

AGENDA
LANTANA TOWN PLANNING COMMISSION
sitting as the
Local Planning Agency
March 27th, 2024
6:30 p.m.

Lyn Tate (Chairperson)	_____	Joseph Farrell	_____
Rosemary Mouring (Vice-Chair)	_____	Edward Shropshire	_____
Michelle Donahue	_____	Jorge Velazquez (Alternate)	_____
Annemarie Joyce (Alternate)	_____		

1. CALL TO ORDER
2. ROLL CALL
3. AGENDA APPROVAL:
 - a) Additions, Deletions, Substitutions
 - b) Agenda Approval
4. APPROVAL OF MINUTES:
 - a) Consideration of minutes for the October 25, 2023 LPA meeting.
5. NEW BUSINESS:
 - a) **CP24-0001**
AN AMENDMENT TO THE TOWN OF LANTANA COMPREHENSIVE PLAN, FLUM-POLICY LU-1.1.8, TO CHANGE THE ALLOWABLE DENSITY FROM 15 TO 25 DWELLING UNITS PER ACRE FOR MIXED USE DEVELOPMENTS.

Applicant: Lantana Village Owner LLC
 - b) **TX24-0001**
A TEXT AMENDMENT TO THE TOWN CODE OF ORDINANCES SEC 23-101 TO CHANGE THE ALLOWABLE DWELLING UNITS PER ACRE FROM 15 TO 25 FOR THE MIXED USE ZONING DISTRICT.

Applicant: Lantana Village Owner LLC
6. ADJOURN

MINUTES
LANTANA TOWN PLANNING COMMISSION
sitting as the
LOCAL PLANNING AGENCY
October 25, 2023
6:30 p.m.

1. CALL TO ORDER: Mr. Farrell called the meeting to order at 6:35 PM.
2. ROLL CALL: Ms. Eassa called the roll and noted there was a quorum.
 - a. PRESENT: Joseph Farrell (Chairperson); Rosemary Mouring; Michelle Donahue; Lyn Tate; Edward Shropshire (Alternate)
 - b. ALSO PRESENT: Nicole Dritz, Development Services Director; Elizabeth Eassa, Assistant Development Services Director; R. Max Lohman, Legal Counsel
3. AGENDA APPROVAL:
 - a. Ms. Mouring made a motion to approve the agenda. Mr. Shropshire seconded, and the motion passed unanimously.
4. APPROVAL OF MINUTES:
 - a. Ms. Tate made a motion to approve the minutes for the September 27, 2023, LPA meeting as amended. Ms. Mouring seconded, and the motion passed unanimously.
5. NEW BUSINESS:
 - a. ORDINANCE NO. O-13-2023

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23 ZONING, BY AMENDING SECTION 23-1 – DEFINITION OF TERMS. TO CREATE A DEFINITION FOR “CALL CENTER”; BY AMENDING SECTION 23-98 – I INDUSTRIAL DISTRICT. TO ALLOW “CALL CENTER” AS A SPECIAL EXCEPTION USE; BY AMENDING SECTION 23-131 – OFF-STREET PARKING AND LOADING REQUIREMENTS. TO CREATE A “CALL CENTER” PARKING RATE; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Applicant: Project Connect

Ms. Dritz gave an overview of the Ordinance.

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

The Chair opened the item for question from the Planning Commission members. The Board did not have any questions.

Ms. Donahue made a motion to recommend approval of the Ordinance amendment. Ms. Tate seconded.

Ms. Eassa called the roll and the motion passed 5-0.

b. ORDINANCE NO. O-10-2023

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23 ZONING, BY AMENDING SECTION 23-96 – C1 COMMERCIAL DISTRICT. TO MODIFY THE COMMERCIAL DOCKS AND/OR MARINA USE THAT IS PERMITTED BY SPECIAL EXCEPTION EXCEPT IN THE OMX OCEAN AVENUE MIXED USE SUB-AREA OF THE DOWNTOWN OVERLAY; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Applicant: Town of Lantana

Ms. Dritz gave an overview of the Ordinance.

The Chair opened the item for question from the Planning Commission members.

Mr. Shropshire asked if the ordinance would limit the size of vessels allowed to park at a commercial dock.

Ms. Tate asked what parcels could take advantage of the change to the Code if the text amendment is approved.

Ms. Donahue made a motion to recommend approval of the Ordinance amendment. Ms. Tate seconded.

Ms. Eassa called the roll and the motion passed 4-1. Ms. Mouring was the dissenting vote; she did not disclose what prompted her to vote in the opposition.

6. ADJOURN: Ms. Mouring made a motion for adjournment, Mr. Shropshire seconded. The meeting was adjourned unanimously at 6:46 PM.

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

Chairperson Joseph Farrell

Date

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

COMPREHENSIVE PLAN MAP AMENDMENT & RE-ZONING APPLICATION INFORMATION

****Must have a pre-application meeting with the Community Planner.
Call 561-540-5034 for an appointment**

Application Fee: \$4,000.00 for Comprehensive Plan Amendment and Rezoning
\$1,500 for Zoning Text Change

Number of Copies: Please contact the Community Planner for the number of application form and back-up documents such as plans, proposed text change, support letters and surveys required.

Complete application packet: A complete application packet must include: the application form; any back-up documents, plans, proposed text change, support letters, etc., the prepared and stamped envelopes; the verified mailing list and map from Property Appraiser's office; and the appropriate fees. **Applications must be submitted to the Lantana Development Services Department no later than 12:00 noon, twenty one (21) days prior to the first Wednesday of the month. For an appointment, contact the Community Planner, at 561-540-5034.**

Public Notice: The Town must mail two notices of your request to neighboring property owners. You must obtain from the Palm Beach County Property Appraiser's office and provide the Town with two sets of mailing addresses and a list of owners of all real property within a three hundred (300) foot radius of the subject property, along with a map of said area and a set of mailing labels.

For each address you must provide to the Town a #10 envelope with mailing labels and attach the appropriate forms (Certified Mail Receipts & Return Receipt Cards) and postage in place for Certified Mailing with return address and return receipts made to:

Town Hall
Attn: Development Services Department
504 Greynolds Circle
Lantana, FL 33462-3213

The Town will prepare the appropriate Legal Notice for mailing, and submit to the local newspaper for publication.

Meeting Schedule: All meetings are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. The applicant will be notified of the specific schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of the month at 10:00 a.m. The Planning Commission, sitting as the Local Planning Agency, will hold a public hearing on the amendment request on the fourth Wednesday of the month at 7:00 p.m. The Town Council meets on the second and fourth Mondays of the month at 7:00 p.m. and will hold two public hearings on the amendment request. The first public hearing will be the "Transmittal Hearing" where the plan amendment ordinance is read and discussed for the first time. Following the first public hearing the amendment will be transmitted to the Florida Department of Community Affairs (DCA) for its review.

Upon receipt of the DCA comments, the Town Council will hold a second public hearing at which the ordinance is read and adopted.

All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.

Preliminary Review: Prior to submitting the completed application packets, a draft application packet must be reviewed by the Community Planner, located at 504 Greynolds Circle. Please call for an appointment 561-540-5034

Electronic Drawing Submittals: Please provide a copy of all drawings in a digital format acceptable to the Director of Development Services Department.

