



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, FEBRUARY 6, 2025

A. Application Summary

I. General

Application Name: Reserve at Eagles Landing, Z-2024-01037
Control Name: Reserve at Eagles Landing (2024-00099)
Applicant: Lantana Farm Associates, Inc. - Gary D Smigiel and Thomas Mecca
Owner: Lantana Farm Assoc, Inc. - Thomas D Mecca
Agent: Schmidt Nichols - Josh Nichols
Project Manager: Lorraine Fuster Santana, Site Planner II

Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to Single Family Residential (RS) Zoning District with a Conditional Overlay Zone District on 2.24 acres

Summary: The application is for the proposed Reserve at Eagles Landing residential development. The parcel has no prior Board of County Commissioners (BCC) approvals and currently supports an agricultural operation.

The request is for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Single Family (RS) District on 26.24-acres. The zoning application is being processed with a concurrent application for a Future Land Use Amendment (LGA 2024-00012) requesting a change from the Rural Residential, 1 dwelling unit per 10 acres (RR-10), future land use designation to Low Residential, 1 dwelling unit per acre (LR-1), and a Tier Change from the Rural Tier to the Urban/Suburban Tier being processed by the Planning Division.

The associated subdivision plan indicates 26 single family lots. Proposed access is from Lantana Road.

II. Site Data

Acres: 26.24 acres
Location: South side of Lantana Road, west of US 441
Parcel Control: 00-41-44-37-00-037-0021
Future Land Use: Rural Residential (RR-10)
Zoning District: Agricultural Residential District (AR)
Proposed Zoning: Single Family Residential (RS)
Tier: Rural
Utility Service: Palm Beach County Water Utilities
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., 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 a Conditional Overlay Zone and 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

ZONING COMMISSION: *Scheduled for February 6, 2024*

BCC HEARING: *Scheduled February 27, 2025*

B. Data & Analysis

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

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Exhibit A.1 - Future Land Use Map

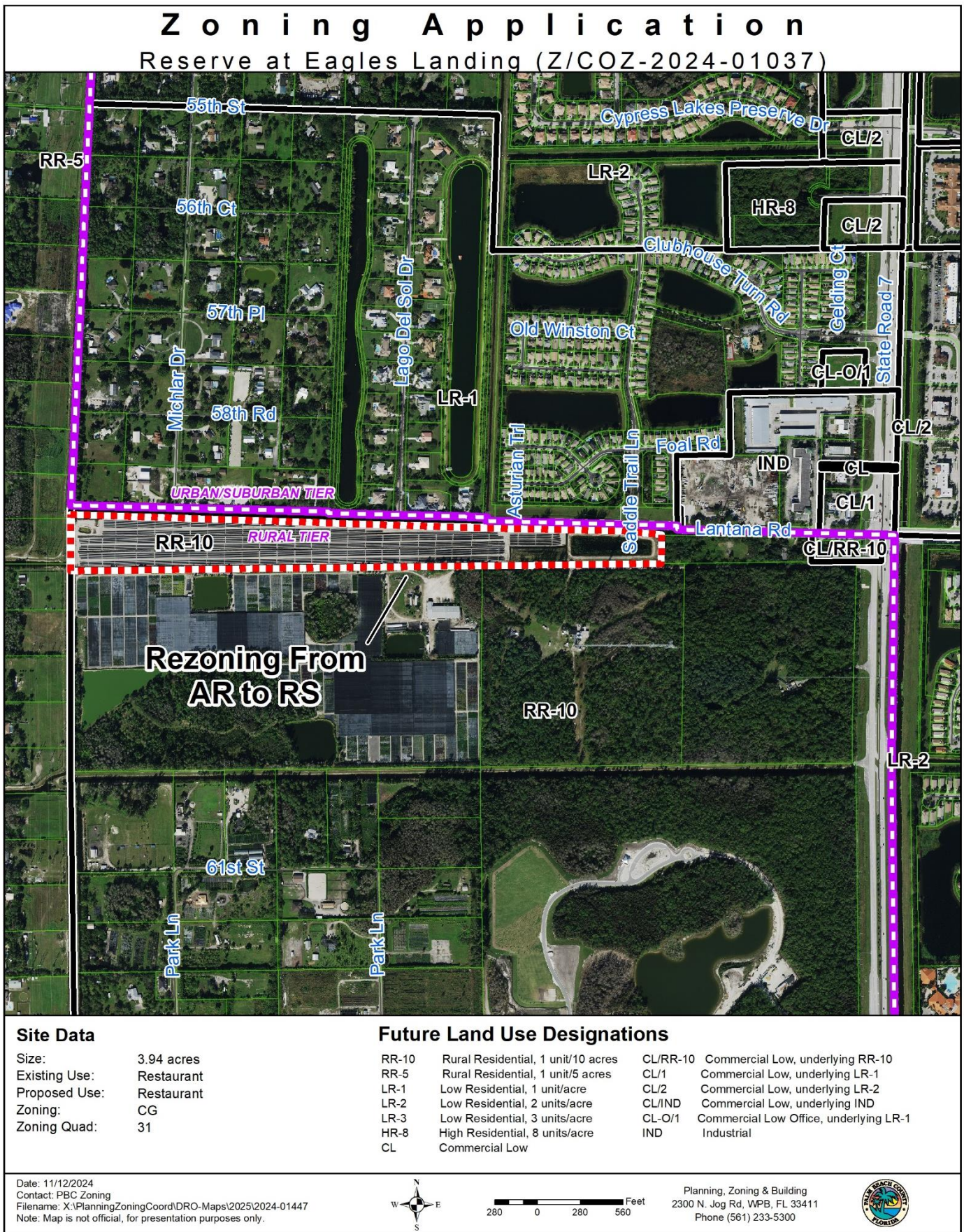


Exhibit A.2 - Zoning Map

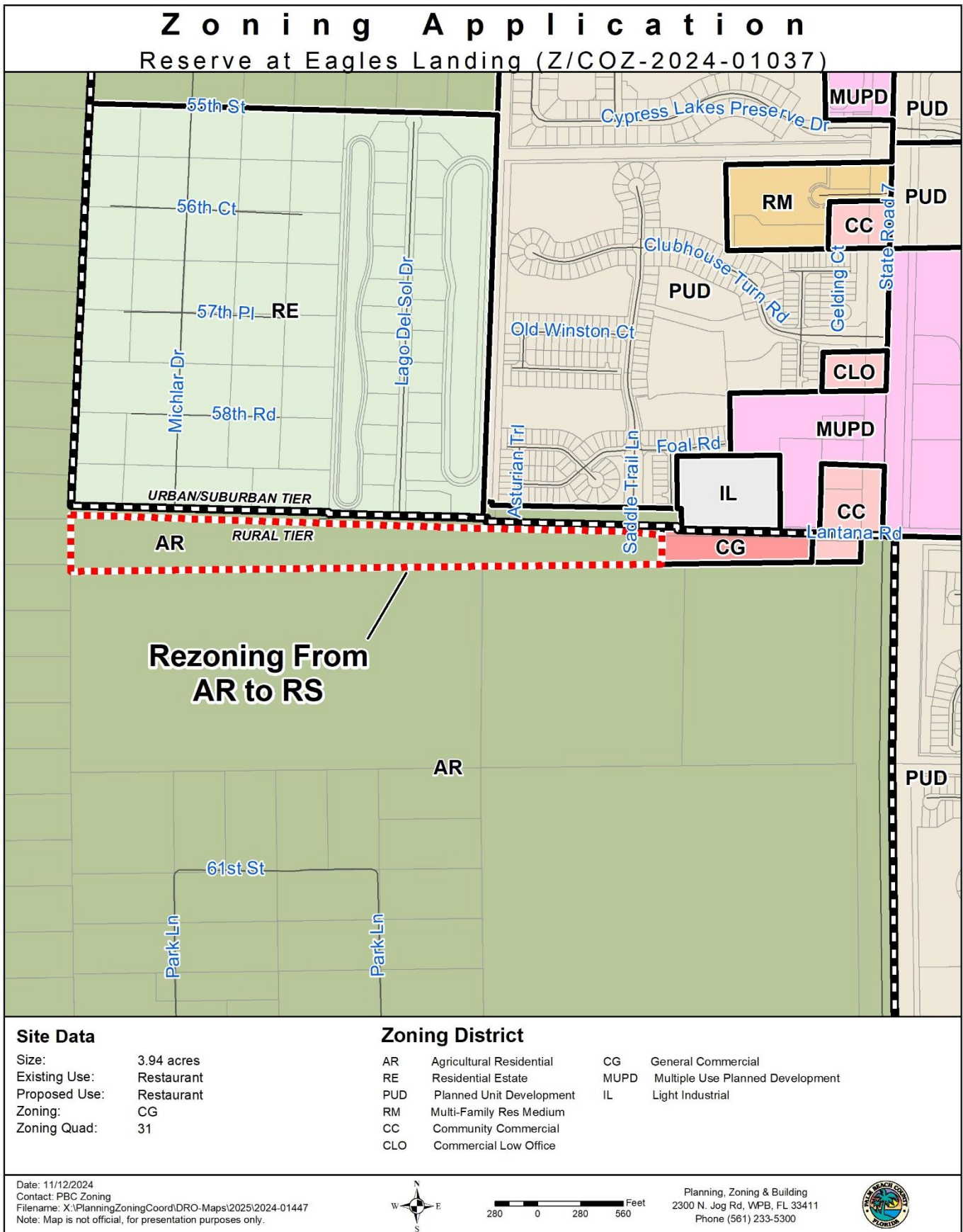


Exhibit B - Standards Analysis & Findings

FINDINGS:

Article 2.B.7.A.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.*

PLANNING DIVISION COMMENTS:

○ *Consistency with the Comprehensive Plan:* Should the BCC approve the amendment request, then 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.

○ *Concurrent Land Use Amendments:* The site is the subject of a concurrent Large Scale Comprehensive Plan Text and Future Land Use Atlas (FLUA) Amendment known as The Reserve at Eagles Landing (LGA 2024-012). The Applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier and to amend the current Future Land Use (FLU) from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1). The Board of County Commissioners voted 5-0 to Transmit the item to the Department of Commerce on November 6, 2024 with the following conditions:

1. Residential dwelling units shall be limited to a maximum of 26 units with no further density increases permitted through density bonus programs.
2. The zoning development order shall require a minimum of 10% of the total dwelling units to be provided as offsite workforce housing units, through the Off-site Construction/Same Developer option or the Off-site Construction/Exchange Builder Option #1 of the Workforce Housing Program (WHP). The workforce housing units are subject to the applicable requirements of the WHP in Article 5.G.1 of the ULDC.

The subject request for 26 dwelling units is the maximum number of units allowed and includes a Workforce Housing Program (WHP) obligation (10% or 3 units) to be provided off-site through one of the two allowable off-site dispositions, consistent with these amendment conditions. Please refer to the FLUA staff report for additional Comprehensive Plan policy analysis and information pertaining to the requested tier change and FLUA amendment.

○ *Density:* The request for 26 dwelling units is the maximum number of units that the proposed LR-1 future land use designation would yield (26.24 acres x 1 DU/ac. = 26.24 or 26 DU). The 26 units are also the maximum allowable per amendment condition 1. Therefore, the request is consistent with the concurrent FLU amendment.

○ *Workforce Housing Program (WHP):* The provisions of the County's Workforce Housing Program (WHP) are applicable only in the Urban Suburban Tier, or in other Tiers through conditions of approval associated with an amendment ordinance. Amendment condition 2 requires that 10% of the units (3 units) are obligated to be provided as off-site workforce housing. The condition further specifies that these WHP obligated units are to be delivered through either Off-site Construction/Same Developer or Off-site Construction/Exchange Builder, Option #1 and requires compliance with the applicable provisions of ULDC Article 5.G.1. The subject request was deemed sufficient on September 4, 2024.

