



# PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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## ZONING COMMISSION PUBLIC HEARING, MAY 1, 2025

### A. Application Summary

#### I. General

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**Application Name:** Johnson Rezoning, Z-2024-01904  
**Control Name:** Johnson Rezoning (2024-00133)  
**Applicant:** GL Acquisitions, Corp  
**Owner:** 12607 State Road 7, LLC  
**Agent:** G.L. Homes - Ryan Vandenburg and Gladys DiGirolamo  
**Project Manager:** Imene Haddad, Sr Site Planner & Wendy Hernandez, Deputy Zoning Director

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**Title:** an Official Zoning Map Amendment **Request:** to allow a from Agricultural Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District on 22.61 acres

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**Application Summary:** The application is for the Johnson Rezoning. The subject site is currently a Preserve Area within the Bridges-Mizner AGR-PUD. The last BCC approval for the Bridges-Mizner AGR-PUD on July 9, 2018. The site is currently in agriculture.

This application proposes an Official Zoning Map Amendment to rezone the site from Agricultural Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District. The subject site is currently Preserve #2 (Johnson) Bridges Mizner AGR-PUD, and is being deleted from that approval by the Concurrent Application DOA-2024- 01918.

There is no development proposed on the subject site within this application.

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#### II. Site Data

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**Acres:** 22.61 acres  
**Location:** West side of State Road 7, approximately 2 miles north of Atlantic Avenue  
**Parcel Control:** 00-41-46-01-04-001-0000  
**Future Land Use:** Agricultural Reserve (AGR)  
**Zoning District:** Agricultural Reserve Planned Unit Development (AGR-PUD)  
**Proposed Zoning:** Agricultural Reserve (AGR)  
**Tier:** Ag Reserve  
**Utility Service:** Palm Beach County Water Utilities Department  
**Overlay/Study:** N/A  
**Neighborhood Plan:** West Boynton Community Plan  
**CCRT Area:** N/A  
**Comm. District:** District 5, Commissioner Maria Sachs

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#### III. Staff Assessment & Recommendation

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**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

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**ZONING COMMISSION:** *Scheduled for May 1, 2024*

