



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

PLANNING COMMISSION PUBLIC HEARING, JUNE 16, 2017

A. Application Summary

I. General

Project Name:	Hagen Ranch Commerce Center (SCA 2017-011)
Request:	MR-5 to CH/5
Acres:	1.77 acres
Location:	South side of Boynton Beach Boulevard, east of Hagen Ranch Road
Project Manager:	Valerie Flores, Planning Technician
Owner:	Mazal Land, LLC
Applicant:	Mazal Land, LLC; Law Offices of DeLima Goldman & Goldman
Agent:	Miller Land Planning Consultants, Inc.
Staff Recommendation:	Staff recommends <i>approval with conditions</i> based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

This amendment is proposed to add land area for additional parking for an existing commercial plaza. The applicant has proposed to limit the site to only parking, landscaping, and drainage with no intensity/square footage permitted. Since the site is located with no roadway frontage and between the plaza and a self-storage facility, there is little ability for the site to develop with residential or non-residential uses under the existing Medium Residential, 5 units per acre future land use designation.

The application meets all the policy requirements of the Comprehensive Plan, and reflects a suitable and compatible use on this site.

III. Hearing History

Local Planning Agency: ***Approval with Conditions***, motion by Sandra Greenberg, seconded by Michael Peragine, passed in a 11-0 vote at the June 16th public hearing. There was minimal discussion and no public comment.

Board of County Commissioners Adoption Public Hearing:

Future Land Use Atlas Amendment

Hagen Commerce Center (SCA 2017-011)



Site Data

Size: 1.77 acres
 Existing Use: Single Family Residential
 Proposed Use: Parking
 Current FLU: Medium Residential, 5 units per acre (MR-5)
 Proposed FLU: Commercial High/MR-5 (CH/5)

Future Land Use Designations

MR-5 Medium Residential, 5 units per acre
 CL-O/5 Commercial Low Office, underlying MR-5
 CL/5 Commercial Low, underlying MR-5
 CH/5 Commercial High, underlying MR-5
 MLU Multiple Land Use
 INST Institutional

Date: 11/14/2016
 Contact: Planning
 Filename: Planning\AMEND\17-SCA\Site\17-11
 Note: Map is not official, for presentation purposes only.



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



B. Petition Summary

I. General Data

Project Name: Hagen Ranch Commerce Center (SCA 2017-011)
Request: MR-5 to CH/5
Acres: 1.77 acres
Location: South side of Boynton Beach Boulevard, east of Hagen Ranch Road
Project Manager: Valerie Flores, Planning Technician
Owner: Bruce J. Goldman, Esq. on behalf of the Estate of Robert Willie Hunt & the Estate of Lucille Gilmore c/o Law Offices of DeLima Goldman & Goldman
Applicant: Mazal Land, LLC
Agent: Miller Land Planning Consultants, Inc.

II. Site Data

Current Future Land Use

Current FLU: Medium Residential, 5 units per acre (MR-5)
Existing Land Use: Mobile Home and Vacant
Current Zoning: Agricultural Residential (AR)
Current Dev. Potential Max: Residential, up to 9 dwelling units

Proposed Future Land Use Change

Proposed FLU: Commercial High with an underlying 5 units per acre (CH/5)
Proposed Zoning: Multiple Use Planned Development (MUPD)
Dev. Potential Max/Conditioned: Commercial parking, landscaping, and drainage only by condition of approval

General Area Information for Site

Tier/Tier Change: Urban Suburban Tier – No Change
Utility Service: Palm Beach County Water Utilities Department
Overlay/Study: West Boynton Area Community Plan
Comm. District: Commissioner Berger, District 5

C. Introduction

I. Intent of the Amendment

The applicant is requesting to change the land use designation from Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying 5 units per acre (CH/5). The intent of this amendment is to provide parking to the adjacent shopping center to the west. The applicant has proposed a condition of approval to limit the site to parking, landscaping and drainage only. This amendment is being proposed as part of the concurrent zoning application (PDD/DOA-2016-2199). The Zoning application request is for a Development Order Amendment to add 1.77 acres of land area to an existing 7.48-acre Multiple Use Planned Development (MUPD), currently known as Hagen Ranch Commerce Center, to reconfigure the approved Site Plan and to rezone the subject site from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD).

II. Background and Overview

The 1.77-acre subject site is located east of Hagen Ranch Road on the south side of Boynton Beach Boulevard within the Urban/Suburban Tier and the boundaries of the West Boynton Area Community Plan (WBACP). The site currently has a mobile home and the remaining portion is

vacant. The site is surrounded by a variety of land uses including low and high commercial, commercial office, and medium density residential.

The subject site was designated as Medium Residential, 5 units per acre (MR-5) future land use with the adoption of the 1989 Comprehensive Plan. The site has not been the subject of any prior land use amendments.

The site is adjacent to a large commercial node at the intersection of Boynton Beach Boulevard and Hagen Ranch Road. The four corners consist of Commercial High with an underlying 5 units per acre (CH/5), Mixed Land Use (MLU), Commercial Low with an underlying 5 units per acre (CL/5), and Commercial Low Office with an underlying 5 units per acre (CL-O/5) future land use designations. The uses of these properties consist of retail, restaurants, banks, and service related uses. A large big box store and a gas station are also located at this intersection.

Several land use amendments to commercial FLUs have occurred around the subject site. In 1997, the site contiguous to the east was amended from MR-5 to CL/5 leaving the subject site sandwiched in between CH/5 on the west, CL/5 to the north and east, and MR-5 to the south. More commercial amendments were adopted at intersection of Boynton Beach Boulevard and Hagen Ranch Road furthering its character as a commercial node. Beginning in 1996, the large 60+ acre site on the southwest corner of the intersection was amended C/5 and MR-5 to LSMU, thus establishing commercial frontage on south side of Boynton Beach Boulevard from Hagen Ranch Road to the Turnpike. Also in 1996 two adjacent sites on the northwest corner were amended from MR-5 to CL-O/5. In 2005, a site to the south west along Hagen Ranch Road, was also amended from MR-5 to CL-O/5. Lastly, in 2006 the site on the northeast corner of Boynton Beach Boulevard and Hagen Ranch Road amended from MR-5 to CL-O/5 and then subsequently in 2009 amended from CL-O/5 to CL/5.

