



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

PLANNING COMMISSION PUBLIC HEARING, APRIL 12, 2024

A. Application Summary

I. General Data

Project Name:	Lantana Plaza (SCA 2023-021)
Request:	CL to CH and revisions to conditions of approval in Ord. 2004-053
Acres:	9.66 acres
Location:	Northeast corner of Lantana Road and Haverhill Road
Project Manager:	Jerry Lodge, Senior Planner
Applicant:	Lantana Parcel, LLC (Jorge Lopez)
Owner:	Lantana Parcel, LLC (Jorge Lopez)
Agent:	Jeanne Ducharme, Cotleur & Hearing
Staff Recommendation:	Staff recommends <i>approval with conditions</i> based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

The applicant is proposing to change the future land use designation on 9.66 acres located within the Urban/Suburban Tier, on the northeast corner of Lantana Road and Haverhill Road, from Commercial Low (CL) to Commercial High (CH). The proposed CH future land use allows up to 357,671 square feet of commercial uses. In the concurrent zoning application, the applicant is proposing a 3,600 square foot car wash, 2,824 square foot convenience store with gas and fuel sales, and a 70,302 square foot warehouse and accessory office, totaling 76,726 square feet.

The applicant is also proposing to revise previously adopted conditions of approval from Ordinance 2004-053 by reducing the use limitation area in the northernmost portion of the site from 200 feet to 165 feet and to reduce the easternmost portion from 50 feet to 40 feet and to include access to Lantana Road within this area. The existing condition limiting vehicular access to the site from Lantana Road and Haverhill Road is proposed to remain unchanged.

The applicant is proposing the CH future land use as it allows for a greater range of uses than CL, specifically the warehouse use. The subject site meets the location criteria for the CH future land use as the site is located along an arterial roadway and does not exhibit characteristics of strip commercial development. In addition, the applicant's justification statement regarding the subject site's location at a commercial node and the surrounding development pattern adequately support the request for this future land use amendment. For these reasons along with additional staff analysis within this report, staff is recommending ***approval with conditions***.

III. Hearing History

Local Planning Agency:

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU:	Commercial Low (CL)
Existing Land Use:	Vacant
Current Zoning:	Multiple Use Planned Development
Current Dev. Potential Max:	Commercial Uses, up to 210,394 square feet (0.5 FAR)

Proposed Future Land Use Change

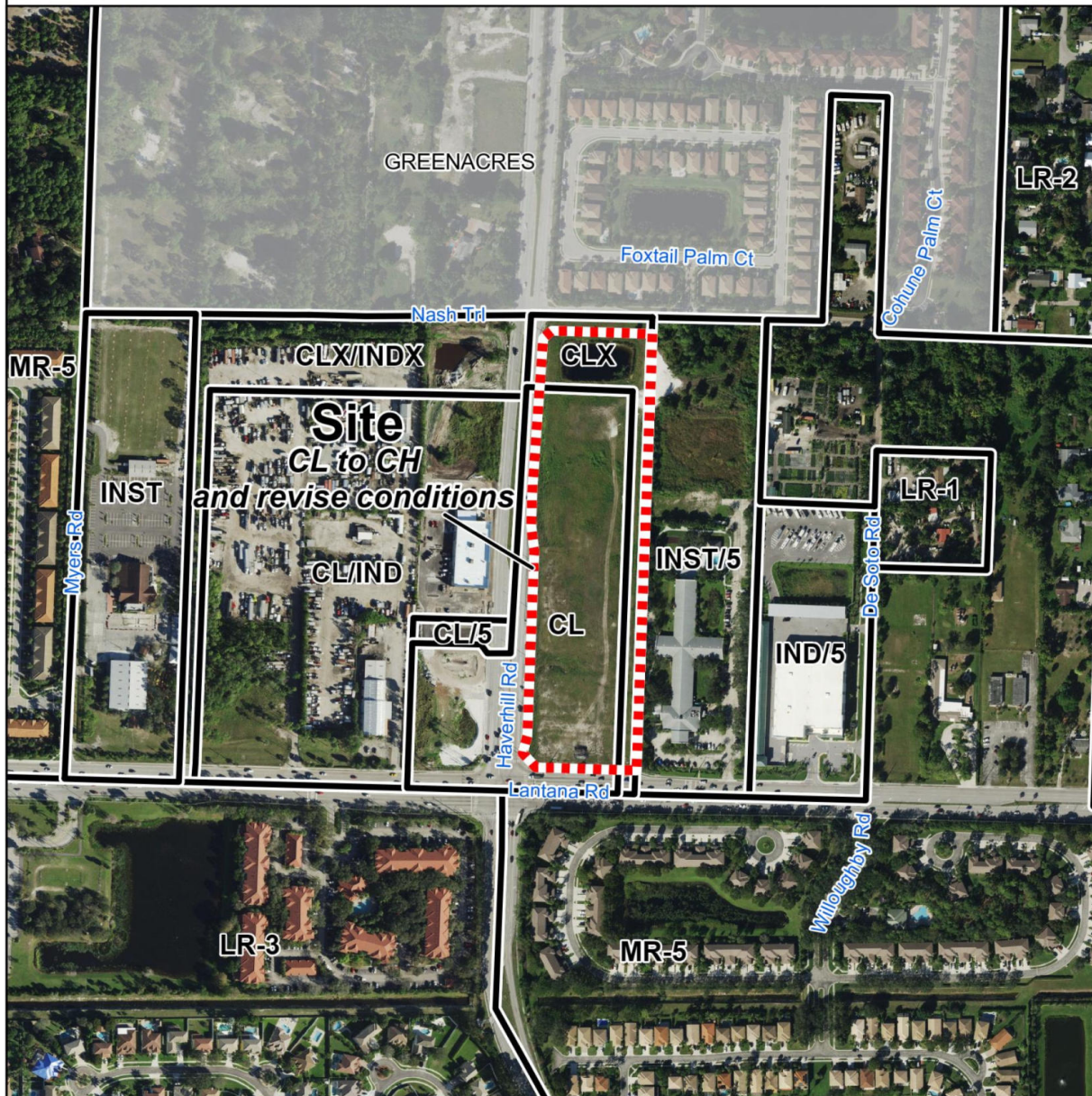
Proposed FLU:	Commercial High (CH)
Proposed Use:	Car Wash, Convenience Store with Gas and Fuel Sales, Warehouse
Proposed Zoning:	Multiple Use Planned Development
Dev. Potential Max/Conditioned:	Commercial Uses, up to 357,671 square feet (0.85 FAR)

