



# Town of Loxahatchee Groves

155 F Road • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • (561) 793-2420

## GENERAL DEVELOPMENT APPLICATION

### REQUIRED WITH THE FOLLOWING APPLICATIONS:

✓	Site Plan / Land Development Application	✓	Rezoning / PUD Application
✓	Future Land Use Amendment Application Large Scale ✓ Small Scale (less than 10 acres) <input type="checkbox"/>		Special Exception Application Category A: <input type="checkbox"/> Category B: <input type="checkbox"/>
	Administrative Site Plan Amendment		Plat
	Other		ULDC Text Amendments

### I. GENERAL DATA

Project Name:	Groves Town Center PUD
Parcel Control No(s).	<ul style="list-style-type: none"> <li>• 41-41-43-31-12-001-0010</li> <li>• 41-41-43-31-12-001-0020</li> <li>• 41-41-43-31-12-001-0030</li> <li>• 41-41-43-31-12-012-0031</li> <li>• 41-41-43-31-12-012-0032</li> <li>• 41-41-43-31-12-012-0033</li> <li>• 41-41-43-31-13-001-0010</li> <li>• 41-41-43-31-13-001-0020</li> <li>• 41-41-43-31-13-002-0020</li> <li>• 41-41-43-31-13-002-0010</li> <li>• 41-41-43-31-13-002-0030</li> <li>• 41-41-43-31-13-004-0000</li> <li>• 41-41-43-31-13-019-0020</li> <li>• 41-41-43-31-13-000-0031</li> <li>• 41-41-43-31-13-000-0032</li> <li>• 41-41-43-31-13-020-0000</li> <li>• 41-41-43-31-13-012-0000</li> <li>• 41-41-43-31-13-019-0010</li> <li>• 41-41-43-31-13-005-0000</li> <li>• 41-41-43-31-13-019-0031</li> <li>• 41-41-43-31-13-019-0032</li> <li>• 41-41-43-31-13-009-0000</li> <li>• 41-41-43-31-13-003-0010</li> <li>• 41-41-43-31-13-003-0020</li> <li>• 41-41-43-31-13-019-0010</li> <li>• 41-41-43-31-13-006-0000</li> <li>• 41-41-43-31-13-007-0000</li> </ul>

	<ul style="list-style-type: none"> <li>41-41-43-31-13-019-0010</li> </ul>
Parcel Address:	N/A
Parcel Acreage:	89.953 acres
General Control Number– Assigned by Staff:	

## II. SITE DATA

Current Land Use:	<p><b>Existing Conditions:</b> Commercial; Vacant</p> <p><b>Approved PUD:</b> 103,000 SF Commercial Low; 44,000 SF of Commercial Low, Professional Office, and Medical Office; 128-bed Assisted Living Facility</p>
Current FLU:	Multiple Land Use (MLU)
Current Zoning:	Multiple Use Planned Development District (MUPD)
Proposed Land Use:	103,000 SF Commercial Low and 81 lodging units; 44,000 SF of Commercial Low, Professional Office, and Medical Office; only Town Commons use allowed in Institutional Land Use.
Proposed FLU:	No change
Proposed Zoning:	No change
Frontage:	Southern Blvd, "B" Road, "C" Road
Plat, Subdivision, Legal Lot of Record:	Groves Town Center PUD, Plat Book 128, Page 66 Groves Town Center PUD Amendment No 1, Plat Book 132, Page 134

### III. OWNER INFORMATION

	Owner A	Owner B
Owner's Name:	Loxahatchee Equestrian Partners, LLC	Solar Sportsystems, Inc.
Owner's Street Address:	5730 Corporate Way, Suite 120	250 Delaware Avenue, Law Dept. 12th Floor
City, State, Zip:	West Palm Beach, Florida 33407	Buffalo, New York 14202
Phone Number:	305.755.5825	305.755.5828
E-Mail Address:	Matthew.Barnes@wginc.com	Matthew.Barnes@wginc.com

### V. AGENT INFORMATION

Agent Name:	Matthew Barnes
Organization/Company:	WGI, Inc.
Agent's Street Address:	2035 Vista Parkway
City, State, Zip:	West Palm Beach, FL, 33411
Phone Number:	(561) 687-2220 (561) 713-1687 (direct)
E-Mail Address:	Matthew.Barnes@wginc.com
Relationship to Property:	Agent

### VI. REQUIRED ATTACHMENTS:

A	Legal Description, Warranty Deed and Parcel Control Numbers
B	Certified and Sealed Survey Dated Within One Year
C	Statement of Use and Justification
D	Applicant's Ownership Affidavit
E	Agent Consent Form (This form is available on the Town's webpage)
F	Applicant's Notice Affidavit and Property appraiser Information List

### VII. ADDITIONAL APPLICATION(S) SUBMITTED:

APPLICATION	SUBMITTED (Yes/No)	DATE RECEIVED
Abandonment		
Annexation		
Comprehensive Plan Amendment (Large Scale)	Yes (text amendment)	
Comprehensive Plan Amendment (Small Scale)		
Conditional Use		
Plat		
Site Plan	Yes (Pod TC for hotel)	
Site Plan Amendment		
Category A Special Exception		
Category B Special Exception		
Category C Special Exception		
Special Exception Amendment		
Special Exception – Planned Development		

Zoning Map Change		
Zoning Text Change		
Variance		
Other: PUD Amendment	Yes	

**Office Use Area**

This/these application(s) does/do not become valid until signed by an authorized representative of the Town of Loxahatchee Groves and all fees and receipt acknowledged below:

Date: \_\_\_\_\_ Application Number(s): \_\_\_\_\_

\_\_\_\_\_  
 Planning and Zoning Official

Date Application Received for processing \_\_\_\_\_ or Returned \_\_\_\_\_

**Attachment A**  
**Legal Description, Warranty Deed and PCN's**

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The applicant is required to provide a legal description, Warranty Deed and a list of all included parcel control numbers (PCNs).