D. Consistency and Compatibility

I. Data and Analysis

This section of the report examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: *FLUE Policy 2.1-f:*** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

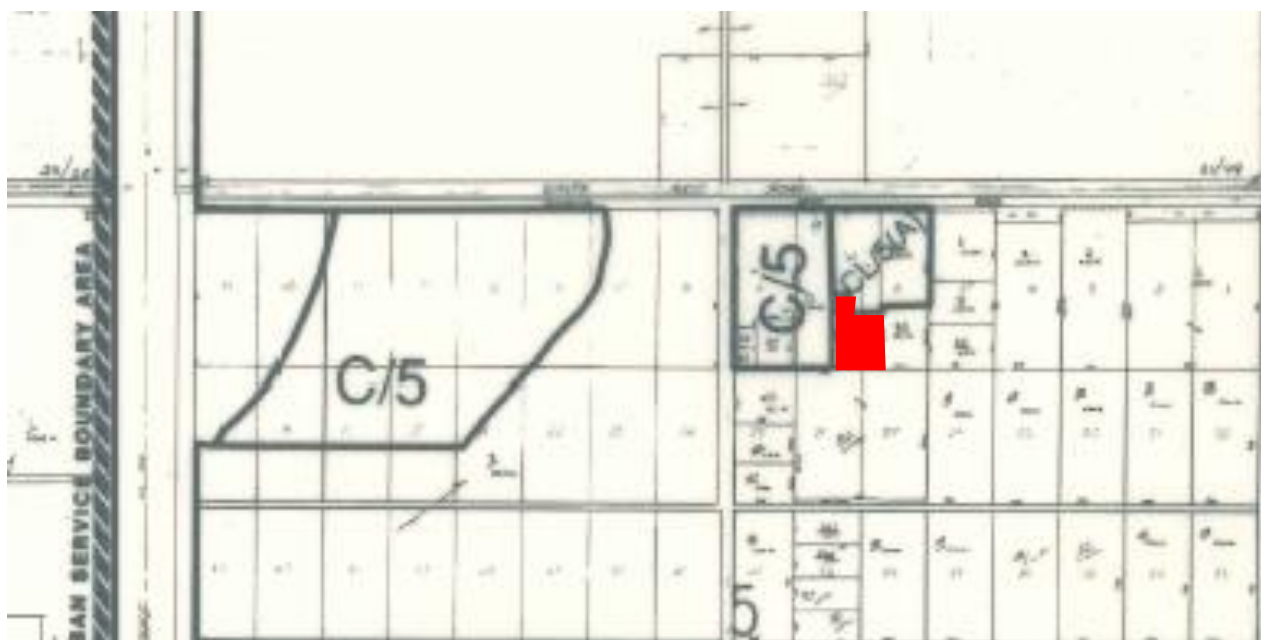
1. *The natural environment, including topography, soils and other natural resources;*
2. *The availability of facilities and services;*
3. *The adjacent and surrounding development;*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.;*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

The applicant has prepared a Justification Statement (Exhibit 2) which states that the proposed request is justified because it will "provide more flexibility of uses to allow a more sustainable development". A summary of the applicant's justification are as follows:

- The amendment is necessary to expand existing Hagen Ranch Commerce Center MUPD for much needed additional parking for the plaza and is intended to be used by the employees of the plaza.
- The amendment is appropriate for the subject site due to the limited access and visibility from any roadway.
- The requested designation will discourage urban sprawl by allowing the use of compact forms of sustainable development by incorporating the parcel with the adjacent commercial use to the west within an urban and suburban area; facilitate

sustainable infill development and revitalization and improve the character and identity of the surrounding community.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regards to the justification, the intersection of Boynton Beach Boulevard and Hagen Ranch Road has been the subject of several commercial future land use amendments since the adoption of the 1989 Comprehensive Plan that have established this intersection as a large commercial node. Subsequent to the adoption of the 1989 Plan, commercial amendments were approved on the northeast, northwest, and south west of the intersection. The graphic below depicts the original 1989 Future Land Use Atlas with the subject site in red. In addition, amendments to commercial were approved to the immediate north and east of the subject site, resulting in commercial designations surrounding the property on 3 sides. Further, the residential development to the south has isolated the property from other residences. The access to the site is through the existing Self Storage plaza located to the north and east of the site. Development of the site under the existing residential future land use designation would be difficult considering the configuration of the surrounding properties. Expansion of the adjacent approved Hagen Commercial MUPD to absorb the site is a suitable and appropriate change in use considering the unique characteristics of the site. Therefore, the requirement of adequate justification has been met.



- 2. County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Staff Analysis: The proposed amendment would change the existing Medium Residential, 5 units per acre (MR-5) future land use to Commercial High with an underlying 5 units per acre (CH/5) to allow for parking for the adjacent shopping center to the west. In addition, the application would request a condition of approval to limit the site to parking, landscaping and drainage only. The proposed amendment would not detract from any of the County Directions. Thus, there are no policy implications regarding the County Directions with regard to this amendment.

- 3. Strip Commercial – FLUE Policy 2.2.2-d:** *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.*

Staff Analysis: The proposed amendment does not exhibit any of the characteristics of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan, and would not result in or encourage the proliferation of strip commercial development.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”

Policy 2.2.2-a: *In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:*

- *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Staff Analysis: The proposed amendment does not violate this policy as the site meets the contiguous location criteria as it is adjacent to existing Commercial High designated properties to the east, west, and north.

