



## PRIVATELY INITIATED TEXT AMENDMENT AMENDMENT ROUND 23-B

### PLANNING COMMISSION PUBLIC HEARING, AUGUST 12, 2022

#### I. General Data

<b>Project Name:</b>	<b>Erickson Boynton Beach Text Initiation</b>
<b>Proposed Text Amendment:</b>	<p>The privately proposed text amendment request is to revise policies in the Agricultural Reserve Tier related to the Congregate Living Residential (CLR) future land use (FLU) designation, specifically:</p> <ul style="list-style-type: none"> <li>• To revise the locations of parcels that are eligible to apply for the CLR FLU in the Tier to include Boynton Beach Boulevard between the Florida's Turnpike and Acme Dairy Road; and</li> <li>• To revise the uses allowed within the preserve area to be the same as those proposed within the Essential Housing (EH) FLU.</li> </ul>
<b>Proposed Future Land Use Atlas Amendment:</b>	If the Board of County Commissioners initiates the text amendment, the applicant will submit a future land use amendment on the subject 92.49 acre site to change the future land use designation on the site from Agricultural Reserve (AGR) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) and Agricultural Reserve (AGR).
<b>Applicant:</b>	Erickson Living Properties, LLC, Steven Montgomery (Contract Purchaser)
<b>Owner:</b>	William Mazzoni Revocable Trust (Co-Trustees Dorothy Mazzoni, William Mazzoni and Howard Smith)
<b>Project Manager:</b>	Stephanie Gregory, AICP, Principal Planner
<b>Staff Recommendation:</b>	Staff recommends <b>to initiate</b> the proposed text amendment.

#### II. Item Summary

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

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

### **III. Meeting History**

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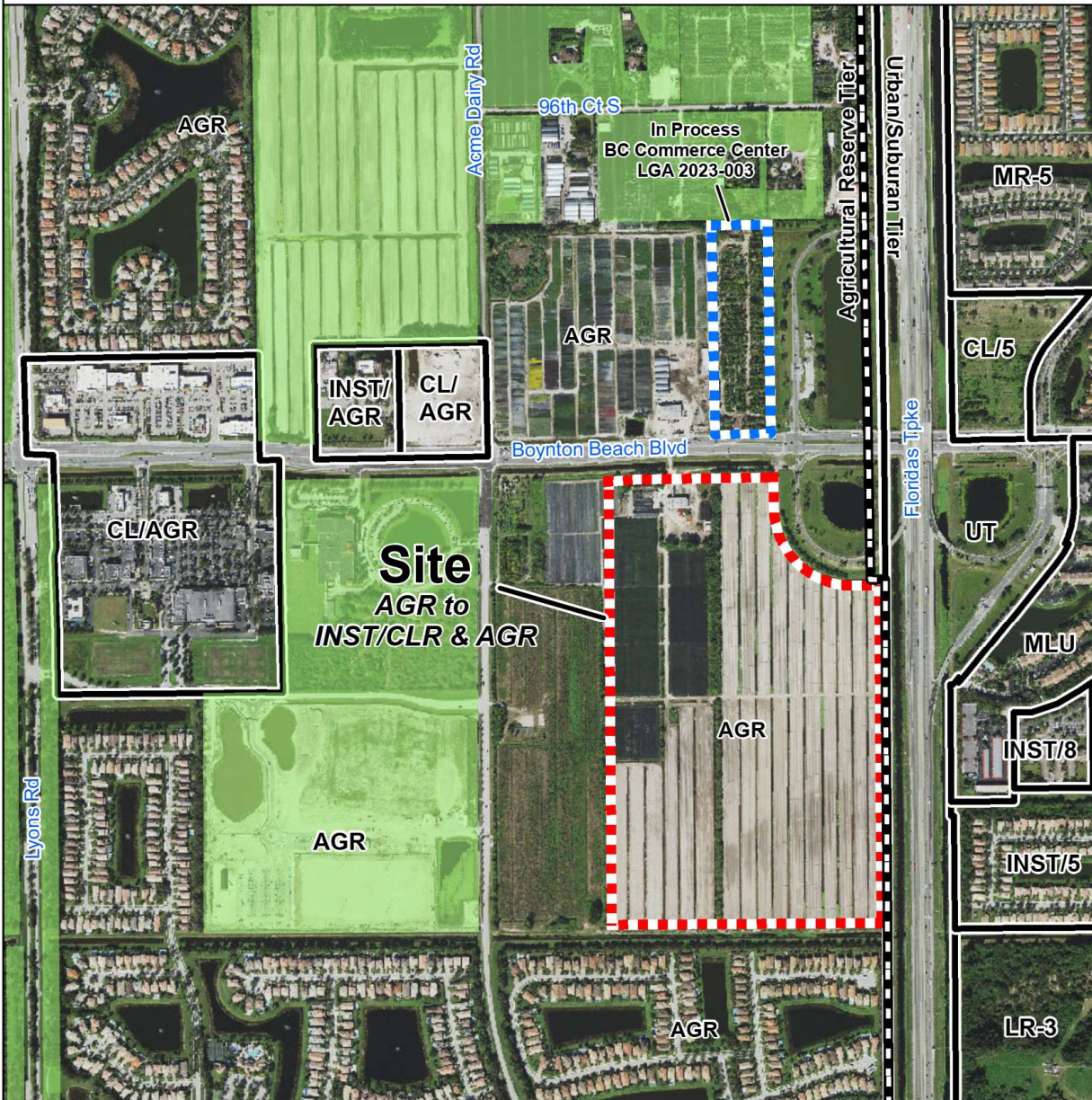
**Local Planning Agency/Planning Commission (LPA/PLC):**

**Board of County Commissioners (BCC):**

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# Comprehensive Plan Text Amendment

## Erickson Boynton Beach



### Site Data

Size: 92.49 acres  
 Existing Use: Agricultural  
 Proposed Use: Congregate Living Facility & Preserve  
 Current FLU: AGR  
 Proposed FLU: INST/CLR & AGR

### Future Land Use Designations

LR-3	Low Residential, 3 units/acre	INST/5	Institutional, underlying MR-5
MR-5	Medium Residential, 5 units/acre	INST/8	Institutional, underlying HR-8
AGR	Agricultural Reserve	INST/AGR	Institutional, underlying AGR
CL/5	Commercial Low, underlying MR-5	UT	Utilities and Transportation
CL/AGR	Commercial low, underlying AGR		
MLU	Mixed Land Use		

Date: 6/14/2022  
 Contact: PBC Planning  
 Filename: T:\Planning\Amend\23-B\Text  
 Note: Map is not official, for presentation purposes only.



