

RESOLUTION NO. R-2026 0618

RESOLUTION APPROVING ZONING APPLICATION PDD/W-2025-00960  
(CONTROL NO. 1979-00202)  
an Official Zoning Map Amendment  
APPLICATION OF East Coast Mulch Corp. - Raymond Bowden  
BY Schmidt Nichols, AGENT  
(East Coast MUPD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application PDD/W-2025-00960 was presented to the Board of County Commissioners at a public hearing conducted on May 28, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application PDD/W-2025-00960, the Application of East Coast Mulch Corp. - Raymond Bowden, by Schmidt Nichols, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.81 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on May 28, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

The motion was seconded by Commissioner Flores and, upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor	- Aye
Commissioner Marci Woodward, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 28, 2026.


Filed with the Clerk of the Board of County Commissioners on May 28, 2026.

This resolution shall not become effective unless or until the effective date of the Small Scale Land Use Amendment No. SCA-2025-00016.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY:   
COUNTY ATTORNEY

MICHAEL A. CARUSO  
CLERK & COMPTROLLER  
BY:   
DEPUTY CLERK




EXHIBIT A

LEGAL DESCRIPTION

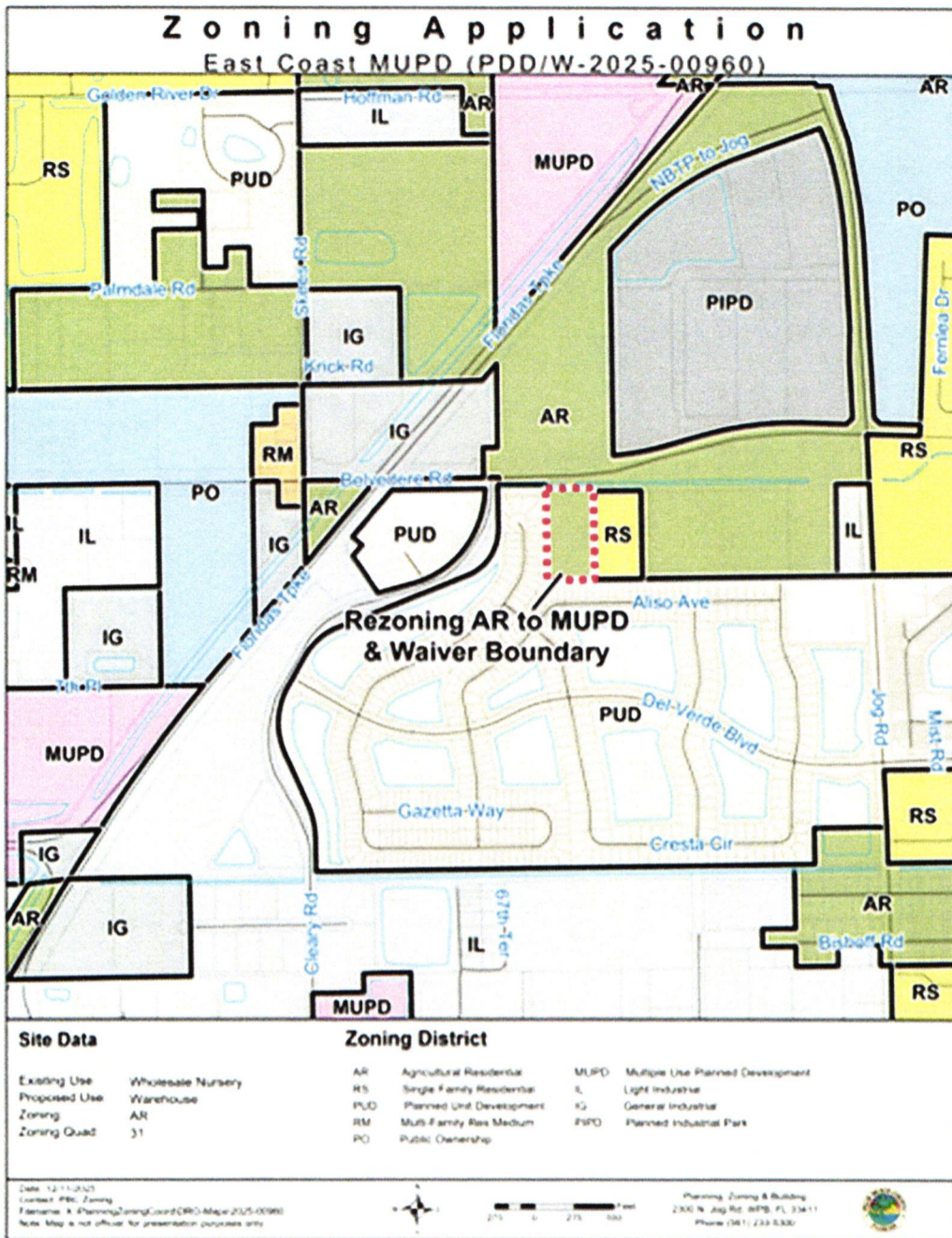
LEGAL DESCRIPTION

THE EAST HALF (E ½), OF TRACT 8, BLOCK 5, 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.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 209,363 SQUARE FEET (4.81 ACRES), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### Non Residential Planned Development District

##### ALL PETITIONS

1. The approved Preliminary Site Plan is dated February 23, 2026. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)
2. Prior to any modifications of use(s) for this development, the Applicant shall provide the applicable documentation to confirm that any modifications of uses comply with the Condition of Approval with the Future Land Use Amendment. (DRO/BLDGPM: ZONING - Zoning/Traffic)

##### ARCHITECTURAL REVIEW

1. Prior to final approval of the site plan by the Development Review Officer (DRO), the Applicant shall submit Architectural Elevation Plans in compliance with Architectural Guideline Standards. (DRO: ZONING - Zoning)
2. No bay/garage doors shall be installed along the west facade facing residential. (ONGOING: MONITORING - Zoning)
3. Doors along the west facade facing residential may not be left open during the hours of operation. (ONGOING: MONITORING - Zoning)

##### ENGINEERING

1. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)
2. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)
3. The Property Owner shall lengthen the existing left turn lane east approach on Belvedere Rd at the Project entrance road. This turn lane shall be lengthened to County standards or as approved by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
  - a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPM: MONITORING - Engineering)