○ *Planning Conditions:* Conditions are applied to the subject site to carry forward the conditions in the concurrent future land use amendment and to carry out the requirements of the Workforce Housing Program (WHP).

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

○ *Compatibility:* County Direction #4 establishes that "Land Use Compatibility" is one of the eighteen directions that are the basis for the Goals, Objectives and Policies of the Comprehensive Plan. The directive reads as follows: "Land Use Compatibility. Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated." Several policies within the Plan's Future Land Use Element (FLUE) further address compatibility through the ULDC and development review process. FLUE Policy 2.2-c establishes that the ULDC is consistent with the Plan, and that consistency shall "ensure compatibility with adjacent future land uses." Further, FLUE Policy 4.3-i indicates (in part) that "the Development Review process shall also consider the compatibility of the density or intensity of proposed development with adjacent future land uses." The Planning Division has reviewed the proposed development application and determined it is compatible with adjacent and surrounding land uses.

- 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.*

This request is contingent upon approval of a concurrent Large Scale Comprehensive Plan Text and Future Land Use Atlas (FLUA) Amendment known as The Reserve at Eagles Landing (LGA 2024-012). The Applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier and to amend the current Future Land Use (FLU) from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 1 unit per acre (LR-1). If approved the proposed rezoning will be consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC).

The Applicant has indicated in his justification statement that their intent is to subdivide the site through an Administrative review process into 26 single-family residential lots.

○ *Property Development Regulations:* Table 3.D.1.A Property Development Regulations regulates the required lot dimensions, building coverage and minimum setbacks. The proposed rezoning property is in compliance with the parameters established under Table 3.D.1 A. The 26.24-acre site meets the minimum lot size, width and frontage for a lot within RS Zoning District.

○ *Conditional Overlay Zone (COZ):* Article 3.B.3 indicates that the purpose of a COZ is to modify or restrict the use and site development regulations authorized in the underlying Standard Zoning District to prevent, minimize, or mitigate adverse impacts upon the surrounding land uses. Conditions shall be included if the applicable regulations are inadequate to protect the surrounding land uses. In application of the COZ, the BCC shall find that the proposed Rezoning is appropriate only if the applicable regulations are modified. As required under Article 3.B.3.C the BCC shall find one or more of the following reasons for the COZ district:

1. Potential impact to surrounding land uses requires mitigation;
2. Compatibility will be furthered between the requested zoning district and adjacent zones if uses and PDRs are modified; and/or
3. Intensity limits reflect available capacity of public facilities

The Applicant, as part of the Development is proposing to subdivide the site into 26 to Single Family lots. Staff is recommending a COZ, as part of the rezoning request, to ensure that the Property Owner complies with Conditions of Approval for Engineering, Planning as contained in LGA 2024-012 and School. This corresponds to Reasons 1,2 and 3 under Article 3.B.3.C and listed above for a COZ District.

- 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 proposed rezoning from the AR to the RS zoning district is compatible, and generally consistent with the existing uses and the surrounding zoning districts, and is the appropriate for the subject site. As previously stated the site is the subject of a concurrent Large Scale Comprehensive Plan Text and FLUA (LGA 2024-012). The Applicant is requesting a tier change from the Rural Tier to the Urban/Suburban Tier and to amend the current FLU from RR-10 to LR-1. The immediate vicinity consists of Residential developments known as Thoroughbred Lakes Estates (PUD) and Lago Del Sol (RE) to the north of the subject site. The parcel adjacent to the property along the east is zoned Commercial general (CG) and Agricultural residential (AR) to the west and south of the site. The majority of the properties surrounding the subject site are Single Family homes. The rezoning from AR to RS along with the LR-1 designation and Tier change to Urban/Suburban will be consistent and compatible with the residential character of the area.

- 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.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

○ *Vegetation Protection:* The application request does not impact native vegetation. The subsequent administrative approval to allow 52 Single-family dwellings will have minimal impact to the existing vegetation on-site. The Applicant proposes to preserve the 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 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.
- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed RS Zoning District is generally consistent with the Zoning pattern of the area. The area consists and is contiguous to a mix of residential zoning districts, with the development of single-family homes. The rezoning will allow the property to utilize the Property Development Regulations of this RS zoning district which are less restrictive than the current regulations of the AR zoning District. The applicant intentions is to develop the site with 26 one acre Single family lot which is consistent with the development pattern of this area. Therefore, the proposed rezoning will 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).*

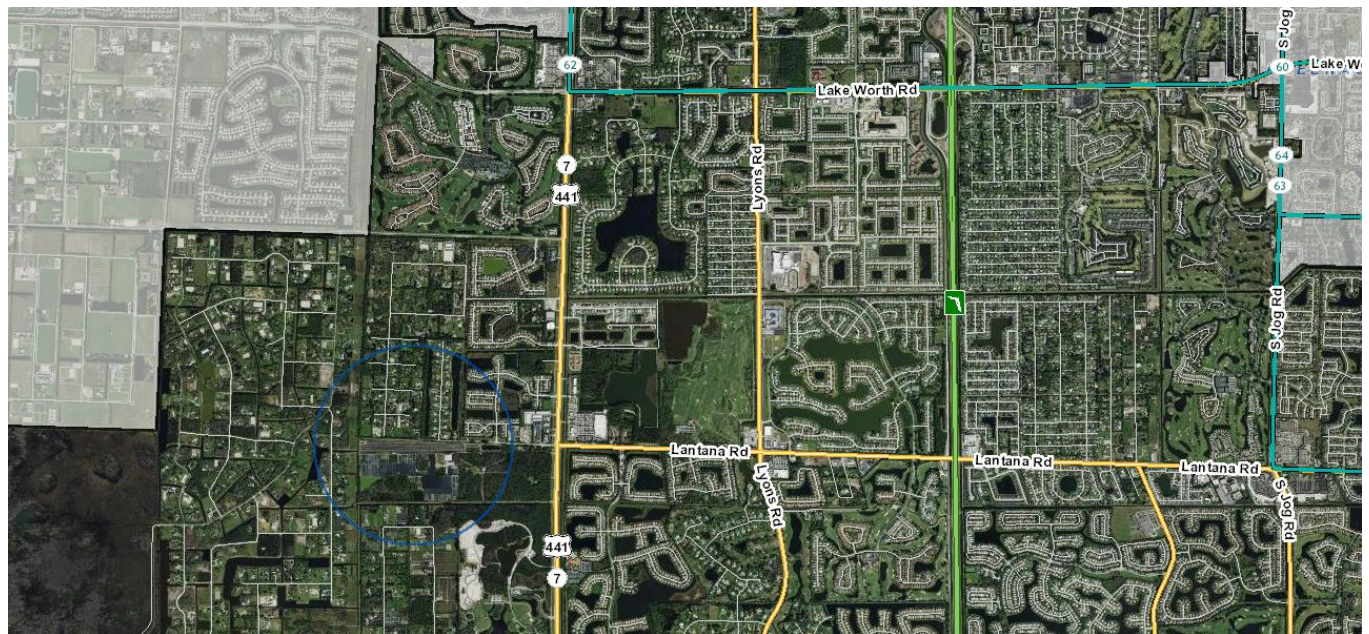
TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. The proposed single-family residential development is expected to generate 260 net daily trips, 18 net AM peak hour trips, and 24 net PM peak hour trips. The build out of the project is assumed to be by 2028.

Traffic impact of this development will be insignificant, as per the definition in the PBC Traffic Performance Standards (TPS).

MASS TRANSIT:

Palm Tran review staff have no staff report comments on this application. There are no bus routes or bus stops within a ½ mile of the subject property. The closest bus route and stop is over 2 miles to the north at Lake Worth Road and 441, Route 62. Route 63 is a little over 4 miles to the east at Jog Road and Lantana Road.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. 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, subject to the following conditions of approval: The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approval by the DRO. The Property Owner shall plat the property. The Property Owner shall fund and construct Lantana Road from the western terminus of the property to Lago Del Sol Drive; including a permanent turnaround at the western terminus plus roadway features that allow a safe turnaround no more than 1320 feet west of Lago Del Sol Drive. The Property Owner shall construct a minimum 5-foot-wide concrete sidewalk along the south side of Lantana Road from the western terminus of the site to the existing sidewalk at Saddle Trail Lane. The residential driveways shall be designed and constructed to allow vehicles to enter and exit driveways in a forward motion.

DRAINAGE DISTRICT:

The overall development is located within the Lake Worth Drainage District, as well as the the South Florida Water Management District C-51 drainage basin. The Applicant’s Engineer states (Exhibit E-4): *“The existing stormwater management system will be replaced to mitigate the runoff. The offsite discharge will be limited to less than the pre-development discharge. The proposed drainage system will consist of a system of inlets, piping, swales and exfiltration trench are proposed to meet the requirements for water quality and quantity. The existing onsite control structure will be replaced, and will continue to provide legal positive outfall to the LWDD S-7 Canal”.*

Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals for the Districts.

WATER AND WASTEWATER PROVIDER:

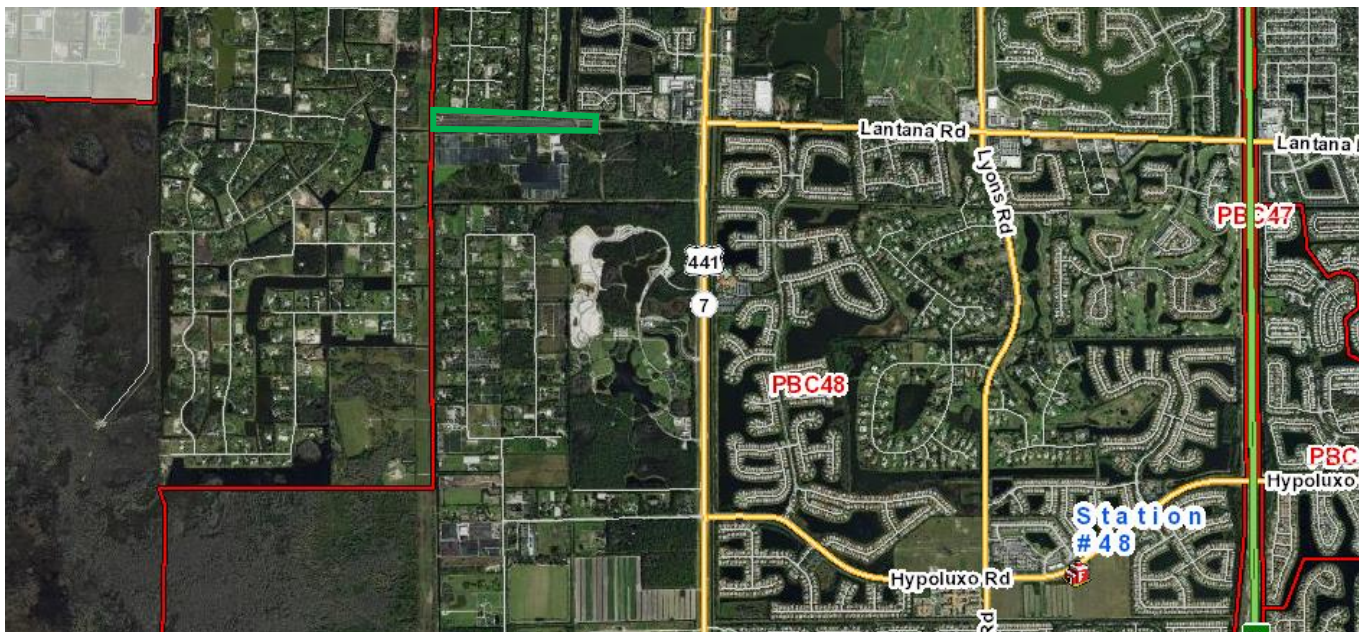
The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD review Staff provided comments throughout the review of this application that have been addressed by the Applicant. The proposed subdivision plan will require connection to potable water and wastewater service adjacent to the site along Lantana Road. PBCWUD provided a Concurrency Reservation for the proposed residential development as shown in Exhibit E-5. Prior to the issuance of any building permits, the Applicant is responsible to obtaining the required permits and enter into a Development Agreement with PBCWUD.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review Staff have no comment on this application.

