



PRIVATELY INITIATED TEXT AMENDMENT AMENDMENT ROUND 26-A

BCC MEETING, MAY 13, 2025

I. General Data

Project Name:	La Reina Plaza MUPD Text Initiation
Proposed Text Amendment:	The privately proposed text amendment request is to revise the Future Land Use Element (FLUE) to allow the subject site to be eligible for the Commercial Low-Office (CL-O) future land use designation in the Agricultural Reserve Tier; to exempt medical office and agricultural sales and service uses from the commercial cap; and, to allow the MUPD zoning district to be consistent with the Special Agriculture (SA) future land use designation.
Proposed FLUA Amendment:	If the Board of County Commissioners (BCC) initiates this text amendment, the applicant will submit a future land use amendment application on a 6.33 acre site to change the future land use designation from Agricultural Reserve to Commercial Low-Office (CL-O) and Special Agriculture (SA).
Applicant:	HSC Delray, LLC (H. Ray Hix, Jr.) – contract purchaser
Owner:	15445 US 441, LLC (Dragos Sprinceana)
Agent:	Josh Nichols, Schmidt Nichols
Project Manager:	Stephanie Gregory, Principal Planner Travis Goodson, Principal Planner
Staff Recommendation:	Staff recommends to not initiate the proposed text amendment.

II. Item Summary

Staff Assessment: Staff recommends that the Board deny the request for initiation. The requested text amendment proposes changes to the Agricultural Reserve Tier that are inconsistent with the fundamental policy concepts adopted by the Board into the Comprehensive Plan following the Master Plan. The site's location along the west side of State Road 7 is inconsistent with policies requiring centrally located commercial and exceeds the cap.

In addition, the applicant is proposing the Special Agriculture (SA) Future Land Use (FLU) in conjunction with Unified Land Development Code revisions in order to broaden the scope of agricultural sales and service use to accommodate a Tractor Supply Co. store, which sells both agriculturally related as well as general retail products. Currently, the SA FLU is limited to "*agriculturally related services...restricted solely to agricultural activities*" and unlike Commercial FLU designations, the SA FLU does not have locational criteria. The implication of the proposal under the SA FLU is that the same or a similar use that sells general retail products could request approval as agricultural sales and service and potentially skirt location criteria for sites within other tiers in the County, such as the Rural and Exurban Tier, which are intended to limit commercial uses for the protection of the lifestyle of the area.

III. Meeting History

Local Planning Agency/Planning Commission (LPA/PLC): *Deny initiation*, motion made by Rick Stopek, seconded by Serge D'Haiti, passed in a 6 to 2 vote (with John Carr and Varisa Lall Dass dissenting) at the April 11, 2025 meeting. Board discussion included comments regarding compatibility with surrounding uses and need for the proposed use in the area. Board also asked for clarification concerning the current use of the parcel and how a tractor use is incompatible within the Ag Reserve. Three members of the public spoke in opposition, including a representative of the Alliance of Delray Residential Associations as well as the President of Tierra Del Ray HOA, citing concerns about the proposed commercial nature of the use and the importance of maintaining the commercial cap and location criteria in the Tier.

Board of County Commissioners (BCC):

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La Reina Plaza MUPD Text Initiation



Site Data

Size: 6.33 acres
 Existing Use: Vacant
 Proposed Use: Medical Office & Ag Sales and Service
 Current FLU: AGR
 Proposed FLU: SA/AGR and CL-O/AGR

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial Low, underlying AGR
 CMR/AGR Commerce, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 2/14/2025
 Contact: PBC Planning
 Filename: T:\Planning\MEND026-A
 Note: Map is not official, for presentation purposes only.

 Site
 AGR Preserves

 Feet



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



IV. Private Text Amendment Request

The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, considered as “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and will prepare the data and analysis and present a recommendation at subsequent hearings as part of “Phase II”.

Proposed Text Amendment. The privately proposed text amendment request is to revise the Future Land Use Element (FLUE) to allow the subject site to be eligible for the Commercial Low-Office (CL-O) future land use designation in the Agricultural Reserve Tier; to exempt medical office and agricultural sales and service uses from the commercial cap; and, to allow the MUPD zoning district to be consistent with the Special Agriculture (SA) future land use designation.

Associated Future Land Use Amendment. If initiated by the Board of County Commissioners, the applicant would submit a future land use change in May from AGR to Special Agriculture (SA) on approximately 3.61 acres and Commercial Low-Office (CL-O) on approximately 2.7 acres to allow up to 31,450 square feet (0.20 FAR) of ag sales and service and up to 23,522 square feet (0.20 FAR) of medical office, respectively.

Associated Zoning Application. The companion zoning application will request a rezoning from Agricultural Reserve (AGR) to Multiple Use Planned Development (MUPD) on the overall 6.33 acre site in order to develop as a unified project.