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



## IV. Private Text Amendment Request

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The intent of the privately proposed text amendment to the Comprehensive Plan and subsequent future land use amendment and rezoning is described below.

**Proposed Text Amendment.** This privately proposed text amendment requests to revise policies in the Agricultural Reserve Tier related to the Congregate Living Residential (CLR) future land use (FLU) designation, specifically:

- To revise the locations that are eligible to apply for the CLR FLU in the Tier to include Boynton Beach Boulevard between the Florida's Turnpike and Acme Dairy Road; and
- To revise the allowable uses within the preserve area to be the same as those allowed within the Essential Housing (EH) FLU.

**Associated Future Land Use Amendment.** If the Board of County Commissioners initiate the text amendment, the applicant will apply for a future land use amendment on the subject 92.49 acre site to change the future land use designation on the site from Agricultural Reserve (AGR) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) and Agricultural Reserve (AGR). The Future Land Use Atlas (FLUA) amendment is anticipated to be submitted in the 23-B Round for the November 2022 intake.

**Associated Zoning Application.** The companion zoning application will include a rezoning from Agricultural Reserve (AGR) to Multiple Use Planned Development (MUPD).

## V. Policy Background

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### A. Congregate Living Residential (CLR) Future Land Use

The Comprehensive Plan and Unified Land Development Code (ULDC) define a congregate living facility (CLF) as a residential use governed by a property's future land use designation density (units allowed per acre). The ULDC uses density to establish the maximum development potential for a CLF through maximum residents (or beds) per acre. This is calculated using the maximum density allowed on the site, multiplied by the acreage of the property, and multiplied by 2.39 residents per dwelling unit. The 2.39 multiplier is derived from the average persons per household based on decennial Census data. In order to establish the number of beds desired for a project, applicants often apply for density increases through the FLUA amendment process to achieve a higher density at 8 to 12 units per acre. Each proposed FLUA amendment includes a condition of approval limiting the proposed density to a CLF use only to ensure consistency with the Comprehensive Plan's mandatory Transfer of Development Rights Program.

Beginning around 2016, the Planning Division saw an increase in amendment requests for additional density to be utilized by proposed CLFs. Staff recognized at the time that increasing a site's density through a FLUA amendment with a condition limiting the density to a CLF only, is problematic as it assigns entitlement on a site that is not fully available to the property owner. Therefore, staff proposed a new residential future land use designation called Congregate Living Residential (CLR). In 2017, the Board adopted text amendments establishing the CLR future land use designation, limited to the Urban/Suburban Tier for up to 12 units per acre. The purpose of the FLU is to allow the County to review and adopt proposed increases in density for newly proposed CLFs without the condition of approval to limit the density increase to only the CLF, and ensure that the FLUA accurately reflects the use of the property.



## B. CLR Introduction into Agricultural Reserve Tier

In 2017, at the same time the Board was considering the CLR text amendment for the Urban/Suburban Tier, three privately initiated amendments were in process to allow congregate living facilities within the Agricultural Reserve Tier. Due to the various methods proposed to allow for the use, the applicability of the CLR designation in the Agricultural Reserve Tier was deemed by staff to be appropriate for the Board's consideration during the review of the privately proposed CLF amendments. Ultimately, two of the three amendments were withdrawn as summarized below:

- **Morning Star MLU (LGA 2017-008).** The 50.99 acre site is located at the northeast corner of Atlantic Avenue and Starkey Road, west of the Florida's Turnpike. The amendment proposed a text amendment to allow up to 8 units per acre for a CLF in the Tier as part of the Multiple Land Use designation. The applicant withdrew the text and FLUA amendment on December 20, 2017.
- **Clint Moore CLF (LGA 2017-007).** The 12.77 site is located north of Clint Moore Road and west of the Florida's Turnpike. The amendment proposed text amendment to allow CLFs to utilize up to .45 FAR per acre to calculate maximum development potential in the Agricultural Reserve with a companion FLUA amendment to INST. The applicant withdrew the text and FLUA amendment on May 1, 2018.

The third amendment in process at the time known as **Poet's Walk (LGA 2017-015)** evolved over several years to **Poet's Walk II (LGA 2019-018)** concluding as **All Seasons Delray Beach (LGA 2021-009)** which is for a site located at the northeast corner of Lyons Road and Linton Boulevard. The final version of the application proposed a future land use amendment on 9.73 acres from Agricultural Reserve to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR). The request also included a text amendment to the Comprehensive Plan to allow the CLR designation in the Agricultural Reserve Tier, with criteria to limit the CLR FLU to sites fronting Lyons Road between Atlantic Avenue and Linton Boulevard at 8 units per acre; require a minimum of 5 acres; and require 50 percent offsite and 10 percent onsite preserve areas (utilizing the acreage of the CLR site) for multiple use projects. The Board of County Commissioners on April 28, 2022 adopted the applicant's request for a FLUA and text amendment and the amendment became effective on June 2, 2022. As a result, the All Seasons Delray site is the only parcel in the Tier with the CLR future land use.

## C. Proposed Text Amendment

The amendment language, as provided in Exhibit 1, proposes to revise the policies adopted by the Board for the All Seasons Delray Beach amendment, and includes additional locations eligible for the CLR FLU in the Tier with preserve uses consistent with the proposed Essential Housing (EH) amendment. The text amendment will allow the subject 92.49 acre site to apply for a future land use amendment from Agricultural Reserve to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) and Agricultural Reserve (AGR). This future land use change would allow the site to develop with a maximum of 1,191 congregate living facility beds.

