



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

BCC ADOPTION PUBLIC HEARING, JULY 24, 2025

A. Application Summary

I. General

Project Name:	Paving Lady (SCA 2025-008)
Request:	INST to IND
Acres:	4.28 acres
Location:	Southeast corner of Belvedere Road and Pike Road
Project Manager:	Alondra Lopez-Mojica, Planner I
Applicant:	Janice M. Riley Inc. - Mauro Comuzzi (contract purchaser)
Owner:	Hope Evangelical Lutheran Church of West Palm Beach, Florida, Inc. - Dan Smith
Agent:	Kevin McGinley, Land Research Management, Inc.
Staff Recommendation:	Staff recommends approval based upon the following findings and conclusions found in this report.

II. Assessment & Conclusion

This privately proposed small scale amendment is a 4.28 acre site, located at the southeast corner of Belvedere Road and Pike Road. The subject site currently serves as a place of worship known as Hope Evangelical Lutheran Church and has an Institutional future land use designation. The applicant proposes to change the future land use designation from Institutional and Public Facilities (INST) to Industrial (IND). The applicant is an asphalt paving and maintenance company that intends to convert two existing 7,369 square foot structures into offices, construct 5,000 square feet of warehouse and provide an area of 20,000 square feet for a contractor storage yard.

The amendment is appropriate considering the site's location along a predominantly industrial corridor and on an Urban Minor Arterial roadway. Additionally, the area south of Belvedere Road consists of one of the four primarily industrial areas within the County. In addition, the amendment would allow for light industrial uses which have a lower trip generation than the maximum potential of institutional uses. Staff concludes that there is an adequate justification as the amendment is compatible with surrounding land uses, consistent with the character of the area and with applicable policies in the Comprehensive Plan, and meets all levels of service standards.

III. Hearing History

Local Planning Agency: *Scheduled for July 11, 2025*

Board of County Commissioners Adoption Public Hearing:

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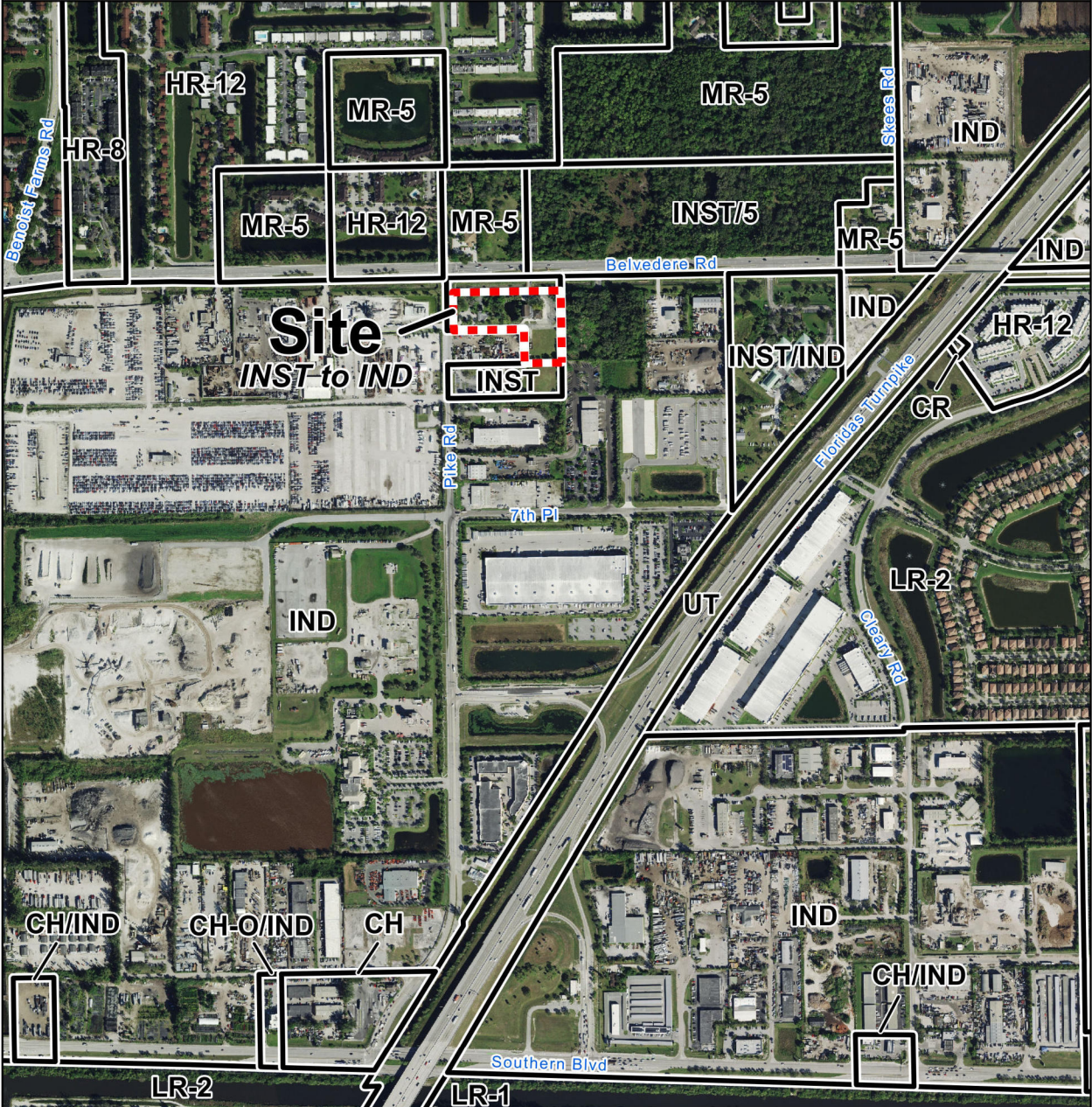
B. Petition Summary

