



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, SEPTEMBER 5, 2024

A. Application Summary

I. General

Application Name:	South Florida Fair - North Lots, Z/DEV-2024-00722
Control Name:	South Florida Fair (2024-00082)
Applicant / Owner	South Florida Fair & PBC Expositions, Inc.
Agent:	Urban Design Studio - Tyler Woolsey - Jean-Louis Lentzy
Project Manager:	Imene Haddad, Senior Site Planner, AICP

Title: Official Zoning Map Amendment **Request:** to allow a rezoning from the General Industrial (IG) Zoning District in part on 5.33 acres and Light Industrial (IL) Zoning District in part on 3.74 acres to the Public Ownership (PO) Zoning District on 9.07 acres

Title: Public Ownership Deviation **Request:** to eliminate interior Landscape Islands and relocate required tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

Application Summary: The proposed application is for land area associated with the South Florida Fair and referred to as the "North Lots" for the purposes of this application. There are no prior approvals by the Board of County Commissioners (BCC) for the subject parcels. The application is comprised of two parcels. The northern 5.33-acre parcel currently supports a 12,320 square foot warehouse and is use by the South Florida Fair as equipment and vehicle storage. The southern 3.74-acre parcel was recently contracted or 'de-annexed' from the Village of Royal Palm Beach, and is used for overflow parking for fair events.

The requests propose to rezone from the General Industrial (IG) Zoning District on 5.33 acres and from the Light Industrial (IL) Zoning District on 3.74 acres to the Public Ownership (PO) Zoning District on a total of 9.07 acres. In addition, the Applicant is also requesting Public Ownership Deviations from the landscape requirements to eliminate interior landscape islands, relocate tree plantings, and eliminate divider medians on the northern lot. Access to the site will remain from Belvedere Road and Weisman Way.

II. Site Data

Acres:	9.07 acres
Location:	South side of Belvedere Road, approximately 0.3 miles west of Sansbury's Way
Parcel Control:	00-42-43-27-05-007-0061; 72-42-43-27-05-007-0073
Future Land Use:	Industrial (IND)
Zoning District:	General Industrial District (IG); Light Industrial (IL)
Proposed Zoning:	Public Ownership (PO)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Utility Department (PBCWUD)
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	6, Commissioner Sara Baxter

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B.7.A.2 and 2.B.7.G.3 , and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

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

IV. Hearing History

ZONING COMMISSION: *Scheduled for September 5, 2024*

BCC HEARING: *Scheduled September 26, 2024*

B. Data & Analysis

I. Exhibits	Page
A. Future Land Use Map & Zoning Map	3-4
B. Standards Analysis & Findings	5-10
C. Conditions of Approval	11-12
D. Project History	13
E. Survey June 24, 2024	14-15
F. Alternative Landscape Plan July 26, 2023	16
E. Disclosure of Ownership	17-22
F. Utility Letter	23