**BCC HEARING:** *Scheduled for May 24, 2024*

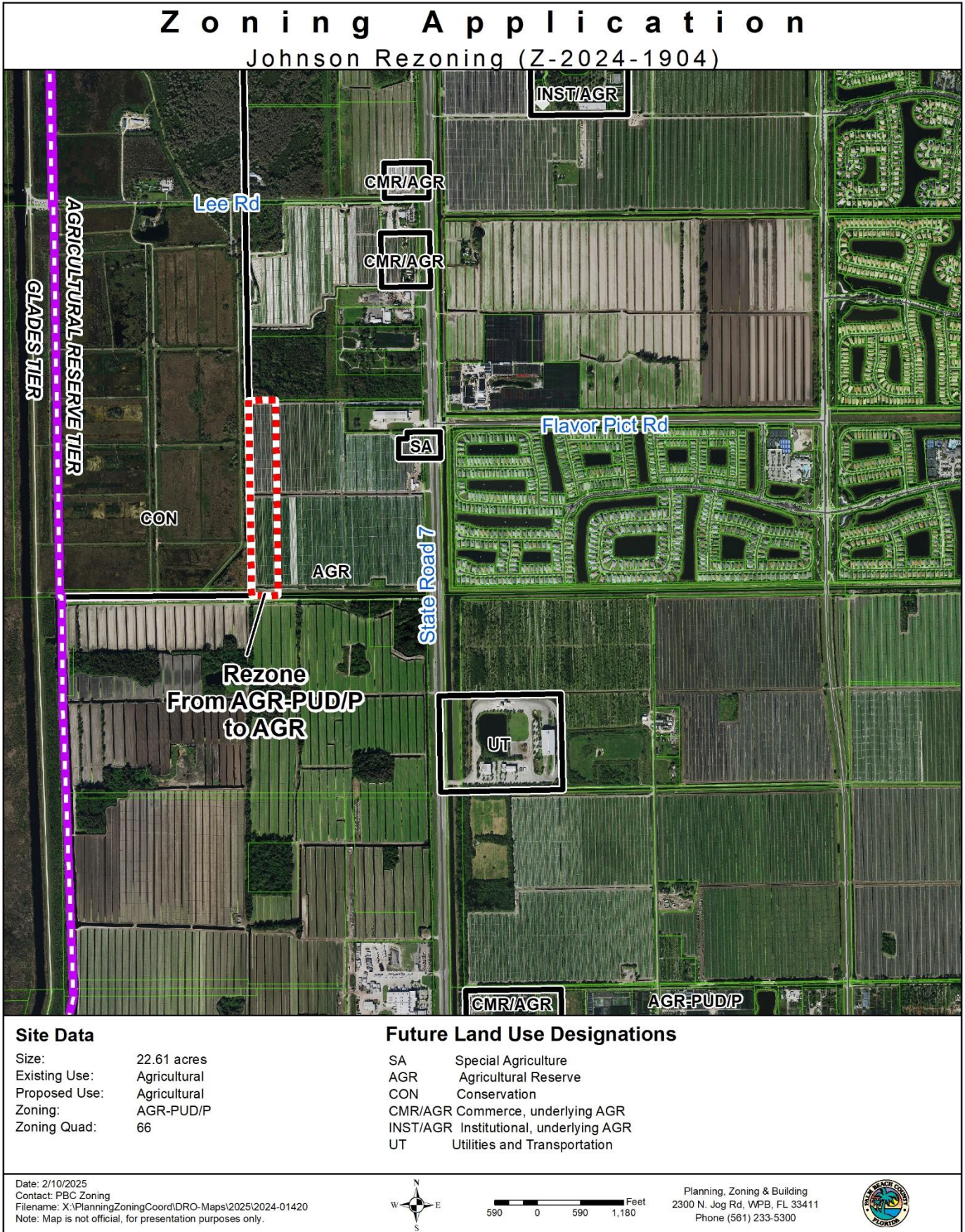
## B. Data & Analysis

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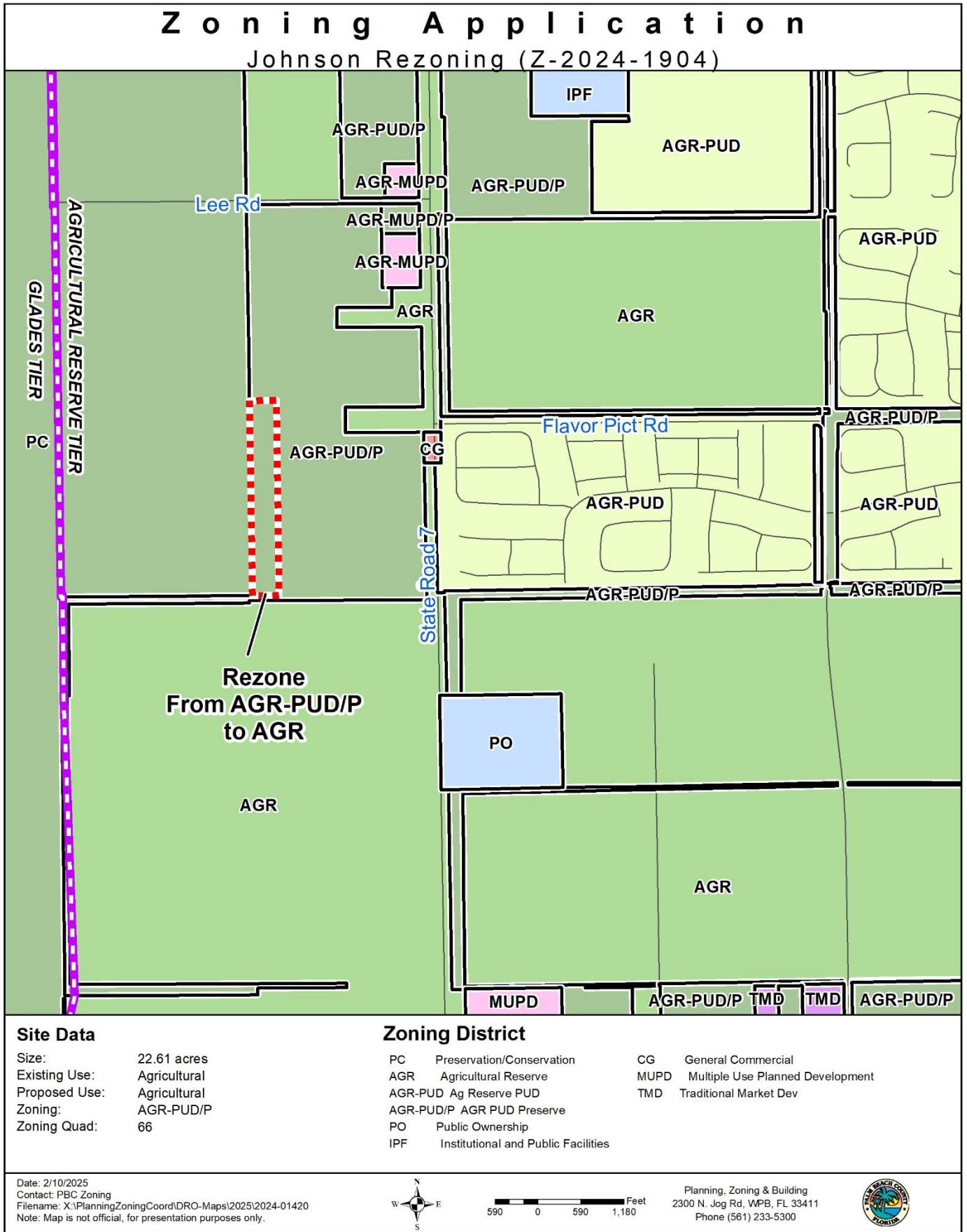
The supporting data and analysis is provided within the following Exhibits.

