

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	26-A	Intake Date	May 14, 2025
Application Name	East Coast MUPD	Revised Date	None
Acres	4.81	Control Number	1979-00202
		FLUA Page	64
		Text Amend?	None
PCNs	00-42-43-27-05-005-0081		
Location	Southside of Belvedere Road, approximately 0.4 miles west of N Jog Road		
BCC District	2 (Commissioner Weiss)		
	Current	Proposed	
Tier	Urban/ Suburban	Urban/ Suburban	
Use	Wholesale Nursery	Light Industrial Uses	
Zoning	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Low Residential, 2 units per acre (LR-2)	Commerce (CMR) with an underlying Low Residential, 2 units per acre (LR-2)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	None	0.85 FAR x 4.81 ac. = 177,959 SF of light industrial uses
Maximum Units (for residential)	2 du's per acre 4.81 acres x 2 du's =10 du's	None
Maximum Beds (for CLF proposals)	None	None

Part 2. Applicant Data

A. Agent Information

Name	Josh Nichols, LEED AP
Company Name	Schmidt Nichols
Address	1551 N Flagler Drive, Suite 102
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561.684.6141
Email Address	jnichols@snlandplan.com

B. Applicant Information

Name	Raymond Bowden
Company Name	East Coast Mulch Corporation
Address	954 Dolphin Court
City, State, Zip	Jupiter, FL 3348
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

Part 3. Site Data

A. Site Data

Built Features	The existing site is comprised of 1 parcel. The subject parcel (PCN: 00-42-43-27-05-005-0081 is active wholesale nursery and contains two structures onsite consisting of a 2,394 s.f. office building and a 6,000 s.f. office building that were constructed in 1934.
Street Address	6782 Belvedere Road
Frontage	Belvedere Road (329.78' Frontage, Property Depth: 633.60')
Legal Access	Belvedere Road (110' ROW)
Contiguous under same ownership	None
Acquisition details	00-42-43-27-05-005-0081: Acquired via a purchase from Tropic Real Estate Holdings, LLC on July 14, 2012
Size purchased	The land purchased included the entire parcel, no residual parcels remain as a result of the purchase.

B. Development History

Previous FLUA Amendments	None
Concurrency	None
Plat, Subdivision	Palm Beach Farms Co Plat No. 3 (Plat Book 2, Page 45)

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
ZR-2020-018	1979-000202	Approved	Type 2 Variance	Standalone Type 2 Variance to eliminate a six-foot high concrete block and steel with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer	None

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Compressor Station for a Communication Tower (6,512 s.f.), Palm Beach Farms Co Plat No. 3	Utilities and Transportation	Agricultural Residential, 1993-00056
South	Single Family Residential, Zero Lot Line (460 total dwelling units consisting of 149 Single-Family Residential dwelling units and 311 Zero Lot Line dwelling units/181.79 Acres or 2.53 du/acre), Terracina Johnson Property PUD	Low Residential, 2 units per acre	Planned Unit Development, 2001-00076
East	Single Family Residential (3 Single-Family Residential dwelling units /2.84 acres or 1.06 du/ac), Palm Beach Farms Co Plat No. 3	Low Residential, 2 units per acre	Single Family Residential
West	Single Family Residential, Zero Lot Line (460 total dwelling units consisting of 149 Single-Family Residential dwelling units and 311 Zero Lot Line dwelling units/181.79 Acres or 2.53 du/acre), Terracina Johnson Property PUD	Low Residential, 2 units per acre	Planned Unit Development, 2001-00076

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Single Family Residential - ITE 210: 10x	Light Industrial - ITE 110: T = 4.87x; Flex Space IND FLU - PBC Rate: T= 7.86x; Landscape Services - PBC Rate: T =121.70x
Maximum Trip Generation	100 Daily Trips	594 Daily Trips (Maximum)
Net Daily Trips:	494 (maximum minus current)	
Net PH Trips:	168 AM, 81 PM (maximum)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons & White – Kyle Duncan	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	4001 (Drexel Road @ Belvedere Road)	
Nearest Palm Tran Stop	Stop 4001 (North side of Belvedere Road approximately 0.9 miles east of the subject site's frontage on Belvedere Road)	
Nearest Tri Rail Connection	West Palm Beach, 209 S Tamarind Avenue	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department	
Nearest Water & Wastewater Facility, type/size	Capacities are available with PBCWUD utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed contractor storage yard and warehouse facility.	

	The nearest connection to potable water is a 16" watermain located approximately 100' north of the subject property within Belvedere Rd. The nearest connection to sanitary sewer is a 6" force main located approximately 1,000' northeast of the subject property within Belvedere Rd. The applicant will be required to construct offsite utility extensions to facilitate these connections.
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D. Drainage Information

The proposed project is within the South Florida Water Management District's (SFWMD) C-51 Basin (Sub-basin 23) and the Lake Worth Drainage District (LWDD). The site is not currently permitted with the SFWMD however LWDD Permit No. 88-00829C.01 was issued in 1988 for installation of a 72" driveway/entry culvert within the L-3 Canal; this permit was later modified in 1994 under Permit No. 93-2223C.01 for extension of the existing culvert and widening of the driveway/entry over the L-3 Canal. Legal Positive Outfall is available via a proposed Control Structure with outfall culvert, discharging to the L-3 Canal. Stormwater attenuation and treatment will be provided by a combination of proposed dry detention swales and exfiltration trench.

E. Fire Rescue

Nearest Station	Station #23, 5471 Okeechobee Boulevard
Distance to Site	Station #23 is 2.75 miles from the subject site.
Response Time	Based on the information provided by PBC Fire-Rescue, the estimated response time is 8 minutes.
Effect on Resp. Time	PBC Fire-Rescue has determined that the proposed amendment will have minimal impact on fire rescue response time.

