ULDC) as “a parcel of land used for temporary camping and recreational vehicles (RV) uses, and not as permanent living quarters.” The ULDC requires a minimum lot size of 5 acres for Campground. Additionally, the ULDC describes two types:

- Campsite - campsites are for users which occupy tents, cabins or pop-up campers
- RV Site – to be used by Recreational Vehicles and requires paved parking areas for the RV and one passenger vehicle.

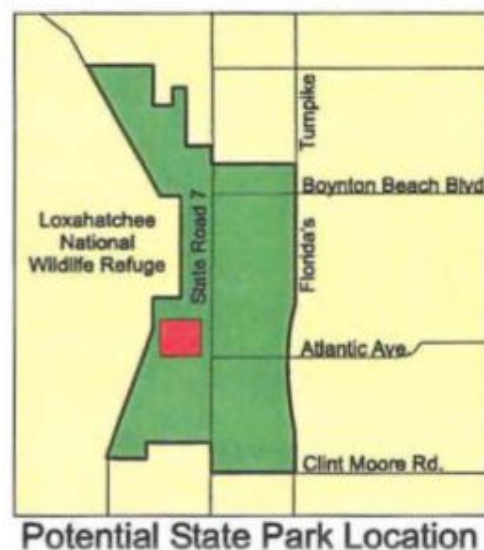
The number of campsite or RV sites per acre for Campgrounds are also regulated within the ULDC. The minimum number of sites per acre allowed for RV sites are dependent on the Zoning district and range from 6 to 12 RV sites per acre. Campsites range from 10 to 24 sites per acre. Additional regulations for Campgrounds in the ULDC include:

- Maximum duration of stay for up to 30 consecutive days in a six month period for campsites and 180 days per calendar year for RV sites;
- Allowance of camping cabins as an accessory use subject to additional restrictions;
- Allowance of a camp store for the selling of goods to patrons of the Campground which may not exceed 2,500 square feet of the Ground Floor Area and must be located internal to the Campground.

E. Campgrounds in the Agricultural Reserve Master Plan

While considering “Options to Enhance Environmental Resources” (Ag Reserve Master Plan, Chapter 3), the consultants acknowledged comments made by the State of Florida Division of Parks which identified a need for a state park within southern Palm Beach County “for improved distribution of park facilities accessible to the population throughout the State”. The State Division of Parks identified a 410 acre area north of Atlantic Avenue and west of State Road 7 (generally in the area located near the subject site and West Delray Regional Park) as a suitable site for the location of a future State Park. The Master Plan cited the proximity to the Arthur R. Marshall Loxahatchee National Wildlife Refuge as an opportunity to expand the passive recreational and environmental features of the Refuge. Recreational uses considered for the State Park site included “campgrounds, canoe trails, and ancillary uses within the park. Land assembly and potential land swaps between the South Florida Water Management District and U.S. Fish and Wildlife were explored to make the park feasible. Ultimately, the park was not created.

Figure 3-3



F. Proposed Text Amendment

The proposed text changes would revise policies within the Agricultural Reserve Tier to allow campgrounds in the Commercial Recreation future land use, which is not currently permitted. In addition, the applicant is proposing a minimum lot size of 5 acres; location requirements limiting campgrounds to sites adjacent to West Delray Regional Park; and preserve requirements for sites consistent with AGR-MUPDs (FLUE Policy 1.5.1-q).

If the Board initiates the text amendment, the applicant will submit a future land use amendment in May 2024 to change the future land use designation on 10.11 acre on the north side of Atlantic Avenue, approximately 0.5 mile west of State Road 7 from Agricultural Reserve (AGR) to Commercial Recreation (CR) for up to 121 RV Campground sites.

The applicant has submitted justification (Exhibit 2) for the amendment which states the proposed RV Park with campground use would provide complimentary uses to the existing natural recreation areas within West Delray Regional Park and Loxahatchee Wildlife Refuge. Additionally, the applicant indicates the Palm Beach County Parks and Recreation Department operates three Campgrounds in the County (Peanut Island, South Bay and John Prince Park) which currently operate at full capacity. Lastly, the applicant states that the proposed text changes would limit the locations of Campgrounds to sites adjacent to the West Delray Regional Park, which “hosts remote control vehicle (helicopter, drone, airplane, boat, and car) events” and “would serve as a complimentary use by providing temporary lodging facilities to those enthusiasts and others that want to be close to agritourism activities and a wildlife refuge.”

G. Unified Land Development Code (ULDC) Implications

There are no privately proposed ULDC revisions with this text amendment. The ULDC contains overlapping language related to RV Parks in the Recreational Vehicle Planned Development District (RVPD) in Article 3 and the “Campground” use in Article 4. In addition, the Commercial Recreation (CRE) zoning district is out of date considering recent amendments to the Comprehensive Plan. Although this privately proposed text amendment to the Plan does not require ULDC amendments for implementation, Zoning staff will be seeking County initiated revisions to the ULDC to run concurrent with this application pursuant to BCC direction to improve the ULDC and reduce redundancy and unnecessary complexity.

