



**PRIVATELY INITIATED TEXT AMENDMENT
AMENDMENT ROUND 27-A**

BCC TRANSMITTAL PUBLIC HEARING, APRIL 29, 2026

I. General Data

Project Name: Liberty Airport Center

Proposed Text Amendment: The privately proposed text amendment request is to modify Comprehensive Plan Policy 2.2.4-e of the Future Land Use Element (FLUE) to allow for vehicular based commercial use in the Economic Development Center (EDC) land use designation and remove the restriction of commercial uses as accessory in the EDC designation.

Proposed FLUA Amendment: If the Board of County Commissioners (BCC) initiates the text amendment, the applicant will submit a Future Land Use Amendment (FLUA) application on a 68.01 acre site to amend a condition of approval within Ordinance No. 2008-051 restricting development of the site to a maximum of 1,139,464 square feet of light industrial uses.

Applicant: Liberty Property Limited Partnership (Travis Harvey)

Owner: Liberty Property Limited Partnership (Travis Harvey)

Agent: Josh Nichols, Schmidt Nichols

Project Manager: Aaron Cramer, Planner I

Staff Recommendation: Staff recommends *to initiate* the proposed text amendment.

II. Item Summary

Phase I Initiation Summary: The item before the Board is to consider the initiation of a privately proposed text amendment to the Comprehensive Plan, referred to as “Phase I”. If the amendment is initiated, staff will accept the associated FLUA application and prepare the necessary data and analysis to present a recommendation at subsequent hearings as part of “Phase II”.

Staff Assessment: The 68.01 acre subject site is comprised of four parcels and is located approximately 0.38 miles east from the intersection of Southern Boulevard and North Jog Road on the north side of Southern Boulevard. The proposed text amendment would modify policy 2.2.4-e of the FLUE to allow for vehicular based commercial use in the EDC land use designation and remove the restriction of commercial uses as accessory in the EDC designation.

Staff agrees that this privately proposed text amendment warrants further analysis and consideration. Initiation of this amendment does not indicate staff support for the final policy language or the associated FLUA. If initiated, the applicant would submit a FLUA application to amend the condition of approval within Ordinance No. 2008-051 that currently limits development to a maximum of 1,139,464 square feet of light industrial uses.

ULDC Implications: The applicant is proposing text changes to parts 29 and 39 in Article 4.B.2.C of the ULDC. This section of the ULDC outlines commercial use classifications. These changes will alter the requirements for the provision of repair and maintenance building setbacks near parcels of land with a residential FLU designation and revises the guidelines of what is considered an accessory use in light vehicle sales and rental.

III. Meeting History

Local Planning Agency/Planning Commission (LPA/PLC): *Initiate*, motion by Ankur Patel, seconded by Rick Stopek passed in a 11 to 0 vote at the April 10, 2026 meeting. There was minimal discussion regarding clarification of the applicant’s intended use and no public comment.

Board of County Commissioners (BCC): *Initiate*, motion by Commissioner Weiss, seconded by Commissioner Woodward passed in a 6 to 0 vote at the April 29, 2026 meeting. There was minimal discussion regarding the proposed use, the Economic Development Center Future Land Use designation, and safety considerations related to electric vehicle batteries. There was no public comment.

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Text Initiation

Liberty Airport Center



Site Data

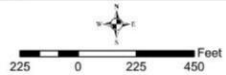
Size: 68.01 acres
 Existing Use: Industrial
 Proposed Use: Industrial
 Current FLU: EDC & EDC/5
 Proposed FLU: EDC & EDC/5

Future Land Use Designations

CH	Commercial High	HR-12	High Residential, 12 units/acre
CH/8	Commercial High, underlying HR-8	HR-8	High Residential, 8 units/acre
CH/IND	Commercial High, underlying IND	IND	Industrial
CHX	Commercial High Crosshatching	INST	Institutional and Public Facilities
CR/5	Commercial Recreation, underlying MR-5	LR-1	Low Residential, 1 unit/acre
EDC	Economic Development Center	LR-2	Low Residential, 2 units/acre
EDC/5	Economic Development Center, underlying MR-5	MR-5	Medium Residential, 5 units/acre

Date: 2/17/2026
 Contact: PBC Planning
 Filename: T:Planning/AMEND/27-A
 Note: Map is not official, for presentation purposes only.