Traffic Analysis: Per 23-43 (b) (2) r. A Traffic Analysis that evaluates the most intensive use permitted in the proposed Zoning District as compared to the most intense use of the current Zoning District.

****Do not submit this page****

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

COMPREHENSIVE PLAN MAP AMENDMENT & RE-ZONING APPLICATION INFORMATION

CASE #: CP24-0001

SUBMITTAL DATE: 03/08/24

A complete application packet must include: the application form; any back-up documents, plans, proposed text change, support letters, etc., survey, traffic study, proof of ownership, the prepared and stamped envelopes; the verified mailing list and map from Property Appraiser's office; and the appropriate fees.

Property Owner(s)	Applicant
Name: Lantana Village Owner LLC	Name: Lantana Village Owner LLC Attn: Samantha Moriber; Manny Martinez; Victor Ballestas
Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131	Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131
Phone: 305-794-6104	Phone: 305-774-0110
Email: vb@integrafl.com	smoriber@integrafl.com; Email: manny@integrafl.com

*****DO NOT WRITE BELOW THIS LINE ---- FOR DEPARTMENTAL USE ONLY*****

ACCEPTED FOR REVIEW

Town Official: [Signature]

Date: 03/08/2024

Fee (s) Paid: 4000

Confirmation letter for water and sewer service included? Yes ☐ No ☐

Traffic concurrency letter from P.B. County included? Yes ☐ No ☐

TOWN ACTION

Town Council: _____ Date: _____

GENERAL DATA (Submittal Requirements per Section 23-43 of Zoning Code)

Project Name: Lantana Village Square

Project Location: (Address if known) 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

The property includes 3 Property Control Numbers:
Property Control Number: 40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100

Existing Zoning: Mixed Use District (MXD)

Proposed Zoning: Mixed Use District (MXD)

Existing Comprehensive Plan Designation: Mixed Use District (MXD)

Proposed Comprehensive Plan Designation: Mixed Use District (MXD)

Existing Use of Property: Commercial

Proposed Use of Property: Mixed use

Total Site Area (to nearest one-hundredth of acre): 18.45 Acres

Is the site currently served by public water? Yes X No

Is the site currently served by public sewer? Yes X No

Provide:

- a copy of last recorded warranty deed
- a sealed boundary survey

RESIDENTIAL

Total Number of Dwelling Units:	<u>0</u>	<u>461</u>
	Existing	Proposed

Density (Units per acre):	<u>0</u>	<u>25</u>
	Existing	Proposed

COMMERCIAL

Total Square Footage: Number of Buildings:

**APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT
AND RE-ZONING**

This request for a comprehensive plan amendment and re-zoning is hereby filed in accordance with Section 23-43 of the Lantana Zoning Code to request that the subject property described herein be changed from its present land use and zoning classification of Mixed Use District (MXD) at 15 units/acre to Mixed Use District (MXD) at 25 units/acre for the following reasons:

See attached.

Please address the following criteria contained in Section 23-43 of the Zoning Code for Comprehensive Plan Amendment and re-zoning requests:

1. **Consistent with Current Policies-** Show how the proposal is consistent with applicable Comprehensive Plan policies.

See attached.

2. **Not an Isolated District-** Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.

See attached.

3. **Changing Conditions-** Show how conditions have changed or are changing to make the proposed amendment desirable.

See attached.

4. **Compatible with Utilities, Roadways and Other Public Facilities-** Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.

See attached.

5. **Adjacent and Nearby Properties-** Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

See attached.

6. Development Potential Under Existing Zoning- Could the property physically be developed under existing land use category and zoning. Why or why not?

See attached.

7. Scale of Development- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?

See attached.

8. Adequate Sites Elsewhere. Are there adequate sites elsewhere in Town where this use is already allowed? Please describe.

See attached.

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Antonio Doucet
Witness

Manuel Martinez
Signature of Applicant

JAME VALDIVIA
Witness

Manuel Martinez
Printed Name of Applicant

03/07/2024
Date

Applicant is:

☒ Owner
☐ Optionee
☐ Lessee
☐ Agent
☐ Contract Purchaser

Address:

150 SE 2nd Avenue, Suite 800
Miami, FL 33131
Phone: (305) 796-4562 Fax ()
Email: manny@integrafl.com; smoriber@integrafl.com
vb@integrafl.com

OWNERS AUTHORIZATION (if Applicant is not the owner)

PLEASE SEE ATTACHED WRITTEN CONSENT OF THE MANAGER

(I) (We) affirm and certify that _____, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Witness

Signature of Owner

Witness

Printed Name of Owner

Date

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information

Lantana Village Square

PROPOSED TEXT

ZONING

The applicant is requesting text amendments to the Mixed-Use Development Comprehensive Land Use Designation (FLUM) and the Mixed-Use Development District text (Zoning) as follows:

A. **FLUM- Policy LU1.1.8 -**

The intent of this category is to provide mixed use developments that are well planned and designed to integrate residential and commercial activities. This category allows the following mix of uses: Retail, Personal and Business Service, Office, and Residential. The maximum allowable residential density shall be twenty-five (25) units per acre. The Maximum commercial intensity shall be a floor area ration (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the category.

B. **Zoning- Sec. 23-101- MXD mixed use development district -**

(a) *Purpose and intent.* It is the purpose and intent of this district to provide lands for limited commercial and business activities primarily designed to serve the Palm Beach County region and the residential neighborhoods in the Town of Lantana. Residential uses shall be allowed at a maximum density of ~~fifteen (15)~~ twenty-five (25) dwelling units per acre and the maximum allowable non-residential intensity shall be a Floor Area Ration ("FAR") of 1.0. Parcels that are zoned M3-High Density Mixed Use as of the effective date of this ordinance shall be considered as MXD parcels.

This request is for a text amendment to the Village MXD Comprehensive Plan and Zoning code designations. The proposed text amendment changes the maximum density with the present land use and zoning classifications of MXD 15 dwelling units per acre to 25 dwelling units per acre and we believe that this proposed amendment should be approved for the following reasons:

A mixed-use classification which includes twenty-five (25) residential units per acre is consistent with the Town of Lantana Master Plan published in May 2023. The Town Center Redevelopment Overlay, inclusive of the subject property, allows for up to twenty-five (25) dwelling units per acre residential within MXD zoning. Increasing the allowed density of the properties to twenty-five (25) dwelling units per acre brings the existing zoning code up to date and consistent with the current Master Plan recommendations. Further and most notably, the Comprehensive Plan Goal LU2 with its supporting policies and objectives provides that the "Town shall foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects."

