

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	27-A	Intake Date	May 6, 2026
Application Name	Liberty Airport Center	Revised Date	June 3, 2026
Acres	68.01	Control Number	2001-00064
		FLUA Page	64
		Text Amend?	Yes
PCNs	00-42-43-34-12-001-0000; 002-0000, 016-0000, 023-0000; 00-42-43-34-12-003-0000		
Location	North side of Southern Blvd, 0.40 miles east of Jog Rd, on the east side of 1st St.		
BCC District	2 (Commissioner Weiss)		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Manufacturing and Processing (max 30% Flex), Warehouse (Max 10% Office)	Vehicle repair and maintenance with ancillary sales	
Zoning	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Economic Development Center (EDC)	Economic Development Center (EDC)	
Conditions	None	"Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses <u>or equivalent traffic generating uses.</u> as defined by the ULDC.; provided, however, that vehicle repair and maintenance uses with ancillary sales, and other industrial-type commercial uses consistent with EDC MUPD zoning, are explicitly permitted."	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses.	Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses <u>or equivalent traffic-generating uses.</u>
Maximum Units (for residential)	None	None

Maximum Beds (for CLF proposals)	None	None
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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	Travis Harvey, Senior Vice President, Liberty Property Limited Partnership
Company Name	Liberty Property Limited Partnership
Address	1800 Wazee Street, Suite 500
City, State, Zip	Denver, CO 80202
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

Name	N/A
Company Name	
Address	
City, State, Zip	
Phone / Fax Number	
Email Address	
Interest	

Part 3. Site Data

A. Site Data

Built Features	The subject parcel (PCNs: 00-42-43-34-19-001-0000, 002-0000, 016-0000, 023-0000 and 00-42-43-34-12-003-0000) contains five structures, including an approximately 660,740 square foot manufacturing, processing, and warehouse
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	facility constructed between 2016 and 2024.
Street Address	6017 Southern Boulevard
Frontage	Southern Boulevard (550.27' Frontage), Property Depth: 2,204.59'
Legal Access	Southern Boulevard (220' ROW)
Contiguous under same ownership	None
Acquisition details	Acquired via a purchase in the amount of \$12,000,000 from Southern Investments Partnership, LP, recorded on August 27, 2014 (CFN 20140318869, O.R. Book 27004, Page 0068, Public Records of Palm Beach County, Florida).
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	Ordinance No. 2001-039 (Approved August 27, 2001): From Medium Residential, 5 units per acre (MR-5), to Institutional with an underlying 5 units per acre (INST/5) on approximately 60.22 acres Ordinance No. 2008-051 (Approved December 10, 2008): 58.13 acres from Institutional and Public Facilities with an underlying 5 units per acre (INST/5) with conditions to Economic Development Center (EDC) on 48.37 acres and to EDC/5 on 9.76 acres with conditions; and changing 10.67 acres of medium residential, 5 units per acre (MR-5) to EDC with conditions
Concurrency	660,740 square foot manufacturing, processing, and warehouse facility
Plat, Subdivision	Liberty Airport Center, A MUPD (Plat Book 137, Pages 189-194)

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
R-2002-1002 / R-2002-1003	CA-2001-00064	Approved	Rezoning	Rezoning from AR to IPF with a Class A Conditional Use to allow a College or University (recreational facility) on a 60-acre portion of the site	N/A
R-2006-2051	SR-2001-00064	Approved	Special Exception	Revocation of Class A Conditional Use granted via R-2002-1003	N/A
R-2002-1966	TDR-2002-00054	Approved	TDR	Approval of a 23.25-acre site as a sending area for 97 TDR units to Johnson Properties PUD	N/A
R-2003-0936	Z-2002-00064	Approved	Rezoning	Rezoning from AR to PO with a Conditional Overlay Zone (COZ) on a 10-acre portion of the property (Johnson Property Linear Park)	N/A
N/A	2002-00064	Approved	Easement Release	Partial release of Conservation Easement on the northern 13.29 acres for development of the Boys and Girls Club	N/A
R-2014-0735 / R-2014-0737	PDD-2013-00771	Approved	Rezoning / PDD	Rezoning from IPF and PO to MUPD to allow Manufacturing and Processing	N/A
R-2015-0692 / R-2015-0693	DOA-2014-02096	Approved	DOA	Reconfiguration of site plan, building orientation, square footage, and Conditions of Approval for Use and Landscaping	N/A