<b>I. Exhibits</b>		<b>Page</b>
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# Exhibit A-1 - Future Land Use Map



# Exhibit A-2 - Zoning Map



## Exhibit B - Standards Analysis & Findings

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### FINDINGS:

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

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.*

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

○ *Relevant Comprehensive Plan Policies:* The subject site is located within the Agricultural Reserve (AGR) Tier and has a Future Land Use (FLU) designation of Agricultural Reserve (AGR). The proposed Agricultural Reserve (AGR) Zoning District is consistent with the AGR FLU designation per FLUE Table 2.2-f.1, *Non-Residential Future Land Use – Zoning Consistency*.

The subject site is being removed from the Bridges - Mizner AGR-PUD, and is being rezoned back to the Agricultural Reserve (AGR) Zoning District, consistent with the underlying AGR Future Land Use (FLU) designation. There are no policy implications regarding the subject request, as there is a concurrent Zoning application to add replacement preserve area for the Bridges - Mizner AGR-PUD (see application DOA-2024-1918). This action will not create any inconsistencies for the overall 60/40 AGR-PUD development requirements. Further, the Applicant indicates that no new development plans are proposed at this time for the subject 22.61-acre property, and that it will remain in its existing row crop production.

○ *Special Overlay District / Neighborhood Plan / Planning Study Area:* The subject property is located within the boundaries of the West Boynton Area Community Plan (WBACP), which is administered by the Coalition of Boynton West Residential Association (COBWRA). The subject request is generally consistent with the neighborhood plan, and the Applicant has been advised to contact the neighborhood group. No letters in support or objection have been received as of the writing of this report.

**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.*

○ *Property Development Regulations:* The proposed rezoning is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC). The subject site meets and exceeds the requirements as noted in Article 3.C.1.A.2., the AGR, Agricultural Reserve Zoning District and Table 3.D.1.A, Property Development Regulations. This site is being rezoned back to its original district and meets all sections associated with the AGR Zoning District. The site supports row crops. The request is not in conflict within any portion of the Code and is consistent with the stated purpose and intent of the Code. No changes are proposed to the existing use on the site and no Site Plan is required at this time. As previously indicated, 12641 State Road 7 LLC currently utilizes the Property for agricultural production and there are no structures on site.

**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 subject site is compatible with the surrounding properties and uses. The site is currently utilized for agricultural production. Along the north of the parcel is another agricultural preserve parcel. To the west of the property is federally owned land. Along the south and east side is the remainder of the Preserve Parcel Associated with the Bridges AGR PUD known as the Johnson Preserve #2. The AGR zoning district is consistent with the surrounding zoning districts. The request is not in conflict within any portion of the Code and is consistent with the stated purpose and intent of the Code. No changes are proposed to the existing use on the site.

**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.

○ *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.

○ *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 22.61 acres preserve land is located within the AGR Reserve district. The rezoning of said preserve lands back to the original zoning district does not have an impact on the development patterns in the area. The Applicant states in their Justification that they are not proposing any new development and thus will continue to remain Agricultural use.

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

TRAFFIC:

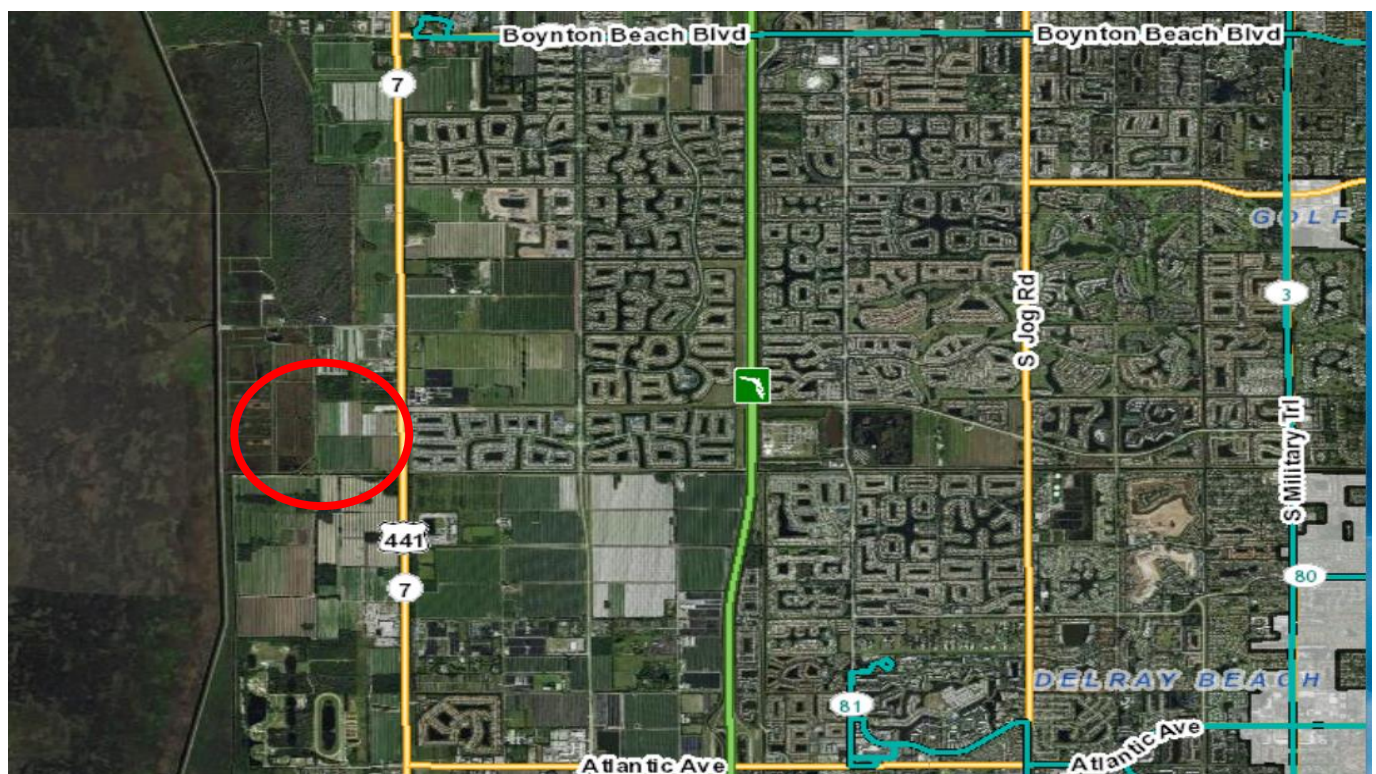
The Department of Engineering and Public Works Traffic Division review Staff were provided the application for review and have no comments. During the review they stated that they had no comments. No engineering conditions of approval are proposed at this time.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division reviewed the application, and it was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division. No engineering conditions of approval are proposed at this time.

MASS TRANSIT:

Palm Tran review Staff were provided the application for review and have no comments. There are no bus routes or bus stops with a ½ mile of the subject property. The closest routes is approximately 3 miles to the north at Boynton Beach Boulevard and approximately 5 miles to the south along Atlantic Avenue.



DRAINAGE

No drainage statement was provided for the subject application. The subject site is located within the service boundaries of the Lake Worth Drainage District. Any modifications to drainage will require review by PBC and Lake Worth Drainage District

WATER AND WASTEWATER PROVIDER:

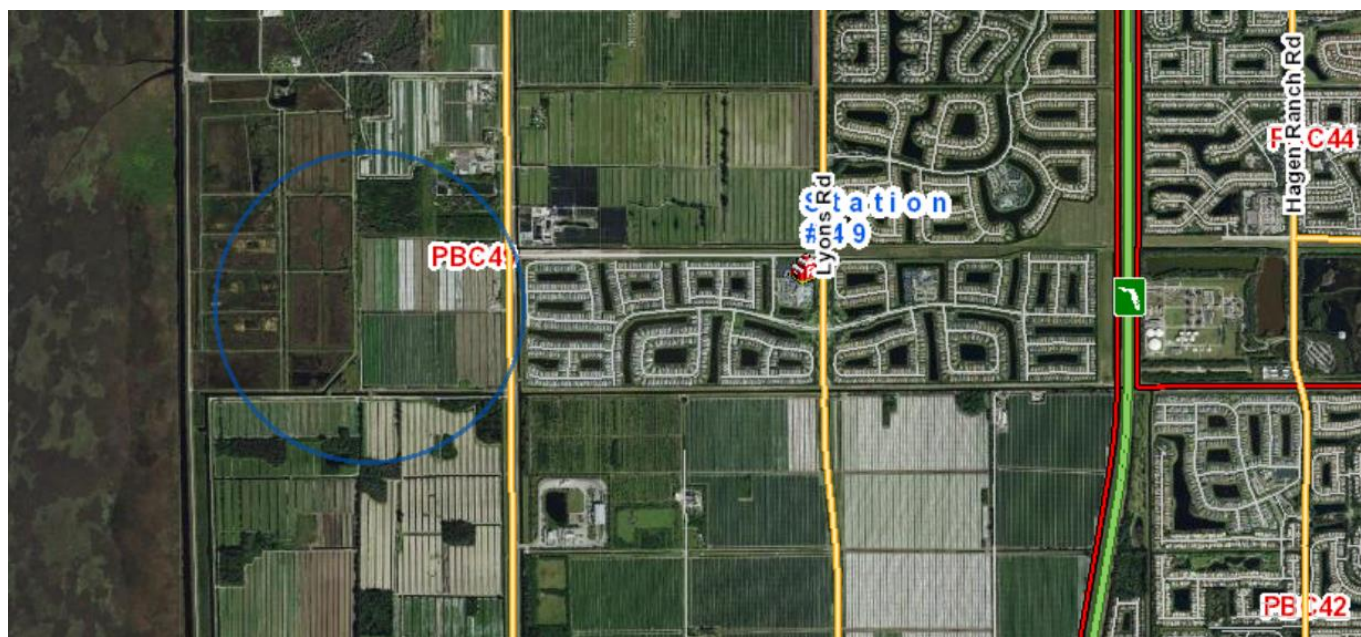
The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD), and PBCWUD review staff have no comment. The land area is developed as row crops. No new reservation was provided.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review Staff were provided the application for review and have no comment.