# ATTACHMENT A

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## LEGAL DESCRIPTION

All of the Groves Town Center PUD Amendment No. 1 Plat as recorded in Plat Book 134, Pages 134 – 138 of the Official Records of Palm Beach County. Together with Pod A of the Groves Town Center PUD Plat as recorded in Plat Book 66, Pages 66 – 70 of the Official Records of Palm Beach County,

CFN 20070363085  
OR BK 21979 PG 0431  
RECORDED 07/30/2007 10:27:31  
Palm Beach County, Florida  
AMT 10.00  
Doc Stamp 0.70  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0431 - 432; (2pgs)

W/C TRI-COUNTY FOR:

RECORD & RETURN TO:

PREPARED BY: ELIZABETH GREATON STEPHANY, Esq.  
Greaton and Greaton  
P.O. Box 39238  
Fort Lauderdale, Florida 33339  
Telephone: (954) 561-0313

GRANTOR: WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS  
OF AN UNRECORDED TRUST U/A/D 8/08/1989

GRANTEE: LOXAHATCHEE EQUESTRIAN PARTNERS, LLC

TRAC A. GREATON - COUNTY  
WC 84

This is Not a Quit-Claim Deed

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 27 day of July, 2007, by WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN UNRECORDED TRUST U/A/D 8/08/1989, Grantor, to LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, whose post office address is c/o Legal Dept., Delaware North Companies, Inc., 40 Fountain Plaza, Buffalo, NY 14202, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the Grantee for the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach and State of Florida, to-wit:

THE SOUTH 1000 FEET OF TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

GRANTOR HEREIN AFFIRMS THAT THE PROPERTY CONVEYED HEREIN IS VACANT LAND AND NOT HIS HOMESTEAD AND THAT HE AND HIS FAMILY RESIDE AT 4510 N.E. 23 AVENUE, FORT LAUDERDALE, FLORIDA 33308.

FOLIO NO. 00-41-43-17-01-804-0030

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth Greaton Stephany  
ELIZABETH GREATON STEPHANY  
Linda Moller  
LINDA MOLLER

Wilson B. Greaton, Jr.  
WILSON B. GREATON, JR., AS TRUSTEE  
UNDER THE PROVISIONS OF AN UNRECORDED  
TRUST U/A/D 8/08/1989  
P. O. BOX 39238  
FORT LAUDERDALE, FL 33339

STATE OF FLORIDA )  
 ) :ss.  
COUNTY OF BROWARD )

Acknowledged before me this 21 day of July, 2007, by  
WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN  
UNRECORDED TRUST U/A/D 8/08/1989, who is personally known to me.

Linda Moller  
LINDA MOLLER, Notary Public  
State of Florida at Large

My Commission No is:  
My Commission Expires:



This is not a certified copy



CFN 20080380819  
OR BK 22911 PG 0821  
RECORDED 10/17/2008 12:10.44  
Palm Beach County, Florida  
AMT 10 00  
Doc Stamp 0.70  
Sharon R. Bock, CLERK & COMPTROLLER  
Pg 0821; (1pg)

Prepared by and return to  
LAWRENCE M FUCHS

FUCHS AND JONES, P A  
590 Royal Palm Beach Blvd  
Royal Palm Beach, FL 33411  
561-793-0600  
File Number 08-158  
Will Call No 80

Parcel Identification No 41-41-43-17-01-805-0010

[Space Above This Line For Recording Data]

### Corrective Warranty Deed

(STATUTORY FORM SECTION 689 02 F S)

**This Indenture** made effective the 20th day of June, 2008 between SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company whose post office address is 1059 B Road, Loxahatchee, FL 33470 of the County of Palm Beach, State of Florida, grantor\*, and SOLAR SPORTSYSTEMS, INC , a New York corporation authorized to do business in the State of Florida whose post office address is 40 Fountain Plaza, Buffalo, NY 14202 of the County of Erie, State of New York, grantee.

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit

Lot 5, Block "I", Loxahatchee Groves, lying North of State Road 80, according to the plat thereof as recorded in Plat Book 12, Page(s) 29, Public Records of Palm Beach County, Florida, LESS AND EXCEPT that portion for State Road 80, as described in the Order of Taking in O R Book 5463, Page 1126, Public Records of Palm Beach County, Florida

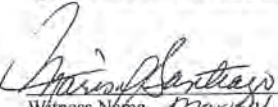
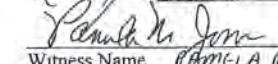
Subject to Restrictions, Reservations and Easements of Record and Ad Valorem Real Property Taxes for 2008 and subsequent years


**THIS CORRECTIVE DEED IS TO CORRECT SCRIVENER ERROR OF THE CORPORATE ENTITY TYPE OF THE GRANTEE IN THE ORIGINAL RECORDED WARRANTY DEED AT OFFICIAL RECORD BOOK 22713, PAGE 1486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DOCUMENTARY STAMPS WERE PAID AT THE TIME OF THE ORIGINAL RECORDING**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

\* "Grantor" and "Grantee" are used for singular or plural as context requires

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence  
  
Witness Name Mariela Santiago  
  
Witness Name PAMELA M JONES

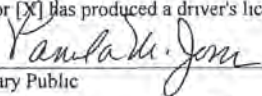
SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company  
By   
SUNDAR HEERAMAN, Managing Member

(Corporate Seal)

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of October, 2008 by SUNDAR HEERAMAN, Managing Member of SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification

[Notary Seal]

  
Notary Public

Printed Name Pamela M. Jones  
Commission # DD418263  
Expires May 20, 2009  
My Commission Expires



Doc Stamps (\$42,000.00)



CFN 20080238950  
OR BK 22719 PG 1286  
RECORDED 06/24/2008 16:00:18  
Palm Beach County, Florida  
AMT 6,000,000.00  
Doc Stamp 42,000.00  
Sharon R. Bock, CLERK & COMPTROLLE  
Pgs 1286 - 1287; (2pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Pat Rylee, CLC  
PRODUCERS TITLE SERVICES, LLC  
1402 ROYAL PALM BEACH BLVD. BUILDING # 300, SUITE D  
ROYAL PALM BEACH, FL 33411  
Property Appraisers Parcel Identification (Folio) Numbers: 41-41-43-17-01-806-0010