Policy 2.2.2-b: *All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.*

Staff Analysis: The proposed amendment is consistent with this policy as the site is situated on Boynton Beach Boulevard which is classified as an Urban Principal Arterial (U-PA) road.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant provided a compatibility analysis in Exhibit 2 and states that, “The subject site is adjacent to a large commercial node at the intersection of Boynton Beach Boulevard and Hagen Ranch Road. Immediately surrounding the subject site is the Hagen Ranch Commerce Center MUPD; contiguous with same ownership and a future land use designation of CH/5 to remain. The requested CH/5 designation is more suitable and appropriate for the subject site due to the limited access and visibility from any roadway, it creates a logical pattern to join the parcels with one of the commercial uses that surrounds it on three of four sides.”

Surrounding Land Uses: Immediately abutting the site are the following:

North: Immediately abutting to the north is the Boynton Beach Self Storage MUPD. In 2016, the 1.16 acre site on the northwest portion of the MUPD processed an amendment, which was adopted, to change the future land use designation from CL/5 to CH/5 (Ordinance 2016-001). The remaining 5.17 acres of the MUPD remains with a future land use designation of CL/5. Further north across the Lake Worth Drainage District (LWDD) canal and Boynton Beach Boulevard, is a residential neighborhood known as Palm Isles PUD with a MR-5 future land use designation.

South: To the south is the residential neighborhood known as Mizner Falls. This residential neighborhood has a future land use designation of MR-5.

East: To the east is CubeSmart Self Storage facility which has a future land use designation of CL/5. The 3.92-acre site is also within the Boynton Beach Self Storage MUPD.

West: To the west is Hagen Ranch Commerce Center. The 7.48-acre site has a future land use designation of CH/5. The site is fully developed with retail, restaurants, service uses, a gas station, and fast food with drive-thru. The applicant's request in this amendment is to provide additional parking for this shopping center.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Staff Analysis: The subject site is proposed to become additional parking area for the existing adjacent shopping center. The site is adjacent to commercial and self storage uses on three sides and compatible with these uses. The site is adjacent to the Mizner Falls residential neighborhood on its southern boundary. The applicant has proposed voluntary conditions of approval to limit the site to parking, landscaping, and drainage to provide a transition from the residential to the existing commercial uses. The amendment is not an encroachment of an incompatible future land use into a residential area and is compatible with the adjacent uses.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The subject site is not located within an overlay.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval……”*

Staff Analysis: The site is located within Coalition of Boynton West Residential Associations (COBWRA) boundary and the West Boynton Area Community Plan (WBACP). The WBACP was created in 1995 and was prepared in partnership with Palm Beach County and COBWRA.

The relevant recommendations of the WBACP for this amendment are:

Recommendation 2: Prevent any additional future land use designation approvals that result in strip commercial development along major and minor arterials. This includes all commercial and office future land use categories that do not contribute to established or designated commercial nodes, as outlined within this plan. Exceptions involve commercial office future land use designations that “round out” a commercial node while not exceeding the proposed commercial management criteria outlined within this plan.

Staff Analysis: As discussed in the previous section related to FLUE Policy 2.2.2-d, this amendment will not encourage strip commercial development.

Recommendation 21: Create a ‘proper balance’ of land uses within the plan area that encourage continued residential, commercial and employment based development, managed within a framework where excesses in each category are avoided. (‘Proper balance’ means that commercial uses would be primarily confined to aggregated nodes at intersections, that non-residential uses would avoid strip development patterns along major and minor arterials, and the ratio of non-residential uses would correspond to the overall residential population so as to achieve a desirable (not over-built) market for goods, services and jobs.)

Staff Analysis: The proposed amendment would change the existing future land use from MR-5 to CH/5. This amendment would allow additional parking for the adjacent shopping center to the west. The amendment will not change the balance of future land uses within the area.

E. Public Facilities and Services Impacts

The proposed amendment will change the FLU designation from MR-5 to CH/5. For the purposes of the public facilities impact analysis, the maximum intensity is based on 0 square feet as the subject site will be utilized for parking per condition of approval. Public facilities impacts are detailed in the table in Exhibit 3.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), School Board, Health (PBC Dept. of Health), Fire Rescue, Lake Worth Drainage District.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon the MPO’s 2025 Long Range Transportation Plan dated March 18, 2002. Significant impact shall be as defined in Table 3.5 -1.” (Table omitted for brevity) “or; results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b. This policy shall not be applicable to an Agricultural Enclave pursuant to Florida Statutes section 163.3162(5). This policy shall not be applicable to the area designated as SR-7 Economic Development Overlay (EDO).”*

Staff Analysis: This amendment is proposed only to add parking area for the existing commercial plaza. Since the voluntary condition of approval will eliminate any ability for the site to be developed with commercial square footage, there is no traffic impacts from the proposed amendment and no traffic analysis required.

F. Florida Statutes

1. **Data and Analysis Applicable to Florida Statutes - Consistency with Urban Sprawl:** The proposed amendment is not considered sprawl as it is within the Urban/Suburban Tier and within the Urban Service Area Boundary. This tier is also the target of the County's redevelopment and revitalization strategies with the purpose of redirecting growth to older unincorporated areas, promoting mixed used development concepts, and transit oriented developments, where feasible, all with the explicit purpose of reducing sprawl.

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that “*Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....*”

- A. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on June 2, 2017. To date, no objections through the IPARC process to this amendment have been received.

- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on May 30, 2017. In addition, on May 30, 2017 interested party notices were sent to the Coalition of Boynton West Residential Associations (COBWRA). To date, one letter of support from the abutting community to the south, Mizner Falls, has been received.
- C. Informational Meeting:** The Planning Division hosted a meeting with area residents and interested parties to relay information regarding the amendment and development approval process on June 6, 2017. One member of the public attended, but not for information on the subject site.

III. Conclusions and Recommendation

This amendment is proposed to add land area for additional parking for an existing commercial plaza. The applicant has proposed to limit the site to only parking, landscaping, and drainage with no intensity/square footage permitted. Since the site is located with no roadway frontage and between the plaza and a self-storage facility, there is little ability for the site to develop with residential or non-residential uses under the existing Medium Residential, 5 units per acre future land use designation.

