

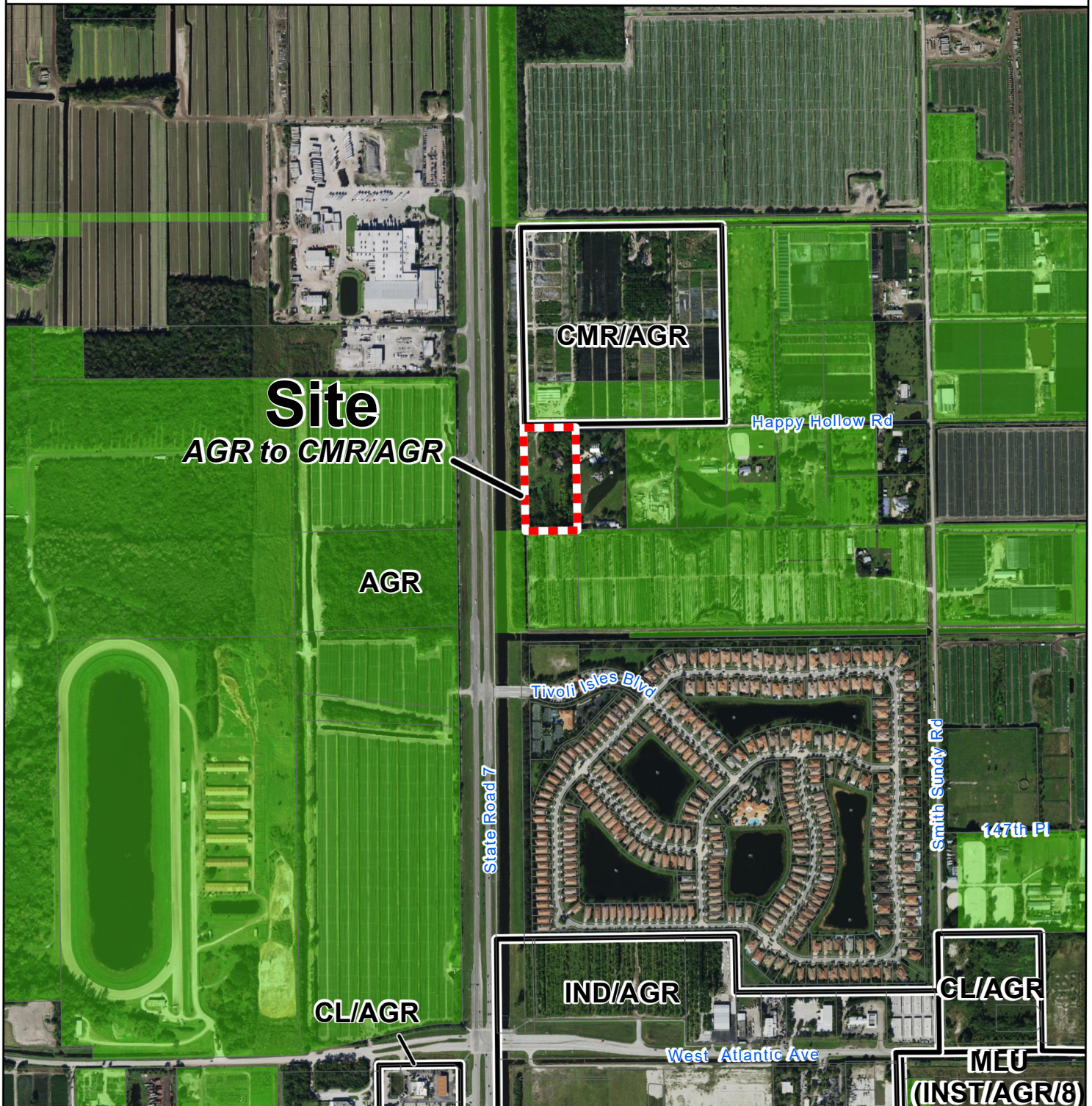


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Happy Hollow Commerce	Round Number	26-A
Amendment No.	LGA 2025-015	Intake Date	5/14/2025
Acres	5.24	Control No.	2005-00335
Location	South side of Happy Hollow Road, approximately .44 miles west of Smith Sundry Road.	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Imene Haddad		
Agent	Brian Terry, Insite Studio, Inc.		
Applicant	Ashem Group, LLC (Eric Masse)		
Owner	Ashem Group, LLC (Eric Masse)		
Existing Use	Nursery, Landcsape Services and Residential		
Current FLU	Agricultural Reserve (AGR)		
Current Zoning	Agricultural Reserve (AGR)		
Current Potential	Agricultural uses, up to 34,238 sf (0.15 FAR)		
Proposed FLU	Commerce with an underlying Agricultural Reserve (CMR/AGR)		
Proposed Zoning	Light Industrial (IL)		
Proposed Potential	Light Industrial uses, up to 79,889 sf (0.35 FAR)		
Utility Service Area	Palm Beach County Water Utilities Department (WUD)		
Annexation Area			
Plans/Overlays	Agricultural Reserve Master Plan		
Tier	Agricultural Reserve		
Commissioner	Maria Sachs, District 5		
Parcel Control Number(s)	Comments:		
00-42-46-18-01-000-0480			

Future Land Use Atlas Amendment

Happy Hollow Commerce (LGA 2025-015)



Site Data


Size: 5.24 acres
Existing Use: Agricultural/Residential
Proposed Use: Dispatching Service
Current FLU: AGR
Proposed FLU: CMR/AGR

Future Land Use Designations

AGR	Agricultural Reserve
CL/AGR	Commercial Low, underlying AGR
CMR/AGR	Commerce, underlying AGR
IND/AGR	Industrial, underlying AGR
MLU	Multiple Land Use

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

 Site
 AGR Preserves


250 0 250 500 Feet

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