Space above This Line for Recording Data

THIS WARRANTY DEED, made the 20th day of June, 2008 by WELLINGTON PRESBYTERIAN CHURCH, INC., a Florida not for profit corp., whose post office address is 1000 WELLINGTON TRACE, WELLINGTON, FL 33414 herein called the grantor, to SOLAR SPORTSYSTEMS, INC, A FOREIGN FOR PROFIT CORPORATION, whose post office address is 40 FOUNTAIN PLAZA, BUFFALO, NY 14202, hereinafter called the Grantee:  
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

See Legal Description attached hereto and made a part of hereof known as Exhibit 'A'

Subject to covenants, restrictions, conditions and easements of record, if any.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Pat Rylee  
Witness #1 Printed Name

Bonnie L. Taylor  
Witness #2 Signature

Bonnie L. Taylor  
Witness #2 Printed Name

Wellington Presbyterian Church, Inc.,  
A Florida Not For Profit Corporation

[Signature]  
R. Greg Smith, President



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2008 by R. GREG SMITH, PRESIDENT OF WELLINGTON PRESBYTERIAN CHURCH, INC., who is personally known to me or has produced Drivers license as identification.

SEAL



Bonnie L. Taylor  
Notary Public  
Bonnie L. Taylor  
Printed Notary Name

My Commission Expires



EXHIBIT 'A'

TRACT 6, BLOCK "I", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THAT PORTION OF TRACT 6, BLOCK "I", RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "I" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120.3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88° 26' 32" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39° 58' 31" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46° 54' 52", AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "I"; THENCE, SOUTH 02° 09' 47" WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK "I", 158.23 FEET TO THE POINT OF BEGINNING.

## PCN List

- 41-41-43-31-12-001-0010
- 41-41-43-31-12-001-0020
- 41-41-43-31-12-001-0030
- 41-41-43-31-12-012-0031
- 41-41-43-31-12-012-0032
- 41-41-43-31-12-012-0033
- 41-41-43-31-13-001-0010
- 41-41-43-31-13-001-0020
- 41-41-43-31-13-002-0020
- 41-41-43-31-13-002-0010
- 41-41-43-31-13-002-0030
- 41-41-43-31-13-004-0000
- 41-41-43-31-13-019-0020
- 41-41-43-31-13-000-0031
- 41-41-43-31-13-000-0032
- 41-41-43-31-13-020-0000
- 41-41-43-31-13-012-0000
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-005-0000
- 41-41-43-31-13-019-0031
- 41-41-43-31-13-019-0032
- 41-41-43-31-13-009-0000
- 41-41-43-31-13-003-0010
- 41-41-43-31-13-003-0020
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-006-0000
- 41-41-43-31-13-007-0000
- 41-41-43-31-13-019-0010

**Attachment B.  
Certified and Sealed Survey Dated Within Two Years**

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**Copy of most recent recorded plat is substituted for survey**





# GROVES TOWN CENTER PUD AMENDMENT NO. 1

135

THIS INSTRUMENT PREPARED BY  
 RONNE OF  
**CAULFIELD, BOIG, WHEELER, INC.**  
 7201-A WEST PALMISTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)352-1891  
 12-1-2021

BEING A REBLAT OF GROVES TOWN CENTER BLD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PLAT BOOK 128, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOHAWACHEE GROVES, PALM BEACH COUNTY, FLORIDA

