

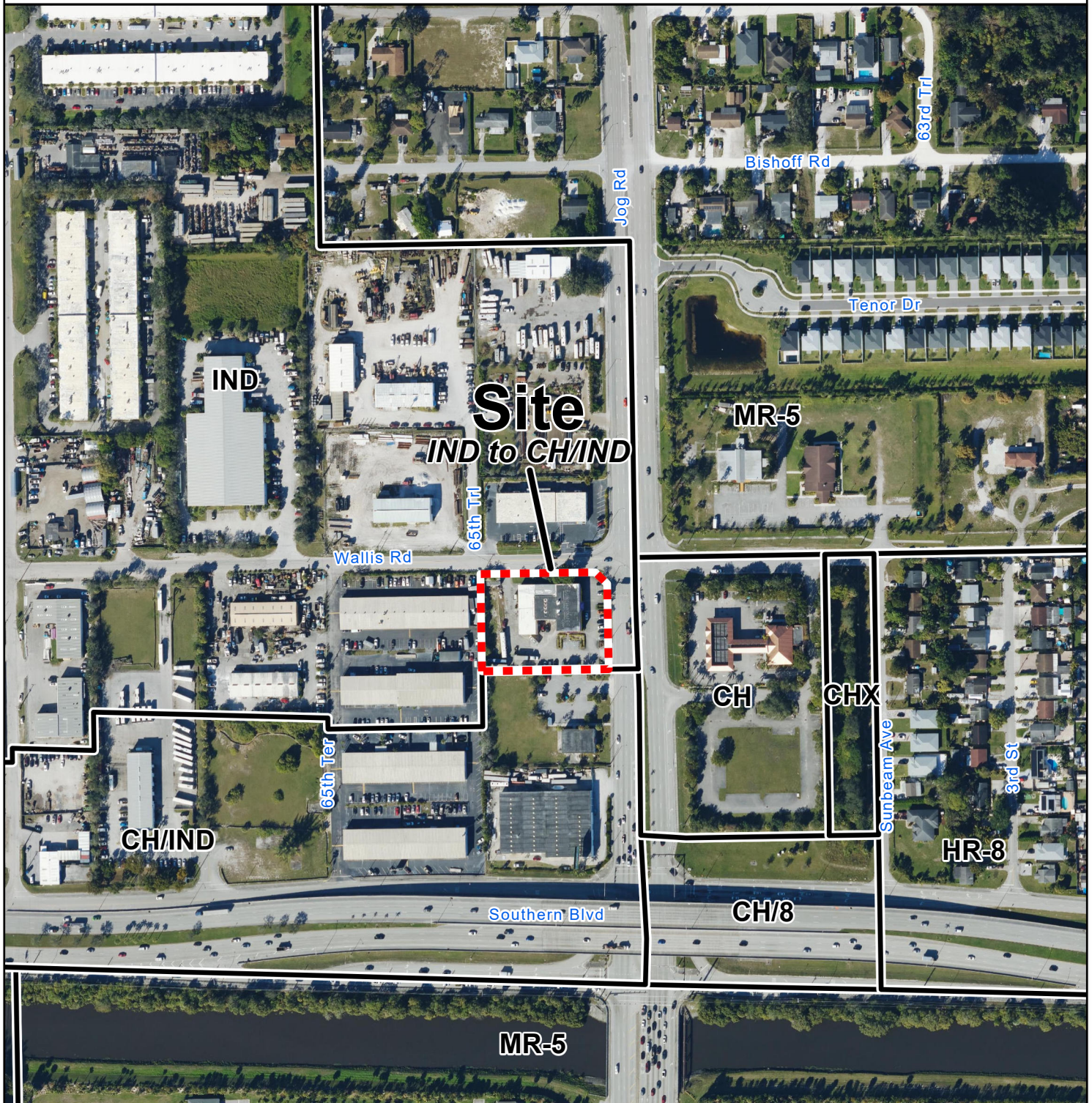


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Bulk Candy Store	Round Number	26-SCA
Amendment No.	SCA 2026-001	Intake Date	8/13/2025
Acres	1.28	Control No.	1995-004
Location	Southwest corner of N Jog Road and Wallis Road	Zoning App No.	
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Nour Darwish		
Agent	Josh Nichols, Schmidt Nichols		
Applicant	Pops Real Estate Holdings, LLC (Kenneth Shenkman)		
Owner	Pops Real Estate Holdings, LLC (Kenneth Shenkman)		
Existing Use	Warehouse and accessory retail		
Current FLU	Industrial (IND)		
Current Zoning	Multiple Use Planned Development (MUPD)		
Current Potential	Industrial uses, up to 47,393 square feet		
Proposed FLU	Commercial High with an underlying Industrial (CH/IND)		
Proposed Zoning	Multiple Use Planned Development (MUPD) - no change		
Proposed Potential	Commercial uses, up to 47,393 square feet		
Utility Service Area	Palm Beach County Water Utilities Department		
Annexation Area			
Plans/Overlays	Haverhill Neighborhood Plan & PBIA Approach Path Conversion Area Overlay		
Tier	Urban/Suburban Tier		
Commissioner	Gregg K. Weiss, District 2		
Parcel Control Number(s)	Comments:		
00-42-43-27-05-005-1653			

Future Land Use Atlas Amendment

Bulk Candy Store (SCA 2026-001)



Site Data

Size: 1.28 acres
 Existing Use: Industrial & Commercial
 Proposed Use: Industrial & Commercial
 Current FLU: IND
 Proposed FLU: CH/IND

Future Land Use Designations

CH Commercial High
 CH/8 Commercial High, underlying HR-8
 CH/IND Commercial High, underlying IND
 CHX Commercial High Crosshatching
 HR-8 High Residential, 8 units/acre

IND Industrial
 LR-1 Low Residential, 1 unit/acre
 MR-5 Medium Residential, 5 units/acre