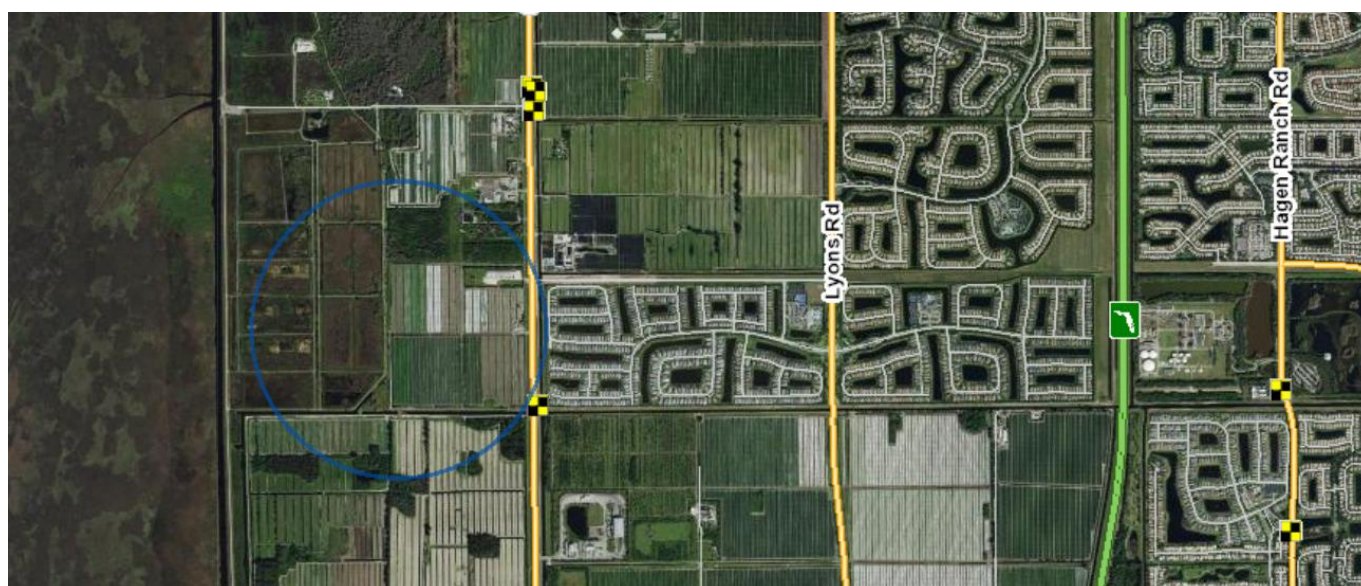
FIRE PROTECTION:

Fire Rescue review Staff were provided this application to review and have no comment. The subject site is within the service boundary of Palm Beach County Fire Rescue Station #49.



SCHOOL IMPACTS:

The School Board review Staff were provided this application for review and have no comment. There is one school bus stop approximately 1/2 from the subject property.



PARKS AND RECREATION:

The Parks and Recreation Department review Staff were provided this application for review and have no comment.

- 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 the following justification for their changed conditions of circumstances: “As noted within the introductory statement, Palm Meadows AGR-PUD (which is being processed concurrently) exceeded the preservation requirement of a 60/40 AGR PUD. However, the existence of Planning Condition 1 of Resolution R-2009-1599, Palm Meadows AGR-PUD restricts their ability to sell 22.61 acres with units for use in another AGR-PUD and still remain 60/40 compliant and compliant with FLUE Policy 1.5.1-k.