Exhibit A - Future Land Use Map

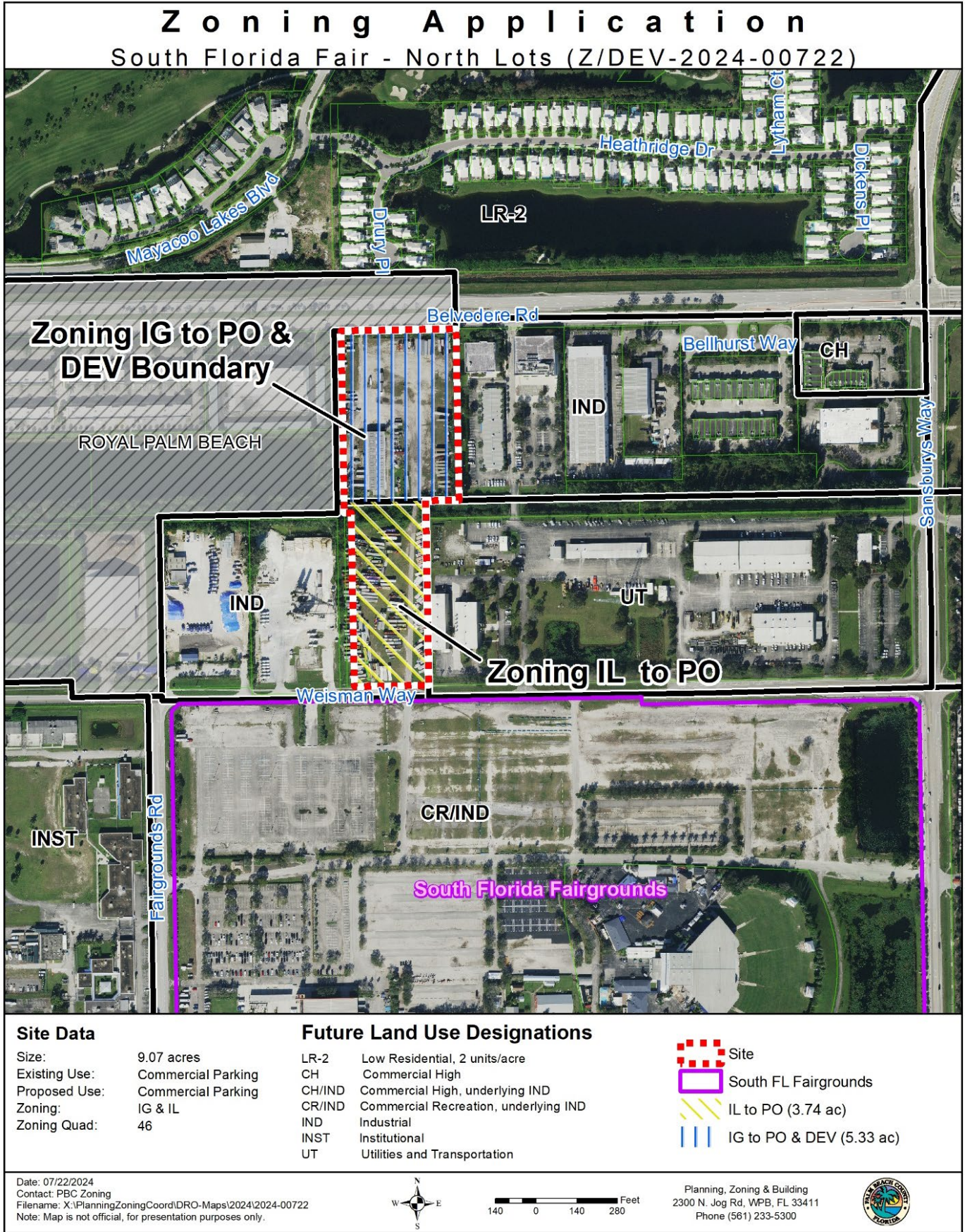


Exhibit A - Zoning Map

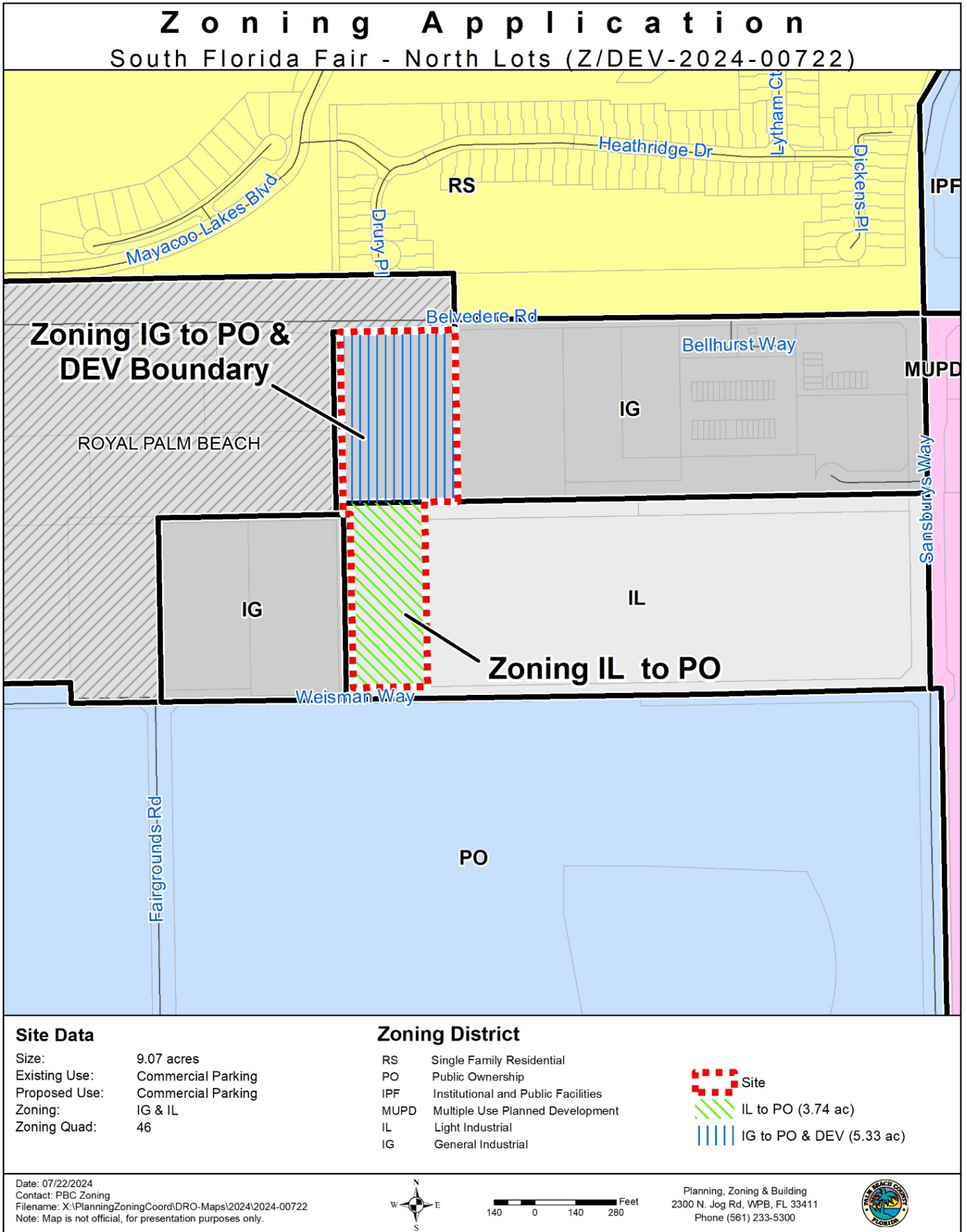


Exhibit B - Standards Analysis & Findings (Official Zoning Map Amendment)

FINDINGS:

Official Zoning Map Amendment (Rezoning) to a Standards District Standards:

Article 2.B.7.B.2, Standards for an Official Zoning Map Amendment (Rezoning) to a Standard District 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 amendment is consistent with the Plan.*

○ Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) Policy 2.2-f establishes the consistent non-residential zoning and planned development districts for the Non-Residential Future Land Use Designations in Table 2.2-f.1, *Non-Residential Future Land Use - Zoning Consistency*. The proposed Public Ownership (PO) Zoning District is consistent with the existing Industrial (IND) Future Land Use designation.

○ *Intensity:* The request does not necessitate a site plan; however, the Justification Statement indicates an intent to utilize the subject site for parking associated with fairground events. The maximum Floor Area Ratio (FAR) allowed for the Industrial future land use designation in the Urban/Suburban Tier is 0.85 (395,089 square feet (sq. ft.) or 9.07 acres combined x 0.85 maximum FAR = 335,826 sq. ft. maximum).

○ *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in 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.*

The subject site is currently zoned General Industrial (IG) and Light Industrial (IL). The proposed rezoning to the Public Ownership Zoning District (PO) is consistent with the existing IND Future Land Use designation pursuant to Table 2.2.1-j-1 of the Comprehensive Plan. The subject parcels are not currently included within the Final Site Plan of the South Florida Fairgrounds, however they are owned and are used for equipment storage and overflow parking during fair events. In accordance with ULDC Article 3.D.1.A., Property Development Regulations (PDR) for Standard Zoning Districts, the proposed PO Zoning District is exempt from meeting the minimum PDRs. However, the (PO) District shall be subject to the Floor Area Ratio (FAR) requirements of the Comprehensive Plan. The proposed amendment is not in conflict with any portion of the Code, and is consistent with its stated purpose and intent.

○ *Property Development Regulations:* In accordance with ULDC Article 3.D.1.A., Property Development Regulations (PDR) for Standard Zoning Districts, the proposed PO Zoning District is exempt from meeting the minimum PDRs. However, the PO District shall be subject to the Floor Area Ratio (FAR) requirements of the Comprehensive Plan.

c. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The site is bounded by a variety of land uses. Directly to the north across from Belvedere Road is the existing residential development Breakers West PUD (Control No.1973-00219). To the south across from Weisman Way is the South Florida Fairgrounds (Control No.1985-00144). To the east of the site is the South Florida Water Management District Field Station (Control No. 1986-00086) and the Belrub Industrial Park (Control No. 1976-00062). To the west of the site is the Titan Ready Mix concrete supplier site (Control No. 1986-00086). The proposed rezoning to the PO Zoning District is consistent with the adjacent PO-zoned South Florida Fairgrounds Parcels and is consistent with the surrounding Industrial land use. Staff finds the proposed PO Zoning District is generally compatible and consistent with the surrounding uses and is the appropriate zoning district for the parcels of land.

- d. **Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*
- *Vegetation Protection:* The application request does not impact native vegetation.
 - *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
 - *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-storm water discharge or the maintenance or use of a connection that results in a non-storm water discharge to the storm water system is prohibited pursuant to Palm Beach County Storm water Pollution Prevention Ordinance No. 93-15.
 - *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The surrounding area currently supports a variety of land uses, including Residential, Commercial, Institutional, and Industrial. The existing South Florida Fairgrounds is situated on a PO-zoned lot directly south of the subject parcels. Rezoning to the PO Zoning District will provide consistency with the adjacent parcels of the overall site, and provide more appropriate and useful Zoning District for the South Florida Fairgrounds activities. The site is currently owned and operated by the South Florida Fairgrounds, and will not affect the existing development pattern of the area. The proposed rezoning will therefore result in a logical, orderly, and timely development pattern.

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

ENGINEERING COMMENTS: This is a rezoning application for two contiguous parcels, which will be part of the existing South Florida Fairgrounds and will function as accessory use for the operation of the Fairground. This rezoning will have minimal additional traffic impact.

There are no proposed Engineering conditions of approval associated with this application.

WATER AND WASTEWATER: Staff has reviewed this application and have no comment. The Water and Waste provider is Palm Beach County water Utility Department (PBCWUD). The Applicant has provided a letter (Exhibit F) dated October 18, 2023 June 28, 2024 indicating availability for the proposed development.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project has met the requirements of the Florida Department of Health.

SCHOOL IMPACTS: The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION: The Parks and Recreation Department has no comment on the proposed zoning amendment.

FIRE PROTECTION: Staff has reviewed this application and have no comment. The subject site is located within the boundaries of PBC Fire Station #29.



- g. 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 that the changed circumstances consist of the contraction of the parcel formerly in Royal Palm Beach and that "to rezone the subject parcels to the Public Ownership (PO) zoning district in order for the parcels to be consistent with the established PO zoning of the overall South Florida Fairgrounds and to ultimately include both parcels within the Final Site Plan of the Fairgrounds."

**Exhibit B - Standards Analysis & Findings
(Public Ownership Deviation)**

Public Ownership (PO) Zoning District Deviation Standards:

Deviation	Code Section	Required	Proposed	Deviation
D1	Article 7.C.4.A.1.a.	One landscape island per ten spaces (maximum 100 feet apart)(25 islands)	Eliminate all landscape islands (-25 islands) and relocate trees (25) to perimeter landscape buffer of north lot	Provide zero landscape islands and relocate 25 tree to the perimeter landscape buffer of north lot
D2	Article 7.C.4.B.1	Locate divider medians between every third aisle or sixth row of parking spaces, and between all parking and vehicular use areas (1 divider median)	Eliminate divider median and associated vegetation	Provide zero divider medians (-1 median) and the associated vegetation

Pursuant to Article 2 of the Unified Land Development Code, for PO Deviations the Applicant is responsible for preparing a Staff Report Analysis and recommendation for the BCC to consider. The following analysis has been provided by the Applicant.