SHEET 4

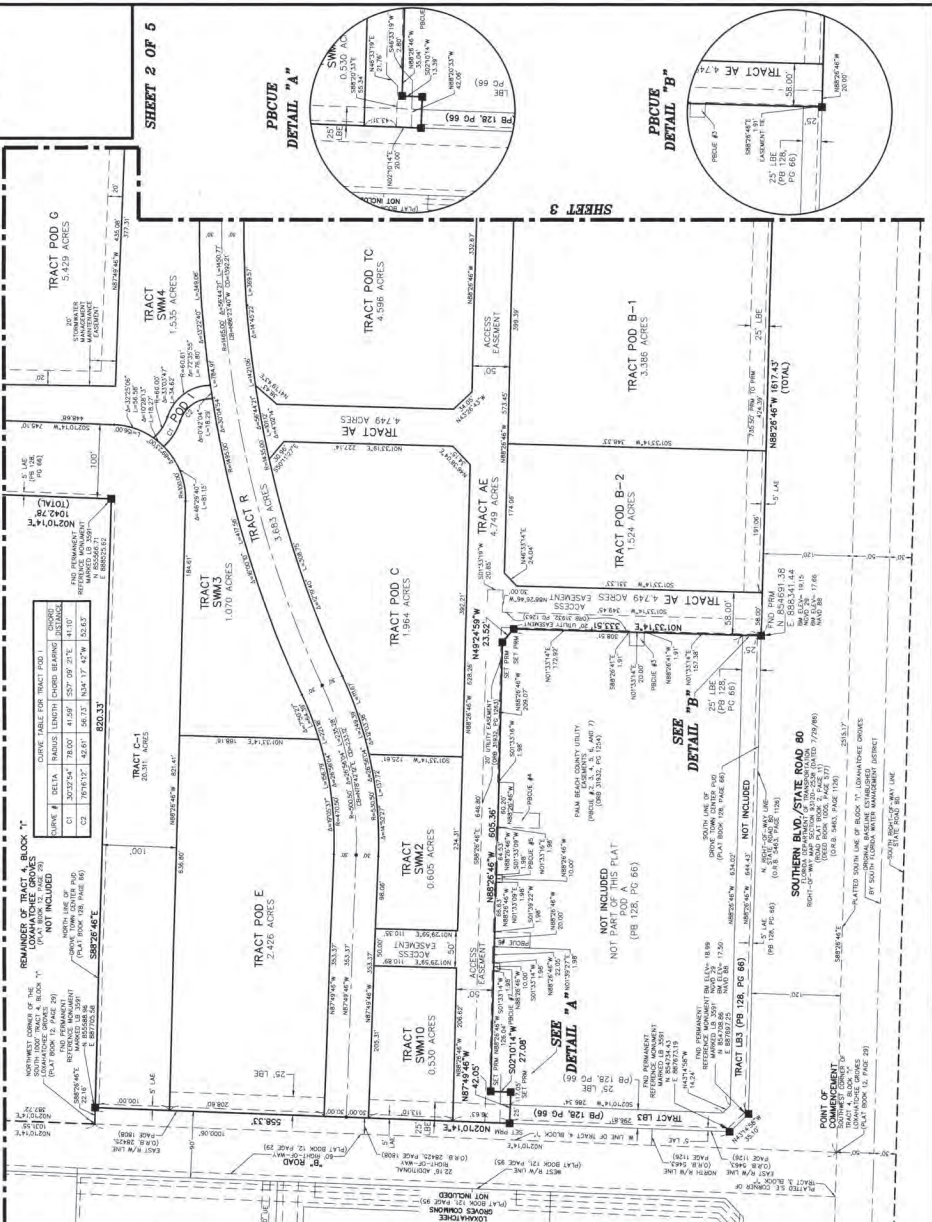


**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTER OF UTILITY UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTER OF POINT UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTER OF LINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTER OF SURFACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTER OF GRADE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTER OF FINISH UNLESS OTHERWISE NOTED.  
 11. ALL DIMENSIONS ARE TO CENTER OF PROPOSED UNLESS OTHERWISE NOTED.  
 12. ALL DIMENSIONS ARE TO CENTER OF EXISTING UNLESS OTHERWISE NOTED.  
 13. ALL DIMENSIONS ARE TO CENTER OF ADJACENT UNLESS OTHERWISE NOTED.  
 14. ALL DIMENSIONS ARE TO CENTER OF NEAREST UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS ARE TO CENTER OF FURTHEST UNLESS OTHERWISE NOTED.  
 16. ALL DIMENSIONS ARE TO CENTER OF INTERSECTION UNLESS OTHERWISE NOTED.  
 17. ALL DIMENSIONS ARE TO CENTER OF JUNCTION UNLESS OTHERWISE NOTED.  
 18. ALL DIMENSIONS ARE TO CENTER OF CONJUNCTION UNLESS OTHERWISE NOTED.  
 19. ALL DIMENSIONS ARE TO CENTER OF CONNECTION UNLESS OTHERWISE NOTED.  
 20. ALL DIMENSIONS ARE TO CENTER OF CONTINUATION UNLESS OTHERWISE NOTED.  
 21. ALL DIMENSIONS ARE TO CENTER OF EXTENSION UNLESS OTHERWISE NOTED.  
 22. ALL DIMENSIONS ARE TO CENTER OF PROLONGATION UNLESS OTHERWISE NOTED.  
 23. ALL DIMENSIONS ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.  
 24. ALL DIMENSIONS ARE TO CENTER OF PRODUCE UNLESS OTHERWISE NOTED.  
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 26. ALL DIMENSIONS ARE TO CENTER OF PRODUCING UNLESS OTHERWISE NOTED.  
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 28. ALL DIMENSIONS ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.  
 29. ALL DIMENSIONS ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.  
 30. ALL DIMENSIONS ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.

**COORDINATES AND DISTANCES:**  
 1. ALL COORDINATES ARE IN FEET AND INCHES.  
 2. ALL DISTANCES ARE IN FEET AND INCHES.  
 3. ALL COORDINATES AND DISTANCES ARE TO CENTER OF POINT UNLESS OTHERWISE NOTED.  
 4. ALL COORDINATES AND DISTANCES ARE TO CENTER OF LINE UNLESS OTHERWISE NOTED.  
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 10. ALL COORDINATES AND DISTANCES ARE TO CENTER OF ADJACENT UNLESS OTHERWISE NOTED.  
 11. ALL COORDINATES AND DISTANCES ARE TO CENTER OF NEAREST UNLESS OTHERWISE NOTED.  
 12. ALL COORDINATES AND DISTANCES ARE TO CENTER OF FURTHEST UNLESS OTHERWISE NOTED.  
 13. ALL COORDINATES AND DISTANCES ARE TO CENTER OF INTERSECTION UNLESS OTHERWISE NOTED.  
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 28. ALL COORDINATES AND DISTANCES ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.  
 29. ALL COORDINATES AND DISTANCES ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.  
 30. ALL COORDINATES AND DISTANCES ARE TO CENTER OF PRODUCTION UNLESS OTHERWISE NOTED.



**LEGEND:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO CENTER OF POINT UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTER OF LINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTER OF SURFACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTER OF GRADE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTER OF FINISH UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTER OF PROPOSED UNLESS OTHERWISE NOTED.  
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 9. ALL DIMENSIONS ARE TO CENTER OF ADJACENT UNLESS OTHERWISE NOTED.  
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 12. ALL DIMENSIONS ARE TO CENTER OF INTERSECTION UNLESS OTHERWISE NOTED.  
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 18. ALL DIMENSIONS ARE TO CENTER OF PROLONGATION UNLESS OTHERWISE NOTED.  
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SHEET 2 OF 5

SHEET 3









# ATTACHMENT C

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## STATEMENT OF USE GROVES TOWN CENTER PUD

The proposed Conceptual Master Plan, same as the approved Conceptual Master Plan, establishes a commercial center along Southern Boulevard, providing convenient shopping and access to professional services to the Town's residents. It is designed to complement the rural character of the area and to encourage economic development and job creation. The Conceptual Master Plan is consistent with and implements the Town's approval of Applicant's previous request for a Large Scale Land Use Amendment for the subject property (Ordinance Number 2011-017), which amended the site's Future Land Use designation from Rural Residential to Multiple Land Use, and the most recent PUD modification approved via Ordinance 2019-08.

### **DEVELOPMENT PROGRAM**

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. The Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.