*The above-noted Condition only permitted a maximum of 288 units to be built within Palm Meadows, and any unused units were “retired.” But given that the PUD was over-preserved by 22.61 acres, this excess preserve acreage could be swapped out with another PUDs preserve acreage (albeit without units).*

*For Bridges Mizner, the PUD underutilized the number of units that were available to be built within the PUD and as such, Palm Meadows now has the opportunity to benefit from its over preservation by allowing 22.61 acres of land from within Palm Meadows without units to replace 22.61 acres of land within Bridges Mizner with units.*

*The changed condition or circumstance is the fact that the Palm Meadows residents and owners realized the value of exceeding the 60/40 requirements from their DO and figured out a pathway to utilize that value to the benefit of the residents and owners within Palm Meadows. The requested rezoning is a necessity subject to the approval of the concurrent DOA to delete the land area from the Johnson Preserve #2 lands, as these lands could no longer be zoned AGR-PUD.”*



## Exhibit C-1 - Conditions of Approval

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### Official Zoning Map Amendment

#### 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

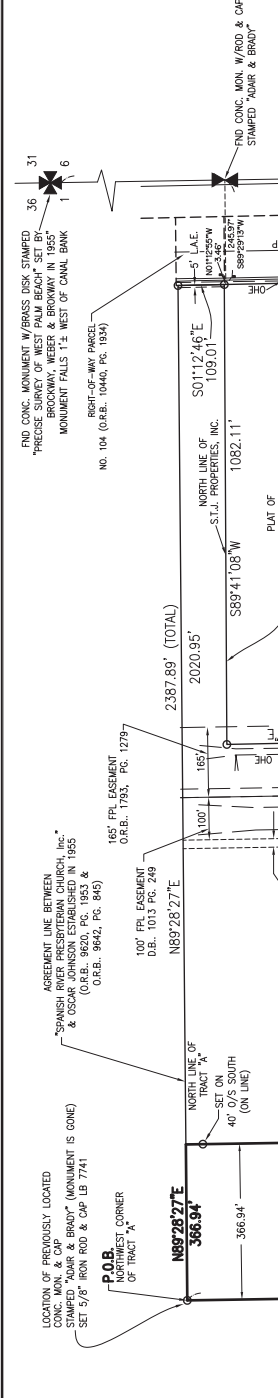
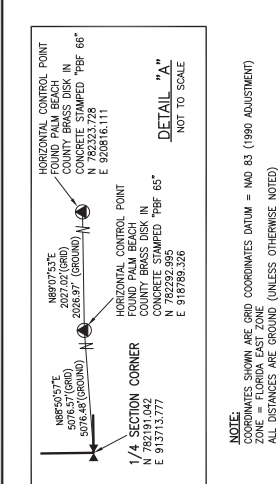
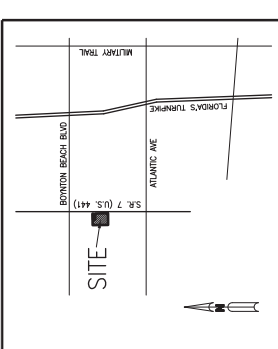
The table below provides the approval history of the Bridges-Mizner AGR-PUD from which the subject site is being removed through the concurrent application.

Application No.	Title & Request	Resolution	Decision	Approval Date
PDD/W-2004-00301	<b>Title:</b> Official Zoning Map Amendment to a Planned Development District <b>Request:</b> to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 722.637 acres	R-2005-01406	Approved As Amended	09/06/2005
PDD/W-2004-00301	<b>Title:</b> Waiver of objective and standards <b>Request:</b> Deviation from cul-de-sac and dead-end restrictions on 722.637 acres	R-2005-01407	Approved As Amended	09/06/2005
DOA/W-2005-01698	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the master plan to change housing type (single-family units to zero lot line units) and exceed the 30% maximum allowable transfer of density within the PUD on 722.637 acres	R-2006-02327	Approved With Conditions	10/26/2006
DOA/W-2005-01698	<b>Title:</b> Waiver <b>Request:</b> To allow deviation from cul-de-sac or dead-end restrictions on 722.637 acres	R-2006-02328	Approved With Conditions	10/26/2006
PDD/DOA-2007-01420	<b>Title:</b> An Official Zoning Map Amendment to a Planned Development District. <b>Request:</b> to allow a Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District on 14.232 acres	R-2008-00113	Approved As Amended	01/24/2008
PDD/DOA-2007-01420	<b>Title:</b> A Development Order Amendment <b>Request:</b> to add land area and delete land area on 722.637 acres	R-2008-00114	Approved As Amended	01/24/2008
DOA/W-2009-04276	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Master Plan, designate a model row, increase the number of dwelling units by 48 to 602, modify and delete Conditions of Approval (Planning, Planned Unit Development) and, restart the development clock on 722.637 acres	R-2010-00440	Approved With Conditions	03/31/2010
DOA/W-2009-04276	<b>Title:</b> a Waiver from Dimensional Criteria <b>Request:</b> to allow 50 percent of the local streets to terminate in a cul-de-sac.	R-2010-00441	Approved With Conditions	03/31/2010
W/DOA-2011-00150	<b>Title:</b> a Waiver <b>Request:</b> to allow 58% of streets to terminate in a cul-de-sac.	R-2011-00964	Adopted With Conditions	06/27/2011
W/DOA-2011-00150	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Master Plan; increase dwelling units; relocate model row; amend Conditions of Approval (Engineering, Planning, Landscaping); and, restart the Commencement of Development clock.	R-2011-00965	Adopted With Conditions	06/27/2011
ZV-2011-01420	<b>Title:</b> a Type II Zoning Variance <b>Request:</b> to allow an increase in building coverage for one-story dwellings	ZR-2011-00025	Approved As Amended	09/01/2011
W/DOA-2012-01838	<b>Title:</b> a Waiver <b>Request:</b> to allow an increase in the number of cul-de-sacs	R-2012-01858	Complete	11/21/2012
W/DOA-2012-01838	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Master Plan, delete units; and, modify Conditions of Approval (Planning)	R-2012-01859	Complete	11/21/2012
DOA/W-2012-03373	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South	R-2013-00970	Approved	07/25/2013

