



PRIVATELY INITIATED TEXT AMENDMENT AMENDMENT ROUND 27-A2

PLANNING COMMISSION PUBLIC HEARING, AUGUST 14, 2026

I. General Data

Project Name:	Florida Wildlife Rangers Text Initiation
Proposed Text Amendment:	The privately proposed text amendment request is to revise Future Land Use Element policies regarding new commercial future land use designations, specifically to: • Revise location criteria established in Future Land Use Element (FLUE) Policy 2.2.2-a to allow commercial future land use at the southeast corner of the intersection of Lake Worth Road and Lake Osborne Drive.
Proposed FLUA Amendment:	If the Board initiates this amendment, the applicant will submit a Future Land Use Amendment (FLUA) application on a 0.48 acre site to change the future land use designation from High Residential, 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18).
Applicant:	Florida Wildlife Rangers, LLC (Phillip Hoback)
Owner:	Florida Wildlife Rangers, LLC (Phillip Hoback)
Agent:	John "Jack" K. Rice, Esq. and John Lindgren, AICP, Gunster
Project Manager:	Aaron Cramer, Planner I
Staff Recommendation:	Staff recommends to deny the request for initiation.

II. Item Summary

Phase I Initiation Summary: The item before the Board is to consider the initiation of a privately proposed text amendment to the Comprehensive Plan, referred to as “Phase I”. If the amendment is initiated, staff will accept the associated FLUA application and prepare the necessary data and analysis to present a recommendation at subsequent hearings as part of “Phase II”.

Staff Assessment: The 0.48 acre subject site is located on the southeast corner of Lake Worth Road and Lake Osborne Drive. The proposed text amendment would revise Policy 2.2.2-a of the FLUE to exempt the subject site from the commercial land use location requirements established by the policy. Currently, the policy requires that all new Commercial Low, High Office or High future land use designations shall have frontage on two built roadway segments identified as either arterial and collector to or two arterial. The only exception to this criteria is a site specific allowance that new commercial future land use designations may be located on the north side of Southern Boulevard at the intersection of Cleary Road for parcels no more than two acres in size. The subject site does not meet the current commercial location requirement policy. The proposed text amendment would add a second site-specific exception to the policy with the intent to allow any commercial low future land uses within the current building. However, approving the proposed text amendment would also create implications beyond the current proposal, and if approved, would enable a subsequent request to any commercial future land use designation, including Commercial High with a maximum potential of 17,772 square feet of commercial high uses.

Staff finds that this privately proposed text amendment does not warrant further analysis and consideration. Board initiation of this amendment does not indicate staff support for the final policy language or the associated site-specific FLUA amendment. If initiated, the applicant proposes to submit a FLUA application to change the current future land use designation from High Residential, 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18) which would allow a maximum potential of 10,454 square feet of commercial low uses.

ULDC Implications: The applicant is not proposing any text changes to the ULDC.

III. Meeting History

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

Board of County Commissioners (BCC):

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Text Initiation

Florida Wildlife Rangers



Site Data

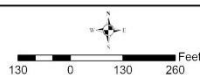
Size: 0.49 acres
 Existing Use: Commercial
 Proposed Use: Commercial
 Current FLU: HR-18
 Proposed FLU: CL

Future Land Use Designations

CH/8 Commercial High, underlying HR-8
 HR-12 High Residential, 12 units/acre
 HR-18 High Residential, 18 units/acre
 HR-8 High Residential, 8 units/acre
 PARK Park

Date: 5/11/2026
 Contact: PBC Planning
 Filename: T.Planning/AMEND/27-A2
 Note: Map is not official, for presentation purposes only.

 Site



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



IV. Private Text Amendment Request

Proposed Text Amendment. The proposed text amendment would modify policy 2.2.2-a of the FLUE to allow the commercial future land use designation on the south side of Lake Worth Rd at the intersection of Lake Osborne Drive.

Associated Future Land Use Amendment. If Initiated by the Board, the applicant proposes to submit a future land use change in November to change the current future land use designation from High Residential, 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18) to allow for up to 5,227.2 square feet (0.25 FAR) of retail sales uses.

Associated Zoning Application. The companion zoning application will request a rezoning from Specialized Commercial (CS) with a Special Exception (SE) for a Planned Office Business Park (POBP) Multiple Use Planned Development (MUPD) to Neighborhood Commercial (CN).