APPLICANT'S INTRODUCTION AND SUMMARY: South Florida Fair & PBC Expositions Inc. (Owner/Applicant) is requesting a landscape PO deviation to accommodate the proposed improvements and intended use of the subject parcel for continuation of permitted uses in support of the South Florida Fairgrounds (Fair). Specifically, the proposed improvements permitted will allow for the most efficient use of the parcel for overflow parking, equipment storage, and the parking of Fair vendor vehicles during the length of the Fair. As described in the companion justification statement by the Applicant, the +5.33-acre subject parcel currently supports the primary operation of the Fair on adjacent parcels to the south across Weisman Way. The site is currently improved with an existing warehouse structure of approximately 12,000 square feet with the balance of the parcel utilized for outdoor equipment and vehicle storage and overflow parking during Fair events. Since 1912, the annual South Florida Fair is established as one of South Florida's oldest and largest community events with more than half a million visitors attending over the three weeks of the Fair season each January. Fairgoers enjoy a variety of stage shows, concert performances, educational and interactive experiences, rides, agricultural expositions, shopping, food, and more.

The Fair is made possible through the organization and contribution of countless small business vendors and operators, many of which reside within recreational vehicles on the Fair property for the extent of the Fair season. Presently, the vendor parking is primarily accommodated along the periphery of customer parking fields. This configuration, while effective, is not ideal as it does not allow for a dedicated and secured location for vendor parking and detracts from available visitor parking proximate to the Fair entry. As the Fair's success continues, the Applicant seeks to provide a designated area with improved facilities to best address the needs for vendor parking. It is preferable to relocate the vendor parking on the subject parcel in order to create a dedicated and secured location for the vendors that provides the necessary infrastructure to serve recreational vehicles. As such, the Applicant is proposing to improve the subject parcel with 131 parking spaces striped at 17-feet-wide by 50-feet-deep provided with necessary electric and water hookups to serve the recreational vehicles typically utilized by Fair vendors. Access to the site will be controlled by Fair staff and is provided from Weisman Way through the adjacent parcel to the south as well as an existing curb-cut onto Belvedere Road which will be gated to restrict access.

A Final Alternative Landscape Plan (FALP) has been provided to depict the general site improvements proposed as well as the specific landscape deviations being requested. The requested deviation pertains to the regulations of the Palm Beach County Unified Land Development Code (ULDC) for interior landscaping required within vehicular use areas. The deviation is proposed in light of the nature of the use described above and the need to accommodate large recreational vehicles and related infrastructure. The interior landscaping deviations are intended to allow for the sufficient circulation and storage of up to 131 recreational vehicles for the extent of the Fair event without conflict with landscape materials. The required planting materials are proposed to be relocated to perimeter landscape buffers to increase the effectiveness of these buffers as screening for adjacent parcels. Therefore, approval of the deviations will result in no loss of vegetation as otherwise required by the ULDC, but will allow the required landscape materials that are the subject of the deviation to be most appropriately installed in an alternate location within the perimeter landscape buffers of the subject parcel. Additional information and details of provided throughout the remainder of this report.

FINDINGS:

Pursuant to ULDC Article 7.B.1.C.2., deviations are permitted for development supporting government facilities within the Public Ownership (PO) Zoning District, subject to approval by the BCC. Standards for granting deviations are enumerated within the ULDC to assist the review, evaluation, and rendering of a final determination upon a proposed deviation. An assessment of the proposed deviation has been conducted and a response to each standard follows:

a. The proposed deviation(s) maintains compatibility with the uses and character of land surrounding and in the vicinity of the land proposed for development.

APPLICANT'S RESPONSE: Properties surrounding the subject parcel as designated with Industrial Future Land Use (FLU) categories and zoning district are currently developed with a range of industrial uses. The existing use of the site for outdoor storage is currently compatible with surrounding uses. Compatibility with surrounding uses and the character of surrounding lands will be maintained, if not improved, as the proposed deviation seeks relief from internal planting requirements and proposes to increase the number of plantings within perimeter landscape buffers. In this way, the proposed site improvements as permitted by the proposed deviation will most effectively increase the buffering provided for adjacent parcels. Further, the proposed use and related site improvements represents an improvement to the existing conditions to increase the degree of compatibility with the character of the surrounding parcels. The required internal landscaping would serve only to benefit the interior aesthetic of the site, whereas, the proposed relocation of planting materials to the perimeter buffers serves to benefit adjacent parcels with enhanced screening to buffer any potential impacts from the use of the subject parcel. The required ROW buffer along Belvedere Road and compatibility buffers along other property lines will be enhanced with the additional plantings relocated from interior parking islands to result in more substantial perimeter buffering and effectively enhancing the compatibility of the site with any surrounding uses.

STAFF'S RESPONSE: The proposed PO landscaping deviation meets this standard.

b. Adverse effects on adjacent uses and lands, including but not limited to visual impact, are determined to be minimal or otherwise negligible upon review and consideration of surrounding lands, uses, zoning, future land use (flu), character, and/or other preexisting conditions.

APPLICANT'S RESPONSE: No adjacent or surrounding properties will be adversely impacted by the proposed deviations. On the contrary, adjacent parcels will benefit from the alternative location of requiring planting materials to perimeter landscape buffers. The parcel has been used for outdoor storage, maintenance, and other ancillary uses in support of the Fair for more than 15 years in the similar configuration to the current site conditions. Presently, perimeter landscape buffers are minimal and no interior landscaping is provided within the site. Adjacent industrial uses orient rear façade and parking areas in proximity to shared property lines. The proposed deviations will enable the Applicant to proceed with intended site improvements to enhance the overall aesthetic and functionality of the site while enhancing perimeter landscape buffers to more effectively screen adjacent properties. Any potentially adverse effect on surrounding properties is intended to be mitigated by the alternative location of required plantings to perimeter landscape buffers which will increase the effectiveness of these buffers to screen adjacent uses from any noise, light, or other possible impacts associated with the existing and proposed use of the site.

STAFF'S RESPONSE: The proposed PO landscaping deviation meets this standard.

c. Special or unique circumstances and/or factors exist that are applicable to the proposed use, structure, feature, or land proposed for development.

APPLICANT'S RESPONSE:

The subject parcel is owned and operated in direct support of the South Florida Fairgrounds which is unique in its position and use as a cultural staple of Palm Beach County. Serving a variety of functions in support of local government in addition to the primary use of the Fair and exposition events at the benefit of the public. As an organization serving the public, the Fair partners with local government and other agencies to serve the County's residents through a variety of events and operations. The proposed deviations serve to allow the most compatible, efficient, and aesthetically pleasing improvement plan for subject parcel which directly supports the Fair's operational abilities. Further, the Fair does partner with utility providers to accommodate the staging of vehicles for emergency or extreme weather events. By allowing for the proposed deviations, the Fair will improve a portion of their property in a manner that is better suited for such uses as may be necessary to serve the public.

d. The proposed deviation allows for reasonable and/or practical use of the land proposed for development.

APPLICANT'S RESPONSE: The proposed deviations allow for reasonable and practical use of the land proposed for development. In fact, the requested deviations allow for the most efficient use of the subject parcel for vendor parking and equipment storage to support the Fairground operations. The elimination of the required terminal landscape islands and divider median and the relocation of required internal plantings allows the parcel to accommodate large recreational vehicles in an efficient manner that does not conflict with site improvements such as landscaped parking islands. The proposed deviations not only allow for a more reasonable and practical use of the subject parcel but also for the overall Fair property by freeing up customer parking fields that previously accommodated vendor parking. The site improvements permitted by the requested deviations will result in an overall improved aesthetic for the site both internally and from adjacent parcels and roadways.

STAFF'S RESPONSE: The proposed PO landscaping deviation meets this standard.

e. Approval of the deviation is consistent with the purpose, goals, policies, and objectives of the plan and this code.

APPLICANT'S RESPONSE: Approval of the requested deviations is consistent with the purpose, Goals, Objectives, and Policies of the Comprehensive Plan, and the Code. The proposed alternative planting location support the intent of Policy 1.2-b of the Plan, which requires that the County encourage and support sustainable urban development, including restoration, infill and adaptive reuse. The requested deviations support this policy by enhancing the existing perimeter buffer of the site to increase compatibility while most effectively accommodating the ongoing use of the site in support of the Fairgrounds. In furtherance of the intent of the Plan and the Code, the Final Alternative Landscape Plan (FALP) demonstrates that, upon approval of the requested deviations, the site would continue to be planted with the same overall quantity of vegetation as would result in the absence of this deviation.