Unified Land Development Code (ULDC) Revisions. Revisions to the ULDC may be warranted in order to implement the applicant’s proposed development. Should the Board initiate this text amendment, the applicant and the Zoning Division, in coordination with the Planning Division, will work to identify such revisions to bring forward at subsequent public hearings.

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 and is located in the southern portion 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 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.*

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. The surrounding area has therefore stayed primarily in agricultural uses and low density single-family residential with limited commercial uses serving the Tier.

B. History of Commercial Policies in the Agricultural Reserve Tier

In order to ensure that commercial development does not exceed local demand and thereby serve as a draw from outside the Tier, the Agricultural Reserve Master Plan Consultants in 1999 recommended a commercial cap and identified a need for a maximum of 1,100,000 square feet of commercial retail and office space in the Agricultural Reserve. The Phase II report, states: *“The amount of non-residential developments in the entire Ag Reserve should be limited to 500,000 square feet of retail, 600,000 square feet of office, and 330,000 square feet of industrial uses. The amount of civic uses should not be restricted within the two development areas.”* The Phase II report also indicates that these figures had been derived from the appropriate ratio of non-residential development to the anticipated 14,000 dwelling units that were considered to be the maximum number of new units under the “Status Quo” Development Alternative, which reflected the likely development outcome from the existing regulations at the time. At the time of transmittal, the commercial cap was proposed as 1,100,000 square feet, but between transmittal and adoption, the staff report was revised to reflect a cap of 750,000 square feet due to the reduction in dwelling units (for a total of approximately 13,000 units) from the passing of the Bond referendum and County land purchases with the retirement of development rights.

The Consultants also recommended that this space be evenly divided between two, centrally located mixed use centers, and that all new commercial development be required to require a 60% preserve area. In 2001, the Board adopted these recommendations through policy in the Comprehensive Plan, with the exception that the commercial cap was reduced to 750,000 square feet, rather than the Consultant-recommended 1,100,000 square feet. This resulted in the development of the Canyon Town Center and Delray Marketplace, at the intersections of Boynton Beach Boulevard and Lyons Road, and Atlantic Avenue and Lyons Road respectively.

In 2016, following several privately initiated text amendment requests for commercial uses at other locations in the Tier, the Board adopted an increase in the commercial cap from 750,000 to 980,000 square feet in order to accommodate additional neighborhood serving services. Over the following 18 months, the Board approved several privately proposed FLU amendments which fit within the commercial cap. In 2017, the BCC adopted an increase of the cap by an additional 35,000 square feet for a total of 1,015,000 square feet to accommodate the expansion of another ‘pre-existing’ commercial site known as Three Amigos (LGA 2017-018). By 2019, the current cap of 1,015,000 square feet had been reached with approvals within the Tier.

Subsequently, in 2020 the Board adopted revisions to the commercial policies in the Tier to exempt self-storage from the commercial cap at the request of the applicant for West Boynton Center (LGA 2020-006) amendment to eliminate 28,000 square feet of approved

commercial square footage thereby making that square footage available in the Tier. Most of this released square footage was quickly absorbed by the Atlantic Avenue Medical (LGA 2021-008) amendment which was adopted in December 2021 with a condition limiting the site to a maximum of 17,860 square feet of commercial uses. Finally, in 2022, the Board adopted amendments for the Feurring (LGA 2022-008) and Seneca (LGA 2022-009) sites to revise previously adopted conditions of approval to reduce the maximum allowable commercial square footage. This released 13,444 square feet from the commercial cap to be utilized by a concurrently adopted amendment, Atlantic Commercial and Self-Storage (LGA 2022-004), without increasing the cap.

Currently, there are 10,227 square feet remaining within the cap. See Table below.

Table 1 - Commercial Approvals in the Agricultural Reserve

Site	Adoption	Acres	Built Sq. Ft.	Approved Sq. Ft.
Canyons Town Center	2004	26.75	195,494	211,933
Delray Marketplace	2004	33.20	278,940	278,940
Small CL Sites	Pre-1999	1.83	22,712	22,712
Pre-existing Commercial	Pre-1999	19.29	28,007	76,625
	Pre-2016	81.07	525,153	590,210
Alderman	2016-B	15.34	112,779	133,642
Homrich	2016-B	13.44	0	29,400
Delray Growers	2016-B	11.15	0	86,744
Feurring	2016-C	4.91	35,169	42,776
Smigiel (additional)	2016-C	4.35	0	26,670
Stop & Shop (additional)	2016-D	5.11	32,818	32,020
Seneca Commercial	2017-A	4.51	30,693	38,538
Three Amigos (additional)	2017-D	3.60	0	35,000
	2016-2017	62.41	211,459	424,790
West Boynton Center reduction	2020-A2	0	0	-28,000
Atlantic Avenue Medical	2021-A2	2.05	0	17,860
	2020-2021	2.05	0	-10,140
Feurring and Seneca reduction	2022-A2	0	0	-13,444
Atlantic Com. and Self-Storage	2022-A2	9.89	0	13,357
	2022-now	9.89	0	-87
	Total	155.32	736,612	1,004,773

In addition to the change in cap square footages, over time there have been changes to the uses identified within the cap. Prior to 2016, FLUE Policy 1.5-m (now Policy 1.5-n) stated that all new Commercial Low development in the Tier must be a Traditional Marketplace Development (TMD) and “*shall not exceed a total of 750,000 square feet of Commercial Low uses...*” In 2016, with the Board’s direction to allow for smaller, neighborhood servicing uses and to increase the allowable commercial square footage, the policy was revised to remove the TMD requirement and specified that commercial uses subject to the cap include specifically retail, service, and office uses.