Unified Land Development Code (ULDC) Revisions. The applicant is not proposing any text changes to the ULDC.

V. Policy Background

A. Urban/Suburban Tier Background

In 1999, the Board of County Commissioners adopted the Managed Growth Tier System (MGTS) 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 Urban/Suburban Tier, and the Revitalization and Redevelopment Infill Overlay (RRIO).

The Comprehensive Plan describes the Urban/Suburban Tier as follows: *This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. However, due to the period in which many of the coastal communities were built and the County's efforts to keep pace with rapid growth in its western areas, some of the eastern areas did not receive a full complement of urban services. If the County is to meet its primary goal to create and maintain livable communities, balance growth throughout the County, protect natural resources and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively. Objective: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier.*

In addition, policies in the Comprehensive Plan are designed to protect and maintain the suburban and urban community by, *allowing services and facilities consistent with the needs of urban and suburban development; providing for affordable housing and employment opportunities; providing for open space and recreational opportunities; protecting historic, and cultural resources; preserving and enhancing natural resources and environmental systems; and, ensuring*

development is compatible with the scale, mass, intensity of use, height and character of urban or suburban communities.

Policy 2.2-d The County shall encourage the elimination or reduction of existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are prohibited, regulated or restricted under the terms of this Plan. This shall be accomplished by limiting the enlargement, expansion, or extension of non-conforming future land use activity unless the action decreases the nonconformity. Non-conforming uses shall only be permitted to expand under limited circumstances, specified in the Palm Beach County Unified Development Code, which are designated to curtail any substantial investment in non-conforming uses to preserve the integrity of the Comprehensive Plan.

The subject property is currently a nonconforming site, as its HR-18 Future Land Use designation is inconsistent with its CS with SE for a POBP corresponding to a MUPD zoning. The proposed redesignation to a commercial FLU would expand and reinforce this non-conformity by facilitating additional commercial development. This is directly contrary to the policy above, that requires the County to encourage the elimination or reduction of nonconforming land use situations.

B. The Residential Future Land Use Designation

The Palm Beach County Comprehensive Plan established the Residential FLU designation to preserve the integrity of neighborhoods while accommodating housing in a manner that is compatible with surrounding development and consistent with the County's long-term planning objectives. The Residential FLU is intended to ensure that residential areas are protected from incompatible land uses, while providing opportunities for a range of housing types and limited increases in residential density where those increases further County goals like affordable housing, efficient utilization of infrastructure and environmental resource protection.

Future Land Use Element Policy 2.2.1 outlines the Residential land use designation and the vision that the County has had for residential lands and areas.

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.

FLUE Policy 2.2.1-c outlines the permitted uses under the Residential FLU, and defines the residential use.

Policy 2.2.1-c: Residential Uses – A residential use consists of the use of land that is predominately for the purposes of housing. The following uses are defined as residential uses:

- 1. Residential housing uses typically utilize density (dwelling units per acre) to calculate the maximum development potential. Each residence is considered one dwelling unit. Residential housing uses include, but are not limited to, the following:*

- Single Family, Zero Lot Line, Townhomes, and Multi-Family.*

- *Community Residential Homes defined in F.S. ch. 419.*

- *Congregate Living Facilities defined as a type of housing with individual or shared housing units that typically share a common dining room, recreational room, or other facilities. Congregate Living Facilities provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more persons who are not relatives of the owner or administration. "Personal services" means direct physical assistance with or supervision of the activities of daily living (such as bathing, dressing, grooming and meal preparation) and the self-administration of medication as defined by §400.402(6), Florida Statutes. Examples of Congregate Living Facilities include, but are not limited to, group homes, assisted living, independent living, and memory care.*

2. *Residential living quarters are typically associated with or accessory to a residential or non-residential use and typically do not utilize density to calculate maximum development potential. The number of beds or residents allowed is typically established in the Unified Land Development Code. Examples of residential living quarters include dormitories, caretaker quarters, and farmworker quarters. (Ord. 2017-036)*

Further Policy 2.2.1-k explains the origin of the HR-18 FLU designation within the County. *Policy 2.2.1-k: High Residential 12. High Residential 12 is the maximum future land use designation allowed by the Comprehensive Plan except for parcels which were assigned a High Residential 18 future land use designation as part of the adoption of the Comprehensive Plan in 1989 or for those properties which were built at a density greater than 12 units per acre prior to the 1989 adoption of the Comprehensive Plan and subsequently assigned through a corrective amendment.*

The policies above demonstrate that this land use is intentional and well-supported. Its designation in this area is the result of deliberate planning rather than coincidence. This area was intended to have a high density residential future land use designation with an intensity of 18 units per acre. The HR-18 designation is also relatively uncommon within the County, making it a distinctive and valuable component of the County's long-range strategy. While this parcel is not currently developed as a residential property, preserving these limited HR-18 areas helps maintain the balance of residential land use envisioned by the Comprehensive Plan and ensures that the County retains sufficient capacity to accommodate future housing needs.