I. Site Data

Current Future Land Use	
Current FLU:	Institutional and Public Facilities (INST)
Existing Land Use:	Place of Worship
Current Zoning:	Multifamily Residential (RM)
Current Dev. Potential Max:	Institutional uses, up to 83,896 square feet (0.45 FAR)
Proposed Future Land Use Change	
Proposed FLU:	Industrial (IND)
Proposed Use:	Contractor’s Storage Yard, Warehouse/Maintenance and Office
Proposed Zoning:	Light Industrial (IL)
Dev. Potential Max/Conditioned:	Industrial uses, up to 158,471 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:	None
Comm. District:	Commissioner Gregg K. Weiss, District 2

Future Land Use Atlas Amendment

Paving Lady (SCA 2025-008)



Site Data

Size: 4.28 acres
Existing Use: Place of Worship
Proposed Use: Industrial
Current FLU: INST
Proposed FLU: IND

Future Land Use Designations

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

Date: 12/19/2024
Contact: PBC Planning
Filename: T:\Planning\AMEND\25-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 and Background

This is a privately proposed amendment for a 4.28 acre site located just west of the Florida's Turnpike at the southeast corner of Belvedere Road and Pike Road, within the Urban/Suburban Tier.

Site Background: The site is comprised of one parcel utilized as a place of worship that is owned by Hope Evangelical Church of West Palm Beach, Florida. The site was approved for a church, rectory, and accessory buildings in 1977. The site has not been the subject of a land use amendment.

Proposed Amendment: The amendment is proposing to change the future land use designation of the subject site from the Institutional and Public Facilities (INST) future land use to Industrial (IND). The applicant is an asphalt paving and maintenance company that intends to convert two existing 7,369 square foot buildings into offices, construct a 5,000 square foot warehouse and provide an area of 20,000 square feet for a contractor storage yard.

Zoning Application. The concurrent zoning application (ABN/Z-2024-01914) proposes to abandon the previously approved place of worship and is also proposing an official zoning map amendment to allow a rezoning from Multifamily Residential (RM) Zoning District to the Light Industrial (IL) Zoning District.

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 chapters 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 at the southeast corner of Belvedere Road and Pike Road. The site is located along a corridor with predominantly Industrial future land use designations, with these uses specifically to the south and west of the subject site. 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 south of the subject site changing to Industrial, although the site itself has not been subject of a land use amendment.

Appropriateness of the Amendment. The subject site is located along a corridor with a variety of future land uses including Medium and High Residential to the north and Utilities and Transportation and Industrial to the east, west and south. The amendment would change the existing Institutional and Public Facilities (INST) future land use designation to Industrial (IND) in order to develop a contractor storage yard, office and warehouse for an asphalt paving and maintenance company. The proposed IND designation would allow up to 0.85 floor area ratio (FAR), which is higher than the FAR allowed with existing Institutional and Public Facilities designation at 0.45. However, the proposed light industrial use generates less traffic and is considered a low-impact, low-trip generating use.

Compatibility. As identified earlier, the subject site is surrounded by Industrial future land uses to the south and west. To the north are Medium and High Residential and Institutional FLUs with the Florida's Turnpike to the east. The applicant intends to repurpose existing buildings, so only one new 5,000 square foot building would be added on the southern part of the parcel and an additional 20,000 square feet of the site will be utilized for a contractor storage yard. Considering the low impact of the proposed use, and the industrial nature of the corridor, the amendment change to industrial is 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 4.28 acre site, located at the southeast corner of Belvedere Road and Pike Road. The subject site currently serves as a place of worship for Hope Evangelical Lutheran Church and has an Institutional future land use designation. The applicant proposes to change the future land use designation from Institutional and Public Facilities (INST) to Industrial (IND). The applicant is an asphalt paving and maintenance company that intends to convert two existing 7,369 square foot structures into offices, construct a 5,000 square foot warehouse and provide an area of 20,000 square feet for a contractor storage yard.

The amendment is appropriate considering the site’s location along a predominantly industrial corridor and on an Urban Minor Arterial roadway. Additionally, the area south of Belvedere Road consists of one of the four primarily Industrial areas within the County. In addition, the amendment would allow for light industrial uses which have a lower trip generation than the maximum potential of institutional uses. Staff concludes that there is an adequate justification as the amendment is compatible with surrounding land uses, consistent with the character of the area and with applicable policies in the Comprehensive Plan, and meets all levels of service standards.