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information

Lantana Village Square

1. Consistent with Current Policies- Show how the proposal is consistent with the Town's Comprehensive Plan policies.

Future Land Use Element

Goal L.U.1 and Policy LU 1.1.8

The proposed text amendment to the MXD land use and zoning promotes the town policy to maintain diversity and encourage a mix of uses and redevelopment that is consistent with the type and scale of the existing residential neighborhoods and commercial areas. The amendment to increase the density to twenty-five (25) units per acre would allow the property to be revitalized and enhanced economically and provide for much needed housing consistent with the Town's Master Plan recently adopted by the Town of Lantana. The proposed location of the subject property is at the heart of the Town and its urban center. The proximity of the subject property to the City's center is strategically located in an area that provides a significant number of jobs, bringing more housing to where there is greater employment. Based on the current annual growth rate, the master plan projects that the Town will generate more than 1,700 new residents and demand up to 950 new housing units by 2030. The master plan recommends a density of twenty-five (25) units per acre to support such growth. This proposal is consistent with the data and projections.

2. Not an Isolated District- Show how the proposed text amendments would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.

The proposed amendments to the MXD land use designation and zoning code do not create an isolated district but rather simply expand the intensity of the residential within the existing land use and zoning. This is not a map amendment or zoning amendment and as such, this part of the application is inapplicable. The text amendments do not grant a special privilege as other like designated properties would be able to avail themselves of the same rights. Further, if the text amendments are approved, other properties that are not zoned or designated on the FLU map as MXD or are zoned MXD could seek map amendments and zoning changes to go MXD and avail such properties of those rights within the revised MXD. The proposed text amendments are based upon and consistent with the Town Master Plan and the Town Center Redevelopment Overlays as a further basis for the proposed text amendments.

3. Changing Conditions- Show how conditions have changed or are changing to make the proposed amendment desirable.

Since the MXD zoning and land use categories were adopted, population growth and buildout of the Town have changed the nature of the Town. There have also been statutory changes such as the Live Local Act making increases in density a higher priority to support the current and projected growth within the state and the affordability of housing in Florida. In addition to state initiatives, market changes and technology have also had a significant impact on how and where we go to buy goods. The convenience of online shopping along with the low cost of delivering goods has made Amazon and other sales and delivery apps popular have made the former big box/ shopping center structure virtually obsolete forcing the strip mall form to evolve and re-imagine itself. Mixed use

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information

Lantana Village Square

developments are the wave of the future and the proposed text amendment aids in the evolution/adaptation of mostly dark retail centers across the country and particularly in South Florida. The Town of Lantana Master Plan recognizes the problem and supports an increase in residential to the 25 unit per acre density to foster livability and sustainability.

The Town of Lantana Master Plan identifies the need to redevelop the former Kmart with a mixed-use development with a greater number of residential units than currently allowed to help meet the residential growth projected through 2030 and support existing and future commercial.

4. Compatible with Utilities, Roadways and Other Public Facilities- Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.

Utilities, roadways, and other public facilities surrounding the property, including US1 and Hypoluxo Road, are adequate to handle existing commercial uses. Redevelopment of large commercial sites to add residential actually has the effect of reducing trips on the road. Redeveloping properties to introduce more residential results in a more balanced mixed-use development with sufficient residential to not only sustain existing commercial but encourage more. Commercial generates more trips per day while bringing onto the site more trucks than residential uses. The commercial tenants also draw in a more transient person than the residential community would.

There are existing public water and sewer services to the site.

5. Adjacent and Nearby Properties- Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

While the text amendment would apply to any MXD property, the subject property for the most part is adjacent to commercial, a multifamily community, and condominiums, including James Place and Hidden Banyan. The current access to the subject property will continue to be from Hypoluxo Road, Greynolds Circle and Central Boulevard.

The subject property is currently underutilized with a closed Kmart anchor tenant generating minimal property taxes to the town with little to no positive impact on the values of surrounding properties. Mixed Use Development with twenty-five (25) dwelling units to the acre at the heart of the Town and at one of its major crossroads is the perfect location for a mixed-use development with 25 units to the acre. The text amendments will allow the subject property to be developed as a vibrant mixed-use community that is more compatible with the surrounding area. A new mixed-use community will provide much needed housing for Lantana as described in the Town of Lantana's Master Plan as the subject property is conveniently located to major business, Town Hall and other retail businesses at one of the Town's larger intersections, the proposed extensions and density (with its density increase) is appropriate. The redevelopment on the subject property will positively impact surrounding properties by raising property values, by encouraging a variety of commercial uses and by bringing more disposable income into Lantana and will not only support but grow local businesses.

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information

Lantana Village Square

6. Development Potential Under Existing Zoning- Could the property physically be developed under existing land use category and zoning. Why or why not?

The subject property requires the text amendments and increased density to have a balance of uses to make the commercial uses viable and sustainable. The subject property does not require a land use plan map amendment or a re-zone but rather can be developed under the existing land use and zoning categories. The increase in residential density will make the commercial component more successful by attracting more households to support the businesses within the property and throughout the Town. In addition, the additional density will provide much needed housing to support the Town's growth projections.

7. Scale of Development- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?

Yes, the proposed development that will result from the text amendments is consistent with the recently adopted Master Plan which identifies a need for 950 new housing units within the next 6 years. Residential developments within the Town of Lantana and existing neighborhoods surrounding the property were developed years ago. Therefore, as the population in Lantana continues to grow and affordability declines, the need for new, high quality, mixed-use development exists and will continue to grow within this area. The location of the property makes it ideal for a mixed-use development that addresses the Town of Lantana's Goal LU2 to "foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects that enhance or create links between existing affordable residential neighborhoods and commercial and industrial employment opportunities." Allowing additional dwelling units to be developed within the property increases housing availability for a currently undersupplied demographic that is seeking workforce housing. As professionals are looking for homes of their own, they are finding no inventory available, as well as low vacancy rates. This problem results in those that work in the community being unable to stay in the area or for that matter, empty nesters being forced to move out of the town in which they raised their families, in order to downsize.

8. Adequate Sites Elsewhere. Are there adequate sites elsewhere in Town where this use is already allowed? Please describe.

Based on the latest Town of Lantana zoning and future land use maps, the only other property with a Mixed Use (MXD) designation is Water Tower Commons. The Town has other properties that are developed with higher density including properties within the Waterfront Mixed Use District which has a higher density of thirty-five (35) units per acre. Therefore, the proposed text amendments amending the MXD land use and zoning designations from fifteen (15) to twenty-five (25) units to the acre are not only consistent with surrounding properties but create diversification within the town, while still being compatible with the adjacent neighborhoods.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

TEXT CHANGE APPLICATION INFORMATION

****Must have a pre-application meeting with Planning and Zoning.****
Call 561-540-5034 for an appointment

Application Fee: \$1,500 for Zoning Text Change

Number of Copies: Please contact the Community Planner for the number of application form and back-up documents such as plans, proposed text change, support letters and/or surveys required.

Complete application packet: A complete application packet must include: the application form; any back-up documents, plans, proposed text change, support letters, etc., the prepared and stamped envelopes; the verified mailing list and map from Property Appraiser's office; and the appropriate fees. **Applications must be submitted to the Lantana Development Services Department no later than 12:00 noon, twenty one (21) days prior to the first Wednesday of the month. For an appointment, contact Planning and Zoning, at 561-540-5034.**

The Town will prepare the appropriate Legal Notice for mailing, and submit to the local newspaper for publication.