General Area Information for Site

Tier/Tier Change:	Urban/Suburban Tier - No change
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	Greenacres, Atlantis and PBC Charrette Report
Comm. District:	Commissioner Michael A. Barnett, District 3

Future Land Use Atlas Amendment

Lantana Plaza (SCA 2023-021)



Site Data

Size: 9.66 acres
 Existing Use: Vacant
 Proposed Use: Commercial
 Current FLU: CL
 Proposed FLU: CH

Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL/IND	Commercial Low, underlying IND
LR-2	Low Residential, 2 units/acre	CLX	Commercial Low crosshatching
LR-3	Low Residential, 3 units/acre	CLX/INDX	Commercial Low crosshatching, underlying IND crosshatching
MR-5	Medium Residential, 5 units/acre	IND/5	Industrial, underlying MR-5
HR-12	High Residential, 12 units/acre	INST	Institutional
CL	Commercial Low	INST/5	Institutional, underlying MR-5
CL/5	Commercial Low, underlying MR-5		

Date: 3/19/24
 Contact: PBC Planning
 Filename: T:\Planning\AMEND\23-SCA\SiteSpecific
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (661) 233-5300



C. Introduction

I. Intent of the Amendment

This is a privately proposed future land use amendment for a 9.66 acre site located in the Urban/Suburban Tier, on the northeast corner of Lantana Road and Haverhill Road.

Background. In 2004, the property was the subject of an amendment known as Lantana/Haverhill Commercial (SCA 2004-003). The Board adopted the amendment which changed the future land use designation from Medium Residential, 5 units per acre (MR-5) to Commercial Low (CL) with the following conditions in Ordinance 2004-053:

1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.
2. The site shall be cross hatched on the easternmost 50 feet of the site.
3. The site shall be cross hatched on the northernmost 200 feet of the site.

The crosshatching limited the uses in those areas to water retention, landscaping and/or at-grade parking. These conditions were implemented to ensure compatibility with adjacent residential future land uses and the assisted living facility which was in operation at the time to the east. Staff recommended approval with a fourth condition requiring a central “spine road” to be designed as a pedestrian oriented street. The Planning Commission recommended approval and the Board ultimately adopted the amendment on November 18, 2004 with only the conditions listed above.

A concurrent zoning application for this site, also known as Lantana Plaza (PDD 2003-099) was also approved in 2004. This included a rezoning to MUPD, a site plan approval, and conditions of approval related to environmental remediation due to the site’s previous use as a lumber yard. The site is currently approved for 57,833 square feet of retail, 18,970 square feet of professional office and 4,380 square feet of financial institution for a total of 81,183 square feet.

Proposed Amendment. The intent of the amendment is to change the future land use designation for the subject site from Commercial Low (CL) to Commercial High (CH) to allow for the development of a car wash, convenience store with fuel sales, and warehouse with accessory office. The applicant is also proposing to revise previously adopted condition 2 to reduce the use limitations area of the easternmost 50 feet to 40 feet due to the proposed location of the car wash vacuum stations. Condition 3 is being revised to reduce the use limitation of the northernmost area from 200 feet to 165 feet. This is to accommodate a proposed private lift station and previous right-of-way acquisition required for the development. The traditional crosshatching uses of water retention, landscaping and/or at-grade parking are not proposed to be revised for this area. The proposed conditions of approval are in Exhibit 1.

Zoning Application. The concurrent zoning application (ABN/DOA/CA-2022-01898, Control Number 2003-00099) proposes 3,600 square feet of car wash, 2,824 square feet of convenience store with gas and fuel sales, 59,757 square feet of warehouse, and 10,545 square feet of accessory office for a total of 76,726 square feet. The Zoning applications consist of an abandonment of a prior Class A approval for a Financial Institution, a Development Order Amendment to modify the site plan and add uses and square footage, and a Class A Conditional Use for a Retail Gas and Fuel Sales with 8 pumps and 16 fueling positions.

II. Data and Analysis Summary

This section of the report summarizes the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 details the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans. The substantive factors from Exhibit 2 are summarized below.

Overview of the Area. The subject site is located at the northeast corner of the intersection of Lantana Road and Haverhill Road. The site is located at a commercial node, with a mix of future land use designations in the immediate vicinity including Institutional, Industrial, Low and Medium Residential and Commercial Low.

To the west of the site across Haverhill Road are properties with CL, CL/5 and CL/IND future land use designations which have been subject to multiple future land use amendments. Similar to the subject site, the western and northern edges of these properties were conditioned through their respective ordinances to restrict the permitted uses to ensure compatible development with the adjacent existing or planned residential uses.