FIRE-RESCUE:

Fire Department review Staff have no comments on the application. The development will be reviewed again at time of building permit for compliance with Fire Codes. The development is within the service boundary of Palm Beach County Fire Rescue Station 48.



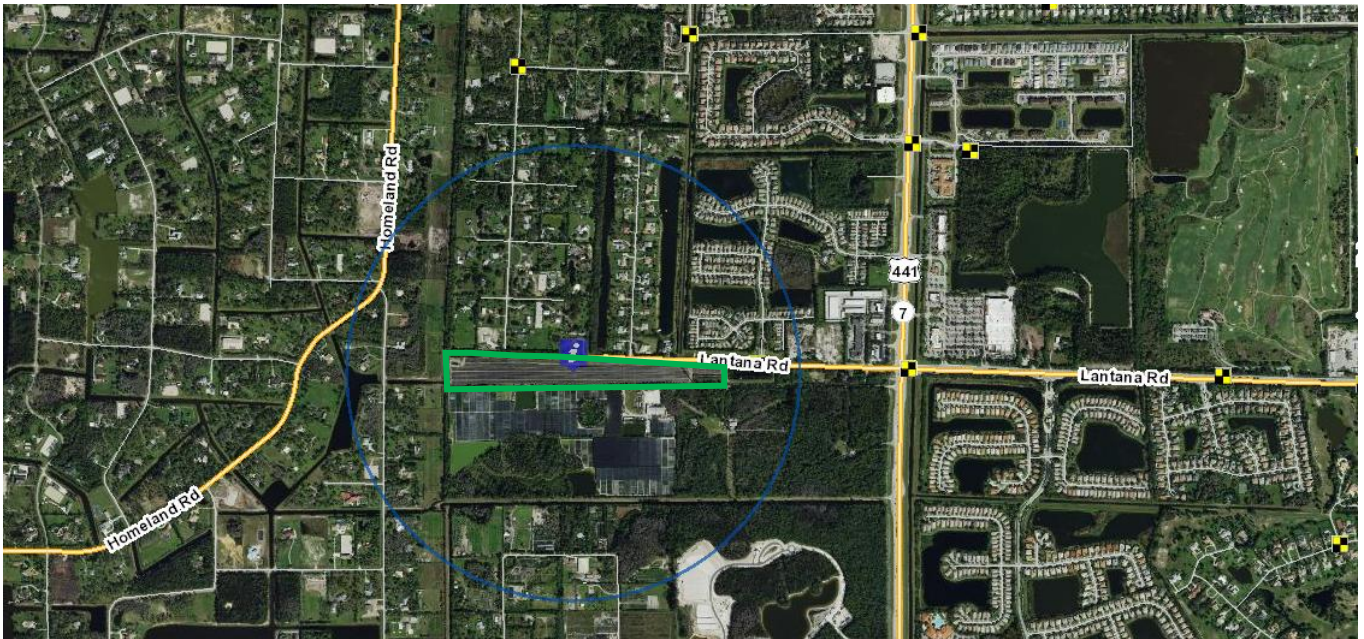
PARKS AND RECREATION:

The Parks and Recreation Department review Staff during the review of this application that have been addressed by the Applicant. The project proposes 26 dwelling units requiring 0.16 acres of onsite recreation. The project proposes 1.01 acres of onsite recreation (0.55 acre and 0.46 areas that both meet 75' x100' minimum dimensions), therefore the recreational requirement is satisfied.

SCHOOL IMPACTS:

In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for a maximum of 26 residential units had been approved on September 6, 2024 (SCAD Case #24083001F) (Exhibit E-6). The subject property is located in SAC 206B. This project is estimated to generate approximately eleven (11) public school students. The schools currently serving this project area are Discovery Key Elementary School, Polo Park Middle School and Dr. Joaquin Garcia High School.

The School Capacity Availability Determination (SCAD) analysis for this application has determined that the proposal would exacerbate capacity deficiencies at the elementary school level. The additional five (5) elementary school students generated by this proposal will increase the utilization percentage of Discovery Key Elementary School to 112%. There are no school bus stops within a ½ mile of the subject property. The School District will determine the location and need of any stops.



- 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 indicates the following in their Justification Statement for their changed conditions of circumstances: *“Changed conditions and circumstances has led to the proposed rezoning of 26.24 acres to the RS zoning designation. The proposed rezoning will maintain the site’s consistency with the existing LR-1 Future Land Use Designation and allow for the subdivision and development of single-family residential lots.*

The subject site is situated with low-impact industrial uses to the northeast and is further surrounded on nearly all sides by residential land uses of a suburban character. The site directly abuts a zero-lot line and single-family residential development to the north with an LR-1 FLU designation. The subject site serves as a transitional zone between the existing industrial use to the northeast and the adjacent residential uses to the north, west, and south.

Furthermore, the site’s existing AR Zoning designation is no longer the highest and best use for the site due to changes in the market. A recent boom in population has occurred in Palm Beach County that has put significant strain on the housing market, which is struggling with limited supply. Due to the COVID-19 pandemic, a large number of employers either moved their operations to Palm Beach County, or moved to a remote-work environment, both of which resulted in a large migration of new residents into the County from elsewhere. These new residents now compete with existing residents for a limited supply of housing, resulting in price increases and other market impacts. Therefore, recent changed circumstances have significantly increased the feasibility of constructing new housing units, particularly in the single-family housing sector. Therefore, the proposed RS designation is the highest and best use for the site.”

Exhibit C - Conditions of Approval

Official Zoning Map Amendment with a Conditional Overlay Zone – 26.24 acres

ALL PETITIONS

1. The approved Preliminary Subdivision Plan is dated December 19, 2024. 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)

ENGINEERING

1. No Building Permits for the site may be issued after December 31, 2028, or as amended. 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 or by using provisions available in the Florida Governor issued Emergency Declarations in effect at the time the time extension is requested. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code or applicable Florida Governor's Executive Orders.

(DATE: MONITORING - Engineering)

PLANNING

1. Per LGA 2024-012, Condition 1: Residential dwelling units shall be limited to a maximum of 26 units with no further density increases permitted through density bonus programs. (ONGOING: PLANNING - Planning)

2. Per LGA 2024-012, Condition 2: The zoning development order shall require a minimum of 10% of the total dwelling units to be provided as offsite workforce housing units, through the Off-site Construction/Same Developer option or the Off-site Construction/Exchange Builder Option #1 of the Workforce Housing Program (WHP). The workforce housing units are subject to the applicable requirements of the WHP in Article 5.G.1 of the ULDC. (ONGOING: PLANNING - Planning)

3. The subject Development Order for the 26 for sale units with a 3-unit Workforce Housing Program (WHP) obligation is subject to the conditions within LGA 2024-012. The WHP units will be delivered off-site through either the Off-Site Construction/Same Developer or Exchange Builder Option #1 as stipulated by Condition 2 of LGA 2024-012. Should a reduction in overall units occur, the WHP obligation may be reduced subject to a new analysis, and the timing mechanisms adjusted administratively as needed. (ONGOING: PLANNING - Planning)

4. Should any required WHP units be provided off-site as rentals, the WHP obligation shall be 1.5 times the obligation per ULDC Article 5.G.1.C.4.b. (ONGOING: PLANNING - Planning)

5. Prior to the issuance of the first residential Building Permit, the Property Owner shall submit all contracts or related agreements for any off-site option evidencing site control and necessary approvals, and these shall be approved by the County Administrator, or designee. (BLDGPM: MONITORING - Planning)

6. Prior to the issuance of the first residential Building Permit, the Property Owner shall record in the public records of Palm Beach County a Declaration of Restrictive Covenants for the receiving site of the workforce housing obligation and/or a Notice of Disposition for the subject site, in a form acceptable to and approved by the Palm Beach County Attorney. The site plan shall also be modified to include the OR Book and Page of the recorded document, and a copy of the revised site plan shall be provided to the Planning Division. (BLDGPM: MONITORING - Planning)

7. Prior to the issuance of the first residential Building Permit, the Property Owner shall submit all of the required documentation as described in ULDC Art. 5.G.1.C.4.b.2.c.1 demonstrating that an Exchange Builder has been engaged, and has all applicable documentation completed with prior approval by the County Attorney and Planning Division. (BLDGPM: MONITORING - Planning)

8. The minimum exchange price for the Exchange Builder shall be 80 percent of the applicable in-lieu fee in effect at the time of the Development Order for the subject development, which equates to \$342,319 (3 WHP X \$142,633 for Single Family = \$427,899 total in-lieu fee X 0.80 = \$342,319 total exchange price for Exchange Builder). (ONGOING: PLANNING - Planning)

9. Prior to the release of fifty percent of the residential Building Permits (13 du) at Reserve at Eagles Landing (Control No. 1977-00024), a minimum of fifty percent (1 du) of the required WHP units to be constructed off-site shall receive Certificate of Occupancy (CO). (BLDGPM: MONITORING - Planning)

10. Prior to the release of eighty five percent of the residential Building Permits (22 du) at Reserve at Eagles Landing (Control No. 1977-00024), all 3 of the required WHP units to be constructed off-site must receive Certificates of Occupancy (CO). (BLDGPM: MONITORING - Planning)

SCHOOL BOARD

1. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and, by direction of the Superintendent, public school attendance zones are subject to change. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD - School Board)

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: ZONING - 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) (ONGOING: ZONING - 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

The parcel has no prior BCC approvals and currently supports an active agricultural farming operation. The subject application is being processed concurrently with a Large Scale Future Land Use Amendment (LGA-2024-00012) to modify the future land use designation from RR-10 to LR-1.

Exhibit E-1 - Survey

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	7/17/24	ISSUED PER COUNTY COMMENTS
3	7/17/24	ISSUED PER COUNTY COMMENTS
4	7/27/24	ADD METES & BOUNDS LEGAL DESCRIPTION

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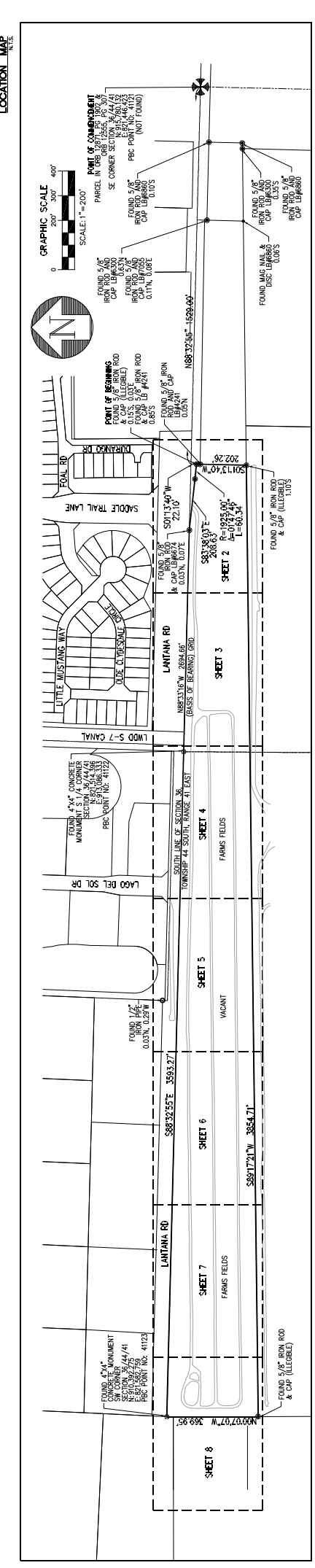
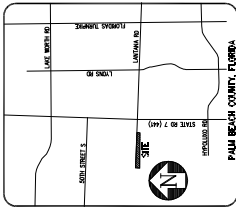
LANTANA RESIDENTIAL SUBDIVISION