Meeting Schedule: All meetings are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. The applicant will be notified of the specific schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of the month at 10:00 a.m. The Planning Commission, sitting as the Local Planning Agency, will hold a public hearing on the amendment request on the fourth Wednesday of the month at 6:30 p.m. The Town Council meets on the second and fourth Mondays of the month at 7:00 p.m. and will hold two public hearings on the amendment request. The first public hearing will be the "Transmittal Hearing" where the plan amendment ordinance is read and discussed for the first time. Town Council will hold a second public hearing at which the ordinance is read and adopted.

All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.

Preliminary Review: Prior to submitting the completed application packets, a draft application packet must be reviewed by Planning and Zoning. Please submit draft application packet to Planning@Lantana.org.

Electronic Drawing Submittals: Please provide a copy of all drawings in a digital format acceptable to the Director of Development Services Department.

****Do not submit this page****

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

TEXT CHANGE APPLICATION

CASE #: TX24-0001

SUBMITTAL DATE: 03/08/24

Please submit six copies of all back-up documents such as plans, proposed text change, support letters and/or survey.

Applicant	Property Owner (If Applies)
Name: Lantana Village Owner LLC Attn: Samantha Moriber; Manny Martinez; Victor Ballestas	Name: Lantana Village Owner LLC
Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131	Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131
Phone: 305-794-6104	Phone: 305-774-0110
Email: smoriber@integrafl.com; manny@integrafl.com	Email: vb@integrafl.com

*****DO NOT WRITE BELOW THIS LINE ---- FOR DEPARTMENTAL USE ONLY*****

ACCEPTED FOR REVIEW

Town Official: [Signature]

Date: 03/08/24

Fee (s) Paid: 1500

TOWN ACTION

Town Council: _____

Date: _____

**APPLICATION FOR
ZONING TEXT CHANGE**

This request for a zoning text change is hereby filed to request the following (attached additional documentation if needed):

Revise zoning to 25 residential units per acre, while maintaining MXD designation.

Please address the following information for the request:

1. **Consistent with Current Policies-** Show how the proposal is consistent with the Town's Comprehensive Plan policies.

See attached.

2. **Not an Isolated District-** Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.

See attached.

3. **Changing Conditions-** Show how conditions have changed or are changing to make the proposed amendment desirable.

See attached.

4. **Compatible with Utilities, Roadways and Other Public Facilities-** Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.

See attached.

5. **Adjacent and Nearby Properties-** Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

See attached.

6. **Scale of Development-** Is the proposed change reasonably related to the needs of the neighborhood and Town as a whole?

See attached.

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Antonio Diaz
Witness

JAIME VALDIVIA
Witness

03/07/2024
Date

Applicant is:

☒ Owner
☐ Optionee
☐ Lessee
☐ Agent
☐ Contract Purchaser

Manuel Martinez
Signature of Applicant

Manuel Martinez
Printed Name of Applicant

Address:
150 SE 2nd Ave, Suite 800, Miami, FL 33131

Phone: (305) 794-6104 **Fax** ()
Email: smoriber@integrafl.com; manny@integrafl.com
vb@integrafl.com

OWNERS AUTHORIZATION (if Applicant is not the owner)

PLEASE SEE ATTACHED WRITTEN CONSENT OF THE MANAGER

(I) (We) affirm and certify that _____, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Witness

Signature of Owner

Witness

Printed Name of Owner

Date

**Brief Narrative for text amendments to the Comprehensive Plan Map & Zoning for the Mixed
Use Category**

Lantana Village Square 3/7/2024

The applicant, Lantana Village Owner LLC, is submitting this application for a text amendment to the Comprehensive Plan and the Zoning for the Mixed Use District to align the density with the recommendations in the Town of Lantana Master Plan adopted by the Town Council in May 2023 which recommends 25 units per acre. Such higher density is compatible with the density of other nearby properties and will allow for a vibrant mixed-use development that will enhance the economic vitality of existing and new commercial spaces. Increasing the density of the property from fifteen (15) to twenty-five (25) dwelling units per acre brings the Land Use and Zoning designations up to date with the adopted Town of Lantana Master Plan.

Addendum to Zoning Text Change Application Information

Lantana Village Square 3/7/2024

1. Consistent with Current Policies- Show how the proposal is consistent with the Town's Comprehensive Plan policies.

Future Land Use Element

Goal L.U.1 and Policy LU 1.1.8

The proposed change in land use and zoning promotes the town policy to maintain diversity and encourage a mix of uses and redevelopment that is consistent with the type and scale of the existing residential neighborhoods and commercial areas. The amendment to increase the density to twenty-five (25) units per acre would allow the property to be maximized economically and provide for much needed housing consistent with the Town's Master Plan recently adopted by the Town of Lantana. Based on the current annual growth rate, the Master Plan projects that the Town will generate more than 1,700 new residents and demand of up to 950 new housing units by 2030. The master plan recommends a density of twenty-five (25) units per acre for this property.

2. Not an Isolated District- Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare

The property is uniquely located in the Town Center District at the intersection of Hypoluxo Road and US1, across from the Town of Lantana's City Hall on Greynold's Circle and abutting South Broadway (west side) and West Central Boulevard (north side). Directly across US1 is Aura Seaside apartments, a 5-story community zoned MW Waterfront Mixed Use with multifamily dwellings not to exceed thirty-five (35) dwelling units to the acre. However, the current allowable density on the subject property is limited to fifteen (15) dwelling units to the acre. Therefore, the proposed change to twenty-five (25) dwelling units to the acre is a more compatible fit for this property, when comparing to the adjacent existing use.

3. Changing Conditions- Show how conditions have changed or are changing to make the proposed amendment desirable.

The Town of Lantana Master Plan identifies the need to redevelop the former Kmart with a mixed use development that has a more significant number of residential units than currently allowed to help meet the residential growth projected through 2030.

4. Compatible with Utilities, Roadways and Other Public Facilities- Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities

Utilities, roadways, and other public facilities surrounding the property, including US1 and Hypoluxo Road, are adequate to handle existing commercial uses. By redeveloping the property to reduce commercial square footage significantly and replace much of it with mixed use development at twenty-five (25) dwelling units to the acre, the adjacent roadways will experience a decrease in

Addendum to Zoning Text Change Application Information

Lantana Village Square 3/7/2024

traffic. Commercial generates more trips per day while bringing onto the site more trucks than if the use is mixed with residential. The commercial tenants draw in a more transient person than the residential community.

There are existing public water and sewer services to the site.

5. Adjacent and Nearby Properties- Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

Properties within the Town of Lantana exist to the north, west, and east of the site. US1 is directly east of the property and is adjacent to commercial, a multifamily community, and condominiums, including James Place and Hidden Banyan. Additional commercial, residential communities, and single-family homes surround the site. The current access to the property will remain with access from Hypoluxo Road, Greynolds Circle and Central Boulevard, which will maintain the connectivity and dissipate traffic, therefore not impacting any of the local streets.