STAFF'S RESPONSE: The proposed PO landscaping deviation meets this standard.

f. Approval of the deviation is not injurious to the surrounding area or otherwise detrimental to public health, safety, and general welfare.

APPLICANT'S RESPONSE: The deviations will not be injurious to the surrounding area or otherwise detrimental to public health, safety, and general welfare. The subject parcel is presently utilized for outdoor equipment storage and occasional overflow parking in support of the operations of the Fairgrounds. The proposed site improvements represent a substantial improvement to the existing conditions of the site. The proposed deviations will allow the most efficient use of the site accounting for the circulation of large recreational vehicles without conflict with site improvements such as landscape islands. The proposed deviations dually serve to improve the overall aesthetic of the site as perceived from adjacent parcels and roadways. The primary use of the site will continue to be for equipment storage and vendor vehicle parking in direct support of the adjacent Fair use. The proposed site improvements made possible through the requested deviations will result in a more aesthetic, functional, and operationally efficient use of the Subject Property than exists today. In as much, the proposed site improvements and associated landscape design with deviations presents no potential health, safety, or welfare implications that would otherwise be safeguarded by installation of the internal landscaping that is the subject of this proposed deviation request.

STAFF'S RESPONSE: The proposed PO landscaping deviation meets this standard.

APPLICANT'S CONCLUSION:

In consideration of the foregoing reasons and findings of fact, staff recommends and respectfully requests Approval of the proposed deviations from ULDC Article 7 to allow for the relocation of the specified landscape materials to strategically selected locations within the site's perimeter landscape buffers and the elimination of required landscape divider medians. As demonstrated herein, approval of this deviation request will result in no loss of required on-site plant material, reasonably cause no adverse impact to surrounding lands, and cause no harm to the general public while accomplishing the intention and reasonable goal of accommodating the parking and operational demands of the South Florida Fairgrounds to the benefit of the public.

Exhibit C-1 - Conditions of Approval

Official Zoning Map Amendment on 9.07 acres

DISCLOSURE

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

Exhibit C-2 - Conditions of Approval

Public Ownership Deviation on 5.33 acres

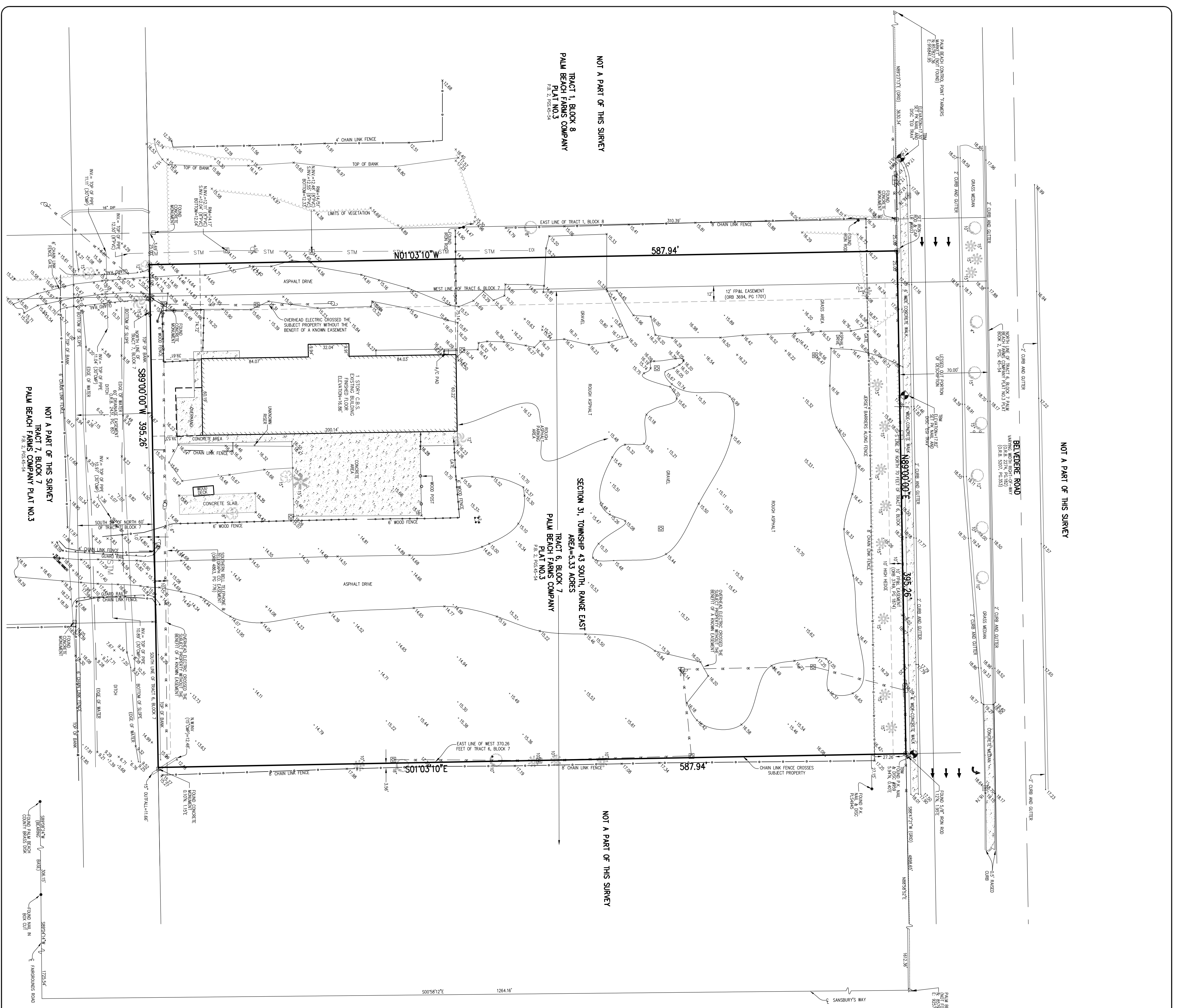
DISCLOSURE

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

Exhibit D - Project History

The site is currently used as overflow parking for fair event and equipment storage and does not have any prior approvals by the Board of County Commissioners (BCC)

Exhibit E – Survey – North Lot



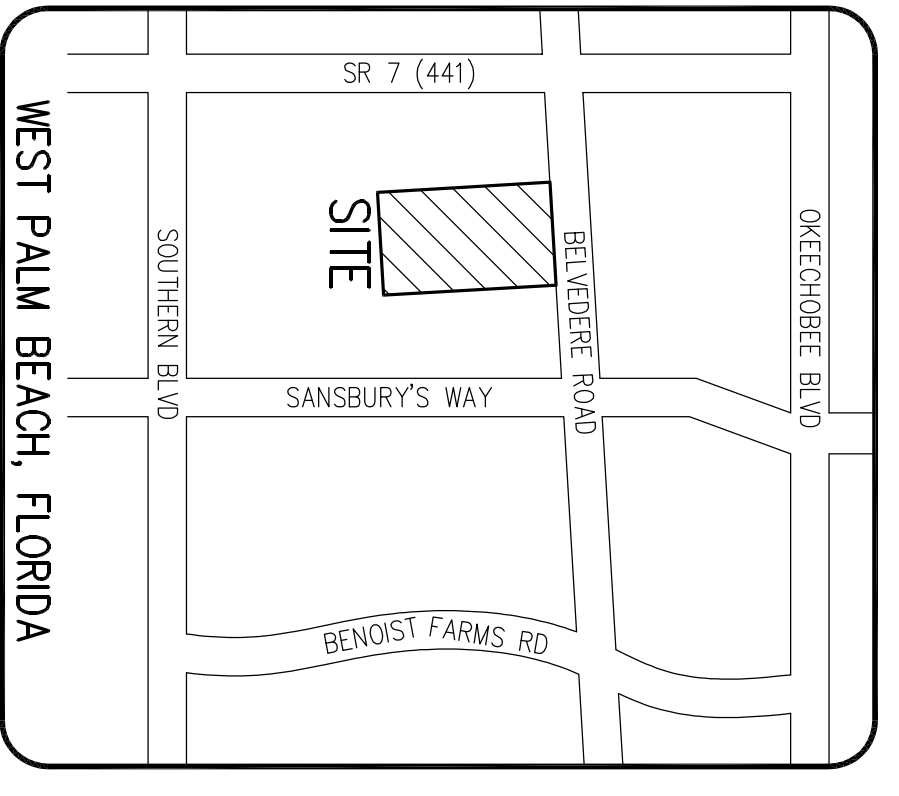
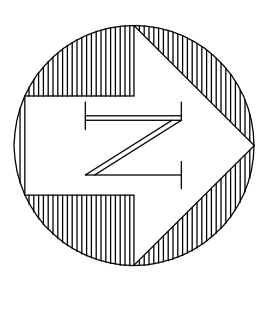
NOT A PART OF THIS SURVEY