F. Environmental

Significant habitats or species	There are native trees and palms scattered throughout the project site. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.
Flood Zone*	The subject parcel is located in Flood Zone X.
Wellfield Zone*	The subject property lies within Wellfield Protection Zone 4.

G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site.

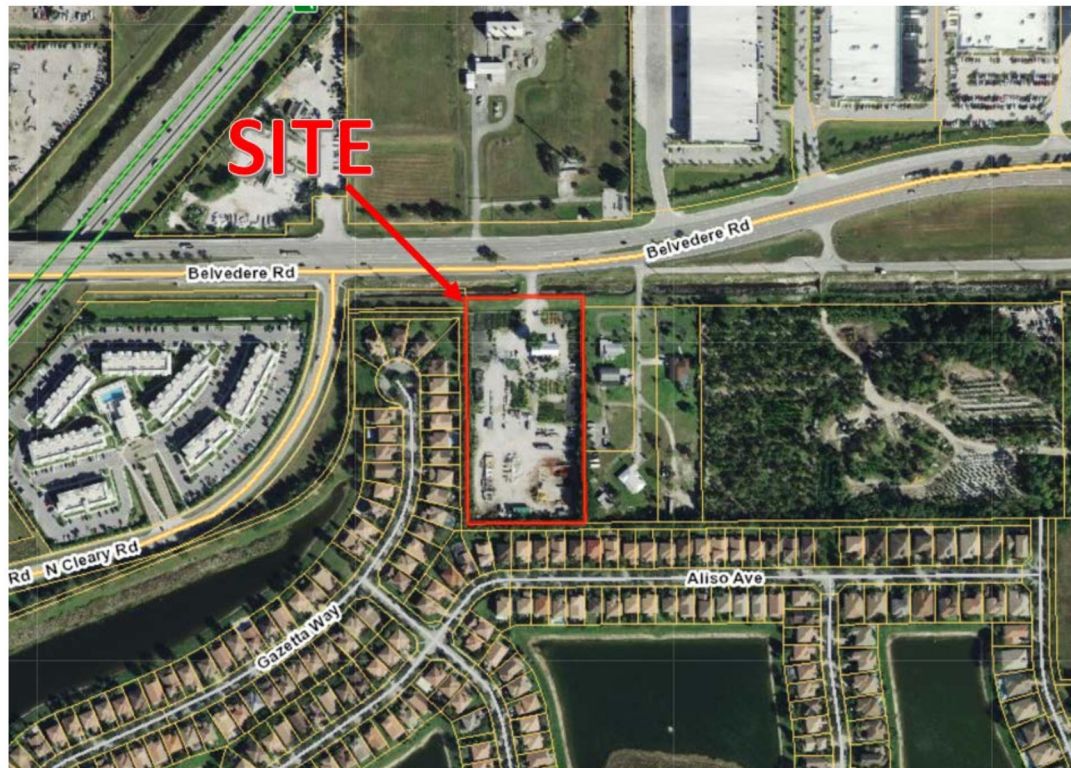
H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	N/A	0.00339		
Beach		0.00035		
District		0.00138		

I. Libraries - Residential Only (Including CLF)			
Library Name	N/A		
Address			
City, State, Zip			
Distance			
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		
J. Public Schools - Residential Only (Not Including CLF)			
	Elementary	Middle	High
Name	N/A		
Address			
City, State, Zip			
Distance			

**Attachment F- Built Feature Inventory & Map Detail
East Coast MUPD
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 14, 2025**

Below is an aerial photograph taken in May 2025 with the subject property highlighted in "red". The subject parcel (PCN: 00-42-43-27-05-005-0081) is an active wholesale nursery and contains two structures consisting of a 2,394 s.f. office building and a 6,000 s.f. office building that were constructed in 1934.



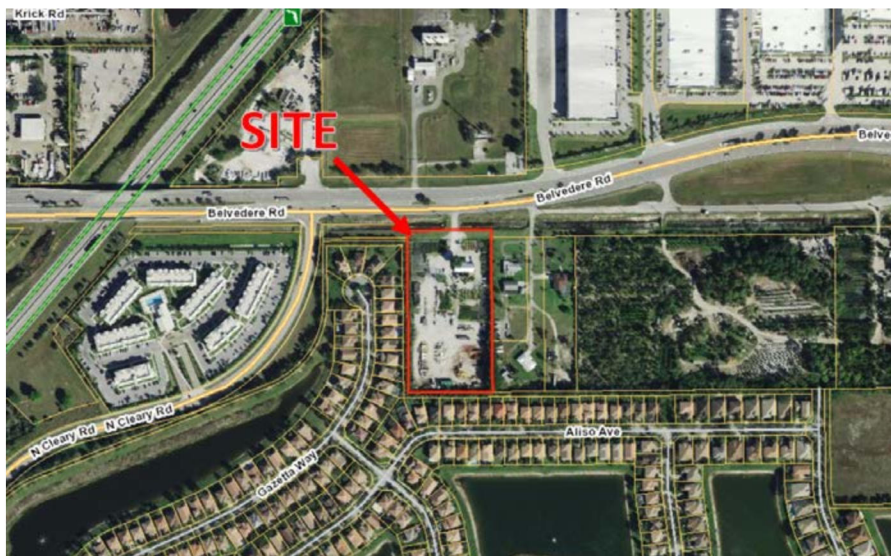
Attachment G
Consistency with Comprehensive Plan & Florida Statutes
East Coast MUPD
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 14, 2025

Request

The 4.81-acre subject property (PCN 00-42-43-27-05-005-0081) is located on the south side of Belvedere Road, approximately 0.36 miles west of the intersection of N Jog Road and Belvedere Road. Currently, the subject property currently supports a Future Land Use Atlas (FLUA) Designation of Low Residential, 2 units per acre (LR-2). The subject site currently has a zoning designation of Agricultural Residential (AR) and is proposing a companion Rezoning application to Multiple Use Planned Development (MUPD) over the entire site.