The impetus for the requested change to the PUD Master Plan is a shared desire by the Applicant and the Town to remove the congregate living facility land use and allow a lodging use and simultaneously move the Town Commons use within the Master Plan to Pod G, which is the Pod that the congregate living facility is currently allowed on. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel (rated as a 2-star hotel by Google) which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. There is a strong need for a hotel in the western reaches of the County.

The proposed swap of the congregate living facility land use for a lodging land use requires a Text Amendment to Special Policy 1.15.2 of the Future Land Use Element of the Comprehensive Plan because Special Policy 1.15.2 specifically enumerates that the Institutional Land Use category only allows a 128-bed congregate living facility and lodging uses are not mentioned. The other uses allowed in the PUD are not changing.

The proposed Master Plan is still divided into commercial, office and institutional pods consistent with Special Policy 1.15.2 and consistent with the provisions of the Town's Planned Unit Development Ordinance. It provides for interconnectivity among the various parcels within the site.

The other aspects of the PUD Conceptual Master Plan that were previously approved are not changing with this proposed PUD amendment. In other words, the configuration of the PUD Conceptual Master Plan in terms of the development pods and roads remains the same as the previously approved Conceptual Master Plan and Plat. The Conceptual Master Plan provides for natural areas, open space and landscape buffers that achieve the Town's Objectives and Policies and provide consistency with the Town's Rural Vista Guidelines. The Conceptual Master Plan maintains a twenty-five (25) foot wide landscape buffer adjacent to Southern Boulevard and it maintains the three hundred (300) foot buffer predominantly along the northern and eastern boundaries of the site and one hundred (100) foot buffer abutting the western and northern boundary. As per the previously approved site plan for the equestrian trail (Resolution 2018-84) a ten (10) foot wide equestrian trail has been constructed within the one hundred (100) foot and three hundred (300) foot buffers.

A site plan for the Town Commons use on Pod G has also been submitted. Parking for the Town Commons is proposed to occur on stabilized grass or gravel areas. The revised Master Plan provides a connection from the equestrian trail to the Town Commons so that people could ride their horses to events in the Town Commons.

Same as before, each proposed Pod within the project will be subject to individual site plan approval processes for individual users, allowing the Applicant and the Town to achieve further compliance with the Town's Rural Vista Guidelines and Land Development Regulations. This will assure that the appropriate setbacks, buffers, building designs, architectural treatments, pedestrian amenities, and other such features are incorporated within the site to further preserve, promote and reflect the Town's rural character.

The Applicant acknowledges that the project is subject to the permitting requirements of the Town's Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal Ordinance and intends, to the fullest extent possible, to plan the project around the existing tree canopy, which shall preserve the natural beauty of the existing eco-system, consistent with the Town's objectives and the Rural Vista Guidelines.

The total proposed floor area of the uses in the proposed Conceptual Master Plan is the same as the approved Master Plan, which is 103,000 square feet of commercial low retail and 44,000 square feet of commercial low professional and medical office.

Nothing in the proposed revisions to the Conceptual Master Plan affects what was previously approved for Pod A via Resolution 2018-83.

### **Existing Uses of Adjacent Lands**

To the south of the Groves Town Center is property within the Village of Wellington that is used as an elementary school and single-family residential.

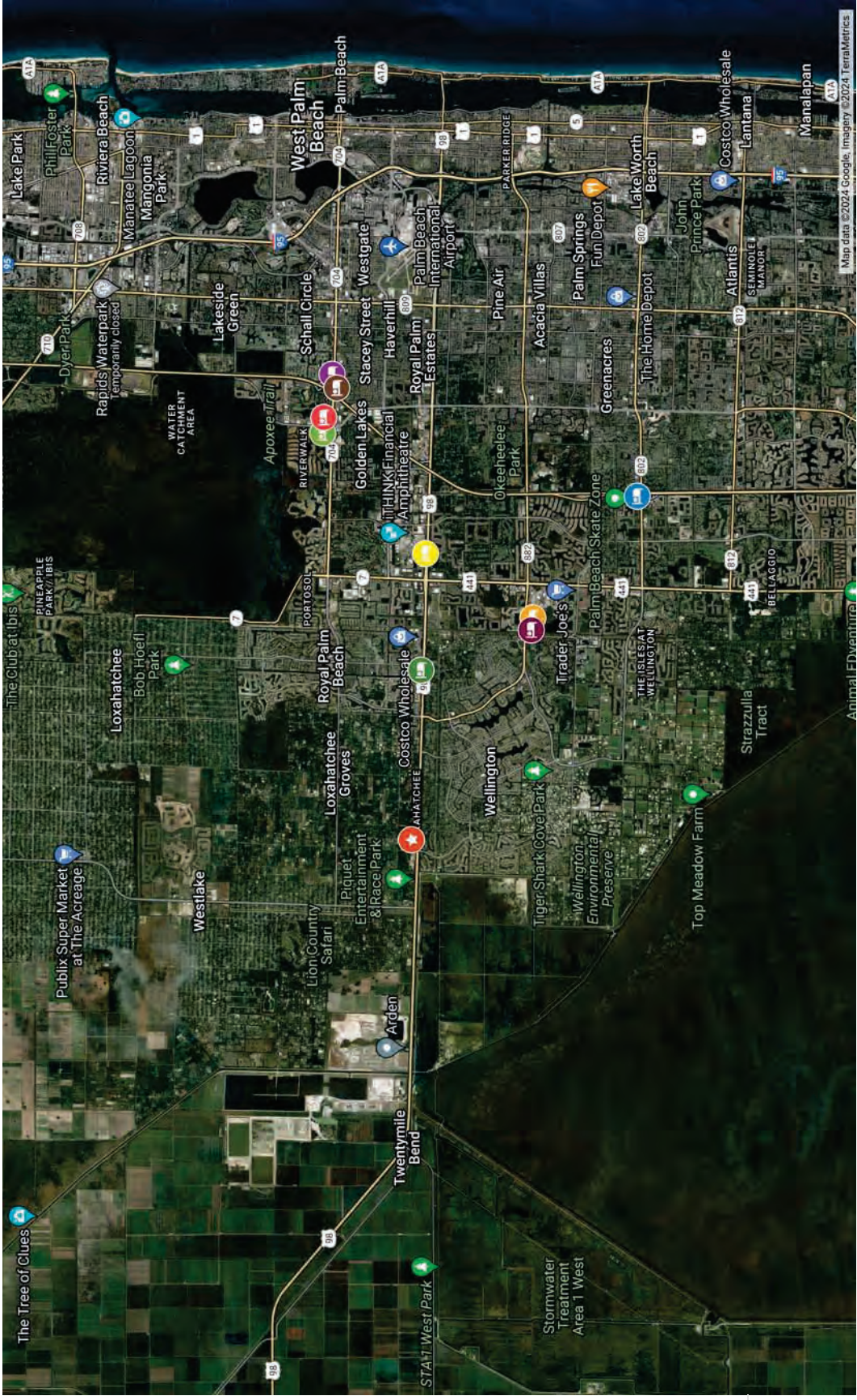
To the west of the Groves Town Center, on the west side of B Road is a shopping center and on the east side of B Road are three properties whose uses range from Ag Equestrian to Miscellaneous Ag.



