



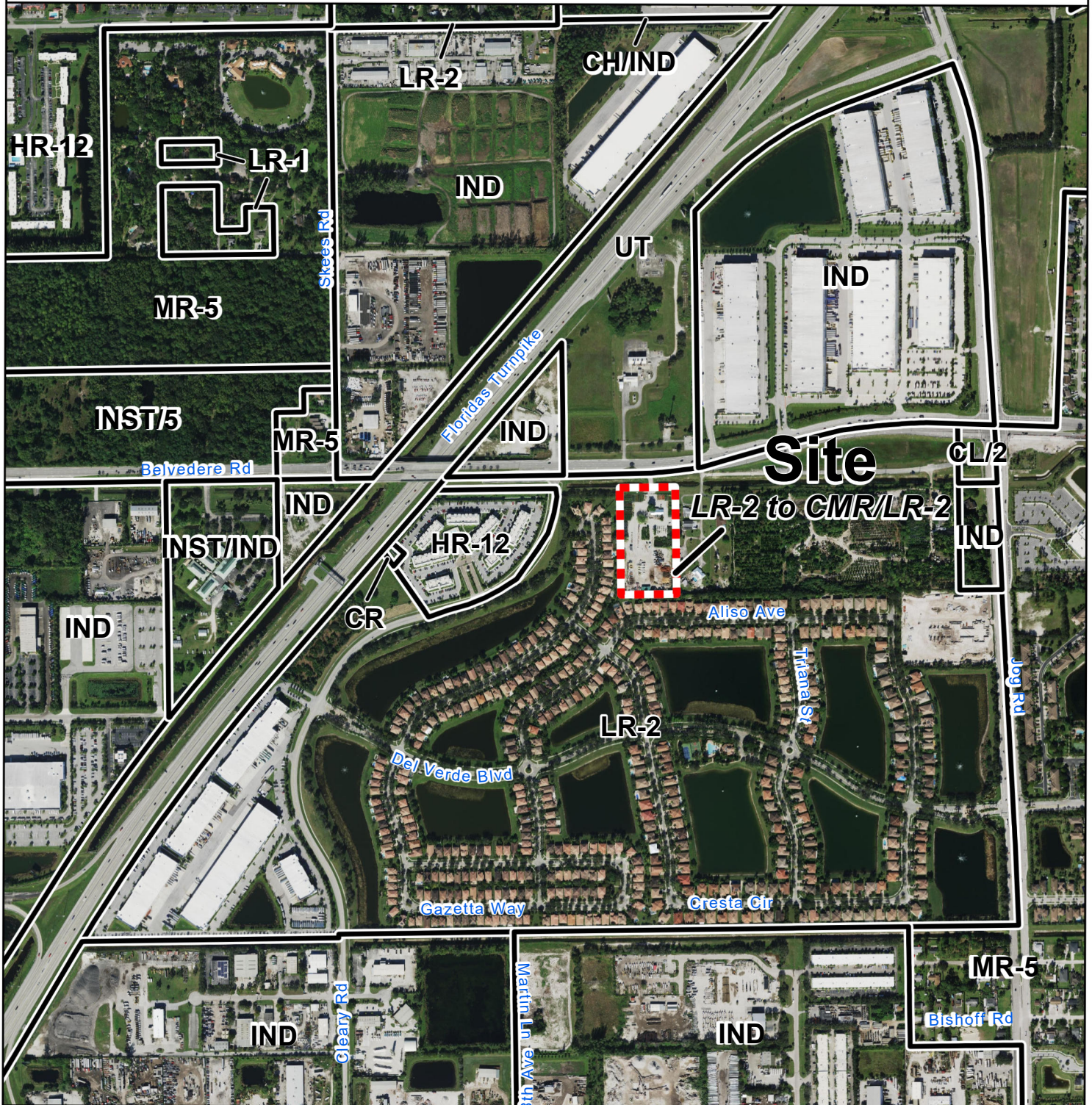
## Future Land Use Atlas Amendment Petition Summary

<b>Amendment Name</b>	<b>East Coast MUPD</b>	<b>Round Number</b>	<b>26-SCA</b>
<b>Amendment No.</b>	SCA 2025-016	<b>Intake Date</b>	5/14/2025
<b>Acres</b>	4.88	<b>Control No.</b>	1979-00202
<b>Location</b>	Southside of Belvedere Road, approximately 0.4 miles west of N Jog Road	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Small Scale Privately Initiated		
<b>Project Manager</b>	Alondra Lopez-Mojica		
<b>Agent</b>	Josh Nichols, Schmidt Nichols		
<b>Applicant</b>	East Coast Mulch Corporation (Raymond Bowden)		
<b>Owner</b>	East Coast Mulch Corporation (Raymond Bowden)		
<b>Existing Use</b>	Wholesale Nursery		
<b>Current FLU</b>	Low Residential, 2 units per acre (LR-2)		
<b>Current Zoning</b>	Agricultural Residential (AR)		
<b>Current Potential</b>	Residential, up to 10 units		
<b>Proposed FLU</b>	Commerce with an underlying 2 units per acre (CMR/2)		
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD)		
<b>Proposed Potential</b>	Light Industrial uses, up to 180,687 sf (0.85 FAR)		
<b>Utility Service Area</b>	Palm Beach County Water Utilities Department (WUD)		
<b>Annexation Area</b>	None		
<b>Plans/Overlays</b>	Haverhill Neighborhood Plan, PBIA Approach Path Conversion Area Overlay and Turnpike Aquifer Protection Overlay		
<b>Tier</b>	Urban/Suburban		
<b>Commissioner</b>	Gregg K. Weiss, District 2		
<b>Parcel Control Number(s)</b>	<b>Comments:</b>		
00-42-43-27-05-005-0081			



# Future Land Use Atlas Amendment

## East Coast MUPD (SCA 2026-016)



### Site Data

Size: 4.81 acres  
 Existing Use: Nursery  
 Proposed Use: Light Industrial  
 Current FLU: LR-2  
 Proposed FLU: CMR/LR-2

### Future Land Use Designations

CH/IND	Commercial High, underlying IND	INST/IND	Institutional and Public Facilities, underlying IND
CL/2	Commercial Low, underlying LR-2	LR-1	Low Residential, 1 unit/acre
CR	Commercial Recreation	LR-2	Low Residential, 2 units/acre
HR-12	High Residential, 12 units/acre	MR-5	Medium Residential, 5 units/acre
HR-8	High Residential, 8 units/acre	UT	Utilities and Transportation
IND	Industrial		
INST/5	Institutional and Public Facilities, underlying MR-5		

Date: 6/12/2025  
 Contact: PBC Planning  
 Filename: T:Planning/AMEND/26-SCA  
 Note: Map is not official, for presentation purposes only.



Site

250 0 250 500 Feet



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