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:



DATE	5-1-2024
SCALE	1"=200'
CAD FILE	24021.01
DRAWN	JCM
CHECKED	CAR

JOB NO.
24021.01



KEY MAP ELEVATIONS ARE REFERENCED TO NAVD 1988

LEGAL DESCRIPTION
 A PARCEL OF LAND IN LOTS 2, 3 AND 4, BLOCK 37, LANTANA HAUDES, IN TOWNSHIP 44 ½ SOUTH, RANGE 41E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE U.S. GOVERNMENT LAND OFFICE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, A DISTANCE OF 1520.00 FEET TO THE NORTHEAST CORNER AND 7, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1520.00 FEET TO THE NORTHEAST CORNER AND 37; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 1520.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 37; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 37, A DISTANCE OF 1520.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 36; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 1520.00 FEET TO THE POINT OF BEGINNING.
 THENCE CONTINUE 88708.25' W. ON SAID TOWNSHIP LINE A DISTANCE OF 382.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 37; THENCE RUN S00°04'08\"/>

NOTES AND BOUNDARY LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF LOTS 2, 3 AND 4, BLOCK 37, LANTANA HAUDES, IN TOWNSHIP 44 ½ SOUTH, RANGE 41E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, A DISTANCE OF 1520.00 FEET TO THE NORTHEAST CORNER AND 37; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 1520.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 37; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 37, A DISTANCE OF 1520.00 FEET TO THE POINT OF BEGINNING.
 THENCE CONTINUE S01°13'40\"/>

MEASURED ELEVATION
 CONCRETE
 MALBOX
 INFORMATION SIGN (SINGLE POST)
 CHAIN LINK FENCE
 TEMPORARY BENCHMARK
 CATCH BASIN
 UNDERGROUND STORM
 STORM MANHOLE
 FIRE HYDRANT
 WATER VALVE
 GUY WIRE
 ELECTRIC PANEL
 WOOD UTILITY POLE
 CONCRETE UTILITY POLE
 OVERHEAD ELECTRIC

ABBREVIATIONS
 ORB OFFICIAL RECORD BOOK
 PB PLAT BOOK
 PC PAGE
 C CENTERLINE
 P/C/H/PE PLASTIC PIPE
 GIP CORRUGATED METAL PIPE
 LB LICENSED BUSINESS
 R RADIUS
 L LENGTH
 Δ DELTA
 PCN PARCEL CONTROL NUMBER
 R/W RIGHT-OF-WAY
 LWD LAKE NORTH DRAINAGE DISTRICT
 FPL FLORIDA POWER AND LIGHT
 ADA AMERICANS WITH DISABILITIES ACT
 DESC DESCRIPTION
 PBC PALM BEACH COUNTY

TREE LEGEND (SEE SHEET 8 FOR TABLE)
 PINE TREE AND TAG NUMBER
 ORNAMENTAL TREE AND TAG NUMBER
 CAGUAGE PALM AND TAG NUMBER
 MANGO TREE AND TAG NUMBER
 CARROTWOOD TREE AND TAG NUMBER
 FIGS AND TAG NUMBER
 ALEXANDER PALM TREE AND TAG NUMBER
 CHRISTMAS PALM TREE AND TAG NUMBER
 PALM TREE AND TAG NUMBER
 GUMED LIMBS TREE AND TAG NUMBER
 BANANA TREE AND TAG NUMBER

EXCEEDS
 7.500 GAGE 408 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY. SHOWN HEREON. SEE SHEET 4

DATE	5-1-2024	SCALE	1"=20'
CAD FILE	24021.01	DRAWN	JCM
CHECKED	JCM	CAR	



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 ENGINEERS • SURVEYORS • GIS SPECIALISTS

 1280 N. CONGRESS AVENUE, SUITE 101

 WEST PALM BEACH, FLORIDA 33409

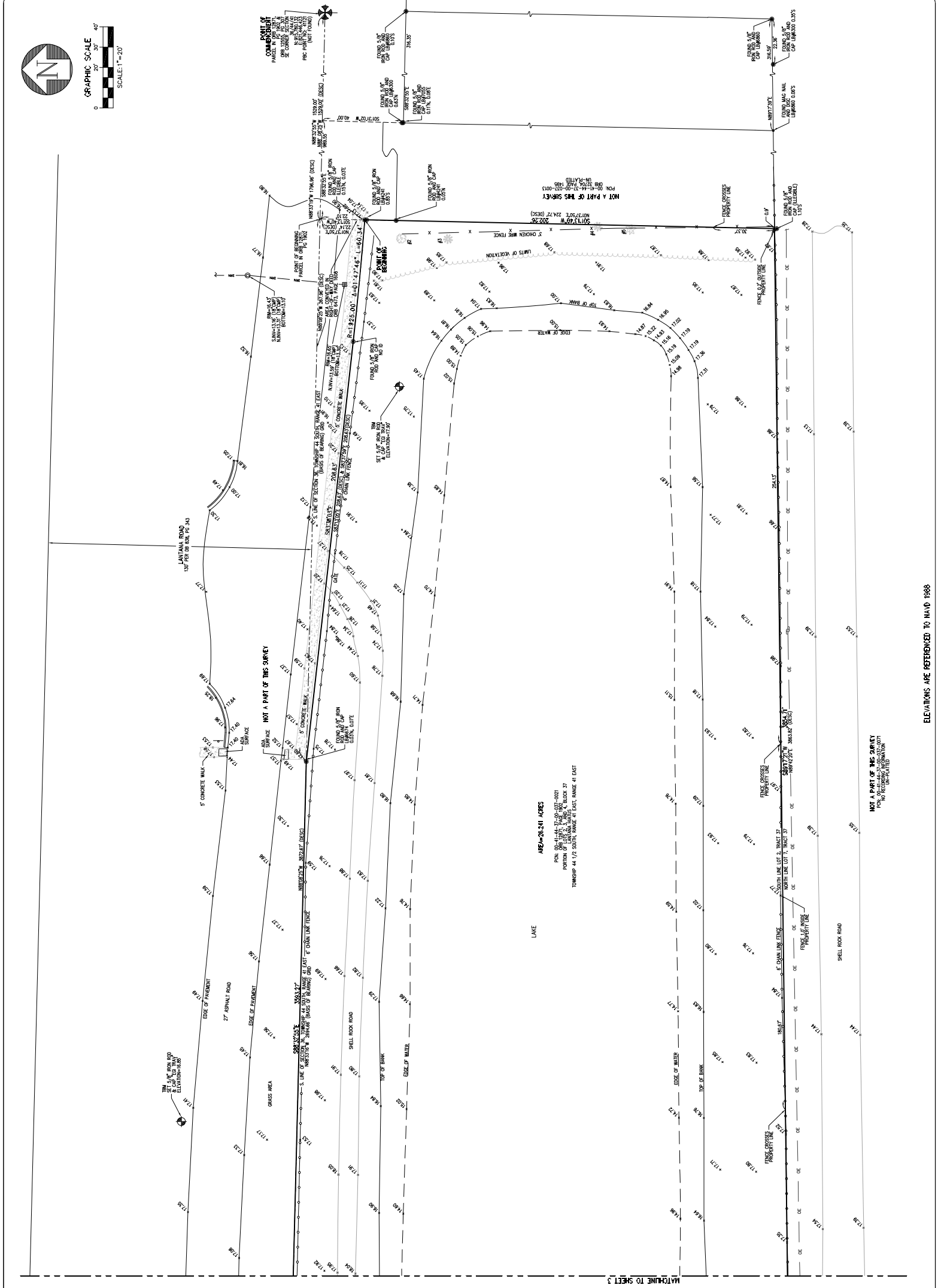
 PH (561) 858-1151 • FAX (561) 858-8390

 WWW.ENGENUITYGROUP.COM

LANTANA RESIDENTIAL SUBDIVISION

 BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	10/7/24	ISSUED PER COUNTY COMMENTS
3	11/8/24	ISSUED PER COUNTY COMMENTS
4	12/7/24	ADD METES & BOUNDS LEGAL



NOT A PART OF THIS SURVEY
 PHOTO RECONSTRUCTION
 UNCORRECTED

AREA=26.14 ACRES
 FOR: 05-01-14-31-00-007-0021
 PORTION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
 TOWNSHIP 44 1/2 SOUTH, RANGE 41 EAST, RANGE 41 EAST

MATCHLINE TO SHEET 3

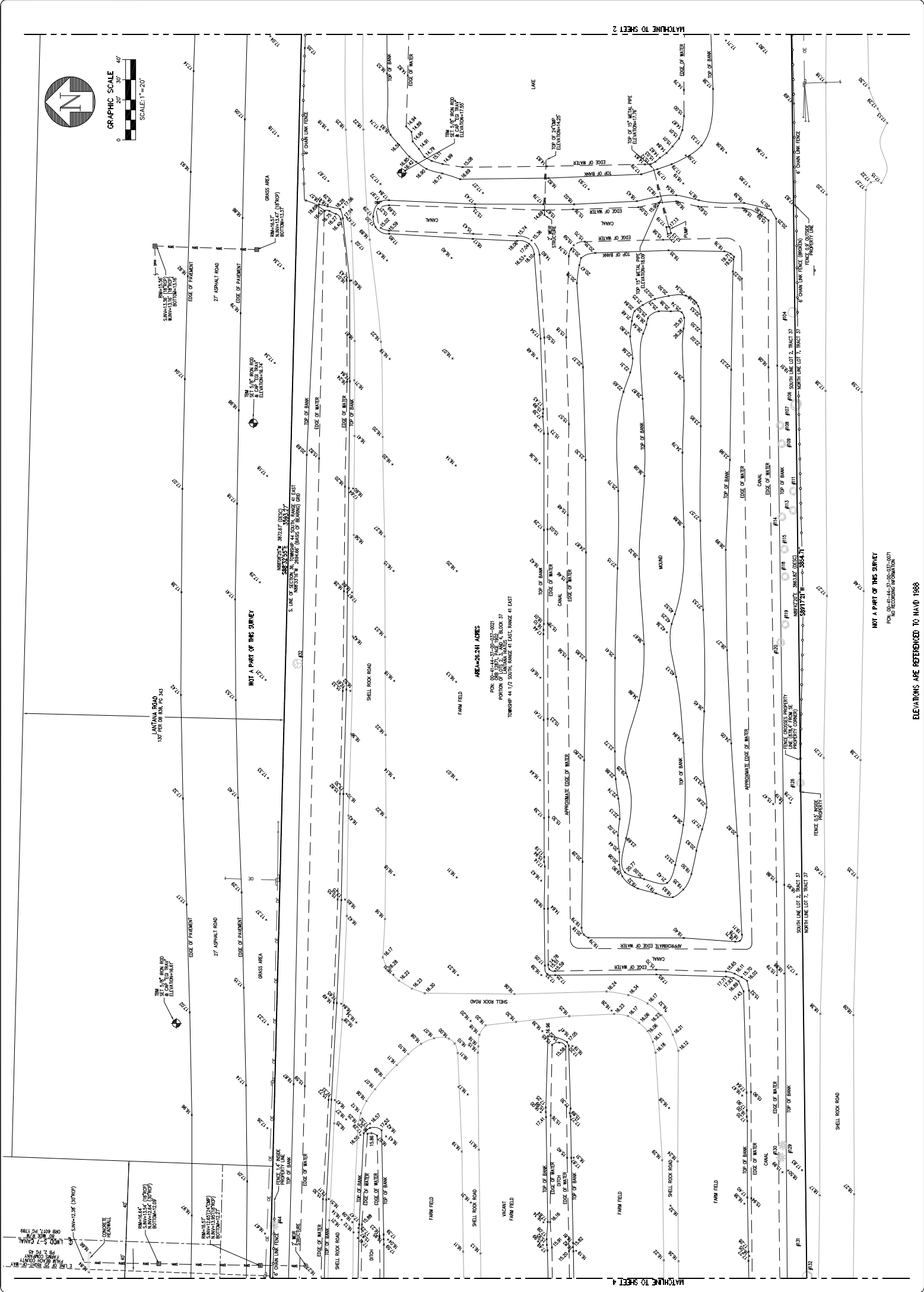
ELEVATIONS ARE REFERENCED TO NAVD 1988

DATE	5-1-2024
SCALE	1"=20'
CAD FILE	24021.01
SSK PROJECT	24021.01
CHECKED	JCM
DRAWN	JCM
8	CAR


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LANTANA RESIDENTIAL SUBDIVISION
 BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	10/7/24	ISSUED PER COUNTY COMMENTS
3	11/8/24	ISSUED PER COUNTY COMMENTS
4	12/17/24	ADD METES & BOUNDS LEGAL



