



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

PLANNING COMMISSION PUBLIC HEARING
APRIL 10, 2026

A. Application Summary

I. General

Project Name:	East Coast MUPD (SCA 2025-016)
Request:	LR-2 to CMR/LR-2
Acres:	4.81 acres
Location:	South side of Belvedere Road, approximately 0.4 miles west of the intersection of N. Jog Road and Belvedere Road
Project Manager:	Dorian Bellosa, Planner I
Applicant:	East Coast Mulch Corporation (Raymond Bowden)
Owner:	East Coast Mulch Corporation (Raymond Bowden)
Agent:	Josh Nichols, Schmidt Nichols
Staff Recommendation:	Staff recommends approval with conditions based upon the following findings and conclusions found in this report.

II. Assessment & Conclusion

This privately proposed small scale amendment is a 4.81 acre site, located at the south side of Belvedere Road, approximately 0.4 miles west of N. Jog Road. The subject site currently serves as a wholesale nursery known as East Coast Mulch Corporation and has a Low Residential, 2 units per acre (LR-2) future land use designation. The applicant proposes to change the future land use designation from LR-2 to Commerce (CMR) with an underlying Low Residential, 2 units per acre (CMR/LR-2). The applicant intends to redevelop the site for light industrial use.

The amendment is appropriate considering the site's location on an Urban Minor Arterial Roadway, within close proximity to other industrial uses. Additionally, the area south of Belvedere Road, west of Florida's Turnpike, is one of the four primarily industrial areas within Unincorporated Palm Beach County. Staff concluded that there is an adequate justification for the amendment due to its compatibility with surrounding land uses, its consistency with the character of the area and with applicable policies in the Comprehensive Plan, and it meets all levels of service standards. To ensure continued compatibility with adjacent residential uses, staff is recommending a condition of approval associated with daily traffic generation, limiting the number of trips based on the applicant's Traffic Generation Statement by Simmons & White (Exhibit 6) to 86 trips per day, with 8 morning peak hour trips, and 9 afternoon peak hour trips. Therefore, staff is recommending **approval with conditions**.

III. Hearing History

Local Planning Agency:

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: Low Residential, 2 units per acre (LR-2)
Existing Land Use: Wholesale Nursery
Current Zoning: Agricultural Residential (AR)
Current Dev. Potential Max: Residential, up to 10 units

Proposed Future Land Use Change

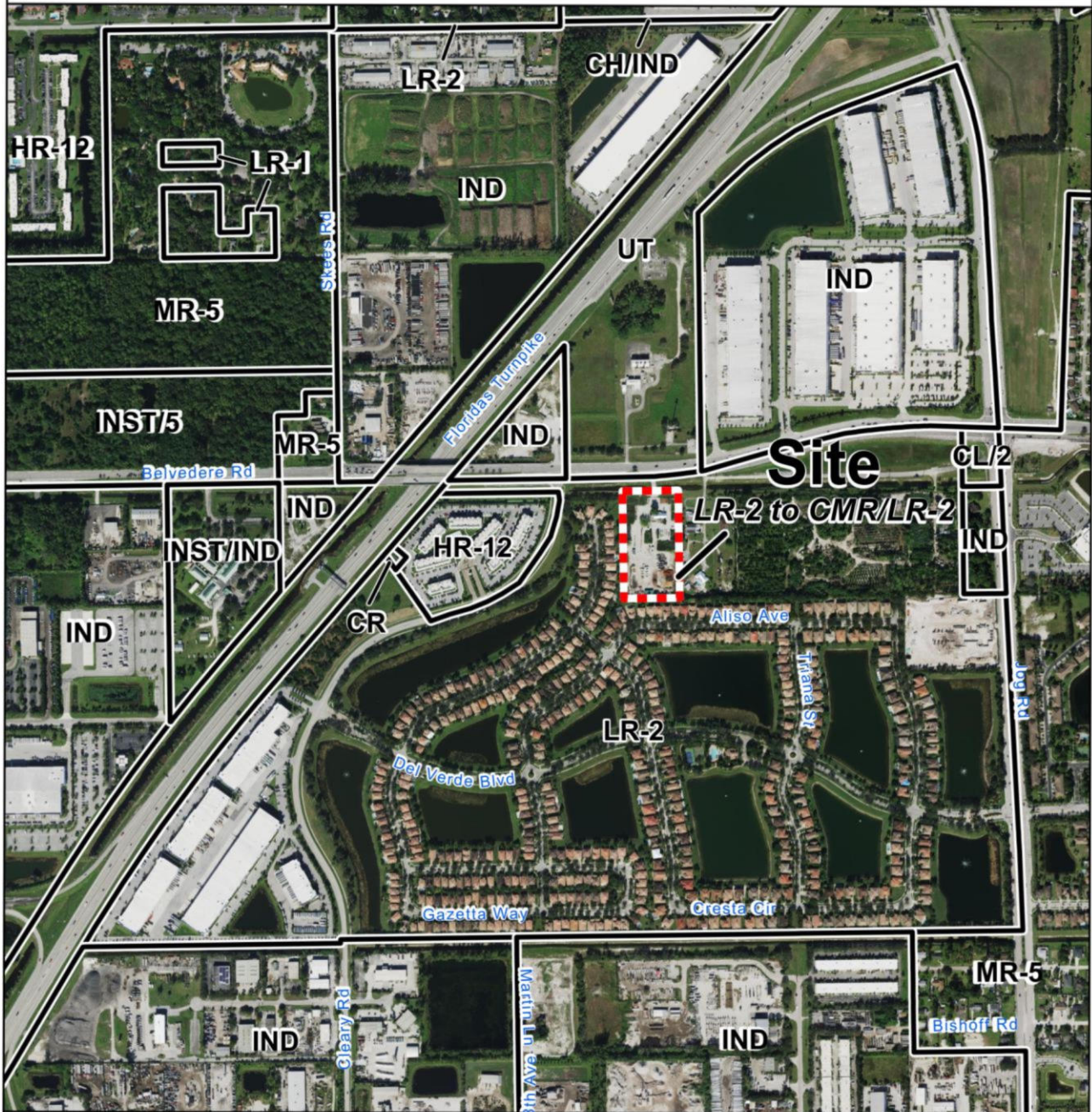
Proposed FLU: Commerce (CMR)
Proposed Use: Light Industrial Uses
Proposed Zoning: Multiple Use Planned Development (MUPD)
Dev. Potential Max/Conditioned: Light industrial uses, up to 177,959 square feet (0.85 FAR)

General Area Information for Site

Tier/Tier Change: Urban/Suburban Tier – No Change
Utility Service: Palm Beach County Water Utilities Department
Overlay/Study: Haverhill Neighborhood Plan, PBIA Approach Path Conversion Area Overlay, Jog Road Corridor Study and Turnpike Aquifer Protection Overlay
Comm. District: Commissioner Gregg K. Weiss, District 2

Future Land Use Atlas Amendment

East Coast MUPD (SCA 2026-016)



Site Data

Size: 4.81 acres
Existing Use: Nursery
Proposed Use: Light Industrial
Current FLU: LR-2
Proposed FLU: CMR/LR-2

Future Land Use Designations

CH/IND	Commercial High, underlying IND	INST/IND	Institutional and Public Facilities, underlying IND
CL/2	Commercial Low, underlying LR-2	LR-1	Low Residential, 1 unit/acre
CR	Commercial Recreation	LR-2	Low Residential, 2 units/acre
HR-12	High Residential, 12 units/acre	MR-5	Medium Residential, 5 units/acre
HR-8	High Residential, 8 units/acre	UT	Utilities and Transportation
IND	Industrial		
INST/5	Institutional and Public Facilities, underlying MR-5		

Date: 6/12/2025
 Contact: PBC Planning
 Filename: T:\Planning\AMEND\26-SCA
 Note: Map is not official, for presentation purposes only.