  - b. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering).

##### ENVIRONMENTAL

1. Prior to the final approval by the Development Review Officer, an Environmental Site Assessment report that includes soil assessment, sampling frequency and location subject to the discretion of the environmental professional that prepares the report, for the (4) 500-gallon fuel AST system shall be provided to ERM for review and acceptance. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

##### LANDSCAPE - GENERAL

1. Landscape buffers along the south and east property lines, shall be upgraded to include pine trees to be installed at 1 tree per 15 lineal feet. (ONGOING: ZONING - Zoning)
2. Easement encroachments within all perimeter buffers is prohibited. (ONGOING: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer, the Plan shall be revised to indicate a fence with gate installed to the northwest corner of the site, from the building to the westernmost property line. (DRO: ZONING – Zoning)

#### **LIGHTING**

1. The maximum illumination at the south, east and west property lines shall be 0 foot-candles. (ONGOING: ZONING - Zoning)

2. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: ZONING - Zoning)

#### **PLANNED DEVELOPMENT**

1. Prior to final approval by the Development Review Officer, the Plan shall be revised to indicate the typical detail with the labelling of the focal point, the specimen tree that will be installed pursuant to the Preliminary Site Plan. (DRO: ZONING - Zoning)

#### **PLANNING**

1. Per SCA 2025-016, Condition 1: Daily traffic generation shall be limited to 86 trips per day, with 8 morning peak hour trips, and 9 afternoon peak hour trips. (ONGOING: PLANNING – Planning)

#### **SIGNS**

1. Ground Mounted Freestanding signs fronting on Belvedere Road shall be limited as follows:

- a. maximum sign height - Eight (8) feet, measured from finished grade to highest point;
- b. maximum sign face area per side - sixty (80) square feet;
- c. maximum number of signs - one (1); and,
- d. style - monument style only. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning)

2. Wall Signage shall be limited to the north and east facades of the building. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning)

#### **SITE DESIGN**

1. At time of final plan approval by the Development Review Officer (DRO), the Applicant shall indicate the typical details of the focal points on the plan. (DRO: ZONING – Zoning)

2. Processing or manufacturing are prohibited outside of the building in the storage area. (ONGOING: MONITORING-Zoning)

#### **USE LIMITATIONS**

1. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Business hours shall be prohibited on Sunday. (ONGOING: CODE ENF - Zoning)

2. The subject site shall be limited to the Warehouse use with accessory outdoor storage, and accessory office, or agricultural uses. (ONGOING: ZONING – Zoning)

#### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master

to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.