The application meets all the policy requirements of the Comprehensive Plan, and reflects a suitable and compatible use on this site.

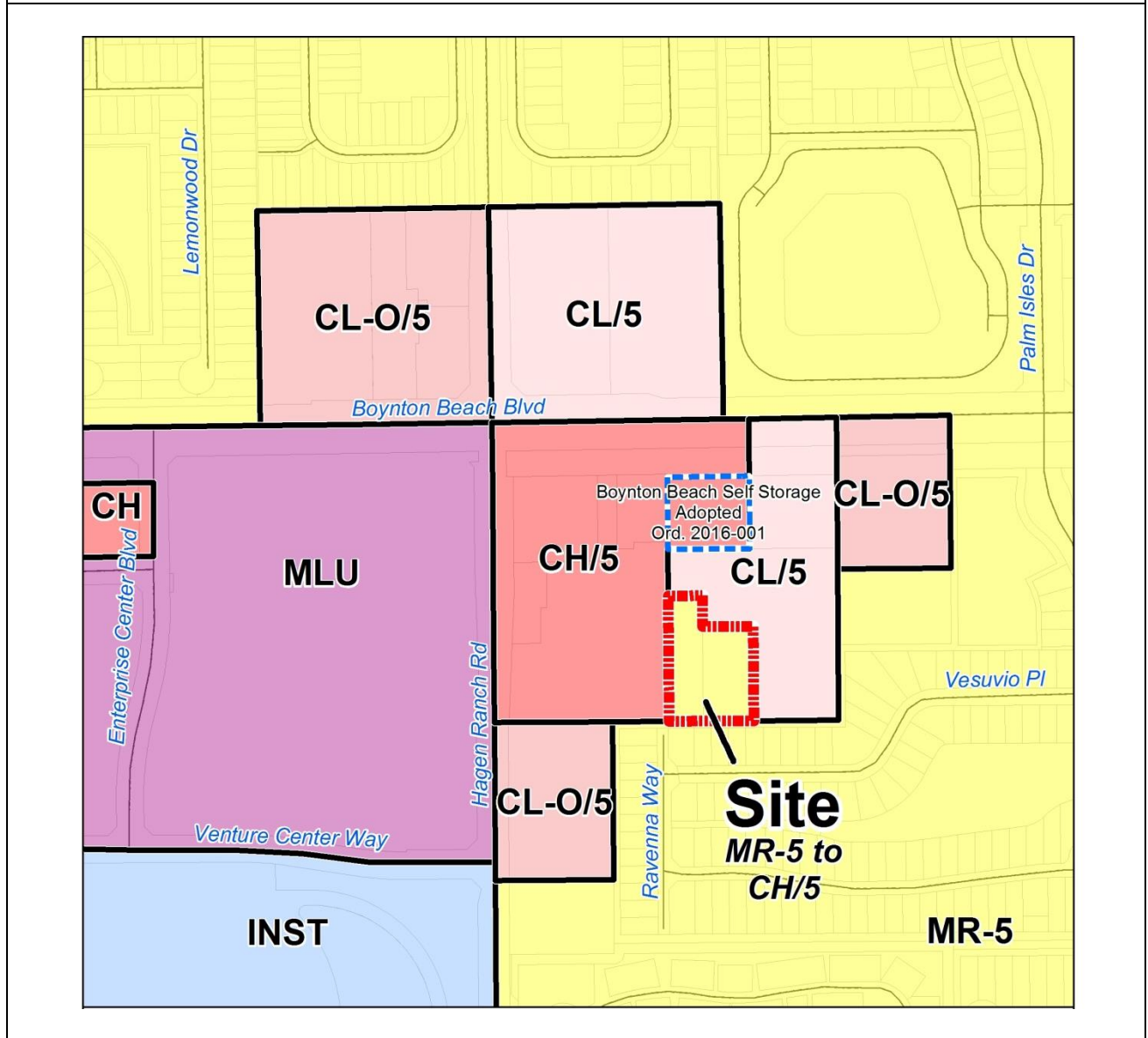
As such, staff recommends ***approval with conditions*** of the applicant's request.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Applicant's Justification Statement	E-5
3. Applicant's Public Facility Impacts Table	E-10
4. Applicant's Traffic Study and Traffic Division Letter	E-12
5. Water & Wastewater Provider LOS Letter	E-13
6. Applicant's Disclosure of Ownership Interests	E-14
7. Correspondence	E-28

Exhibit 1

Amendment No:	Hagen Ranch Commerce Center (SCA 2017-011)
FLUA Page No:	89
Amendment:	From Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying 5 units per acre (CH/5)
Location:	South side of Boynton Beach Blvd, east of Hagen Ranch Road
Size:	1.77 acres approximately
Property No:	00-42-43-27-05-055-0073; 00-42-43-27-05-055-0064

Conditions: Development of the site under the Commercial High future land use designation is limited to parking, landscaping, and drainage with no intensity/square footage permitted.