NOT A PART OF THIS SURVEY

NOT A PART OF THIS SURVEY

LEGEND

- MEASURED ELEVATION
- CATCH BASIN
- CHAIN LINK FENCE
- CONCRETE
- CUY WIRE
- WATER METER
- UTILITY POLE
- DUCTILE IRON PIPE
- CORRUGATED METAL PIPE
- CONCRETE BLOCK STRUCTURE
- OVERHEAD ELECTRIC
- OFFICIAL RECORD BOOK
- PLAT BOOK
- PAGE
- SET 5/8" IRON ROD & CAP LB #603
- SET PA NAIL & DISK LB #6603
- TEMPORARY BENCHMARK
- CENTERLINE
- INFORMATION SIGN



TREE LEGEND

- OAK TREE AND SIZE
- HYDROPHOBIC PALM AND SIZE
- DECORATIVE TREE AND SIZE
- COCONUT PALM AND SIZE
- PRAIRY PEAR AND SIZE
- CABBAGE PALM AND SIZE

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE WEST 370.26 FEET OF TRACT 6, BLOCK 7, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LESS AND EXCEPTING THEREFROM, THE NORTH 70 FEET THEREOF.
 TOGETHER WITH A 25 FOOT WIDE PARCEL OF LAND LYING WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.
 CONTAINING 5.33 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AND IS IN COMPLIANCE WITH CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE.
2. ENGINEER GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECEIVED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
3. UNDERGROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGINEER GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND PRESSED SEAL OR ELECTION OF THE REGISTERED SURVEYOR AND HEREON. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. LAST DATE OF FIELD SURVEY: JULY 12, 2023
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ACQUISITION STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PREVIOUS TO THE SURVEY. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDED COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:480 OR SMALLER.
10. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT EFFECTIVE DATE OF MARCH 19, 2024 AT 11:00 PM, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
11. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT REPORT BY ATORNEY'S TITLE FUND SERVICES, LLC UNDER COMMITMENT NUMBER C-7260955 WITH RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
12. THE LINE CREATED BETWEEN THE PALM BEACH COUNTY BRASS DISK (NO NAME) AND THE NAIL IN THE BOX COIL ALONG THE CENTERLINE OF PARKROADS ROAD IS TAKEN AS BEING 589708.24W (N6.V.D. 1929) AND REFERENCE THE FOLLOWING BENCHMARK:
 MCLANE ELEVATION=14.626 (NOV 1929)
 ROAD AND SANBURY'S WAY, SET IN THE CENTER OF A CONCRETE HEADWALL FOR AN EAST/WEST CANAL AND STAMPED MCLANE PGC BI.
 THE STATION IS LOCATED 59.5 FEET NORTH OF THE NORTH EDGE OF SANBURY'S WAY, 48.7 FEET NORTH ROAD, 67 FEET EAST OF THE EAST EDGE OF PAYMENT OF SANBURY'S WAY, 49.7 FEET NORTH CORNER OF A CONCRETE LIGHT POST AND 15 FEET SOUTH OF THE SOUTH END OF A GUARDRAIL.
14. WEST PENN NOTE THE ROAD, DYE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF COMPANY ET AL. THAT COURT CASE CL-94-0011668-AL CARRY IMPLICITS AS WEST PENNSILVANIA TITLE REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.
15. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR, FLORIDA EAST ZONE 901, USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE 1990 ADJUSTMENT
 SCALE FACTOR: 1.0000204511
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL ELEVATIONS SHOWN ARE IN NGVD 1929

C. ANDRE FAYVAN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 4938
 STATE OF FLORIDA LB#6603

NO.	DATE	DESCRIPTION
1	07-14-2023	DATE
1	1"=40'	SCALE
1	98071_26 83 coords	CAD FILE
1	98071	SWSK PROJECT
1	CAR	DRAWN
1	J. MALIN	CHECKED

engenuity group inc.
 ENGINEERS • SURVEYORS • GIS MAPPERS

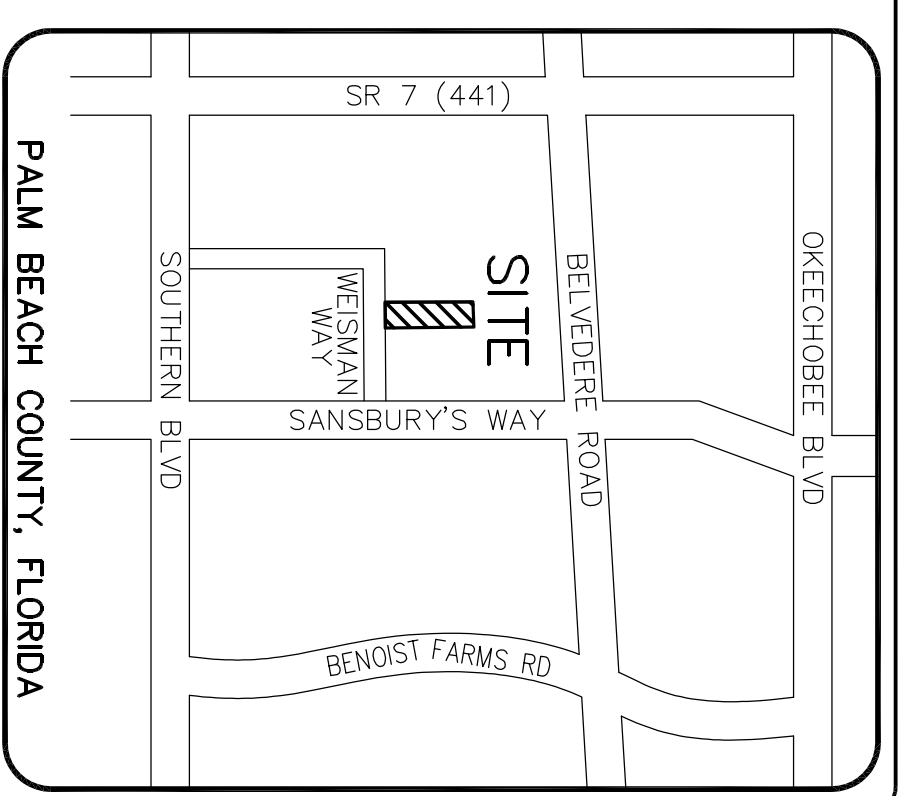
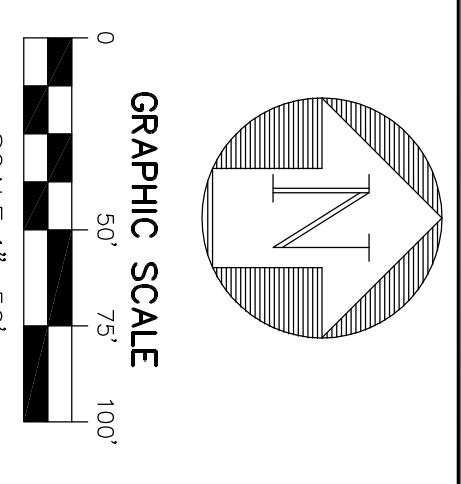
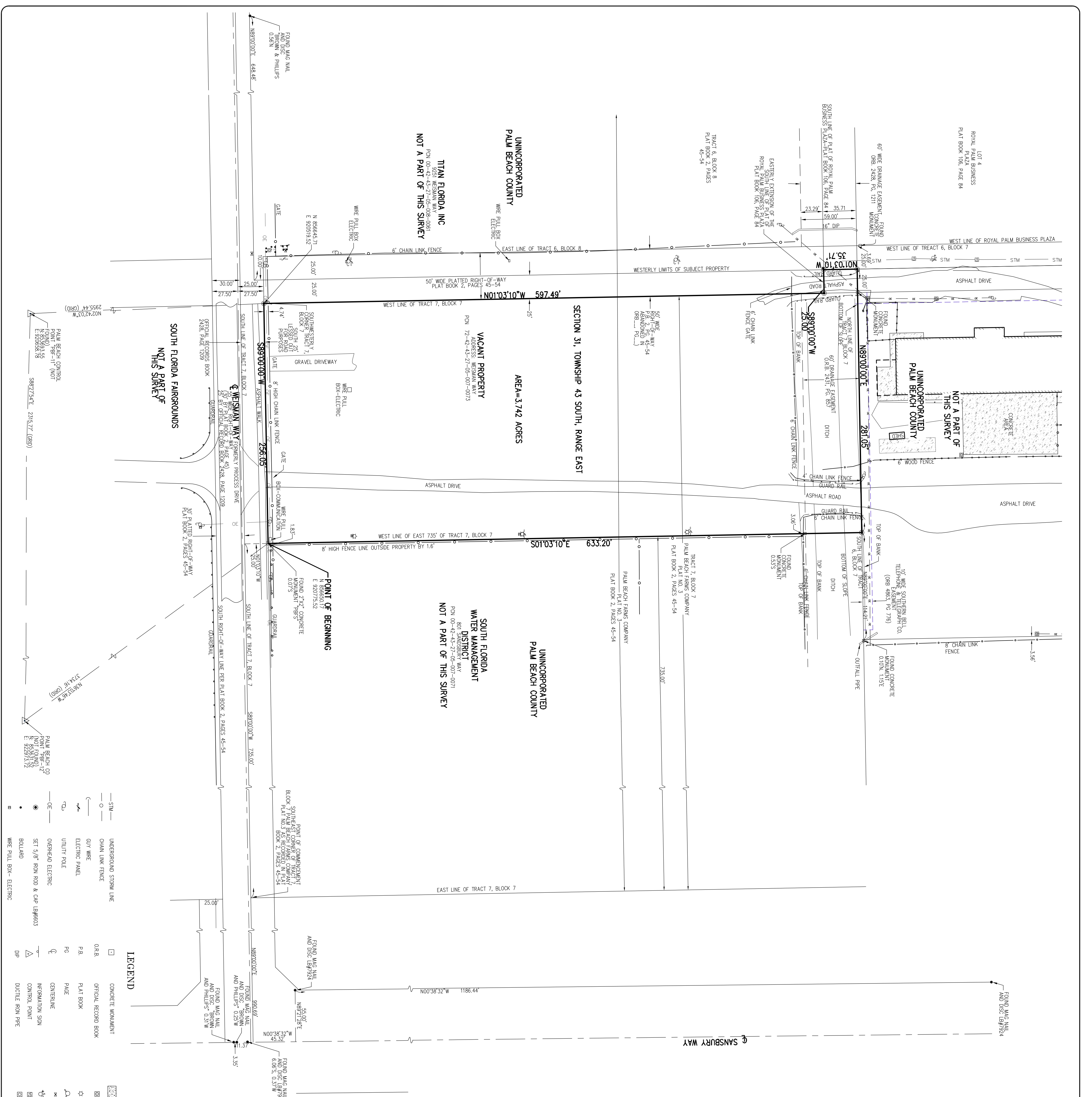
1280 N. CONGRESS AVENUE, SUITE 101,
 WEST PALM BEACH, FLORIDA 33409
 PH (561)655-1151 • FAX (561)832-9390
 WWW.ENGENUITYGROUP.COM