Site

250 0 250 500 Feet



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



C. Introduction & Review

I. Intent of the Amendment

This is a privately proposed amendment for a 4.81 acre site located on the south side of Belvedere Road, approximately 0.4 miles west of North Jog Road, within the Urban/Suburban Tier. This site is located just east of the Florida's Turnpike. This site is located within the boundaries of the Palm Beach International Airport (PBI) Approach Path Conversion Area Overlay, Turnpike Aquifer Protection Overlay, Haverhill Neighborhood Plan (HNP) and the Jog Road Corridor Study (JRCS) (see Exhibit 2, Section D for more information).

Site Background: The site is comprised of one parcel with multiple structures, a wholesale nursery with two office building structures one being constructed in 1934. The site has not been the subject of a land use amendment. Major roadways surround the property with the Florida Turnpike to the north and west, Jog Road to the east and Belvedere Road to the north. The north boundary is adjacent to a gas compression station.

Proposed Amendment: The amendment is proposing to change the future land use designation of the subject site from Low Residential, 2 units per acre (LR-2) future land use to Commerce with an underlying Low Residential, 2 units per acre (CMR/LR-2). The applicant intends to construct 40,000 square feet of warehouse with accessory office and provide an area of 30,091 square feet for a contractor storage yard.

Zoning Application. The concurrent zoning application (PDD/W-2025-00960) proposes to abandon the previously approved wholesale nursery with warehouse uses; rezone the property from Agricultural Residential (AR) Zoning District to Multiple Use Planned Development (MUPD) zoning district in order to develop a 40,000 square foot warehouse with accessory office and 30,091 square feet of a contractor's storage yard. The application also includes requests for a Type 1 Waiver to reduce the loading space width and length from 15' x 55' to 12' x 18.5'. As well as, a Type 2 waiver to allow an alternative Type 3 Incompatible Buffer to eliminate the required 6' height wall along the west property line. The Control Number for the site affected area is 1979-00202. On September 4, 2020, the subject site received a Development Review Officer (DRO) use approval for a wholesale nursery with accessory landscape services.

II. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County's Comprehensive Plan. The analysis in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

Overview of the Area. The subject site is located in the Urban/Suburban Tier on the south side of Belvedere Road, approximately 0.4 miles west of N. Jog Road. The site's location is on an Urban Minor Arterial Roadway, the site is located along a corridor with residential, industrial and utility/transportation future land use designations. There have been a few amendments to the Future Land Use Atlas (FLUA) in this area since the adoption of the 1989 Comprehensive Plan, with several sites north of the subject site changing to Industrial and Utilities and Transportation. As well as a prior land use amendment to Industrial on a parcel to the southeast of the subject site, although the site itself has not been subject of a land use amendment. Residential land uses remain to the east, south and west of the subject site. This site is located within the boundaries

of the Palm Beach International Airport (PBI) Approach Path Conversion Area Overlay, Turnpike Aquifer Protection Overlay, Haverhill Neighborhood Plan (HNP) and the Jog Road Corridor Study (JRCS) (see Exhibit 2, Section D for more information).

Appropriateness of the Amendment. The subject site is located along a corridor with a variety of uses including low and medium residential, utility/transportation and industrial. The amendment would change the existing Low Residential, 2 units per acre (LR-2) future land use designation to Commerce with an underlying Low Residential, 2 units per acre (CMR/LR-2) in order to develop a contractor storage yard and warehouse with accessory office to be built on site. The proposed CMR designation would allow up to 0.85 floor area ratio (FAR), which is higher than the FAR allowed with existing Low Residential, 2 units per acre (0.35 FAR). A condition of approval is required to ensure that the lower-intensity use currently requested (contractor storage yard and warehouse with accessory office) within the Commerce FLU proceeds as proposed. Therefore, staff is recommending a condition of approval limiting the development of the site based on daily traffic generation for this proposed use.

Compatibility. As identified earlier, the subject site is surrounded by LR-2 future land uses to the south, east and west. Further to the east and west are LR-2, Medium Residential 5 units per acre (MR-5), and High Residential 8 and 12 units per acre (HR-8 and HR-12) respectively, and to the north are Industrial (IND) and Utilities and Transportation Facilities (UT) FLUs with the Florida's Turnpike to the west. The light industrial use serves as an effective buffer and transition between residential and a heavy industrial area, ensuring compatibility and minimizing potential conflicts. The applicant intends to develop a contractor storage yard and warehouse with accessory office to be built on site. Considering the low impact of the proposed uses, and the industrial nature of the corridor, the amendment change to Commerce (light industrial) is generally compatible with the surrounding uses. Additionally, there have been multiple surrounding parcels that have had land use amendment changes to Industrial.

Assessment and Conclusion. This privately proposed small scale amendment is a 4.81 acre site, located at the south side of Belvedere Road, approximately 0.4 miles west of N. Jog Road. The subject site currently serves as a wholesale nursery known as East Coast Mulch Corporation and has a Low Residential, 2 units per acre (LR-2) future land use designation. The applicant proposes to change the future land use designation from LR-2 to Commerce (CMR) with an underlying Low Residential, 2 units per acre (CMR/LR-2). The applicant intends to redevelop the site for light industrial use.

The amendment is appropriate considering the site's location on an Urban Minor Arterial Roadway, within close proximity to other industrial uses. Additionally, the area south of Belvedere Road, west of Florida's Turnpike, is one of the four primarily industrial areas within Unincorporated Palm Beach County. Staff concluded that there is an adequate justification for the amendment due to its compatibility with surrounding land uses, its consistency with the character of the area and with applicable policies in the Comprehensive Plan, and it meets all levels of service standards. To ensure continued compatibility with adjacent residential uses, staff is recommending a condition of approval associated with daily traffic generation, limiting the number of trips based on the applicant's Traffic Generation Statement by Simmons & White (Exhibit 6) to 86 trips per day, with 8 morning peak hour trips, and 9 afternoon peak hour trips. Therefore, staff is recommending **approval with conditions**.

