

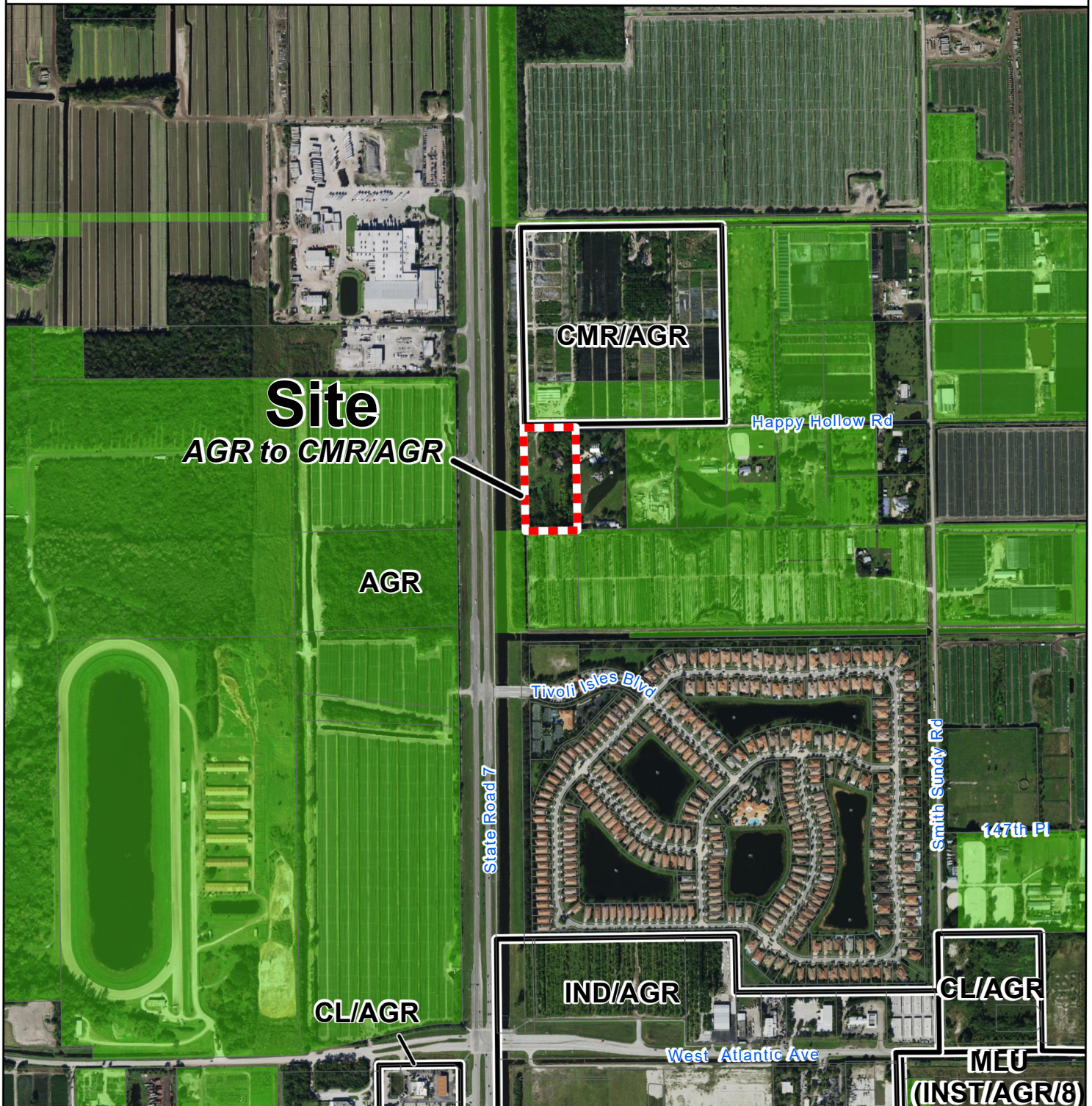


Future Land Use Atlas Amendment Petition Summary

| | | | |
|---------------------------------|---|-----------------------|-------------|
| Amendment Name | Happy Hollow Commerce | Round Number | 26-A |
| Amendment No. | LGA 2025-015 | Intake Date | 5/14/2025 |
| Acres | 5.24 | Control No. | 2005-00335 |
| Location | South side of Happy Hollow Road, approximately .44 miles west of Smith Sundry Road. | Zoning App No. | |
| Status | In Process | | |
| Type | Large Scale Privately Initiated | | |
| Project Manager | Imene Haddad | | |
| Agent | Brian Terry, Insite Studio, Inc. | | |
| Applicant | Ashem Group, LLC (Eric Masse) | | |
| Owner | Ashem Group, LLC (Eric Masse) | | |
| Existing Use | Nursery, Landcsape Services and Residential | | |
| Current FLU | Agricultural Reserve (AGR) | | |
| Current Zoning | Agricultural Reserve (AGR) | | |
| Current Potential | Agricultural uses, up to 34,238 sf (0.15 FAR) | | |
| Proposed FLU | Commerce with an underlying Agricultural Reserve (CMR/AGR) | | |
| Proposed Zoning | Light Industrial (IL) | | |
| Proposed Potential | Light Industrial uses, up to 79,889 sf (0.35 FAR) | | |
| Utility Service Area | Palm Beach County Water Utilities Department (WUD) | | |
| Annexation Area | | | |
| Plans/Overlays | Agricultural Reserve Master Plan | | |
| Tier | Agricultural Reserve | | |
| Commissioner | Maria Sachs, District 5 | | |
| Parcel Control Number(s) | Comments: | | |
| 00-42-46-18-01-000-0480 | | | |

Future Land Use Atlas Amendment

Happy Hollow Commerce (LGA 2025-015)



Site Data

Size: 5.24 acres
 Existing Use: Agricultural/Residential
 Proposed Use: Dispatching Service
 Current FLU: AGR
 Proposed FLU: CMR/AGR

Future Land Use Designations

AGR: Agricultural Reserve
 CL/AGR: Commercial Low, underlying AGR
 CMR/AGR: Commerce, underlying AGR
 IND/AGR: Industrial, underlying AGR
 MLU: Multiple Land Use

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

Site
 AGR Preserves

Feet
 250 0 250 500

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