BOUNDARY TOPOGRAPHIC AND TREE SURVEY FOR:
CONKLIN PROPERTY

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REVISIONS			
NO.	DATE	REMARKS	BY
2	6/20/24	ADDRESS COMMENTS FROM COUNTY	JO
1	5/10/24	ADDED TITLE COMMITMENT	MW

Exhibit E – Survey – South Lot



LEGAL DESCRIPTION - SUBJECT PROPERTY

ALL OF TRACT 7, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 723.00 FEET AND THE SOUTH 23.00 FEET THEREOF FOR ROAD PURPOSES AND SUBJECT TO AN EASEMENT FOR DRAINAGE OVER THE NORTH 80.00 FEET THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2491, PAGE 89, TOGETHER WITH:

THE PART OF THE EAST 1/2 OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF TRACT 7, BLOCK 7, 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 THE PALM BEACH COUNTY, FLORIDA, BOUND AS FOLLOWS:

ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 7, BLOCK 7, ON THE WEST BY THE CENTRELINE OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF SAID TRACT 7, BLOCK 7 AND ON THE EAST BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 25 FEET OF SAID TRACT 7, BLOCK 7 AND ON THE SOUTH BY SAID TRACT 7, BLOCK 7, ALL AS SHOWN OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING MORE OR LESS 3742 ACRES.

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY SURVEY AND IS IN COMPLIANCE WITH CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE.
2. ENGINEITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE NOTED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
3. UNDERGROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGINEITY GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. LAST DATE OF FIELD SURVEY: OCTOBER 31, 2023
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 47.027 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:600 OR SMALLER.

10. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT REPORT BY ATTORNEY'S TITLE FUND SERVICES, LLC UNDER COMMITMENT NUMBER 150885 WITH AN EFFECTIVE DATE OF MARCH 19 2024 AT 11:00 PM AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
12. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF N89°00'00"E ALONG THE NORTHERLY LINE OF TRACT 7, BLOCK 7 OF THE PLAT OF PALM BEACH FARMS NO.3 AS RECORDED IN PLAT BOOK 2, PAGE 45 TO 54 AND ALL OTHER BEARINGS ARE RELATIVE HERETO.
13. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, FLORIDA EAST ZONE 801 USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT.
14. WEST BENCH NOTE: THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT 3 AND THE TIME WHEN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE 02-34-01088-REL. GARY MANDIUS VS WEST PENINSULA TOWN AND COUNTRY, IN THE COUNTY OF PALM BEACH, FLORIDA, IN THE RESULT OF THIS LITIGATION WAS THAT ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADDINGING LAND OWNER.

- ENCUMBRANCES**
1. AFFEKT OF PALM BEACH COUNTY FLORIDA WATER UTILITIES DEPARTMENT, RECORDED IN O.R. BOOK 2244, PAGE 904, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 2. SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT, RECORDED IN O.R. BOOK 2342, PAGE 452, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DOES NOT AFFECT SUBJECT PARCEL**
1. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 32158, PAGE 316, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TEMPORARY EASEMENT, DOES NOT AFFECT SUBJECT PARCEL**

LEGEND

	UNDERGROUND STORM LINE		CONCRETE MONUMENT
	CHAIN LINK FENCE		OFFICIAL RECORD BOOK
	OUT WIRE		PLAT BOOK
	ELECTRIC PANEL		PACE
	UTILITY POLE		CENTERLINE
	OVERHEAD ELECTRIC		INFORMATION SIGN
	SET 5/8\"/>		CONTROL POINT
	BOLARD		DITCH IRON PIPE
	WIRE PULL BOX - ELECTRIC		