Site



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



IV. Private Text Amendment Request

Proposed Text Amendment. The proposed text amendment would modify Policy 2.2.4-e of the FLUE to allow vehicular based commercial use in the EDC land use designation and remove the restriction of commercial uses as accessory in the EDC designation.

Associated Future Land Use Amendment. If initiated by the BCC the applicant would submit a future land use change in August to amend the Ordinance No. 2008-051 condition of approval, restricting development to be limited to a maximum of 1,139,464 square feet of light industrial uses. The applicant proposes to add a section following the original condition stating, “*or equivalent traffic generated uses*” and remove the section reading “*as defined by the ULDC.*”

Unified Land Development Code (ULDC) Revisions. The applicant is proposing text changes to parts 29 and 39 in Article 4.B.2.C of the ULDC. This section of the ULDC outlines commercial use classifications. The applicant’s proposed changes are shown in red and underlined below.

Article 4.B.2.C.29 *Repair and Maintenance, Light*, outlines the provisions of this use. The applicant is proposing a change to part *f. Setbacks* of this section, changing the language to read “*No repair or maintenance building, structure, or activity shall be allowed within 100 feet of any parcel of land with a residential FLU designation or use unless the repair activity occurs entirely within an enclosed building.*”

Article 4.B.2.C.39 *Vehicle Sales and Rental, Light*, outlines the provisions of this use. The applicant is proposing a change to 39.g.2 of this section, changing the title from 2) *Accessory to Heavy Repair and Maintenance* to 2) *Accessory to Heavy and Light Repair and Maintenance*. Further, a condition of these uses is added in this section reading “*d Online sales transactions shall be located off-site and deliveries shall be taken to vehicles on-site, which will happen interior to the building.*” These changes will alter the requirements for repair and maintenance building setbacks which are near parcels of land with a residential FLU designation and revise the guidelines of what is considered an accessory use in light vehicle sales and rental.

V. Policy Background

A. Urban/Suburban Tier Background

In 1999, the County adopted the Managed Growth Tier System (MGTS) to recognize the County’s diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The subject site is located within the Urban/Suburban Tier. This site is also located within the boundaries of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay, the Turnpike Aquifer Protection Overlay (TAPO), the Urban Redevelopment Area (URA), the Revitalization and Redevelopment Infill Overlay (RRIO), the Jog Road Corridor Study (JRCS) and the HANP (Haverhill Area Neighborhood Plan).

The Comprehensive Plan describes the Urban/Suburban Tier as follows: *This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support*

viable communities. However, due to the period in which many of the coastal communities were built and the County's efforts to keep pace with rapid growth in its western areas, some of the eastern areas did not receive a full complement of urban services. If the County is to meet its primary goal to create and maintain livable communities, balance growth throughout the County, protect natural resources and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively. Objective: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier.

In addition, policies in the Comprehensive Plan are designed to protect and maintain the suburban and urban community by, *allowing services and facilities consistent with the needs of urban and suburban development; providing for affordable housing and employment opportunities; providing for open space and recreational opportunities; protecting historic, and cultural resources; preserving and enhancing natural resources and environmental systems; and, ensuring development is compatible with the scale, mass, intensity of use, height and character of urban or suburban communities.*

B. The Industrial Future Land Use Designation

The Industrial future land use (FLU) designation was made with the intent of satisfying the need for industrial space for various reasons including manufacturing, assembly, processing, research and development, wholesale distribution, related uses and services and storage. Another intent is the creation of employment opportunities to promote economic development throughout the County. There are three Industrial future land use designations – Industrial (IND), Economic Development Center (EDC) and Commerce (CMR) in the Comprehensive Plan to accommodate industrial uses. Policy 2.2.4-c further defines these designations as follows:

- 1) Industrial: *The Industrial (IND) future land use designation allows the full range of industrial activities ranging from light to heavy industry.*
- 2) Economic Development Center: *The Economic Development Center (EDC) future land use designation is intended to accommodate employment opportunities, research parks, and Employment Centers (as defined by the Introduction and Administration Element). Properties with an EDC designation are intended to be developed as planned developments in order to promote internal circulation and buffering from surrounding land uses. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.*
- 3) Commerce: *The Commerce (CMR) future land use designation is intended to accommodate light industrial uses to provide an option for low-trip generating non-residential and/or employment generating uses on arterial roadways. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.*

Further, industrial uses fall under two main categories. Policy 2.2.4-d explains how industrial uses are to be considered either Light or Heavy as defined below:

Light Industrial: Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. Examples of Light Industrial uses include:

storage, warehouse, research, laboratories, dispatch, landscape service, flex space, media production, and light manufacturing and processing.

Heavy Industrial: Heavy industrial development's typical operation may cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. These effects will be minimized through the application of performance standards established in the Unified Land Development Code. Heavy industrial uses can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Examples of heavy industrial uses include, but are not limited to, salvage and junkyards, storage of regulated substances, asphalt and concrete mixing and product manufacturing, heavy manufacturing, construction and demolition recycling, and equestrian waste management.

C. Overview of the Economic Development Center

The EDC FLU designation was first introduced to the Palm Beach County Comprehensive Plan in 1998 with the text amendment titled Industrial Categories which focused on amending the then Land Use Element Ordinance No. 1999-034 and introduced a plethora of information regarding how the land in the county was to be categorized and used. Historically, the Comprehensive Plan included only one industrial (IND) future land use designation which corresponded to three industrial zoning districts: Light Industrial, General Industrial and the Planned Industrial Park Development. As a result, both traditional industrial uses such as manufacturing, processing, fabrication, junk yards, concrete mixing, as well as newer industrial uses, such as assembly of computer parts and research and development, are grouped together in the same designation. In response to this situation, during discussion of the Western Northlake Corridor Land Use Study on September 16, 1998, the BCC directed staff to create another industrial future land use category to facilitate office/research parks and other campus-like industrial uses. The BCC indicated that creation of this new category was necessary to: 1) Better describe, or represent, the new type of campus-like industrial; and 2) further economic development in Palm Beach County by facilitating the placement of these industrial uses. During the 99-1 Amendment Round, a framework for multiple industrial categories was established.

The current Policy 2.2.4-c describes the EDC future land use designation as intended to accommodate employment opportunities, research parks, and Employment Centers (as defined by the Introduction and Administration element). Properties with an EDC designation are intended to be developed as planned developments in order to promote internal circulation and buffering from surrounding land uses. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.

In addition to supporting light industrial activities, the EDC designation is intended to encourage a campus-like development pattern that supports a mix of employment-generating uses in a cohesive and well-planned environment. This development pattern is designed to limit industrial operations and develop so that the space is compatible with surrounding land uses and designed to minimize impacts such as noise, traffic, and visual intrusion. The intention of EDCs being planned developments also help ensure that site design, access and building placement are carefully coordinated to create an organized and efficient employment center that is consistent with the nature of the area.

Through these standards, the EDC designation serves as a mechanism to attract and retain businesses that contribute to the County's economic base while maintaining compatibility with

adjacent properties. By emphasizing planning and limiting industrial activities to light industrial operations, the designation supports economic development goals while preserving the character and functionality of surrounding areas. While the subject site is currently zoned as a MUPD, the PIPD zoning is unique to Industrial (IND) and EDC future land use designations. There is currently one PIPD in the county – The Vista Center.

The guidelines mentioned encompass the ideals of what is intended in the EDC land use designation and clarify the purpose of this designation by reinforcing the intent that the EDC prioritizes economic activity, job creation and light industrial operations.