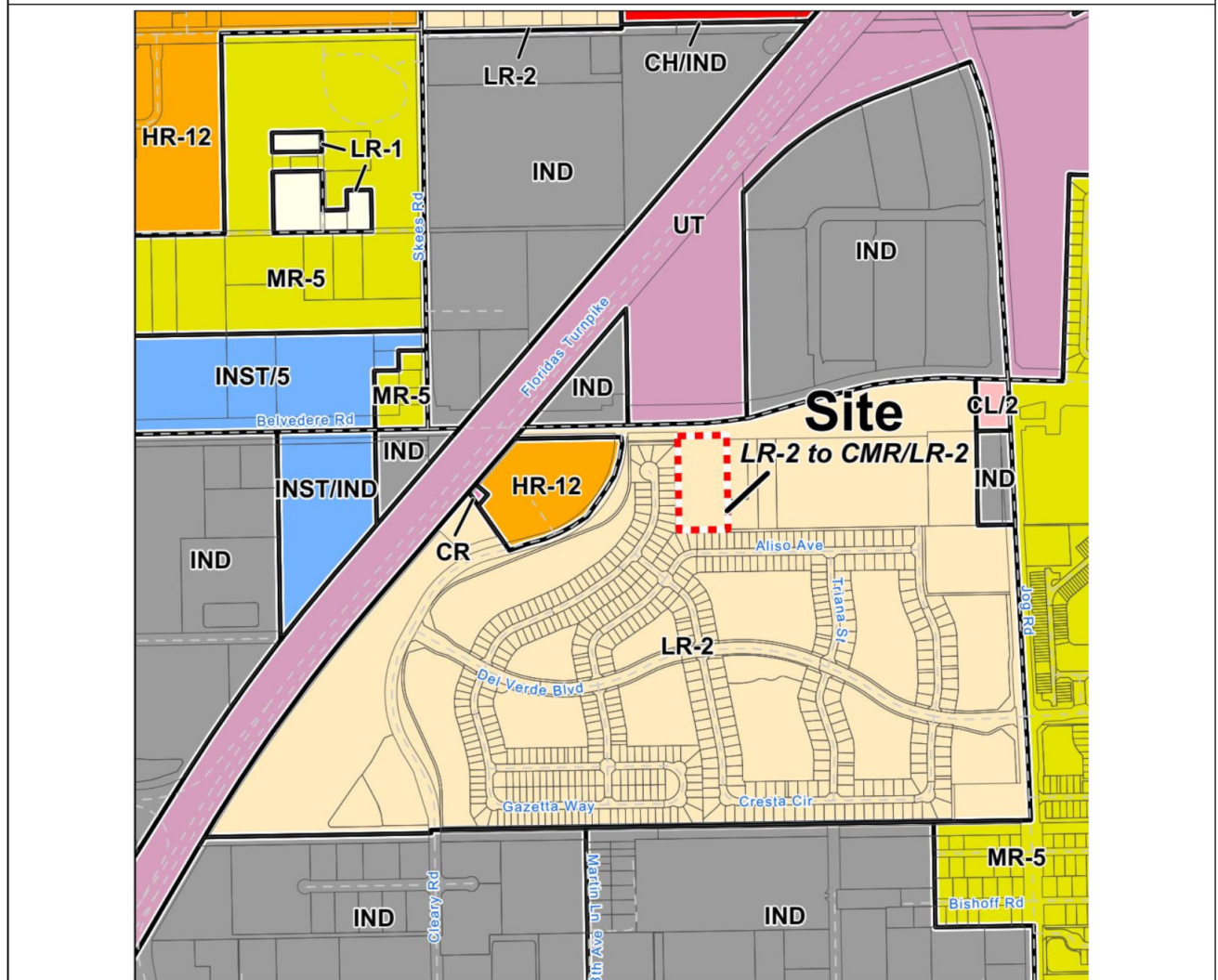
Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
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Exhibit 1

Amendment No:	East Coast MUPD (SCA 2025-016)
FLUA Page No:	64
Amendment:	Low Residential, 2 units per acre (LR-2) to Commerce with an underlying Low Residential, 2 units per acre (CMR/LR-2)
Location:	Southside of Belvedere Road, Approximately 0.4 miles west of North Jog Road
Size:	4.81 acres approximately
Property No:	00-42-43-27-05-005-0081

Conditions:

- Daily traffic generation shall be limited to 86 trips per day, with 8 morning peak hour trips, and 9 afternoon peak hour trips.



Legal Description

THE EAST HALF (E ½), OF TRACT 8, BLOCK 5, OF THE PALM BEACH FARMS CO, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 209,363 SQUARE FEET (4.81 ACRES), MORE OR LESS.

Exhibit 2

Consistency with Comprehensive Plan

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

A. Consistency with the Comprehensive Plan - General

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

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

The applicant has prepared a Justification Statement (Exhibit 3) which is summarized as follows:

- “The Property is located at a major transportation node (Belvedere Road & Florida Turnpike). Belvedere Road is currently developed with a mix of industrial, commercial, and residential uses. The proposed industrial use will provide for additional services along this important east-west corridor of Palm Beach County.”
- “The subject site would benefit with the proposed CMR with an underlying LR-2 FLU designation as it would establish a transitional mid-range area with more intensive heavier industrial on the north side of Belvedere Road and the south side would be reserved for light industrial uses.”
- “The applicant is requesting to change the FLU of the Property from LR-2 to CMR with an underlying LR-2 which will allow for job employment opportunities and provide additional services along the Belvedere Road corridor.”

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. The amendment will change the future land use designation of the site from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying Low Residential, 2 units per acre (CMR/LR-2). This change will allow for contractor storage yard and warehouse with accessory office to be built on the site, while also being compatible with

the site's surrounding uses. However there is a net increase in trips from a residential use to a non-residential use. Therefore, staff is recommending a condition of approval limiting the development of the site based on a maximum number of generated trips.

With regard to the justification, the applicant states that the requested FLU amendment to CMR is appropriate as the site is located within the boundaries of the Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay, Turnpike Aquifer Protection Overlay, Haverhill Neighborhood Plan (HNP) and the Jog Road Corridor Study (JRCS). The proposed FLU amendment is consistent with the overlays, making it compatible with the surrounding industrial uses for the area.

With regard to the justification, the proposed CMR designation is not out of character for this area due to its light industrial use. It is the first FLU amendment requesting CMR FLU in the urban/suburban tier. Most of the requested CMR designations have been in the Agricultural Reserve Tier. The site is in close proximity with predominantly Industrial future land use designations. Considering the low impact nature of the proposed light industrial use, the surrounding corridors and the changes adopted since 1989, the change is appropriate on the subject site. Therefore, the proposed amendment meets the requirements for adequate justification.

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

Staff Analysis: Several County Directions are relevant to the proposed amendment:

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

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The proposed amendment to CMR would allow for the development of a contractor storage yard and warehouse with accessory office uses which is common for this area and for this FLU designation but not out of character nor inappropriate for this area given the non-residential, mostly industrial uses approved around the site. In addition, staff has included a condition of approval in order to ensure the appropriateness of the proposed future land use change and to ensure compatibility between the proposed warehouse use and the surrounding properties. Therefore, the amendment is consistent with County directions.

