



# PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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ZONING COMMISSION, OCTOBER 3, 2025

## A. Application Summary

### I. General

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**Application Name:** Lyons Glades Center, DOA-2025-00292  
**Control Name:** Lyons Glades Center (1979-00106)  
**Applicant:** Glades Road West Investments, LLC  
Boca Pier Assoc, Ltd.  
**Owner:** Glades Road West Investments LLC  
Boca Pier Assoc Ltd  
**Agent:** JMorton Planning & Landscape Architecture - Lauren McClellan  
JMorton Planning & Landscape Architecture - Alex Ahrenholz  
**Project Manager:** Jerome Small, Senior Site Planner

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**Title:** a Development Order Amendment **Request:** to modify the Overall site plan for the MUPD to reconfigure the buildings and site elements, add and delete uses, and to delete square footage on 4.86 acres

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**Application Summary:** The proposed application is for the Lyons Glades Center. The site was last approved by the Board of County Commissioners (BCC) on November 29, 2023, to reconfigure the site plan, to add and delete uses, and to add square footage on 4.86 acres.

This zoning request is to reconfigure site and sign plans; to add and delete uses, and to delete square footage on 4.86 acres

The Preliminary Site plan includes four buildings with a total of 35,657 square feet (sq. ft.). The buildings include Building 1, which includes a Financial Institution w. Drive-Through (7,588 sq. ft.), a Medical Office (8,650 sq. ft.), and Professional Office (2,178 sq. ft.). Building 2, which includes Medical Office (3,240 sq. ft.) and Retail (2,672 sq. ft.). Building 3, comprised of Retail (9,000 sq. ft.). Lastly, building 4, which consists of Retail (2,862 sq. ft.) and a Type 2 Restaurant (2,707 sq. ft.). Other site elements include 2 water management tracts, landscape buffers, dumpsters, and 157 parking spaces. Access to the site will be from Lyons Road and Glades Road.

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### II. Site Data

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**Acres:** 4.86 acres  
**Location:** Northwest corner of Lyons Road and Glades Road  
**Parcel Control:** 00-42-43-27-05-077-0961; 00-42-43-27-05-077-0962; 00-42-43-27-05-077-0963; 00-42-43-27-05-077-0951  
**Future Land Use:** Commercial High, with an underlying MR-5 (CH/5)  
**Zoning District:** General Commercial (CG) with a Special Exception for a Planned Commercial Development  
**Tier:** Urban/Suburban  
**Utility Service:** Palm Beach County Water Utilities  
**Overlay/Study:** N/A  
**Neighborhood Plan:** N/A  
**CCRT Area:** N/A  
**Comm. District:** 5, Commissioner Maria Sachs

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### III. Staff Assessment & Recommendation

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**ASSESSMENT:** Staff have evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

**STAFF RECOMMENDATION:** Staff recommend approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contacts from the public regarding this application.

#### **IV. Hearing History**

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**ZONING COMMISSION:** *Scheduled for October 3, 2025*

**BCC HEARING:** *Scheduled October 23, 2024*

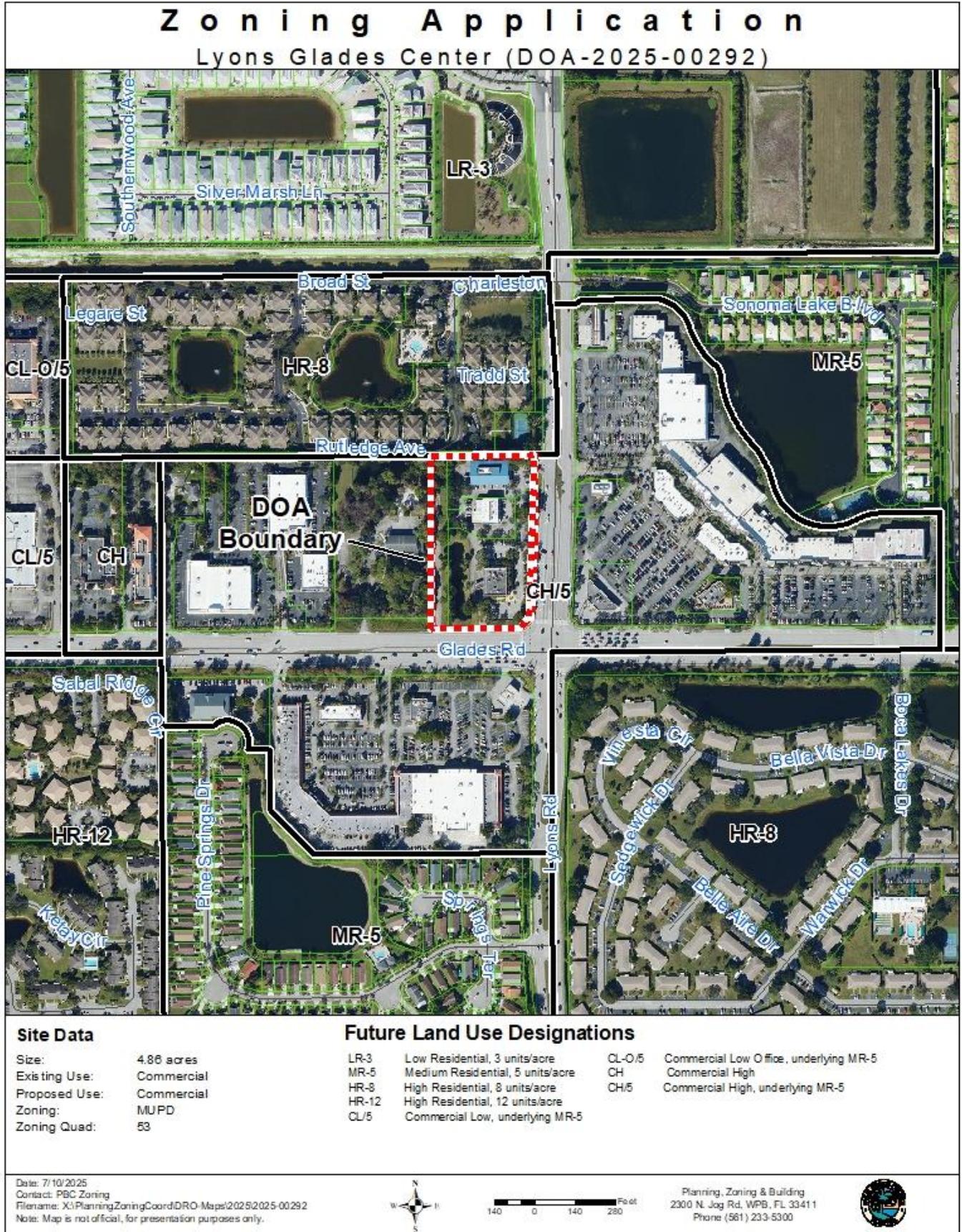
#### **B. Data & Analysis**

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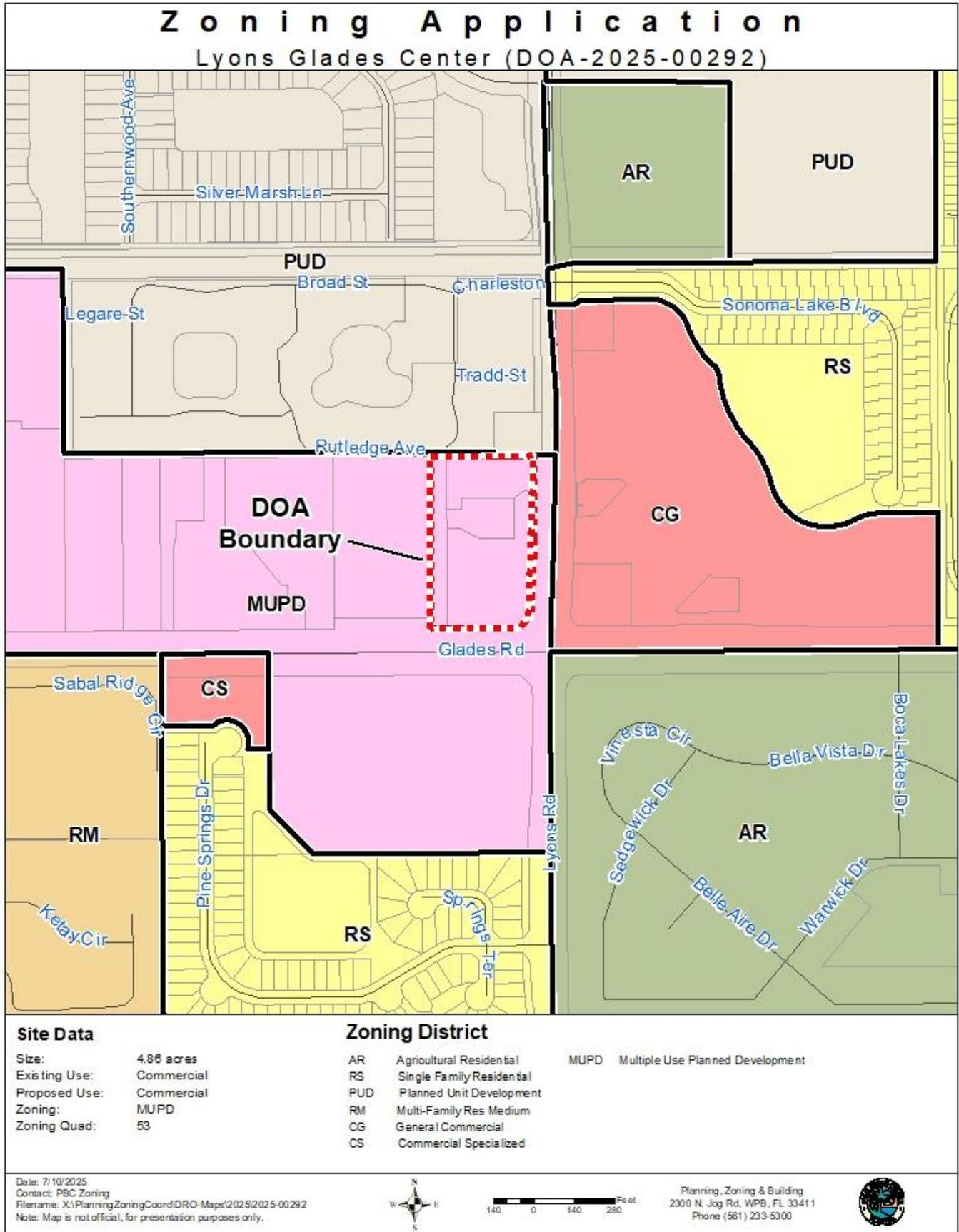
The supporting data and analysis are provided within the following Exhibits.