D. The Evolution of Industrial Future Land Use Policy

Over time, there have been amendments to the Comprehensive Plan's text regarding the Industrial FLU designation's allowable uses and provisions. A key focus of these amendments has been Policy 2.2.4-e, which outlines the additional permitted uses within the IND designation. The policy currently lists the following as additional allowable uses:

- 1) *Mining, subject to the limitations included in Objective 2.3 entitled "Mining and Excavation";*
- 2) *Parks and Recreation;*
- 3) *Commercial Recreation including but not limited to tenants within industrial buildings, such as indoor sports, fitness, gymnastics, karate studios, and dance studios;*
- 4) *Conservation;*
- 5) *Institutional and Public Facilities;*
- 6) *Transportation, Utility, and Communication Facilities;*
- 7) *Non-residential agricultural uses;*
- 8) *Caretakers' quarters;*
- 9) *Uses and structures accessory to a permitted use;*
- 10) *Flex space. Flex space allows each use to be a flexible percentage of the uses allowed in the Use Matrix per the applicable FLU, typically with 70% of the total floor area for uses demonstrating light industrial characteristics and 30% for retail, office and display areas for products manufactured and/or distributed on site.*
- 11) *Commercial uses pursuant to one or more of the following:*
 - a. *Industrial (IND) future land use allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;*
 - b. *Commercial uses in Commerce and Economic Development Center are limited to accessory commercial uses which are incidental and subordinate to the primary industrial uses, and Office of an Industrial Nature;*
 - c. *Retail gasoline and/or fuel sales shall be limited to the Industrial (IND) future land use designation as accessory to an industrial use, or part of a commercial pod in a Planned Industrial Park Development;*
 - d. *Commercial uses within Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a.*

Throughout the past two decades, allowable commercial uses within IND FLU designations have gradually changed. Ordinance 2002-084, a text amendment to the FLUE outlining allowable uses in the Industrial designation, made a point in allowing certain vehicular based commercial uses – such as auto repair and detailing – to operate as freestanding uses rather than strictly accessory to industrial activities. This was aimed at expanding development potential in industrial areas.

With the introduction of Ordinance 2008-052, the Comprehensive Plan further clarified that Industrial-designated lands were intended primarily for manufacturing, assembly, processing, research and development, and wholesale distribution. However, this ordinance also reaffirmed a broad range of allowable uses, including accessory and certain standalone commercial activities, commercial recreation, and industrial-like commercial uses. This period reflected a more flexible approach, allowing more diverse uses within industrial designations while maintaining an industrial focus.

Later amendments introduced more precise constraints on commercial activity within the Industrial FLU designations. Ordinance 2015-017 clarified that commercial uses must either be industrial in nature or clearly subordinate to a primary industrial use, reinforcing their secondary role. With the creation of the CMR designation and adoption of Ordinance 2022-024, the framework became more structured: Commercial uses were limited primarily to the IND designation, while in CMR and EDC they were restricted to accessory roles. Additional updates distinguished between light and heavy industrial uses, further refining land use expectations.

E. Proposed Text Amendment

The subject site is located at 6017 Southern Boulevard approximately 0.38 mile east from the Southern Boulevard and North Jog Road Intersection. Due to the site's EDC FLU designation, the site is unable to develop vehicular commercial uses. Commercial uses in the EDC are limited as accessory and subordinate to the intended primary industrial use of the area.

The applicant is requesting a text amendment to Policy 2.2.4-e *Additional Allowable Uses in Industrial Designations* of the FLUE of the Palm Beach County Comprehensive Plan. This amendment will alter the permitted uses in the EDC future land use designation to explicitly allow vehicle repair and maintenance uses with ancillary sales. This amendment aims to clarify vehicular commercial uses of an industrial nature within EDC properties supporting the MUPD Zoning District.