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

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes “A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.” There are no other parcels under the same or related ownership adjacent to the subject site. Therefore, the land use amendment would not encourage piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Staff Analysis: The Comprehensive Plan’s Introduction and Administration Element defines a residual parcel as “a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties.” The proposed amendment will not create residual parcels as there are no adjacent sites under common ownership. Therefore, the proposed amendment is consistent with this policy.

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

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

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

Staff Analysis: As previously discussed in other portions of this report, the subject site fronts on a corridor with industrial uses and the proposed light industrial use is considered a low-impact, low-trip generating use. Since this site is adjacent to residential uses, a condition of approval limiting daily traffic generation is proposed by staff. Therefore, this amendment is consistent with this policy.

2. **FLUE Policy 2.2.4-a:** *The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.*

Staff Analysis: This policy promotes Industrial future land uses at appropriate locations in order to provide additional employment opportunities. The proposed amendment is requesting a Commerce future land use designation in order to develop a contractor's storage yard and warehouse with accessory office uses. The amendment is appropriate at this location as it is located along an urban minor arterial with existing industrial future land uses in the immediate vicinity. In addition, the site is located within the Palm Beach International Airport (PBI) Approach Path Conversion Area Overlay which allows for the conversion of qualifying sites to industrial without a future land use amendment. Therefore, the amendment is consistent with this policy.

3. **FLUE Policy 2.2.4-c: Industrial Future Land Use Designations.** *The three Industrial future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element).*

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.*

Staff Analysis: Prior to the adoption of the Commerce future land use designation in 2022, the Comprehensive Plan recognized only two Industrial land use designations – Industrial (IND) and Economic Development Center (EDC). With the addition of the CMR FLU, the Comprehensive Plan now provides a land use designation that allows opportunities for light industrial and limited non-residential uses to locate, subject to criteria.

4. **FLUE Policy 2.2.4-d: Industrial Uses.** *Industrial uses shall 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 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.*

Staff Analysis: The Comprehensive Plan establishes that there are two overall classifications of Industrial uses as provided in Policy 2.2.4-d: Light Industrial and Heavy Industrial. However, only the Industrial future land use designation allows the full range of industrial uses. Through the adopted CMR text amendment, this policy now includes specific examples of each Industrial category, further refining what is Light Industrial versus Heavy Industrial. As the CMR FLU is limited to specific nonresidential uses or industrial uses categorized as Light Industrial defined by FLUE Policy 2.2.4-d, and further implemented in the ULDC in Article 4 for the Light Industrial (IL) zoning district or for the MUPD zoning with a CMR designation, the proposed site-specific amendment for a light industrial use is consistent with this policy.

The applicant is proposing the MUPD zoning district which allows for the light industrial uses allowed by this policy and implemented in the ULDC.

Due to the site's location adjacent to residential future land use designations and in proximity to existing residential uses, staff is proposing a condition of approval in order to ensure the appropriateness of the proposed future land use change and to ensure compatibility between the proposed uses and the surrounding properties.

5. **Policy 2.2.4-f:** *All requests for new industrial type future land use designations shall front an arterial roadway or have access to an arterial roadway through an existing commercial or industrial site. Arterial roadways are depicted on Map Figure TE 3.1, Functional Classification of Roads, unless otherwise identified within this element.*

Staff Analysis: The subject site fronts Belvedere Road, an Urban Minor Arterial roadway as identified on Map 3.1, Functional Classification of Roads on the Map Series.

C. Compatibility

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

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

North: Directly to the north of the subject site and across Belvedere Road is the Florida Gas Transmission Company with a 20.24 acre compressor station for a communication tower with a Utilities and Transportation Future Land Use Designation. The Florida Gas Transmission property was the subject of a large scale land use amendment (LGA 1996-064) that changed the land use designation from Low Residential 3 units per acre (LR-3) to Utilities and Transportation (U/T). To the west of the Turnpike Crossing and bordering the Florida's Turnpike are parcels with IND designations, respectively.

West: To the west of the subject site and east of the Florida's Turnpike is the Terracina PUD with single family homes and an LR-2 designation. Further west is the Banyan Ridge PUD, with a High Residential, 12 units per acre (HR-12) designation. The Banyan Ridge property was the subject of a large scale land use amendment (LGA 2019-001) that changed the land use designation from Commercial Recreational (CR) to HR-12.

South: Directly south of the subject site is the Terracina PUD with single family homes and an LR-2 future land use designation.

East: To the east of the subject site are several parcels with LR-2 FLU designation. The parcel closest to the subject site are single-family homes. While the two sites further east are utilized as a nursery. To the east and south of these properties and east of the Florida's Turnpike is the Terracina PUD with an LR-2 designation. To the east and north of these properties and south of the Florida's Turnpike is a planned industrial development with an IND FLU designation and developed with over 1,000,000 square feet of industrial uses including warehouse, general wholesaling, distribution, manufacturing/processing, and, office. The Turnpike Crossing site was the subject of a large scale FLU amendment known as Belvedere/Jog Industrial (LGA 2008-014) that changed the land use designation from Low Residential, 3 units per acre (LR-3) to IND.

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

Applicant's Comments: The applicant states that the proposed FLUA designation of CMR is compatible with the neighboring designations in the industrial area of Belvedere Road. “The property is the ideal location for a light industrial use as it is located at an important transportation node and a major intersection. The proposed industrial project will provide for needed industrial development along a corridor that has development in a piecemeal pattern which includes commercial, residential, and other industrial development. Access to major rights-of-way as well as major transportation corridors

ensures that the services and employment opportunities are easily available to future users, tenants, employees, etc.”

Staff Analysis: The property is located on the Southside of Belvedere Road, approximately 0.40 miles west of north Jog Road, corridors that contain industrial and utility uses including warehouse, general wholesaling, distribution, manufacturing and processing and office uses. As well as residential Future land use designations. The light industrial use serves as an effective buffer and transition between residential and heavy industrial area, ensuring compatibility and minimizing potential conflicts. Considering the low impact (noise, activity, and trip generation) of the proposed light industrial use, and the nature of the corridor, the amendment is compatible with the surrounding uses.

D. Consistency with County Overlays, Plans, and Studies

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

Staff Analysis: This site is located within the boundaries of the Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay, Turnpike Aquifer Protection Overlay, Haverhill Neighborhood Plan (HNP) and the Jog Road Corridor Study (JRCS) which are discussed below.