<b>I. Exhibits</b>	<b>Page</b>
A.1 Future Land Use Map	3
A.2 Zoning Map	4
B. Standards Analysis & Findings	5-10
C. Conditions of Approval	11-12
D. Project History	13-14
E. Applicant's Exhibits	
E.1 Preliminary Site Plan – August 14, 2025	E-1
E.2 Preliminary Regulating Plan – August 14, 2025	E-2
E.3 Preliminary Master Sign Plan – August 14, 2025	E-3
E.4 Previously Approved Site Plan – April 4, 2024	E-4
E.5 Disclosure of Ownership	E-5
E.6 Drainage Statement	E-6
E.7 Utility Letter	E-7

# Exhibit A.1 - Future Land Use Map



## Exhibit A.2 - Zoning Map



## Exhibit B - Standards Analysis & Findings

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### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

- a. Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including previous Land Use Amendments, densities and intensities of use.*

Planning Division Review Staff were provided with this application for review and provided the following analysis:

- *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- *Comprehensive Plan Policies:* The subject site is located within the Urban/Suburban Tier and has a Future Land Use (FLU) designation of Commercial High with an underlying Medium Residential, 5 units per acre (CH/5). Per Future Land Use Element (FLUE) Table 2.2-f.1, Non-Residential Future Land Use - Zoning Consistency, the existing Multiple Use Planned Development (MUPD) Zoning District is consistent with the CH/5 FLU designation.

In addition, FLUE policies 4.3-g and 4.3-k employ planning techniques to facilitate uses with similar or like land uses to provide interconnectivity which reduced potential traffic conflicts along the primary roadway.

- Policy 4.3-g: Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).
- Policy 4.3-k: The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

The site plan incorporates a vehicular and pedestrian cross access point to the adjacent parcel to the west of the subject site for interconnectivity as encouraged by the policies. A cross-access easement for the location shown on the site plan was recorded in ORB 34775 PG 130 as required by Condition of Approval applied through a prior application for the development. Planning Staff are carrying forward these prior conditions for continuity and implementation of the cross-access easement.

- *Intensity:* The maximum Floor Area Ratio (FAR) of 0.85 is allowed for a nonresidential project with a Commercial High, 5 units per acre (CH/5) future land use (FLU) designation in the Urban Suburban Tier (211,548 surveyed sq. ft. or 4.86 acres x 0.85 maximum FAR = 179,815 sq. ft. maximum). The request for a total of 35,914 sq. ft. of building area equates to a FAR of approximately 0.17 (35,914 sq. ft. / 211,548 surveyed sq. ft. or 4.86 acres = 0.17).

- *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is not located within a neighborhood plan, overlay or plan study area identified by the Comprehensive Plan.

- b. Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

- *Previous Approval:* The site is approved for four uses: Financial Institution w/ drive-through; Retail Sales; Medical Office; and Business/Professional Offices. This site was last approved by the Board of County Commissioners (BCC) on November 29, 2023, to amend the Board Approved site plan removing the approved car wash, adding an access point along Glades Road, and an additional Medical Office building.

- o *Property Development Regulations (PDR)*: The site is a Multiple Use Planned Development (MUPD) and is subject to the property development regulations of Art 3, Table 3.E.3.D, and MUPD Property Development Regulations. The property is still in compliance with Code requirements for minimum 300 ft. of width and frontage, and 300 ft. of depth as depicted in Exhibit E.1 Preliminary Site Plan (PSP). The site received a Type 2 Variance to reduce the minimum required lot size of 5 acres, as the site only contains 4.86 acres. The parcel has frontage to Glades Road and Lyons Road, with access (ingress and egress) from Glades Road and Lyons Road.
- o *Design Objectives Planned Development District*: As per Article 3.E.1.C.1.i *Planned Development Districts Design Objectives*: “For PDDs with non-residential uses, a minimum of one pedestrian amenity for each 100,000 square feet of non-residential GFA, or fraction thereof, shall be incorporated into the overall development to create a pedestrian-friendly atmosphere.” In compliance with this code provision, staff has included a Condition of Approval to require a pedestrian amenity is to be indicated on the site plan prior to final approval by the DRO.
- o *MUPD Performance Standards*: The site meets MUPD Performance standards, It has 307 linear feet of frontage along Glades Road, which satisfies the minimum requirement of 200 linear feet. The site also has access to Glades Road, which is a major arterial road.
  - *Nonvehicular Circulation*: With the modification to reconfigure the site plan for building placement, the vehicular and pedestrian circulation is changing. MUPDS are to be designed to provide pedestrian and bicycle oriented circulation throughout the development. Sidewalks are to connect to the sidewalks along adjacent streets. A proposed sidewalk to Glades Road for Building 4 is proposed. Staff have included a condition that requires the site plan to be revised to include pedestrian connections for the proposed location of building to the other existing buildings.
  - *Cross Access*: The Preliminary Site Plan indicates a cross-access connection to the west with the recently approved commercial development consisting of a Self-Service Storage Facility and Car Wash. Planning Staff have a condition of Approval for cross access. The easement has already been recorded and is required to be constructed prior to the issuance of a Certificate of Occupancy for Building 4.
- o *Civic Dedication*: Property Real Estate Management Review Staff were provided with this application for review. They did not provide any comments or conditions that require a dedication for public purposes as a result of the proposed changes.
- o *Use specific criteria*: The site proposes five uses; this request adds a Type 2 Restaurant use and deletes the Medical Office use in Building 4. The Applicant reduced the overall Medical Office square footage from 14,650 sq. ft. to 8,650 sq. ft. They specifically added 3,420 sq. ft. of Retail Sales and 2,706 sq. ft. of Type 2 Restaurant to Building 4, with the overall square footage for the MUPD has increasing by 126 sq. ft
  - *Type 2 Restaurant*: The request includes a 2,706 sq. ft. Type 2 Restaurant. This includes the 300 sq. ft. of outdoor seating. There will be accessory alcohol sales, but no brewery or distillery will be included. There may be takeout service, but there will be no dedicated window or exterior menu boards. The request does not include any dog-friendly dining, but if proposed in the future will be required to comply with the ULDC. Prior to final approval by the DRO, the site plan will be revised to indicate the location of the Outdoor seating and to include the total square footage in the tabular data and concurrency as required by Article 1 definitions of building square footage.
  - *General Retail*: The Preliminary Site Plan indicates 3,420 sq. ft. of general retail. Specific retail uses were not specifically indicated in the application, ie fireworks sales, pharmacies, or medical marijuana dispensing facility. If proposed in the future, they will be required to comply with the ULDC.
- o *Architectural Review*:. The Applicant indicated in the application they would like to submit the elevations at time of building permit review. Given there are three buildings on site, Staff has included a Condition of Approval to require the elevations to be approved in Compliance with Article 5.C, prior to the submission of a Building Permit.
- o *Parking*: The Preliminary Site Plan depicts the parking requirements pursuant to Article 3.E.1.C.2.h.2 PDD Performance Standards Parking Non-Residential Uses, which requires a minimum of 1 space per 250 sq. ft. of gross floor area to a maximum of 1 space per 166.66 sq. ft. of gross floor area. The proposed development requires a minimum of 145 parking spaces and a maximum of 218 spaces. The PSP for the overall development indicates 156 parking spaces.
- o *Landscape/Buffering*: The subject site is a built development with previously approved variances for perimeter landscaping widths and easement encroachments along Lyon’s Road and the north property line. In addition, the existing parking areas and buildings have variances for the interior landscaping requirements. The proposed improvements will be required to comply with the current code for perimeter landscaping along the west property line and the south property line, as well as the interior parking

requirements. There are only minor modifications in the southern buffer area in front of the Type 2 Restaurant that included adding a sidewalk and a 20 ft x 20 ft Palm Beach County Utility Easement area. At time of final approval by the Development Review Officer, the proposed sidewalk connection that runs parallel to Glades Road will need to be shifted outside the buffer, as there is already an easement encroachment. The Condition of Approval has been included.