To the north of the Groves Town Center are six single-family homes.

To the east of the Groves Town Center is one single-family home and numerous vacant, undeveloped parcels.



# Hotels Near Loxahatchee FL



- Hotels**
-  (122 Rooms)  
Hampton Inn & Suites Wellington
  -  (104 Rooms)  
Hampton Inn West Palm Beach-Lake Worth-Tumpike
  -  (107 Rooms)  
Fairfield Inn & Suites by Marriott Wellington-West Palm Beach
  -  (60 Rooms)  
Pioneer Inn
  -  (103 Rooms)  
Royal Inn Hotel
  -  (125 Rooms)  
Fairfield Inn & Suites by Marriott West Palm Beach
  -  (122 Rooms)  
WoodSpring Suites West Palm Beach
  -  (114 Rooms)  
La Quinta Inn by Wyndham West Palm Beach - Florida Tumpike
  -  (110 Rooms)  
Hampton Inn West Palm Beach Florida Tumpike
  -  (91 Rooms)  
Groves Town Center Hotel



**JUSTIFICATION STATEMENT  
GROVES TOWN CENTER  
PUD Amendment, Rezoning, and Comprehensive Plan Text Amendment**

**REQUEST**

On behalf of the Applicant, WGI is requesting the following:

- **Rezoning and PUD Amendment** to change the 128-bed congregate living facility use to a 81-room hotel, to relocate the Town Commons from Pod TC to Pod G, change the uses in Pod TC to lodging and commercial, reflect supplemental changes to the master plan in order to match the plat and other issued permits and amend conditions of approval of the Master Plan Ordinance; and
- **Comprehensive Plan Text Amendment** to change Special Policy 1.15.2 to reflect the change of permitted uses from a 128-bed congregate living facility to a 81-bedroom hotel.

**SITE CHARACTERISTICS**

Groves Town Center PUD is a 90-acre planned unit development with a future land use designation of Multiple Land Use (MLU) and a Zoning classification of Multiple Use Planned Development (MUPD). It is on the northeast corner of southern Boulevard and “B” Road and fronts three roads – Southern Boulevard, “B” Road, and “C” Road. It is comprised of 29 parcels listed in Table 1. The majority of the PUD is vacant with the exception of the southwest corner, where construction has begun on the first two commercial pods.