Legal Description

PCN: 00-42-43-27-05-055-0073; 00-42-43-27-05-055-006

LEGAL DESCRIPTION

PARCEL 1:

COMMENCING AT A POINT AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT; THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3" (SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTHERLY, ALONG THE WEST BOUNDARY OF THE ABOVE-DESCRIBED PARCEL A DISTANCE OF 275 FEET TO A POINT; THENCE EASTERLY, PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE-DESCRIBED PARCEL FOR A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE FIRST DESCRIBED COURSE A DISTANCE OF 275 FEET TO A POINT; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE-DESCRIBED PARCEL A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 7, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF TRACT 7, A DISTANCE OF 165 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WEST LINE OF TRACT 7, BLOCK 55, A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 90 FEET AND PARALLEL TO THE WEST LINE OF TRACT 7; THENCE RUN EASTERLY AND PARALLEL TO THE SOUTH LINE OF TRACT 7, A DISTANCE OF 100 FEET; THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 7, A DISTANCE OF 90 FEET; THENCE RUN WESTERLY AND PARALLEL TO THE SOUTH LINE OF TRACT 7, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE FOLLOWING PARCEL, TO-WIT: THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO.3", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 75 FEET TO A POINT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK, 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY PARALLEL TO THE SOUTH BOUNDARY 50 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 75 FEET TO A POINT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 50 FEET TO A POINT; THENCE NORTHERLY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO.3", IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE SAID EASTERLY BOUNDARY FOR A DISTANCE OF 200 FEET TO O POINT; THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE FIRST DESCRIBED COURSE A DISTANCE OF 200 FEET TO A POINT; THENCE EASTERLY ALONG A LINE WHICH IS 75 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 6 AND 7 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 7, BLOCK 55, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF TRACT 7, A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY PARALLEL WITH THE WEST LINE OF TRACT 7, BLOCK 55, A DISTANCE OF 275.0 FEET TO A POINT; THENCE RUN EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF TRACT 7, BLOCK 55, A DISTANCE OF 47.5 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF TRACT 7. BLOCK 55, A DISTANCE OF 200.0 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF TRACT 7, BLOCK 55. A DISTANCE OF 25.0 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF TRACT 7, BLOCK 55, A DISTANCE OF 75.0 FEET TO A POINT IN THE SOUTH LINE OF TRACT 7, BLOCK 55, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF TRACT 7, A DISTANCE OF 22.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED PARCELS FOR INGRESS AND EGRESS:

A STRIP OF LAND 20 FEET IN WIDTH IN TRACT 7, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA, THE CENTER LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 7; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF TRACT 7, A DISTANCE OF 175 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WEST LINE OF TRACT 7, A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY, PARALLEL TO THE WEST LINE OF TRACT 7, A DISTANCE OF 487.28 FEET AND THERE TERMINATING.

AND

A STRIP OF LAND 20 FEET IN WIDTH IN TRACTS 6 AND 7, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA, THE CENTER LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 7, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF TRACT 7 A DISTANCE OF 165 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WEST LINE OF TRACT 7 A DISTANCE OF 285 FEET TO THE POINT OF BEGINNING, THENCE RUN EASTERLY PARALLEL TO THE SOUTH LINE OF TRACTS 6 AND 7 A DISTANCE OF 247.5 FEET AND THERE TERMINATING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 76,956 SQUARE FEET OR 1.7667 ACRES MORE OR LESS.

Containing 1.77 acres more or less.

Exhibit 2

Applicant's Justification Statement, Consistency, and Compatibility

JUSTIFICATION / CONSISTENCY WITH COMPREHENSIVE PLAN / FLORIDA STATUTES

HAGEN RANCH COMMERCE CENTER

On behalf of the property owner, Mazal Land, LLC ("Applicant"), Miller Land Planning Inc. has prepared and hereby respectfully submits this application for a Small Scale Future Land Use Atlas (FLUA) Amendment from Medium Residential, 5 units/acre (MR-5) to Commercial High with an underlying Medium Residential, 5 units/acre (CH/5) with a self-imposed condition that there would be no development intensity on the property other than the proposed parking, landscaping and drainage for the 1.77 acre site ("Subject Site").

A concurrent zoning application will be submitted to accompany the land use amendment request for the subject site. The zoning request will be for a rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) and a Development Order Amendment to the existing approvals of the MUPD currently known as Hagen Ranch Commerce Center. As required, the zoning application will include a Preliminary Site Plan of the subject site associated with the development.

The proposed amendment is for a site specific future land use amendment and does not involve a text change.

Background

The subject site is located within the Urban/Suburban Tier and contains 1.77 acres. It is a landlocked parcel located south of Boynton Beach Boulevard and east of Hagen Ranch Road in unincorporated Palm Beach County. The Property Control Number's (PCN) for the subject site are 00-42-43-27-05-055-0073 and 00-42-43-27-05-055-0064. The subject site and the adjacent parcel to the west to the west, Hagen's Ranch Plaza, are all under common ownership, PCN 00-42-45-28-07-002-0000 and 00-42-45-28-07-003-0000. The subject site will be used as additional parking for this adjacent parcel to the west. The subject site will become part of the Hagen Ranch Commerce Center MUPD, containing 7.48 acres, as part of the concurrent zoning application and later be combined by plat. The additional properties within the MUPD are as follows, PCN 00-42-45-28-07-004-0000 and 00-42-45-28-07-001-0000. There is no proposed change to the existing future land use of the contiguous parcels.

The subject site has a current land use designation of MR-5 on the Palm Beach County Comprehensive Plan and has no previous land use amendment or zoning history. However, as previously mentioned, the site will become part of the adjacent Hagen Ranch Commerce Center MUPD which has a current land use designation of CH/5 (ordinance number not available) and MUPD Zoning. In 1992, the Board of County Commissioners (BCC) approved to rezone the overall property from Agriculture Residential (AR) to General Commercial (CG) and granted Special Exception approval to allow a PCD to include an auto service station, convenience store and accessory car wash and permitted uses in CG through Resolution R-1992-0350 and R-1992-0351. Since approving the PCD, the County has amended its Unified Land Development Code (ULDC) such that existing PCD's are now governed by the County's regulations of the MUPD district.

The original 1992 development order has been amended on a few occasions in order to reconfigure the site and reduce the development within the Shopping Center. In 1998 the BCC approved Resolution R-1998-0728 to reduce the shopping center by -8,503 square feet and redesign the Site Plan and Resolution R-1998-1120 for a correction to the language of a condition of approval within the Development Order Amendment. Lastly, in 2002, the BCC approved an amendment to the development order to modify/delete conditions of approval through R-2002-0143. Subsequent to the 2002 BCC approval, the Site Plan has been modified a number of times through the Administrative Review process. The most recent revision was processed as a Zoning Review Administrative Amendment to identify a 3,162 square foot Type II Restaurant within the shopping center. The Hagen Ranch Commerce Center MUPD is now approved for and developed with an overall 56,553 square feet of commercial use and 294 parking spaces to support the uses.