o **Signs:** The site has three previously approved signs for the frontage facing Lyons Road, and two previously approved signs for the frontage on Glades Road. The site has four proposed wall signs for the frontage facing Lyons Road on Building 4. There is also one wall sign on Building 4 for the frontage facing Glades Road. The maximum sign square footage for ground-mounted signs on Glades Road can be no more than 307 square ft. At time of final approval by the Development Review Officer, the Applicant shall revise the Master Sign Plan to indicate the square footages of all signs for the development.

c. **Compatibility with Surrounding Uses** - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed amendment to relocate the building and modify the site elements are consistent and compatible with the uses and the development of land surrounding the property to the west and east along Glades Road. The site is at the northwest corner of a major intersection which has commercial uses at three corners. The proposed commercial plaza is modifying the buildings and uses to allow for retail/restaurant closer to the Glades Road frontage. Though the use is changing, medical offices would still be an allowable provided it complies with Adequate Public Facilities requirements. The plaza serves the surrounding residential communities.

d. **Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The site is developed with three buildings. The most recently approved Development Order added a fourth building, 6,000 sq. ft. for Medical Office uses, and was proposed to be located at the northwest corner of the site. The request is to modify the uses from medical office to retail/restaurant, relocate the proposed building to the southwest corner of the site, and a slight increase in square footage to 6,126 sq. ft. The modification will require change to the drainage and the onsite retention areas, along with the onsite circulation and parking. In order to have a cohesive built frontage along Glades Road, Staff have included a Condition of Approval regarding the setbacks of the proposed Building 4. The setback shall be no less than 38 feet, and no greater than 114 feet along Glades Road. No changes are proposed to the other structures. The shifting of the building and onsite improvements allow for cross access to the Self- Service Storage and carwash development recently approved to the west. .

e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

Environmental Resource Management (ERM) Review Staff were provided with this application for review. They provided the following analysis:

o **Vegetation Protection:** The subject site has been previously developed. The site is vegetated with native upland species (e.g., Slash Pine, Mahogany, Live Oak and Cabbage Palms).

o **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.

o **Irrigation Conservation Concerns and Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

o **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The intersection of Lyons and Glades Roads have commercial uses at three of the four corners, serving the surrounding residential developments. The amendment modifies the site layout and use from Medical Office to General Retail and Type 2 Restaurant. Retail and Restaurants are an allowable use and mimics the pattern of development in the area, relocation of the building to align with the other structures fronting on Glades Road continues the development pattern of structures along the roadway frontage. The amendment will result in a logical, orderly and timely development pattern

**g. Adequate Public Facilities – The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).**

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division were provided this application for review and requested modification have been incorporated by the Applicant. The modification in the development plan is expected to result in increase of 8 net daily trips and no change in either the AM or the PM peak hour trips. Overall, the new plan is expected to generate 1,138 net daily trips, 95 net AM peak hour trips, and 169 net PM peak hour trips.

Since there will be no change in the peak hour trips as compared to those of the already approved plan, the project continues to meet PBC Traffic Performance Standards (TPS). It should be noted that because the Applicant did not submit a new Traffic performance Study, the Conditions of Approval which restrict issuance of building permits after December 2025 have been carried forward.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division were provided this application for review and requested modification have been incorporated by the Applicant. The site is within the jurisdictional boundaries of the South Florida Water Management District (SFWMD) and Lake Worth Drainage District (LWDD). The existing stormwater management system will be modified to meet the permitting requirements for water quality, quantity and attention. The system will consists of a series of interconnected inlets, pipes, and ponds that ultimately discharge to the point of Legal Positive Outfall on Lyons Road. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division and is not subject to any new additional conditions of approval

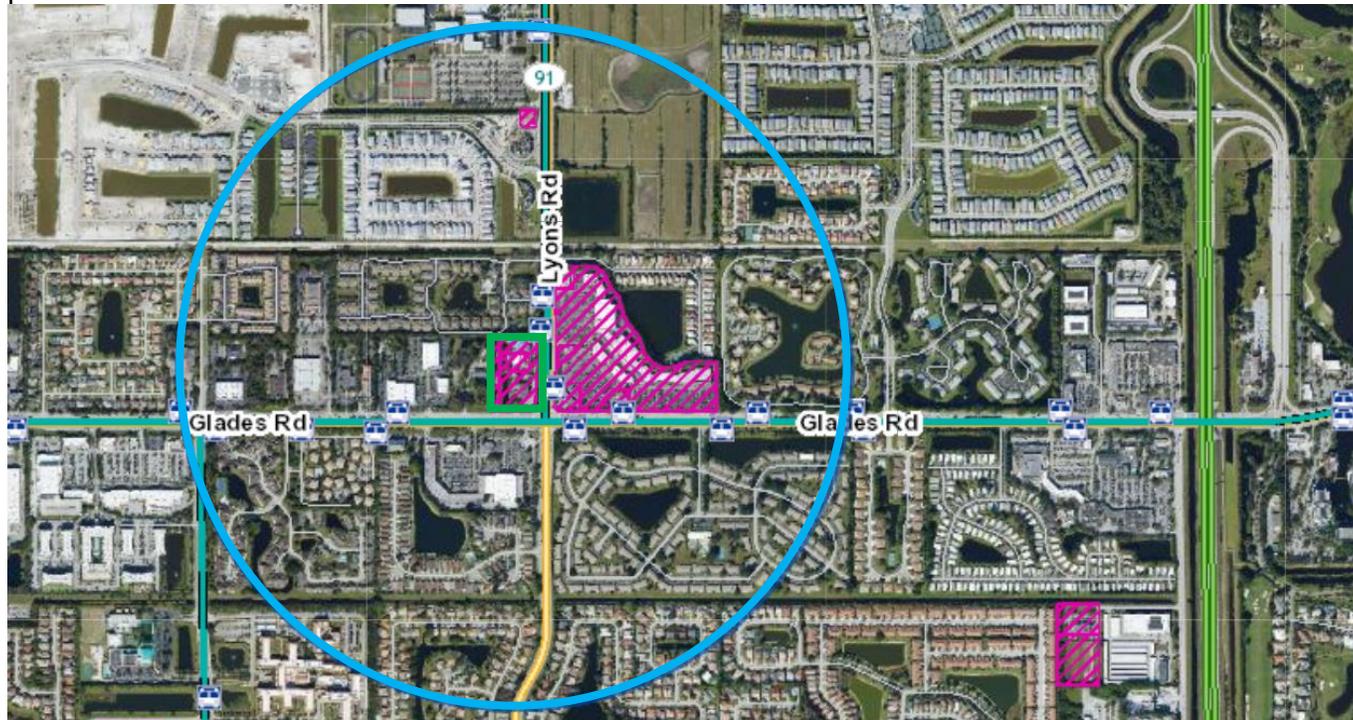
DRAINAGE DISTRICT:

Lake Worth Drainage District Review (LWDD) Review Staff were provided with this application for review. The subject site is located within the Lake Worth Drainage District and the South Florida Water Management District (SFWMD) serice boundaries. During the review LWDD provided comments as follows: *“This petition is located on the south side of LWDDs L-45 Canal and is not adjacent. LWDD has no objection to the certification of this petition.”*

The Applicant’s Engineer state’s, *“the site is currently existing with ultimate legal positive outfall existing via discharge to the Lake Worth Drainage District L-45 Canal along the north side of the overall shopping center. No increase in imperviousness and no changes to the existing drainage systems are proposed. This petition consists essentially of the administrative process to allow a new tenant in an existing building. No additional permitting with regard to drainage is anticipated to be required.”* See Exhibit E.4 for full statement. Prior to the issuance of any building permits the Property Owner is required to obtain the applicable permits and approvals from LWDD and South Florida Water Management District.

MASS TRANSIT:

The Palm Tran Review Staff were provided with this application for review. During the review they provided no comments. There are several bus stops within a ½ mile of the subject development. Bus route 91 runs east-west along Glades Road, and runs north-south along Lyons Road, directly adjacent to the subject parcel.