C. The Commercial Future Land Use Designation

The 1989 Palm Beach County Comprehensive Plan established four sub-categories located under the Commercial (C) future land use designation. These four categories are Commercial Low (CL), Commercial High (CH), Commercial Low - Office (CL-O), and Commercial High - Office (CH-O). The Introduction and Administration element of the Comprehensive Plan defines commercial uses as activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

In order to protect the character of our communities, the Comprehensive Plan governs and guides the location and intensity of our non-residential commercial developments. The policies below, outline the location criteria that is necessary for commercial uses to occur. Specifically, Policy 2.2.2-a outlines three main location requirements:

- *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
 - *Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

The aim of this criterion is to prohibit commercial uses from occurring in a way that would encourage strip commercial development. This criterion is intended to foster interconnectivity and support planned developments with access to one another – ideally limiting commercial development to nodes.

The ability of a property to receive a commercial future land use designation is based on consistency with 1) the Goals, Objectives, and Policies of the Comprehensive Plan, 2) all applicable data and analysis requirements of Chapter 163, F.S., and, 3) good planning concepts. The applicant proposes to submit a subsequent Future Land Use Amendment (FLUA) to redesignate the subject site to the Commercial Low with an underlying High Residential, 18 units per acre (CL/18) future land use designation. Based on the criteria outlined above, the subject site does not meet the location criteria for a commercial future land use designation.

In addition to the proposed future land use change, the applicant intends to request a rezoning of the parcel from Specialized Commercial (CS) with a Special Exception (SE) for a Planned Office Business Park (POBP) corresponding to the Multiple Use Planned Development (MUPD) district to Neighborhood Commercial (CN). Table 4.B.2.A. – Commercial Use Matrix of the Palm Beach County Unified Land Development Code states that the permitted activities in the CN zoning districts are as follows: catering service; financial institution; laundry service; repair service, limited; retail sales; theater and performance venue; veterinary clinic; vocational institution; work/live space. The permitted uses in the Commercial Low Office (CLO) zoning district are financial institution, medical or dental office, office, business or professional, and work/live space. The CLO FLU would not take a FLUA amendment for the site to redesignate and thus the permitted uses of the paired zoning district outline the type of commercial uses that would be allowed on the site. These uses are better suited for the subject site than the proposed.

D. The Evolution of the Commercial Future Land Use Policy

The commercial land use designation has been a part of the Palm Beach County Comprehensive Plan since the plan's inception in 1980. However, at that time it was a singular designation that encompassed all ranges of commercial activities. In 1989, the four subcategories of CL, CH, CL-0, and CH-0 were introduced. These categories were intended to represent different types of commercial uses at different intensities.

The 1972 land use plan and 1980 comprehensive plan did not identify specific commercial parcels, but rather identified general commercial areas and nodes. The 1972 Plan identified a limited number

of generalized commercial nodes on the Future Land Use Plan Map. The 1980 Plan did not include commercial land use designations on the Future Land Use Map, rather areas having "commercial potential" were identified in order to, according to the Plan, "simplify finding specific locations of commercial." Properties receiving "commercial potential" were still required to apply for rezoning. Therefore, while a case-by-case approach to future commercial land use designations was not new to the 1989 Plan, earlier plans did provide additional guidance by identifying generalized areas where commercial uses may be appropriate.

In 1991, the first round of private site-specific amendments resulted in the receipt of approximately 31 Future Land Use Atlas (FLUA) applications for a commercial designation. In response to the substantial number of commercial applications, the BCC established Commercial Location Criteria (CLC) to provide additional guidance.

In 2001, the Board adopted multiple county-initiated amendments to "Commercial Categories," in an effort to distinguish the intensities of use found in the Commercial Low and Commercial High categories. Additionally, this amendment defined intensities of commercial development by Tier, clarified the commercial subcategory criteria and would apply it to future commercial FLUA amendments.