The applicant has submitted a basis for the amendment (See Exhibit 2) which is largely based upon the development pattern of residential uses within the Agricultural Reserve Tier, which are primarily single family homes. The applicant states that "additional forms of institutional uses and

housing opportunities are necessary for a balanced and thriving community, as well as the need for additional housing types for an aging population who wish to age in place.”

#### **D. Unified Land Development Code (ULDC) Implications**

No ULDC amendment is necessary to implement the proposed text amendment to the Plan, or the subsequent future land use amendment.

### **VI. Issues and Implications**

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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. From a mechanics perspective, the text language does not propose new policy concepts nor create new future land use designations or zoning districts. The policy considerations of the applicant’s text changes are described below:

- **Additional Eligible CLR Locations.** Currently, within the Agricultural Reserve Tier, the CLR designation is limited to sites that are a minimum of five acres fronting Lyons Road between Atlantic Avenue and Linton Boulevard. The applicant is requesting to revise the text to include parcels fronting Boynton Beach Boulevard between the Florida’s Turnpike and Acme Dairy Road. The amendment does not assign the CLR designation to these sites but rather would allow these additional parcels (see Exhibit 4) to be eligible to apply for a land use amendment to CLR with subsequent public hearings and consideration of adoption by the Board of County Commissioners. The approval of this initiation, and if the future land use change and text amendment are approved as part of Phase II, would provide an opportunity for three additional properties to apply for a similar request in the future. It should be noted that these same properties are also eligible to apply for the proposed Essential Housing (EH) future land use designation at a similar density, should the Board adopt the text amendment in August. Therefore, this amendment would provide an alternative future land use option.
- **Allowing Preserve Uses the Same as Essential Housing (EH).** Currently, the uses allowed within the required preserve area for multiple use projects is limited to those uses which are permitted within AgR-TMD preserves. This includes AGR-PDD preserve uses such as bonafide agriculture, nursery, passive park as well as governmental services and schools. The applicant is requesting to add the uses allowed in the preserve areas for the EH FLU. As transmitted by the Board on May 5, 2022, the EH preserve uses includes the aforementioned AGR-TMD preserve uses with the addition of community vegetable gardens.

The public facilities impact analysis and full policy analysis for consistency with the Comprehensive Plan would proceed with the review of the proposed future land use amendment in Phase II if the Board initiates this text amendment. The traffic impacts of this request have not been established (as this is Phase I) and the applicant has not requested an exemption from the future land use amendment requirements in Future Land Use Element Policy 3.5-d.

## **VII. Staff Recommendation**

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The privately proposed text amendment proposes to revise policies to the Congregate Living Residential (CLR) future land use to allow the subject 92.49 acre site to apply for a future land use amendment from Agricultural Reserve (AGR) to Institutional and Public Facilities with an underlying Congregate Living Residential and Agricultural Reserve (AGR). This future land use change would allow the site to develop with a maximum of 1,191 congregate living facility beds.

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

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

<b>Exhibits</b>	<b>Page</b>
1. Applicant’s Proposed Text Amendment	E-1
2. Applicant’s Justification	E-2
3. Applicant’s Disclosure of Ownership Interests	E-8
4. Parcels Eligible for CLR if Text is Initiated and Adopted	E-20

## Exhibit 1

### Applicant's Proposed Text Amendment

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#### A. Future Land Use Element, Erickson Boynton Beach Text

**REVISIONS:** To revise language related to the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier subject to criteria. The revisions are numbered below, and shown with the added text underlined.

#### A.1 REVISE Policy 1.5-u: The Congregate Living Residential (CLR) future land use designation is allowed within the Agricultural Reserve Tier subject to the following:

1. **Density.** The maximum density is up to 8 units per acre for the land area assigned the CLR designation for the purposes of calculating congregate living facility beds.
2. **Separation.** Residential uses shall be setback 50 feet from any agricultural use.
3. **Location.** Sites are limited to locations fronting:
  - a. Lyons Road between Atlantic Avenue and Linton Boulevard; or,
  - b. Boynton Beach Boulevard between the Florida's Turnpike and Acme Dairy Road.
4. **Minimum Acres.** The minimum acreage for the CLR future land use designation is 5 acres.
5. **Preserve Area.** Preserve Areas are required as provided below.
  - a. **Single Use Project.** Projects utilizing the AGR-PUD option shall be subject to the preserve percentage and use requirements of Policy 1.5.1-i, and may represent a portion of a larger AGR-PUD.
  - b. **Multiple Use Project.** Projects utilizing CLR as an underlying designation to Institutional and Public Facilities (INST) future land use designation for a multiple use project shall be subject to the following:
    - 1) **Preserve Area Uses.** Uses allowed shall be those permitted within AgR-TMD preserves by Policy 1.5.1-n or within the Essential Housing (EH) preserves by Policy XX.
    - 2) **Preserve Area Acreage.**
      - a) A minimum of 10% of the land area with the CLR designation shall be Onsite Preserve Area; and
      - b) A minimum acreage equivalent to 50% of the acreage of the CLR designation shall be provided as Offsite Preserve Area.
      - c) Offsite Preserve Area may retain AGR future land use provided that no density or intensity is transferred to the Development Area and that the preserve is subject to a conservation easement which restricts uses allowed to those permitted within AgR-TMD preserves by Policy 1.5.1-n.
    - 3) **Design Features.** A development with INST/CLR future land use is not considered mixed use, and is not subject to the Design Elements in Policy 1.5.1-r or Usable Open Space Requirements for Multiple Use Planned Development (MUPD) in the ULDC.



## Exhibit 2

### Applicant's Justification for Text Amendment

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#### **Introduction**

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Text amendment to Policy 1.5-u of the Comprehensive Plan.

The justification and proposed text language are included as Attachment Q to this application package.