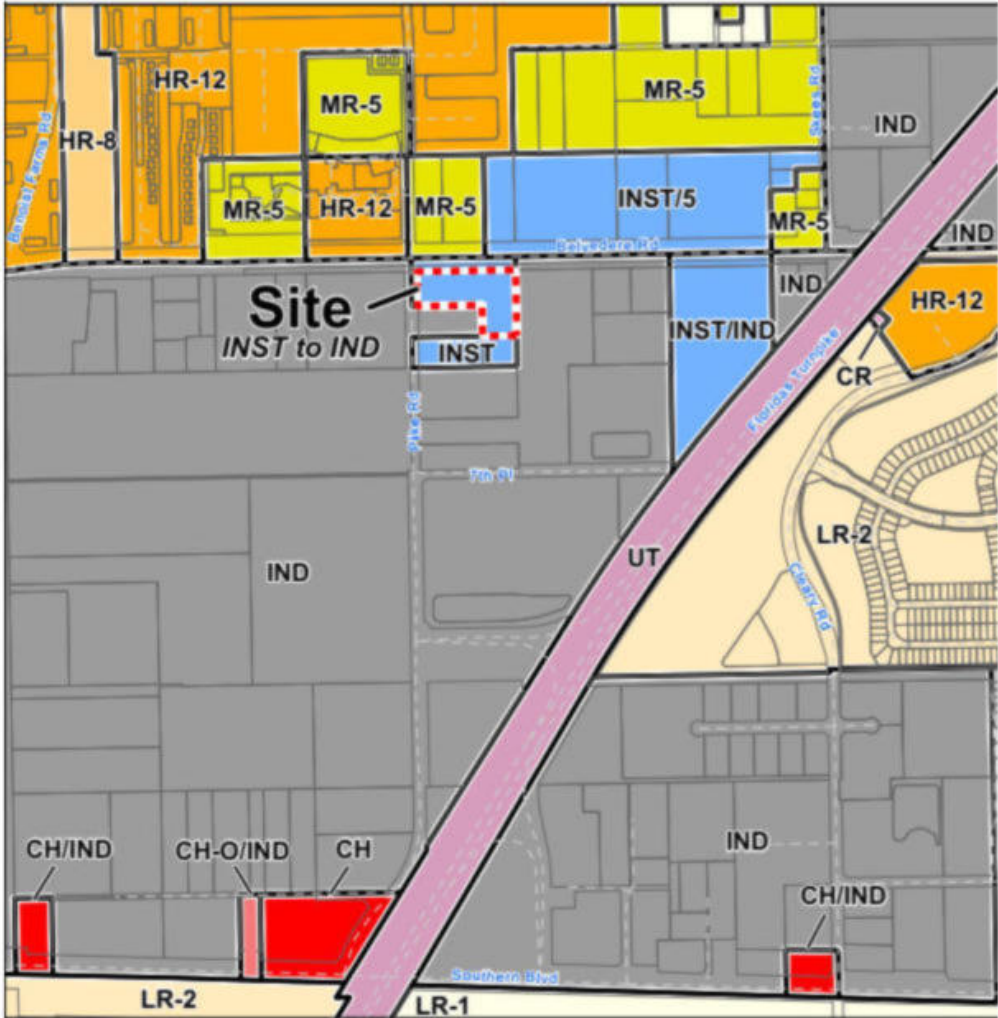
Therefore, staff is recommending ***approval***.

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

Amendment No:	Paving Lady (SCA 2025-008)
FLUA Page No:	63
Amendment:	From Institutional and Public Facilities (INST) to Industrial (IND)
Location:	Southeast corner of Belvedere Road and Pike Road
Size:	4.28 acres approximately
Property No:	00-42-43-27-05-006-0301

Conditions: None



Legal Description

PARCEL 1: THE NORTH 245 FEET OF TRACT 3, BLOCK 6, 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. LESS THE NORTH 38 FEET CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT IN DEED BOOK 67, PAGE 392, AND ALSO LESS THE WEST 15 FEET CONVEYED TO COUNTY OF PALM BEACH FOR PIKE ROAD IN OFFICIAL RECORD BOOK 2690, PAGE 165.

PARCEL 2: THE EAST 220 FEET OF TRACT 3, BLOCK 6, 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. LESS THE NORTH 245 FEET OF SAID TRACT 3 AND LESS THE SOUTH 198 FEET OF SAID TRACT 3.

PARCEL 3: THE SOUTH 17 FEET OF THE NORTH 262 FEET OF TRACT 3, BLOCK 6, 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. LESS THE EAST 220 FEET THEREOF, AND ALSO LESS THE WEST 15 FEET THEREOF FOR ROAD RIGHT OF WAY.

FURTHER LESS AND EXCEPT FROM PARCELS 1 AND 3, THE FOLLOWING-DESCRIBED PROPERTY BEING CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 24035, PAGE 1915, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TO-WIT:

A PORTION OF TRACT 3, BLOCK 6, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 00°59'11" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 10.00 FEET TO A POINT ON A LINE BEING 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3, SAME BEING THE NEW EAST RIGHT-OF-WAY LINE OF PIKE ROAD; THENCE SOUTH 00°59'11" EAST ALONG SAID PARALLEL LINE AND SAID NEW EAST RIGHT-OF-WAY LINE, 212.00 FEET TO A POINT ON A LINE BEING 262.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 89°00'49" WEST ALONG SAID PARALLEL LINE, 25.00 FEET TO THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°59'11" WEST ALONG SAID WEST LINE, 17.00 FEET TO A POINT ON A LINE BEING 245.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO A LINE BEING 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°59'11" WEST ALONG SAID PARALLEL LINE, 195.00 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 186240.0 SQUARE FEET OR 4.275 ACRES.