Application No.	Title & Request	Resolution	Decision	Approval Date
	Florida Water Management District (SFWMD) Preserve Parcel			
DOAW-2012-03373	<b>Title:</b> a Type II Waiver <b>Request:</b> to allow 62% of the streets to terminate in a cul-de-sac	R-2013-00971	Approved	07/25/2013
PDD/DOA/W/CA-2016-02029	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.	R-2017-00974	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development.	R-2017-00975	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	<b>Title:</b> a Type II Waiver <b>Request:</b> to allow 46 percent of the local streets to terminate in a Cul-de-sac.	R-2017-00976	Adopted With Conditions	07/27/2017
PDD/DOA/W/CA-2016-02029	<b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow a Golf Course.	R-2017-00977	Adopted With Conditions	07/27/2017
ZV-2018-00600	<b>Title:</b> a Type 2 Variance <b>Request:</b> to allow four (4) variances for Zero Lot Line (ZLL) homes for an increase in projection of the second story balcony into the front setback; to allow balconies up to a total of 100 percent of the front facade; to allow a reduced side setback for balconies on the side; and, to allow a reduction of the front setback for front loading garage.	ZR-2018-00016	Adopted With Conditions	07/09/2018

## Exhibit E-1 - Boundary Survey

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**DESCRIPTION:**  
 BEING A PORTION OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 07°34'14" EAST, ALONG A LINE 584.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2884.62 FEET; THENCE SOUTH 89°38'07" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 07°34'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2885.60 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 22.61 ACRES, MORE OR LESS.

**NOTE:**  
 COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1980 ADJUSTMENT)  
 ZONE = FLORIDA EAST ZONE  
 SCALE FACTOR = 1.0000179 (UNLESS OTHERWISE NOTED)  
 BEARINGS ARE BASED ON STATE PLANE GRID AS NOTED, THE LINE BETWEEN PREVIOUS MONUMENTS IS ASSUMED TO BE A STRAIGHT LINE HAVING A BEARING OF NORTH 89°07'53" EAST, WITH ALL OTHER BEARINGS BEING RELATIVE THERE TO.

**LEGEND:**

- SET 5/8" IRON ROD & CAP LBT741
- DIMENSION PER CALCULATION
- CONCRETE MONUMENT
- DEED BOOK
- DRAINAGE EASEMENT
- FLORIDA POWER AND LIGHT
- GROUND
- LIMITED ACCESS EASEMENT
- LAKE NORTH DRAINAGE DISTRICT
- MEASURED
- MONUMENT
- OFFICIAL RECORD BOOK
- PLAT BOOK
- DIMENSIONS PUBLISHED BY PALM BEACH COUNTY
- POINT OF BEGINNING
- PROFESSIONAL SURVEYOR AND MAPPER
- PERMANENT REFERENCE MONUMENT
- SECTION
- RIGHT-OF-WAY
- TYPICAL
- UTILITY EASEMENT
- TOWNSHIP 46 SOUTH, RANGE 41 EAST
- OFFSET
- DENOTES STATE PLANE COORDINATES