#### **Comprehensive Plan**

The proposed Text Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

**County Directions** – The proposed text amendment furthers the following County Directions, as described below:

1. **Livable Communities** - Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.
2. **Growth Management** - Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.
3. **Land Use Compatibility** - Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

***Response:*** *The proposed amendment will further the above County Directions by providing additional locations for existing and future residents of the Agricultural Reserve Tier to age in place. The proposed text amendment will establish an additional location for CLFs in close proximity to existing services, ensure adequate opportunity is retained for required preserve areas and locate these uses in areas that will provide for a balance of land uses to serve the Agricultural Reserve Tier, rather than the homogenous single family uses that exist today. The location is also well suited to ensure land use compatibility, as the Boynton Beach Boulevard corridor between the Florida Turnpike Interchange and Lyons Road includes a mix of commercial and institutional uses, including more intense marketplace uses as anticipated in the Agricultural Reserve Master Plan.*

**Goals** – The proposed text amendment furthers the County's goals as described below.

- **Strategic Planning** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

***Response:** Approval of this proposed text amendment will continue to implement recent strategies to provide for a more diverse community and variety of land uses to meet the needs of residents in the Agricultural Reserve Tier. It will ensure opportunity is provided to meet the need for additional housing choices as the needs of the aging population change over time. This proposed text amendment will ensure that the Agricultural Reserve Tier remains a diverse community that can meet the needs of existing the existing and future residents within the Tier.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

***Response:** The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The proposed addition of properties along Boynton Beach Boulevard, a major transportation route, with proximity to the Florida Turnpike interchange and access to the marketplace on Lyons Road contributes to timely, cost effective service provision. The proposed text amendment will allow for development of a use that will better serve the immediate and future needs of the community as it will provide additional housing choice for seniors and existing and future residents of the Agricultural Reserve.*

**Objectives** – The proposed text amendment furthers the County’s objectives as further described below.

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

***Response:** The recent adoption of Policy 1-5-u already allows additional density to accommodate CLFs in the Tier, however limits the location to one geographic area in the central part of the Tier along Lyons Road between Atlantic Avenue and Linton Boulevard. The proposed text amendment adds an additional location for CLFs under Policy 1.5-u on a relatively short section of Boynton Beach Boulevard between the Florida Turnpike and Acme Dairy Road in the northern portion of the Tier. This corridor is already characterized by existing commercial and institutional uses between Acme Dairy Road and Lyons Road to the west. The nature of the proposed amendment is such that future development will be clustered in a part of the Tier where the established development pattern is able to support increased densities without adversely impacting the remainder of the Tier. Additionally, the proposed inclusion of the option for CLFs to provide the preserve area entirely onsite is consistent with the more typical 60/40 calculations for preserve areas for planned developments in the Tier.*

- **FLUE Objective 2.1 Balanced Growth** – “Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.”

***Response:** The proposed text amendment furthers this objective, by promoting balanced growth and providing a diversity of housing choices and level of care options for residents of the Tier and locating development along established corridors. The recent adoption of Policy 1.5-u supports the need to address an underserved use in the Tier and the proposed text amendment will establish an additional location for development of CLFs to meet that need.*

- **FLUE Objective 2.2 Future Land Use Provisions - General** – “Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provisions of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.”

***Response:** A change to the Policy 1.5-u will allow for the development of additional CLF uses to support the growing and aging residential communities within the Agricultural Reserve by providing additional opportunities for senior housing in close proximity to existing services and major transportation routes.*

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

***Response:** The proposed additional location is within the Agricultural Reserve Tier, which is a Limited Urban Service Area (LUSA) with services and public facilities available. Development of CLF uses on this short segment of Boynton Beach Boulevard is consistent with the existing development pattern towards Lyons Road. The proposed text amendment will allow for the development of senior housing uses that will provide additional housing choice to existing and future residents of the Tier.*

**Policies** – The proposed text amendment furthers the County’s policies as further described below.

- **FLUE Policy 1.5-s:** “Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.”

***Response:** The proposed text amendment is consistent with this policy as it does not make any changes to the institutional uses allowed in the Tier.*

- **FLUE Policy 1.5-u:** The Congregate Living Residential (CLR) future land use designation is allowed within in the Agricultural Reserve Tier subject to the following:

6. **Density.** The maximum density is up to 8 units per acre for the land area assigned the CLR designation for the purposes of calculating congregate living facility beds.
7. **Separation.** Residential uses shall be setback 50 feet from any agricultural use.
8. **Location.** Sites are limited to locations fronting Lyons Road between Atlantic Avenue and Linton Boulevard.
9. **Minimum Acres.** The minimum acreage for the CLR future land use designation is 5 acres.
10. **Preserve Area.** Preserve Areas are required as provided below.
  - c. **Single Use Project.** Projects utilizing the AGR-PUD option shall be subject to the preserve percentage and use requirements of Policy 1.5.1-i, and may represent a portion of a larger AGR-PUD.
  - d. **Multiple Use Project.** Projects utilizing CLR as an underlying designation to Institutional and Public Facilities (INST) future land use designation for a multiple use project shall be subject to the following:
    - 1) **Preserve Area Uses.** Uses allowed shall be those permitted within AgR-TMD preserves by Policy 1.5.1-n.
    - 2) **Preserve Area Acreage.**
      - d) A minimum of 10% of the land area with the CLR designation shall be Onsite Preserve Area; and
      - e) A minimum acreage equivalent to 50% of the acreage of the CLR designation shall be provided as Offsite Preserve Area.
      - f) Offsite Preserve Area may retain AGR future land use provided that no density or intensity is transferred to the Development Area and that the preserve is subject to a conservation easement which restricts uses allowed to those permitted within AgR-TMD preserves by Policy 1.5.1-n.
    - 3) **Design Features.** A development with INST/CLR future land use is not considered mixed use, and is not subject to the Design Elements in Policy 1.5.1-r or Usable Open Space Requirements for Multiple Use Planned Development (MUPD) in the ULDC.”