C. Commercial Low-Office Policies in the Agricultural Reserve Tier

In 2001, the Board adopted text amendments to the Comprehensive Plan to implement the recommendations of the Agricultural Reserve Master Plan. The Master Plan consultants identified the need for 600,000 square feet of office and recommended that the use be included within the mixed use centers and economic centers of the Agricultural Reserve including data information processing, employment service, financial service, government service, medical, professional and real estate uses. Staff recommended a new policy that allowed the Commercial Low (CL) and CL-O FLU “within ¼ mile of the intersection of Lyons Road with either Boynton Boulevard or Atlantic Avenue” with the requirement that it be developed as a Traditional Marketplace Development (TMD). The Planning Commission at the February 9, 2001 public hearing recommended approval with a revision to allow the northeast corner of Clint Moore Road and State Road 7 as a potential intersection for CL-O FLU designation as a TMD. At the Board of County Commissioners’ transmittal public hearing, the Board concurred. However, at the adoption public hearing, the Board modified FLUE Policy 1.5-k for the intersection to allow only the Commercial Low-Office (CL-O) FLU at the intersection of Clint Moore Road and State Road 7 and limiting the major retail centers to within a ¼ mile of Boynton Beach Boulevard and Lyons Road and within a ¼ mile of Atlantic Avenue and Lyons Road.

FLUE Policy 1.5-k: *The County shall not approve any land within the Agricultural Reserve Tier for the Commercial Low designation unless the property is within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue. The County shall not approve any land within the Agricultural Reserve Tier for the Commercial Low-Office designation unless development area of the property is within 1/4 mile of the northeast quadrant of the intersection of State Road 7 and Clint Moore Road.*

Subsequently, in 2015 the Thomas Packing Plant site at the northeast corner of State Road 7 and Clint Moore Road requested a tier change from the Agricultural Reserve Tier to the Urban/Suburban Tier. The Board adopted the tier change and as a result the only site eligible for CL-O at the time was removed from the tier. In 2016, staff recommended that FLUE Policy 1.5-k (later renumbered to 1.5-m) be modified to allow new commercial (which included Commercial Low-Office) within a ¼ mile of the intersections of Boynton Beach Boulevard/Lyons Road and Atlantic Avenue/Lyons Road.

FLUE Policy 1.5-k (now 1.5-m): *In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial and mixed use future land use designations within the Agricultural Reserve Tier to within two commercial-mixed use centers. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. The two commercial-mixed use centers define the areas within 1/4 mile of the intersections of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue. In addition, the pre-existing commercial properties identified in Policy 1.5-i are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy 1.5-i to square off those locations.*

D. History of the Subject Site. The site has previously been the subject of an amendment:

Olympus MUPD f.k.a Gold Coast Logistics (LGA 2024-04) and Text. In 2023, the applicant submitted a privately proposed text amendment requesting to revise Future Land Use Element policy 1.5-v to allow sites north of La Reina Road (instead of Rio Grande Avenue) on State Road 7 in the Agricultural Reserve Tier to be eligible for the Commerce (CMR) FLU designation. The text amendment was initiated by the Board of County Commissioners on May 3, 2023. Subsequently, the property owner submitted a FLUA amendment request for a change from AGR to CMR/AGR in order to develop light industrial uses, with a maximum potential of 96,507 square feet (0.35 floor area ratio). The Planning Commission recommended denial of the FLUA and text amendment with a vote of 12 to 0 at the September 8, 2023 hearing. The applicant ultimately withdrew the request at the November 1, 2023 BCC Transmittal Hearing.

E. Proposed Text Amendment

The 6.33-acre subject site is located within the Agricultural Reserve Tier at the northwest corner of State Road 7 and La Reina Road.

Medical (Dental) Office – South Site. The applicant is proposing the Commercial Low-Office (CL-O) FLU designation on the southern portion of the site in order to develop up to 23,522 square feet (0.20 FAR) of medical office. Text amendments are required as the site is located more than ¼ mile from the intersection of Lyons Road and Boynton Beach Boulevard or the intersection of Lyons Road and Atlantic Avenue, and therefore does not meet the location criteria to apply for the CL-O FLU. In addition, medical office is subject to the commercial cap within the Tier, of which 10,227 square feet remain unallocated and is less than the applicant proposes to develop. Thus, the applicant is also requesting a text amendment to exempt medical office from the cap.