VI. Issues and Implications

The purpose of this Phase I report is to identify potential issues and implications of the concept proposed by the text amendment, for the Board to consider when making the policy decision on whether to initiate the privately proposed text amendment. Policy implications from the proposed text amendment are outlined below.

- **Other Potential Campground Sites within AGR Tier.** The proposed text changes would allow campgrounds within the CR FLU and includes location criteria which would limit the use to sites located adjacent to the West Delray Regional Park. Therefore this amendment limits the scope of any potential additional campground uses in areas that may not be appropriate.
- **Public Facilities Analysis.** The public facilities impact analysis and full policy analysis for consistency with the Comprehensive Plan would proceed with the review of the proposed future land use amendment in Phase II if this text amendment is initiated by the

Board. The traffic impacts of this request have not been established (as this is Phase I) and the applicant has not requested an exemption from the future land use amendment requirements in Future Land Use Element Policy 3.5-d.

VII. Staff Assessment

The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, considered “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and return to the Board with the two amendments through the public hearing process as part of “Phase II”.

Staff supports the initiation of the proposed text amendment to provide the opportunity for the Board to consider and direct policy. Initiation of this amendment does not indicate staff support for the final developed policy language or the associated future land use amendment. If the Board initiates the text amendment, staff will prepare data and analysis, and present the final recommendation on the text and future land use amendment at subsequent public hearings.

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3. Applicant’s Disclosure of Ownership Interests	E-5
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Exhibit 1

Applicant's Proposed Text Amendment

A. Future Land Use Element, Commercial Recreation in the AGR Tier

REVISIONS: to revise the allowable uses within the Commercial Recreation future land use designation in the Agricultural Reserve Tier. The revisions are shown below with added text underlined and deleted text shown in ~~strikethrough~~.

REVISE Policy 1.5-q: Freestanding golf courses and recreational vehicle parks shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier, as further described below:

1. Freestanding Golf Course. All development rights shall be removed from the freestanding golf course site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. ~~Gaming, parimutuel wagering, offtrack betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.~~ All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:

- a. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
- b. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
- c. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
- d. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

2. Recreational Vehicle Park. Recreational Vehicle Parks are permitted with a Commercial Recreation (CR) future land use designation subject to the following criteria:

- a. a minimum of 5 acres;
- b. located adjacent to the West Delray Regional Park; and
- c. provide a preserve area consistent with AGR-MUPDs as outlined in Policy 1.5.1-q.

DELETE Policy 1.5-r (relocated to Policy 1.5-q): ~~All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:~~

- ~~1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;~~
- ~~2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;~~
- ~~3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and~~
- ~~4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.~~

NEW Policy 1.5-r (relocated from Policy 1.5-q): Gaming, parimutuel wagering, offtrack betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.

B. Future Land Use Element, FLUA Regulation Section for Commercial Recreation

REVISIONS: To revise Future Land Use Atlas Regulation language regarding uses allowed in the Commercial Recreation future land use designation.

REVISE 3. Commercial Recreation

Uses and Intensities

Commercial Recreation areas are designated on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. These facilities may be profit-making enterprises and/or may be held in private ownership. ~~The Future Land Use Atlas may indicate two types of commercial recreation facilities: privately owned golf courses or uses such as fairgrounds, outdoor attractions and outdoor amphitheaters.~~

The following land uses shall be allowable in areas designated Commercial Recreation where permitted by the terms of the Unified Land Development Code: Outdoor and indoor recreational facilities including, but not limited to, fairgrounds, recreational vehicle parks, tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular race tracks, and outdoor wildlife attractions; Golf courses; Parks and Recreation; Mining and Excavation; and, Accessory facilities and activities that are an integral part and supportive of the recreational facility.

Exhibit 2

Applicant's Justification for Text Amendment

ATTACHMENT G

CONSISTENCY WITH THE COMPREHENSIVE PLAN & FLORIDA STATUTES

Purpose: The purpose of the amendment is to allow the use of an RV Resort Development on properties designated as Commercial Recreation within the Agricultural Reserve. RV Resort Developments shall meet certain location criteria in order to ensure that the proposed use supports and enhances the existing public facilities (parks) and natural areas within the Agricultural Reserve.

Justification: According to various RV industry trend platforms, new RV resorts are being developed throughout Florida to accommodate the increasing numbers of RV rentals and owners throughout the state. The increasing trend is due to Florida's pleasant year-round climate. Rvshare.com, an RV rental company, states that renters utilizing their platform spent over 277,000 nights in an RV in Florida in 2023. According to camperfaqs.com, 61% of Americans report they are planning a vacation in an RV in 2023 and Florida is the third highest state for RV sales in the country.

Another industry platform, rvbusiness.com, indicates that between 2022 and 2024, Florida will be increasing the number of RV sites by over 3,500 sites. New RV resorts are being developed throughout the entire state from the Panhandle to Tampa to Orlando to the Keys. The RV Resorts are often developed near beaches, environmental areas, and tourist attractions. The Property's location with proximity to the Loxahatchee Wildlife Refuge and West Delray Regional Park make the Property ideal for such a use.