**Response:** *This policy is the subject of the proposed text amendment. The only proposed changes are to allow an additional location for CLF uses utilizing the INST/CLR FLU designation, make available the option for development to provide its required preserve area entirely onsite, and to ensure preserve area uses are consistent with the proposed preserve area permitted uses for other higher density FLU categories. The density, separation and minimum acreage requirements of the policy are unchanged. The proposed text amendment will support the County’s objectives of providing additional opportunities for senior housing in appropriate locations while preserving a transition between residential and non-residential uses.*

- **FLUE Policy 1.5.1-q: “AGR-Multiple Use Planned Development.** New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:
  1. Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term ‘property’ is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right of Way Identification Map;
  2. Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term ‘property’ is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;
  3. The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; and



4. Required Preserve Areas shall be subject to the standards and requirements of an AgR- TMD preserves.

**Response:** *Preserve areas for any future development resulting from the proposed text amendment that will utilize an MUPD zoning will comply with this policy.*

**FLUE Policy 2.1-1:** “Future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area and shall also not underutilize the existing or planned capacities of urban services.”

**Response:** *The proposed text amendment will include property on Boynton Beach Boulevard between the Florida Turnpike and Acme Dairy Road that is near all of the necessary urban services including, but not limited to, a hospital, the roadway network, water/wastewater and drainage facilities, mass transit opportunities, etc. Development resulting from the proposed text amendment will sufficiently utilize the existing urban services within the area, allowing land elsewhere within the Tier more appropriate for agricultural activities to be preserved.*

- **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.”

**Response:** *As discussed, the proposed text amendment will allow for the INST/CLR FLU designation on Boynton Beach Boulevard between the Florida Turnpike and Acme Dairy Road, providing much needed additional senior housing opportunities to existing and future residents in the Agricultural Reserve Tier. The allocation of additional land area as suitable for future CLF uses will assist with countering somewhat the imbalance of homogenous single family uses created by the development of AgR-PUDs in the Agricultural Reserve and provide additional opportunity for residents (existing and future) of the Agricultural Reserve to “age in place”.*

- **Policy 2.2.1-b:** “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.”

**Response:** *The proposed text amendment is consistent with this policy as it maintains the separation, density and minimum acreage requirements as recently adopted in Policy 1.5-u. These requirements have been established to ensure adequate regulations are in place to address compatibility with surrounding uses. Additionally, the proposed inclusion of an option to provide the entire preserve area onsite will provide an additional mechanism to address compatibility.*

- **FLUE Policy 2.2.8-d:** “The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.”

**Response:** *The proposed text amendment is consistent with this policy as it will provide additional opportunities for CLFs, which are a permitted use in the AgR-MUPD zoning district.*

## **Conclusion**

As described above, the proposed text amendment to Policy 1.5-u is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan. The proposed amendment will facilitate future development which addresses the imbalance of land uses in the Agricultural Reserve Tier, serves the needs of the aging existing and future residents, is compatible with the surrounding area, and will not negatively impact service provision.

# Exhibit 3

## Applicant's Disclosure of Ownership Interests

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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  
Steven Montgomery, 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 ☒ Vice President *[position—e.g., president, partner, trustee]* of Erickson Living Properties, 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: 701 Maiden Choice Lane  
Baltimore, MD 21228
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.

  
\_\_\_\_\_  
Steven Montgomery, Affiant  
(Print Affiant Name)

**NOTARY PUBLIC INFORMATION:**

**STATE OF MARYLAND  
COUNTY OF BALTIMORE**

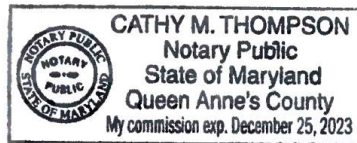
The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
[ ] online notarization, this 23<sup>rd</sup> day of May, 2022 by  
Steven Montgomery (name of person acknowledging). He/~~she~~ is personally  
known to me or has produced \_\_\_\_\_ (type of identification) as  
identification and did not take an oath (circle correct response).

  
\_\_\_\_\_  
(Name - type, stamp or print clearly)

  
\_\_\_\_\_  
(Signature)

My Commission Expires on: 12-25-2023

NOTARY'S SEAL OR STAMP





**EXHIBIT "A"****PROPERTY****PARCEL A:**

TRACTS 1 TO 4, INCLUSIVE, 29 TO 36 INCLUSIVE, 61 TO 64, INCLUSIVE, IN BLOCK 54, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; AND

**PARCEL 1:**

TRACTS 5, 6, 27, 28, 37, 38, 59 AND 60, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 5 AND 6, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6366, PAGE 721, DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 5 AND 6, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 6, RUN N89°26'12" E., ALONG THE NORTH LINE OF SAID TRACTS, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S00°02'18" E., ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 75.00 FEET; THENCE S89°26'12" W., A DISTANCE OF 456.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7774.44 FEET, A CHORD WHICH BEARS S86°04'45" W AND A CENTRAL ANGLE OF 01°30'22", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.38 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE ALONG SAID WEST LINE, N00°02'18" W, A DISTANCE OF 86.97 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

LOTS 2 3, 4, 29, 30, 31, 34, 35, 36, 61, 62 AND 63, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 2, 3 AND 4, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS THAT PORTION IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6269, PAGE 403, AMENDED IN O.R. BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 1 THROUGH 4, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4, THENCE SOUTH 00°02'18" EAST (BEARING REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 91, SECTION 97930-2301 DATED 7-88), ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°02'18" WEST, A DISTANCE OF 165.01 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 00°02'18" EAST ALONG THE EAST LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°26'12" EAST, A DISTANCE OF 339.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE NORTH 00°00'43" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), AS RECORDED IN ROAD BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°26'12" WEST, ALONG THE NORTH LINE OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 999.74 FEET TO THE POINT OF BEGINNING AND A PORTION OF TRACTS 1, 2 AND 3 OF BLOCK 54 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING AND BEING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE 3 INCH BRASS DISK MARKING THE INTERSECTION OF THE CENTERLINE OF SURVEY OF S.R. 804 (BOYNTON BEACH BOULEVARD) AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION NO. 9364-152 AS RECORDED IN PLAT BOOK 2, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE CENTERLINE OF HAGEN ROAD; THENCE ALONG THE CENTERLINE OF SAID S.R. 804, S 89°26'12" W FOR 3,654.23 FEET; THENCE S 00°33'48" E FOR 115.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE S 00°33'48" E FOR 214.75 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S 45°17'16" E; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 426.00 FEET; THROUGH AN ANGLE OF 89°26'55", AN ARC DISTANCE OF 665.06 FEET TO THE END OF SAID CURVE; THENCE N 89°59'17" E FOR 196.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N 00°00'43" W FOR 642.66 FEET; THENCE S 89°26'12" W FOR 339.68 FEET; THENCE N 00°02'18" W FOR 40.00 FEET; THENCE S 89°26'12" W FOR 165.01 FEET; THENCE S 00°02'18" E FOR 40.00 FEET; THENCE S 89°26'12" W FOR 120.11 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 29, 30, 31, 34, 35 AND 36, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL 4:**