The applicant has submitted justification for the amendment (see Exhibit 2) which considers multiple reasons why the proposed text change would be beneficial to the county. The applicant states that the proposed text amendment is appropriate as it would restore historically permitted uses, correct EDC-specific limitations, clarify allowable uses and support economic development. This amendment aims to reinstate industrial adjacent commercial uses, remove restrictions, explicitly define uses for the EDC designation and serve as a catalyst for economic growth through job creation as a result of the anticipated site development.

VI. Issues and Implications

The purpose of this Phase I report is to identify potential issues and implications of the concept proposed by the text amendment, for the Board to consider when making the policy decision on whether to initiate the privately proposed text amendment. The intent is to allow vehicular commercial uses in the EDC land use designation. The policy considerations of the applicant's text changes are described below.

The public facilities impact analysis and full policy analysis for consistency with the Comprehensive Plan would proceed with the review of the proposed future land use amendment in Phase II if this text amendment is initiated by the Board. The traffic impacts of this request have not been established (as this is Phase I) and the applicant has not requested an exemption

from the future land use amendment requirements in Future Land Use Element Policy 3.5-d.

Specifically relating to the subject site, due to the condition of approval accompanying Ordinance No. 2008-051, development of the site under the EDC land use designation is capped to a maximum of 1,139,464 square feet of light industrial uses. Accordingly, a FLUA would be required to accommodate the vehicular-based commercial development in the area that this text amendment is intended to enable.

In conjunction with amending the allowable uses within the EDC FLU, the language in the ULDC is also intended to be amended as aforementioned. The applicant is proposing text changes to parts 29 and 39 in Article 4.B.2.C of the ULDC. This section of the ULDC outlines commercial use classifications, so it is likely that altering the provisions of where these uses are allowed may affect development by changing the zoning regulations for repair and maintenance building setbacks near residential developments and refine the definition of what constitutes an accessory use within repair and maintenance developments.

VII. Staff Recommendation

The item before the Board is to consider the initiation of a privately proposed text amendment to the Comprehensive Plan, considered “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and return to the Board through the public hearing process as part of “Phase II.”

Staff agrees that this privately proposed text amendment warrants further analysis and consideration. Staff supports the initiation of the proposed text amendment to provide the opportunity for the Board to consider and direct policy. Initiation of this amendment does not indicate staff support for the final developed policy language or the associated future land use amendment. Staff would prepare data and analysis to present the final recommendation on the text and future land use amendment at subsequent public hearings.

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Exhibit 1
Applicant's Proposed Text Amendment

A. Future Land Use Element, Additional Allowable Uses in Industrial Designations Policy Revisions

REVISIONS: To revise the Additional Allowable Uses in Industrial Designations policies to allow the subject site to allow for vehicular based commercial use in the Economic Development Center (EDC) land use designation and remove the restriction of commercial uses as accessory in the EDC designation. The revisions are shown below with added text underlined and deleted text shown in ~~strikethrough~~.

REVISED Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations: In addition to the industrial uses, the land uses listed below are allowable within the Industrial type future land use designations as permitted by the ULDC.

11. Commercial uses pursuant to one or more of the following:

- a. Industrial (IND) and Economic Development Center (EDC) future land uses allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;
- b. Commercial uses in Commerce ~~and Economic Development Center~~ are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;

Ordinance No. 2008-051 (Exhibit 1: Condition of Approval):

1. Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses or equivalent traffic generated uses. ~~as defined by the ULDC.~~

Exhibit 2 Applicant's Justification



Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Liberty Airport Center
Palm Beach County (PBC) Comprehensive Plan Text Initiation Amendment
Original Submittal: February 11, 2026
Insufficiency Submittal: March 10, 2026

Justification Statement:

Liberty Property Limited Partnership, herein referred to as the "Applicant," requests a text amendment to the Palm Beach County Comprehensive Plan concerning the subject property located at 6017 Southern Blvd (approximately 0.38 miles from the intersection of Southern Blvd and N Jog Road). The Applicant requests a text amendment to Policy 2.2.4-e of the Palm Beach County Comprehensive Plan to explicitly allow **vehicle repair and maintenance uses with ancillary sales** on the subject property and to address the site-specific development limitations established by **Ordinance No. 2008-051**. The amendment is intended to explicitly allow **vehicle repair and maintenance uses with ancillary sales** on the subject property and to restore flexibility for industrial-type commercial uses historically permitted under the EDC designation.