The use of an RV Resort development has been allowed in other areas of the County where the use would serve to enhance natural areas. An RV Resort has been developed adjacent to wetlands within the Rural Tier on Indiantown Road. The Applicant contends that the proposed RV Resort Development would be a complimentary use to the West Delray Regional Park as well as the Loxahatchee Wildlife Refuge. Per the Parks and Recreation Department, Palm Beach County currently operates three campgrounds in the County (John Prince Park, Peanut Island, and South Bay) and during season, these parks operate at full occupancy. The proposed location criteria would ensure that those utilizing the proposed RV Resort Development would likely also be visiting the West Delray Park and/or the Wildlife Refuge. The West Delray Park often hosts large events for the various remote control vehicle enthusiasts.

The RV Resort Development would support approximately 121 sites and a clubhouse with recreation amenity area. The RV Resort Development will provide sites for Class A, B, & C recreation vehicles as well as fifth wheels and travel trailers. Per Florida State Statutes Chapter 513 and the County ULDC, Recreational vehicle parks are permitted only for guests staying no more than 180 days per calendar year.

The proposed text changes related to golf courses within the Commercial Recreation designation are simply to relocate existing language for clarification purposes.

Consistency: **FLUE Objective 1.5:** Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to primarily

low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

Response: *The proposed changes to the Commercial Recreation FLU category will ensure that the agriculture, conservation and open space uses are enhanced. Allowing for an RV Resort Development will bring attention and patrons to the local agriculture economy, the West Delray Regional Park and the Loxahatchee Wildlife Refuge.*

FLUE Policy 2.2.3-a: The County shall apply the Commercial Recreation future land use designations at appropriate locations through the FLUA Amendment process.

Response: *The Commercial Recreation FLU category has previously been permitted within the AgR Tier to allow for the development of golf courses. The proposed changes to Commercial Recreation FLU designation would allow for an additional use that would not only contribute to agritourism activities but also provide a place for RV owners to stay where they could be within proximity of a County Regional Park as well as the Loxahatchee Wildlife Refuge.*

ROSE Objective 1.6: The County shall improve its communication, coordination and cooperation with all providers of parks, recreational facilities, and open space, including federal, state, regional and local agencies, and where possible the private sector, to ensure that Countywide needs are adequately served.

Response: *Per discussion with Parks and Recreation Staff, there is a need for additional RV sites within the County. The West Delray Regional Park hosts remote control vehicle (helicopter, drone, airplane, boat, and car) events. The proposed RV Resort Development would serve as a complimentary use by providing temporary lodging facilities to those enthusiasts and others that want to be close to agritourism activities and a wildlife refuge.*

Exhibit 3

Applicant's Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

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 Karen Fina, 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 _____ [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: 10321 West Atlantic Avenue
Delray Beach, FL 33446
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.

Karen Fina
Karen Fina, 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 16th day of December, 2023 by Karen Fina (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).

Lauren McClellan
(Name - type, stamp or print clearly)

Lauren L. McClellan
(Signature)

My Commission Expires on: 2/28/25

NOTARY'S SEAL OR STAMP



LAUREN L. MCCLELLAN
Commission # HH 057806
Expires February 28, 2025
Bonded Three Month History Services

EXHIBIT "A"

PROPERTY

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 13, RUN THENCE N89°08'33"E ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 992.68 FEET; THENCE N00°51'27"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUN THENCE N45°36'59"W A DISTANCE OF 35.50 FEET; THENCE N00°22'29"W A DISTANCE OF 282.33 FEET; THENCE N89°37'30"E, A DISTANCE OF 1461.99 FEET; THENCE S00°22'30"E A DISTANCE OF 295.23 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DELRAY WEST ROAD S89°08'33"W A DISTANCE OF 1436.83 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 440,316.60 SQUARE FEET OR 10.108 ACRES, MORE OR LESS.

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 Roger Fina, 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 _____ [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: 10321 West Atlantic Avenue
Delray Beach, FL 33446

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]

Roger Fina, 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 6th day of December, 2023 by Roger Fina (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).

Lauren McClellan

(Name - type, stamp or print clearly)

[Signature]

(Signature)

My Commission Expires on: 7/28/25

NOTARY'S SEAL OR STAMP



LAUREN L. MCCLELLAN
Commission # HH 057806
Expires February 28, 2025
Served Thru Budget History Services

EXHIBIT "A"

PROPERTY

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 13, RUN THENCE N89°08'33"E ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 992.68 FEET; THENCE N00°51'27"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUN THENCE N45°36'59"W A DISTANCE OF 35.50 FEET; THENCE N00°22'29"W A DISTANCE OF 282.33 FEET; THENCE N89°37'30"E, A DISTANCE OF 1461.99 FEET; THENCE S00°22'30"E A DISTANCE OF 295.23 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DELRAY WEST ROAD S89°08'33"W A DISTANCE OF 1436.83 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 440,316.60 SQUARE FEET OR 10.108 ACRES, MORE OR LESS.

Exhibit 4
Correspondence