Policy 4.3-k, adopted through Ordinance No. 2003-036, required commercial developments, where feasible, provide interconnectivity between adjacent commercial properties through access management techniques such as shared driveways and vehicular cross access. The purpose of this policy is to improve traffic circulation and reduce unnecessary trips on major roadways.

Interconnectivity is intended to provide convenience and reduce vehicle trips without adding short trips on to roadways. Both vehicular and pedestrian connections help decrease turning movements onto and off arterial roads, improving traffic flow and reducing congestion. Shared entrances and cross access also promote a more efficient and connected commercial development pattern. Due to the configuration of this site and its geographic location, there are no neighboring commercial sites with which to establish shared access or cross-connectivity. The subject site does not further, nor does it violate this policy because the property is not adjacent to any existing commercially designated parcels. The development of this site under a commercial FLU would, however, make the surrounding sites capable of changing to commercial.

Strip commercial development as defined by the Introduction and Administration Element of the Comprehensive Plan refers to *a form of development that is designed primarily for vehicular access and is hazardous or inconvenient for pedestrians to use. Strip commercial development may include any of the following:*

1. *intense, largely non-residential development, which is shallow in depth, and lies along a length of roadway*
2. *poorly coordinated site plan, with buildings organized in a linear pattern or in isolated "islands"*
3. *separate driveways or curb cuts from adjacent properties*
4. *separate parking lots from adjacent properties*
5. *inadequate accessibility and circulation for pedestrians and bicycles.*

Ordinance No. 2003-041 strengthened the County's policies against strip commercial development. The original description of strip commercial focused on the depth of individual parcels as an indicator of their strip commercial nature. The policy was re-written to more accurately reflect the condition of strip commercial as not necessarily something that can be

attributed to one specific project or site but is the result of cumulative adjacent projects. Therefore, although the specific strip commercial impact of an individual project may be impossible to prove, it may still make a definite contribution to the overall proliferation of a strip commercial development pattern.

In contrast, planned commercial development clusters businesses into a coordinated center or mixed-use project with shared entrances, cross-access between parcels and pedestrian connections. This allows for a dynamic experience of complementary uses.

The aforementioned Policy 2.2.2-a has been altered over the years, and its most notable change is the one listed exemption to the location criteria. As a result of Ordinance 2017-001, the culmination of LGA 2016-006 Southern Cleary, a FLUA amendment and Comprehensive Plan text change, the policy was amended to include the statement “Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.” This amendment made the aforementioned text change and changed the future land use designation of the subject site from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND).

At the time, staff’s recommendation for the Southern Cleary amendment was denial of the FLUA and denial of the text amendment. Staff reasoned that the commercial location criteria in FLUE Policy 2.2.2-a was established by the County in order to discourage strip commercial development, limit commercial development to nodes, foster interconnectivity, and to promote the development of innovated mixed use projects inside the Urban Service Area. Staff argued that the amendment would allow commercial FLU in an otherwise industrial area and would encourage the conversion of other valuable industrial frontage on Southern Boulevard to commercial uses in this area – contrary to Policy 2.2.4-a which discourages the loss of industrially designated lands.

Specifically relating to Commercial Low, the land use designation that the applicant would submit a subsequent FLUA amendment to change the subject site to, the FLUE defines Commercial Low Uses as follows: *The CL category includes a limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. The land development regulations developed pursuant to the CL category shall contain additional site design requirements in order to ensure compatibility with adjacent uses.* Per the information on the subject site, its request to change to the CL/18 designation is inconsistent.

E. Proposed Text Amendment

The subject site is located at 2115 Lake Worth Road on the southeast corner of Lake Worth Road and Lake Osborne Drive. Due to the site’s location, the site is unable to develop commercial retail uses. Commercial uses are limited to the location criteria outlined in FLUE Policy 2.2.2-a.

The applicant is requesting a text amendment to Policy 2.2.2-a *Intersection Location* of the FLUE of the Palm Beach County Comprehensive Plan. This amendment will remove the required location criteria for properties located on the south side of Lake Worth Road at the intersection of Lake Osborne Drive – effectively allowing the subject site’s request to develop commercial uses to be considered without adhering to the location criteria.