At present, the built features existing on the subject site include 2 mobile homes on each parcel built in 1971 and 1974, per the Palm Beach County Property Appraiser records. The parcels are owned respectively by the Estate of Lucille Gilmore and the Estate of Robert Hunt and are in the sale process to the Applicant.

Intent of the Amendment

The current future land use designation of the subject site is MR-5. This application requests an amendment to the designation and proposes a future land use designation of CH/5. Based on the current MR-5 designation, the subject site has a maximum development potential of 9 dwelling units. The CH land use designation has a maximum floor area ratio (FAR) of 0.50 however there is a self-imposed condition that there would be no development intensity on the subject site other than the proposed parking, landscaping and drainage for the 1.77 acre site. Therefore the maximum development intensity on the subject site with a CH/5 future land use designation is zero.

The change in future land use designation to CH/5 will allow the Applicant to add additional parking for adjacent parcel to the west to the west that is greatly needed.

Justification & Comprehensive Plan Policies

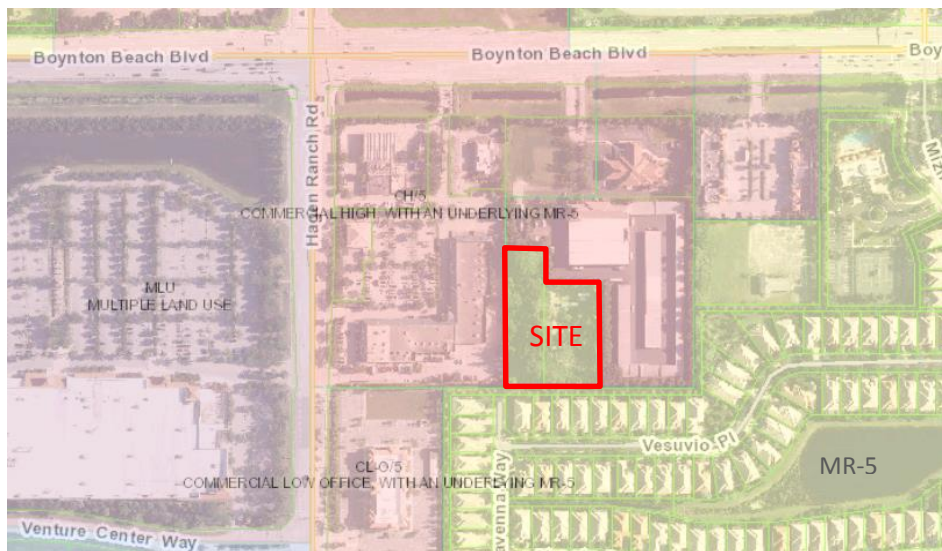
The following provides the justification for the proposed amendment and evaluation of impacts. It shows that the proposed land use is more appropriate and suitable than the current land use. And finally, it evaluates the impacts on the natural environment, availability of facilities/services and the adjacent and surrounding development, as stated in *Future Land Use Element Policy 2.1-f*:

Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

1. The natural environment, including topography, soils and other natural resources;
2. The availability of facilities and services;
3. The adjacent and surrounding development;
4. The future land use balance;
5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;
6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
7. Municipalities in accordance with Intergovernmental Coordination Element Obj. 1.1.

Appropriateness of Land Use, Changes to the Area & Evaluation of Impacts - The 1.77 acre subject site is a land-located parcel located west of Boynton Beach Boulevard and east of Hagen Ranch Road within the Urban/Suburban Tier. The subject site does not have street frontage and current access to the property is by way of a 20' ingress/egress easement (ORB 4394 Pg 820) off of Boynton Beach Boulevard. The area surrounding the subject site consists of a variety of land uses including high and low commercial, office commercial and medium residential. The subject site is adjacent to a large commercial node at the intersection of Boynton Beach Boulevard and Hagen Ranch Road. Immediately surrounding the subject site is the Hagen Ranch Commerce Center MUPD; contiguous with same ownership and a future land use designation of CH/5 to remain. With this proposed amendment to CH/5, it will allow the Applicant to join the subject site to the existing MUPD and utilize the area for much needed additional parking for the plaza. The parking will be controlled via a private legal agreement and it is intended to be used by the employees of the plaza due to its location behind the plaza and controlled with key card access.

The requested CH/5 designation is more suitable and appropriate for the subject site due to the limited access and visibility from any roadway, it creates a logical pattern to join the parcels with one of the commercial uses that surrounds it on three of four sides. Marketing the site as anything different would be very difficult. Immediately north and east of the subject site is the Boynton Beach Boulevard Self Storage MUPD which consists of an approved bank, existing funeral home and existing Cubesmart storage facility and has a future land use designation of CL/5, to the west is the Hagen Ranch Plaza which is contiguous with same ownership and a future land use designation of CH/5 to remain and south of the subject site is the Mizner Falls residential community with a future land use designation of MR-5. As illustrated in the below graphic the placement of the parcel is most logical to join the parcel to the west and round out the commercial pod.



The requested CH land use designation will discourage urban sprawl by allowing the use of compact forms of sustainable development by incorporating the parcel with the adjacent commercial use to the west within an urban and suburban area; facilitate sustainable infill development and revitalization and improve the character and identity of the surrounding community.

The property is located within the Community of Boynton West Residential Associations (COBWRA) Community Association and the Urban/Suburban Tier. 90% of the County's existing and projected population through the long-range planning horizon is within the designated Urban/Suburban Tier. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Hagen Ranch Commerce Center is developed with an overall 56,553 square feet of commercial uses. The Applicant has ownership of the existing Shopping Center, excluding the gas station and Wendy's Restaurant, at 47,229 square feet which consists of a mix of retail and Type I and II restaurants with high volume patronage. The expansion of the property will provide better services to the residents of the area and with the self-imposed condition to have no development intensity on the subject site other than parking, landscaping and drainage, the proposed land use amendment will have little to no impact on surrounding uses and public facilities.