Appropriateness of the Amendment. This area has been the subject of several amendments since 1989 which have established a commercial node at this intersection and introduced industrial land uses in proximity to the site (see Compatibility section for history of surrounding land uses). The applicant's statement regarding the surrounding development pattern, including the adjacent commercial do have merit considering the existing Comprehensive Plan policies regarding the Commercial High future land use designation. Therefore, there is adequate justification to change the commercial sub-category from "Low" to "High" based on the subject site's location at the corner of two arterial roadways, surrounding future land uses and consistency with commercial location criteria for the proposed CH.

Assessment and Recommendation. The applicant is proposing to change the future land use designation on 9.66 acres located within the Urban/Suburban Tier, on the northeast corner of Lantana Road and Haverhill Road, from Commercial Low (CL) to Commercial High (CH). The proposed CH future land use allows up to 357,671 square feet of commercial uses. In the concurrent zoning application, the applicant is proposing a 3,600 square foot car wash, 2,824 square foot convenience store with gas and fuel sales, and a 70,302 square foot warehouse and accessory office, totaling 76,726 square feet.

The applicant is also proposing to revise previously adopted conditions of approval from Ordinance 2004-053 by reducing the use limitation area in the northernmost portion of the site from 200 feet to 165 feet, and by reducing the easternmost portion of the use limitation area from 50 feet to 40 feet, and to include access to Lantana Road within this area. The existing condition limiting vehicular access to the site from Lantana Road and Haverhill Road is proposed to remain unchanged.

The applicant is proposing the CH future land use as it allows for a greater range of uses than CL, specifically the warehouse use. The subject site meets the location criteria for the CH future land use as the site is located along an arterial roadway and does not exhibit characteristics of strip commercial development. In addition, the applicant's justification statement regarding the subject site's location at a commercial node and the surrounding development pattern adequately support the request for this future land use amendment. For these reasons along with additional staff analysis within this report, staff is recommending ***approval with conditions***.

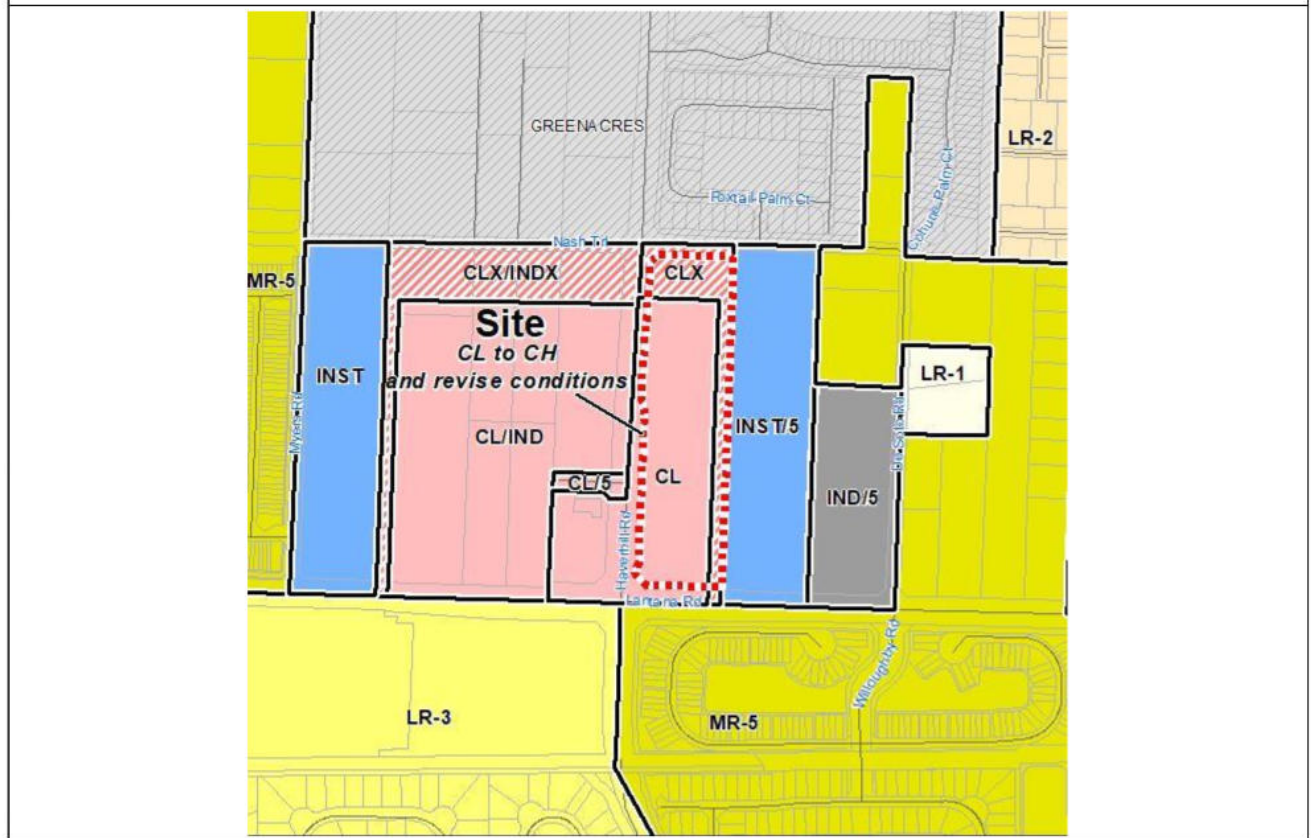
Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Consistency with Comprehensive Plan	E-3
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4. Applicant's Public Facility Impacts Table	E-17
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Exhibit 1

Amendment No:	Lantana Plaza (SCA 2023-021)
FLUA Page No:	82
Amendment:	From Commercial Low (CL) to Commercial High (CH) and to revise conditions of approval in Ordinance 2004-053
Location:	Northeast Corner of Lantana Road and Haverhill Road
Size:	9.66 acres approximately
Property No:	00-42-44-36-37-001-0000

Conditions: The conditions adopted by Ord. 2004-053 are to be modified with deleted text stricken-out and added conditions with text underlined as shown below.