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:

- “Based upon the changed industrial character of the vicinity, the proposed IND FLU designation of IND is the most appropriate for the property.”
- “The proposed IND FLUA designation is determined to be compatible with the adjacent properties which consist of IND FLUA designations that support manufacturing, outdoor storage, and warehousing uses.”
- “Light industrial development’s typical operation is not likely to cause undesirable effects, danger or disturbance upon neighboring areas and typically does not create negative impacts on immediately adjoining uses.”

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 Institutional (INST) to Industrial (IND). This change will allow for a contractor storage yard, office and warehouse to be built on the site, while also being compatible with the site’s surrounding uses. The applicant intends to repurpose the preexisting buildings on the site, as well as add an additional 5,000 square foot building on the southern part of the site to serve as a warehouse/maintenance building and provide 20,000 square feet of the site for a contractor’s storage yard. This warehouse and storage use is compatible with the surrounding uses.

With regard to the justification, the proposed IND designation is not out of character for this area. The site is part of a corridor 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 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.*

The proposed amendment to IND would allow for the development of a contractor storage yard, warehouse, and office uses, which is not out of character nor inappropriate for this area given the non-residential, mostly industrial, uses approved around the site. 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. 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 an Industrial future land use designation in order to develop a contractor's storage yard, office and warehouse uses. The amendment is appropriate at this location as it is located along an urban minor arterial roadway with existing industrial future land uses in the immediate vicinity. Therefore, the amendment is consistent with this policy.

3. **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 can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Examples of heavy industrial uses include, but are not limited to, salvage and junkyards, storage of regulated substances, asphalt and concrete mixing and product manufacturing, heavy manufacturing, construction and demolition recycling, and equestrian waste management.

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

4. **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 at the northeast corner of Golden Lakes Boulevard are; (1) Belvedere Congregation of Jehovah's Witnesses, a 2.34 acre, 3,947 square foot place of worship use, with a Medium Residential, 5 units per acre (MR-5) FLU designation; (2) a parcel owned by United Overcomer Church of God which has a MR-5 FLU designation and is currently vacant; and 3) a 25.41 vacant lot owned by the

School Board of Palm Beach County, with an Institutional and Public Facilities, with an underlying 5 units per acre (INST/5) FLU designation. In 2018, a FLU change was approved, from Medium Residential, 5 units per acre (MR-5) to Institutional and Public Facilities with underlying 5 units per acre (INST/5) to develop a regional bus facility. North of these three parcels is the Golden Lakes Village Condominium residential community, which has a High Residential, 12 units per acre (HR-12) FLU designation and more parcels owned by the School District with an MR-5 FLU.

West: To the west of the subject site beyond Pike Road are several industrial uses including Maschmeyer Concrete, Palm Beach Metal Recycling, Palm Beach Iron Works and Copart Auto Auction; all with an Industrial FLU designation.

South: A 1.89-acre parcel borders the subject site to the south and is currently operating as a contractor’s storage yard for Power Diesel Truck Parts II Corporation with an IND FLU, followed by the Cuban American Club with an Institutional FLU.

East: To the east of the subject site is a 14.28-acre property with the IND land use designation which is owned by Waste Pro of Florida Inc.. Further to the east of this property are existing industrial uses, including Wynn and Sons Environmental Construction and Peterbilt truck repair shop also with IND designation. Further east is the Palm Beach County Animal Care and control facility with an INST/IND FLU and the Florida’s Turnpike.

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 IND is compatible with the neighboring designations in the industrial area south of Belvedere Road. “The proposed IND FLUA designation is determined to be compatible with the adjacent properties which consist of IND FLUA designations that support mining and processing, manufacturing, outdoor storage, and warehousing uses.”

Staff Analysis: The property is located on the southeast corner of Belvedere Road and Pike Road, corridors that contain industrial and utility uses including warehouse, general wholesaling, distribution, manufacturing and processing and office uses. 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: The proposed amendment is not located within any overlay.

- 2. 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 not located within any Neighborhood Plan or Study area.

E. Public Facilities and Services Impacts

The proposed amendment will change the FLU designation from INST to IND. For the purposes of the public facilities analysis, the amendment was considered at the current maximum intensity of institutional uses at 0.45 FAR (83,896 square feet) and up to the proposed maximum 0.85 FAR of industrial uses (158,471 square feet). Public facilities impacts are detailed 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 January 14, 2025, Palm Beach County Fire Rescue provided the following comment: "This property is primarily served by Palm Beach County Fire Rescue Station #34, located at 231 S. Benoist Farms Rd. The subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. In fiscal year 2024, the average response time for this station zone is 7:22. Changing the land use will have some 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 158,471 square feet of light industrial use. According to the County's Traffic Engineering Department (see letter dated November 1, 2024 in Exhibit 5), the amendment would result in a reduction of 119 net daily trips with 102 (9/11) AM and 89 (11/78) PM net peak hour trips for the maximum potential under the Industrial (IND) 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 October 25, 2024, was prepared by JFO Group Inc., 6671 W. Indiantown Road, Suite 50-324, Jupiter, FL 33458. 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:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on June 20, 2025.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500 feet of the site on June 20, 2025. On the same date, several interested parties were also notified by mail, including the Golden Lakes Village Condominium Association, St. Andrews Palm Beach Master Association, and the Belvedere Isles Master Association. Correspondence received throughout the public hearing process is added to Exhibit 8.