The proposed future land use designation amendment to CH/5 has no traffic impacts. As such, a traffic study was not required for this application. Potable water and wastewater is provided by Palm Beach County Water Utilities Department however based on the site being used as additional parking for the adjacent parcel to the west, potable water and wastewater services will not be required. Stormwater runoff from impervious areas will be collected and conveyed through the existing drainage system and infrastructure of the adjacent parcel to the west. Legal positive outfall is established via discharge into the Lake Worth Drainage District L-24 Canal as referenced in the Drainage Statement provided with this application. Additionally, there are no historic/architecturally significant resources or archeological resources located on or within 500 feet of the subject site.

Future Land Use Element Policy 2.2.2-b states: "All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads."

The proposed subject site is a landlocked parcel located approximately 450' south of Boynton Beach Boulevard and 430' feet east of Hagen Ranch Road with no street frontage, however the subject site will become part of the adjacent parcel to the west (Hagen Ranch Commerce Center MUPD) which is located on Boynton Beach Boulevard which is classified as an arterial roadway on the TE 3.1-Functional Classification of Roads.

Future Land Use Element Policy 2.2.2-d states: "The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development."

The proposed amendment to CH/5 will not result in the proliferation of strip commercial development. The subject site is surrounded by existing commercial FLUA designations to the north, east and west and are present surrounding the subject site along the Boynton Beach corridor.

Summary

The applicant is requesting the land use designation changed to CH/5 to join the contiguous owned parcels immediately to the west to allow for additional parking and is consistent with the area land use patterns. To achieve the desired plan and still be in compliance with both the ULDC and the Comprehensive Plan, the applicant is requesting the CH/5 land use designation and will be submitting a concurrent zoning application to create a unified plan under the MUPD guidelines.

In summary, the proposed amendment from MR-5 to CH/5 is justified by:

- The proposed CH/5 designation is more consistent with the surrounding uses of the Boynton Beach corridor.
- The proposed development will allow for better use of the site to support the surrounding residential community.
- The proposed development has no impact on traffic or public facilities.
- The site has no historic/architecturally significant resources or natural features that require accommodation through development.
- The proposed amendment is consistent with the applicable policies for commercial designations within the Comprehensive Plan.

Accordingly, we request the recommendation of approval from staff and should any additional information be required, please contact Ailish B. Villalobos at Miller Land Planning, Inc.

Exhibit 3
Applicant's Public Facilities Table

VIII. Public Facilities Information

A. Traffic Information			
<p>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the FLUE of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets FLUE 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030 or visit http://www.pbcgov.com/pzb/planning/FLU.htm</p>			
	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	90 tpd	90 tpd	90 tpd
Trip Increase Max.	0		
Trip Inc. Conditioned or Concurrent	No increase; the site will be conditioned to parking, landscaping and drainage with no development intensity.		
Significantly impacted roadway segments that fail Long Range	None	None	None
Significantly impacted roadway segments for Test 2	None	None	None
Traffic Consultant			
B. Mass Transit Information			
Nearest Palm Tran Route (s)	Route 73 – BYB X-Town Via Boynton Beach Blvd. Distance: 0.148 miles		
Nearest Palm Tran Stop	Stop #6792 - Boynton Beach Boulevard @ Hagen Ranch Road Distance: 0.22 miles		
Nearest Tri Rail Connection	Boynton Beach Station Accessible by Palm Tran Route 73 and 70		
C. Portable Water & Wastewater Information			
<p>A Utility Statement is provided as Attachment I. Potable Water & Wastewater Level of Service (LOS) comment letters have been requested and forthcoming. Provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.</p>			
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department (PBCWUD).		
Nearest Water & Wastewater Facility, type/size	The site will be used as additional parking for the adjacent parcel to the west to the west. Potable water and wastewater services will not be required.		
D. Drainage Information			
<p>Stormwater runoff from impervious areas will be collected and conveyed through the existing drainage system and infrastructure of the adjacent parcel to the west to the west. Legal positive outfall is established via discharge into the Lake Worth Drainage District L-24 Canal. Please refer to Drainage Statement prepared by Simmons & White, Inc. provided as Attachment J.</p>			

E. Fire Rescue	
Nearest Station	Station #47 located at 7950 Enterprise Center Circle
Distance to Site	Approximately 0.75 miles from the station.
Response Time	Estimated response time to the subject property is 5 minutes.
Effect on Resp. Time	For the fiscal year 2015, the average response time for this stations zone is 7:02. A Fire Rescue letter is provided as Attachment K.
F. Environmental	
Significant habitats or species	There are no known occurrences of significant species inhabiting the subject site however this is existing vegetation on the site that will be cleared. A natural inventory map is provided as Attachment L.
Flood Zone*	This site is located within Flood Zone AH. A Flood Zone Map is provided as Attachment M.
Wellfield Zone*	The site is located within Wellfield Zone 3. A Wellfield Map is provided as Attachment M.
<i>* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.</i>	
G. Historic Resources	
There are no historic or architecturally significant resources on or within 500 feet of the subject site. Historic Resource Letter is provided as Attachment N.	

Exhibit 4
Traffic Study and Traffic Division Letter

There will be no development intensity on the subject site other than the proposed parking, landscaping and drainage, therefore a traffic study nor Traffic Division letter are applicable at this time.

Exhibit 5
Water & Wastewater Provider LOS Letter

Not applicable.

Exhibit 6 Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

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 Sergio Gabriel Selcer, 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 [] MGR *[position—e.g., president, partner, trustee]* of MAZAL LAND, 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: 2417 University Drive, Coral Springs, FL 33065
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.