1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.
- ~~2. The site shall be cross-hatched on the easternmost 50 feet of the site.~~
2. The easternmost 40 feet of the site shall be limited to parking, water retention, landscaping and/or drainage, including access to Lantana Road.
- ~~3. The site shall be cross-hatched on the northernmost 200 feet of the site.~~
3. The northernmost 165 feet of the site shall be limited to parking, water retention, landscaping and/or drainage.



Legal Description

Parcel A, **LANTANA PLACE** also known as **LANTANA PLAZA**, according to the Plat thereof, recorded in Plat Book 111, Pages 134 and 135, of the public records of Palm Beach County, Florida.

Containing in all 9.66 acres, more or less.

Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with Palm Beach County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases **demonstrate that the current land use is inappropriate**. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.; (See Consistency with Florida Statutes)*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

The applicant includes a Justification Statement (Exhibit 3) which provides the following factors as justification:

- The proposed request would reinforce the intersection as a commercial node and the site's location on two Urban Minor Arterial Roads makes it suitable for the proposed uses;
- Recent approvals west of the site are compatible with this proposal; and
- Commercial High future land use would allow a greater mix of uses that would better serve the blue-collar workforce in the area.

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above.

The current development potential is limited to 210,394 square feet (0.5 FAR) of Commercial Low uses. The proposed amendment would allow up to 357,671 square feet (0.85 FAR) of Commercial High uses. The proposed land use designation allows for a larger variety of uses such as the proposed warehouse with accessory office, which is not permitted in the existing Commercial Low designation.

The applicant states the proposed amendment would be appropriate as the site is at a commercial node and would provide a mix of commercial uses at the intersection of two Urban Minor Arterial Roadways. In addition, the applicant states that recent approvals

west of the site are compatible with the proposed uses in the concurrent zoning application. Lastly, the applicant states that the proposed CH future land use would allow a greater variety of uses on the site and would more efficiently serve the workforce population of the area.

This area has been the subject of many amendments since 1989 which established the existing commercial node and introduced industrial land uses in proximity to the site (see Compatibility section for history of surrounding land uses). The applicant's statement regarding the surrounding development pattern, including the adjacent commercial do have merit considering the existing Comprehensive Plan policies regarding the Commercial High future land use designation. Therefore, there is adequate justification to change the commercial sub-category from "Low" to "High" based on the subject site's location at the corner of two arterial roadways, surrounding future land uses and consistency with commercial location criteria for the proposed CH. Therefore, the applicant has met the requirements for adequate justification.

2. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 3. Infill, Redevelopment and Revitalization. *Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.*

Direction 4. 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.*

Staff Analysis: The amendment is consistent with **Direction 2. Growth Management** and **Direction 3. Infill, Redevelopment and Revitalization** to focus infill development in areas where public facilities currently exist to provide for a more efficient use of the land. The proposed amendment meets the intent of **Direction 4. Land Use Compatibility** as the site is consistent with the character and development pattern of the area. Overall, this amendment is generally consistent with County Directions.

3. **Piecemeal Development - Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” No parcel under same ownership is left out of the proposed amendment. Therefore, the proposed amendment is not piecemeal, and does not create a residual parcel pursuant to this policy and definition.

4. **Strip Commercial - FLUE Policy 2.2.2-d:** *The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development. Strip Commercial Development is defined in the Comprehensive Plan Introduction and Administration Element as follows:*

STRIP COMMERCIAL DEVELOPMENT - A form of development that is designed primarily for vehicular access and is hazardous or inconvenient for pedestrians to use. Strip commercial development may include any of the following:

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

Staff Analysis: The proposed amendment does not result in or encourage the proliferation of strip commercial development as defined in the Introduction and Administration Element of the Comprehensive Plan. Therefore, the proposed amendment does not violate this policy.

5. **Future Land Use Atlas Regulation**

Commercial with Cross-hatching. *To ensure the compatibility of Commercial properties which abut Residential areas, the County may restrict the use of portions of property given a Commercial land use designation to water retention, landscaping, and/or at-grade parking. Such areas shall be depicted on the FLUA with cross-hatched lines. Long term storage, including vehicular storage, shall not be allowed in these restricted areas. The County’s Future Land Use Atlas (FLUA) includes Commercially designated parcels depicted with cross-hatching. Uses within the cross-hatched portion of a commercial parcel are limited to water retention, landscaping, and/or at-grade parking. Vehicular storage, or storage of any kind, is prohibited in the cross-hatched area. The purpose of applying cross-hatching to a portion of a Commercial parcel is to ensure compatibility by limiting the intensity of use and providing for a transition from a commercial use to a less intensive use, such as residential.*

Staff Analysis: The previously adopted amendment on the site known Lantana/Haverhill Commercial, included conditions of approval for “cross-hatching” on the northernmost 200 feet and the easternmost 50 feet (Ordinance No. 2004-053). Commercial cross-hatching is a strategy within the Comprehensive Plan to “ensure the compatibility of Commercial properties which abut residential area.” This is achieved through conditions of approval limiting cross hatched areas to water retention, landscaping, and/or at grade parking.

A crosshatching condition of approval was recommended by staff and adopted by the Board in 2004 for this site “in order to mitigate compatibility concerns with the property to the north and east.” The site to the east was utilized as an assisted living facility and the site to the north had a residential future land use designation.