DATE	10-26-2023
SCALE	1"=50'
CAD FILE	98071_52
S05K PROJECT	98071
DRAWN	EGI STAFF
CHECKED	EGI STAFF

engenuity group inc.
 ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,
 WEST PALM BEACH, FLORIDA 33409
 PH (561)655-1151 • FAX (561)832-9390
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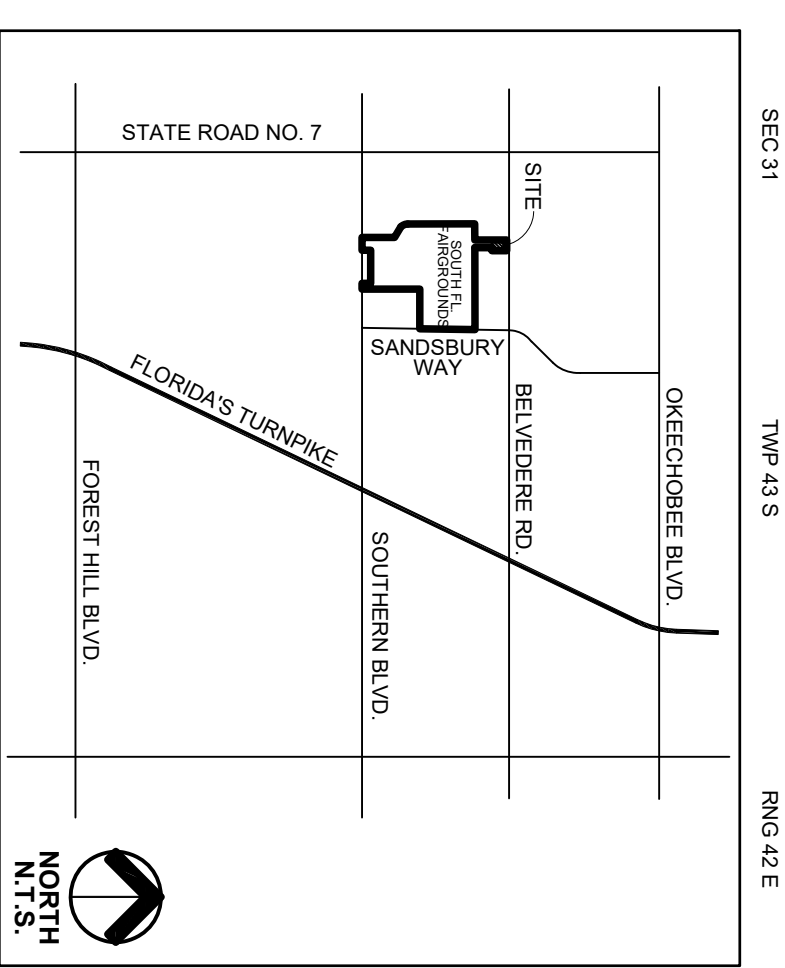
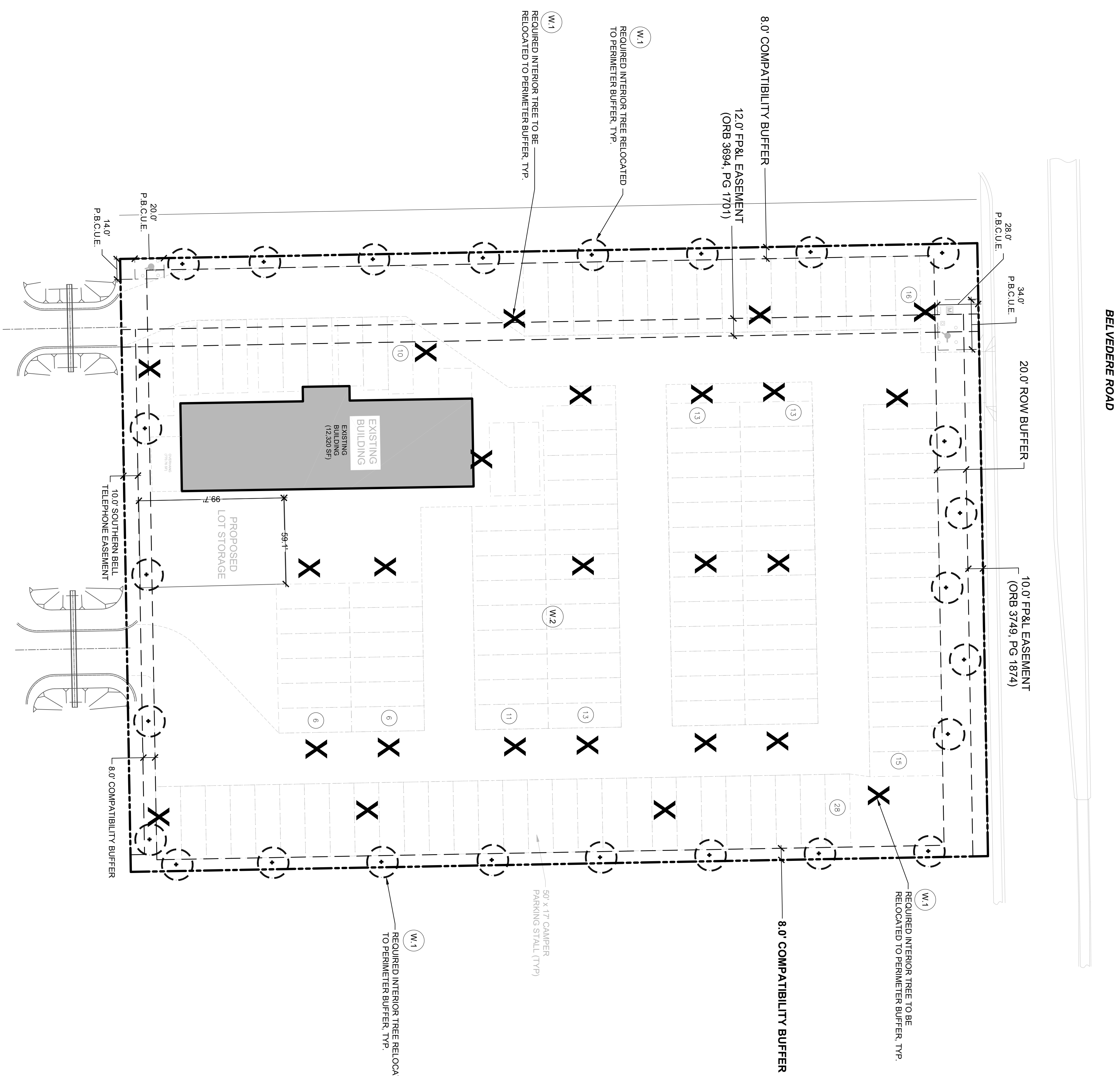
BOUNDARY SURVEY FOR:
SOUTH FLORIDA FAIR (OLD MURPHY SITE)

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REVISIONS			
NO.	DATE	REMARKS	BY
3	6/20/24	ADDRESS COMMENTS FROM COUNTY	JO
2	5/14/24	REMOVED DEANNEXATION NOTES	MW
1	5/10/24	ADDED TITLE COMMITMENT	MW

98071.52

Exhibit F - Alternative Landscape Plan



SITE DATA
 APPLICATION NAME: SOUTH FLORIDA FAIRGROUNDS NORTH LOTS
 CONTROL NUMBER: 1976-0082
 APPLICATION NUMBER: ZDEI/2024-00722

WAIVER NO.	UDC REFERENCE ARTICLE/SECTION	REQUIRED	PROVIDED	WAIVER	APPROVAL DATE / RESOLUTION NO.
W-1	ART. 7.C.A.1.a	ONE LANDSCAPE ISLAND PER TEN SPACES (MAXIMUM 100 FEET APART)	RELOCATE 25 CANOPY TREES TO PERIMETER BUFFERS	ELIMINATE REQUIRED LANDSCAPE ISLANDS AND TRANSFER REQUIRED TREE PLANTINGS (25 TREES) TO PERIMETER LANDSCAPE BUFFER OF NORTH LOT	TBD / SUBJECT OF THIS REQUEST
W-2	ART. 7.C.A.B.1	LOCATE DIVIDER MEDIANS BETWEEN EVERY THIRD AISLE OR SIXTH ROW OF PARKING SPACES, AND BETWEEN ALL PARKING AND VEHICULAR USE AREAS	REMOVE ALL DIVIDER MEDIANS	ELIMINATE REQUIRED DIVIDER MEDIANS	TBD / SUBJECT OF THIS REQUEST

LEGEND - SUBJECT OF THIS REQUEST

- X** REQUIRED TREE IN TERMINAL AND INTERIOR ISLANDS
 25 CANOPY TREES (LIVE OAK)
 14 HT. X 6' SPR. 2.5" CAL.
 SINGLE STRAIGHT TRUNK, FULL CANOPY
- REQUIRED TREES IN TERMINAL AND INTERIOR ISLANDS TO BE RELOCATED TO PERIMETER BUFFERS
 25 CANOPY TREES (LIVE OAK)
 14 HT. X 6' SPR. 2.5" CAL.
 SINGLE STRAIGHT TRUNK, FULL CANOPY

ALTERNATIVE LANDSCAPE PLAN JUSTIFICATION - SUBJECT OF THIS REQUEST

DESIGN INTENT: TO GIVE FAVORABLE CONSIDERATION TO EXCEPTIONAL LANDSCAPE DESIGN WHICH ATTEMPTS TO PRESERVE AND INCORPORATE EXISTING NATIVE VEGETATION IN EXCESS OF THE MIN. LANDSCAPE STANDARDS TO ALLOW FOR INNOVATIVE DESIGNS AND USE OF PLANT MATERIALS ON THE SITE AND TO CONSIDER EXISTING SITE CONSTRAINTS OR LIMITATIONS THAT MAY PREVENT THE APPLICANT FROM MEETING THE STRICT INTERPRETATION OF THE LANDSCAPE CODE.