The applicant has submitted justification for the amendment (Exhibit 2) which considers multiple reasons why the proposed text change would be beneficial to the County. The applicant states that the proposed amendment is appropriate as the subject site’s size is unsuitable for development or use as an office business park and that a small neighborhood commercial use

would be more appropriate. The applicant states that given the property's size, the current FLU is impractical and thus if this text amendment is initiated, the applicant intends to change the FLU from High Residential 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18).

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 intent of the applicant's request is to allow for the subject site to be considered within the commercial location criteria outlined in Policy 2.2.2-a of the FLUE. The policy considerations of the applicant's text changes are described below.

If initiated and subsequently adopted, this amendment could set an unwanted precedent in Palm Beach County that allows for Commercial FLU in areas that could better benefit from other FLU designations or areas that were never intended to support that type of use. This could undermine the integrity of the Comprehensive Plan by encouraging similar requests that are inconsistent with the County's long-term land use vision and planning objectives.

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

Specifically relating to the subject site, the future land use designation is intended to be changed. Accordingly, a FLUA would be required to accommodate the retail sales commercial development in the area that this text amendment is intended to enable. Not only would the applicant's request alter the location criteria countywide, but if the FLUA change were to take place on the subject site, the surrounding areas would have the potential to change their FLU designations to commercial.

VII. Staff Recommendation

The 0.48 acre subject site is located on the southeast corner of Lake Worth Road and Lake Osborne Drive. The proposed text amendment would revise Policy 2.2.2-a of the FLUE to exempt the subject site from the commercial land use location requirements established by the policy. Currently, the policy requires that all new Commercial Low, High Office or High future land use designations shall have frontage on two built roadway segments identified as either arterial and collector to or two arterial. The only exception to this criteria is a site specific allowance that new commercial future land use designations may be located on the north side of Southern Boulevard at the intersection of Cleary Road for parcels no more than two acres in size. The subject site does not meet the current commercial location requirement policy. The proposed text amendment would add a second site-specific exception to the policy with the intent to allow any commercial low future land uses within the current building. However, approving the proposed text amendment would also create implications beyond the current proposal, and if approved, would enable a subsequent request to any commercial future land use designation, including Commercial High with a maximum potential of 17,772 square feet of commercial high uses.

Staff finds that this privately proposed text amendment does not warrant further analysis and consideration. Board initiation of this amendment does not indicate staff support for the final policy language or the associated site-specific FLUA amendment. If initiated, the applicant proposes to submit a FLUA application to change the current future land use designation from High Residential, 18 units per acre (HR-18) to Commercial Low with an underlying High Residential, 18 units per acre (CL/18) which would allow a maximum potential of 10,454 square feet of commercial low uses.

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Exhibit 1

Applicant's Proposed Text Amendment

A. Future Land Use Element, Commercial - Intersection Location Policy 2.2.2-a

REVISIONS: To revise the Commercial - Intersection Location policy to allow commercial retail use on the subject site by exempting the property from the location requirement for commercial land use designations. The revisions are shown below with added text underlined and deleted text shown in ~~striketrough~~.

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

- Intersection Location:
 - Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.
 - Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size, or on the south side of Lake Worth Road at the intersection of Lake Osborne Drive.

Exhibit 2

Applicant's Justification

G.1 – Justification

Per Future Land Use (“FLU”) Element Policy 2.1-f, this amendment from “High Residential 18, units per acre (HR-18)” to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” is justified because (i) the proposed use of Commercial Retail is suitable and appropriate for the Subject Site; and (ii) the amendment for the site is based on, among other things, (a) the inappropriateness of the adopted FLU designation and (b) changes in characteristic of the general area and subject site. The proposed Commercial Retail use¹ is suitable and appropriate for the Property, which is a small parcel located on an existing commercial corridor that serves nearby residential neighborhoods. The small size (~0.48 acres) of the property significantly limits likelihood of consistent development or redevelopment under the current future land use designation (of “High Residential, 18 units per acre (HR-18)”) and zoning (Specialized Commercial with Special Exception Use for a Planned Office Business Park (“CS/SE/POBP”)) that are intended for larger parcel sizes. The proposed change will have no impact on the natural environment or natural resources, will not contribute to urban sprawl, and facilities and infrastructure are already in place to serve the existing commercial structure on the property with the proposed change to a Commercial Retail use.

The adopted FLU designation of “High Residential, 18 units per acre (HR-18)” is inappropriate and incompatible with the existing CS/SE/POBP zoning for the property. For these reasons, the proposed amendment is justified because the proposed use is suitable for the property and the amendment is based on the characteristics of the area and the inappropriateness of the adopted FLU designation.