**Figure 1. Aerial of the subject site**

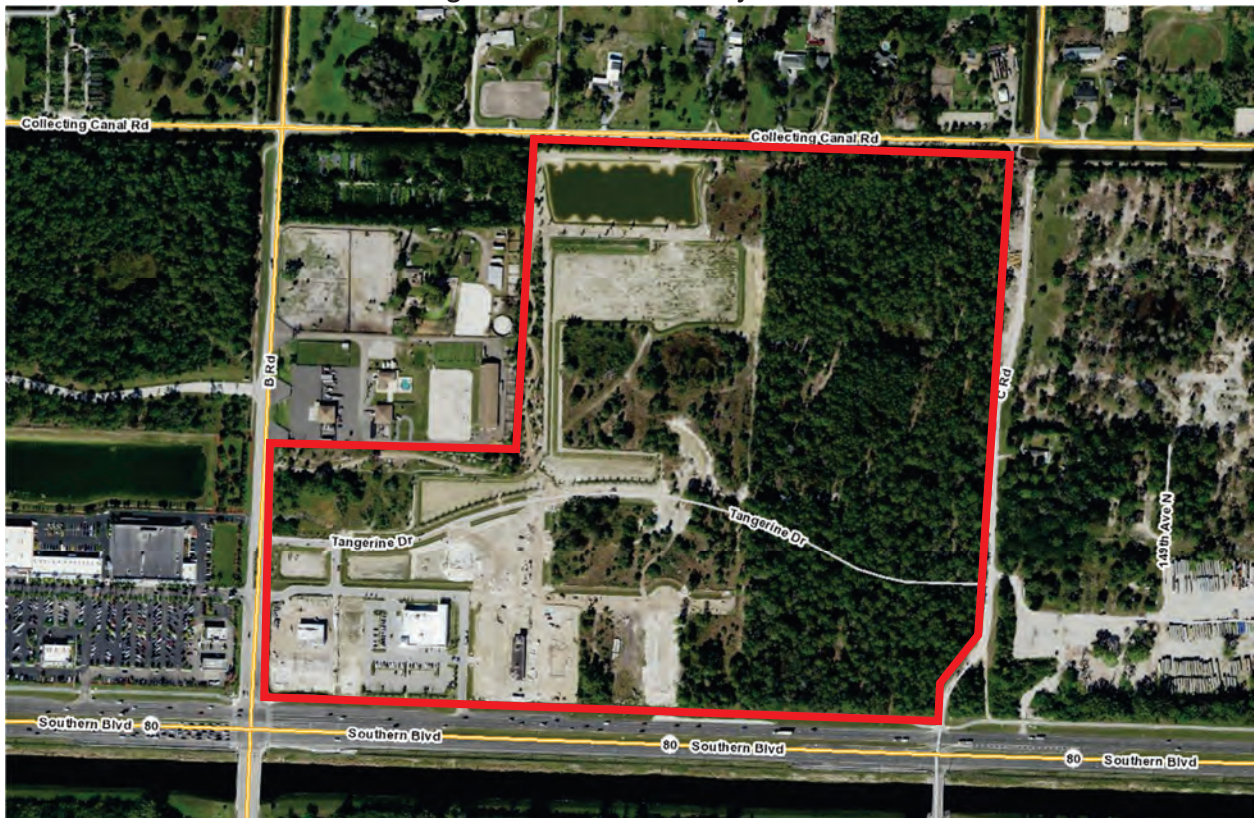




Table 1. Parcel IDs	
Tract/Pod*	PCN
Pod A	41-41-43-31-12-001-0010
	41-41-43-31-12-001-0020
	41-41-43-31-12-001-0030
Tract LB3	41-41-43-31-12-012-0031
	41-41-43-31-12-012-0032
	41-41-43-31-12-012-0033
Tract AE	41-41-43-31-13-001-0010
	41-41-43-31-13-001-0020
Tract Pod B-2	41-41-43-31-13-002-0020
Tract Pod B-1	41-41-43-31-13-002-0010
	41-41-43-31-13-002-0030
Tract Pod D	41-41-43-31-13-004-0000
Tract SWM 10	41-41-43-31-13-019-0020
Tract SWM 2	
Tract Pod C	41-41-43-31-13-000-0031
	41-41-43-31-13-000-0032
Tract Pod TC	41-41-43-31-13-020-0000
Tract LS	41-41-43-31-13-012-0000
Tract SWM 6	41-41-43-31-13-019-0010
Tract SWM 7	
Tract SWM 9	
Tract SWM 4	
Tract SWM 1	
Tract Pod E	41-41-43-31-13-005-0000
Tract SWM 3	41-41-43-31-13-019-0031
	41-41-43-31-13-019-0032
Pod I	41-41-43-31-13-009-0000
Tract C-1	41-41-43-31-13-003-0010
	41-41-43-31-13-003-0020
Tract SWM 5	41-41-43-31-13-019-0010
Tract Pod F	41-41-43-31-13-006-0000
Tract Pod G	41-41-43-31-13-007-0000
Tract SWM 8	41-41-43-31-13-019-0010

\*Tract/Pod names are as provided in the *Groves Town Center PUD Plat* and the *Groves Town Center Amendment No. 1 Plat*

**DEVELOPMENT PROGRAM**

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. Figure 2. is the most recently approved Master Plan. Per Ord. 2019-08 and *Special Policy 1.15.2* of the Town of Loxahatchee Groves Comprehensive Plan, the Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.







The proposed amendment removes the 128-bed congregate living facility from Pod G and replaces it with a 81-room hotel in Pod TC and relocates the Town Commons use from Pod TC to Pod G as shown in Figure 3. The proposed amendment will also amend *Special Policy 1.15.2* of the Town's Comprehensive Plan to remove the 128-bed congregate living facility and add a 81-room hotel to the criteria of the Policy.

The change of use from congregate living facility to hotel and relocation of the Town Commons is consistent with the original Future Land Use Amendment approved via Ord. 2011-017 to change the Future Land Use of Groves Town Center from Rural Residential to Multiple Land Use, the Town's objectives and policies, Rural Vista Guidelines, and PUD's intent of establishing a commercial center along Southern Boulevard. The hotel will provide lodging for visitors with access to surrounding commercial uses along Southern Boulevard and equestrian facilities in the Town and neighboring communities. Its location in Pod TC means that visitors can easily access commercial uses in surrounding commercial pods, which will promote commercial and economic growth along the Southern Blvd corridor where such growth is directed. By continuing to direct commercial growth along Southern Blvd, the Town's agricultural and rural character away from Southern Blvd will be protected. Data has been collected and submitted that shows on a per room basis a hotel is a smaller building than a congregate living facility. Therefore, a 81-room hotel compared to a 128-bed congregate living facility would typically be a smaller building.

The following are the proposed changes to the conditions of approval for the PUD Master Plan ordinance:

- A.2 Insert new date of Master Plan and new application number
- A.3 Insert new date of Master Plan
- B.1 Change 128-bed assisted living facility to 81-room hotel and insert new date of Master Plan
- B.2 Delete condition because a site plan for the equestrian trails was approved
- B.4 Delete condition because the plat was recorded
- B.7 Delete condition because the improvement agreement was approved
- B.9 Change Pod TC to Pod G and insert new date of the Town Commons site plan
- B.10 Delete condition because Town Council approved the Stormwater Management Area
- C.1 Change the buildout date to reflect the most recent extension of the buildout date
- C.2 Note two items as having been completed
- C.6.a Delete condition because the item has been completed
- C.6.b Delete condition because the item has been completed
- C.8 Insert new date of Master Plan
- C.9 Noting that the conceptual drainage plan for the entire PUD as been completed
- C.10 Delete the condition because it has been completed
- C.11 Delete the condition because it has been completed
- D.6 Delete the condition because it has been completed
- E.1 Delete the condition because it has been completed
- E.2 Delete the condition because it has been completed
- E.3 Delete the condition because it has been completed
- E.4 Delete the condition because it has been completed
- E.5 Delete the condition because it has been completed
- E.6 Remove reference to assisted living facility
- G. Delete the condition because a master sign plan is not being contemplated any longer



- H.3 Add waiver to allow the hotel to have parking spaces that are 9' wide and 19' long and to have ADA accessible parking spaces that meet the federal requirements for size in lieu of the Town's larger dimensions for ADA spaces
- H.4 Add waiver to allow the Institutional use of the Town Commons on Pod G to exceed the maximum plot size of five acres







### **CONSISTENCY WITH REZONING CRITERIA**

Per Sec. 160-020 of Loxahatchee Grove's Unified Land Development Code, the following criteria have been met:

- **The request is consistent with the Town's Comprehensive Plan:**

- *Goal 1: Loxahatchee Groves will continue to protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has a great respect for lifestyle choices balanced with historical community needs.*

The requests for a change of use and relocation of the Town Center maintains the protection of the Town's natural environment and rural character by putting the commercial lodging use closer to Southern Blvd and putting the institutional use of the Town Commons in Pod G, which is closer to the back of the PUD.