Introduction To the Site:

The subject site (PCN 00-42-43-34-19-001-0000; 002-0000; 016-0000; 023-0000), located at 6017 Southern Blvd (approximately 0.38 miles from the intersection of Southern Blvd and N Jog Road, is currently developed with Manufacturing, Processing, and Warehouse uses and is surrounded primarily by high density multifamily, institutional, and single family residential properties. The existing EDC Future Land Use designation is intended to accommodate employment-generating uses, including light industrial and commercial activities, consistent with the County's Economic Development Center goals.

Historical Context:

The EDC designation was established in 1999 to accommodate campus-like industrial, research, and employment centers within the Urban/Suburban Tier. Historically, the EDC allowed vehicular-based commercial uses of an industrial nature, including vehicle repair and maintenance, as a permissible use.

In 2008, **Ordinance No. 2008-051** placed a site-specific limitation on the subject property, restricting development to a maximum of **1,139,464 square feet of light industrial uses**. While intended to regulate development intensity, this limitation inadvertently prohibited industrial-type commercial uses that had previously been permissible under the EDC designation.

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In 2022, the Comprehensive Plan was amended in conjunction with the introduction of the Commerce designation. During this process, language in Policy 2.2.4-e was inadvertently modified, limiting the types of industrial and ancillary commercial uses permitted in the EDC. There is no record of intent to remove vehicle repair and maintenance as an allowable use; the modification appears to have been incidental to broader Comprehensive Plan changes to introduce the Commerce FLU Designation. The 2022 FLUA text amendment was potentially predicated on another unintended consequence in removing the vehicle repair & maintenance from the Zoning Use Matrix about 15 years ago during the Use Regulation Project. The proposed use was originally classified as a “D” in the Use Matrix and was removed with no analysis or justification. Prior to the 2022 amendment, such uses could have been permitted through a standard Zoning Text Amendment (ZTA) under the EDC designation and supporting MUPD zoning.

Proposed Text Amendment:

The Applicant proposes a revision to Policy 2.2.4-e of the Palm Beach County Comprehensive Plan to explicitly allow vehicle repair and maintenance uses with ancillary sales within EDC-designated properties. In order to fully implement the intent of this text amendment and resolve site-specific development restrictions, the Applicant will submit a **concurrent FLUA amendment to Ordinance No. 2008-051**. This concurrent amendment will modify the existing condition that limits development to a maximum of 1,139,464 square feet of light industrial uses or equivalent traffic-generating uses.

By coordinating the text amendment with the FLUA condition amendment, the Applicant ensures that vehicle repair and maintenance, as well as other compatible industrial-type commercial uses, can be allowed on the site in a manner consistent with the EDC designation and County standards, without triggering additional upfront traffic analysis requirements. This approach aligns Comprehensive Plan policy with site-specific development limitations, providing a predictable framework for future development while maintaining compliance with ULDC and EDC objectives.

The proposed amendment is intended to:

1. **Restore Historically Permitted Uses:** Reinstate industrial-type commercial uses, including vehicle repair and maintenance, that were historically allowed under the EDC designation but were unintentionally restricted by prior Plan and Ordinance updates.
2. **Correct EDC-Specific Limitations:** Unlike other industrial MUPDs, the EDC designation has been uniquely limited to light industrial uses, prohibiting compatible commercial uses. The amendment removes these unnecessary restrictions, providing parity with other industrial MUPDs while maintaining compatibility with surrounding land uses.

3. **Clarify Allowable Uses:** Provide clear guidance to property owners, developers, and County staff regarding the range of permitted industrial and ancillary commercial activities. Explicitly addressing both Policy 2.2.4-e and Ordinance No. 2008-051 reduces ambiguity and ensures consistent interpretation of the EDC designation.
4. **Support Economic Development:** Increase flexibility for the property to accommodate a broader range of tenants, support employment-generating uses, and enhance the marketability of EDC-designated properties.