The property is currently underutilized with a closed Kmart anchor tenant generating minimal property taxes to the town and not raising the values of surrounding properties. MXD Mixed Use Development with twenty-five (25) dwelling units to the acre is the best land use and zoning category for this property, which will allow it to be developed as a vibrant mixed-use community that is more compatible with the surrounding area. A new mixed-use community will provide much needed housing for Lantana as described in the Town of Lantana's Master Plan. Residents of the community and surrounding area will be compelled by the walkability, convenient proximity of Lantana to major business and office centers in Palm Beach County, proximity to the beach, and Lantana's charming appeal as a quaint fishing village. This in turn will positively impact surrounding properties by raising property values and by bringing more disposable income into Lantana to spend in local businesses.

6. Scale of Development- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?

Yes, the proposed development updates the zoning density to the recently adopted Master Plan which identifies a need for 950 new housing units within the next 6 years. Residential developments within the Town of Lantana and existing neighborhoods surrounding the property were developed years ago. Therefore, as the population in Lantana continues to grow and affordability declines, the need for new, high quality, mixed-use development exists within this area. The location of the property makes it ideal for a mixed-use development that addresses the Town of Lantana's Goal LU2 to "foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects that enhance or create links between existing affordable residential neighborhoods and commercial and industrial employment opportunities." Allowing additional dwelling units to be zoned on the property increases housing availability for a currently undersupplied demographic that is seeking workforce housing. As professionals are looking for homes of their own, they are finding no inventory available, as well as low vacancy rates. This problem results in those that work in the community being unable to stay in the area or for that matter, empty nesters being forced to move out of the town in which they raised their families, in order to downsize.

CONCEPTUAL SITE PLAN FOR PHASE I - 2/11/2024

DEVELOPMENT SUMMARY									
UNIT BREAKDOWN PER BLDG TYPES									
Unit Types	Multifamily					# units	% of Total	Unit Areas	AC Leasable Area
	Type I 3 stories	Type II 3 stories	Type II-H 3 stories	Type III 3 stories	Type III-H 3 stories				
ST									
ST	2	3	3			14 units	4.6%	480 sf	6,720 sf
ST2				6	6	12 units	3.9%	524 sf	6,288 sf
Sub-total	2	3	3	6	6	26 units	8.6%		13,008 sf
1BD									
A1	13	18	16	6	5	94 units	30.9%	720 sf	67,680 sf
A2	6	6	6	0	0	30 units	9.9%	828 sf	24,840 sf
Sub-total	19	24	22	6	5	124 units	40.8%		92,520 sf
2BD									
B1	13	12	10	6	5	70 units	23.0%	900 sf	63,000 sf
C1	0	6	6	18	16	58 units	19.1%	1,080 sf	62,640 sf
C2				6	4	10 units	3.3%	1,040 sf	10,400 sf
Sub-total	13	18	16	30	25	138 units	45.4%		136,040 sf
3BD									
D1	4	0	0	6	6	16 units	5.3%	1,230 sf	19,680 sf
Sub-total	4	0	0	6	6	16 units	5.3%		19,680 sf
Units/Bldg	38 units	45 units	41 units	48 units	42 units	304 units			
# of Bldgs	1 bldgs	3 bldgs	1 bldgs	1 bldgs	7 bldgs				
Total Multifamily	38 units	135 units	41 units	48 units	42 units	304 units	100.0%		261,248 sf

OFF-STREET PARKING		
Required	Multifamily	# of units or SF
	St @ 1.25/du	26 units
Provided	1bd-3bd @ 2sp/du	278 units
	guest @ 1sp/2 du	152 units
	Total Required	304 units
	Surface (Standard)	682 sp
Provided	Surface (ADA)	14 sp
	Total Provided	696 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5) 2.29 sp/unit



PHASE I
304 DU'S

PARKING COUNT:
SURFACE: 696 SP.

TOTAL RETAIL:
16,394 SQ. FT.

 NORTH

SITE PLAN

PKG: 696 SP SCALE: 1"=60'-0"

PROGRESS 02/06/2024

REVISIONS

BY

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895

ARCHITECTS
ARCHITECTURE & PLANNING

© 2023 MSA ARCHITECTS, INC. ALL RIGHTS RESERVED. THE ARCHITECT'S DESIGN AND PLANNING FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN

CONTRACT DATE 3/23/2023

SCALE AS SHOWN

JOB NO. 2207.PRJ

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

NOT A SURVEY MATTER

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

NOT A SURVEY MATTER

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

AFFECTS AS PLOTTED ON DRAWING

4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

NOT A SURVEY MATTER

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

DOES NOT AFFECT

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

NOT A SURVEY MATTER

7. This item has been intentionally deleted.

8. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

NOT A SURVEY MATTER

9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

NOT A SURVEY MATTER

10. Oil and mineral reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 774, Page 524. The right of entry for mining and exploration in said reservations has been released by Statute 270.11 F.S. Said reservations are as follows:

A. "AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one-half of all petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner."

AFFECTS BUT NOT PLOTTABLE

11. Easement(s) granted to Florida Power & Light Company recorded in Official Records Book 2170, Page 1886; Official Records Book 2117, Page 1529; Official Records Book 2117, Page 1531; Official Records Book 2481, Page 1048; Official Records Book 2511, Page 266; Official Records Book 2511, Page 268; Official Records Book 3685, Page 540; and Official Records Book 3838, Page 973.

AFFECTS AS PLOTTED ON DRAWING

12. Grant of Easements and Declaration of Restrictions recorded June 2, 1975 in Official Records Book 2423, Page 795, together with and as modified and/or amended by Official Records Book 2510, Page 1397 and Official Records Book 3179, Page 279.

AFFECTS BUT NOT PLOTTABLE

13. Easement(s) granted to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 2478, Page 1469; Official Records Book 2478, Page 1473; Official Records Book 2478, Page 1477; Official Records Book 2478, Page 1481; and Official Records Book 2478, Page 1484.

AFFECTS AS PLOTTED ON DRAWING

14. Easement as set out and reserved in Official Records Book 2488, Page 1310.

AFFECTS AS PLOTTED ON DRAWING

15. Drainage and Utility Easement(s) granted to the County of Palm Beach recorded in Official Records Book 2511, Page 735.

AFFECTS AS PLOTTED ON DRAWING

16. Easement(s) granted to the Town of Manalapan recorded September 22, 1983 in Official Records Book 4045, Page 15.

AFFECTS AS PLOTTED ON DRAWING

17. Easement(s) granted to the Town of Lantana recorded in Official Records Book 5879, Page 153; Official Records Book 5879, Page 157; Official Records Book 5879, Page 161; Official Records Book 5879, Page 165; Official Records Book 5879, Page 169; and Official Records Book 5879, Page 173.

AFFECTS AS PLOTTED ON DRAWING

18. Reciprocal Easement Agreement for Ingress and Egress by and between Commercial Venture Services, Inc., and Manalapan Hotel Partners, a Florida joint venture, dated September 29, 1989 and recorded October 2, 1989 in Official Records Book 6213, Page 110.

AFFECTS, BLANKET IN NATURE

19. Easement(s) granted to Florida Public Utilities Company recorded in Official Records Book 7291, Page 1833; Official Records Book 7291, Page 1831; Official Records Book 7291, Page 1835; Official Records Book 7291, Page 1837; and Official Records Book 7292, Page 1377.