Tractor Supply Co. (Ag Sales and Service) - North Site. The applicant is proposing the SA FLU on the northern portion in order to develop a Tractor Supply store. In November 2024, the applicant submitted a privately proposed revision to the ULDC to revise the agricultural sales and service use to accommodate a Tractor Supply store. As agricultural sales and service is allowed within the SA FLU designation, the applicant is proposing up to 31,450 square feet (0.20 FAR). Because Tractor Supply store sells agriculturally related and general retail products, the text amendment is requesting to exempt agricultural sales and service from the commercial cap. While the SA FLU designation is allowed within the Tier, it is not consistent with the proposed MUPD zoning district. Since the north and south site are proposed to be developed as a unified MUPD with common access, the applicant is also requesting to establish the MUPD zoning district as consistent with the SA FLU designation.

The applicant has submitted justification for the amendment (see Exhibit 2) which is largely based upon the site's location and the types of uses proposed. The applicant states that the proposed text amendment is necessary and appropriate in order to respond to the growing needs of the area, citing the increased growth the County, and the Agricultural Reserve in particular, has experienced over the last few years. The applicant further states that the site will be developed in a "cohesive development" and the proposed uses will "[benefit] the surrounding community."

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. The policy considerations of the applicant's text changes are described below:

- **Commercial Cap and Location Criteria.** The Agricultural Reserve Tier is the only location in the County where there is a cap on commercial development. A fundamental tenant of the Agricultural Reserve Master Plan was to focus the non-residential development internal to the Tier, at central locations, to ensure that commercial development does not exceed local demand and thereby serve as a draw from outside the Tier. As a result, the adopted policies of the Plan require that non-residential development is generally limited to ¼ mile of Lyons and Atlantic Avenue and Lyons and Boynton Beach Boulevard and that commercial development in the Tier, specifically retail, service and office uses be limited to a total of 1,015,000 square feet.

The applicant is proposing changes to the (ULDC to allow non-residential development on a site located along the west side of State Road 7 south of Atlantic Avenue, which is not within the confines of the above-referenced policies nor internal and central to the Tier. As discussed in the policy background section, the existing commercial location criteria was derived from the Agricultural Reserve Master Plan in order to support the purpose and intent of the Tier. The applicant's proposed amendment would create a new midblock commercial node near the western edge of the Tier, which is inconsistent with the fundamental premise of centrally located commercial development and the Comprehensive Plan's existing policies recognizing only pre-existing commercial west of State Road 7.

In addition, the applicant is proposing to exempt medical office and agricultural sales and service uses from the commercial cap. The Board increased the cap in 2016 to allow for additional neighborhood-serving, small-scale commercial development in the Tier to be considered on a case-by-case basis. Several amendments have since been adopted by the Board requesting these types of developments and square footage from the cap has been allocated accordingly. Exempting these uses from the cap represents a departure from the tenants of the Tier and the cap's purpose of preventing commercial uses that exceed local demand.

- **FLUA and Zoning Consistency.** The final text amendment request is to allow the MUPD zoning district within the SA FLU designation. This will allow the applicant to apply for a rezoning from (AGR to MUPD in order to allow both parcels to be developed as a unified whole with a common access point.
- **Service Delivery Provisions.** The public facilities impact analysis and full policy analysis for consistency with the Comprehensive Plan would proceed with the review of the proposed FLU 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 FLU amendment requirements in FLUE Policy 3.5-d.

- Proposed Ag Sales and Service Use and Alternative Option.** The applicant is proposing an agricultural sales and service use on the northern portion of the site with the SA FLU designation. Although the agricultural sales and service use currently exists within the ULDC, the applicant is proposing ULDC revisions in order to broaden the scope of the use to accommodate a Tractor Supply store which sells both agriculturally related as well as general retail products. Currently, the SA FLU is limited to *“agriculturally related services...restricted solely to agricultural activities”* and unlike the Commercial FLU designation, Special Agriculture does not have location criteria. The implication under the SA FLU is that the same or similar retail use could request approval as Ag Sales and Service and potentially skirt location criteria for sites in other tiers in the County, such as the Rural and Exurban Tiers, which are intended to limit commercial for the protection of the lifestyle of the area. As an alternative, the applicant has the option to request the Commercial Low (CL) FLU designation. This option would still necessitate text amendments to the location criteria and commercial cap, but would not require subsequent revisions to the ULDC or the agricultural sales and service use category. However, by providing this alternative option, staff is not suggesting support of CL on the site should the Board initiate the text amendment.

VII. Staff Recommendation

Staff recommends that the Board deny the request for initiation. The requested text amendment proposes changes to the Agricultural Reserve Tier that are inconsistent with the fundamental policy concepts adopted by the Board into the Comprehensive Plan following the Master Plan. The site’s location along the west side of State Road 7 is inconsistent with policies requiring centrally located commercial and exceeds the commercial cap.