Disclosure of Beneficial Interest - Applicant form
Page 1 of 4

Revised 08/25/2011
Web Format 2011

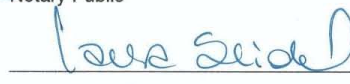
FURTHER AFFIANT SAYETH NAUGHT.


 _____, Affiant
 Sergio Gabriel Selcer
 (Print Affiant Name)

The foregoing instrument was acknowledged before me this 20 day of October
 2016, by Sergio Gabriel Selcer, [] who is personally
 known to me or [] who has produced Drivers License
 as identification and who did take an oath.



 Notary Public



 (Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: Aug 24, 2020



EXHIBIT "A"
PROPERTY

See page 5-6 of this application.

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

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

Name	Address
Sergio Gabriel Selcer	2417 University Drive, Coral Springs, FL 33065
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

LAND DESCRIPTION:

PARCEL 1:

COMMENCING AT A POINT AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT; THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3" (SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTHERLY, ALONG THE WEST BOUNDARY OF THE ABOVE-DESCRIBED PARCEL A DISTANCE OF 275 FEET TO A POINT; THENCE EASTERLY, PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE-DESCRIBED PARCEL FOR A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE FIRST DESCRIBED COURSE A DISTANCE OF 275 FEET TO A POINT; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE-DESCRIBED PARCEL A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 7, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF TRACT 7, A DISTANCE OF 165 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WEST LINE OF TRACT 7, BLOCK 55, A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 90 FEET AND PARALLEL TO THE WEST LINE OF TRACT 7; THENCE RUN EASTERLY AND PARALLEL TO THE SOUTH LINE OF TRACT 7, A DISTANCE OF 100 FEET; THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 7, A DISTANCE OF 90 FEET; THENCE RUN WESTERLY AND PARALLEL TO THE SOUTH LINE OF TRACT 7, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE FOLLOWING PARCEL, TO-WIT: THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO.3", SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 75 FEET TO A POINT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK, 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL FOR A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY PARALLEL TO THE SOUTH BOUNDARY 50 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 75 FEET TO A POINT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 50 FEET TO A POINT; THENCE NORTHERLY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

AND

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TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED PARCELS FOR INGRESS AND EGRESS:

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SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 76,956 SQUARE FEET OR 1.7667 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~~

MIAMI - DADE

BEFORE ME, the undersigned authority, this day personally appeared BRUCE J. GOUDRAH, 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 Attorney [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.

ESTATE OF
LUCILLE
GILMORE

2. Affiant's address is: 11042 Parabela St
Coral Gables, FL 33156

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]
BRIAN J. GOLDSTEIN, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 24th day of SEPTEMBER, 2016, by BRIAN J. GOLDSTEIN, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public

Patricia Kurz
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____



EXHIBIT "A"
PROPERTY



PALM BEACH FARMS CO PL NO 3 S 275 FT OF W 1/4 OF TR 6 & E 47.50 FT OF S 275 FT OF TR 7 BLK 55.

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
SANDRA BRADHAM	133 WAMMUN AVENUE
	JERSEY CITY, NJ 07305
STEPHANIE BRADHAM-WADE	133 WAMMUN
	JERSEY CITY, NJ 07305
MICHAEL BRADHAM	P. O. Box 67
	BOYNTON BEACH, FL 33426

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

11071 - 0906

BEFORE ME, the undersigned authority, this day personally appeared DAVID J. GOLDSTEIN, 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 an Attorney [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.

ESTATE OF ROBERT WILHELM HUNT

2. Affiant's address is: 11042 Paradela St
Coral Gables, FL 33156

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.

BAILE J. GOLDSTEIN
Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 24th day of SEPTEMBER 2016, by BAILE J. GOLDSTEIN, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Patricia Kurz
Notary Public

Patricia Kurz
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

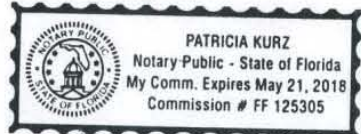


EXHIBIT "A"
PROPERTY

PALM BEACH FARMS CO PL NO 3 W 100 FT OF S 365 FT OF E 1/2 OF TR 7 BLK 55.

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
DAVID HUNT	501 HUNN PLACE WEST PALM BEACH, FL 33409
WENDY EUSE	5300 DR MARTIN LUTHER KING ST ST PETERSBURG, FL 33705
TAMM HOLEM BULLUM	3201 5TH AVE SOUTH ST PETERSBURG, FL 33711
WILFRED HUNT	6301 S. WEST SHORE BLVD APT. 1108, TAMPA, FL 33616
CATHERINE PRICE HUNT	4035 WENDY DRIVE ORLANDO, FL 32808
MICOLE HUNT	5743 18TH WAY SOUTH ST PETERSBURG, FL 33712
CHRIS HUNT	5743 18TH WAY SOUTH ST PETERSBURG, FL 33712

Exhibit 7 Correspondence



MIZNER FALLS HOMEOWNER'S ASSOCIATION

10065 Mizner Falls Way
Boynton Beach, Florida 33437
Tel: 561.752.3908 • Fax: 561.364.7716

June 5, 2017

Bradley D. Miller, AICP
President
Miller Land Planning, Inc.
508 East Boynton Beach Boulevard
Boynton Beach, FL 33435

Dear Mr. Miller,

Thank you for the opportunity of Dave Zysman and I meeting with you to discuss the plans for the new parking lot behind Mizner Falls.

The Board of Directors at Mizner Falls will not oppose this project. However, as we discussed when we met, we hope that everything that can be done will be done to keep lights from shining into the eight homes that back onto the proposed parking lot, as well as best efforts for safety and security for these residents.

Please feel free to stay in touch with me as this project evolves. We do want to be in a position to keep the residents affected in the loop.

Kind regards,

Stephanie Melrose

Stephanie Melrose
President, Mizner Falls Homeowners Association, Inc.
10065 Mizner Falls Way
Boynton Beach, FL 33437
561.706.5824