2. FLUE SUB-OBJECTIVE 1.2.4 Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay

The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The unique future land use provisions of the Overlay are designed to: 1) protect viable, existing neighborhoods from incompatible uses; 2) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

Staff Analysis/Comment: The purpose of the PBIA Overlay is to ensure that future land uses within the airport’s approach paths are compatible with existing neighborhoods and future operations of the airport. The site has an existing future land use of Low Residential, two units per acre (LR-2 and abuts Belvedere Road, which is shown as 120 feet on the County’s Thoroughfare Right-of-Way Identification (TIM) map. However, the site is less than 5 acres and is contiguous to existing residential development on three sides. Therefore, the site is not eligible to convert to industrial uses without a future land use amendment. As the subject site has a FLUA in process requesting Commerce with an underlying 2 units per acre (CMR/2), the proposed industrial use is consistent with the intent of the Overlay.

FLUE OBJECTIVE 5.5 Turnpike Aquifer Protection Overlay (TAPO) District

Palm Beach County shall maintain the Turnpike Aquifer Protection Overlay District, for the purposes of: (1) protecting and safeguarding the public health, safety and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimizing any potential adverse impacts on the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and, (3) preventing the continuing loss of prime water supply sites by requiring certain developments to identify and dedicate water supply sites, unless such dedication is contrary to law, or constitutes a taking for which compensation is due and for which no compensation has been paid.

Staff Analysis/Comment: The subject site is located within Wellfield Protection Zones 3 and 4. This non-residential project does not require a well dedication as it is less than the 10-acre or 75,000 sq. ft. minimum size identified by FLUE Policy 5.5-b, and the site will be restricted from storing or handling regulated substances.

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

Staff Analysis: The proposed amendment is located within the Haverhill Neighborhood Plan (HNP) and the Jog Road Corridor Study (JRCS) which are discussed below.

The Jog Road Corridor Study Staff Analysis/Comment: The site is located within Sub-Area VI of the 1995 JRCS, which recognized that while a majority of the subarea was vacant, several wellhead locations and established residential uses existed along the Belvedere Corridor. Since publication of the Study, however, the area has undergone significant growth that has changed this sub-area, including a planned industrial development at the northwest corner of Belvedere and Jog Roads, and a prior land use amendment to Industrial on a parcel to the southeast of the subject site.

The Haverhill Area Neighborhood Plan Staff Analysis/Comment: The Haverhill Neighborhood Plan recommended maintaining the existing residential future land use designations for the area located at the Belvedere Road and Jog Road intersection, which included the subject site (Map, Page 52a, Haverhill Neighborhood Plan). However, since adoption of the Neighborhood Plan, the planning area has experienced significant growth and development than originally envisioned. The Applicant has contacted the Town of Haverhill, and the Town provided a letter dated March 12, 2026 stating no objection. *Therefore, this proposal is generally consistent with the recommendations of the HANP.*

E. Public Facilities and Services Impacts

The proposed amendment will change the FLU designation from LR-2 to CMR/LR-2. For the purposes of the public facilities analysis, the amendment was considered at the current maximum Low Residential 2 units per acre uses at Residential, up to 10 units and up to the proposed maximum of Light Industrial uses, up to 180,687 sf (0.85 FAR). Public facilities impacts are detailed in the table in Exhibit 4.

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

Staff Analysis: The proposed amendment was distributed to the County service departments for review. There are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. Staff sent a request for departmental review of the proposed amendment to

various County departments and external agencies for review of public facility impacts. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (Palm Beach County Water Utilities Department), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, ULDC (Zoning), Land Development (Engineering), School Board, Health (PBC Dept. of Health), Lake Worth Drainage District.

On June 25, 2025, Palm Beach County Fire Rescue provided the following comment: “This property is primarily served by Palm Beach County Fire Rescue Station #23, located at 5471 Okeechobee Blvd. The subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. In fiscal year 2024, the average response time for this station zone is 6:39. Changing the land use will have minimal impact on Fire Rescue.”

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

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

Staff Analysis: The Traffic Division reviewed this amendment at a maximum 180,687 square feet of light industrial use. According to the County’s Traffic Engineering Department (Exhibit 5), the amendment would result in 692 net daily trips with 121 (106/15) AM and 105 (14/91) PM net peak hour trips for the maximum potential under the Commerce (CMR) designation.

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

The Traffic Study dated May 6, 2025, was prepared by Simmons & White Civil Traffic Engineering, 2581 Metrocentre Blvd. West, Suite 3, West Palm Beach, FL 33407. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at: <https://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>.

II. Public and Municipal Review

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

- A. Intergovernmental Coordination: Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on March 20, 2026.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500 feet of the site on March 20, 2026. On the same date, interested parties were also notified by mail including the Terracina Homeowners Association and the Town of Haverhill.

Exhibit 3

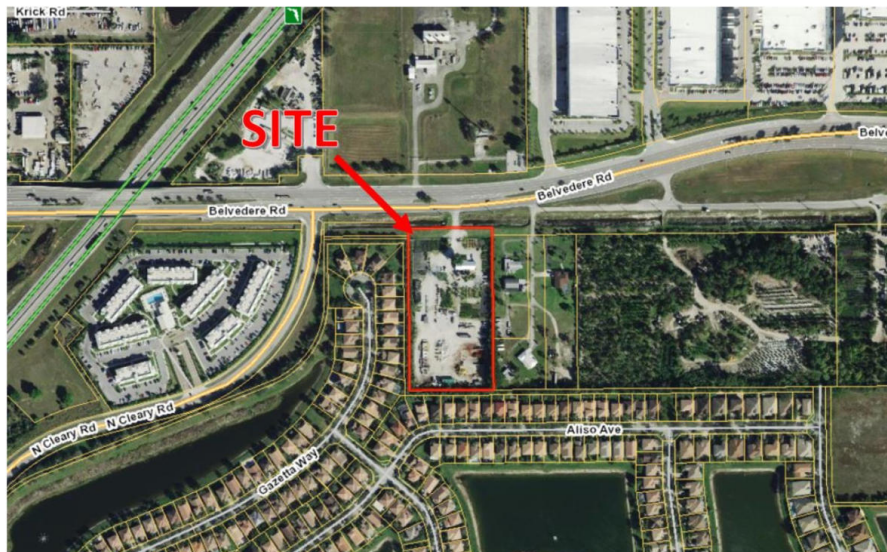
Applicant's Justification

Request

The 4.81-acre subject property (PCN 00-42-43-27-05-005-0081) is located on the south side of Belvedere Road, approximately 0.36 miles west of the intersection of N Jog Road and Belvedere Road. Currently, the subject property currently supports a Future Land Use Atlas (FLUA) Designation of Low Residential, 2 units per acre (LR-2). The subject site currently has a zoning designation of Agricultural Residential (AR) and is proposing a companion Rezoning application to Multiple Use Planned Development (MUPD) over the entire site.

East Coast Mulch Corp, herein referred to as the "Property Owner," requests a Small-Scale FLUA amendment from Low Residential, 2 units per acre (LR-2) to Commerce (CMR) with an underlying Low Residential, 2 units per acre (LR-2) for the purposes of constructing a light-industrial development.

Currently, the subject property is located in the Jog Road Corridor Study (JRCS), Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay, and the Haverhill Area Neighborhood Plan (HANP).