East Coast Mulch Corp, herein referred to as the “Property Owner,” requests a Small-Scale FLUA amendment from Low Residential, 2 units per acre (LR-2) to Commerce (CMR) with an underlying Low Residential, 2 units per acre (LR-2) for the purposes of constructing a light-industrial development.

Currently, the subject property is located in the Jog Road Corridor Study (JRCS), Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay, and the Haverhill Area Neighborhood Plan (HANP).



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Contractor Storage Yard & Warehouse (Light Industrial)	LR-2 (Existing) Commerce with an underlying LR-2 (Proposed)	AR (Existing) MUPD (Proposed)
North	Compressor Station for a Communication Tower	UT	AR
South	Single Family Residential, Zero Lot Line	LR-2	PUD
East	Single Family Residential	LR-2	RS
West	Single Family Residential, Zero Lot Line	LR-2	PUD

Site History:

- **September 4, 2020 (Application No. DROE-2020-01125)** - The subject site received a Development Review Officer (DRO) use approval for a wholesale nursery with accessory landscape services.

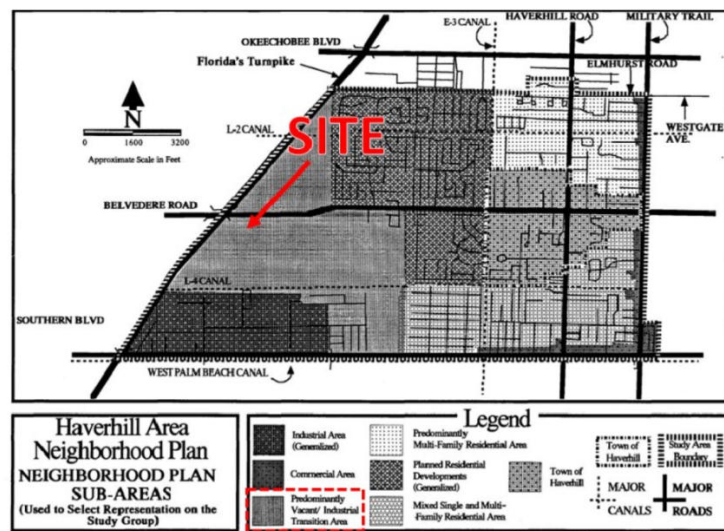
Consistency with County Overlays, Plans, and Studies

The proposed use is located within boundaries of the Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay, the Haverhill Area Neighborhood Plan (HANP), and the Jog Road Corridor Study (JRCS). Based on previous approvals and the proposed dynamics of the site, the proposal is consistent with each of the overlays. The overlays applicable to the property include:

Neighborhood Plans and Studies – FLUE Policy 4.1-c states “The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use

amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.”

- **Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay:** The PBIA Overlay was developed to address the land use issues in neighborhoods/communities within the approach path of PBIA. The Overlay covers the area west of the airport to the Turnpike, north to Belvedere Road and south to Southern Boulevard. Several established neighborhoods in this area are excluded, but the subject site is not among them. The Comprehensive Plan provisions in Sub-Objective 1.2.4 PBIA Approach Path Conversion Area Overlay protects existing neighborhoods from incompatible uses and promotes conversion to industrial uses when parcels meet the proper size, site design and location requirements. As part of this proposed application, the applicant is protecting neighborhoods surrounding the PBIA from incompatible land development, protecting airport operations from incompatible land development. The proposed development will be compatible with the industrial uses in the surrounding area.
- **Haverhill Area Neighborhood Plan (HANP):** The HANP was completed in 1992 by the PBC Planning Division and Haverhill representatives. The intent of this neighborhood plan was to address land use, airport noise, code enforcement issues and transportation in the Haverhill area. The Plan states that the area in which this project is located “. . . is within the PBIA-Overlay and is predominately industrial or vacant, long term continued residential development appears inappropriate’. Furthermore, the Neighborhood Plan Sub-area map indicates that the subject property is predominately vacant and Industrial Transition Area. This would indicate that the subject parcels could be utilized for industrial or could be a transitional use to the residential. Therefore, the proposed light-industrial uses are consistent with the Plan.



- **Jog Road Corridor Study (JRCS):** The JRCS was completed in 1995 by the PBC Planning Division to investigate and determine the appropriate FLUA designations within the study area, given the expansion of Jog Road. The study recognizes that the majority of Sub-Area II of the study, which the site is located in, is predominately Commercial and Industrial. As stated in the study, it was also voiced by the majority of the property owners within the area petitioned to retain an industrial/commercial future land use designation. This design of the subject site is consistent with this study.