Exhibit 3
Applicant’s Justification

G.1 JUSTIFICATION

The subject site consists of a 4.28-acre parcel of land, located at the southeast corner of Belvedere Road and Pike Road. The property is currently assigned an INST FLUM designation and an RM zoning designation. The current use is a 7,887 sq. ft. religious institution (Hope Evangelical Church of West Palm Beach, Florida).

The proposed FLUA designation is IND, which allows either light or heavy industrial uses, depending upon the associated zoning designation. The proposed associated zoning designation is IL – Light Industrial. The proposed use is to repurpose the existing 7,887 sq. ft. religious buildings as the office component of the proposed project with the balance of the property (4.12 acres) used for contractor storage of heavy equipment

The subject property is located within the existing industrial area located south of Belvedere Road; a six-lane divided Urban Minor Arterial roadway. An inventory of neighboring properties is presented in Table G-1. The locations of the properties are illustrated on Map G-1.

Table G-1
Inventory of Neighboring Land Uses

Map G-1 Ref	Name/Use	Acres	Bldg. Sq. ft.
1	Maschmeyer Concrete and Lotts Concrete Products/ Mining and Processing NAICS 4700	90.6	864
2	Quick Sand/Heavy Manufacturing NAICS 4200	40.35	4,926
3	White Cap Supply and HD Supply Waterworks/ Light Manufacturing NAICS 4100	4.81	35,857
4	Club Cubano Americano/Social Fraternal Hall NAICS 7700	2.89	7,360
5	A & L Towing/Power Diesel Truck Parts Outdoor storage NAICS NA	1.89	2,562
6	Waste Pro Florida, Inc. Warehouse Terminal NAICS 4800	14.28	6,560
7	Palm Beach Iron Works Light Manufacturing NAICS	2.83	11,885

Future Land Use Element Policy 2.1.f requires that the applicant provides adequate justification for the proposed future land use.

1. Suitability. From Table G-1 and Map G-1, the following range of industrial uses are located in the immediate vicinity of the subject property south of Belvedere Road: mining and processing, manufacturing, warehousing and outdoor storage. Additional detail is presented in Part 4.A *Surrounding Land Uses* of the body of the 2024 Future Land Use Atlas Amendment Application. The proposed use is a suitable and appropriate addition to the surrounding IND land uses.
2. Inappropriateness. The property is currently assigned an INST FLUM designation and has been historically used for religious uses granted an initial approval in 1976 (Zoning Petition 76-163). Over the course of the years since then, the character of the area has changed and become decidedly industrial in nature. The Aerial Photograph G-1 from 2007 and Map G-2 Abutting Property FLUA Designations indicate that abutting properties to the south and east have changed and developed for industrial uses. The property to the south was a single-family residence and the property to the east was vacant. Based upon the changed industrial character of the vicinity, the proposed IND FLUM designation of IND is the most appropriate for the property.

G.2 RESIDENTIAL DENSITY INCREASES: Not Applicable

G.3 COMPATIBILITY

Based upon Table G-1 and Maps G-1 and G-2, it is concluded that the proposed FLUA designation of IND is compatible with the neighboring designations in the industrial area south of Belvedere Road. Compatible designations are defined as those which are consistent with each other in that they do not promote 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 proposed IND FLUA designation is determined to be compatible with the adjacent properties which consist of IND FLUA designations that support mining and processing, manufacturing, outdoor storage, and warehousing uses.

G.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN

Each proposed FLUA amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan.

According to Section 2.2.4, Policy 2.2.4-c *Industrial Future Land Use* Designations of the Future Land Use Element, the three permitted industrial future land use categories (IND, EDC, and CMR) are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing and development, wholesale distribution, or storage of products and related uses and services.

The proposed FLU designation for the subject property is IND. Per Policy 2.2.4-d, industrial uses shall be considered either Light or Heavy. The property, based upon its description as a contractor storage facility, would be classified as a Light Industrial use which is consistent with Policy 2.2.4-c as follows:

Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon neighboring 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.

As the abutting properties south of Belvedere Road currently consist of industrial uses, it is concluded that the assignment of an IND FLUA to the subject site is consistent Policy 2.2-4.

G.5 CONSISTENCY WITH FLORIDA STATUTES

Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

Key provisions of Chapter 163.3177, as is relates to the proposed amendment include the following:

1. *"Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . ."*

Data and analysis demonstrate that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), Attachment J (Drainage Statement), Attachment K (Fire Rescue Letter), and Attachment I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). No negative environmental impacts are identified, and potential historical resources impacts are addressed by the Palm Beach County Archeologist. Justification for the proposed amendment is based upon assigning an FLUM designation that is more consistent with the character of neighboring properties than the current designation.

One of the County's six broad principles guiding sustainable land use planning and development is to "Promote sustainable economic development initiatives in the County to diversify its economic base and enhance the quality of life of current and future County generations." (Ref: Page 1 – FLUE, Palm Beach County Comprehensive Plan). The proposed amendment will assist in implementing this directive and Objective 1.1.7 of the Future Land Use Element by creating opportunities for permitted industrial land uses and facilities to create additional job opportunities.