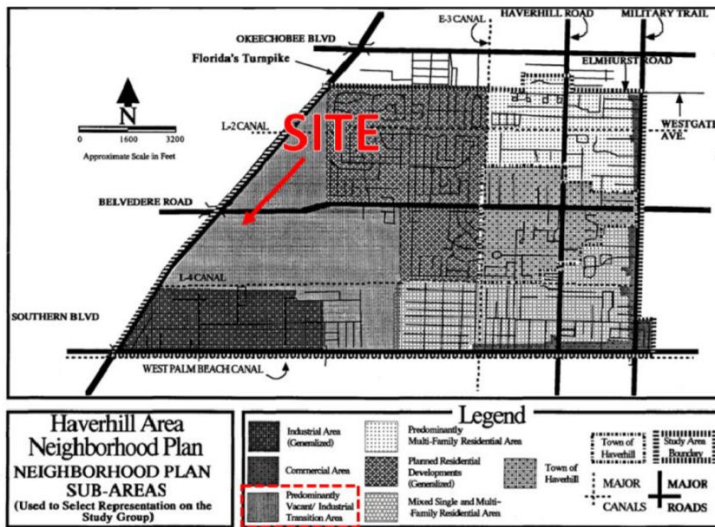


Site Aerial

Below is a summary of surrounding properties:

Southern Boulevard. Several established neighborhoods in this area are excluded, but the subject site is not among them. The Comprehensive Plan provisions in Sub-Objective 1.2.4 PBI Approach Path Conversion Area Overlay protects existing neighborhoods from incompatible uses and promotes conversion to industrial uses when parcels meet the proper size, site design and location requirements. As part of this proposed application, the applicant is protecting neighborhoods surrounding the PBI from incompatible land development, protecting airport operations from incompatible land development. The proposed development will be compatible with the industrial uses in the surrounding area.

- **Haverhill Area Neighborhood Plan (HANP):** The HANP was completed in 1992 by the PBC Planning Division and Haverhill representatives. The intent of this neighborhood plan was to address land use, airport noise, code enforcement issues and transportation in the Haverhill area. The Plan states that the area in which this project is located “. . . is within the PBI-Overlay and is predominately industrial or vacant, long term continued residential development appears inappropriate’. Furthermore, the Neighborhood Plan Sub-area map indicates that the subject property is predominately vacant and Industrial Transition Area. This would indicate that the subject parcels could be utilized for industrial or could be a transitional use to the residential. Therefore, the proposed light-industrial uses are consistent with the Plan.



- **Jog Road Corridor Study (JRCS):** The JRCS was completed in 1995 by the PBC Planning Division to investigate and determine the appropriate FLUA designations within the study area, given the expansion of Jog Road. The study recognizes that the majority of Sub-Area II of the study, which the site is located in, is predominately Commercial and Industrial. As stated in the study, it was also voiced by the majority of the property owners within the area petitioned to retain an industrial/commercial future land use designation. This design of the subject site is consistent with this study.

Justification, Consistency & Compatibility:

G.1- Justification: Each proposed FLUA Amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) and the Comprehensive Plan. Future Land Use Element Policy 2.1.F requires that adequate justification for the proposed future land use be provided. Further, the Justification Statement must demonstrate that a change is warranted and demonstrate the following factors:

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

Response: The subject property is located within the Urban/Suburban Tier with frontage along Belvedere Road, a Major Arterial Road. The property is ideal for an industrial development due to its location as follows:

- The property is located immediately adjacent to the Belvedere Road and is only approximately 0.20 miles from the Turnpike. This assists for access to the Turnpike and Belvedere Road flyovers at major intersections, which allows for easy access to the east and west.
- The property has access to adequate public facilities without straining existing infrastructure.
- The property is the ideal location for a light industrial use as it is located at an important transportation node and a major intersection. The proposed industrial project will provide for needed industrial development along a corridor that has development in a piecemeal pattern which includes commercial, residential, and other industrial development. Access to major rights-of-way as well as major transportation corridors ensures that the services and employment opportunities are easily available to future users, tenants, employees, etc.

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

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

Response: The purpose of this application is to change the Future Land Use to Commerce with an underlying LR-2 for the overall site to develop a light-industrial development. The proposed Commerce project will bring additional services to the residents of the Urban/Suburban Tier without negatively impacting traffic. In order to meet the current and future demand for various services by those residents within the Belvedere Road corridor, it is anticipated that new development will be developed within the next several years as the need continues to increase.

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

Response: The subject property is located along Belvedere Road, a Major Arterial Road, which makes the site ideal for such light-industrial development. The Commerce FLU designation was created as a buffer to allow for light-industrial uses next to adjacent land uses. Furthermore, the subject site is located in the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay.

The subject site is generally consistent with the intent of the Overlay. The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The subject site is located within an area that is intended for industrial and non-residential uses.



Subject site in PBIA Overlay

If the subject site was abutting **one less** adjacent property with a residential use per ULDC Article 3.B.9.E.1.B.2, the applicant would be able to rezone to industrial without doing a Comprehensive Plan Land Use Amendment. This area is not conducive for residential and is intended to be changed in the immediate future. The subject site would benefit with the proposed CMR with an underlying LR-2 FLU designation as it would establish a transitional mid-range area with more intensive heavier industrial on the north side of

Belvedere Road and the south side would be reserved for light industrial uses.

- *New Information or change in circumstances which affect the subject site;*
Response: Based upon Comprehensive Plan directives, industrial FLU designations and uses should occur at appropriate locations with intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development. The proposed Future Land Use Amendment to Commerce with an underlying LR-2 will create another opportunity for a service at this location.
- *Inappropriateness of the adopted FLU designation; or*

Response: LR-2 is not the most appropriate FLUA designation for the property to create an appropriate balance of land uses within the Urban/Suburban Tier. Based upon projected demand/need for additional industrial space and the location and size of the property in relation to Comprehensive Plan directives, Commerce is a more appropriate FLUA designation. The Commerce FLU designation is also consistent with neighboring uses.

- *Whether the adopted FLU designation was assigned in error.*

Response: No errors are associated with the subject site. When the site was developed 13 years ago, the corridor served a different set of needs at the time. Now, there is a growing need for industrial developments, which were not a pressing issue 13 years ago. As such, it is critical that we reevaluate the use of this land and consider new development options that better serve the needs of the community today.

G.2- Residential Density Increases:

The proposed FLU Amendment is not a request to increase residential density.

G.3 - Compatibility with Surrounding and Adjacent Uses:

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more

compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Map Amendment designation will be compatible with neighboring uses.

- Primary access is available from Belvedere Road, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located at a major transportation node (Belvedere Road & Florida Turnpike). Belvedere Road is currently developed with a mix of industrial, commercial, and residential uses. The proposed industrial use will provide for additional services along this important east-west corridor of Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.

The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Belvedere Road corridor.