**SURVEYOR'S REPORT:**

- THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR G.L. ACQUISITIONS CORPORATION AND IS NOT ASSIGNABLE.
- THIS SURVEY WAS MADE AND BEARING ON THE CORNER HEREIN ARE NOT MADE WITHOUT THE SURVEYOR AND ORIGINAL RANDED SEAL OR AN ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NEVERtheless, ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- NO UNDERGROUND IMPROVEMENTS WERE LOCATED. POWER POLES ARE NOT SHOWN. OVERHEAD POWER LINES ARE SHOWN.
- BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE STATE PLANE GRID (FLORIDA EAST ZONE) AND 83. THE LINE FORMED BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "TBF 65" & "TBF 66", WHICH BEARS NORTH 89°07'53" EAST AND ALL BEARINGS SHOWN HEREON BEING RELATIVE THERE TO.
- DESCRIPTION PREPARED FROM THIS SURVEY.
- ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: 11/20/24 AT 8:00 A.M., COMMITMENT NUMBER 12136724. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
  - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF DUBOIS AGR - PRESERVE PLAT FOUR, RECORDED IN PLAT BOOK 112, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (P.L.O.D.).
  - EASEMENTS GRANTED TO BOYNTON PAPER & LIGHT COMPANY BY THE RIGHT-OF-WAY AGREEMENTS RECORDED IN DEED BOOK 1012, PAGE 606 AND DEED BOOK 1013, PAGE 248. (DOES NOT ENCUMBER)
  - EASEMENTS GRANTED TO LAKE NORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 56, PAGE 491. (P.L.O.D.)
  - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY THE RIGHT-OF-WAY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1793, PAGE 1275. (DOES NOT ENCUMBER)
  - EASEMENT VESTED IN FLORIDA POWER & LIGHT COMPANY BY THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1818, PAGE 682. (DOES NOT ENCUMBER)
  - TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE REMOVAL AGREEMENT FOR FUTURE RIGHT OF WAY WITH PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 5425, PAGE 8917. (NOT PLOTTED)
  - TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CREATED BY AND SET FORTH IN THE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 1000, RECORDED IN DEED BOOK 1013, PAGE 248, AND THE COVENANT RECORDED IN DEED BOOK 1013, PAGE 248, BETWEEN BOCA RATON ASSOCIATES V, LLP AND AK MEDIA GROUP, INC. ENCLOSED BY SAID COMMENT. (NOT PLOTTED)
  - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CREATED BY AND SET FORTH IN THE CONSERVATION EASEMENT GRANTED TO PALM BEACH COUNTY, FLORIDA AND LAKE NORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 22225, PAGE 1748. (NOTED)
  - COOPERATION AGREEMENT IN FAVOR OF G.L. HOMES OF PALM BEACH ASSOCIATES LTD AND BOYNTON BEACH ASSOCIATES VML RECORDED MARCH 30, 2015 IN OFFICIAL RECORDS BOOK 27428, PAGE 1014. (NOT PLOTTED)
  - RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOT PLOTTED)
  - TERMS, CONDITIONS AND PROVISIONS OF CONSERVATION EASEMENT FROM 12807 STATE ROAD 7, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DATED 06/15/2009 AND RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 1000, RECORDED IN DEED BOOK 1013, PAGE 248, AND RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 1000, RECORDED IN DEED BOOK 1013, PAGE 248, AND RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 1000, RECORDED IN DEED BOOK 1013, PAGE 248. (TO BE RECORDED) (NOT APPLICABLE UNTIL RECORDED)

**CONTACT INFORMATION**  
 SAND & HILLS SURVEYING, INC.  
 8461 LAKE WORTH RD., #410  
 LAKE WORTH, FLORIDA 33467  
 Tel: (861) 209-8046  
 www.sand-hills.com

REV.	ISSUED DATE	DESCRIPTION
1.		
2.		
3.		
4.		

**SKETCH OF BOUNDARY SURVEY**  
 CLIENT: G.L. ACQUISITIONS CORPORATION  
 PROJECT: JOHNSON REZONING  
 22.61 ACRE PARCEL

**SCALE:** 1" = 160'  
**DATE:** 11/17/24  
**CHECKED BY:** FCM  
**DRAWN BY:** BSM  
**DATE OF SURVEY:** FERRY G. WHITE  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4215

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.

**FIELD BOOK / PAGE**  
**PROJECT NUMBER:** 304048  
**DRAWING NUMBER:** D0373BD02  
**SHEET 1 OF 1**



## Exhibit E-2 - Disclosure of ownership

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**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

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

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared KIM AMESTOY, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [ ] Manager *[position - e.g., president, partner, trustee]* of 12607 STATE ROAD 7, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
  
2. Affiant's address is: 6120 Sugarcane Lane  
Lake Worth, FL 33449
  
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.

*Kim J. Amestoy*

KIM AMESTOY, 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 of  online notarization, this 13th day of December, 2024 by Kim Amestoy (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).

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

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



NOTARY'S SEAL OR STAMP



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

BRIDGES – MIZNER PRESERVE #2 (Johnson) – Remaining Preserve Area

**LEGAL DESCRIPTION:**

ALL OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 00° 54'14" EAST, ALONG A LINE 366.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2684.62 FEET; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 00°54'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2683.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.307 ACRES, MORE OR LESS.

Preserve #2 (Johnson) – Lands to be deleted

**DESCRIPTION:**

BEING A PORTION OF TRACT "A", DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°28'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 366.94 FEET; THENCE SOUTH 00° 54'14" EAST, ALONG A LINE 366.94 FEET WEST (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2684.62 FEET; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 366.95 FEET; THENCE NORTH 00°54'14" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 2683.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.61 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.

<b>Name</b>	<b>Address</b>
12607 State Road 7, LLC	6120 Sugarcane Lane, Lake Worth, FL 33449 (100%)

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