AFFECTS AS PLOTTED ON DRAWING

20. Restrictions, covenants and conditions as contained in the Affidavit regarding Fire District recorded July 11, 1994 in Official Records Book 8340, Page 1168.

NOT A SURVEY MATTER

21. Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 25732, Page 649; Official Records Book 26118, Page 668; and Official Records Book 26401, Page 1156.

AFFECTS DUE TO COMMON BOUNDARY WITH FEC RAILROAD BUT NOT PLOTTABLE

22. The rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal in favor of said tenants, as listed on the attached Rent Roll shown herein as Exhibit "B".

NOT A SURVEY MATTER

23. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease with Winn Dixie Stores, Inc., recorded July 8, 1975 in Official Records Book 2434, Page 1546, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee; as affected by Subordination, Nondisturbance, and Attornment Agreement recorded in Official Records Book 28853, Page 1017.

NOT A SURVEY MATTER

24. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Lease to Suprex Drugs of Florida, Inc., recorded in Official Records Book 2437, Page 186, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

25. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease from Commercial Venture Services, Inc., as Lessor, to Cris Developers, as Lessee, dated July 31, 1975 and recorded August 1, 1975 in Official Records Book 2442, Page 1556, together with

and modified by that certain Off Set Agreement recorded July 22, 1976, in Official Records Book 2563, Page 1130; and Lessee's interest assigned by Assignment of Lease to Howard Schoningher, as Trustee under unrecorded Trust Agreement No. 6 dated March 15, 1988 and recorded March 21, 1988, in Official Records Book 5608, Page 1284, Lessee's interest further assigned to Bernard Schoningher Shopping Centers, Inc., a Florida Limited partnership, by virtue of Assignment of Lease recorded in Official Records Book 9354, Page 750; Lessee's interest further assigned to Equity One (Gamma), Inc., a Florida corporation, by virtue of that certain Assignment and Assumption of Ground Lease recorded April 7, 1999 in Official Records Book 11035, Page 1163 and by virtue of that certain Assignment and Assumption of Lease and Security Deposits recorded April 9, 1999 in Official Records Book 11041, Page 647, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

26. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Sub-Lease from Cris Developers to S.S. Kresge Company as evidenced and memorialized by that certain Memorandum of Lease recorded August 1, 1975 in Official Records Book 2442, Page 1560, and Lessor's interest assigned by Assignment of Lease to Howard Schoningher, as Trustee under unrecorded Trust Agreement No. 6 dated March 15, 1988 and recorded March 21, 1988, in Official Records Book 5608, Page 1284, Lessor's interest further assigned to Bernard Schoningher Shopping Centers, Inc., a Florida Limited partnership, by virtue of Assignment of Lease recorded in Official Records Book 9354, Page 750, Lessor's interest further assigned to Equity One (Gamma), Inc., a Florida corporation, by virtue of that certain Assignment and Assumption of Ground Lease recorded April 7, 1999 in Official Records Book 11035, Page 1163 and by virtue of that certain Assignment and Assumption of Lease and Security Deposits recorded April 9, 1999 in Official Records Book 11041, Page 647, said unrecorded Lease being amended and restated by that certain Amended and Restated Memorandum of Lease between Equity One (Gamma) Inc., a Florida corporation, Landlord, and KMart Corporation, a Michigan corporation, Tenant, as evidenced and memorialized by that certain Amended and Restated Memorandum of Lease recorded April 9, 1999 in Official Records Book 11041, Page 653, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee; as affected by Subordination, Attornment and Non-Disturbance Agreement recorded in Official Records Book 28865, Page 1170.

NOT A SURVEY MATTER

27. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease to Burger King Corporation, Tenant, as evidenced and memorialized by that certain Memorandum of Lease recorded November 21, 1979 in Official Records Book 3179, Page 282, together with Statement of Commencement of Ground Lease Term recorded February 5, 1987 in

Official Records Book 5166, Page 659, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

28. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease to Sambo's of Greater Miami, Inc., Tenant, recorded June 4, 1980 in Official Records Book 3302, Page 1981, Lessee's interest assigned to Denny's, Inc., by virtue of Assignment recorded February 3, 1983 in Official Records Book 3877, Page 1647, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

29. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease to Horn & Hardart Fla. Inc., as disclosed by certain Collateral Assignment of Lease contained in instrument recorded August 28, 1990 in Official Records Book 6562, page 432, as assigned to Arby's, Inc., by Assignment recorded November 7, 1991 in Official Records Book 7016, page 1413, Lessee's interest further assigned to Coldcut Beef 'N' LLC, a Florida limited liability company, by virtue of that certain unrecorded Lease Assignment and Assumption Agreement dated January 27, 1999 by RTM Operating Company, a Delaware corporation, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

30. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Sublease between Rite Aid of Florida, Inc., and Family Dollar Stores of Florida, Inc., recorded in Official Records Book 9142, Page 1842, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

31. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease in favor of REE, Inc., as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 10237, Page 1593, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

32. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease by and between Equity One (Lantana) Inc., a Florida corporation, Landlord, and Value Pawn and Jewelry Store, Inc., a Florida corporation, Tenant, as evidenced and memorialized by that certain Memorandum of Lease recorded June 7, 1999 in Official Records Book 11153, Page 921.

NOT A SURVEY MATTER

33. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Sublease by and between Denny's, Inc., Sublandlord, and Golden Management, Inc., Subtenant, dated September 28, 1999, as evidenced and memorialized by that certain Memorandum of Sublease recorded September 7, 2000 in Official Records Book 11998, Page 1685, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee. Sublease is subject to the following:

NOT A SURVEY MATTER

34. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease Agreement by and between Equity One (Lantana), Inc., a Florida corporation, Landlord, and Hollywood Entertainment Corporation, an Oregon corporation, dated May 16, 2003, as evidenced and memorialized by that certain Memorandum of Lease recorded November 24, 2003 in Official Records Book 16230, Page 24, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

NOT A SURVEY MATTER

35. Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Management Agreement by and between Winn-Dixie Stores Leasing, LLC, a Florida limited liability company, and Winn-Dixie Stores, Inc., a Florida corporation, as evidenced and memorialized by Memorandum of Exclusive Property Management Agreement recorded in Official Records Book 21124, Page 1241.

NOT A SURVEY MATTER

36. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Ground Lease with Grants and Easements and Covenants by and between Equity One (Florida Portfolio) Inc., a Florida corporation, Landlord, and Bank of America, N.A., a national banking association, Tenant, dated June 5, 2009, together with Amendment dated August 3, 2009, together with, as evidenced and memorialized by that certain Memorandum of Ground Lease with Grants and Easements and Covenants recorded May 7, 2010 in Official Records Book 23868, Page 1858, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

AFFECTS AS PLOTTED ON DRAWING

37. Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Declaration of Restrictive Covenants by and between Equity One (Florida Portfolio) Inc., a Florida corporation, and Lantana SDC, LLC, a Florida limited liability company, dated January 19, 2017, and recorded January 25, 2017, in Official Records Book 28851, Page 267.