G.4 - Consistency with Policies in the Comprehensive Plan: The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

***Response:** Approval of this proposed FLU amendment will allow for the development of a light industrial project. Industrial designations are typically employment generators and encourage economic development opportunities.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and

maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

Response: *The proposed industrial project will better serve the immediate and future needs of the community as it will provide employment opportunities east of the Florida Turnpike. This proposed amendment to Commerce will allow for the creation of employment and service opportunities thus keeping residents east of the Florida Turnpike and off the major east-west roadways.*

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: *The proposed industrial project will better serve the immediate and future needs of the community as it will provide industrial space for the service providers to serve their customers in the immediate area. This proposed amendment to Commerce with an underlying LR-2 will allow for the creation of employment and service opportunities thus keeping residents east of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.*

- **FLUE Policy 2.2.4-a: “Industrial.** The County shall apply Industrial Future Land Use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.”

Response: *The proposed FLU amendment to Commerce with an underlying LR-2 will allow for the development of employment generating uses. The Property’s location at a major transportation node is appropriate for a Commerce designation.*

G.5 Florida Statutes:

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter. Data and analysis discussing environmental and historical resources impacts are presented in Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter. No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.

Response: *The applicant is requesting to change the FLU of the Property from LR-2 to CMR with an underlying LR-2 which will allow for job employment opportunities and provide additional services along the Belvedere Road corridor.*

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - ***Response:*** *The development is not isolated in nature as development surrounds the Property along the Belvedere Road corridor. Specifically, over 1 million s.f. of industrial uses (Turnpike Crossing East Industrial Property – Control No. 2005-00456) have been approved and developed directly northeast of the subject site.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - ***Response:*** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Fails to maximize use of existing public facilities and services.
 - ***Response:*** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services*
- Fails to maximize use of future public facilities and services.

- **Response:** Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** Public services and facilities are already available in the immediate vicinity. The proposed amendment will fit in with the existing land use pattern.
- Fails to encourage a functional mix of uses.
 - **Response:** Approval of this proposed amendment will allow the development of an industrial use within an area of the County that has historically only been developed with low intensity/density residential development. This industrial project will contribute to a functional mix of uses within the Belvedere Road corridor which has been relatively homogeneous in the past.
- Results in poor accessibility among linked or related land uses.
 - **Response:** The proposed development will be designed with pedestrian connections as required through the site plan approval process.
- Results in the loss of significant amounts of functional open space
 - **Response:** This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. As required by the ULDC, any native plant material will be addressed during the zoning approval process.
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** *The development will be designed meeting the requirements for a Multiple Use Planned Development (MUPD) project which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of a light industrial use at an important transportation node previously recognized for such a development. This industrial project will contribute to a functional mix of uses within the Belvedere Road corridor which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding community as it will provide for additional services and employment opportunities.*

Conclusion:

As described above, the proposed FLU amendment from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying LR-2 is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area.

Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information	
See Exhibit 5 and Exhibit 6	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	4001 (Drexel Road and Belvedere Road)
Nearest Palm Tran Stop	Stop 4001 (North side of Belvedere Road approximately 0.9 miles east of the subject site's frontage on Belvedere Road)
Nearest Tri Rail Connection	West Palm Beach, 209 S Tamarind Avenue
C. Portable Water & Wastewater Information	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department
Nearest Water & Wastewater Facility, type/size	<p>Capacities are available with PBCWUD utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed contractor storage yard and warehouse facility.</p> <p>The nearest connection to potable water is a 16" watermain located approximately 100' north of the subject property within Belvedere Rd. The nearest connection to sanitary sewer is a 6" force main located approximately 1,000' northeast of the subject property within Belvedere Rd. The applicant will be required to construct offsite utility extensions to facilitate these connections.</p>
D. Drainage Information	
<p>The proposed project is within the South Florida Water Management District's (SFWMD) C-51 Basin (Sub-basin 23) and the Lake Worth Drainage District (LWDD). The site is not currently permitted with the SFWMD however LWDD Permit No. 88-00829C.01 was issued in 1988 for installation of a 72" driveway/entry culvert within the L-3 Canal; this permit was later modified in 1994 under Permit No. 93-2223C.01 for extension of the existing culvert and widening of the driveway/entry over the L-3 Canal. Legal Positive Outfall is available via a proposed Control Structure with outfall culvert, discharging to the L-3 Canal.</p>	

Stormwater attenuation and treatment will be provided by a combination of proposed dry detention swales and exfiltration trench.

E. Fire Rescue

Nearest Station	Station #23, 5471 Okeechobee Boulevard
Distance to Site	Station #23 is 2.75 miles from the subject site.
Response Time	Based on the information provided by PBC Fire-Rescue, the estimated response time is 8 minutes.
Effect on Resp. Time	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time.

F. Environmental

Significant habitats or species	There are native trees and palms scattered throughout the project site. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.
Flood Zone*	The subject parcel is located in Flood Zone X.
Wellfield Zone*	The subject property lies within Wellfield Protection Zone 4.

G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site.

Exhibit 5

Palm Beach County Traffic Division Letter



**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

■
**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



May 19, 2025

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: East Coast MUPD
FLUA Amendment Policy 3.5-d
Round 2024-26-A**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised May 6, 2025, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	South side of Belvedere Road, approximately 0.36 mile west of the intersection of N Jog Road and Belvedere Road	
PCN:	00-42-43-27-05-005-0081	
Acres:	4.88 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 2 units per acre (LR-2)	Commerce (CMR)
Zoning:	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	2 DUs per acre	0.85 FAR
Maximum Potential:	Single Family Detached = 10 DUs	General Light Industrial = 180,687 SF
Proposed Potential:	None	None
Net Daily Trips:	692 (maximum – current)	
Net PH Trips:	121 (106/15) AM, 105 (14/91) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the proposed amendment's traffic impacts meet Policy 3.5-d of the Future Land Use Element



Bryan G. Kelley, P.E.
May 19, 2025
Page 2

of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:ep

cc:

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

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\26-A\East Coast MUPD.docx

Exhibit 6

Applicant's Traffic Generation Statement (revised 11/24/2025)



EAST COAST MUPD

Palm Beach County, FL

TRAFFIC GENERATION STATEMENT

PREPARED FOR:

East Coast Mulch
6782 Belvedere Road
West Palm Beach, Florida 33413

JOB NO. 25-065

DATE: 6/17/2025
REVISED: 9/30/2025
REVISED: 11/24/2025

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 11/24/2025.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by
Bryan Kelley
Date: 2025.11.24
11:06:51-05'00'

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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- 1.0 SITE DATA
- 2.0 TRAFFIC GENERATION

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- 3.0 SITE RELATED IMPROVEMENTS
- 4.0 CONCLUSION

1.0 SITE DATA

The subject parcel is located on the south side of Belvedere Road just east of Cleary Road in Palm Beach County, Florida and contains approximately 4.81 acres. The Property Control Number for the subject parcel is 00-42-43-27-05-005-0081. The proposed plan of development is to consist of 40,000 SF of warehouse and 0.72 acres of accessory outdoor storage with a build out of 2030. Site access is not proposed to change and is existing via a full access driveway connection to Belvedere Road. For additional information concerning site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic currently generated by the proposed site has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and rates published by the Palm Beach County Engineering Traffic Division.