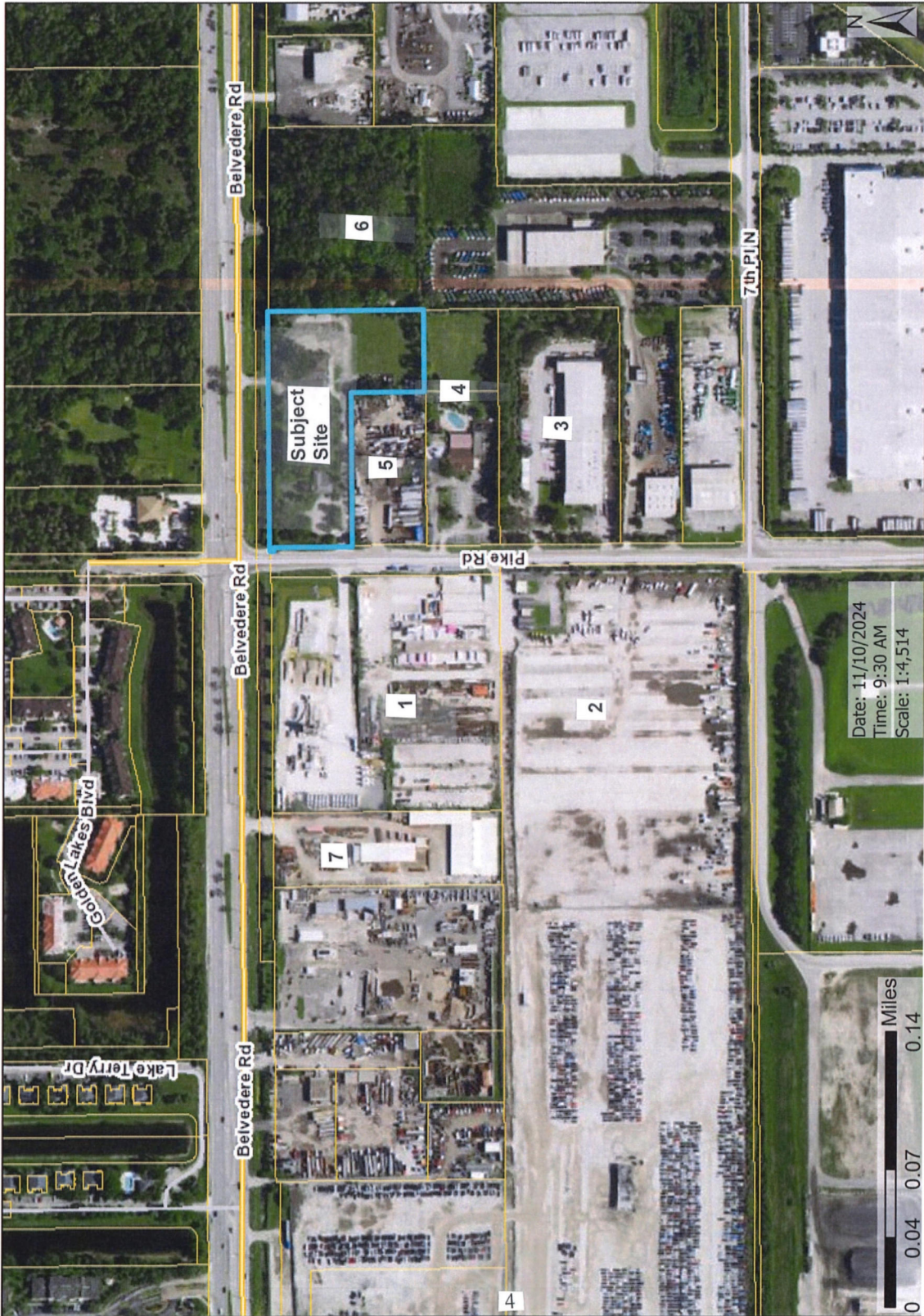
2. *"Chapter 163.3177(4)(a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region . . ."*

The provision of industrial services and employment opportunities and services along the Belvedere Road corridor is consistent with the intent of the IND FLU category in the Comprehensive Plan.

3. “Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved. . . . “
 Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein, support the proposed amendment.