1. Vehicular access to the site shall be limited to Haverhill Road and Lantana Road.
2. The site shall be cross hatched on the easternmost 50 feet of the site.
3. The site shall be cross hatched on the northernmost 200 feet of the site.

The applicant is proposing to revise conditions #2 to reduce the conditioned use area from 50 feet to 40 feet to accommodate for the proposed commercial development and to allow access to Lantana Road, which is not allowed within traditional crosshatching. Condition 3 is being revised to reduce the use limitation of the northernmost area from 200 feet to 165 feet. Subsequent to the development approval in 2007, 30 feet of right-of-way was acquired along the northern property line for Nash Trail. In addition, the Water Utilities Department is requiring a private lift station in order to meet required levels of service for a commercial development. The lift station is proposed to be located along the southern boundary of the currently crosshatched area. Staff has worked with the applicant to adjust the proposed conditions, which retain the same use requirements as the crosshatched area, to narrow the 200 feet area to 165 feet in order to account for the right-of-way acquisition and the required lift station. The proposed revisions to the conditions of approval are in Exhibit 1.

B. Consistency with Urban/Suburban Tier Requirements for the Specific FLU

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that “Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”

1. **Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*
 1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
 2. *Providing for affordable housing and employment opportunities;*
 3. *Providing for open space and recreational opportunities;*
 4. *Protecting historic, and cultural resources;*
 5. *Preserving and enhancing natural resources and environmental systems; and,*
 6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: The proposed development is compatible with the scale, mass, intensity of use, height and character of the neighboring communities considering the conditions of approval to limit uses within specified distances of existing institutional and residential

uses. In addition, a condition limiting access to Haverhill and Lantana only is proposed to be retained in order to prohibit access to the proposed commercial use from Nash Trail, which provides primary access to residential uses.

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

- *Intersection Location:*
 - *Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.*
- *Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or*
- *Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.*

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Staff Analysis: As the subject site already has a commercial designation, the proposed amendment from CL to CH does not violate this policy and its location requirements.

3. **Policy 2.2.2-b:** *All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.*

Staff Analysis: The proposed amendment is consistent with this policy as the site is located on Lantana Road and Haverhill Road which are both listed as a Urban Minor Arterial Roads (U-MA) in Map Series Transportation Element (TE) Map 3.1, Functional Classification of Roads.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

The surrounding land uses immediately abutting the site are the following:

North: To the north of the subject site across Nash Trail and within the municipality of the City of Greenacres, is the Verona Estates residential development. This development consists of single-family homes has a Residential Medium Density (RS-MD) future land use designation and a Residential Medium Density-2 (RM-2) 7 units per acre zoning district. Beyond this is the Verona Palms residential development which consists of townhomes and has a FLU of RS-MD and a zoning district of Residential Medium Density-1 (RM-1) 6 units per acre.

East: To the east of the site is the Recovery Village Palm Beach at Baptist Health Drug and Alcohol Rehab which was approved for a future land use amendment, known as Treatment Center of the Palm Beaches (LGA 2014-004), in 2014 to change a 10.25 acre site from Medium Residential, 5 units per acre (MR-5) to Institutional with an underlying 5 units per acre (INST/5). This site also has conditions of approval limiting the northern 200 feet of the site, excluding publically dedicated right-of-way for Nash Trail to be limited to parking, water retention, landscaping and/or drainage. The site is approved for 107,159 square feet of nursing or convalescent center uses.

Further east of the site, on the west side of De Soto Road, is a self-storage facility called Life Storage, which was approved through two separate future land use amendments named Burlington Self Storage (SCA 2018-001) and Burlington Self Storage of Lake Worth (SCA 2020-013). These amendments changed the future land use on 4.55 and 1.29 acre sites from MR-5 to Industrial with underlying 5 units per acre (IND/5). These sites are approved for a total of 151,337 square feet of self-storage uses.

West: On the northwest corner of Lantana Road and S Haverhill Road is a 1.57 acre site which was subject to an amendment known as Raceway Market (LGA 2013-001) which amended the sites future land use from MR-5 to CL. North of this site is a 4.64 acre parcel which was subject to two amendments. The first one, named Rasmussen Commercial (SCA 2013-010) which changed the future land use from MR-5 to CL/5 and included crosshatching conditions. The second amendment, Caliber Collision Lake Worth (SCA 2019-012) amended the site's future land use from CL/5 to CL/IND for an auto repair use. Further west is the Able Lawnmower Sales and Service property. This site received a land use amendment (01-82 COM 1 Lantana Rd Commercial 2) from MR-5 to Commercial Low with an underlying 5 units per acre (CL/5) with crosshatching on the northern 200 feet and western 50 feet of the property in 2001. The northern 3.48 acres were left with the MR-5 designation as that portion of the property was rented by the property owners to another small business, Regency Roofing. In 2015, the entire 20 acre site was amended to Commercial Low with an underlying Industrial (CL/IND) with crosshatching via the Able Lawnmower Sales and Service (LGA 2015-010) amendment for a contractor storage yard use.

South: To the south of the site is the Willoughby Estates Neighborhood, platted in 1999, with 156 Zero Lot Line homes and 120 Townhomes. This neighborhood has a future land use designation of MR-5. On the southwest corner of the intersection of Lantana Road and Haverhill Road is the Condominiums of Courtney Park residential community which has a Low Residential, 3 units per acre future land use.

Applicant's Comments: The applicant lists the surrounding uses and future land use designations in Exhibit 3. The applicant indicates that the proposed site plan and design will ensure compatibility through the proposed voluntary conditions of approval.