AFFECTS BUT NOT PLOTTABLE

38. Declaration of Cross Access and Parking Easement Agreement by Equity One (Florida Portfolio) Inc., a Florida corporation, dated January 19, 2017, and recorded January 23, 2017, in Official Records Book 28847, Page 1189.

AFFECTS BLANKET IN NATURE

39. Notice of Landlord (Pursuant to Fla. Stat. 713.10) recorded in Official Records Book 29632, Page 316.

NOT A SURVEY MATTER

40. Notice of Commencement recorded in Official Records Book 33565, Page 1422.

NOT A SURVEY MATTER

41. Any additional 2021 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board

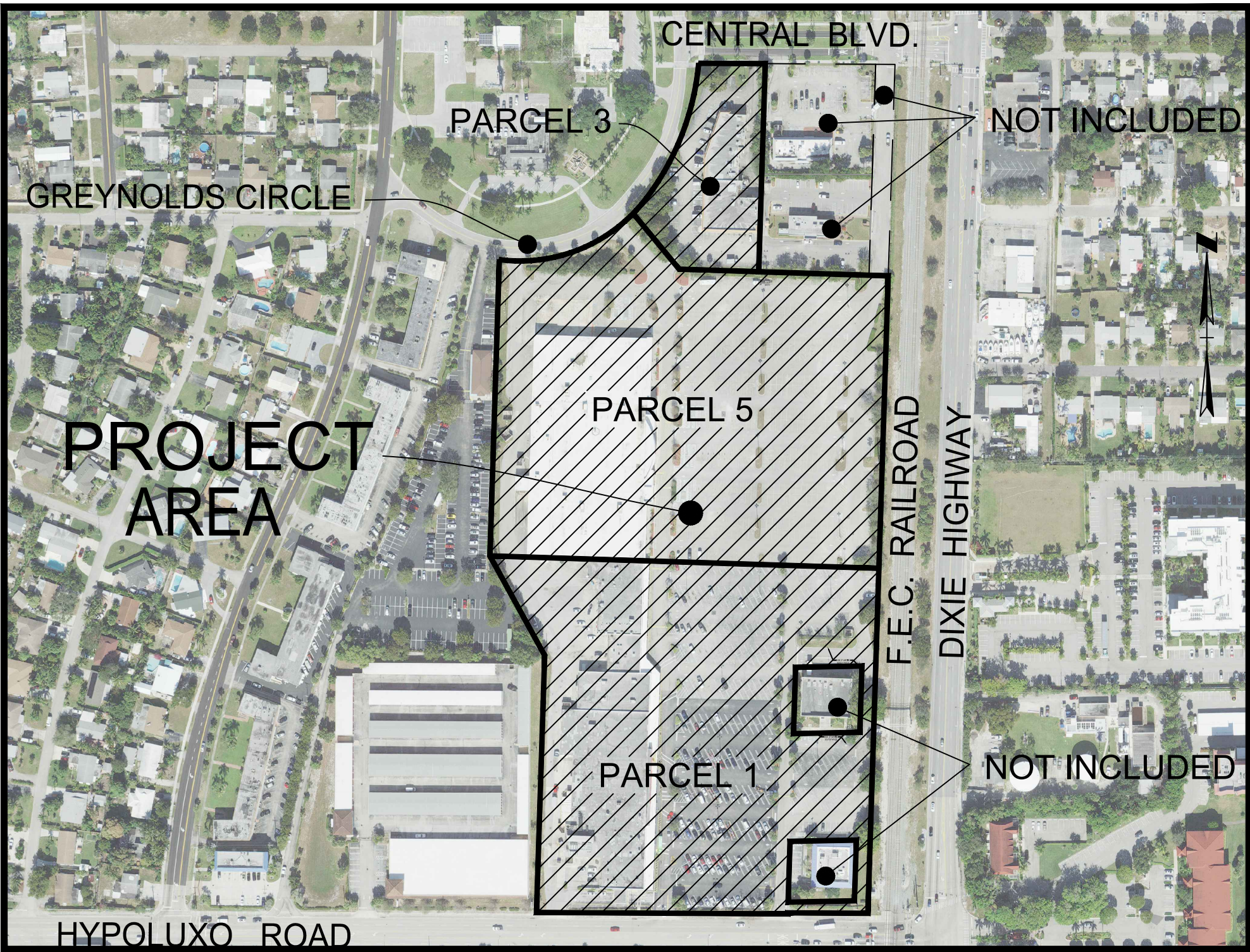
NOT A SURVEY MATTER

PARCELS 1, 3 & 5 of LANTANA VILLAGE

ALTA/NSPS BOUNDARY SURVEY

SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND WAS PREPARED RELYING ON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. NCS-1145327-MIA DATED JANUARY 25, 2023 AT 8:00 AM.

2. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLAND, UNIT No. 1, RECORDED IN PLAT BOOK 13, PAGE 25 AND BEARS NORTH 88°53'52" EAST.

3. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT MAY BENEFIT OR ENCUMBER THE LAND SHOWN HEREON.

4. LOCATION OF IMPROVEMENTS SHOWN HEREON WERE OBSERVED UTILIZING REAL TIME KINEMATIC (RTK) GPS PROCEDURES WHICH MEET OR EXCEED THIRD ORDER CLASS 1 SPECIFICATIONS AS WELL AS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THE UNDERGROUND UTILITIES SHOWN HEREON WERE FIELD DESIGNATED BY SUNSHINE 811 AND LOCATED BY WSM AND DEPICTED HEREON. THERE MAY BE ADDITIONAL UTILITIES THAT WERE NOT DESIGNATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITY DESIGNATION.

9. THE IMAGERY SHOWN HEREON WAS OBTAINED FROM WWW.FDOT.ORG, HAS A FLIGHT DATE OF 2021 AND 0.5 PIXEL RESOLUTION.

10. DATE OF ORIGINAL FIELD SURVEY - NOVEMBER 19, 2016. DATE OF LAST SITE INSPECTION TO UPDATE THIS SURVEY - FEBRUARY 24, 2023.

11. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL No. 12099 C 0783 F, DATED: 10/5/2017.

12. TOTAL ACREAGE OF PARCELS 1, 3 & 5 = 18.60 ACRES

13. THE LEGAL DESCRIPTION HEREON DIFFERS FROM THE RECORD LEGAL DESCRIPTION SHOWN IN THAT CERTAIN DEED RECORDED AT OFFICIAL RECORDS BOOK 28847, PAGE 1202 ("VESTING DEED"), BECAUSE THE BANK OF AMERICA NORTH PARCEL AND THE BANK OF AMERICA SOUTH PARCEL DESCRIBED HEREON INCLUDE THE BELOW DESCRIPTIONS WHICH WERE LESSED OUT UNDER THE VESTING DEED:

THE WEST 120 FEET OF THE EAST 145 FEET OF THE NORTH 120 FEET OF THE SOUTH 465.3 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NORTHERLY 110 FEET OF THE SOUTHERLY 150.35 FEET OF THE WEST 120 FEET OF THE EAST 145 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