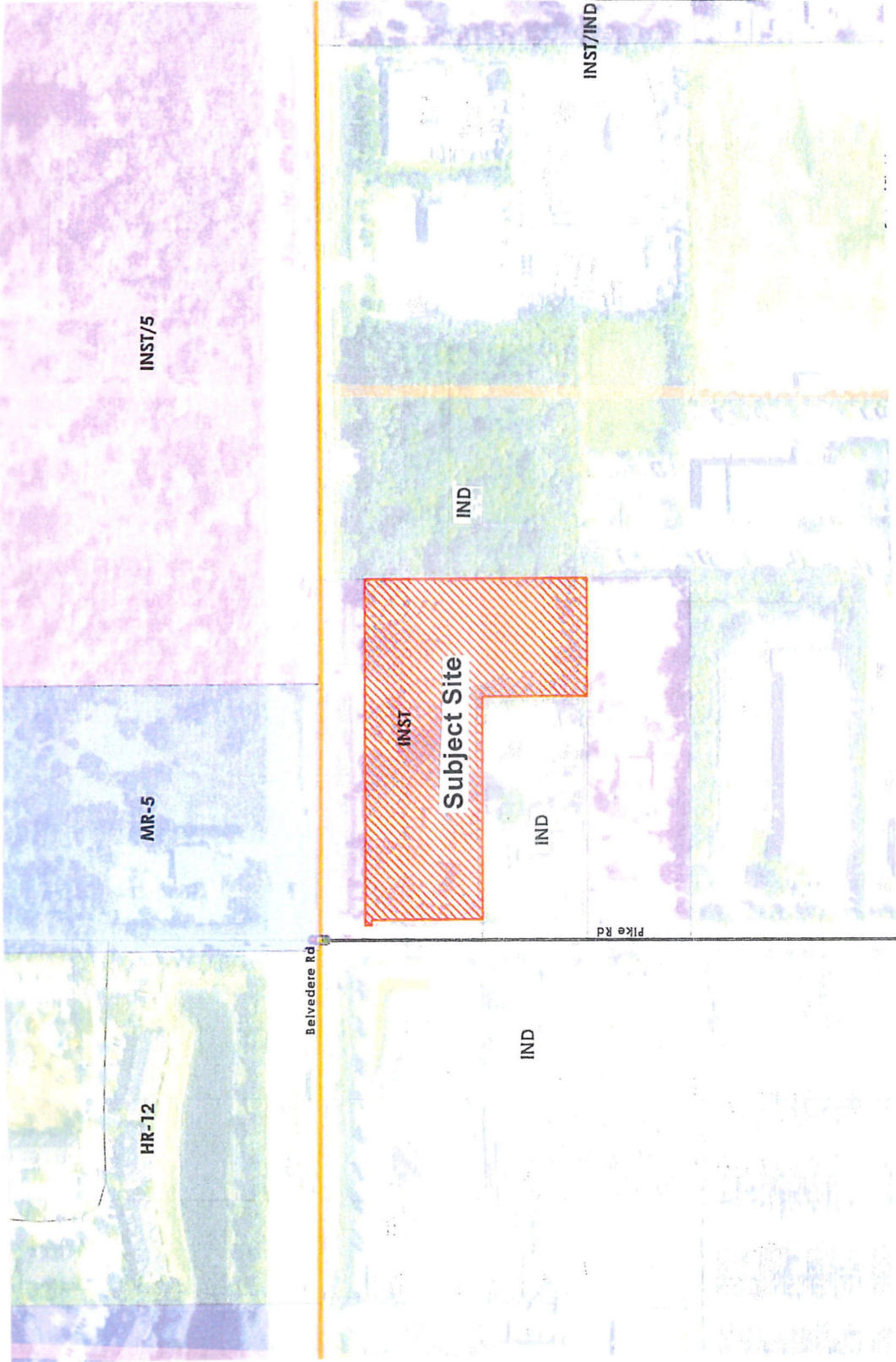
Map G-1
 Location of Neighboring Land Uses

Map G-1 Neighboring Properties



Map G-2
Neighboring FLUA Designations

MAP G-2
ABUTTING PROPERTY FLUA DESIGNATIONS



AERIAL PHOTOGRAPH G-1
2007 AERIAL VIEW OF NEIGHBORING PROPERTIES



Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information	
See Exhibit 5	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	Palm Tran Route 43
Nearest Palm Tran Stop	1. Eastbound - Stop 3799: South side of Belvedere Road at the Belvedere West Industrial Park; 0.6 miles west of the property. 2. Westbound – Stop 3735: Northwest corner of Belvedere Road and Benoist Farms Road; 0.5 miles west of the property.
Nearest Tri Rail Connection	Palm Tran Route 43, Stop 3799
C. Portable Water & Wastewater Information	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department (PBCWUD) – PBCWUD has the capacity to serve the existing and maximum potential IND use.
Nearest Water & Wastewater Facility, type/size	The nearest points of connection are an 8” potable water main and a 6” sanitary sewer force main located within Pike Boulevard adjacent to the Subject Property. The sanitary sewer connection will require a lift station.
D. Drainage Information	
The Drainage Statement, prepared by LDI, Inc., is attached. From the Statement, on-site stormwater management is accomplished by a combination of interconnected culvert pipes and drainage inlets that connect to an existing on-site wet detention area to provide the water quality runoff volume and onsite stormwater runoff storage. The site will utilize the Lake Worth Drainage District L-3 Canal as a Point of Legal Positive Outfall with discharge regulated by an existing on-site control structure.	
E. Fire Rescue	
Nearest Station	Service will be provided from PBC Fire-Rescue Station # 34, located at 231 S. Benoist Farms Road.
Distance to Site	The distance from the above-mentioned fire-rescue station to the site is approximately 1.75 miles.
Response Time	The average response time to the subject from the above-mentioned fire-rescue station is 7 minutes 13 seconds.
Effect on Resp. Time	Changing the land use of the subject property will have minimal impact upon Fire Rescue service.
F. Environmental	
Significant habitats or species	No significant habitats or animal species are identified.
Flood Zone*	Zone AE, in part, and Zone X. in part. FIRM Panel 0558

Wellfield Zone*	The site, located at the corner of Belvedere Road and Pike Road, is not located in a wellfield protection zone per Map LU 4-1 <i>Generalized Wellfield Map</i> of the Palm Beach County Comprehensive Plan Map Series.
G. Historic Resources	
No historic resources or architecturally significant resources are on, or within 500 feet of the subject property. Should any artifacts or skeletal remains are encountered during construction, development activity around the remains and the local sheriff and medical examiner are to be notified.	