G.2 – Residential Density Increases

No increases in residential density are proposed.

G.3 – Compatibility

The proposed amendment to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” is compatible with the commercial uses across Lake Worth Road, and residential uses immediately adjacent to the property. The property is small and exists between existing uses in a commercial corridor along Lake Worth Road that will provide a small neighborhood commercial retail business in the existing to serve and provide convenience with the neighboring residential areas, allowing them access to retail goods without having to travel great distances.

G.4 – Consistency with Comprehensive Plan

The proposed text and future land use atlas amendments to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” to allow a Commercial Retail use at the property will limit

¹ As a part of the amendment, a rezoning from Specialized Commercial with a Special Exception (CS/SE) for a Planned Office Business Park (POBP), corresponding to Multiple Use Planned Development (MUPD) to CN will be requested.

driving distances for adjacent and nearby residents to obtain retail goods, which is supported by FLUE Policy 1.1.1-f that is designed to reduce greenhouse gas emissions by encouraging a mix of uses adjacent to each other. The FLU Element also encourages (in several locations) redevelopment and infill development to serve, respect and preserve the residential community and neighborhoods, which is what the proposed change facilitates at this property by returning the property to its original use permissions and continuing the existing use in this area, which is small commercial node that serves adjacent and nearby residents. Also, the change to the future land use atlas designation for the property along with the text amendment will not create a strip commercial development given the small size of the property, and therefore, will not be contrary to FLU Policy 2.2.2-d.

G.5 – Consistency with Florida Statutes

The proposed land use change is consistent and not in contradiction to Chapter 163.3177, F.S., which is partially addressed in the “Justification” section above. Furthermore, per section 163.3177(6)(a)(2), F.S., the proposed land use change is based on already available water supply and public facilities/services, and that the use permitted by the current FLU designation is inconsistent with the character of the nearby and adjacent community. The change of the land use designation from “High Residential, 18 units per acre (HR-18)” to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” will allow for a neighborhood commercial/retail use supporting the adjacent and nearby residents will in fact provide a needed service to the community and will lessen the likelihood of urban sprawl. Finally, the existing “High Residential, 18 units per acre (HR-18)” designation of the property is antiquated and inappropriate for the small size and location (along a busy commercial corridor of commercial uses) of the property, updating to a designation that will serve the community without adverse impacts, is proposed via these amendments and a Commercial Retail use.

Exhibit 3
Applicant's Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared PHILIP HORACK, 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 ☒ MANAGING MEMBER [position - e.g., president, partner, trustee] of FLORIDA WILDLIFE RANGERS [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: 2115 LAKE WORTH RD
LAKE WORTH FL 33461
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.

Disclosure of Beneficial Interest - Property form Page 1 of 4 Revised 12/27/2019
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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.

Philip Heback
Philip Heback, 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 5th day of May, 2026 by Philip Heback (name of person acknowledging). He/she is personally known to me or has produced Florida Driver License (type of identification) as identification and did/did not take an oath (circle correct response).

Kim H Banks
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on:



EXHIBIT "A"

PROPERTY

Lots 12, 13 and 14, Block 3, Revised Plat of Blocks 3, 4, 5, 6 and 7 in BUFFALO HEIGHTS, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, Page 62, LESS the North four feet (4') thereof, said land situate, lying and being in Palm Beach County, Florida.

And LESS that portion conveyed to Palm Beach County by Warranty Deed recorded January 3, 2011 in Official Record Book 12231, Page 1877 being more particularly described as follows:

A portion of Lot 14, Block 3, "Revised Plat Blocks 3, 4, 5, 6 and 7 in Buffalo Heights" according to the Plat thereof as recorded in Plat Book 21, Page 62, of the Public Records of Palm Beach County, Florida;

The internal and external area formed by a 25.00 foot radius curve concave to the Southeast and being tangent to a line 4 feet South of and parallel with the North line of said Lot 14 and the West line of said Lot 14.

Bearing shown hereon are based on N87°40'03"W along the North line of said Lot 14, Block 3 and match the Plat of record.

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

5090 - Phillip Hoback - 2115 Lake Worth Rd.,
Lake Worth, FL 33461

5090 - Joey Dupree - 2115 Lake Worth Rd.,
Lake Worth, FL 33461

Exhibit 4
Correspondence