Staff Analysis: This site is located at a commercial node which has been subject to several future land use amendments changing the future land use designations from residential to commercial and industrial. The subject site was subject to a previous future

land use amendment which included conditions which limited access to site to Lantana Road and S Haverhill Road. Additionally, the site has conditions for the easternmost 50 feet and northernmost 200 feet to limit uses to water retention, landscaping, and/or at grade parking in order to ensure compatibility with the adjacent residential future land use designations.

The applicant is proposing to revise the previously adopted conditions of approval to delete to the crosshatched areas on the site and replace them with restricted use areas. The restricted use areas will have the same use restrictions as the crosshatched areas except for the easternmost area to allow access from Lantana Road. Additionally, the northern most portion of the property is being reduced 200 feet to 165 feet to accommodate for the right-of-way acquisition and required private lift station. The easternmost 50 feet is being reduced to 40 feet to accommodate for the proposed commercial uses on the site. The condition requiring access to be limited to Lantana Road and Haverhill Road is proposed to remain.

Overall, the proposed amendment would allow for a greater variety of commercial uses at an established commercial node, is consistent with the existing development pattern of the area and is compatible with the surrounding non-residential use through the retention of use limitations in the conditions of approval.

D. Consistency with County Overlays, Plans, and Studies

- 1. Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment is not located within an overlay.

- 2. Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

The site is located within the Treasure Coast Regional Planning Council (TCRPC) Greenacres, Atlantis, and Palm Beach County Charrette Report. The study was initiated by the Board of County Commissioners as a response to “community concerns over proposed housing projects in rural areas”. The BCC approved an interlocal agreement with these municipalities and TCRPC on May 18, 2004 to fund and participate in a joint charrette. With the assistance of the TCRPC, the weeklong planning process occurred in June of 2004. The results were compiled by the TCRPC in a report which was then presented to the BCC on May 26, 2005. The report was received and filed on the same day by the Board. The study can be found at the following link: <https://discover.pbcgov.org/pzb/planning/Publications/TCRPC%20Greenacres-Atlantis-PBC%20Charrette.pdf>

Staff Analysis: The report identifies the intersection of Lantana Road and Haverhill Road as “a potential commercial node.” Citizens opposed a strip-shopping center that was proposed at the subject site stating “another strip center isn’t what the area needs.” Instead, the plan proposes a mixed-use development on the site with restaurants on the

ground floors, parking in the rear of the buildings, townhouses, neighborhood green space, a retention pond, and a public building such as a church.

Although the proposed site plan does not include the design elements and commercial uses recommended in the study, this amendment would further establish the intersection as a commercial node which is consistent with the report’s recommendations. Recommendations from neighborhood plans, special studies and charrettes are one part of the review process and are to be considered, as stated in this policy, but are not mandatory during the approval process of a land use amendment.

E. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from CL to CH. For the purposes of public facilities impact analysis, the maximum intensity is based on the proposed change to allow up to 357,671 square feet (.85 FAR). Public facilities impacts are detailed in the table in Exhibit 4.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Environmental (Environmental Resource Management), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services) and Fire Rescue.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum of 357,671 square feet shopping center. According to the County’s Traffic Engineering Department (see letter dated January 9, 2023 in Exhibit 5) the amendment would result in an increase of 4,142 net daily trips. However, based on the proposed potential (i.e. zoning application uses and square footages), there is a decrease of 4,057 net daily trips.

The Traffic letter concludes *“Based on the review, the Traffic Division has determined that the proposed amendment meet Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above.”*

The Traffic Study was prepared by Adam B. Kerr of Kimley-Horn and Associates. Traffic studies and other supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://www.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on March 22, 2024. To date, no comments have been received.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500’ of the perimeter of the site on March 22, 2024. In addition, on the same date, Verona Estates, Verona Palms HOA, The Colony Reserve at Lake Worth Homeowners Association, Inc. and the American German Club were notified by mail. Finally, public notice was sent on the same day to the City of Atlantis, the City of Greenacres and the Town of Lantana. Correspondence received throughout the public hearing process is added to Exhibit 8.

Exhibit 3

Applicant's Justification and Consistency with Comprehensive Plan

REQUEST

On behalf of the applicant Lantana Parcel, LLC, we are requesting a Small-Scale Comprehensive Plan Amendment for the 9.66-acre property located at the north-east corner of Lantana Road and Haverhill Road. The subject site is identified by Palm Beach County Property Appraisers record under with the property control number: 00-42-44-36-37-001-0000.

The current Future Land Use designation for the site is Commercial Low (CL). The applicant is requesting to modify the Future Land Use designation on the Palm Beach County Atlas map to Commercial High (CH). The zoning district is MUPD, a Planned Development zoning district. The proposed request does not require a concurrent zoning map amendment.

ABOUT THE APPLICANT

Lantana Parcel, LLC is a private company focused on the development of properties in and around South Florida. The company's goal is to construct projects benefiting the blue-collar workforce, manual laborers and fundamentally support the trade industry.

SUBJECT SITE

The subject site is vacant with exception of retention pond along the northern portion of the site.

HISTORY

The site is within the Palm Beach County Greenacres and Atlantis Study area. According to the Treasure Coast Regional Planning Council report in February of 2005. This area and intersection were identified as a "commercial node".

In 2004, the Planning Commission approved Ordinance (ORD 2004-053) for Retail Sales, Professional Office and a Financial Institution with a Drive-Through, totaling 57,833 square feet. The site plan was approved with cross hatching and conditions of approval along the north and east property lines.

JUSTIFICATION (G.1)

Palm Beach County requires all Future Land Use Atlas Amendment applications to demonstrate consistency with Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

1. The proposed use is suitable and appropriate for the subject site; and

RESPONSE: The site is located within the Urban/Suburban Tier and has access to all public facilities and services, as stated herein. The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads.