Justification, Consistency & Compatibility:

G.1- Justification: Each proposed FLUA Amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) and the Comprehensive Plan. Future Land Use Element Policy 2.1.F requires that adequate justification for the proposed future land use be provided. Further, the Justification Statement must demonstrate that a change is warranted and demonstrate the following factors:

1) *The proposed use is suitable and appropriate for the subject site.*

Response: The subject property is located within the Urban/Suburban Tier with frontage along Belvedere Road, a Major Arterial Road. The property is ideal for an industrial development due to its location as follows:

- The property is located immediately adjacent to the Belvedere Road and is only approximately 0.20 miles from the Turnpike. This assists for access to the Turnpike and Belvedere Road flyovers at major intersections, which allows for easy access to the east and west.
- The property has access to adequate public facilities without straining existing infrastructure.
- The property is the ideal location for a light industrial use as it is located at an important transportation node and a major intersection. The proposed industrial project will provide for needed industrial development along a corridor that has development in a piecemeal pattern which includes commercial, residential, and other industrial development. Access to major rights-of-way as well as major transportation corridors ensures that the services and employment opportunities are easily available to future users, tenants, employees, etc.

2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:

- *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;*

Response: The purpose of this application is to change the Future Land Use to Commerce with an underlying LR-2 for the overall site to develop a light-industrial development. The proposed Commerce project will bring additional services to the residents of the Urban/Suburban Tier without negatively impacting traffic. In order to meet the current and future demand for various services by those residents within the Belvedere Road corridor, it is anticipated that new development will be developed within the next several years as the need continues to increase.

- *Changes in the access or characteristics of the general area and associated impacts on the subject site;*

Response: The subject property is located along Belvedere Road, a Major Arterial Road, which makes the site ideal for such light-industrial development. The Commerce FLU designation was created as a buffer to allow for light-industrial uses next to adjacent land uses. Furthermore, the subject site is located in the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay.

The subject site is generally consistent with the intent of the Overlay. The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The subject site is located within an area that is intended for industrial and non-residential uses.



Subject site in PBIAO Overlay

If the subject site was abutting **one less** adjacent property with a residential use per ULDC Article 3.B.9.E.1.B.2, the applicant would be able to rezone to industrial without doing a Comprehensive Plan Land Use Amendment. This area is not conducive for residential and is intended to be changed in the immediate future. The subject site would benefit with the proposed CMR with an underlying LR-2 FLU designation as it would establish a transitional mid-range area with more intensive heavier industrial on the north side of Belvedere Road and the south side would be reserved for light industrial uses.

- *New Information or change in circumstances which affect the subject site;*

Response: Based upon Comprehensive Plan directives, industrial FLU designations and uses should occur at appropriate locations with intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development. The proposed Future Land Use Amendment to Commerce with an underlying LR-2 will create another opportunity for a service at this location.

- *Inappropriateness of the adopted FLU designation; or*

Response: LR-2 is not the most appropriate FLUA designation for the property to create an appropriate balance of land uses within the Urban/Suburban Tier. Based upon projected demand/need for additional industrial space and the location and size of the property in relation to Comprehensive Plan directives, Commerce is a more appropriate FLUA designation. The Commerce FLU designation is also consistent with neighboring uses.

- *Whether the adopted FLU designation was assigned in error.*

Response: No errors are associated with the subject site. When the site was developed 13 years ago, the corridor served a different set of needs at the time. Now, there is a growing need for industrial developments, which were not a pressing issue 13 years ago. As such, it is critical that we reevaluate the use of this land and consider new development options that better serve the needs of the community today.

G.2- Residential Density Increases:

The proposed FLU Amendment is not a request to increase residential density.

G.3 - Compatibility with Surrounding and Adjacent Uses:

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would make the subject property more compatible with the surrounding properties which have undergone land use amendments.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements

can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed FLUA Map Amendment designation will be compatible with neighboring uses.

- Primary access is available from Belvedere Road, a right-of-way designated as an Urban Arterial road, thus directing traffic away from local roads in the vicinity.
- The Property is located at a major transportation node (Belvedere Road & Florida Turnpike). Belvedere Road is currently developed with a mix of industrial, commercial, and residential uses. The proposed industrial use will provide for additional services along this important east-west corridor of Palm Beach County. On this basis, the proposed development concept at this location is determined to be compatible.

The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the Belvedere Road corridor.

G.4 - Consistency with Policies in the Comprehensive Plan: The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Balanced Growth** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

Response: *Approval of this proposed FLU amendment will allow for the development of a light industrial project. Industrial designations are typically employment generators and encourage economic development opportunities.*

- **Land Planning** – “...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities.”

Response: *The proposed industrial project will better serve the immediate and future needs of the community as it will provide employment opportunities east of the Florida Turnpike. This proposed amendment to Commerce will allow for the creation of employment and service opportunities thus keeping residents*

east of the Florida Turnpike and off the major east-west roadways.

- **FLUE Objective 3.1 Service Areas - General** – “Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.”

Response: *The proposed industrial project will better serve the immediate and future needs of the community as it will provide industrial space for the service providers to serve their customers in the immediate area. This proposed amendment to Commerce with an underlying LR-2 will allow for the creation of employment and service opportunities thus keeping residents east of the Florida Turnpike and off the major east-west roadways and ultimately having a positive impact on the safety and welfare of the existing residents.*

- **FLUE Policy 2.2.4-a: “Industrial.** The County shall apply Industrial Future Land Use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and promote economic development consistent with the County’s economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.”

Response: *The proposed FLU amendment to Commerce with an underlying LR-2 will allow for the development of employment generating uses. The Property’s location at a major transportation node is appropriate for a Commerce designation.*

G.5 Florida Statutes:

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Traffic Letter and Study, Drainage Statement, Fire Rescue Letter, and Water and Wastewater Provider Letter. Data and analysis discussing environmental and historical resources impacts are presented in Drainage Statement, Wellfield Zone Map, Natural Features Inventory and Map and Historic Resource Evaluation Letter. No negative environmental impacts are identified.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant’s descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or

plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.