NOT A PART OF THIS SURVEY
 FROM: 08/14/2014 (180307) TO: 08/14/2014 (180307)
 ELEVATIONS ARE REFERENCED TO NAVD 1988

JOB NO.		24021.01	
DATE	SCALE	CAD FILE	S&K PROJECT
5-1-2024	1"=20'	24021.01	24021.01
DRAMA	CHECKED	CAR	
8			

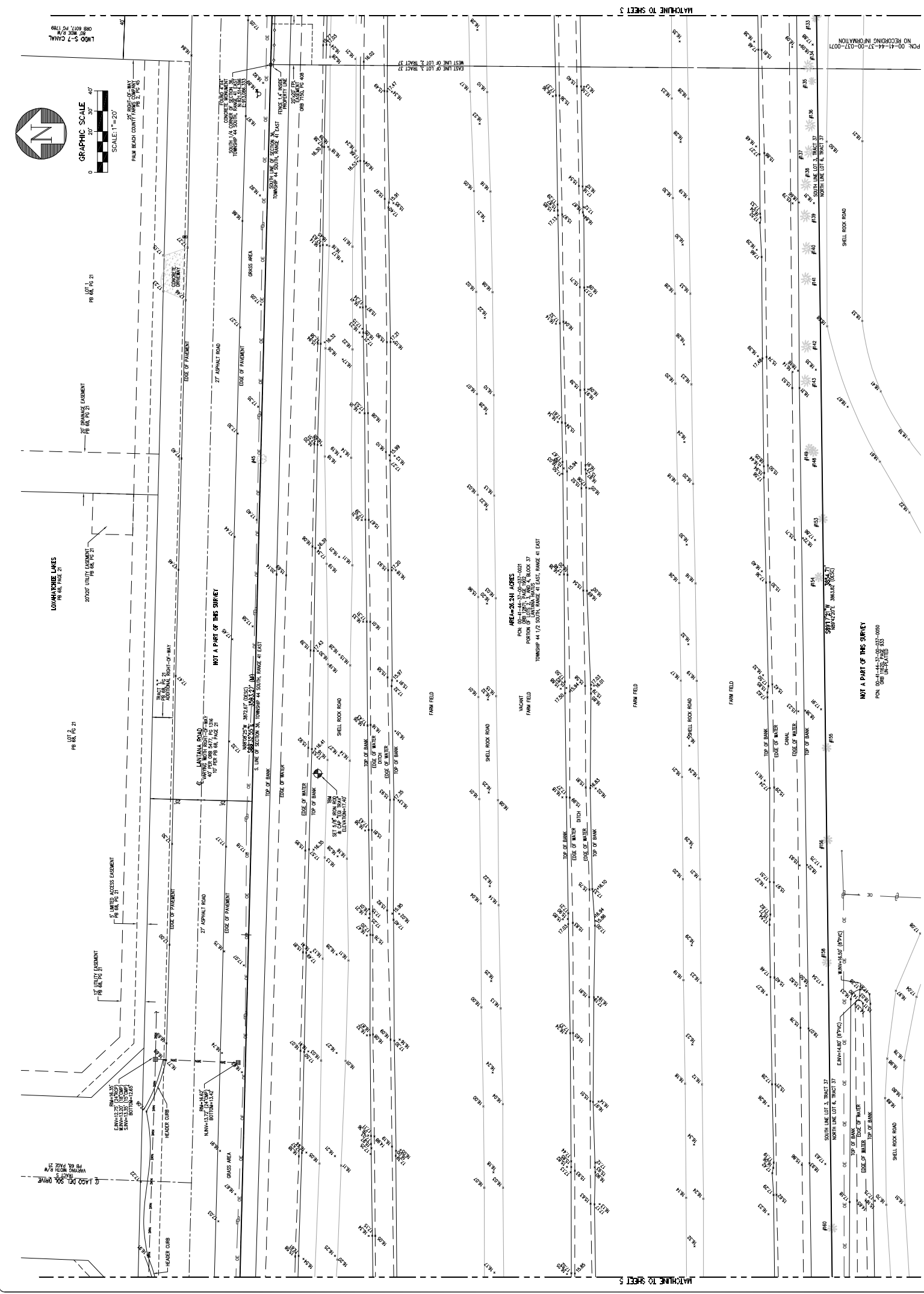


LANTANA RESIDENTIAL SUBDIVISION

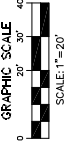
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

ENGINTECH GROUP, INC. THIS DRAWING IS PROVIDED FOR ENGINTECH GROUP, INC. BY ENGINTECH GROUP, INC. PROFESSIONAL SURVEYOR AND ENGINEER REGISTERED IN THE STATE OF FLORIDA

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH PROPERTY REPORT
2	7/7/24	ISSUED PER COUNTY COMMENTS
3	7/18/24	ISSUED PER COUNTY COMMENTS
4	7/27/24	ADD METES & BOUNDS LEGAL



ELEVATIONS ARE REFERENCED TO NAVD 1988



GRAPHIC SCALE



LMD-5-7-CANAL

ONE MET. TO 1/8"

ONE MET. TO 1/8"

MATCHLINE TO SHEET 3

MATCHLINE TO SHEET 5

NOT A PART OF THIS SURVEY

NOT A PART OF THIS SURVEY

NET=0.241 ACRES

FARM FIELD

FARM FIELD

FARM FIELD

FARM FIELD

FARM FIELD

FARM FIELD

FARM FIELD

ELEVATIONS ARE REFERENCED TO NAVD 1988

MATCHLINE TO SHEET 5

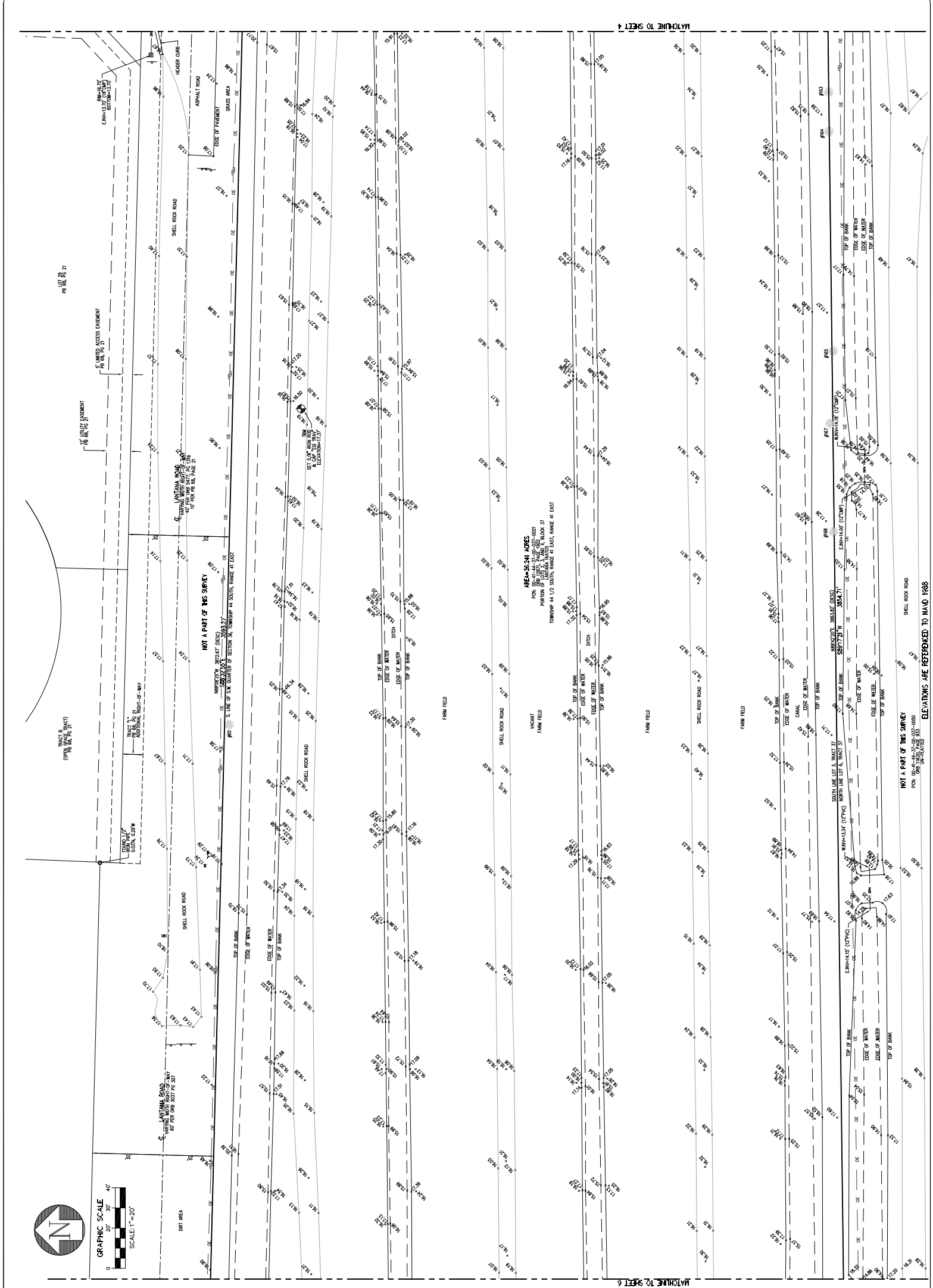
MATCHLINE TO SHEET 3

DATE	5-1-2024
SCALE	1"=20'
CAD FILE	24021.01
SSK PROJECT	24021.01
DRAWN	JCM
CHECKED	CAR



LANTANA RESIDENTIAL SUBDIVISION
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	6/7/24	ISSUED PER COUNTY COMMENTS
3	11/6/24	ISSUED PER COUNTY COMMENTS
4	11/6/24	ADD METES & BOUNDS LEGAL



NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	6/7/24	ISSUED PER COUNTY COMMENTS
3	11/6/24	ISSUED PER COUNTY COMMENTS
4	11/6/24	ADD METES & BOUNDS LEGAL

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AREA=55.241 ACRES
WANT FARM FIELD
PORTION OF TOWNSHIP 44 SOUTH, RANGE 41 EAST, TOWNSHIP 44 1/2 SOUTH, RANGE 41 EAST