1. BACKGROUND INFORMATION: THE SOUTH FLORIDA FAIRGROUNDS HAS BEEN IN EXISTENCE FOR MANY YEARS. VERY RECENTLY, SOUTH FLORIDA FAIRGROUNDS HAS ANNEXED THE SUBJECT PROPERTY INTO PALM BEACH COUNTY TO USE FOR EVENT VENDOR PARKING (RV/CAMPER PARKING SPACE). SUBJECT OF THIS REQUEST IS AN ALTERNATIVE LANDSCAPE PLAN WHICH WILL BE IN ADDITION TO THE CURRENT ALTERNATIVE LANDSCAPE PLAN(S) FOR SOUTH FLORIDA FAIRGROUNDS.

2. CODE DERIVANCES: UDC ART. 7.C.A.1.a REQUIRES THAT ONE LANDSCAPE ISLAND PER TEN SPACES (MAXIMUM 100 FEET APART), A TOTAL OF 25 LANDSCAPE ISLANDS WOULD BE REQUIRED IN THE PROPOSED PARKING AREAS. TO COMPENSATE FOR THE ELIMINATION OF INTERIOR ISLANDS AND CANOPY TREES IN THE PARKING LOT, 25 CANOPY TREES WILL BE PROVIDED AROUND THE PERIMETER BUFFERS OF THE PARKING AREA AS ADDITIONAL PLANT MATERIAL. TO THE BUFFER REQUIREMENTS, UDC ART. 7.C.A.B.1 REQUIRES THAT DIVIDER MEDIANS SHALL BE LOCATED BETWEEN EVERY THIRD AISLE OR SIXTH ROW OF PARKING SPACES, AND BETWEEN ALL PARKING AND VEHICULAR USE AREAS.

3. ALTERNATIVE FACTORS: BY PERMITTING THE ELIMINATION OF LANDSCAPE ISLANDS AND THE DIVIDER MEDIANS RESULTING IN RELOCATING OF REQUIRED CANOPY TREES TO THE PERIMETER BUFFERS, A GREATER FLEXIBILITY IS ALLOWED FOR THE FAIR IN UTILIZATION OF THIS PARKING AREA DUE TO THE FACT THAT OFTEN TIMES THE RV/CAMPERS ARE OVERSIZED. THE INTERIOR ISLANDS MAY PROHIBIT MAXIMUM UTILIZATION OF THE PARKING AREA WITH THE RELOCATION OF THE INTERIOR ISLANDS THE CANOPY TREES SPECIFICATION WILL BE PLANTED AT 14' HEIGHT, WHICH IS GREATER THAN THE MIN. CODE REQUIREMENT HEIGHT AT 12'.

PBC Amendments:

PBC Zoning Stamp:

NOTES
 1. BASE INFORMATION PREPARED BY A SURVEY PREPARED BY ENGENUITY GROUP INC. DATED 07-14-2023.

Urban design studio
 Urban Design
 Land Planning
 Landscape Architecture
 610 Charvita Street, Suite C102
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udstflorida.com
 #LAD001739

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South Florida Fairgrounds North Lots
 Palm Beach County, Florida
Final Alternative Landscape Plan

H:\UOB\South Florida Fair_12-02\25\FF&E_Conklin & Murphy_DD_006\Drawings\Site Plan\2024.05.15_SP_Submittal.dwg

FALP-1
 of 1

Scale: 1" = 40'-0"

North Arrow

Date: 07/26/2023
 Project No.: 12-025-006
 Drawn By: JEV
 Checked By: TW

Revision Dates:
 2024-05-15: Submittal

Exhibit G – Disclosure of Ownership

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 Victoria A. Chouns, President - SOUTH FLORIDA FAIR AND PALM BEACH COUNTY EXPOSITIONS, INC., 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 President *[position - e.g., president, partner, trustee]* of SOUTH FLORIDA FAIR AND PALM BEACH COUNTY EXPOSITIONS, INC. *[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: 9067 SOUTHERN BLVD. A3105 WEST PALM BEACH, FL 33411

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.

Victoria A. Chouris, President - SOUTH FLORIDA FAIR AND PALM BEACH COUNTY EXPOSITIONS, INC.

Victoria A. Chouris, Pres & CEO, 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 7th day of May, 2024 by Victoria A. Chouris (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).

Florance G. Thompson
(Name - type, stamp or print clearly)

Florance G. Thompson
(Signature)

My Commission Expires on: 10/1/24

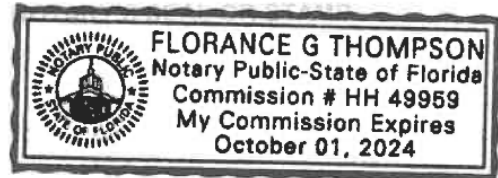


EXHIBIT "A"
PROPERTY

CONKLIN PROPERTY 00-42-43-27-05-007-0061:

A CERTAIN 5.00 ACRE PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 370.26 FEET OF TRACT 6, BLOCK 7, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM, THE NORTH 70 FEET THEREOF.

TOGETHER WITH A 25 FOOT WIDE PARCEL OF LAND LYING WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

CONTAINING 5.33 ACRES MORE OR LESS.

MURPHY PROPERTY 72-42-43-27-05-007-0073

ALL OF TRACT 7, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 735.00 FEET AND THE SOUTH 25.00 FEET THEREOF FOR ROAD PURPOSES AND SUBJECT TO AN EASEMENT FOR DRAINAGE OVER THE NORTH 60.00 FEET THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 857.

TOGETHER WITH:

THE PART OF THE EAST 1/2 OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF TRACT 7, BLOCK 7 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 THE PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 7, BLOCK 7; ON THE WEST BY THE CENTERLINE OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF SAID TRACT 7, BLOCK 7; ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 25 FEET OF SAID TRACT 7, BLOCK 7 AND ON THE EAST BY THE WEST LINE OF SAID TRACT 7, BLOCK 7, ALL AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED ON PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

METES AND BOUNDS DESCRIPTION FOR PROPERTY TO BE DE-ANNEXED

A PARCEL OF LAND BEING A PORTION OF TRACT 7, BLOCK 7, LESS THE EASTERLY 735.00 FEET AND THE SOUTHERLY 25.00 FEET TOGETHER WITH A PORTION OF THE EASTERLY 25 FEET OF THE 50 FOOT ABANDONED RIGHT-OF WAY AS SHOWN IN PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 7, BLOCK 7, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 7, BLOCK 7, S89°00'00"W A DISTANCE OF 735.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N01°03'10"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE, ALONG A LINE 25 FEET NORTH OF, AND PARALLEL WITH SAID SOUTHERLY LINE S89°00'00"W A DISTANCE OF 256.05 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT 7; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 7; N01°03'10"W A DISTANCE OF 597.49 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE PLAT OF ROYAL PALM BEACH BUSINESS PLAZA, AS RECORDED IN PLAT BOOK 106, PAGE 84 AND THE WESTERLY LINE OF SAID TRACT 7; THENCE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY PLAT LINE, S89°00'00"W A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF A 50 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, AND ABANDONED IN OFFICIAL RECORD BOOK xxx, PAGE xxx; THENCE ALONG SAID CENTERLINE, N01°03'10"W A DISTANCE OF 35.71 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT 7; THENCE ALONG THE NORTHERLY LINE AND ITS EXTENSION OF SAID TRACT 7; N89°00'00"E A DISTANCE OF 281.05 FEET TO A POINT ON A LINE THAT IS 735 FEET WESTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT 7; THENCE, ALONG SAID PARALLEL LINE, S01°03'10"E A DISTANCE OF 633.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.742 ACRES

Exhibit H - Utility Letter



Letter for Concurrency Reservation

**To: Zoning Division
PBC Planning, Zoning, & Building Department**

**From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department**

Date: June 28, 2024

Control # 00228

**Re: PZ&B Application #:
Project Name – Conklin Lot Campground**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<u>18.30</u>
Wastewater	<u>18.30</u>
Reclaimed Water	<u>N/A</u>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-43-27-05-007-0061

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: 28 June 24