Response: *The applicant is requesting to change the FLU of the Property from LR-2 to CMR with an underlying LR-2 which will allow for job employment opportunities and provide additional services along the Belvedere Road corridor.*

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

- **Response:** *The development is not isolated in nature as development surrounds the Property along the Belvedere Road corridor. Specifically, over 1 million s.f. of industrial uses (Turnpike Crossing East Industrial Property – Control No. 2005-00456) have been approved and developed directly northeast of the subject site.*

- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The Property does not support any environmentally sensitive areas. No listed species were located on the property and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*

- Fails to maximize use of existing public facilities and services.

- **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services*

- Fails to maximize use of future public facilities and services.

- **Response:** *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. In comparison to other uses that are allowed, it is anticipated that the proposed industrial development will not negatively impact public facilities and services.*

- Allows for land use patterns or timing which disproportionately increase the cost in

time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will fit in with the existing land use pattern.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of this proposed amendment will allow the development of an industrial use within an area of the County that has historically only been developed with low intensity/density residential development. This industrial project will contribute to a functional mix of uses within the Belvedere Road corridor which has been relatively homogeneous in the past.*
- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space
 - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the property is vacant of natural resources. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** *The request for a FLUA amendment will maximize the use of future public facilities and services existing and within a relatively urban corridor. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl by locating goods, services and employment adjacent to existing public infrastructure.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range

of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

- **Response:** *The development will be designed meeting the requirements for a Multiple Use Planned Development (MUPD) project which includes pedestrian connections, bike racks, transit stops, if needed, and other elements that support a compact development.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** *Approval of this proposed amendment will allow the development of a light industrial use at an important transportation node previously recognized for such a development. This industrial project will contribute to a functional mix of uses within the Belvedere Road corridor which has been relatively homogeneous in the past. The proposed uses will better serve the surrounding community as it will provide for additional services and employment opportunities.*

Conclusion:

As described above, the proposed FLU amendment from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying LR-2 is consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed amendment is also compatible with the surrounding area.



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd

West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

www.pbewater.com

■

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employee"*

May 27, 2025

Schmidt Nichols
1551 N Flagler Dr. Ste. 102
West Palm Beach, FL 33401

Re: Service Availability – East Coast MUPD
6782 Belvedere Road
PCN 00-42-43-27-05-005-0081

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed contractor storage yard and warehouse facility.

The nearest connection to potable water is a 16" watermain located approximately 100' north of the subject property within Belvedere Rd. The nearest connection to sanitary sewer is a 6" force main located approximately 1,000' northeast of the subject property within Belvedere Rd. The applicant will be required to construct offsite utility extensions to facilitate these connections.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.
Senior Professional Engineer



McLeod • McCarthy & Associates, P.A.
Civil Engineers

May 14, 2025

Re: East Coast Mulch: Flood Plain Statement

6782 Belvedere Road (PCN: 00-42-43-27-05-005-0081)

Palm Beach County, Florida (MMA #25-015)

Site Description

The East Coast Mulch parcel is located at 6782 Belvedere Road in unincorporated Palm Beach County, Florida. It is 4.80 acres in area and currently developed as an agricultural business (mulch sales and distribution). The parcel contains an existing administrative building, covered canopy areas, and mulch storage areas on existing shellrock paving. The site is bounded to the east by large single-family lots, to the south and west by the Terracina residential subdivision and to the north by Lake Worth Drainage District (LWDD) L-3 Canal. Currently, the site has a Future Land Use (FLU) of Low Residential, 2 Units per Acre (LR-2) designation; this application requests a change to the proposed FLU designation of Commerce (CMR).

Flood Zone

A portion of the site is located within FEMA Flood Zone AE with a Base Flood Elevation (BFE) of 15.7 NAVD, as shown on FEMA Flood Rate Insurance Map Panel Number 0559 (Palm Beach County). Building finished floor elevations (FFE) will be set in accordance with the PBC Flood Ordinance and ASCE 24.

Enclosed is the enlarged FEMA Flood Map (FIRMette) for this area.

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or todd@mcleodmccarthy.com.