WATER AND WASTEWATER PROVIDER:

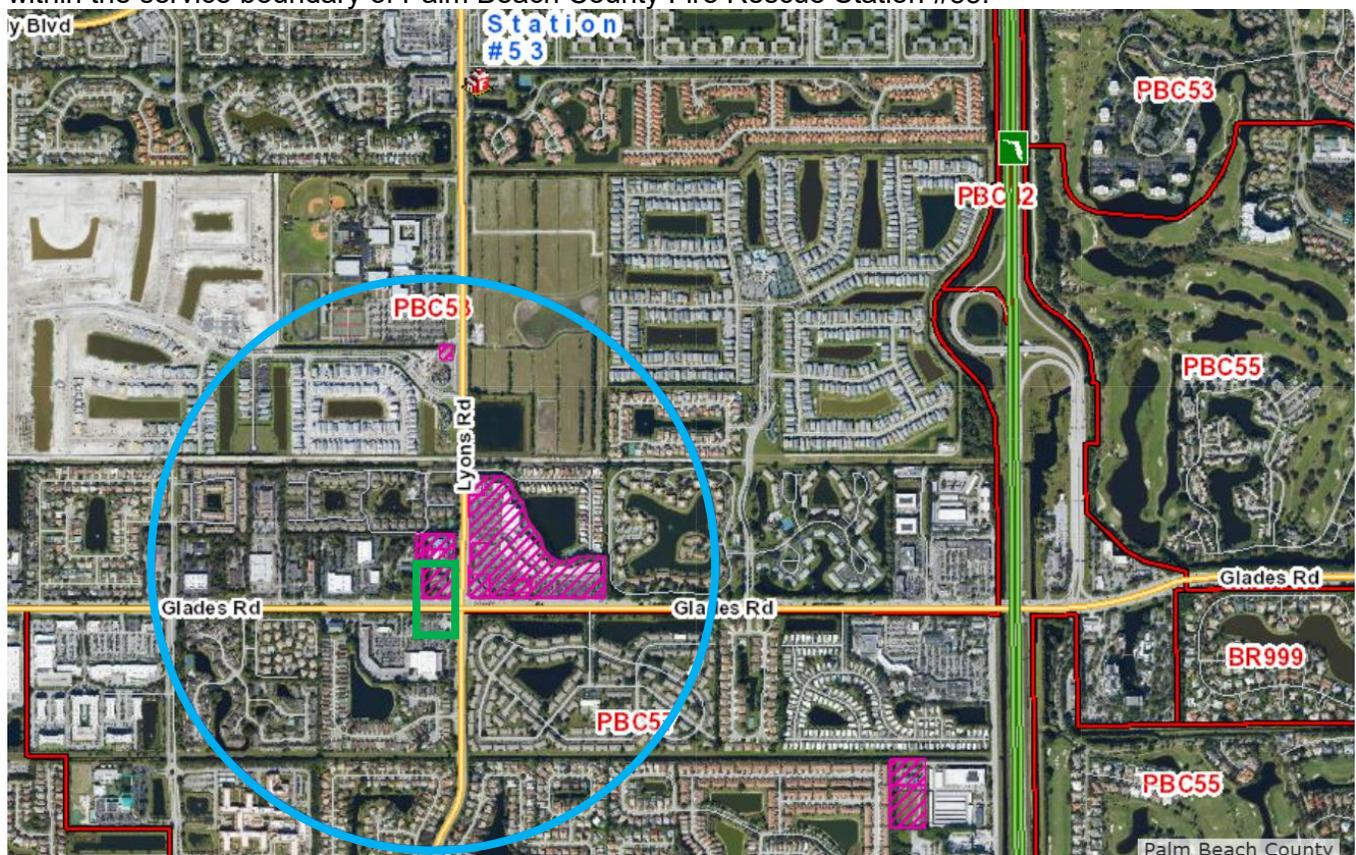
Palm Beach County Water Utilities Department (PBCWUD) Review Staff were provided with this application for review. They provided comments during the requirement, and the requested modification were addressed by the Applicant. PBCWUD provided a Service Availability Letter as attached in Exhibit 7. Prior to issuance of any building permits, the Property Owner shall obtain the required permits to connect to water and wastewater services.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Health Department Review Staff were provided with this application for review. They stated, “The Florida Department of Health has no objections to this project.”

FIRE PROTECTION:

Fire Rescue Review Staff were provided with this application for review. During the review they provided the following comment, “Disclaimer: Site plan review and approval by the AHJ shall not relieve the owner and design team of the responsibility of compliance with the Florida Fire Prevention Code, adopted NFPA standards and local Palm Beach County fire rescue amendments (NFPA 1, section 1.14.4). Any design seeking relief from a specific fire code requirement shall obtain an approved waiver.” The development is within the service boundary of Palm Beach County Fire Rescue Station #53.



SCHOOL IMPACTS:

The PBC School District Review Staff were provided this application for review. During the review they stated, “The School Board has no comment regarding this non-residential application.” There are four public school bus stops within a ½ mile of the subject site..



**PARKS AND RECREATION:**

The Parks and Recreation Department Review Staff were provided with this application for review. During the review they had the following comment, “*This is a non-residential application and therefore Park and Recreation Department ULDC standards do not apply.*”

- h. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: “*The Development Order Amendment is necessary in order to implement a change in the developability of the site for the market demands. The Property received approval in 2023, but medical office users anticipated for the building were no able to be secured. Retail and restaurant is more likely to fill up in this area, but those uses require frontage on a major roadway for visibility to pass by traffic. This application has been filed for a redesigned Building 4 that is now shifted to the south to provide outdoor seating along Glades Road and retail bays further north creating a much more approachable environment.*”

## Exhibit C - Conditions of Approval

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### Development Order Amendment – Overall MUPD

#### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2023-1740, Control No.1979-00106, which currently states:

The approved Preliminary Site Plan is dated September 13, 2023. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners.

#### Is hereby amended to read:

The approved Preliminary Site Plan is dated August 14, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2023-1740, Control No.1979-00106, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2019-169 (Control 1979-00106), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified.

#### Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2023-1740 (Control 1979-00106) have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

3. Prior to final approval by the DRO, the site plan will be revised to indicate the location of proposed Outdoor seating and to include the total square footage in the tabular data and concurrency as required by Article 1 definitions of building square footage. (DRO: ZONING – Zoning)

#### ARCHITECTURAL REVIEW

1. Prior to the submission of a Building Permit, the Architectural Elevations shall be reviewed and approved in compliance with Article 5.C. (BLDGPMT: ZONING – Zoning)

#### ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2023-1740, Control No.1979-00106, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2025. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

#### Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. Pursuant to the Traffic Analysis dated February 17, 2025, the Buildout Date is December 31, 2025. No Building Permits for the site may be issued after December 31, 2025. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Previous ENGINEERING Condition 2 of Resolution R-2023-1740, Control No.1979-00106, which currently states:

Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer.

Is hereby amended to read:

Prior to the issuance of the building permit for Building #4, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMPT: MONITORING - Engineering)

3. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for Lyons Road to meet the expanded intersection requirements of Lyons Road and Glades Road as approved by the County Engineer. This dedication shall also include the forty (40) foot corner clip at the intersection as needed.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMPT/ONGOING: MONITORING - Engineering) (Previous ENGINEERING Condition 3 of Resolution R-2023-1740, Control No.1979-00106)

4. Previous ENGINEERING Condition 4 of Resolution R-2023-1740, Control No.1979-00106, which currently states:

Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall remove the existing driveway located within the sixty (60) foot access easement. In addition to removal of the driveway, the Property Owner shall also restore the area to match adjacent property.

Is hereby amended to read:

Prior to the issuance the Certificate of Occupancy for Building #4, the Property Owner shall remove the existing driveway located within the sixty (60) foot access easement. In addition to removal of the driveway, the Property Owner shall also restore the area to match adjacent property. (BLDGPMPT/CO: MONITORING - Engineering)

5. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, the access easement located over the west sixty (60) feet of the site. (BLDGPMPT: MONITORING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2023-1740, Control No.1979-00106)

#### **ENVIRONMENTAL**

1. All mitigation plantings shall be planted on-site or as approved by ERM. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) (Previous ENVIRONMENTAL Condition 1 of Resolution R-2023-1740, Control No.1979-00106)

#### **LANDSCAPE - GENERAL**

1. Prior to May 29, 2029, Property Owner shall replace all dead and missing plant materials on the entire subject property. (DATE/ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2023-1740, Control No.1979-00106)

## **LANDSCAPE - PERIMETER**

1. Should the trees within the utility easement indicated on the Preliminary Site Plan dated August 14, 2025 along the Lyons Road frontage require removal, the Property Owner shall submit an Alternative Landscape Plan to the Zoning Division indicating where the tree(s) shall be replaced within the same buffer or the interior of the site. Replacement of vegetation shall be in accordance with Article 7 Landscaping Tree Credit and Replacement standards. (DRO/ONGOING/VEGPMT: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2023-1740, Control No.1979-00106)

## **PLANNING**

1. Prior to Final Approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, the Property Owner shall submit a recorded cross access easement agreement for the location depicted on the Site Plan. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2023-1740, Control No.1979-00106)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan to add the Official Records Book and Page number for the recorded cross access easement. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2023-1740, Control No.1979-00106)

3. Prior to the release of the Certificate of Occupancy (CO), the Property Owner shall construct, and pave to the property line, the cross access as shown on the Final Site Plan. (CO: MONITORING - Planning) (Previous PLANNING Condition 3 of Resolution R-2023-1740, Control No.1979-00106)

## **SIGNS**

1. Replacement or relocation of the existing freestanding signs fronting on Lyons Road shall be in compliance with requirements of this Code as amended. (BLDGPM: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2023-1740, Control No.1979-00106)

2. Prior to Final Site Plan approval by the DRO, the Site Plan shall be amended to indicate Ground Mounted Freestanding Sign D fronting on Lyons Road relocated 10 feet to the north, or the distance required to meet a minimum 5-foot setback. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 2 of Resolution R-2023-1740, Control No.1979-00106)

3. At time of the issuance of the first Building Permit for Building 4, as indicated on the Preliminary Site Plan dated August 14, 2025, Ground Mounted Freestanding Sign D fronting on Lyons Road shall be relocated 10 feet to the north, or the distance required to meet a minimum 5-foot setback. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 3 of Resolution R-2023-1740, Control No.1979-00106)