Text Amendment Request:

There is a proposed text amendment to 2.2.4-e, which outlines the below criteria to be revised (~~strike-out~~ and underline):

Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations. In addition to the industrial uses, the land uses listed below are allowable within the Industrial type future land use designations as permitted by the ULDC.

11. Commercial uses pursuant to one or more of the following:

- a. Industrial (IND) ~~and Economic Development Center (EDC)~~ future land uses allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;
- b. Commercial uses in Commerce ~~and Economic Development Center~~ are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;

Ordinance No. 2008-051 (Exhibit 1: Condition of Approval):

1. Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses ~~or equivalent traffic generating uses.~~ as defined by the ULDC.

Justification:

- **Policy Consistency:** The amendment aligns the Comprehensive Plan and Ordinance No. 2008-051 with the original intent of the EDC designation to support employment-generating, light industrial, and industrial-type commercial activities. By explicitly permitting vehicle repair and maintenance uses with ancillary sales, the amendment restores historically allowed uses and ensures consistency across both policy and site-specific development standards.
- **Correction of EDC-Specific Limitations:** Unlike other industrial MUPDs, which allow heavier commercial uses, the current EDC designation is uniquely restricted

to light industrial uses. These limitations eliminate compatible commercial uses that would otherwise be permitted under standard industrial MUPDs, unnecessarily restricting tenant options and site utilization. The amendment corrects this inconsistency while maintaining compatibility with surrounding land uses and the industrial character of the site.

- **Clarity and Predictability:** The proposed amendment provides clear guidance for property owners, developers, and County staff regarding allowable uses. By explicitly addressing both Policy 2.2.4-e and the site-specific limitations of Ordinance No. 2008-051, the revision ensures that industrial-type commercial uses are recognized, permitted, and predictable, reducing ambiguity in development approvals.
- **Compatibility:** The proposed uses are industrial in nature and have operational impacts comparable to existing light industrial activities. This ensures compatibility with surrounding uses, supports the functional intent of the EDC designation, and aligns with the development framework established for MUPD zoning.
- **Economic Development: Restoring these previously permitted industrial-type commercial uses enhances the property’s marketability, expands tenant options, and supports the County’s objectives for job creation, efficient land use, and diversified economic development within EDC-designated areas. By removing arbitrary restrictions unique to EDC properties, the amendment fosters economically productive and flexible development consistent with County goals.**

Conclusion:

Approval of this text amendment, in conjunction with the concurrent FLUA amendment to Ordinance No. 2008-051, will correct unintended limitations introduced in prior Comprehensive Plan and Ordinance updates, clarify allowable uses, and enable compatible, economically productive development consistent with the EDC designation and County objectives.

Exhibit 3

Applicant's Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

1. Affiant is the individual or Senior Vice President [position - e.g., president, partner, trustee] of Liberty Property Limited Partnership [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 1800 Wazee Street, Suite 500
Denver, CO 80202

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

*NOTE: Travis Harvey, Senior Vice President for Liberty Property Trust, GP for Liberty Property Limited Partnership

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
*Travis Harvey, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of FEBRUARY, 2026 by TRAVIS HARVEY (name of person acknowledging). He/she is personally known to me or has produced IN PERSON (type of identification) as identification and did not take an oath (circle correct response).

ANDRES RYAN CID
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 9/13/27

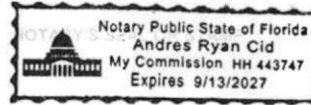


EXHIBIT "A"

PROPERTY

BEING A REPLAT OF A PORTION OF THE PLAT OF SOUTHERN LIGHT INDUSTRIAL PARK, A M.U.P.D, RECORDED IN PLAT BOOK 120, PAGES 193 THROUGH 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 68.01 ACRES OR 2,962,688 SQUARE FEET, MORE OR LESS.



**Exhibit 4
Correspondence**