Sincerely,



5/14/2025

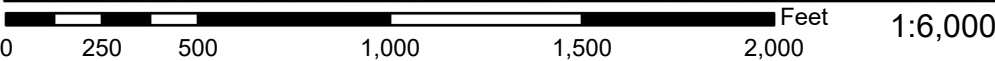
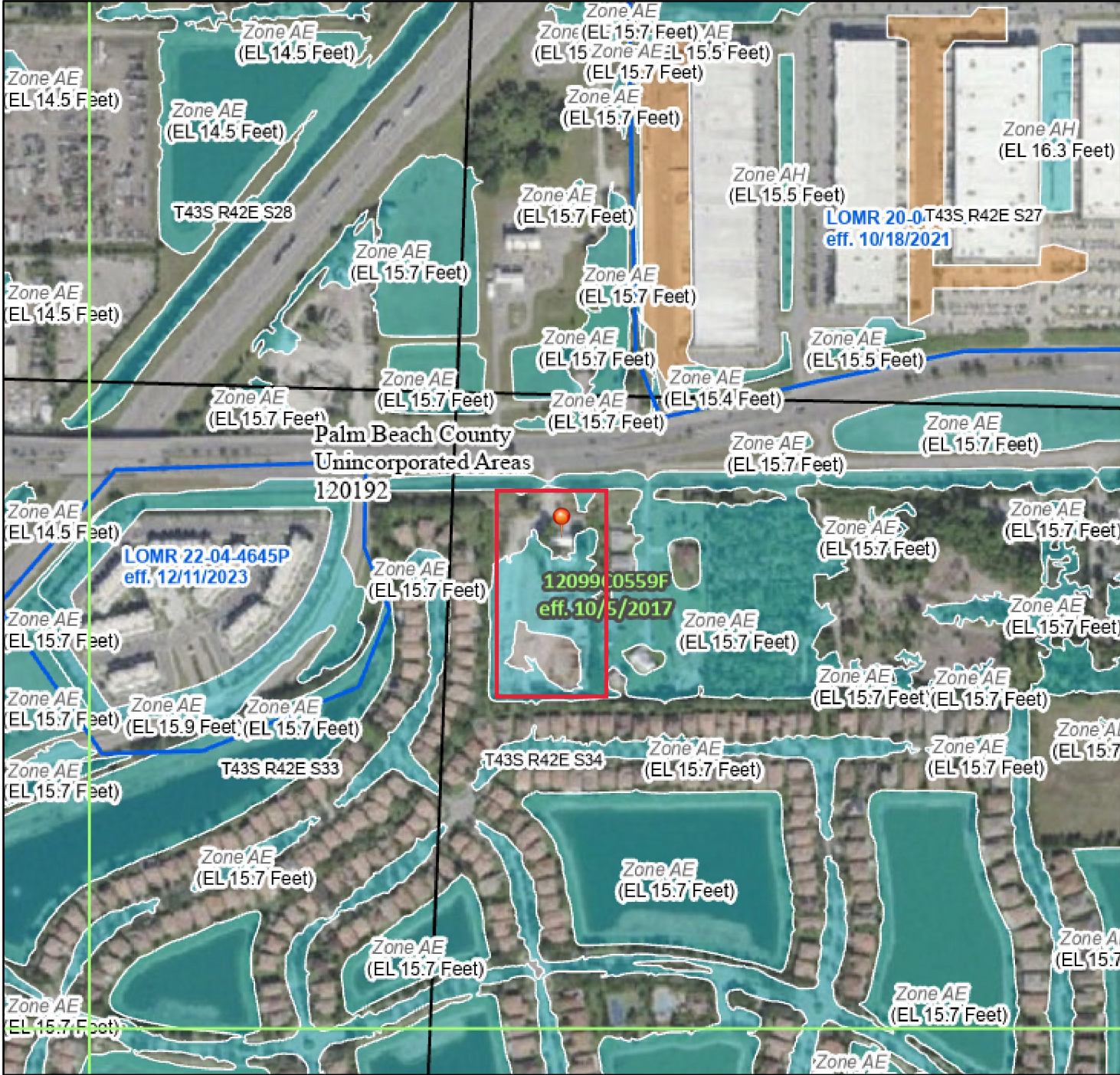
Todd N. McLeod, P.E., President

FL License No. 69188 | CA 30535

National Flood Hazard Layer FIRMMette



80°9'25"W 26°41'46"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
MAP PANELS		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2025 at 1:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

May 21, 2025

Schmidt Nichols
Landscape Architecture and Urban Planning
Attention: Jordan Sperling
1551 N Flagler Dr. Ste 102
West Palm Beach, FL 33401

Re: East Coast MUPD

Dear Jordan Sperling:

Per your request for response time information to the subject property located on the south side of Belvedere Rd, approximately 0.36 miles west of the intersection of N Jog Road and Belvedere Road in unincorporated Palm Beach County. This property is served currently by Palm Beach County Fire-Rescue Station #23, which is located at 5471 Okeechobee Blvd. The maximum distance traveled to subject property is approximately 2.75 miles from the station. The estimated response time to the subject property is 8 minutes. For fiscal year 2024, the average response time (call received to on scene) for this stations zone is 6:39.

Changing the land use of this property will have minimal impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