A 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 27-28 AND 37-38, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

**ALSO KNOWN AS:**

BEING A PORTION OF TRACTS 1 THROUGH 3, A PORTION OF TRACT 32, TRACT 33, AND TRACT 64, ALL OF TRACTS 4 THROUGH 6, ALL OF TRACTS 27 THROUGH 31, ALL OF TRACTS 34 THROUGH 38, AND ALL OF TRACTS 59 THROUGH 63, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS FURTHER LYING WITHIN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST. COMMENCING AT THE NORTHEAST CORNER OF TRAILS AT CANYON - PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 1 THROUGH 7, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE N.00°23'24"W. ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRAILS AT CANYON - PLAT FOUR, A DISTANCE OF 46.20 FEET TO THE NORTHWEST CORNER OF TRACT 65, SAID BLOCK 54; THENCE N.00°24'55"W., A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 63; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACTS 59 THROUGH 63, A DISTANCE OF 1650.03 FEET; THENCE N.00°25'41"W. ALONG THE WEST LINE OF SAID TRACTS 59 AND 38 AND THE NORTHERLY EXTENSION THEREOF, AND THE WEST LINE OF TRACT 27 AND 6, A DISTANCE OF 2668.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 7774.44 FEET FROM WHICH A RADIAL LINE BEARS S.03°33'25"E., A CENTRAL ANGLE OF 00°22'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°15'19"E.; THENCE EASTERLY ALONG SAID CURVE AND THE SOUTH LINE OF PARCEL 107, AS RECORDED IN OFFICIAL RECORD BOOK 6366, PAGE 721, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.93 FEET; THENCE N.89°02'57"E. ALONG A LINE 84.48 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 3, 4, 5, AND 6, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 24, ACCORDING TO CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 1165 AND IN OFFICIAL RECORD BOOK 6495, PAGE 1284, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 984.35 FEET; THENCE S.00°57'03"E. ALONG THE WESTERLY LINE OF PARCEL 100 AS RECORDED IN OFFICIAL RECORD BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 205.28 FEET TO A POINT OF CURVATURE OF A CURVE TANGENT TO SAID LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 426.00 FEET AND A CENTRAL ANGLE OF 89°26'55"; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL 100, A DISTANCE OF 665.06 FEET ; THENCE N.89°36'02"E. ALONG SAID SOUTHERLY LINE OF PARCEL 100, A DISTANCE OF 196.73 FEET; THENCE S.00°23'58"E. ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2054.15 FEET; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACT 64, A DISTANCE OF 8.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,091,607 SQUARE FEET (93.930 ACRES) MORE OR LESS.

**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**

Erickson Living Holdings, LLC, 701 Maiden Choice Lane, Baltimore, MD 21228 - 100% member

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**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 PATRICIA A. MAZZONI, Successor Trustee, 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 ☒ PATRICIA A. MAZZONI, Successor Trustee [position - e.g., president, partner, trustee] of \_\_\_\_\_ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 9634 CAPTIVA CIRCLE  
BOYNTON BEACH, FL 33437
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.

*Patricia A. Mazzoni*  
PATRICIA A. MAZZONI, Affiant  
 (Print Affiant Name)

## NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of JUNE, 2022 by PATRICIA A. MAZZONI, SUCCESSION TRUSTEE (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did not take an oath (circle correct response).

\_\_\_\_\_  
 (Name - type, stamp or print clearly)

\_\_\_\_\_  
 (Signature)

My Commission Expires on: \_\_\_\_\_





**EXHIBIT "A"****PROPERTY****PARCEL A:**

TRACTS 1 TO 4, INCLUSIVE, 29 TO 36 INCLUSIVE, 61 TO 64, INCLUSIVE, IN BLOCK 54, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; AND

**PARCEL 1:**

TRACTS 5, 6, 27, 28, 37, 38, 59 AND 60, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 5 AND 6, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6366, PAGE 721, DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 5 AND 6, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 6, RUN N89°26'12" E., ALONG THE NORTH LINE OF SAID TRACTS, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S00°02'18" E., ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 75.00 FEET; THENCE S89°26'12" W., A DISTANCE OF 456.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7774.44 FEET, A CHORD WHICH BEARS S86°04'45" W AND A CENTRAL ANGLE OF 01°30'22", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.38 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE ALONG SAID WEST LINE, N00°02'18" W, A DISTANCE OF 86.97 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