PARCEL 1 = 8.18 ACRES
PARCEL 3 = 1.43 ACRES
PARCEL 5 = 8.84 ACRES
OVERALL = 18.45 ACRES

PARKING SPACES
REGULAR = 949
HANDICAP = 22

THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6225



INDEX OF SHEETS
1 COVER SHEET AND LOCATION MAP
2-4 PLAN VIEW

Legend and Abbreviations

	= CENTERLINE	P.B.	= PLAT BOOK
	= DRAINAGE MANHOLE	PG	= PAGE
	= AMERICAN TELEPHONE & TELEGRAPH	OHW	= OVERHEAD RECORD BOOK
	= NUMBER	O.R.B.	= OFFICIAL RECORD BOOK OF PALM BEACH COUNTY
	= FLORIDA EAST COAST		= POLE ANCHOR
	= COMMUNICATIONS MANHOLE		= WOOD UTILITY POLE
	= ELECTRIC MANHOLE		= HANDICAP PARKING SPACE
	= FLORIDA POWER & LIGHT COMPANY		= LIGHT POLE
	= CABLE TELEVISION RISER		= SIGN
	= WATER METER		= SECTION CORNER
	= ELECTRIC PULL BOX		= RIGHT OF WAY
	= BACKFLOW PREVENTER	(M)	= FIELD MEASURED
	= BOLLARD	(R)	= RECORD MEASUREMENT
	= CONCRETE UTILITY POLE	(C)	= CALCULATED
	= CATCH BASIN	(P)	= PLAT DIMENSION
P.O.B.	= POINT OF BEGINNING		= IRRIGATION PUMP

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOULUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOULUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF HYPOULUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737):

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET;

THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 170.00 FEET;

THENCE SOUTH 87°39'56" EAST FOR A DISTANCE OF 120.00 FEET;

THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,400 SQUARE FEET OR 0.47 ACRE, MORE OR LESS.

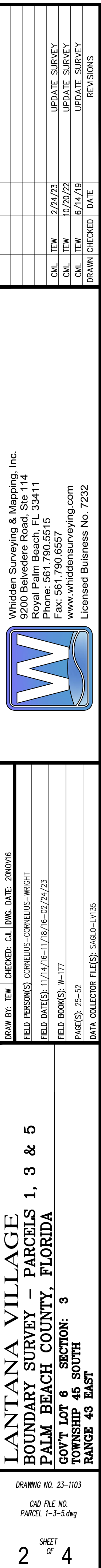
AND

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DIST





When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1145327

PREPARED BY AND RETURN TO:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made, executed and delivered this 25th day of July, 2023, by LANTANA SDC, LLC, a Florida limited liability company ("Grantor"), whose address is 290 NW 165 Street, PH-2, Miami, Florida 33169, to LANTANA VILLAGE OWNER LLC, a Florida limited liability company ("Grantee"), whose address is 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant, remise, release and quitclaim unto said Grantee and Grantee's successors and assigns forever, any right, title interest, claim and demand which 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, State of Florida:

See Exhibit "A" attached hereto and
by this reference made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining (the "Property"). No consideration of any type or kind, monetary or otherwise, has been provided to Grantor or any other party in connection with the conveyance herein evidenced.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anyway 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, its heirs, legal representatives, successors and assigns forever.

Grantee, by the acceptance of this Quit Claim Deed, acknowledges that in giving this Quit Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property given hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Witnesses:

LANTANA SDC, LLC, a Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited liability company

Its: Manager

By: JG RE Corporation, a Florida corporation
Its: Manager

Kristina Wyllie
Name: Kristina Wyllie

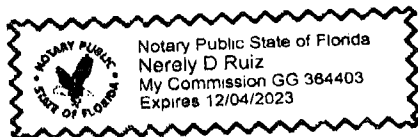
Vanesa Salgado
Name: Vanesa Salgado

By: Jack Glottmann
Name: Jack Glottmann
Title: President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me [☒] physical presence or [☐] online notarization, this 19 day of July, 2023, by Jack Glottmann, the President of JG RE Corporation, a Florida corporation, which is the Manager of Lantana SDC Manager, LLC, a Florida limited liability company, which is the Manager of Lantana SDC, LLC, a Florida limited liability company, on behalf of the company. He is [☒] personally known to me or [☐] has produced a Florida driver's license as identification.



Nerely Ruiz
Print Name: Nerely Ruiz
Notary Public
My Commission Expires: 12/04/2023
Commission Number: 66364403

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: (FEE SIMPLE)

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 170.00 FEET; THENCE SOUTH 87°39'56" EAST FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 02°16'40" EAST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MIAMI 10706050.3 84887/303397

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

AND

RESTAURANT PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 131.98 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, SOUTH 88°53'52" WEST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 110.14 FEET; THENCE SOUTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MIAMI 10706050.3 84887/303397

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41°17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017 AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

This instrument prepared by:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1145327

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), dated as of the 25th day of July, 2023, is given by **LANTANA SDC, LLC**, a Florida limited liability company, with an address at 290 NW 165th Street, PH-2, Miami, Florida 33169 ("**Grantor**"), to and for the benefit of **LANTANA VILLAGE OWNER LLC**, a Florida limited liability company, with an address at 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131 ("**Grantee**").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Palm Beach County, Florida, more particularly described on the attached **Exhibit "A"** (the "**Property**"). The Property Appraiser's Parcel Identification (Folio) Numbers for the Property are 40-43-45-03-00-000-7030, 40-43-45-03-00-000-7080, and 40-43-45-03-00-000-7100.

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street, road, avenue, or highway, opened or proposed, public or private, in front of or adjoining the Property, and any strips and gores adjoining or adjacent to the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: real estate taxes for the current and subsequent years, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, and the conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record, without intent to reimpose same (the "**Permitted Exceptions**").

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed this Deed as of the date indicated above.

LANTANA SDC, LLC, a
Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited
liability company, its Manager

By: JG RE Corporation, a Florida
corporation, its Manager

Sign: Kristina Wyllie
Print Name: Kristina Wyllie

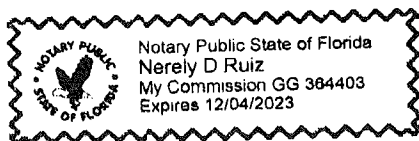
By: Jack Glottmann
Name: Jack Glottmann
Title: President

Sign: Valeria Sainz
Print Name: Valeria Sainz

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 19 day of July, 2023, by Jack Glottmann, as President of JG RE Corporation, a
Florida corporation, the Manager of Lantana SDC Manager, LLC, a Florida limited liability company, the
Manager of LANTANA SDC, LLC, a Florida limited liability company, on behalf of such corporation and
limited liability companies. He is ☒ personally known to me or () has produced a Florida drivers' license
as identification.



[NOTARY SEAL]

Nerely Ruiz
Notary Public, State of Florida
Print Name: Nerely Ruiz
My Commission Expires: 12/04/2023

Exhibit "A"

Property

PARCEL A: (FEE SIMPLE)

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

THE WEST 120 FEET OF THE EAST 145 FEET OF THE NORTH 120 FEET OF THE SOUTH 465.3 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NORTHERLY 110 FEET OF THE SOUTHERLY 150.35 FEET OF THE WEST 120 FEET OF THE EAST 145 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41°17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017

AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.