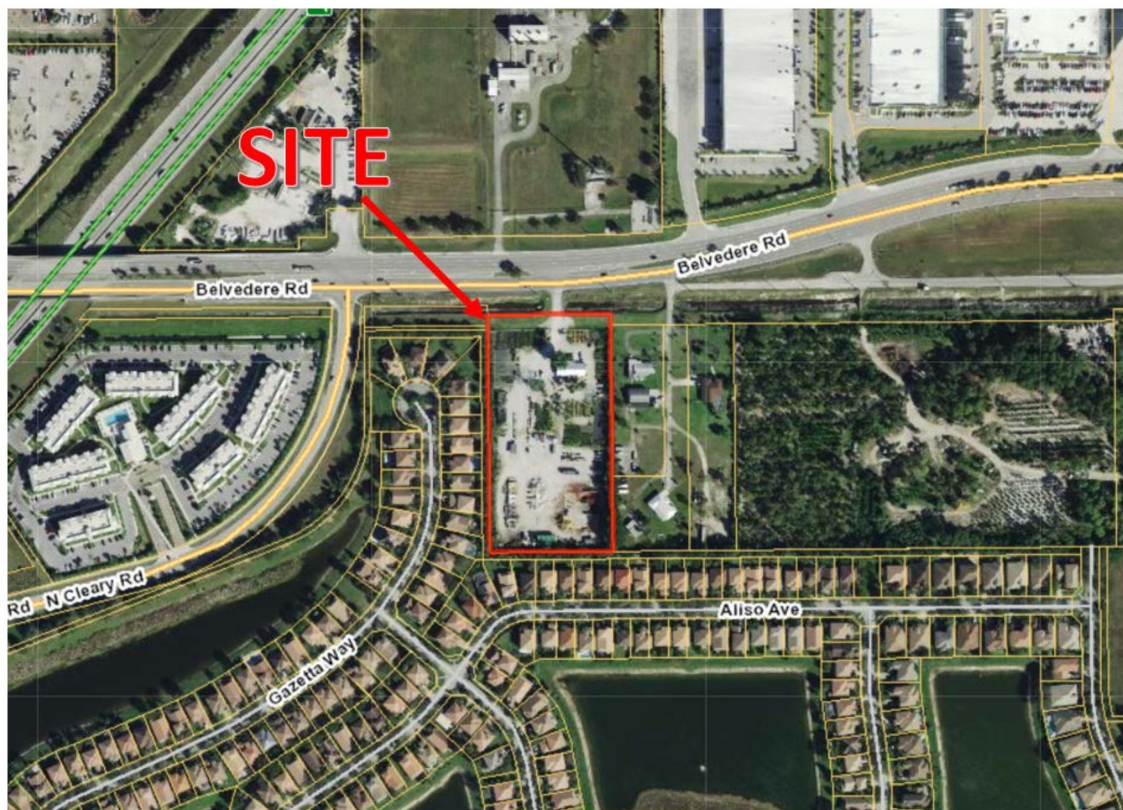
Sincerely,

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

Attachment L - Significant Habitats or Species Detail
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
East Coast MUPD
Original Submittal: May 14, 2025

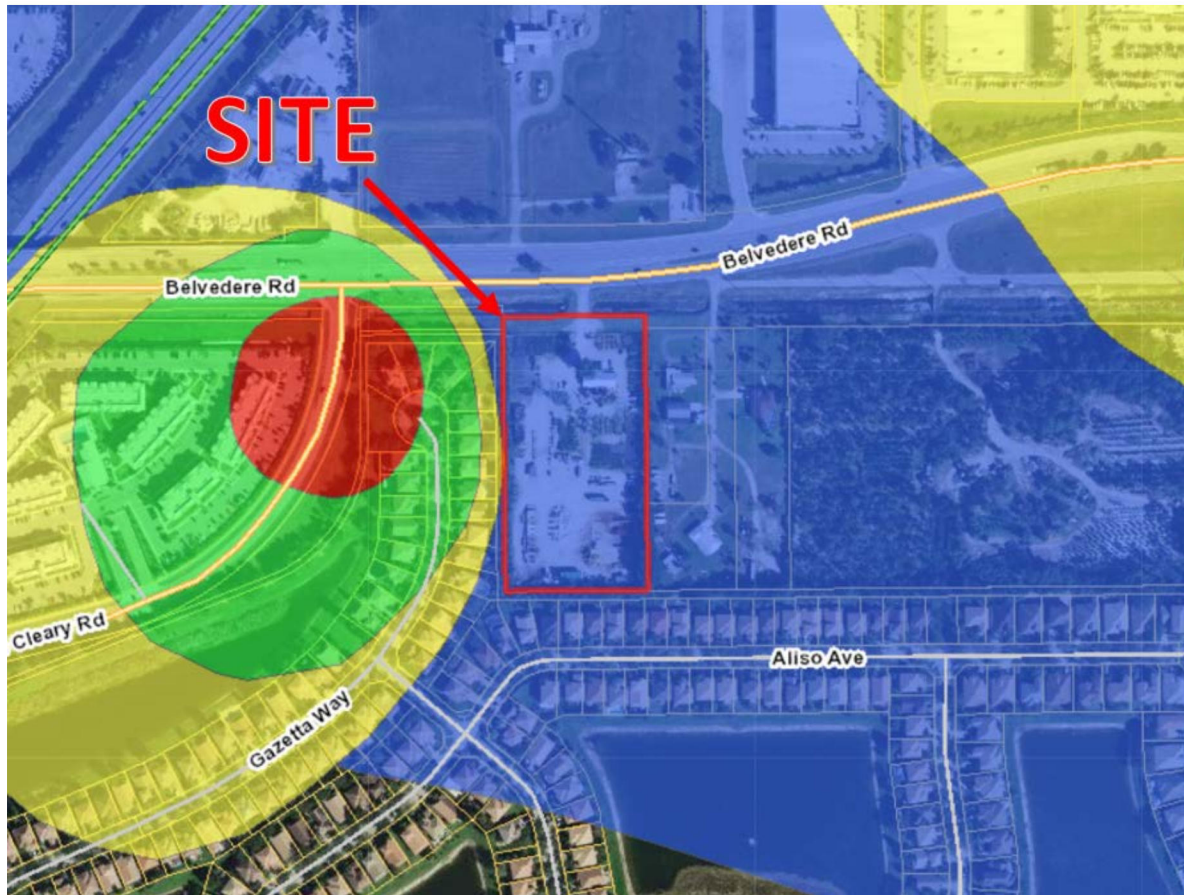
Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. There are native trees and palms scattered throughout the project site. The applicant will utilize their best efforts to preserve the existing vegetation if the site is developed as intended.



**Attachment M - Wellfield Zone Map
East Coast MUPD
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 14, 2025**

As shown in the aerial below, the subject property is within Wellfield Protection Zone #4.



Wellfield Protection Zones

- 1
- 2
- 3
- 4





McLeod • McCarthy & Associates, P.A.
Civil Engineers

May 14, 2025

Re: East Coast Mulch: Wellfield Protection Zone Statement

6782 Belvedere Road (PCN: 00-42-43-27-05-005-0081)

Palm Beach County, Florida (MMA #25-015)

Site Description

The East Coast Mulch parcel is located at 6782 Belvedere Road in unincorporated Palm Beach County, Florida. It is 4.80 acres in area and currently developed as an agricultural business (mulch sales and distribution). The parcel contains an existing administrative building, covered canopy areas, and mulch storage areas on existing shellrock paving. The site is bounded to the east by large single-family lots, to the south and west by the Terracina residential subdivision and to the north by Lake Worth Drainage District (LWDD) L-3 Canal. Currently, the site has a Future Land Use (FLU) of Low Residential, 2 Units per Acre (LR-2) designation; this application requests a change to the proposed FLU designation of Commerce (CMR).