4. Prior to final approval by the Development Review Officer, the Master Sign Plan shall be revised to include the total square footages of each sign. (DRO: ZONING – Zoning)

## **SITE DESIGN**

1. Building 4 shall have a minimum setback of 38 feet and a maximum setback of 114 feet. (DRO/BLDGPM: ZONING – Zoning)

2. Prior to final approval by the Development Review Officer the site plan shall be revised to depict the sidewalk connection from Glades Road to Building 4, shall shift the portion running parallel to Glades Road, outside the landscape buffer. (DRO/BLDGPM: ZONING – Zoning)

3. Prior to final approval by the Development Review Officer the site plan shall be revised to provide pedestrian circulation from Building 4 to the other buildings on site, as required by Article 3 MUPD Performance Standards. (DRO: ZONING – Zoning)

## **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or

- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

## Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/SE-1979-00106	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Agriculture (AG) to General Commercial (CG)	R-1979-00700	Approved	05/24/1979
	<b>Title:</b> Special Exception <b>Request:</b> SE to allow a Financial Institution with drive-up teller windows	R-1979-00701	Approved With Conditions	05/24/1979
	<b>Title:</b> Special Exception <b>Request:</b> to amend the site plan for a Financial Institution with drive-up teller windows to increase building square footage	R-1989-00946	Approved With Conditions	05/24/1979
EAC-2011-00402	<b>Title:</b> an Expedited Application Consideration <b>Request:</b> to delete a Condition of Approval (Engineering)	R-2011-00789	Approved With Conditions	05/27/2011
ZV/ABN/PDD/W-2018-00548	<b>Title:</b> a Type 2 Variance <b>Request:</b> to reduce the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; reduce required foundation planting dimensions, building and freestanding sign setback, and lot size for a Multiple Use Planned Development; to allow easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands.	ZR-2019-00003	Adopted With Conditions	01/04/2019
	<b>Title:</b> a Development Order Abandonment <b>Request:</b> to abandon the Special Exception for a Financial Institution with Drive-up Teller Windows, as amended by Resolutions R-1989-0946 and R-2011-0789.	R-2019-00168	Adopted	01/24/2019
	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.	R-2019-00169	Adopted With Conditions	01/24/2019
	<b>Title:</b> a Type 2 Waiver <b>Request:</b> to allow an alternative Landscape Buffer to reduce the width and eliminate a 6-foot-high wall.	R-2019-00170	Adopted With Conditions	01/24/2019
ZV/DOA/W-2023-00372	<b>Title:</b> a Type 2 Variance <b>Request:</b> to allow a reduction in the width of a right-of-way buffer, Type 3 Incompatibility buffer, landscape islands, divider medians, and foundation planting; reduction in the building and freestanding sign setback; to allow an easement overlap of landscape islands and right-of-way buffer; and, to eliminate landscape protection measures and trees in landscape islands; and, to eliminate a wall within a Type 3 Incompatibility buffer on 4.86 acres	ZR-2023-00031	Approved With Conditions	11/02/2023
	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the site plan, to add and delete uses, and to add square footage on 4.86 acres	R-2023-01740	Adopted With Conditions	11/29/2023
	<b>Title:</b> a Type 2 Waiver <b>Request:</b> to allow an alternative landscape buffer on 4.86 acres		Withdrawn	4/19/2023

## Exhibit E-1 - Preliminary Site Plan

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# Lyons/Glades Center

Prepared for Munnaw & Associates  
Palm Beach County, Florida



**Site Data**  
 Lyons/Glades Center  
 Control No. 0978-00106  
 Lyons/Glades Center  
 Control Name 004248765077982;  
 Application No. 004248765077982  
 Future Land Use 4.88 AC (211.548 SF)  
 Zoning District CHS  
 MUPD  
 Medical Office, Professional Office, Retail, Type 2, Rest.,  
 Financial Institution, Drive Through (DT)  
 004248765077982;  
 004248765077982;  
 4.88 AC (211.548 SF)  
 Traffic Analysis Zone (TAZ) 176

**Building Data**  
 Total Square Footage 35,914 SF  
 Floor Area Ratio (FAR) 0.17  
 Building 1 - Multiple 15,176 SF  
 Building 2 - Multiple 7,688 SF  
 Medical Office 5,410 SF  
 Professional Office 2,178 SF  
 Retail 3,240 SF  
 Retail 2,672 SF  
 Building 3 - Retail 5,912 SF  
 Building 4 - Retail 9,000 SF  
 Building Height - Retail Type 2, Rest.  
 \*Setback height allowed by remaining minimum setback per Art. 3.0, I.E.2  
 \*300 SF of outdoor seating for building 1 (on outdoor square footage of 948)

**Concurrency Reservation**  
 Total Square Footage 36,214 SF  
 1. Total Institution w. Drive-Through (DT) (includes 3 DT Lanes) 15,099 SF  
 2. Retail 7,688 SF  
 3. Medical Office 5,410 SF  
 4. Professional Office 2,178 SF  
 5. Retail 3,240 SF  
 6. Retail 2,672 SF

**Parking Data**  
 Parking Required (Min. 4 sp/1,000SF - Max. 8 sp/1,000SF) 145-218 spaces  
 35,914 SF Bldg. + 300 SF Outdoor Seating = 36,214 SF  
 Parking Provided 156 spaces  
 Loading Provided 9 spaces  
 Loading Required 2 spaces  
 Loading Provided 2 spaces

**Foundation Planning Table**  
 Per Table 7.C.3.B. 8' with planting provided along front and side of lot (excluding bay/planter areas).  
 # of trees to be planted (including bay/planter areas)  
 Building 4  
 West (Back) 150'  
 East (Front) 152'  
 \*Reoccur through Type 1/Water

**Non-Residential Planned Development Tabular Data**  
 Art. 4. Use: MUPD  
 Approved Use: MUPD  
 Proposed Use: MUPD  
 Rate: 145-218 Spaces  
 Proposed Rate: 145-218 Spaces  
 \*Includes 300 SF of outdoor seating

**Foundation Planning Table**  
 # Code Section  
 1 Art. 7.C.3.B. Foundation Planning (18 L.P. each)  
 Required: 8' wide foundation planting for 40% of the lot area on both sides of the lot (18 L.P. each)  
 Provided: 8' wide foundation planting for 39% (60 LF) of the lot area on both sides of the lot (18 L.P. each)  
 Waiver: 11% allocation of foundation planting (12 LF) to the north side of the lot

**Site Data**  
 Station/Ownship/Range  
 Property Control Number  
 Total Gross Site Area  
 Total Net Site Area  
 Traffic Analysis Zone (TAZ)

**Concurrence Reservation**  
 Total Square Footage  
 Floor Area Ratio (FAR)  
 Building 1 - Multiple  
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 Medical Office  
 Professional Office  
 Retail  
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**Parking Data**  
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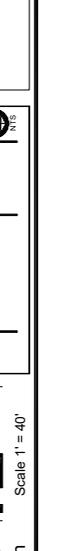
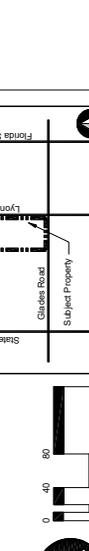
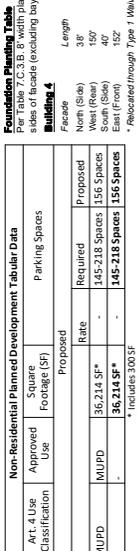
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**MUPD/CHS Property Development Regulations**

Zone	Minimum Lot Dimensions	Minimum Setbacks	Minimum Spacing		
MUPD	Width	Depth	Front	Side	Rear
Required	50'	30'	30'	30'	30'
Proposed	145.07'	307.37'	84.50'	35.914 SF	15'
Per Variance #6	145.07'	307.37'	84.50'	35.914 SF	15'

**Variance Chart (RR-2023-031)**

Variance Request	UDC Code Section	Proposed	Required	Variance	Approval Date
1	7.C.3.A.3 Width of Right-of-Way (ROW) Buffer	Minimum width of 30 feet	20 feet (11' Minimum width of 7.C.3.A.3 Width of Right-of-Way (ROW) Buffer)	Reduction of 8.2 feet in width	2R-2023-031
2	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
3	7.C.3.B. Foundation Planning and Landscaping Requirements	Foundation planting with landscape buffers and facades	Foundation planting with landscape buffers and facades	Reduction of 1.5 feet for existing divider medians	2R-2023-031
4	3.E.3.D. MUPD PDR	Rear setback adjacent to residential 30 feet	5 foot setback (Sign B)	Reduction of 25 feet	2R-2023-031
5	8.G.2.A. Re-zoning Sign Standards	Minimum lot size 5 acres	4.86 acres	Reduction of 0.14 ac.	2R-2023-031
6	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
7	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
8	7.C.3.E. Esplanades in Landscape Buffers	Esplanade overlaps no greater than 2 ft.	Esplanade overlaps no greater than 10 spaces	Reduction of 8 spaces	2R-2023-031
9	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
10	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
11	7.C.3.A. Landscape Islands	10-foot wide divider	Minimum width of 6 feet	Reduction of 4 feet	2R-2023-031
12	3.E.3.MUPD Multiple Use Planned Development	Performance Standards	Performance Standards	Reduction of 5 feet in width and elimination of the wall	2R-2023-031