In addition, the applicant is proposing the Special Agriculture (SA) FLU in conjunction with ULDC revisions in order to broaden the scope of agricultural sales and service use to accommodate a Tractor Supply store, which sells both agriculturally related as well as general retail products. Currently, the SA FLU is limited to *“agriculturally related services...restricted solely to agricultural activities”* and unlike Commercial future land use designations, the SA FLU does not have locational criteria. The implication of the proposal under the SA FLU is that the same or a similar use that sells general retail products could request approval as agricultural sales and service and potentially skirt location criteria for sites within other tiers in the County, such as the Rural and Exurban Tier, which are intended to limit commercial uses for the protection of the lifestyle of the area.

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Exhibit 1

Applicant's Proposed Text Amendment

A. Future Land Use Element, La Reina Plaza MUPD

REVISIONS: To revise Agricultural Reserve Commercial policies to allow the subject site to be eligible for the Commercial Low-Office future land use designation, to exempt medical office and agricultural sales and services from the commercial cap and to allow the Multiple Use Planned Development (MUPD) zoning district consistent with the Special Agriculture (SA) future land use designation. The revisions are shown below with added text underlined and deleted text shown in ~~strikethrough~~.

1. **REVISED Policy 1.5-m:** In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial and mixed use future land use designations within the Agricultural Reserve Tier to within two commercial-mixed use centers. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. The two commercial-mixed use centers define the areas within 1/4 mile of the intersection of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue. In addition to the two mixed use centers, the following non-residential uses are also allowed:
 1. Pre-existing commercial properties identified in Policy ~~1.5-i~~ ~~4.5-i~~ are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy ~~4.5-i~~ ~~1.5-i~~ to square off those locations; and,
 2. Commercial-Low Office located at the northwest corner of State Road 7 and La Reina Road as shown in Ordinance 2025-xx.

2. **REVISED Policy 1.5-n:** The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service and office) within the Tier. Self-storage uses, agricultural sales and service, medical office, and office uses allowed within the Commerce future land use designation are not subject to the commercial cap.

3. REVISED

**Table 2.2-f.1
Non-Residential Future Land Use - Zoning Consistency^{1, 2}**

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Special Agriculture	AR, AGR, AP	--- <u>MUPD</u>
Agricultural Production	AR, AP	---
Multiple Land Use ³	---	MUPD, PIPD, PUD
Commercial Low-Office	CLO	MUPD
Commercial Low ⁴	CLO, CN, CC	MUPD
Commercial High-Office	CLO, CHO	MUPD
Commercial High ³	CLO, CHO, CN, CC, CG	MUPD
Industrial	IL, IG	MUPD, PIPD
Economic Dev. Center	IL	MUPD, PIPD
Commerce	IL	MUPD
Commercial Recreation	CRE	MUPD, RVPD
Parks & Recreation	IPF	--
Conservation	PC	--
Institutional & Public Facilities	IPF	MUPD
Utilities & Transportation	IPF	--
Conservation	PC	--

Notes:

1. The Public Ownership (PO) zoning district is allowed in all future land use designations.
2. Within the Glades Tier, the AP and AR districts are consistent with all future land use designations, excluding Conservation. Within all Tiers, AR is consistent with all non-residential future land use designations, excluding Conservation.
3. The Mixed Use Planned Development (MXPDP) zoning district is allowed in the MLU and CH future land use designations.
4. The Commercial General (CG) and Commercial Special (CS) zoning districts are consistent with the Commercial Low future land use designation on sites located within the Urban Suburban Tier which were granted these zoning districts prior to the assignment of the CL designation on the Future Land Use Atlas.

Exhibit 2

Applicant's Justification for Text Amendment

INTRODUCTION:

On behalf of the property owner/applicant, **15445 US 441 LLC and HSC Delray, LLC**, Schmidt Nichols as agent, has prepared and hereby respectfully submits this application for a Phase 1 Privately-Initiated Text Amendment to the Palm Beach County Comprehensive Plan.

The subject site is located in unincorporated Palm Beach County (PBC), situated in the Agricultural Reserve Tier with a Future Land Use Atlas (FLUA) designation of Agricultural Reserve with a Zoning Designation of AR – Agricultural Reserve District. The subject property is located on the northwest corner of the intersection of State Road 7 and La Reina Road on 6.33 acres of land (currently supports two PCNs).