NOT A PART OF THIS SURVEY FOR: 09-11-2023, 035-0050, ELEVATIONS ARE REFERRED TO NAVD 1988

DATE	5-1-2024
SCALE	1"=20'
CAD FILE	24021.01
SSK PROJECT	24021.01
DRAWN	JCM
CHECKED	CAR

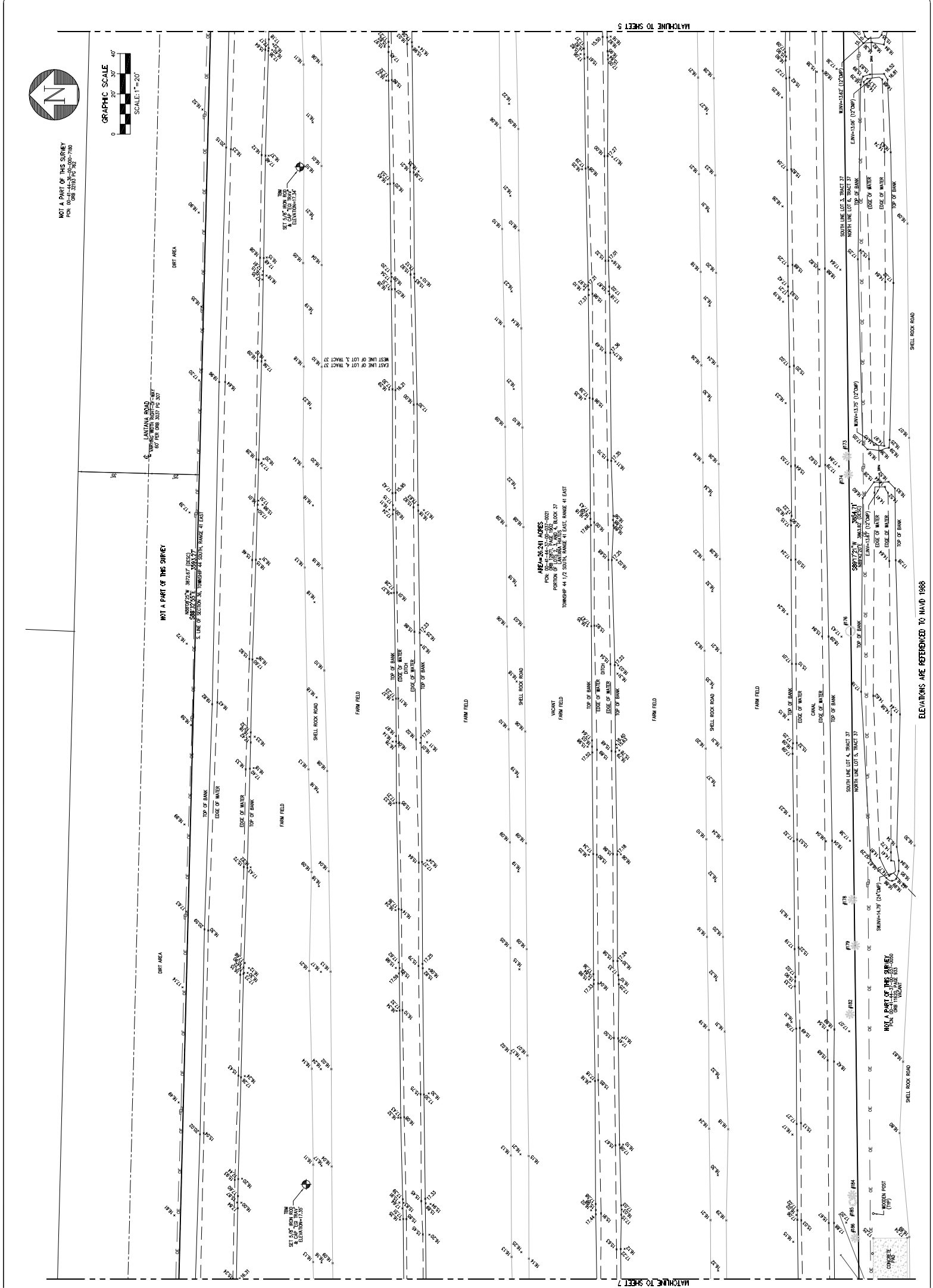


LANTANA RESIDENTIAL SUBDIVISION

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

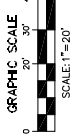
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NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	10/7/24	ISSUED PER COUNTY COMMENTS
3	11/8/24	ISSUED PER COUNTY COMMENTS
4	12/7/24	ADD METES & BOUNDS LEGAL



ELEVATIONS ARE REFERENCED TO NAVD 1988

NOT A PART OF THIS SURVEY FOR 00-14-38-000-716



DATE	5-1-2024	SCALE	1"=20'
CAD FILE	24021.01	CSK PROJECT	24021.01
DRAWN	JCM	CHECKED	CAR
JOB NO.	24021.01	8	

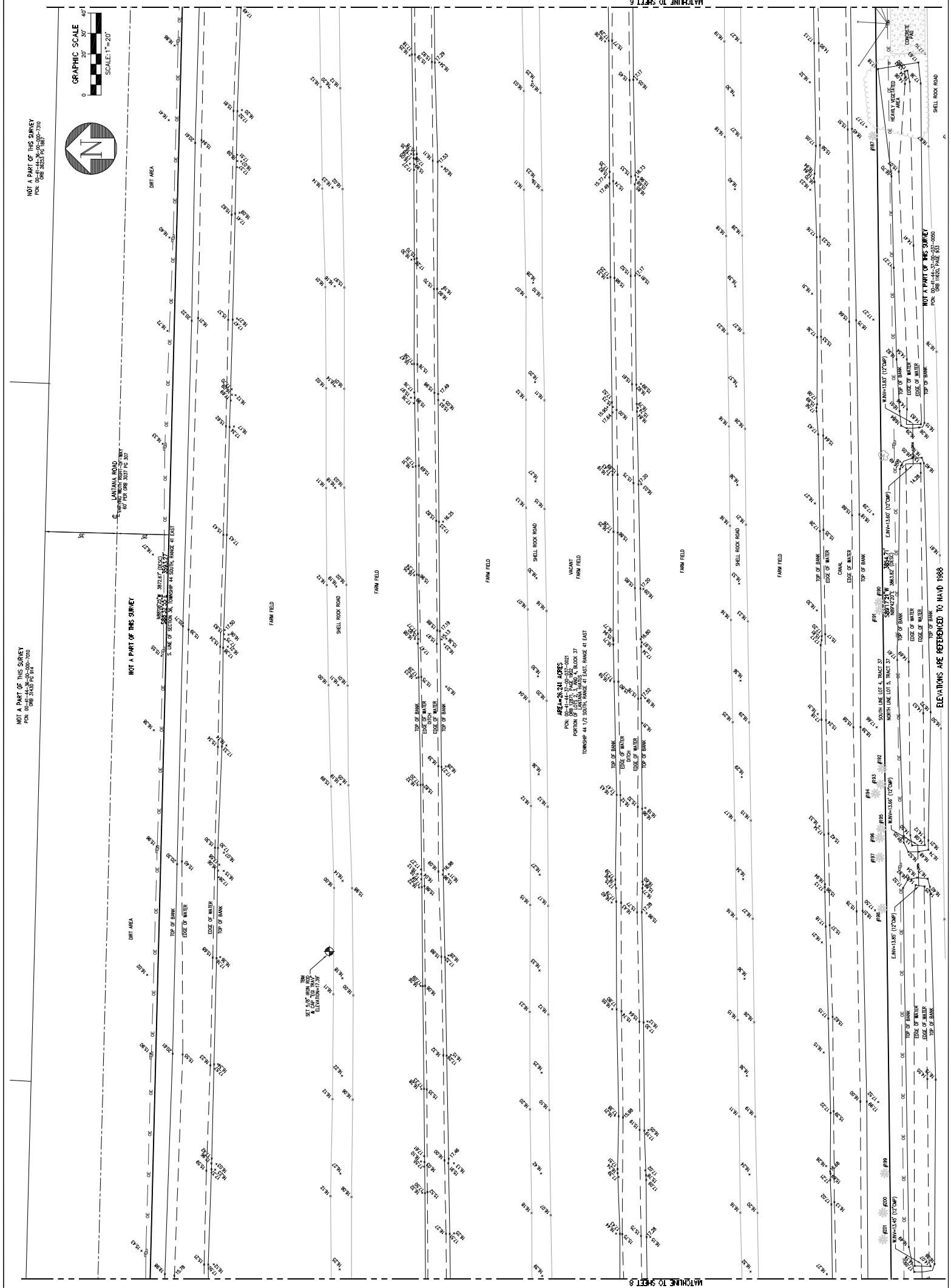


LANTANA RESIDENTIAL SUBDIVISION

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NO.	DATE	REVISIONS	REMARKS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT	JCM
2	10/7/24	ISSUED PER COUNTY COMMENTS	CS
3	11/6/24	ISSUED PER COUNTY COMMENTS	CS
4	12/7/24	ADD METES & BOUNDS LEGAL	JCM



NOT A PART OF THIS SURVEY FOR ORIGINALLY FILED 10-10-2010



GRAPHIC SCALE
SCALE: 1"=20'

NOT A PART OF THIS SURVEY FOR ORIGINALLY FILED 10-10-2010

ELEVATIONS ARE REFERENCED TO NAVD 1988

MATCHLINE TO SHEET 8

MATCHLINE TO SHEET 6

DATE	5-1-2024	SCALE	1"=20'
CAD FILE	24021.01	PROJECT	24021.01
DRAWN	JCM	CHECKED	CAR
JOB NO.	24021.01		



LANTANA RESIDENTIAL SUBDIVISION

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MAPPER REPRESENTING
ENGUNITY GROUP, INC.

NO.	DATE	REVISIONS
1	6/7/24	ISSUED WITH NEW PROPERTY REPORT
2	10/17/24	ISSUED PER COUNTY COMMENTS
3	11/8/24	ISSUED PER COUNTY COMMENTS
4	12/17/24	ADD METES & BOUNDS LEGAL

TAG NUMBER	TREE NAME	SIZE (IN INCHES)	HEIGHT (IN FEET)
2	INDIAN ALMOND	24"	12'
3	CABBAGE PALM	14"	12'
4	CABBAGE PALM	12"	12'
5	COTTONWOOD	8"	12'
32	INDIAN ALMOND	14"	10'
44	CABBAGE PALM	12"	10'
65	CABBAGE PALM	12"	6'
104	OAK	14"	6'
106	OAK	6"	6'
107	OAK	6"	6'
108	PINE	12"	12'
109	PINE	14"	14"
111	PINE	14"	14"
113	PINE	12"	14"
114	PINE	14"	14"
115	PINE	14"	14"
118	PINE	14"	14"
119	PINE	6"	6'
120	PINE	14"	14"
126	PINE	14"	14"
129	CABBAGE PALM	14"	10'
130	CABBAGE PALM	14"	10'
131	ALEXANDER PALM	12"	10'
132	OAK	8"	8'
133	PALM	30"	12'
134	ALEXANDER PALM	14"	12'
135	PALM	24"	12'
136	ALEXANDER PALM	14"	12'
137	ALEXANDER PALM	12"	8'
138	ALEXANDER PALM	14"	10'
139	ALEXANDER PALM	14"	15'
140	ALEXANDER PALM	14"	15'
141	ALEXANDER PALM	20"	15'
142	ALEXANDER PALM	12"	15'
143	ALEXANDER PALM	12"	20'
148	SABAL PALM	14"	16'
149	SABAL PALM	14"	8'
153	SABAL PALM	12"	8'
154	CABBAGE PALM	12"	15'
155	CABBAGE PALM	12"	12'
156	CABBAGE PALM	14"	15'
158	CABBAGE PALM	14"	12'
160	CABBAGE PALM	12"	12'
162	CABBAGE PALM	14"	6'
164	CABBAGE PALM	14"	10'
166	ALEXANDER PALM	16"	15'
168	CABBAGE PALM	16"	10'
173	CABBAGE PALM	12"	8'
174	CABBAGE PALM	12"	8'
176	OAK	5"	8'
178	CABBAGE PALM	12"	8'
179	CABBAGE PALM	14"	12'
182	CABBAGE PALM	14"	8'
184	CABBAGE PALM	14"	8'
185	AUSTRALIAN PINE	14"	12'
186	CABBAGE PALM	14"	12'
187	CABBAGE PALM	16"	12'
190	CABBAGE PALM	14"	10'
191	CABBAGE PALM	14"	10'
192	SABAL PALM	12"	12'
193	SABAL PALM	12"	14'
194	SABAL PALM	14"	14'
195	SABAL PALM	12"	12'
196	CABBAGE PALM	14"	12'
197	SABAL PALM	14"	12'
198	SABAL PALM	12"	10'
199	SABAL PALM	12"	12'
200	SABAL PALM	14"	12'
201	SABAL PALM	14"	12'
279	CABBAGE PALM	12"	8'
280	CABBAGE PALM	12"	8'