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 Total Net Site Area  
 Traffic Analysis Zone (TAZ)

**Concurrence Reservation**  
 Total Square Footage  
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**Concurrence Reservation**  
 Total Square Footage  
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 Building 1 - Multiple  
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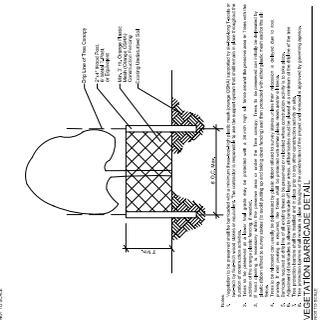
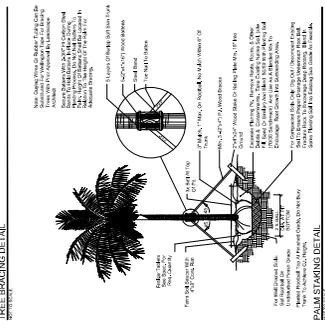
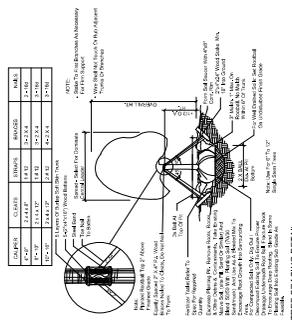
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 35,914 SF Bldg. + 300 SF Outdoor Seating = 36,214 SF  
 Parking Provided  
 Loading Provided  
 Loading Required

## Exhibit E-2 - Preliminary Regulating Plan

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**EXISTING VEGETATION NOTES**

1. All existing vegetation shall be preserved and protected throughout the construction process unless otherwise indicated.
2. During the construction of the project, all existing vegetation shall be maintained in good health and condition. Protective barriers shall be installed around all trees, palms or groups of trees (palms to be maintained in good health and condition) to protect them from construction materials and equipment.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All existing trees / palms shall be staked and gapped as indicated in the details.
5. All existing trees / palms shall be staked and gapped as indicated in the details.
6. All existing trees / palms shall be staked and gapped as indicated in the details.
7. Provide riprap to relocated trees or trees within existing areas to be relocated.
8. Refer to the Landscape Plan for final locations of relocated trees.
9. Vegetation to be preserved shall be staked with a 3-foot high, 2-inch diameter, galvanized steel pipe (or equivalent) with a 2-foot high, 2-inch diameter, galvanized steel pipe (or equivalent) at the top.
10. A 2-foot high, 2-inch diameter, galvanized steel pipe (or equivalent) shall be installed around the tree trunk and secured with wire mesh.
11. Vegetation canopy, vegetation to be preserved shall be staked with a 3-foot high, 2-inch diameter, galvanized steel pipe (or equivalent) at the top.
12. All existing trees / palms shall be staked and gapped as indicated in the details.

**TREE TABLEAU**

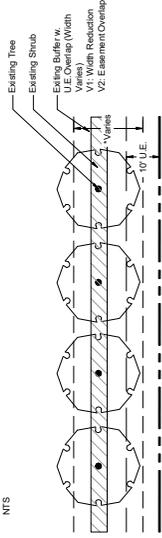
ID	Species	Quantity	DBH	Height	Condition	Notes
75	Live Oak	8	8"	10'	Good	
76	Live Oak	8	8"	10'	Good	
77	Live Oak	8	8"	10'	Good	
78	Live Oak	8	8"	10'	Good	
79	Live Oak	8	8"	10'	Good	
80	Live Oak	8	8"	10'	Good	
81	Live Oak	8	8"	10'	Good	
82	Live Oak	8	8"	10'	Good	
83	Live Oak	8	8"	10'	Good	
84	Live Oak	8	8"	10'	Good	
85	Live Oak	8	8"	10'	Good	
86	Live Oak	8	8"	10'	Good	
87	Live Oak	8	8"	10'	Good	
88	Live Oak	8	8"	10'	Good	
89	Live Oak	8	8"	10'	Good	
90	Live Oak	8	8"	10'	Good	
91	Live Oak	8	8"	10'	Good	
92	Live Oak	8	8"	10'	Good	
93	Live Oak	8	8"	10'	Good	
94	Live Oak	8	8"	10'	Good	
95	Live Oak	8	8"	10'	Good	
96	Live Oak	8	8"	10'	Good	
97	Live Oak	8	8"	10'	Good	
98	Live Oak	8	8"	10'	Good	
99	Live Oak	8	8"	10'	Good	
100	Live Oak	8	8"	10'	Good	
101	Live Oak	8	8"	10'	Good	
102	Live Oak	8	8"	10'	Good	
103	Live Oak	8	8"	10'	Good	
104	Live Oak	8	8"	10'	Good	
105	Live Oak	8	8"	10'	Good	
106	Live Oak	8	8"	10'	Good	
107	Live Oak	8	8"	10'	Good	
108	Live Oak	8	8"	10'	Good	
109	Live Oak	8	8"	10'	Good	
110	Live Oak	8	8"	10'	Good	
111	Live Oak	8	8"	10'	Good	
112	Live Oak	8	8"	10'	Good	
113	Live Oak	8	8"	10'	Good	
114	Live Oak	8	8"	10'	Good	
115	Live Oak	8	8"	10'	Good	
116	Live Oak	8	8"	10'	Good	
117	Live Oak	8	8"	10'	Good	
118	Live Oak	8	8"	10'	Good	
119	Live Oak	8	8"	10'	Good	
120	Live Oak	8	8"	10'	Good	
121	Live Oak	8	8"	10'	Good	
122	Live Oak	8	8"	10'	Good	
123	Live Oak	8	8"	10'	Good	
124	Live Oak	8	8"	10'	Good	
125	Live Oak	8	8"	10'	Good	
126	Live Oak	8	8"	10'	Good	
127	Live Oak	8	8"	10'	Good	
128	Live Oak	8	8"	10'	Good	
129	Live Oak	8	8"	10'	Good	
130	Live Oak	8	8"	10'	Good	
131	Live Oak	8	8"	10'	Good	
132	Live Oak	8	8"	10'	Good	
133	Live Oak	8	8"	10'	Good	
134	Live Oak	8	8"	10'	Good	
135	Live Oak	8	8"	10'	Good	
136	Live Oak	8	8"	10'	Good	
137	Live Oak	8	8"	10'	Good	
138	Live Oak	8	8"	10'	Good	
139	Live Oak	8	8"	10'	Good	
140	Live Oak	8	8"	10'	Good	
141	Live Oak	8	8"	10'	Good	
142	Live Oak	8	8"	10'	Good	
143	Live Oak	8	8"	10'	Good	
144	Live Oak	8	8"	10'	Good	
145	Live Oak	8	8"	10'	Good	
146	Live Oak	8	8"	10'	Good	
147	Live Oak	8	8"	10'	Good	
148	Live Oak	8	8"	10'	Good	
149	Live Oak	8	8"	10'	Good	
150	Live Oak	8	8"	10'	Good	
151	Live Oak	8	8"	10'	Good	
152	Live Oak	8	8"	10'	Good	
153	Live Oak	8	8"	10'	Good	
154	Live Oak	8	8"	10'	Good	
155	Live Oak	8	8"	10'	Good	
156	Live Oak	8	8"	10'	Good	
157	Live Oak	8	8"	10'	Good	
158	Live Oak	8	8"	10'	Good	
159	Live Oak	8	8"	10'	Good	
160	Live Oak	8	8"	10'	Good	
161	Live Oak	8	8"	10'	Good	
162	Live Oak	8	8"	10'	Good	
163	Live Oak	8	8"	10'	Good	
164	Live Oak	8	8"	10'	Good	
165	Live Oak	8	8"	10'	Good	
166	Live Oak	8	8"	10'	Good	
167	Live Oak	8	8"	10'	Good	
168	Live Oak	8	8"	10'	Good	
169	Live Oak	8	8"	10'	Good	
170	Live Oak	8	8"	10'	Good	
171	Live Oak	8	8"	10'	Good	
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175	Live Oak	8	8"	10'	Good	
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183	Live Oak	8	8"	10'	Good	
184	Live Oak	8	8"	10'	Good	
185	Live Oak	8	8"	10'	Good	
186	Live Oak	8	8"	10'	Good	
187	Live Oak	8	8"	10'	Good	
188	Live Oak	8	8"	10'	Good	
189	Live Oak	8	8"	10'	Good	
190	Live Oak	8	8"	10'	Good	
191	Live Oak	8	8"	10'	Good	
192	Live Oak	8	8"	10'	Good	
193	Live Oak	8	8"	10'	Good	
194	Live Oak	8	8"	10'	Good	
195	Live Oak	8	8"	10'	Good	
196	Live Oak	8	8"	10'	Good	
197	Live Oak	8	8"	10'	Good	
198	Live Oak	8	8"	10'	Good	
199	Live Oak	8	8"	10'	Good	
200	Live Oak	8	8"	10'	Good	