Surrounding Property Information:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	AGR	AGR	00-42-43-27-05-067-0281 00-42-43-27-05-067-0283	Vacant	2007-003
North	IND/AGR	IL	00-42-43-27-05-067-0150	AGRICULTURAL USE	2021-00166 R2021-1169
South	AGR	AGR	00-42-43-27-05-067-0290	HORSE TRAINING	N/A
East	AGR	AGR-PUD	VARIOUS PCN	RESIDENTIAL	2000-0032 R2016-1235
West	AGR	AGR	00-42-43-27-05-067-0272	PUD	N/A

Project History:

LIST OF PBC APPROVALS		
Petition No.	Application Request	Date of Approval
PLEASE NOTE THE BELOW IS THE LIST OF APPLICATION FOR PCN:00-42-43-27-05-067-0281		
Control No. 2007-00003 CB-2008-01181	Class B Conditional use to allow agriculture, sales and service in the AGR zoning district	RESOLUTION ZR-2008-066 – December 5, 2008
Control No. 2007-00003 DRO 2009-04534	FSP approval for the Class B Conditional use to allow agriculture, sales and service including indoor storage, a wholesale & retail nursery, an accessory use of landscape maintenance and a security caretaker quarter in the AGR zoning district	January 13, 2010
Control No. 2007-00003 CB-2008-01181	Status Report to Revoke the Class B Conditional use to allow agriculture, sales and service in the AGR zoning district	ZR-2017-023 – July 6, 2017
Control No. 2007-00003 ZV/CB 2017-01014	Class B for agricultural sales and service use in a project also containing a retail nursery and landscape service use	Never approved Feb 12, 2018 – letter of withdrawal was submitted to PBC Zoning
NO APPLICATIONS FOR 00-42-43-27-05-067-0283		

A. PROPOSED TEXT AMENDMENT SUMMARY:

G. CONSISTENCY WITH THE COMPREHENSIVE PLAN AND FLORIDA STATUTES:

G.1 – Justification: Text Amendment to Comprehensive Plan:

Pursuant to Policy 2.1-f of the FLUE of the PBC Comprehensive Plan, before approval of a text amendment to the Comprehensive Plan or a Future Land Use Atlas Amendment, the applicant shall provide an adequate justification for the proposed amendment. The proposed text amendment meets the required standards as follows:

1) The proposed use is suitable and appropriate for the subject site; and

Response: The Applicant owns two contiguous parcels totaling approx. 6.33± acres. The subject site is along a major road corridor, State Road (SR-7), south of W. Atlantic Avenue, and Applicant intends to develop a combination of medical office and agricultural (sales and service). As the western communities become more residentially established, it becomes paramount to take creative approaches to yield development that provides services to these communities while curtailing eastbound trips and providing needed services where the population lives and works.

When Palm Beach County's Comprehensive Plan was assessed, it seemed logical to propose three changes, as outlined below:

- a. Amending the locational criteria in Policy 1.5-m to encompass the area of the subject properties in an effort to provide beneficial uses to this area.*
- b. Amending the commercial cap within Policy 1.5-n to exclude medical office and agricultural uses;*
- c. Modify Table 2.2-f.1 to include MUPD as a consistent zoning with the Special Agriculture FLU to allow for a cohesive development.*

The proposed text amendments are a logical step in creating a mechanism for properties to harness additional opportunities if and when they consider any development/redevelopment initiatives, as it will allow for valuable uses that are an overall benefit to the public in providing needed services.

2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

- a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;**

Response: While a future FLU amendment will be proposed if this text amendment is approved, it is currently the Applicant's intent is to work with the surrounding community in an effort to provide a cohesive development that will consist of two complimentary uses containing medical office and agricultural sales and service, thus benefiting the surrounding community.

In this area, State Road 7 is a divided highway with small scale commercial services

continued throughout the corridor. By adding the nearby intersection of W. Atlantic and State Road 7 as an area that can receive a commercial or mixed-use land use designation within the Ag. Reserve, it will allow property owners the ability to react and respond to particular economic indicators that would allow their properties to achieve the highest and best use.

- b. Changes in the access or characteristics of the general area and associated impacts on the subject site;

Response: As mentioned, the Applicant owns two contiguous properties within the Agricultural Reserve. In a previous application, the Applicant proposed a FLU designation change to Commerce, and faced significant opposition from nearby residents regarding the provision of access via La Reina Road. While the previous application was withdrawn, the Applicant has re-evaluated the feedback offered by stakeholders, and balanced that with the evolving market trends, and believes that there is a viable solution that can be reached with the proposal of the subject text amendment. The proposed change from AG-Reserve to CL-O and SA will lessen the impact to the residential neighborhood.

It is important to note, that if the amendments are approved, BCC will still have authority to review and approve future applications for a land use amendment, rezoning, and site plan to ensure all proposals remain consistent with the overall intent of the Comprehensive Plan.

- c. New information or change in circumstances which affect the subject site;

Response: The primary driver behind this proposed development is to plan a cohesive development which can meet the needs of the surrounding community, while still being aligned with current market trends.

When the Agricultural Reserve was developed in 1999, it was the goal to preserve unique farmland and wetlands while allowing for low-density residential and limited commercial development. Between 2010 and 2022, Palm Beach County's population grew by approximately 14.7%. While data doesn't necessarily point to a specific location in PBC where individuals moved, the general migration pattern in southeast Florida can lead one to a reasonable assumption that the western areas in and/or adjacent to the Agricultural Reserve tier would have seen some degree of elevated population.

