



Future Land Use Atlas Amendment Petition Summary

| | | | |
|------------------------|--|-----------------------|--------------------|
| Amendment Name | Windsor Industrial | Round Number | 22-SCA |
| Amendment No. | SCA 2022-015 | Intake Date | 11/10/2021 |
| Acres | 2.55 | Control No. | 2003-00020 |
| Location | Southwest corner of Belvedere Road and Jog Road | Zoning App No. | ZV/ABN/Z-2021-1863 |
| Status | In Process | | |
| Type | Small Scale Privately Initiated | | |
| Project Manager | Carolina Valera | | |

| | |
|-----------------------------|---|
| Agent | Josh Nichols, LEED AP, Schmidt Nichols |
| Applicant | Shawn Chemtov, 6562 Belvedere LLC |
| Owner | Shawn Chemtov, 6562 Belvedere LLC |
| Existing Use | Vacant |
| Current FLU | Commercial Low with an underlying 2 units per acre (CL/2) |
| Current Zoning | Community Commercial (CC) |
| Current Potential | Residential, up to 5 units or Commercial, up to 22,215 sf (per Ord. 2007-014) |
| Proposed FLU | Industrial with an underlying Low Residential, 2 units per acre (IND/2) |
| Proposed Zoning | Industrial Light (IL) |
| Proposed Potential | Residential, 5 units or Industrial, up to 49,985 sf (0.45 FAR) |
| Utility Service Area | Palm Beach County Water Utilities Department (PBCWUD) |
| Annexation Area | Town of Haverhill, City of West Palm Beach |
| Plans/Overlays | Haverhill NP, PBIA Approach Path and Turnpike Aquifer Protection Overlay |
| Tier | Urban/Suburban - No change |
| Commissioner | Gregg Weiss, District 2 |

| | |
|---------------------------------|---|
| Parcel Control Number(s) | Comments: |
| 00-42-43-27-05-005-0051 | To delete conditions of approval in Ord. 2007-014 |
| 00-42-43-27-05-005-0054 | |

Future Land Use Atlas Amendment

Windsor Industrial (SCA 2022-015)



Palm Beach County

Site Data

Size: 2.55 acres
 Existing Use: Residential
 Proposed Use: Warehouse
 Current FLU: CL/2
 Proposed FLU: IND/2

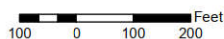
Future Land Use Designations

LR-2 Low Residential, 2 units/acre
 MR-5 Medium Residential, 5 units/acre
 CL/2 Commercial Low, underlying LR-2
 IND Industrial
 UT Utilities and Transportation

Date: 11/16/2021
 Contact: PBC Planning
 Filename: T.Planning/Amend/22-SCA
 Note: Map is not official, for presentation purposes only.



Site



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