The site has 289.5 feet of frontage on **Lantana Road** a six (6) lane road with direct access to a dedicated west-bound right turn lane and two (2) dedicated east-bound left turn lanes. This portion of the site is suitable for a “commercial node”, due to the location on a major intersection. The southern portion site is suitable and appropriate for a retail gas and fuel sales, a car wash, and convenience store uses, due to the direct access onto these roads.

The site has approximately 1,285 feet of frontage on **Haverhill Road** a four-lane road and a dedicated north-bound right turn lane into the property.

The northern half is suitable for less intense commercial uses, such as limited access self-service storage, medical or professional office. The MUPD zoning would allow light industrial uses such as a warehouse. The proposed use for this configuration of land is warehouse for the storage of raw materials, equipment or products and accessory offices and flex retail space.

2. There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;

RESPONSE: The site to the west was approved a Future Land Use Map Amendment for Commercial Low (CL) in and approved in 2019 for a Class A Conditional use to allow a retail gas and fuel sales, creating a commercial node at the intersection. The proposed request would reinforce the commercial node at the intersection by allowing a secondary retail gas and fuel sales and a car wash.

Commercial High (CH) development continues along the corridor at all the major intersections from east to west; Lantana Road / Congress Ave; Lantana Road / Military Trail (subject intersection) and Lanana Road / Jog Road.

b. Changes in the access or characteristics of the general area and associated impacts on the subject site;

RESPONSE: Not applicable to this request. The access remains consistent with the existing conditions and voluntary commitments carried over from the 2004 Ordinance. No access is proposed on Nash Trail.

c. New information or change in circumstances which affect the subject site;

RESPONSE: The Unified Land Development Code (ULDC) was amended to allow warehouse within the MUPD zoning district with a Commercial High future land use designation.

d. Inappropriateness of the adopted FLU designation; or

RESPONSE: In 2004, Future Land Use Amendment was approved for Commercial Low (CL) and MUPD zoning. The site plan approved retail sales, professional/business office, and a financial institution with a drive-through. The owner of the site in 2009 pulled permits and started construction, however the project was not completed. The Commercial Low (CL) and approved uses are no longer appropriate for the blue-collar demographic of the Greenacres area.

The Commercial Low Future land use does not allow warehouse. The Commercial High future land use would a greater mix of uses including the retail gas and fuel sales and car wash at the intersection and warehouse located on the northern portion of the site.

The warehouse would serve to benefit the Palm Beach County workforce the blue-collar workforce by adding individual warehouse space for laborers in the trade industry.

e. Whether the adopted FLU designation was assigned in error.

RESPONSE: Not applicable to this request.

COMPATIBILITY (G.3)

Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.

ADJACENT LANDS	BUFFER	USES	FLU	ZONING
North	200 feet Cross Hatching	Single Family Residential (Greenacres)	Medium Density Residential	RM-2
South	Lantana Road	Multifamily Residential	Medium Density (MR-5)	PUD
East	50 feet Cross Hatching	Nursing or Convalescent Center / Medical Center	Institutional (INST/5)	IPF
West	Haverhill Road	Retail Gas & Fuel Sales / Vacant	CL/IND	CC/IL

ADJACENT TO RESIDENTIAL

The site plan and design of the site will ensure compatibility and appropriate buffering to the residential development to the north and east by the way for the existing 200 feet cross-hatch conditions and 50 feet cross-hatch conditions, respectively. The applicant is voluntarily committing to the conditions as stated in the 2004 Ordinance, (ORD 2004-053).

ADJACENT TO MAJOR ROADS

A commercial node is created due to the nature of an intersection of two (2) Urban Minor Arterial Roads.

COMPREHENSIVE PLAN (G.4)

The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).

FUTURE LAND USE ELEMENT- 2.2.2 COMMERCIAL

Policy 2.2.2-b: *All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.*

RESPONSE: The site is located on the north-east corner of Lantana Road and Haverhill Road, both Urban Minor Arterial Roads (U-MA), in accordance to Map TE 3.1.

FUTURE LAND USE ELEMENT- 2.2.4 INDUSTRIAL

Policy 2.2.4-b: *In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:*

- 1. Allow certain uses that demonstrate Light Industrial characteristics, limited to Offices of an Industrial Nature (as defined by the Introduction and Administration Element), self-storage, multi-media production, data/information processing, laboratories, and research/development within all four Commercial future land use designations.*
- 2. Allow within the Commercial High (CH) future land use designation a broader range of uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, **Warehouse**, and Flex Space.*

RESPONSE: Approval this Future Land Use Map amendment to Commercial High (CH) would allow the Warehouse use.

Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information	
See Exhibit 5 – Traffic Letter	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	Route 63 (Lantana Road- East, West)
Nearest Palm Tran Stop	Route 63- Bus stop 6802 @.015 Miles Away
Nearest Tri Rail Connection	Palm Tran Route 70, Boynton Beach Station
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	The potable water for the project will be provided by Palm Beach County Water Utilities Department.
Nearest Water & Wastewater Facility, type/size	The nearest potable watermain is a 16" watermain located within Lantana Road adjacent to the subject property. There is a 12" potable watermain and 10" sanitary sewer forcemain located adjacent to the subject property within Haverhill Road. This connection will require a lift station and forcemain connection.
D. Drainage Information	
<ol style="list-style-type: none"> 1. On site retention of the 3 Year 1 hour rainfall events, first inch of run off, or 2-1/2 times the percentage of impervious surface area whichever is greater within the proposed exfiltration areas. 2. Site containment of the runoff up to the 25 Year 3 Day rainfall event within perimeter berms as required. Parking lot elevations are set above the 5 Year 24 Hour storm computed elevation 3. Minimum Building floor elevations above the 100 Year three-day storm calculated stage, FEMA Flood stage elevation for the area plus 1 foot, or 18 inches above the adjacent road crown elevation whichever is greater. 4. Overflow discharge to the Haverhill and Nash Trail storm Drainage network to the West and North of the project per maximum allowable design standard discharge in accordance with South Florida Water Management District and Lake Worth Drainage District criteria. <p>Drainage permits will be required from LWDD, Palm Beach County Engineering and SFWMD.</p>	
E. Fire Rescue	
Nearest Station	Palm Beach County Fire Rescue Station #43 located at 5970 S. Military Trail
Distance to Site	The subject property is approximately 1 mile from the station
Response Time	The estimated response time to the subject property is 4 minutes and 30 seconds