Because of this, it becomes important to remain committed to maintaining consistency with the original intent of the Ag. Reserve, while also providing services that will benefit the surrounding areas. The proposed text amendments will allow the Applicant to react and respond to changing conditions related to steady population growth, and providing essential services that will benefit the public, while reducing traffic.

- d. Inappropriateness of the adopted FLU designation; or

Response: Requesting the text amendments will make the proposed FLU amendments appropriate; this criterion will be addressed when a formal FLU amendment is proposed

- e. Whether the adopted FLU designation was assigned in error.

Response: No, the vision has changed for this area. This criterion will be addressed when a formal FLU amendment is proposed

Residential Density Increase – Attached G.2 Not Applicable

Compatibility – Attached G.3

Compatibility is defined in the County's Unified Land Development Code as: "Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions."

Response: The proposed text amendments will allow the Applicant's two contiguous parcels to be developed as one cohesive development, avoid spot zoning, and that will not produce any undesired impacts to adjacent properties.

Exhibit 3

Applicant's Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 8

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 H. Ray Hix, Jr., hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [X] member [position—e.g., president, partner, trustee] of HSC Delray, 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: P O Box 130 Daphne, AL 36526
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.

EXHIBIT "A"
PROPERTY

EXHIBIT A

LEGAL DESCRIPTION

THE EAST 582 FEET OF THE NORTH 378 FEET OF TRACT 28, BLOCK 67 PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND NOT INCLUDING THE RIGHT OF WAY FOR STATE ROAD 7, AS SET FORTH AND MORE PATRICIANLY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12959, PAGE 1655, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

TOGETHER WITH:

THE EAST 582 FEET OF TRACT 28, LESS THE NORTH 378 FEET IN BLOCK 67 OF PALM BEACH FARMS CO. PLAT NO. 3, LESS THE RIGHT OF WAY FOR U.S. 441, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT ALL THE FOLLOWING DESCRIBED REAL PROPERTY: A PORTION OF TRACT 28, BLOCK 67, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND PALM BEACH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 88°44'06" WEST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 2.063 METERS (6.77 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STAT ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2515; THENCE SOUTH 00°18'44" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.786 METERS (2.58 FEET); THENCE SOUTH 00°39'54" EAST CONTINUING ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 841.554 METERS (2,761.00 FEET) THENCE SOUTH 89°20'06" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S.44) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2516 AND THE POINT OF BEGINNING; THENCE SOUTH 89°36'37" WEST ALONG THE SOUTH LINE OF SAID TRACT 28, A DISTANCE OF 49.982 METERS (163.98 FEET); THENCE NORTH 00°34'56" WEST, A DISTANCE OF 85.559 METERS (280.71 FEET); THENCE NORTH 89°35'33" EAST, A DISTANCE OF 49.858 METERS (163.58 FEET) TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°39'54" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (85 FEET) WEST OF AN PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 85.575 METERS (280.76 FEET) TO THE POINT OF BEGINNING



H. Ray Hix, Jr., Affiant
(Print Affiant Name)

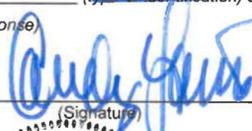
NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF ~~PALM BEACH~~ Baldwin

The foregoing instrument was acknowledged before me by means of physical presence or
[] online notarization, this 11 day of Feb, 2025 by
H. Ray Hix, Jr. (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)

Candy Lambeth

(Name - type stamp or print clearly)



(Signature)

My Commission Expires on: 7/9/28



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 DRAGOS SPRINCEANA, 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 MANAGER *[position - e.g., president, partner, trustee]* of 15445 US 441, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 17686 CIRCLE POND COURT BOCA RATON FL 33496

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]
DRAGOS SPRINCEANA, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 11 day of Feb, 2025 by DRAGOS SPRINCEANA (name of person acknowledging). He/she is personally known to me or has produced ID (type of identification) as identification and did not take an oath (circle correct response).

Michele L Johnson
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 12-21-27

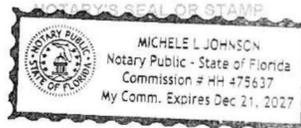


EXHIBIT "A"

PROPERTY

EXHIBIT A

LEGAL DESCRIPTION

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EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address
	15445 US 441 17686 CIRCLE POND COURT BOCA RATON, FL 33496
100%	

Exhibit 4

Correspondence

Correspondence Provided at the April 14, 2025 Planning Commission Hearing

Item: IV.A.1

Alliance of Delray Residential Associations, Inc.