**NATIVE VEGETATION MITIGATION**

DBH	Quantity	Mitigation	# of Trees	Mitigation
6"	0	0	0	0
6-8"	2	0	0	0
8-11"	1	1	1	3
11-14"	4	4	4	9
14-17"	6	6	6	14
17-20"	0	0	0	0
20-23"	7	7	7	14
23-26"	1	1	1	6
26-29"	0	0	0	0
29-32"	1	1	1	6
32-35"	0	0	0	0
35-38"	0	0	0	0
38-41"	0	0	0	0
41-44"	0	0	0	0
44-47"	0	0	0	0
47-50"	0	0	0	0
50-53"	0	0	0	0
53-56"	0	0	0	0
56-59"	0	0	0	0
59-62"	0	0	0	0
62-65"	0	0	0	0
65-68"	0	0	0	0
68-71"	0	0	0	0
71-74"	0	0	0	0
74-77"	0	0	0	0
77-80"	0	0	0	0
80-83"	0	0	0	0
83-86"	0	0	0	0
86-89"	0	0	0	0
89-92"	0	0	0	0
92-95"	0	0	0	0
95-98"	0	0	0	0
98-101"	0	0	0	0
101-104"	0	0	0	0
104-107"	0	0	0	0
107-110"	0	0	0	0
110-113"	0	0	0	0
113-116"	0	0	0	0
116-119"	0	0	0	0
119-122"	0	0	0	0
122-125"	0	0	0	0
125-128"	0	0	0	0
128-131"	0	0	0	0
131-134"	0	0	0	0
134-137"	0	0	0	0
137-140"	0	0	0	0
140-143"	0	0	0	0
143-146"	0	0	0	0
146-149"	0	0	0	0
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164-167"	0	0	0	0
167-170"	0	0	0	0
170-173"	0	0	0	0
173-176"	0	0	0	0
176-179"	0	0	0	0
179-182"	0	0	0	0
182-185"	0	0	0	0
185-188"	0	0	0	0
188-191"	0	0	0	0
191-194"	0	0	0	0
194-197"	0	0	0	0
197-200"	0	0	0	0
200-203"	0	0	0	0
203-206"	0	0	0	0
206-209"	0	0	0	0
209-212"	0	0	0	0
212-215"	0	0	0	0
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218-221"	0	0	0	0
221-224"	0	0	0	0
224-227"	0	0	0	0
227-230"	0	0	0	0
230-233"	0	0	0	0
233-236"	0	0	0	0
236-239"	0	0	0	0
239-242"	0	0	0	0
242-245"	0	0	0	0
245-248"	0	0	0	0
248-251"	0	0	0	0
251-254"	0	0	0	0
254-257"	0	0	0	0
257-260"	0	0	0	0
260-263"	0	0	0	0
263-266"	0	0	0	0
266-269"	0	0	0	0
269-272"	0	0	0	0
272-275"	0	0	0	0
275-278"	0	0	0	0
278-281"	0	0	0	0
281-284"	0	0	0	0
284-287"	0	0	0	0
287-290"	0	0	0	0
290-293"	0	0	0	0
293-296"	0	0	0	0
296-299"	0	0	0	0
299-302"	0	0	0	0
302-305"	0	0	0	0
305-308"	0	0	0	0
308-311"	0	0	0	0
311-314"	0	0	0	0
314-317"	0	0	0	0
317-320"	0	0	0	0
320-323"	0	0	0	0
323-326"	0	0	0	0
326-329"	0	0	0	0
329-332"	0	0	0	0
332-335"	0	0	0	0
335-338"	0	0	0	0
338-341"	0	0	0	0
341-344"	0	0	0	0
344-347"	0	0	0	0
347-350"	0	0	0	0
350-353"	0	0	0	0
353-356				

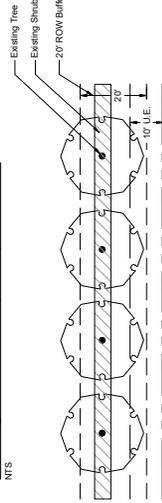
# Landscape Buffers

## Existing ROW Buffer (East)

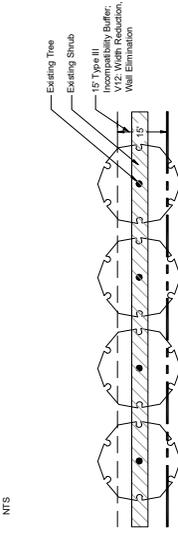


\*Reduced per ROW Dedication Min. 8' Width

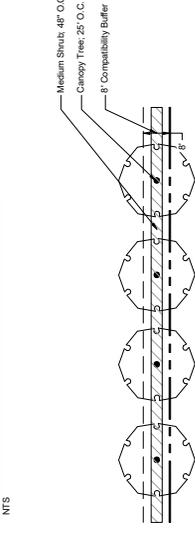
## Existing ROW Buffer (South)



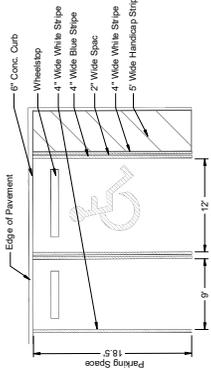
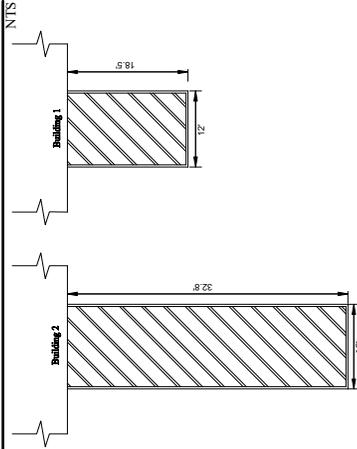
## Existing Incompatibility Buffer (North)



## 8' Compatibility Buffer (West)

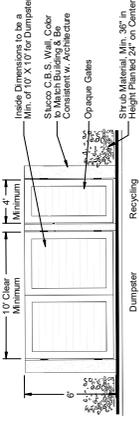


## REDUCED LOADING AREAS



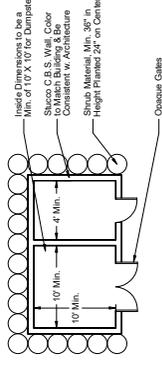
## Existing Parking Stall Detail

NTS



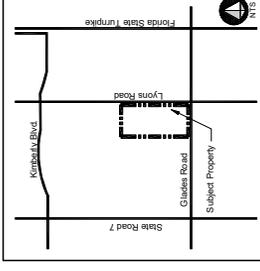
## Typical Dumpster Enclosure Detail

NTS



Top Elevation NTS

Location Map



Amendments

Zoning Stamp

Lyons/Glades Center  
Prepared for Munnaw & Associates  
Palm Beach County, Florida



### Revisions

Revision	Date
Submitted (RSH)	02/09/2025
Resubmitted (RSP)	04/02/2025
Resubmitted (RSP)	06/23/2025
Resubmitted (RSP)	08/14/2025

Final Registering Plan	As Shown
Scale	JZ
Drawn By	AA
Checked By	AA
Date	2025-02-19
File	2025-08-14_SP-299-02_Submittal_4

**Site Data**  
Application Name:  
Control Name:  
Application No.

Lyons/Glades Center  
Application No. 2025-08-14  
Control Name  
DOA-2025-292

PRP  
Sheet 4 of 4

## Exhibit E-3 - Preliminary Master Site Plan

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**Exhibit E-4 - Previously Approved Site Plan**

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## Exhibit E-5 - Disclosure

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

1. Affiant is the  individual or  Manager *[position - e.g., president, partner, trustee]* of Boca Pier Associates LTD *[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: 215 N Federal Highway  
Boca Raton, FL 33432
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.

James H. Batmasian, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

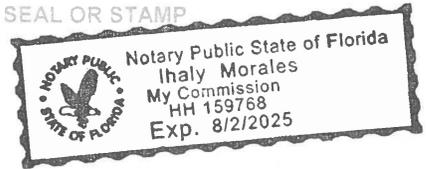
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 23 day of January, 2025 by James Batmasian (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did not take an oath (circle correct response).

Ihaly Morales  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: 8/2/2025

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"****PROPERTY**

PARCEL OF LAND LYING WITHIN TRACT 96, BLOCK 77, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, 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 2, PAGE 45, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 96, BLOCK 77; THENCE NORTH 89 DEGREES 57'17" EAST ALONG THE NORTH LINE OF SAID TRACT 96, A DISTANCE OF 301.08 FEET; THENCE SOUTH 00 DEGREES 00'22" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 2825, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 55 DEGREES 27'25" WEST, A DISTANCE OF 42.59 FEET; THENCE SOUTH 00 DEGREES 00'22" EAST, A DISTANCE OF 141.00 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 62 DEGREES 45'40" WEST, A DISTANCE OF 76.33 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 43.14 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 96; THENCE NORTH 00 DEGREES 00'22" WEST ALONG SAID WEST LINE OF TRACT 96, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2825, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, HAVING A BEARING OF SOUTH 00 DEGREES 00'22" EAST

**ALSO DESCRIBED AS**

TRACT 96, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 29 FEET AND THE SOUTH 65 FEET THEREOF, ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN O.R. BOOK 6515, PAGE 281, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN O.R. BOOK 28079, PAGE 868, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE EAST 60 FEET OF TRACT 95, BLOCK 77, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 65 FEET THEREOF FOR ROAD RIGHT OF WAY.