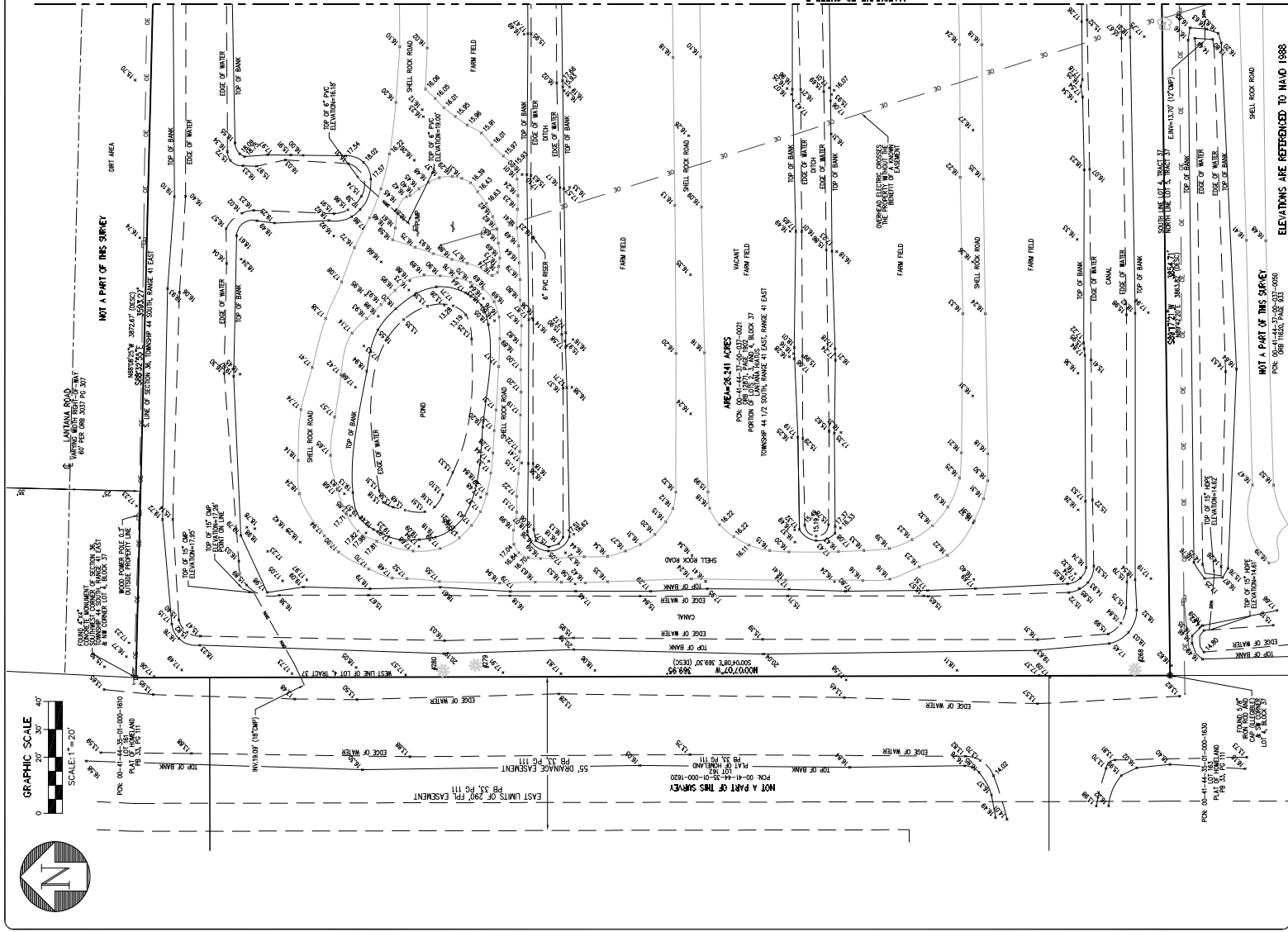


Exhibit E-2 - Preliminary Subdivision Plan

Reserve At Eagles Landing

Palm Beach County, Florida

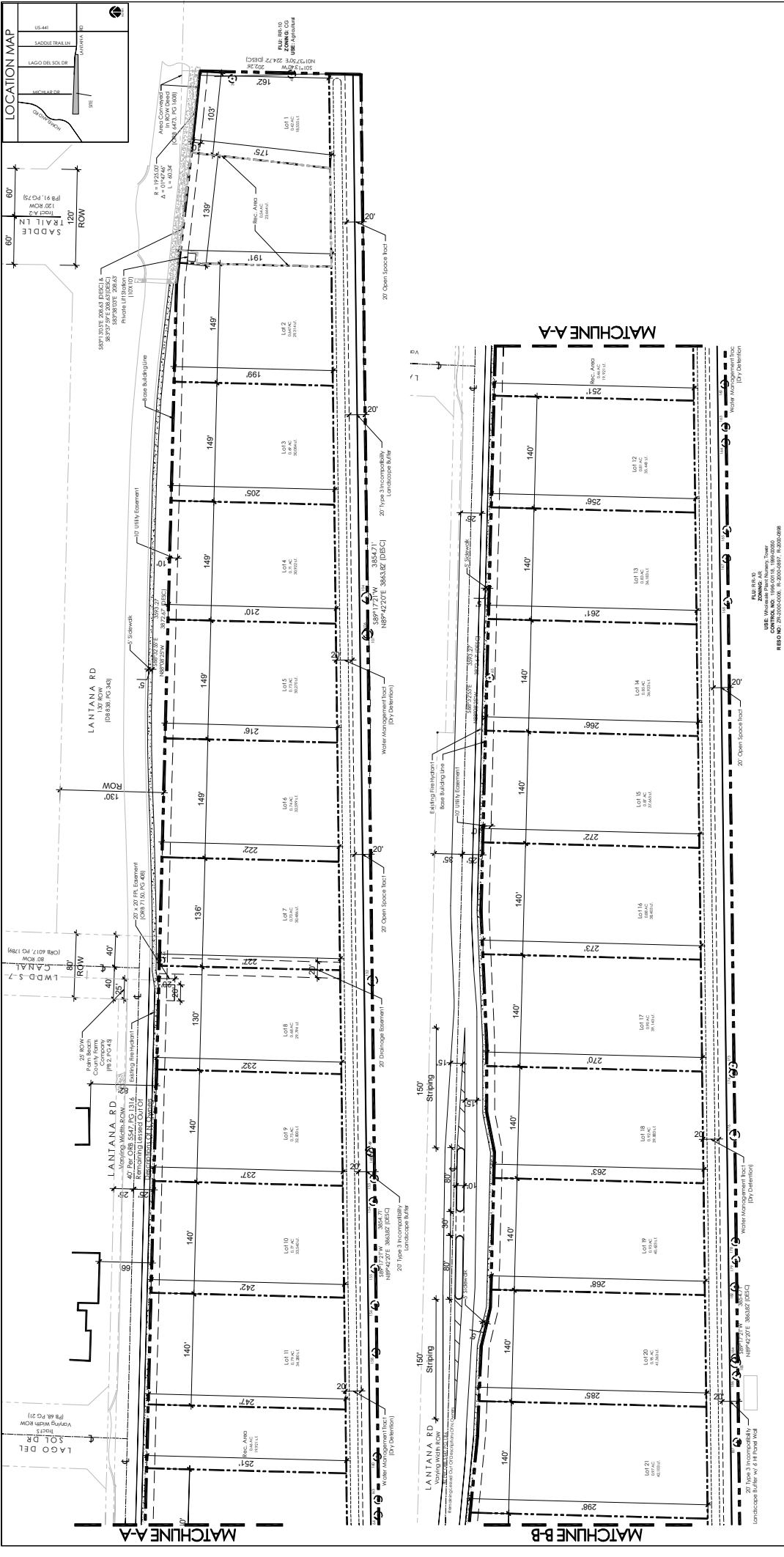
Date: 08/21/24
Scale: 1" = 30'
Designed By: JSD
Drawn By: TDP
Checked By: JS
File No. 24-08
Job No. 933.02

REVISIONS / SUBMISSIONS

10/26/24	Revised for
11/27/24	Revised for
12/27/24	Revised for

**PRELIMINARY
SUBDIVISION PLAN**

PSBP-1 of 2



AMENDMENT STAMP

ZONING STAMP

PROPERTY DEVELOPMENT REGULATIONS (PDR)

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	DENSITY	MAX BLDG COVER	FRONT SETBACK	REAR SETBACK	FRONT SIDE STREET	REAR SIDE STREET
RS	6,000 s.f.	85'	75'	1 DU/AC	15'	15'	15'
PROP RS	18,555 s.f.	110'	103'	1 DU/AC	18'	N/A	15'

SETBACKS/SEPARATIONS

SCREEN ENCLOSURE SETBACK/SEPARATION	FRONT	REAR
POOL SETBACKS/SEPARATION	25'	7.5'
SCREEN ENCLOSURE SETBACK/SEPARATION	25'	7.5'

NOTES

1. THIS SUBDIVISION PLAN IS THE PROPERTY OF SCHMIDT NICHOLS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHMIDT NICHOLS.

2. ACCESS TO THE SITE IS VIA INDIVIDUAL DRIVEWAYS TO LANTANA ROAD FOR EACH SINGLE-FAMILY HOME.

DEVELOPMENT TEAM

DEVELOPER:	LANTANA TARM ASSOCIATES, INC.
PROJECT:	7865 LANTANA ROAD, WEST PALM BEACH, FL 33409
PROJECT NO.:	(561) 285-5655
CIVIL ENGINEER/SURVEYOR:	TRUSLER CONSULTING, INC.
ENGINEER:	TRUSLER CONSULTING, INC.
PLANNER:	SCHMIDT NICHOLS

PROPERTY DEVELOPMENT REGULATIONS (PDR)

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	DENSITY	MAX BLDG COVER	FRONT SETBACK	REAR SETBACK	FRONT SIDE STREET	REAR SIDE STREET
RS	6,000 s.f.	85'	75'	1 DU/AC	15'	15'	15'
PROP RS	18,555 s.f.	110'	103'	1 DU/AC	18'	N/A	15'

SETBACKS/SEPARATIONS

SCREEN ENCLOSURE SETBACK/SEPARATION	FRONT	REAR
POOL SETBACKS/SEPARATION	25'	7.5'
SCREEN ENCLOSURE SETBACK/SEPARATION	25'	7.5'

NOTES

1. THIS SUBDIVISION PLAN IS THE PROPERTY OF SCHMIDT NICHOLS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHMIDT NICHOLS.

2. ACCESS TO THE SITE IS VIA INDIVIDUAL DRIVEWAYS TO LANTANA ROAD FOR EACH SINGLE-FAMILY HOME.

PROPERTY DEVELOPMENT REGULATIONS (PDR)

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	DENSITY	MAX BLDG COVER	FRONT SETBACK	REAR SETBACK	FRONT SIDE STREET	REAR SIDE STREET
RS	6,000 s.f.	85'	75'	1 DU/AC	15'	15'	15'
PROP RS	18,555 s.f.	110'	103'	1 DU/AC	18'	N/A	15'

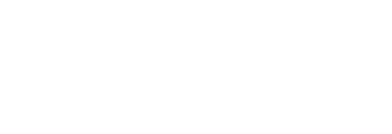
SETBACKS/SEPARATIONS

SCREEN ENCLOSURE SETBACK/SEPARATION	FRONT	REAR
POOL SETBACKS/SEPARATION	25'	7.5'
SCREEN ENCLOSURE SETBACK/SEPARATION	25'	7.5'

NOTES

1. THIS SUBDIVISION PLAN IS THE PROPERTY OF SCHMIDT NICHOLS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHMIDT NICHOLS.

