



Future Land Use Atlas Amendment Petition Summary

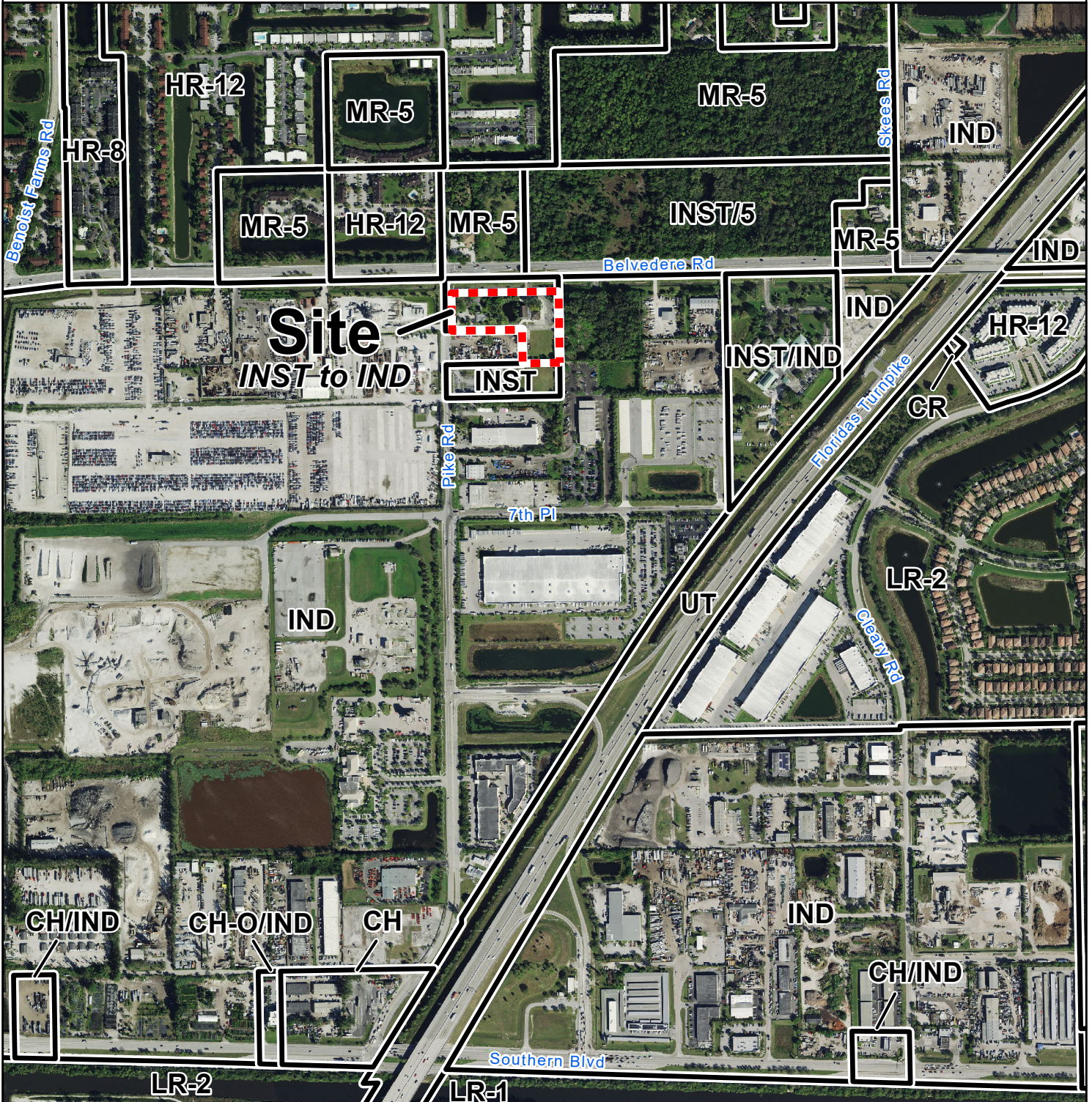
| | | | |
|------------------------|---|-----------------------|---------------|
| Amendment Name | Paving Lady | Round Number | 25-SCA |
| Amendment No. | SCA 2025-008 | Intake Date | 11/13/2024 |
| Acres | 4.28 | Control No. | 1982-00111 |
| Location | Southeast corner of Belvedere Road and Pike Road | Zoning App No. | |
| Status | In Process | | |
| Type | Small Scale Privately Initiated | | |
| Project Manager | Peter Germain | | |

| | |
|-----------------------------|---|
| Agent | Kevin McGinley, Land Research Management, Inc. |
| Applicant | Janice M. Riley, Inc. (Mauro Comuzzi) - contract purchaser |
| Owner | Hope Evangelical Lutheran Church of West Palm Beach, Florida, Inc. (Dan Smith) |
| Existing Use | Place of Worship |
| Current FLU | Institutional and Public Facilities (INST) |
| Current Zoning | Residential Multifamily (RM) |
| Current Potential | Institutional uses, up to 83,896 sf (0.45 FAR) |
| Proposed FLU | Industrial (IND) |
| Proposed Zoning | Light Industrial (IL) |
| Proposed Potential | Industrial uses, up to 158,471 sf (0.85 FAR) |
| Utility Service Area | Palm Beach County Water Utilities Department (WUD) |
| Annexation Area | Town of Haverhill, City of West Palm Beach |
| Plans/Overlays | None |
| Tier | Urban/Suburban |
| Commissioner | Gregg K. Weiss, District 2 |

Parcel Control Number(s) **Comments:**
00-42-43-27-05-006-0301

Future Land Use Atlas Amendment

Paving Lady (SCA 2025-008)



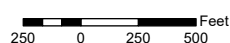
Site Data

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.



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