LOTS 2 3, 4, 29, 30, 31, 34, 35, 36, 61, 62 AND 63, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 2, 3 AND 4, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS THAT PORTION IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6269, PAGE 403, AMENDED IN O.R. BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 1 THROUGH 4, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4, THENCE SOUTH 00°02'18" EAST (BEARING REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 91, SECTION 97930-2301 DATED 7-88), ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°02'18" WEST, A DISTANCE OF 165.01 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 00°02'18" EAST ALONG THE EAST LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°26'12" EAST, A DISTANCE OF 339.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE NORTH 00°00'43" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), AS RECORDED IN ROAD BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°26'12" WEST, ALONG THE NORTH LINE OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 999.74 FEET TO THE POINT OF BEGINNING AND A PORTION OF TRACTS 1, 2 AND 3 OF BLOCK 54 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING AND BEING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE 3 INCH BRASS DISK MARKING THE INTERSECTION OF THE CENTERLINE OF SURVEY OF S.R. 804 (BOYNTON BEACH BOULEVARD) AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION NO. 9364-152 AS RECORDED IN PLAT BOOK 2, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE CENTERLINE OF HAGEN ROAD; THENCE ALONG THE CENTERLINE OF SAID S.R. 804, S 89°26'12" W FOR 3,654.23 FEET; THENCE S 00°33'48" E FOR 115.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°33'48" E FOR 214.75 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S 45°17'16" E; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 426.00 FEET; THROUGH AN ANGLE OF 89°26'55", AN ARC DISTANCE OF 665.06 FEET TO THE END OF SAID CURVE; THENCE N 89°59'17" E FOR 196.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N 00°00'43" W FOR 642.66 FEET; THENCE S 89°26'12" W FOR 339.68 FEET; THENCE N 00°02'18" W FOR 40.00 FEET; THENCE S 89°26'12" W FOR 165.01 FEET; THENCE S 00°02'18" E FOR 40.00 FEET; THENCE S 89°26'12" W FOR 120.11 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

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**ALSO KNOWN AS:**

BEING A PORTION OF TRACTS 1 THROUGH 3, A PORTION OF TRACT 32, TRACT 33, AND TRACT 64, ALL OF TRACTS 4 THROUGH 6, ALL OF TRACTS 27 THROUGH 31, ALL OF TRACTS 34 THROUGH 38, AND ALL OF TRACTS 59 THROUGH 63, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS FURTHER LYING WITHIN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST. COMMENCING AT THE NORTHEAST CORNER OF TRAILS AT CANYON - PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 1 THROUGH 7, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE N.00°23'24"W. ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRAILS AT CANYON - PLAT FOUR, A DISTANCE OF 46.20 FEET TO THE NORTHWEST CORNER OF TRACT 65, SAID BLOCK 54; THENCE N.00°24'55"W., A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 63; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACTS 59 THROUGH 63, A DISTANCE OF 1650.03 FEET; THENCE N.00°25'41"W. ALONG THE WEST LINE OF SAID TRACTS 59 AND 38 AND THE NORTHERLY EXTENSION THEREOF, AND THE WEST LINE OF TRACT 27 AND 6, A DISTANCE OF 2668.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 7774.44 FEET FROM WHICH A RADIAL LINE BEARS S.03°33'25"E., A CENTRAL ANGLE OF 00°22'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°15'19"E.; THENCE EASTERLY ALONG SAID CURVE AND THE SOUTH LINE OF PARCEL 107, AS RECORDED IN OFFICIAL RECORD BOOK 6366, PAGE 721, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.93 FEET; THENCE N.89°02'57"E. ALONG A LINE 84.48 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 3, 4, 5, AND 6, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 24, ACCORDING TO CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 1165 AND IN OFFICIAL RECORD BOOK 6495, PAGE 1284, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 984.35 FEET; THENCE S.00°57'03"E. ALONG THE WESTERLY LINE OF PARCEL 100 AS RECORDED IN OFFICIAL RECORD BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 205.28 FEET TO A POINT OF CURVATURE OF A CURVE TANGENT TO SAID LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 426.00 FEET AND A CENTRAL ANGLE OF 89°26'55"; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL 100, A DISTANCE OF 665.06 FEET ; THENCE N.89°36'02"E. ALONG SAID SOUTHERLY LINE OF PARCEL 100, A DISTANCE OF 196.73 FEET; THENCE S.00°23'58"E. ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2054.15 FEET; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACT 64, A DISTANCE OF 8.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,091,607 SQUARE FEET (93.930 ACRES) MORE OR LESS.

*Disclosure of Beneficial Interest - Applicant form  
Form # 8*

*Page 3 of 4*

*Revised 12/27/2019  
Web Format 2011*

**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**

PATRICIA A. MAZZONI

9634 CAPTIVA Cn. BOYNTON BEACH, FL 33437

LISA A. MAZZONI

9714 CAPTIVA Cir. BOYNTON BEACH, FL 33437

Disclosure of Beneficial Interest – Property form  
Form # 9

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Revised 12/27/2019  
Web Format 2011

**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 THOMAS A. SMITH, SUCCESSION CO-TRUSTEE, 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 [ ] THOMAS A. SMITH, SUCCESSION CO-TRUSTEE [position - WILLIAM MAZZONI REVOCABLE TRUST / name WILLIAM MAZZONI / date JUNE 4, 1991]  
e.g., president, partner, trustee] of [name] 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: 96 NE 4<sup>TH</sup> AVENUE  
DELMAR BEACH, FL 33483
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.

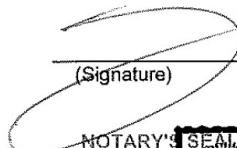
  
\_\_\_\_\_  
THOMAS A. SMITH, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

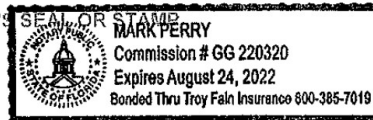
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 7<sup>th</sup> day of July, 20 22 by THOMAS A. SMITH, SUCCESSION CO-TRUSTEE (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath (circle correct response).