2. ACCESS TO THE SITE IS VIA INDIVIDUAL DRIVEWAYS TO LANTANA ROAD FOR EACH SINGLE-FAMILY HOME.





DEVELOPMENT TEAM	
DEVELOPER:	LANTANA FARM, LLC 7365 LANTANA ROAD LAKE WORTH, FL 33467 (561) 936-3065
CIVIL ENGINEER / SURVEYOR:	INGENUITY GROUP 1851 W CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 (561) 236-1191
TRAFFIC ENGINEER:	PIPER TROUTMAN CONSULTING 801 HERITAGE DRIVE, JUPITER, FL 33488 (561) 236-8699
PLANNER:	SCHMIDT NICHOLS 1851 W FLAGLER AVENUE, SUITE 101 WEST PALM BEACH, FL 33401 (561) 934-6141

SITE TABULAR DATA	
Address Name	Reserve At Eagles Landing
Control Number	2024-0098
Application Number	Z2024-0397
Project Name	Ultimate Building
Proposed Use	Ultimate Building
Existing Future Land Use Designation	UR
Proposed Future Land Use Designation	UR
Proposed Zoning District	UR
Section, Township, Range	37/44/14
Priority Control Number	08-11-14-2-28-07-001
Proposed Use	ADU (A.2.02)
Proposed Use	Single Family Residential
Total Site Area	28.24 ac. (1,183,974.13)
Net Site Area	24 Units
Use	3
Off-Use: Same Use Category of Existing Building Option 1	
Use	1 DUAC
Use	2 DUAC
Use	3 SPACES
Use	4 SPACES
Use	5 SPACES
Use	6 SPACES
Use	7 SPACES
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Use	97 SPACES
Use	98 SPACES
Use	99 SPACES
Use	100 SPACES

PROPERTY DEVELOPMENT REGULATIONS (PDR)									
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			DENSITY/ UFA (L,R-1)	MAX BLDG COVER	SETBACKS/SEPARATIONS			REAR
	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	REAR	
CODE RB	6,000 s.f.	66'	60'	1 DUAC	40%	25'	7.5'	10'	10'
PROP RB	18,856 s.f.	110'	103'	1 DUAC	40%	25'	7.5'	10'	10'

NOTES

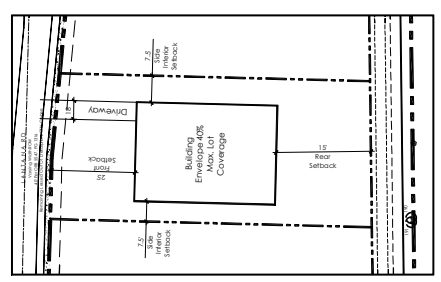
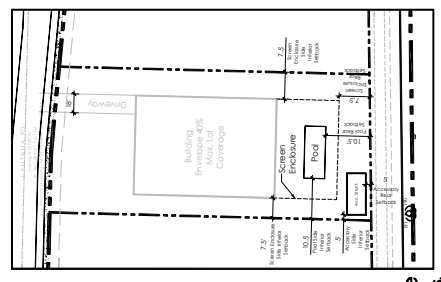
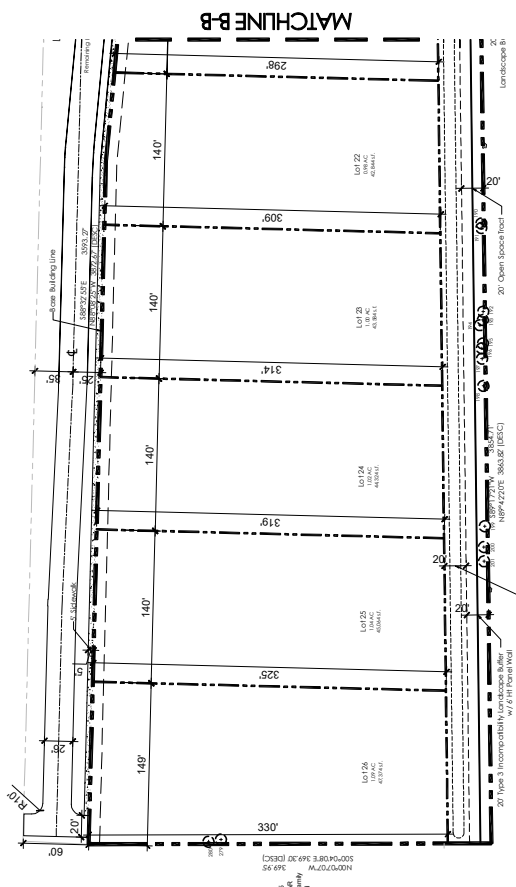
BASE INFORMATION FOR THE PROJECT WAS OBTAINED FROM A SURVEY CONDUCTED BY THE ENGINEERING GROUP, INC. LANTANA, FLORIDA.

CONTRIBUTE WITH ENCLOSURE.

SEEK FOR THE SITE VIA RETRIEVAL UNIVERSITY TO OBTAIN ROAD FORECAST SINGLE FAMILY HOME.

AMENDMENT STAMP

ZONING STAMP



Lot Pool & Screen Enclosure
Detail PDR N.T.S.

Principal Building Lot
Detail PDR N.T.S.

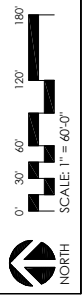


Exhibit E-3 - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Thomas Mecca, 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 D _____ [position - e.g., president, partner, trustee] of Lantana Farm Associates, 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: 7965 Lantana Road
Lake Worth, FL 33467
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.

[Handwritten Signature]

Thomas Mecca, 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 27th day of February, 2024 by Thomas Mecca (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).

Miranda Morales Seuss
(Name - type, stamp or print clearly)

Miranda Morales Seuss
(Signature)

My Commission Expires on: 05/30/2025

NOTARY'S SEAL OR STAMP

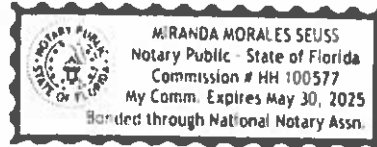


EXHIBIT "A"

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FROM THE U.S. GOVERNMENT LAND OFFICE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 E, WHICH MONUMENT IS ALSO THE NORTHEAST CORNER OF SAID BLOCK 37, WHICH LINE IS ALSO THE TOWNSHIP LINE, A DISTANCE OF 1529.00 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL; THENCE CONTINUE N88°08'25"W ON SAID TOWNSHIP LINE A DISTANCE OF 3872.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 37, THENCE RUN S00°04'08"E ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 369.30 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE RUN N89°42'20"E ON THE SOUTH LINE OF LOTS 4, 3 AND 2 OF SAID BLOCK 37, A DISTANCE OF 3863.82 FEET; THENCE RUN N01°37'50"E A DISTANCE OF 224.72 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6473, PAGE 1608, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS:

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TOGETHER WITH PARCEL DESCRIBED IN ORB, 12555 PG 307

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CONTAINING 26.241 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address	
Gary Smigiel	7965 Lantana Road, Lake Worth, FL 33467	50%
Thomas Mecca	7965 Lantana Road, Lake Worth, FL 33467	50%

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 Gary Smigiel, 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 ^D Lantana Farm Associates, Inc. *[position - e.g., president, partner, trustee]* of Lantana Farm Associates, 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.

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FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Gary Smigiel, 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 27th day of February, 2024 by Gary Smigiel (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).

Miranda Morales Seuss
(Name - type, stamp or print clearly)

Miranda Morales Seuss
(Signature)

My Commission Expires on: 05/30/2025

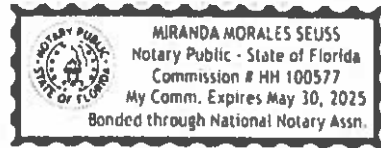


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Name	Address	
Gary Smigiel	7965 Lantana Road, Lake Worth, FL 33467	50%
Thomas Mecca	7965 Lantana Road, Lake Worth, FL 33467	50%

Exhibit E-4 - Drainage Statement



DRAINAGE STATEMENT
for
THE RESERVE AT EAGLES LANDING
Engenuity Group, Inc. Project No. 24021.01

Existing Site Conditions:

The existing site is approximately 26.24 acres located in the Unincorporated Palm Beach County within Section 37, Township 44, Range 41. The Property Control Number (PCN) for the site is 00-41-44-37-00-037-0021. The property is located just west of State Road 7, US 441 and just south of Lantana Road and Lago Del Sol Drive. The existing site is currently developed as agricultural land, bounded by agricultural land to the south, Lantana Road and residential neighborhoods to the north, and a 1.49-acre lake to the east. There is an existing control structure with a weir and bleeder which discharges to the LWDD S-7 canal with a control water elevation of 16.0 NGVD.

This property is within the South Florida Water Management District C-51 drainage basin, as well as the Lake Worth Drainage District, and does have a South Florida Water Management District drainage permit on-file, permit number 50-07584-P.

Proposed Site Drainage:

The proposed site is planned to be subdivided into lots for single family homes. The existing stormwater management system will be replaced to mitigate the runoff. The offsite discharge will be limited to less than the pre-development discharge. The proposed drainage system will consist of a system of inlets, piping, swales and exfiltration trench are proposed to meet the requirements for water quality and quantity. The existing onsite control structure will be replaced, and will continue to provide legal positive outfall to the LWDD S-7 Canal.

The lowest habitable space of residential buildings will be based on the 3-day, 100-year flood elevation. Residential subdivision lots, local streets, and residential parking lots will be based on the 3-year, 24-hour rainfall elevation.

A South Florida Water Management District Environmental Resource Permit, a Palm Beach County Building Department permit, and a Lake Worth Drainage District drainage permit will need to be obtained prior to construction.

All related drainage criteria set forth by the South Florida Water Management District and Palm Beach Land Development Code will be adhered to as required.

2024 08-20 DRAINAGE STATEMENT
Project No. 24021.01

1280 North Congress Avenue, Suite 101
West Palm Beach, Florida 33409

Adam Swaney, P.E.
FL License #72235

Exhibit E-5 - 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: October 15, 2024 **Control # 00239**

**Re: PZ&B Application #: Z-2024-00099
Project Name – The Reserve at Eagles Landing**

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	26
Wastewater	26
Reclaimed Water	N/A

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:

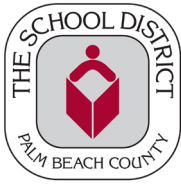
00-41-44-37-00-037-0021

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 M. Foreman*
Director of Finance & Administration

Date: 28-Oct-24

Exhibit E-6 - School Capacity Availability Determination (SCAD)



**THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL**

**KRISTIN K. GARRISON, AICP
DIRECTOR**

**MICHAEL J. BURKE
SUPERINTENDENT**

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

**JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER**

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALMBEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	09/03/2024		
	SCAD No.	24083001F - FLU		
	FLU /Rezoning/D.O. No.	Z-2024-01037 – Palm Beach County		
	Property Control No.	00-41-44-37-00-037-0021		
	Development Name	The Reserve at Eagles Landing		
	Owner / Agent Name	Lantana Farm Associates, Inc. / Schmidt Nichols		
	SAC No.	206B		
	Proposed Amendment	26 Maximum Residential Units		
Impact Review		Discovery Key Elementary School	Polo Park Middle School	Dr. Joaquin Garcia High School
	New Students Generated	5	3	3
	Capacity Available	-146	107	5
	Utilization Percentage	112%	92%	100%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary school level, the property owner shall contribute \$10,335.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 09/06/2024 to 09/05/2025 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 09/05/2025 or this determination will expire automatically on 09/05/2025.</p>			
Notice	<p>1) This letter replaces the previous one under case#24050801F issued on 05/15/2024.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

September 6, 2024

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Kathleen Chang, Senior Planner, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County