

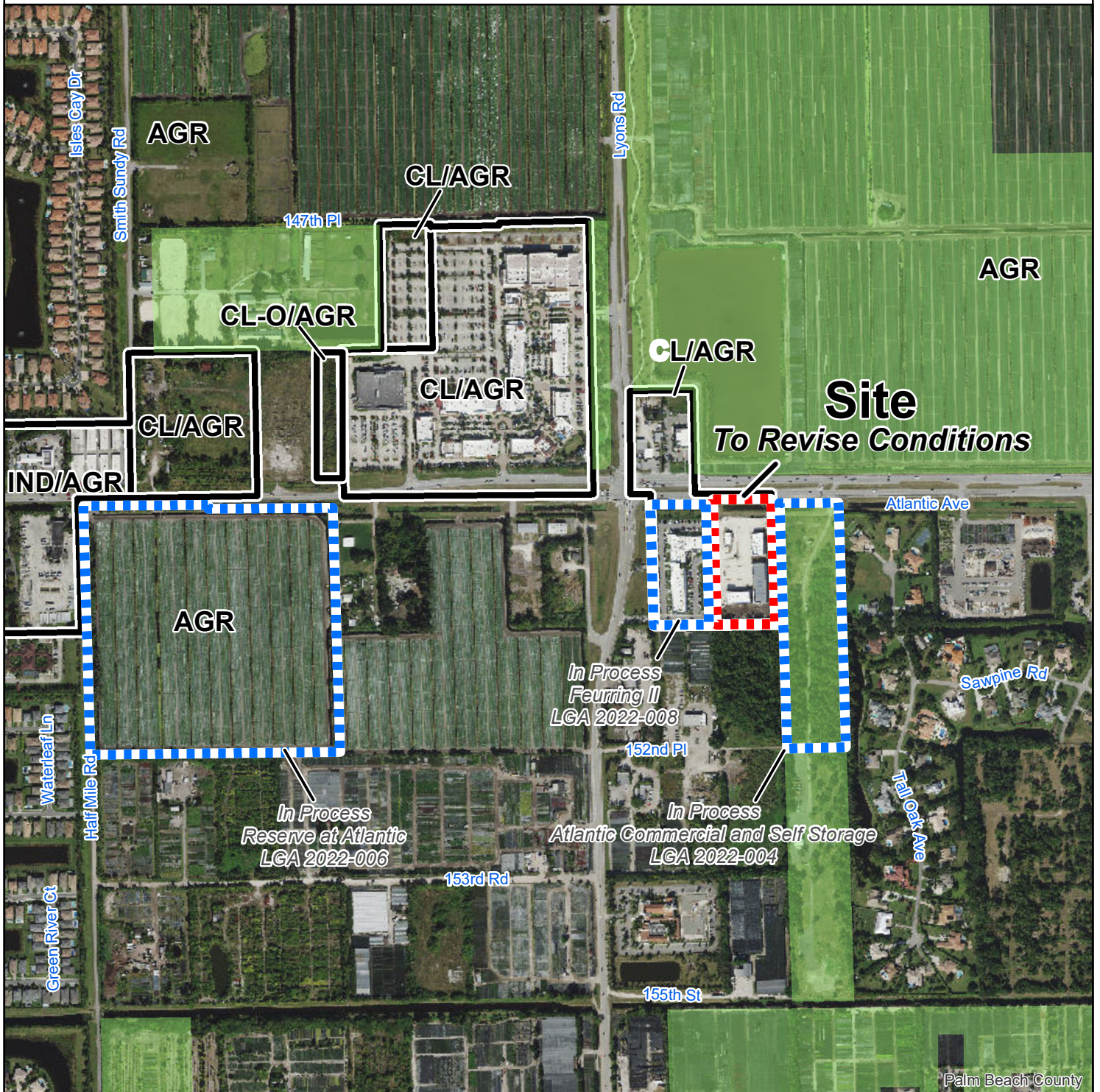


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Seneca II	Round Number	22-A
Amendment No.	LGA 2022-009	Intake Date	5/12/2021
Acres	4.51	Control No.	2013-00213
Location	South side of Atlantic Avenue, approx. 450 feet east of Lyons Road	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Stephanie Gregory		
Agent	Lindsay Libes, WGI, Inc		
Applicant	Jason Sher, JDR Development (Contract Purchaser)		
Owner	Ian Weiner, PEBB Atlantic, LLC		
Existing Use	Commercial		
Current FLU	Commercial Low with an underlying Agricultural Reserve (CL/AGR)		
Current Zoning	Multiple Use Planned Development (MUPD)		
Current Potential	38,538 sf of commercial uses (per adopted Ordinance)		
Proposed FLU	Commercial Low with an underlying Agricultural Reserve (CL/AGR) (Revise conditions of approval only) - No change		
Proposed Zoning	Multiple Use Planned Development (MUPD) - No change		
Proposed Potential	31,700 sf of commercial uses (per condition)		
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)		
Annexation Area	None		
Plans/Overlays	Agricultural Reserve Master Plan		
Tier	Agricultural Reserve - No change		
Commissioner	Maria Sachs, District 5		
Parcel Control Number(s)	Comments:		
00-42-46-20-19-001-0000	Revise condition of approval to reduce the maximum commercial square footage allowed in Ord. 2017-006		

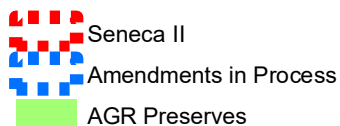
Future Land Use Atlas Amendment

Seneca II (LGA 2022-009)



Site Data

Size: 4.51 acres
Existing Use: Commercial
Proposed Use: Commercial
Current FLU: CL/AGR
Proposed FLU: CL/AGR with conditions



Future Land Use Designations

AGR Agricultural Reserve
CL/AGR Commercial low, underlying AGR
IND/AGR Industrial, underlying AGR

Date: 12/17/2021
Contact: PBC Planning
Filename: T:\Planning\AMEND\22-A2\
Note: Map is not official, for presentation purposes only.

230 0 230 460 Feet



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