Wellfield Protection Zone

The subject parcel is not located within Wellfield Protection Zones 1, 2, or 3, however it is located within Wellfield Protection Zone 4 (Area within 1' drawdown) as shown on the "Wellfield Protection Zones of Influence in Palm Beach County. Enclosed is an exhibit from the GeoNav Wellfield Protection Zone maps for this area.

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or todd@mcleodmccarthy.com.

Sincerely,

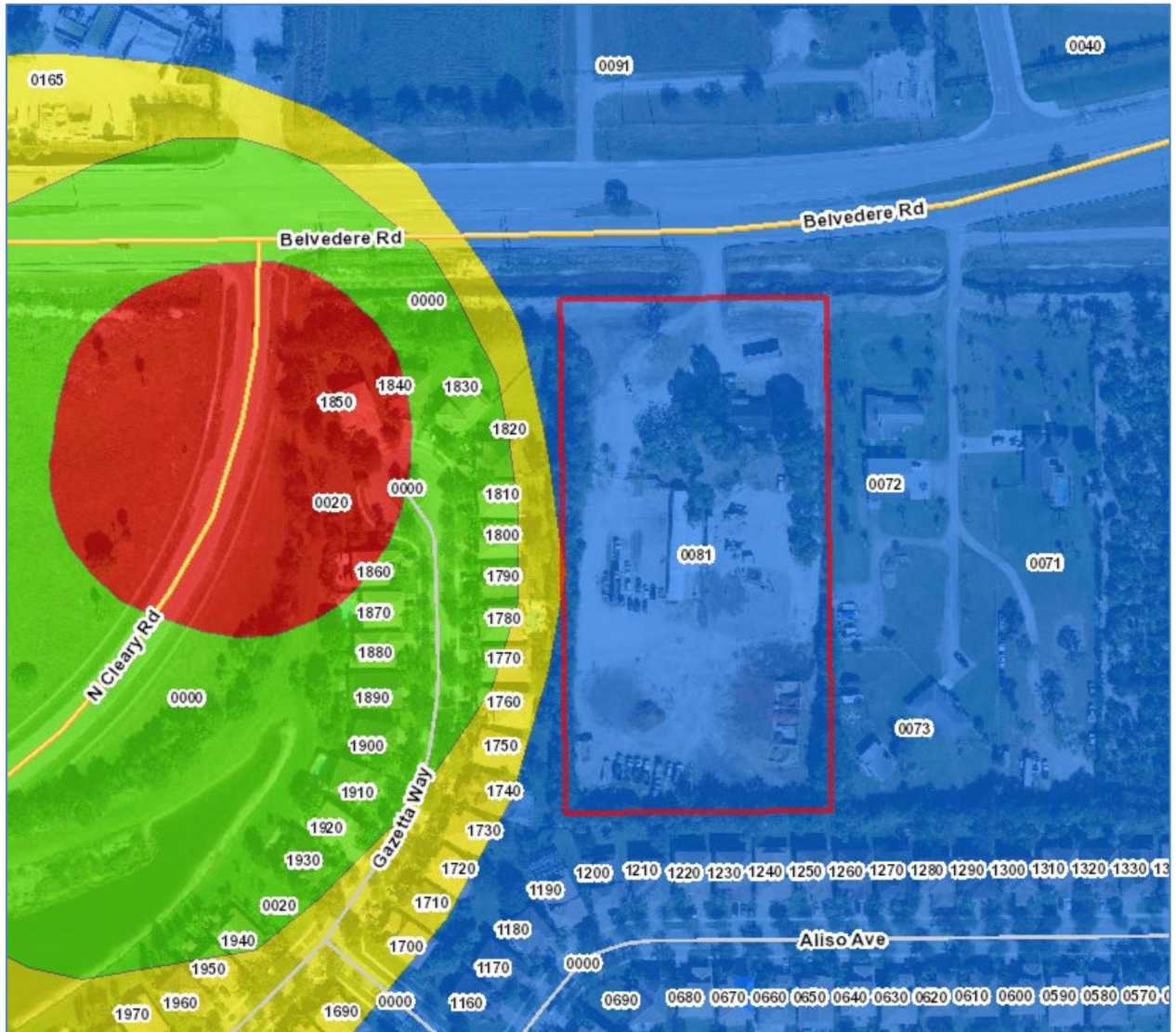


5/14/2025

Todd N. McLeod, P.E., President

FL License No. 69188 | CA 30535

Wellfield Protection Zone Exhibit:





**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228

www.pbc.gov/pzb



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Maria Sachs

Bobby Powell Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



May 19, 2025

Josh Nichols
Schmidt Nichols, Landscape Architecture & Urban Planning
1551 N. Flagler Dr., Suite 102
West Palm Beach, Florida 33401

**RE: Historical and Archaeological Resource Review for the project
named: East Coast MUPD, West of the intersection of N. Jog Rd. &
Belvedere Rd., under PCN: 00-42-43-27-05-005-0081.**

Dear Mr. Nichols:

This correspondence is in response to your request for a review of the above referenced property in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

However, should any artifacts or skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA
County Historic Preservation Officer/ Archaeologist

cc: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division
Nydia Pónton-Nigaglioni, PhD, RPA, Archaeologist/Planner II, PBC Planning Division