

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	27-A	Intake Date	February 11, 2026
Application Name	Liberty Airport Center	Revised Date	March 9, 2026
Acres	68.01	Control Number	2001-00064
		FLUA Page	64
		Text Amend?	Yes
PCNs	00-42-43-34-12-001-0000; 002-0000, 016-0000, 023-0000		
Location	Approximately 0.38 miles from the intersection of Southern Blvd and N Jog Road		
BCC District	2 (Commissioner Weiss)		
	<b>Current</b>	<b>Proposed</b>	
Tier	Urban/Suburban	Urban/Suburban	
Use	Manufacturing and Processing (max 30% Flex), Warehouse (Max 10% Office)	Vehicle repair and maintenance with ancillary sales	
Zoning	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Economic Development Center (EDC)	Economic Development Center (EDC)	
Conditions	None	"Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses <u>or equivalent traffic generating uses, as defined by the ULDC;</u> provided, however, that vehicle repair and maintenance uses with ancillary sales, and other industrial-type commercial uses consistent with EDC MUPD zoning, are explicitly permitted."	

### B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses.	"Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses <u>or equivalent traffic-generating uses.</u>
Maximum Units (for residential)	None	None

<b>Maximum Beds (for CLF proposals)</b>	None	None
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## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Josh Nichols, LEED AP
<b>Company Name</b>	Schmidt Nichols
<b>Address</b>	1551 N Flagler Drive, Suite 102
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561.684.6141
<b>Email Address</b>	jnichols@snlandplan.com

### B. Applicant Information

<b>Name</b>	Travis Harvey, Senior Vice President, Liberty Property Limited Partnership
<b>Company Name</b>	Liberty Property Limited Partnership
<b>Address</b>	1800 Wazee Street, Suite 500
<b>City, State, Zip</b>	Denver, CO 80202
<b>Phone / Fax Number</b>	Please Contact Agent
<b>Email Address</b>	Please Contact Agent
<b>Interest</b>	Owner

<b>Name</b>	N/A
<b>Company Name</b>	
<b>Address</b>	
<b>City, State, Zip</b>	
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	
<b>Street Address</b>	

<b>Frontage</b>	
<b>Legal Access</b>	
<b>Contiguous under same ownership</b>	
<b>Acquisition details</b>	
<b>Size purchased</b>	

**B. Development History**

<b>Previous FLUA Amendments</b>	
<b>Concurrency</b>	
<b>Plat, Subdivision</b>	

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 7. Text Amendment Application

### A. Proposed Text Amendment Summary

<p><b>Elements &amp; Policies to be revised</b></p>	<ul style="list-style-type: none"> <li>• Palm Beach County Comprehensive Plan – Policy 2.2.4-e (Future Land Use Element, Industrial Designations)</li> <li>• Ordinance No. 2008-051 (site-specific Condition of Approval)</li> </ul>
<p><b>Purpose</b></p>	<p>The purpose of the proposed amendment is to clarify and restore the allowance of vehicle repair and maintenance uses with ancillary sales within the Industrial (IND) and Economic Development Center (EDC) Future Land Use designations. The current Plan language, as modified in the 2022 Commerce FLU update, restricts EDC-designated sites to light industrial uses, effectively excluding industrial-type commercial uses that are otherwise permitted in other industrial MUPDs.</p> <p>This limitation is hindering the processing of the associated FLUA amendment because the proposed FLUA amendment includes a commercial/industrial use mix that cannot be fully recognized under the existing EDC text restrictions. To fully implement the intended land use and associated MUPD zoning permissions, the Applicant will submit a <b>concurrent FLUA amendment</b> to Ordinance No. 2008-051 to modify the site-specific condition limiting development to 1,139,464 square feet of light industrial uses or equivalent traffic-generating uses.</p> <p>The relationship between the text amendment and the FLUA amendment is direct and specific: without the text amendment to Policy 2.2.4-e and the concurrent FLUA amendment to Ordinance No. 2008-051, vehicle repair and maintenance uses with ancillary sales cannot be formally allowed, and the FLUA amendment cannot accurately reflect the intended land use. The amendments together restore historically permitted uses consistent with the EDC designation and MUPD zoning framework without increasing density, intensity, or development potential.</p>
<p><b>Justification</b></p>	<p>Included with this submittal</p>
<p><b>Consistency</b></p>	<p>The proposed amendment, in conjunction with the concurrent FLUA amendment, is consistent with the Palm Beach County Comprehensive Plan as follows:</p> <ul style="list-style-type: none"> <li>• <b>Future Land Use Element (EDC Designation):</b> Vehicle repair and maintenance uses of an industrial nature are consistent with EDC objectives for employment centers, research parks, and campus-like industrial development.</li> <li>• <b>Internal Consistency of the Comprehensive Plan:</b> Restores alignment between Policy 2.2.4-e and the original intent of the EDC designation, correcting limitations that were inadvertently introduced during the 2022 Commerce FLU amendments.</li> <li>• <b>Economic Development Objectives:</b> Promotes diversified industrial activity, efficient land use, and employment generation, consistent with the County’s economic development strategies.</li> <li>• <b>ULDC Implementation and Compatibility:</b> Aligns with ULDC standards by permitting industrial-type commercial uses whose operational impacts are comparable to industrial uses, with accessory commercial components remaining incidental and subordinate.</li> <li>• <b>No Increase in Intensity or Impact:</b> The amendment, coupled with the concurrent FLUA amendment, does not modify permitted density, FAR, or other development thresholds; it solely clarifies allowable use categories to restore</li> </ul>