Effect on Resp. Time	Changing the land use of this property will have minimal impact on Fire Rescue
-----------------------------	--

F. Environmental

Significant habitats or species

Existing Vegetation

The subject site is cleared and most of the pervious area is sod with only two (2) trees along Lantana Road. The existing vegetation onsite is one (1) pine and one (1) gumbo limbo. There are no invasive trees and/or exotic plant material located on site.

Upland Habitat

The site is described as disturbed. No native upland habitat or native understory is present or remains on site. The pine and gumbo limbo seem to have been planted by the owner. No environmentally sensitive land was found on the subject site.

Wetlands

No wetlands were found on the subject site.

Fauna

No significant fauna is of note.

Flood Zone

The site is located within Flood Zone X.

Wellfield Protection Zone

The site is located not within a Wellfield Protection Zone (Attachment M).

Historical Resources

According to the letter dated October 13, 2022, from the County Archeologist, no historical and archaeological resources are located on or within 500 feet of the subject site. (Attachment N)

Soils: Bassinger, Fine Sand; Myakka, Fine Sand (Attachment L)

Flood Zone*

Flood Zone: The site is located within Flood Zone X

Wellfield Zone*

Wellfield Protection Zone: The site is not located within a Wellfield protection zone (Attachment M).

G. Historic Resources

A Historical and Archaeological Review Letter dated October 13, 2022, by Christian Davenport, MA, RPA, the County Archeologist has been provided as (Attachment N). The following is a summary of the letter:

1. No historic or architecturally significant structures are located on or within 500 feet of the subject property.
2. No archaeological resources are located on or within 500 feet of the subject property.

Exhibit 5 Palm Beach County Traffic Division Letter



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



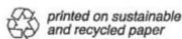
**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



January 9, 2023

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411

**RE: Lantana Plaza
FLUA Amendment Policy 3.5-d Review
Round 2022-23-B**

Dear Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised December 12, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	NE corner of the intersection of Lantana Road and Haverhill Road	
PCN:	00-42-44-36-37-001-0000	
Acres:	9.66 Acres	
	Current FLU	Proposed FLU
FLU:	Commercial Low (CL)	Commercial High (CH)
Zoning:	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.50 FAR	0.85 FAR
Maximum Potential:	Shopping Center (>150 ksf) = 210,395 SF	Shopping Center (>150 ksf) = 357,671 SF
Proposed Potential:	None	Warehouse = 61,953 SF General Office (10k-250k) = 26,551 SF Carwash (Automated) = 1 Lane Gas Station w/Convenience Store = 16, 2,824 FP, KSF
Net Daily Trips:	4,142 (maximum – current) -4,057 (proposed - current)	
Net PH Trips:	228 (141/87) AM, 924 (444/480) PM (maximum) 152 (91/60) AM, 152 (62/89) PM (proposed)	
* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates the specific uses and intensities/densities anticipated in the zoning application.		



Adam B. Kerr, P.E.
January 9, 2023
Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please contact me at 561-684-4030 or email me at DSimeus@pbcgov.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over a light blue horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:qg
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\23-B\Lantana Plaza.docx

Exhibit 6
Water & Wastewater Provider LOS Letter



**Water Utilities Department
Engineering**

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



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor

Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



November 15, 2022

GGB Engineering Inc.
2699 Stirling Road Suite C-202
Fort Lauderdale, Fl. 33312

RE: NE Corner of Haverhill and Lantana
PCN 00424436370010000

Service Availability Letter

Dear Gary,

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

The nearest potable watermain is a 16" watermain located within Lantana Road adjacent to the subject property. There is a 12" potable watermain and 10" sanitary sewer forcemain located adjacent to the subject property within Haverhill Rd. This connection will require a lift station and forcemain connection.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

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

Sincerely,

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

Jackie Michels, P.E,
Project Manager

Exhibit 7 Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Jorge Lopez, 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 Lantana Parcel Lic *[position - e.g., president, partner, trustee]* of Lantana Parcel Lic *[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: 2100 Hollywood Boulevard
Hollywood, FL 33020
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,

Jorge Lopez Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 13 day of October, 2022 by Jorge Lopez (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)

Jacqueline Silva
(Name - type, stamp or print clearly)

Jacqueline Silva
(Signature)

My Commission Expires on: 5/11/24

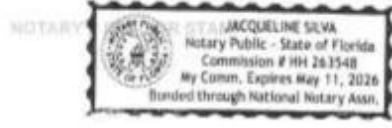


EXHIBIT "B"

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
40% Coxy Island One, LLC Joe Wieselberg	10970 SW 90 Ave Miami, FL 33176
40% Pablo Lopez	2100 Hollywood Blvd. Hollywood, FL 33020
20% JL Holding Investments LLC Jorge Lopez } 50% Anilda Lopez } Pablo Lopez - 50%	2100 Hollywood Blvd Hollywood, FL 33020

**Exhibit 8
Correspondence**