Table 1 shows the daily traffic generation associated with the proposed development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the proposed development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	86 tpd
AM Peak Hour Traffic Generation (In/Out)	=	8 pht (6 In/2 Out)
PM Peak Hour Traffic Generation (In/Out)	=	9 pht (4 In/5 Out)

3.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

**DIRECTIONAL
DISTRIBUTION
(TRIPS IN/OUT)**

AM = 6 / 3
PM = 4 / 6

Figures 1 presents the AM and PM peak turning movement volumes. As previously mentioned, site access is not proposed to change and is existing via a full access driveway connection to Belvedere Road. Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no additional turn lanes or site modifications are warranted or recommended. Note a westbound left turn lane is currently existing on Belvedere Road at the site entrance.

4.0 CONCLUSION

As shown in Tables 1-3, the proposed site will generate 86 daily trips, 8 AM peak hour trips, and 9 PM peak hour trips. Since the proposed development is less than 20 peak hour trips, no additional traffic analysis is required. Therefore, this project is approvable with regard to the Palm Beach County Traffic Performance Standards.

EAST COAST MUPD

06/17/2025

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips (Driveway Trips)			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	%	Trips	In	Out	Total		
Outdoor Storage	PBC	0.72	Acre	35				25		0	0	0	25	0%	0		25		
Warehouse	150	40,000	S.F.	1.71				68		0	0	0	68	10%	7		61		
Grand Totals:								93		0.0%	0	0	93	8%	7		86		

TABLE 2 - AM Peak Hour Traffic Generation

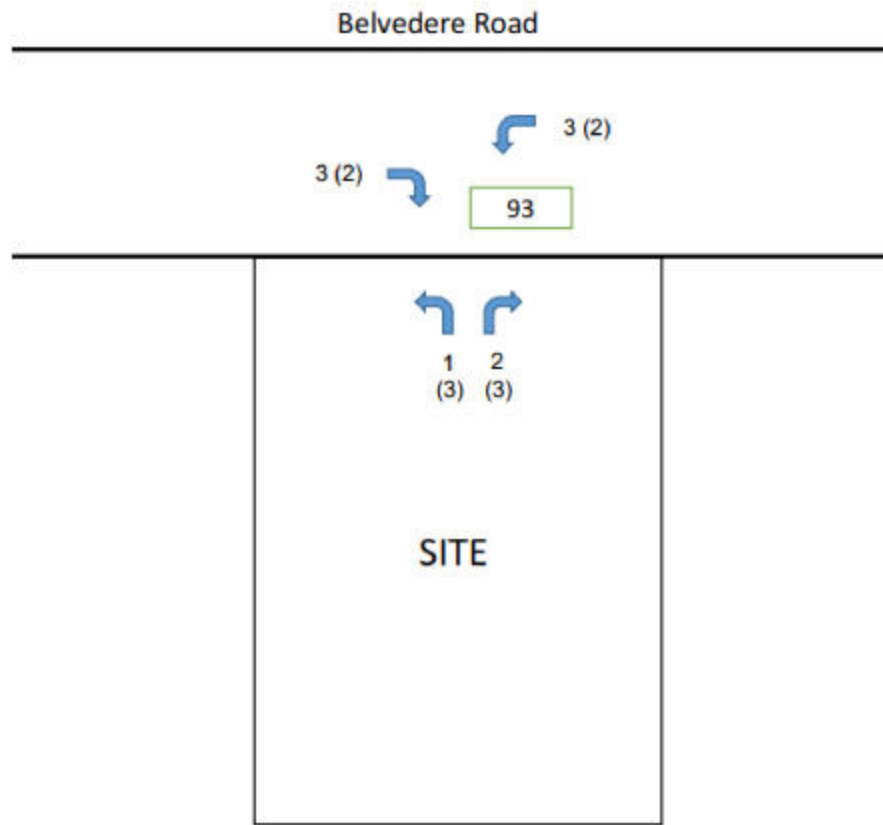
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips (Driveway Trips)			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Outdoor Storage	PBC	0.72	Acre	2.10	0.59	0.41	1	1	2	0.0%	0	0	0	1	1	2	0%	0	1	1	2
Warehouse	150	40,000	S.F.	0.17	0.77	0.23	5	2	7	0.0%	0	0	0	5	2	7	10%	1	5	1	6
Grand Totals:							6	3	9	0.0%	0	0	0	6	3	9	11%	1	6	2	8

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips (Driveway Trips)			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Outdoor Storage	PBC	0.72	Acre	3.6	0.51	0.49	2	1	3	0.0%	0	0	0	2	1	3	0%	0	2	1	3
Warehouse	150	40,000	S.F.	0.18	0.28	0.72	2	5	7	0.0%	0	0	0	2	5	7	10%	1	2	4	6
Grand Totals:							4	6	10	0.0%	0	0	0	4	6	10	10%	1	4	5	9

X:\Documents\PROJECTS\2025\25-065 East Coast MUPD\Traffic\Excel\East Coast Trip Gen.rev1 (9.30.25)
BK





Legend	
XX	AM Peak Hour
(XX)	PM Peak Hour
XXX	ADT

Figure 1 – Turning Movement Worksheet
East Coast MUPD
Project # 25-065



Exhibit 7
Water & Wastewater Provider LOS Letter



**Water Utilities Department
Engineering**

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

■

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Greg K. Weiss
Joel G. Flores
Marci Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employee"*

May 27, 2025

Schmidt Nichols
1551 N Flagler Dr. Ste. 102
West Palm Beach, FL 33401

Re: Service Availability – East Coast MUPD
6782 Belvedere Road
PCN 00-42-43-27-05-005-0081

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed contractor storage yard and warehouse facility.

The nearest connection to potable water is a 16" watermain located approximately 100' north of the subject property within Belvedere Rd. The nearest connection to sanitary sewer is a 6" force main located approximately 1,000' northeast of the subject property within Belvedere Rd. The applicant will be required to construct offsite utility extensions to facilitate these connections.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.
Senior Professional Engineer

Exhibit 8

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 Raymond Bowden, 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 President *[position - e.g., president, partner, trustee]* of East Coast Mulch Corp. *[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: 954 Dolphin Court
Jupiter, FL 33458

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Raymond Bowden, 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 12th day of May, 2025 by Raymond Bowden (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did not take an oath (circle correct response).

JUDIT SOOS
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 3/10/2029

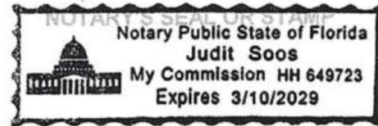


EXHIBIT "A"

PROPERTY

THE EAST HALF (E ½), OF TRACT 8, BLOCK 5, OF THE PALM BEACH FARMS CO, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 209,363 SQUARE FEET (4.81 ACRES), MORE OR LESS.

Exhibit 8
Correspondence