	<p>historically permitted uses and ensure accurate processing of the FLUA amendment.</p>
<p><b>Text Changes</b></p>	<p><b>Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations.</b> 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.</p> <p>11. Commercial uses pursuant to one or more of the following:</p> <p>a. Industrial (IND) <del>and Economic Development Center (EDC)</del> 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;</p> <p>b. Commercial uses in Commerce <del>and Economic Development Center</del> are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;</p> <p><b><u>Ordinance No. 2008-051 (Exhibit 1: Condition of Approval):</u></b></p> <p>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 <del>or equivalent traffic generated uses. as defined by the ULDC.</del></p>
<p><b>ULDC Changes</b></p>	<p><b><u>ULDC Article 4.B.2.C.29:</u></b></p> <p><b>29. Repair and Maintenance, Light</b></p> <p>a. <b>Definition</b> An indoor establishment engaged in the minor repair or maintenance of automobiles, light duty commercial vehicles rated one ton capacity or less, boats, motorcycles, personal watercraft, golf carts, mopeds, lawn mowers, major household appliances, or household furniture.</p> <p>b. <b>Typical Uses</b> Light Repair and Maintenance establishments may include but are not limited to tune-up stations, glass shops, quick-lube stations, muffler shops, upholstery shops, tire installation and service, alignment shops, replacement of brake linings, and lawn mower repair and maintenance</p> <p>c. <b>Overlay – Westgate Community Redevelopment Area Overlay (WCRAO)</b> Light Repair Maintenance uses are prohibited in the NR, NRM, NG, and NC Sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations.</p> <p>d. <b>Zoning Districts – CN and CC District and Commercial Pod of PUD</b> Shall be limited to a maximum of 5,000 square feet of GFA.</p> <p>e. <b>Accessory Use</b> Light Repair and Maintenance may be Permitted by Right as an accessory use to Heavy Repair and Maintenance.</p> <p>f. <b>Setbacks</b> 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 <del>unless the repair activity occurs entirely within an enclosed building.</del></p> <p>g. <b>Nuisances</b></p> <p>1) <b>Enclosed Repair Activities</b> All repair and maintenance activities shall be conducted within an enclosed structure.</p>

**2) Vehicle or Equipment Testing on Residential Streets**

Testing of vehicles, equipment, or other similar shall be prohibited on Residential Streets.

**h. Outdoor Parking or Storage**

1) The outdoor storage of disassembled vehicles, equipment, or parts shall be prohibited.

2) All vehicles or equipment shall be stored in designated storage areas, except for the following:

a) Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and

b) Automobiles placed for customer pick-up may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.

**ULDC Article 4.B.2.C.39:**

**39. Vehicle Sales and Rental, Light**

**a. Definition**

An establishment engaged in the sale, retail or wholesale, rental, or lease of new or used motor vehicles as may be defined by the Florida Department of Motor Vehicles, or boats, and recreational vehicles, including but not limited to the following vehicles typically acquired for personal noncommercial use: 1) Automobiles, sport utility vehicles (SUVs), and light trucks or vans with a curb weight of 8,000 pounds or less; or 2) Boats, personal watercraft, recreational vehicles (RVs), off-highway vehicles (OHVs), motorcycles, golf carts, or swamp buggies

**b. Typical Uses**

Typical uses include independent dealers, franchise dealers, wholesale dealers, or new and used recreational vehicle dealers, auto and truck rental, and boat or personal watercraft rental and sales

**g. Accessory Uses**

**1) Marinas**

Vehicle Sales and Rental limited to boats and personal watercraft may be permitted as an accessory use to Marina Facilities in the CRE district or an MUPD with CR FLU designation, and shall be exempt from the minimum three-acre lot size requirement.

**2) Accessory to Heavy Repair and Maintenance and Light Repair and Maintenance**

Limited Light Vehicle Sales and Rental, may be permitted as an accessory use to Heavy Repair and Maintenance facilities, subject to DRO approval, and the following:

a) Limited to the display or advertising of a maximum of five vehicles per lot.

b) All storage spaces shall be located indoors, or set back a minimum of 100 feet from the front and side street property lines, or in a location which is screened from view from any public street by a combination of buildings or walls, or opaque fences or landscaping. Vehicles on display shall be located within 100 feet of a repair bay.

c) Vehicles on display shall be located within 100 feet of a repair bay

d) Online of off-site sales transactions with vehicle delivery to the customer occurring on-site.



**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**

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**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.

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.