



# Future Land Use Atlas Amendment Petition Summary

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<b>Amendment Name</b>	<b>Thomas Packing Plant</b>	<b>Round Number</b>	<b>22-B</b>
<b>Amendment No.</b>	LGA 2022-016	<b>Intake Date</b>	11/10/2021
<b>Acres</b>	37.40	<b>Control No.</b>	2007-00288
<b>Location</b>	Northeast corner of Clint Moore Road and State Road 7	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Bryce Van Horn		

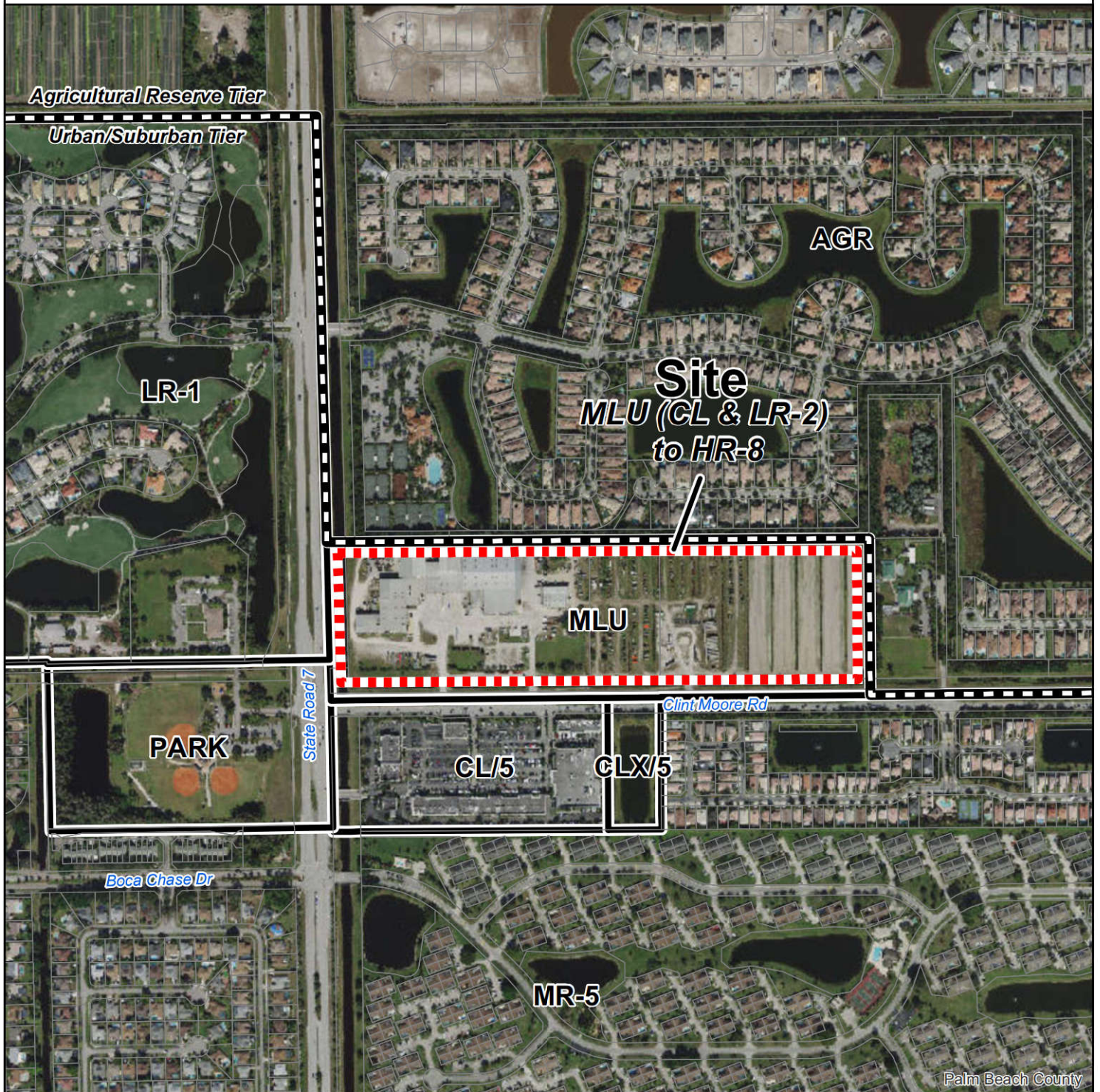
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<b>Agent</b>	Ken Tuma, Urban Design Studio
<b>Applicant</b>	Toll Brothers, Inc. (Contract Purchaser)
<b>Owner</b>	Westside Farms, Inc. and 7 T's Enterprises, Inc.
<b>Existing Use</b>	Packing Plant and Agriculture
<b>Current FLU</b>	Multiple Land Use (MLU) with Commercial Low (CL) and Low Residential, 2 units per acre (LR-2)
<b>Current Zoning</b>	Multiple Use Planned Development (MUPD)
<b>Current Potential</b>	Commercial retail, up to 185,130 sf; Office, up to 44,431 sf; and 150 bed CLF
<b>Proposed FLU</b>	High Residential, 8 units per acre (HR-8)
<b>Proposed Zoning</b>	Planned Unit Development (PUD)
<b>Proposed Potential</b>	Residential uses, up to 299 dwelling units
<b>Utility Service Area</b>	Palm Beach County Water Utilities Department (PBCWUD)
<b>Annexation Area</b>	None
<b>Plans/Overlays</b>	None
<b>Tier</b>	Urban/Suburban - No Change
<b>Commissioner</b>	Maria Sachs, District 5

<b>Parcel Control Number(s)</b>	<b>Comments:</b>
00-42-43-27-05-070-1130	To delete conditions of approval in Ordinance 2016-015
00-42-43-27-05-070-1160	
00-42-43-27-05-070-0110	

# Future Land Use Atlas Amendment

Thomas Packing Plant II (LGA 2022-016)



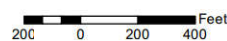
## Site Data

Size: 37.40 acres  
 Existing Use: Packing Plant and Agriculture  
 Proposed Use: Residential  
 Current FLU: MLU (CL & LR-2)  
 Proposed FLU: HR-8

## Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	MLU	Mixed Land Use
MR-5	Medium Residential, 5 units/acre		
PARK	Park		
AGR	Agricultural Reserve		
CL/5	Commercial Low, underlying MR-5		
CLX/5	Commercial Low crosshatching, underlying MR-5		

Date: 12/14/2021  
 Contact: PBC Planning  
 Filename: T:\Planning\AMEND\22-B  
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building  
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