Exhibit 5

Palm Beach County Traffic Division Letter



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

Palm Beach County
Board of County
Commissioners

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



November 1, 2024

Dr. Juan F. Ortega, P.E.
JFO Group, Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: The Paving Lady
FLUA Amendment Policy 3.5-d Review
Round 2024-25-B

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised October 25, 2024, 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:	Southeast corner of Belvedere Road and Pike Road	
PCN:	00-42-43-27-05-006-0301	
Acres:	4.28 acres	
	Current FLU	Proposed FLU
FLU:	Institutional & Public Facilities (INST)	Industrial (IND)
Zoning:	Multifamily Residential (RM)	Light Industrial (IL)
Density/ Intensity:	0.45 FAR	0.85 FAR
Maximum Potential:	Hospital = 83,896 SF	Light Industrial = 158,471 SF
Proposed Potential:	None	Office = 7,887 SF Outdoor Storage = 4.12 acres
Net Daily Trips:	-119 (maximum – current) -639 (proposed – current)	
Net PH Trips:	102 (91/11) AM, 89 (11/78) PM (maximum) 18 (13/5) AM, 25 (10/15) PM (proposed)	
<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 traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential**



Dr. Juan F. Ortega, P.E.
November 1, 2024
Page 2

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 be "DS", representing Dominique Simeus.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

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\25-B\The Paving Lady.docx

Exhibit 6
Water & Wastewater Provider LOS Letter



Water Utilities Department

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6008
www.pbcwater.com



**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"*

Official Electronic Letterhead

December 9, 2024

Land Research Management, Inc.
2240 Palm Beach Lakes Blvd. Suite 103
West Palm Beach, Florida 33409

RE: The Paving Lady
PCN 00424327050060301
Service Availability Letter

Dear Mr. Fleischmann,

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 to provide the level of service required for the current FLUA designation INST (Institutional) Place of Worship and the proposed FLUM Industrial (IND) designation with a maximum development of 158,471 square feet building.

The nearest point of connection is an 8" potable water main and a 6" sanitary sewer forcemain located within Pike Blvd. adjacent to the subject property. The sanitary sewer connection will require a lift station.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, 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 give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Michels".

Jackie Michels, P.E.,
Project Manager

Exhibit 7

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

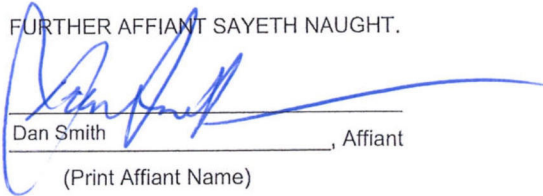
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Dan Smith, 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 [x] President of Hope Evangelical Lutheran Church of WEst Palm Beach, Florida, Inc. [position - e.g., president, partner, trustee] of [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: 7430 Belvedere Road
WEst Palm Beach, FL 33411
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.

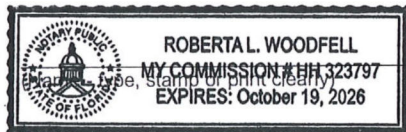


Dan Smith, Affiant
(Print Affiant Name)

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 7 day of November, 2024 by Dan Smith (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).



My Commission Expires on: _____


(Signature)

NOTARY'S SEAL OR STAMP

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION:

PARCEL 1: THE NORTH 245 FEET OF TRACT 3, BLOCK 6, 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. LESS THE NORTH 38 FEET CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT IN DEED BOOK 67, PAGE 392, AND ALSO LESS THE WEST 15 FEET CONVEYED TO COUNTY OF PALM BEACH FOR PIKE ROAD IN OFFICIAL RECORD BOOK 2690, PAGE 165.

PARCEL 2: THE EAST 220 FEET OF TRACT 3, BLOCK 6, 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. LESS THE NORTH 245 FEET OF SAID TRACT 3 AND LESS THE SOUTH 198 FEET OF SAID TRACT 3.

PARCEL 3: THE SOUTH 17 FEET OF THE NORTH 262 FEET OF TRACT 3, BLOCK 6, 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. LESS THE EAST 220 FEET THEREOF, AND ALSO LESS THE WEST 15 FEET THEREOF FOR ROAD RIGHT OF WAY.

FURTHER LESS AND EXCEPT FROM PARCELS 1 AND 3, THE FOLLOWING-DESCRIBED PROPERTY BEING CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 24035, PAGE 1915, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TO-WIT:

A PORTION OF TRACT 3, BLOCK 6, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 00°59'11" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 10.00 FEET TO A POINT ON A LINE BEING 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3, SAME BEING THE NEW EAST RIGHT-OF-WAY LINE OF PIKE ROAD; THENCE SOUTH 00°59'11" EAST ALONG SAID PARALLEL LINE AND SAID NEW EAST RIGHT-OF-WAY LINE, 212.00 FEET TO A POINT ON A LINE BEING 262.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 89°00'49" WEST ALONG SAID PARALLEL LINE, 25.00 FEET TO THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°59'11" WEST ALONG SAID WEST LINE, 17.00 FEET TO A POINT ON A LINE BEING 245.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO A LINE BEING 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°59'11" WEST ALONG SAID PARALLEL LINE, 195.00 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 186240.0 SQUARE FEET OR 4.275 ACRES.

EXHIBIT “B”

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. 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.

Name	Address
No individual owners	

Exhibit 8
Correspondence