**ALSO KNOWN AS**

A PORTION OF TRACTS 95 AND TRACT 96, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 60.00 FEET OF SAID TRACT 95; THENCE N.89°36'50"E. ALONG THE NORTH LINE OF SAID TRACTS 95 AND 96, A DISTANCE OF 361.02 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2825, PAGE 18 OF SAID PUBLIC RECORDS; THENCE S.00°28'42"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 291.67 FEET; THENCE S.02°31'18"W. ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6515, PAGE 281 AND OFFICIAL RECORD BOOK 7322, PAGE 510 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 265.55 FEET; THENCE S.46°01'18"W ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN



**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 James H. Batmasian, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  Manager *[position - e.g., president, partner, trustee]* of Glades Road West Investments LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 215 N Federal Highway  
Boca Raton, FL 33432
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.

\_\_\_\_\_  
James H. Batmasian, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

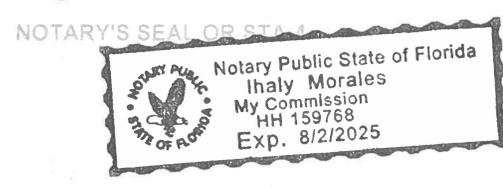
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of January, 20 25 by James Batmasian (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).

Ihaly Morales  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: 8/2/2025



**EXHIBIT "A"****PROPERTY**

PARCEL OF LAND LYING WITHIN TRACT 96, BLOCK 77, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, 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 2, PAGE 45, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 96, BLOCK 77; THENCE NORTH 89 DEGREES 57'17" EAST ALONG THE NORTH LINE OF SAID TRACT 96, A DISTANCE OF 301.08 FEET; THENCE SOUTH 00 DEGREES 00'22" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 2825, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 55 DEGREES 27'25" WEST, A DISTANCE OF 42.59 FEET; THENCE SOUTH 00 DEGREES 00'22" EAST, A DISTANCE OF 141.00 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 62 DEGREES 45'40" WEST, A DISTANCE OF 76.33 FEET; THENCE SOUTH 89 DEGREES 59'38" WEST, A DISTANCE OF 43.14 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 96; THENCE NORTH 00 DEGREES 00'22" WEST ALONG SAID WEST LINE OF TRACT 96, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2825, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, HAVING A BEARING OF SOUTH 00 DEGREES 00'22" EAST

**ALSO DESCRIBED AS**

TRACT 96, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 29 FEET AND THE SOUTH 65 FEET THEREOF, ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN O.R. BOOK 6515, PAGE 281, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN O.R. BOOK 28079, PAGE 868, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE EAST 60 FEET OF TRACT 95, BLOCK 77, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 65 FEET THEREOF FOR ROAD RIGHT OF WAY.

**ALSO KNOWN AS**

A PORTION OF TRACTS 95 AND TRACT 96, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 60.00 FEET OF SAID TRACT 95; THENCE N.89°36'50"E. ALONG THE NORTH LINE OF SAID TRACTS 95 AND 96, A DISTANCE OF 361.02 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2825, PAGE 18 OF SAID PUBLIC RECORDS; THENCE S.00°28'42"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 291.67 FEET; THENCE S.02°31'18"W. ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6515, PAGE 281 AND OFFICIAL RECORD BOOK 7322, PAGE 510 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 265.55 FEET; THENCE S.46°01'18"W ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN



## Exhibit E-6 - Drainage Statement

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Dynamic Engineering Consultants, PC  
www.dynamicec.com  
100 NE 5<sup>th</sup> Avenue, Suite B2  
Delray Beach, FL 33483  
T: 561-921-8570

February 10, 2025

Palm Beach County  
Land Development - Engineering & Public Works  
2300 North Jog Road 3<sup>rd</sup> Floor  
West Palm Beach, FL 33411

**Re: Drainage Statement**  
**Lyons/Glades Center**  
**NWC of Glades Road and Lyons**  
**Road Boca Raton, FL 33432**  
**Parcel #: 00-42-43-27-05-077-0962,**  
**00-42-43-27-05-077-0963,**  
**00-42-43-27-05-077-0961,**  
**00-42-43-27-05-077-0951**

To Whom It May Concern;

On behalf of our client and the applicant, Investments Limited, please accept this drainage statement for the above referenced project. The subject site is generally located at the NWC of Glades Road and Lyons Road in Boca Raton, FL 33432 under the folio numbers 00-42-43-27-05-077-0962, 00-42-43-27-05-077-0963, 00-42-43-27-05-077-0961, 00-42-43-27-05-077-0951. The subject project site covers a total area of  $\pm 4.86$  Acres per the survey completed by Caulfield & Wheeler, Inc. dated December 14<sup>th</sup>, 2022, and consists of three (3) existing buildings and one (1) proposed building. As shown on the Preliminary Site Plan, Building 1 consists of 7,588 SF of Financial Institution with Drive Through, 5,410 SF of Medical Office, and 2,178 SF of Office, Building 2 consists of 3,240 SF of Medical Office and 2,672 SF of Retail, and Building 3 consists of 9,000 SF of Retail with parking, landscaping, and utility infrastructure. The subject site was permitted for the addition of Buildings 2 and 3 with the Lake Worth Drainage District (LWDD) under Permit No. 89-1055D.01 on July 18<sup>th</sup>, 1989. There are no known South Florida Water Management District (SFWMD) permits for this property. The applicant is proposing Building 4, a  $\pm 5,569$  SF commercial building consisting of retail space and restaurant space with outdoor seating on the southwestern corner of the subject property with associated parking, landscaping, lighting and infrastructure improvements.

The existing shopping center has a series of stormwater inlets, which connect to the on-site wet retention system. Per the LWDD record drawings associated with Permit No. 89-1055D.01, the minimum FFE is set at 21.15 NGVD (19.61 NAVD), the minimum inlet elevation is set at 18.38 NGVD (16.84 NAVD), the perimeter berm along Lyons and Glades Rd is  $\pm 19.50$  NGVD (18.00 NAVD).

Per the FEMA FIRMette Panels 12099C1155F and 12099C1156F dated October 5, 2017 the project site is located in an area of minimal flood hazard, Zone X. The following criteria is to be followed as required by SFWMD, LWDD and Palm Beach County (PBC):

- Per SWERP Applicant Handbook Volume II, whichever is the greater of the following governs treatment criteria:
  - The first inch of runoff from the entire contributing area.
  - 2.5 inches times the percentage of imperviousness for the contributing area.
  - If a retention system is proposed, 50% of volume required per the above is required.

The applicant will be submitting for a new Environmental Resource Permit through SFWMD for the proposed development. The proposed minimum building F.F.E. is anticipated to be 20.00 NAVD based on the 100-yr/3-day storm peak stage, and the minimum perimeter berm is anticipated to remain  $\pm 18.00$  NAVD based on the 25-year/3-day storm peak stage.

The proposed drainage system will consist of filling/removing the existing wet retention pond onsite and replacing it with the construction of new dry retention areas and exfiltration trench that will interconnect to the

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1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229  
8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198  
790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-

100 NE 5<sup>th</sup> Avenue, Suite B2, Delray Beach, FL 33483 T. 561-921-8570  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
1301 Central Expressway South, Suite 210, Allen, TX 75013 T. 972-534-2100



Dynamic Engineering Consultants, PC  
www.dynamicec.com  
100 NE 5<sup>th</sup> Avenue, Suite B2  
Delray Beach, FL 33483  
T: 561-921-8570

existing development and proposed improvements via additional inlets and underground storm pipes. An overflow control structure will be added, which will provide legal positive outfall to Lyons Rd. above the 25-year/3-day storm peak stage. The proposed stormwater management system will comply with all agency design requirements.

Please feel free to call us at 561.921.8570 or email apinero@dynamicec.com with any questions or concerns you might have, or should you require additional information.

Sincerely,

**Dynamic Engineering Consultants, PC**



Digitally signed  
by Angel Pinero  
Lugo  
Date:  
2025.02.11  
15:21:21-05'00'

ANGEL PINERO LUGO, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 88047. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PINERO LUGO, P.E. ON 02/10/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Ángel Piñero, P.E.  
P.E. License No. 88047  
Principal

1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

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100 NE 5<sup>th</sup> Avenue, Suite B2, Delray Beach, FL 33483 T. 561-921-8570  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
1301 Central Expressway South, Suite 210, Allen, TX 75013 T. 972-534-2100

## Exhibit E-7 - Utility Letter

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**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd.  
West Palm Beach, FL 33413  
(561) 493-6000  
Fax: (561) 493-6085  
www.pbcwater.com



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marcy Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

printed on sustainable  
and recycled paper

February 16, 2023

Morton  
3910 RCA Boulevard  
Palm Beach Gardens, Fl. 33410

RE: Glades Lyons Center  
PCN 00-42-43-27-05-077-0961, 00-42-43-27-05-077-0963, 00-42-43-27-05-077-0962, and 00-42-43-27-05-077-0951  
Service Availability Letter

Dear Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest point of connection is a 16" potable water main and a 4" sanitary sewer force main located adjacent to the subject property within Lyons Road. Offsite improvements including possible forcemain extensions/upsizing may be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E,  
Project Manager