MARK A. PERRY  
\_\_\_\_\_  
(Name - type, stamp or print clearly)

  
\_\_\_\_\_  
(Signature)

My Commission Expires on: \_\_\_\_\_

NOTARY'S



## EXHIBIT "A"

## PROPERTY

## PARCEL A:

TRACTS 1 TO 4, INCLUSIVE, 29 TO 36 INCLUSIVE, 61 TO 64, INCLUSIVE, IN BLOCK 54, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; AND

## PARCEL 1:

TRACTS 5, 6, 27, 28, 37, 38, 59 AND 60, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 5 AND 6, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6366, PAGE 721, DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 5 AND 6, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 6, RUN N89°26'12" E., ALONG THE NORTH LINE OF SAID TRACTS, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S00°02'18" E., ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 75.00 FEET; THENCE S89°26'12" W., A DISTANCE OF 456.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7774.44 FEET, A CHORD WHICH BEARS S86°04'45" W AND A CENTRAL ANGLE OF 01°30'22", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.38 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE ALONG SAID WEST LINE, N00°02'18" W, A DISTANCE OF 86.97 FEET TO THE POINT OF BEGINNING.

## PARCEL 2:

LOTS 2 3, 4, 29, 30, 31, 34, 35, 36, 61, 62 AND 63, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 84.48 FEET OF TRACTS 2, 3 AND 4, FOR THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL AND LESS THAT PORTION IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 6269, PAGE 403, AMENDED IN O.R. BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A PORTION OF TRACTS 1 THROUGH 4, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4, THENCE SOUTH 00°02'18" EAST (BEARING REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 91, SECTION 97930-2301 DATED 7-88), ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°02'18" WEST, A DISTANCE OF 165.01 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 00°02'18" EAST ALONG THE EAST LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°26'12" EAST, A DISTANCE OF 339.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE NORTH 00°00'43" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), AS RECORDED IN ROAD BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°26'12" WEST, ALONG THE NORTH LINE OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 999.74 FEET TO THE POINT OF BEGINNING AND A PORTION OF TRACTS 1, 2 AND 3 OF BLOCK 54 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING AND BEING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE 3 INCH BRASS DISK MARKING THE INTERSECTION OF THE CENTERLINE OF SURVEY OF S.R. 804 (BOYNTON BEACH BOULEVARD) AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION NO. 9364-152 AS RECORDED IN PLAT BOOK 2, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE CENTERLINE OF HAGEN ROAD; THENCE ALONG THE CENTERLINE OF SAID S.R. 804, S 89°26'12" W FOR 3,654.23 FEET; THENCE S 00°33'48" E FOR 115.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°33'48" E FOR 214.75 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S 45°17'16" E; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 426.00 FEET; THROUGH AN ANGLE OF 89°26'55", AN ARC DISTANCE OF 665.06 FEET TO THE END OF SAID CURVE; THENCE N 89°59'17" E FOR 196.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2-W; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N 00°00'43" W FOR 642.66 FEET; THENCE S 89°26'12" W FOR 339.68 FEET; THENCE N 00°02'18" W FOR 40.00 FEET; THENCE S 89°26'12" W FOR 165.01 FEET; THENCE S 00°02'18" E FOR 40.00 FEET; THENCE S 89°26'12" W FOR 120.11 FEET TO THE POINT OF BEGINNING.

## PARCEL 3:

A 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 29, 30, 31, 34, 35 AND 36, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## PARCEL 4:

A 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 27-28 AND 37-38, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

## ALSO KNOWN AS:

BEING A PORTION OF TRACTS 1 THROUGH 3, A PORTION OF TRACT 32, TRACT 33, AND TRACT 64, ALL OF TRACTS 4 THROUGH 6, ALL OF TRACTS 27 THROUGH 31, ALL OF TRACTS 34 THROUGH 38, AND ALL OF TRACTS 59 THROUGH 63, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS FURTHER LYING WITHIN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST. COMMENCING AT THE NORTHEAST CORNER OF TRAILS AT CANYON - PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 1 THROUGH 7, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE N.00°23'24"W. ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRAILS AT CANYON - PLAT FOUR, A DISTANCE OF 46.20 FEET TO THE NORTHWEST CORNER OF TRACT 65, SAID BLOCK 54; THENCE N.00°24'55"W., A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 63; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACTS 59 THROUGH 63, A DISTANCE OF 1650.03 FEET; THENCE N.00°25'41"W. ALONG THE WEST LINE OF SAID TRACTS 59 AND 38 AND THE NORTHERLY EXTENSION THEREOF, AND THE WEST LINE OF TRACT 27 AND 6, A DISTANCE OF 2668.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 7774.44 FEET FROM WHICH A RADIAL LINE BEARS S.03°33'25"E, A CENTRAL ANGLE OF 00°22'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°15'19"E; THENCE EASTERLY ALONG SAID CURVE AND THE SOUTH LINE OF PARCEL 107, AS RECORDED IN OFFICIAL RECORD BOOK 6366, PAGE 721, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.93 FEET; THENCE N.89°02'57"E. ALONG A LINE 84.48 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 3, 4, 5, AND 6, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 24, ACCORDING TO CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 1165 AND IN OFFICIAL RECORD BOOK 6495, PAGE 1284, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 984.35 FEET; THENCE S.00°57'03"E. ALONG THE WESTERLY LINE OF PARCEL 100 AS RECORDED IN OFFICIAL RECORD BOOK 6919, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 205.28 FEET TO A POINT OF CURVATURE OF A CURVE TANGENT TO SAID LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 426.00 FEET AND A CENTRAL ANGLE OF 89°26'55"; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL 100, A DISTANCE OF 665.06 FEET; THENCE N.89°36'02"E. ALONG SAID SOUTHERLY LINE OF PARCEL 100, A DISTANCE OF 196.73 FEET; THENCE S.00°23'58"E. ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2054.15 FEET; THENCE S.89°36'22"W. ALONG THE SOUTH LINE OF SAID TRACT 64, A DISTANCE OF 8.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,091,607 SQUARE FEET (93.930 ACRES) MORE OR LESS.

Disclosure of Beneficial Interest - Applicant form  
Form # 8

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Revised 12/27/2019  
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## EXHIBIT "B"

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Name

Address

PATRICIA A. MAZZONI	9634 CAPTIVA CIR, BOYNTON BEACH, FL 33437
LISA A. MAZZONI	9714 CAPTIVA CIR, BOYNTON BEACH, FL 33437



## Exhibit 4

### Sites that would be eligible for CLR with proposed text amendment