10290 West Atlantic Avenue #480504
Delray Beach, FL 33448
Phone: 561.495.4694
www.allianceofdelray.com



- **Serving more than 100 Communities between the Everglades and the Ocean in south Palm Beach County.**
- **Working Toward Sustainable Development**
- **Applying Resilience Thinking to Our Natural Resources**

April 8, 2025

Palm Beach County Board of County Commissioners
301 North Olive Avenue Suite 1201
West Palm Beach, FL 33401

Re: La Reina Plaza MUPD Text Initiation

Dear Commissioners:

The Alliance of Delray Residential Associations supports staff's recommendation to *not* initiate the proposed text amendment for the La Reina Plaza MUPD which proposes medical office use, agricultural and retail sales. These uses would exceed the commercial cap and decentralize commercial land use in the Agricultural Reserve.

Staff demonstrated the residential nature of the corridor south of Atlantic Avenue to the Board of County Commissioners (BCC) at the August 25, 2022 BCC Zoning meeting. Understanding that Dakota, Saturnia Isles, Tierra Del Rey, Rio Poco, The Oaks, and Stonebridge Country Club occupied a majority of the corridor, the Commissioners concurred with Staff's recommendations and voted to not allow the CMR/Commerce future land use designation south of Rio Grande Avenue and maintain the character of the residential neighborhood. Since 2022, residential infill continued with the construction of the newest Toll Brothers development Meravita.

A Tractor Supply Company clearly includes the sale of non-agricultural retail products and is not compatible with the surrounding residential development. The store's activity far exceeds the "agriculturally related services" allowed in the Special Agriculture Future Land Use designation for which the applicant is requesting.

Please do not initiate this text amendment. The application includes proposed changes to the Agricultural Reserve Tier which are clearly inconsistent with the fundamental policy concepts established and reflected in BCC policies, the Comprehensive Plan, and the Master Plan of the Agricultural Reserve.

Thank you for all your work in making Palm Beach County a most desirable place in which to work and live and a premier vacation destination.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Sent via USPS & e mail to: Mayor Marino, Vice Mayor Baxter, Commissioners Sachs, Flores, Powell, Weiss, Woodward.
Sent via e mail to: Planning Director Shutt, Principal Planners Gregory & Goodson, Administrator Baker, Deputy County Administrator Rutter, PZB Exc. Director Carroll, County Attorney Leiser

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnie Katz, *Executive Vice President* Norma Arnold, *Vice President* Susan Zuckerman, *Vice President*

Carol Klausner, *Secretary* John Gentithes, *Vice President & Treasurer*

Directors: Rob Cuskaden York Freund Judy Goldberg

Assistants to the President: Rose DeSanto Joel Vinikoor

Chairman of the Board: Bob Schulbaum *Legal Counsel:* Joshua Gerstin

**Paradiso Trovato, LLC
10626 La Reina Road
Delray Beach, Florida 33446
Lori & Joel Vinikoor, Managers
(561)715-1530**



April 8, 2025

Board of County Commissioners
301 North Olive Avenue Suite 1201
West Palm Beach, Florida 33401

Re: La Reina Plaza MUPD Text Initiation

Dear Commissioners:

Regarding the La Reina Plaza MUPD Text Initiation application, this correspondence is written to strenuously oppose the initiation of the proposed amendment.

If this application is approved, it would catastrophically impact not only our property and the neighboring community but the essence of the intent of the Palm Beach County Comprehensive Plan and Master Plan for the Agricultural Reserve. Further, the implication of the proposal under the Special Agriculture Future Land Use (SA FLU) would impact other residential neighborhoods within the county. According to Staff the same or similar use that sells general retail products could request approval as agricultural sales and service and potentially skirt location criteria for sites within other tiers in the County, such as the Rural and Exurban Tier, which are intended to limit commercial uses for the protection of the lifestyle of the area.

Staff demonstrated the residential nature of the corridor south of Atlantic Avenue to the Board of County Commissioners (BCC) at the August 25, 2022 BCC Zoning meeting. The Commissioners concurred with Staff's recommendations and voted to not allow the CMR/Commerce future land use designation south of Rio Grande Avenue. A canal provides a good geographical boundary and lots of buffering to the north of Paradiso Trovato. Since 2022, residential infill continued with the construction of the newest Toll Brothers development Meravita.

The Applicant's property runs along the entire east side of our property with no protections. A Tractor Sales and Repair Store would negatively impact the pure agricultural equestrian uses.

We at Paradiso Trovato Farm agree with Staff's recommendation of *Denial* of the initiation of this proposed amendment. Please note that I am also President of the Alliance of Delray Residential Associations and as president representing our communities, there is another letter under separate cover from the Alliance requesting *denial* of the application.

Please deny the initiation of this amendment.

THANK YOU!

Sincerely,

Lori Vinikoor

Manager of Paradiso Trovato, LLC

Sent via USPS & e mail to: Mayor Marino, Vice Mayor Baxter, Commissioners Sachs, Flores, Powell, Weiss, Woodward.
Sent via e mail to: Planning Director Shutt, Principal Planners Gregory & Goodson, Administrator Baker, Deputy County Administrator Rutter, PZB Exc. Director Carroll, County Attorney Leiser