- *Objective 1.1: The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.*

The requests propose appropriate uses and intensities. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

- *Objective 1.2: The Town shall support development of rural-style commercial center along the Southern Boulevard Corridor.*

The requests support a rural-style commercial center along the Southern Boulevard Corridor. As with all development within the Groves Town Center PUD, the hotel will follow the Town's Rural Vista Design Guidelines.

- *Policy 1.12.3: The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents.*

The requests further the development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, employment and now lodging opportunities for the Town's residents and visitors.

- ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts:***

The requests do not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts.



- ***An error or ambiguity must be corrected:***

The congregate living facility use was not favored by the Town or the Applicant, therefore, the request for a change of use from congregate living facility to hotel addresses this ambiguity.

- ***That there exists changed or changing conditions which make approval of the request appropriate:***

Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased.

- ***That substantial reasons exist why the property cannot be used in accordance with the existing zoning:***

Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Neither the Town nor the Applicant desire to have a congregate living facility in the PUD.

- ***That the rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent land uses and planned adjacent land uses:***

The location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

### **CONCLUSION**

The proposed PUD amendment, Rezoning, and Comprehensive Plan Text Amendment are all consistent with the Town of Loxahatchee Groves Comprehensive Plan and Rezoning criteria. The change of use from a 128-bed congregate living facility to 81-room hotel and relocation of the Town Commons to Pod G and transformation of Pod TC into Lodging and Commercial uses will continue to establish a rural commercial center along Southern Boulevard while protecting the rural and agricultural character of the Town. Based on this justification, Applicant respectfully requests approval of a **Rezoning** and **PUD Amendment** to change the congregate living facility use to a lodging use and to relocate the Town Commons use to Pod G and change the uses in Pod TC to lodging and commercial and a **Comprehensive Plan Text Amendment** to amend *Special Policy 1.15.2* to reflect the change of use from the 128-bed congregate living facility to a 81-room hotel.

Sincerely,

Matthew Barnes, AICP  
Senior Project Manager



**Attachment D  
Owner/Applicant Affidavit**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized Applicant, of the real property legally described in Attachment A;
2. He/she understands any application fee(s) is/are non-refundable and in no way guarantees approval of the request;
3. The statements within the application are true, complete and accurate;
4. He/she understands that all information within the application is subject to verification by Town staff;
5. He/she understands that false statements may result in denial of the application; and
6. He/she understands that he/she may be required to provide additional information and fees within a prescribed time period and that failure to provide the information and fees within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September 2023 by Matthew Barnes (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did ~~(did not)~~ take an oath.

[Signature]  
(Signature of Person Taking Acknowledgement)

Alicia Joseph  
(Name of Acknowledger Typed, Printed or Stamped)

Notary  
(Title or Rank)

HH118672  
(Serial Number, if any)

[Signature]  
Applicant's Signature

Matthew Barnes  
Applicant's Name (Print)

2035 Vista Parkway  
Street Address

West Palm Beach, FL, 33411  
City, State, Zip Code

( 561 ) 713 1687  
Telephone



**Attachment E  
Agent Consent Form**

STATE OF New York  
COUNTY OF Erie

BEFORE ME THIS DAY PERSONALLY APPEARED Daniel J. Zimmer, WHO  
BEING DULY SWORN, DEPOSES AND SAYS THAT:

- A. He/she is the owner of the real property legally described in Attachment A;
- B. He/she authorizes and designates WGI, Inc. and Bohler Engineering to act in his/her behalf for the purposes of seeking the following approvals for the real property legally described in Attachment A;
  - 1. PUD modification
  - 2. Comprehensive Plan Text Amendment
  - 3. Site Plan
- C. He/she has examined the above listed application(s) and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2023  
by Daniel J. Zimmer (Name of Person Acknowledging) who is personally  
known to me or who has produced \_\_\_\_\_ (type of identification) as  
identification and who did (did not) take an oath.

Marilyn B. Rochwarger  
(Signature of Person Taking Acknowledgement)

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, if any)

\_\_\_\_\_  
(Notary's Seal)

MARILYN B. ROCHWARGER  
No. 01RO4839925  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 03/30/2026

Solar Sportsystems, Inc.  
By: [Signature]  
Owner's Signature

Daniel J. Zimmer  
Owner's Name (Print)

250 Delaware Avenue  
Street Address

Buffalo, NY 14202  
City, State, Zip Code

( 716 ) 858-5208  
Telephone



**Attachment F.**  
**Applicant's Notice Affidavit and Property Appraiser List**

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STATE OF FLORIDA  
COUNTY OF PALM  
BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO  
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within one thousand (1000) feet of the real property described in Attachment A, or all property within one thousand (1000) feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign provided by the Town in accordance with the requirements of Article 115 of the Town's Unified Land Development Code.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2023 by Matthew Barnes (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

[Signature]  
(Signature of Person Taking Acknowledgement)

Alicia Joseph  
(Name of Acknowledger Typed, Printed or Stamped)

Notary  
(Title or Rank)

HH 118672  
(Serial Number, if any)

(Notary's Seal)



**ALICIA JOSEPH**  
Commission # HH 118672  
Expires April 19, 2025  
Bonded Thru Budget Notary Services

Matthew Barnes  
Applicant's Signature

Matthew Barnes  
Applicant's Name (Print)

2035 Vista Parkway  
Street Address

West Palm Beach, FL, 33411  
City, State, Zip Code

(561) 713 1687  
Telephone