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Single Family Residential (6,318 s.f.), Zero Lot Line, Townhomes (Taheri PUD, 466 Units – 260 ZLL, 206 Townhouses, Control No 1996-00031)	Medium Residential, 5 units per acre	Residential Planned Unit Development District
South	Residential (George Humphries Rezoning/Subdivision, Control No. 1978-00142)	Low Residential, 1 unit per acre	Residential Transitional
East	Single Family Residential (Royal Palm Estates CCRT Area)	Medium Residential, 5 units per acre	Multi-Family Residential
West	Place of Worship (18,362 s.f., 327 seats, Bethany Baptist Church of the Palm Beach, Control No 2007-00016) Multi-Family Residential - 288 units (AHS Pine Ridge PUD, 2018-00158) Zero Lot Lines Homes (40 dwelling units, Symphony Place, Control No. 2013-00313)	Medium Residential, 5 units per acre, High Residential, 12 units per acre	Agricultural Residential, Single Family Residential, Multiple Use Planned Development

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	N/A	
Maximum Trip Generation	N/A	N/A
Net Daily Trips:	N/A	
Net PH Trips:	N/A	
Significantly impacted roadway segments that fail Long Range	N/A	N/A
Significantly impacted roadway segments for Test 2	N/A	N/A
Traffic Consultant	N/A	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	40 (WPB - BLG via SR-80)	
Nearest Palm Tran Stop	Stop 4053 (South side of Belvedere Road approximately 0.03 feet east of the intersection of Belvedere Road and Drexel Road)	
Nearest Tri Rail Connection	West Palm Beach Tri-Rail Station, 203 South 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, the existing development is currently being served by an 8-inch water main that is looped within the property. There is also a 24-inch water transmission line crossing the property south of Lake Worth Drainage District Canal L-4. The existing development is currently being served by an 8-inch gravity main southwest and southeast of the property and runs parallel along 1st St. The existing	

	gravity main will need to be analyzed to confirm that it has the capacity to accept additional flows from the referenced property.
D. Drainage Information	
Per the Drainage Statement prepared by Smiley & Associates, Inc. (dated September 3, 2018), the Liberty Airport Center (formerly known as Southern Park Industrial Park) is an approximately 70-acre site located along Southern Boulevard, just east of Jog Road in Palm Beach County, within the South Florida Water Management District (SFWMD) C-51 Basin. All buildings on the subject property are existing. The site received an Environmental Resource Permit from SFWMD on December 10, 2014, with subsequent minor modifications approved for each building phase as construction progressed. The site's surface water management system consists of pipes, inlets, and onsite lakes. The drainage system incorporates stormwater runoff from on-site drainage areas, provides the required pretreatment volume, and attenuates stormwater prior to discharge. The onsite lakes and drainage systems provide the necessary capacity for storm drainage attenuation to meet storm event standards per SFWMD, LWDD, FDOT, and Palm Beach County requirements. Finish floor elevations are set at or above the 100-year/3-day zero discharge stage, and parking lots meet previously approved elevations at a minimum of the 5-year/24-hour rainfall event. The existing system maintains legal positive outfall to the Lake Worth Drainage District (LWDD) L-4 Canal via an existing control structure and outfall pipe, designed for storm attenuation by means of onsite lakes and underground storage. The system continues to meet the C-51 compensating storage requirements of the SFWMD, and all system design criteria meet the standards of the South Florida Water Management District, Lake Worth Drainage District, Palm Beach County, and the Florida Department of Transportation.	
E. Fire Rescue	
Nearest Station	Station #34, 231 S. Benoist Farms Road
Distance to Site	Station #34 is 3.25 miles from the subject site.
Response Time	Based on the information provided by PBC Fire-Rescue, the estimated response time is 9 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	The site is currently developed and largely cleared, with existing improvements in place. Remaining vegetation is primarily limited to upland native habitat within pockets of platted preserve areas, along with some interspersed non-native vegetation typical of previously disturbed sites. Overall, the property reflects a developed condition with isolated vegetated areas rather than a contiguous natural habitat
Flood Zone*	The subject parcel is located in Flood Zone X.
Wellfield Zone*	A portion of the subject property, located at the northwest corner of the site, is within Wellfield Protection Zone #3.
G. Historic Resources	

Per the Historical and Archaeological Resource Review letter prepared for the subject property,, no archaeological resources are located on or within 500 feet of the property. The property is located within 500 feet of two known historic resources: the West Palm Beach Canal (8PB10331) and the Bushel Stop (8PB1362). The Bushel Stop was deemed ineligible for inclusion in the National Register of Historic Places. The West Palm Beach Canal is eligible for inclusion in the National Register of Historic Places; however, as a linear resource, the proposed development does not constitute an adverse effect. Per Article 9, the proposed development will not adversely impact any culturally significant resources.

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			

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Palm Beach County Comprehensive Plan – Policy 2.2.4-e (Future Land Use Element, Industrial Designations) Ordinance No. 2008-051 (site-specific Condition of Approval)
Purpose	The purpose of the proposed amendment is twofold: (1) to revise Policy 2.2.4-e of the Palm Beach County Comprehensive Plan to explicitly allow vehicle repair and maintenance uses with ancillary sales within the Industrial (IND) and Economic Development Center (EDC) Future Land Use designations; and (2) to concurrently modify the site-specific condition of approval under Ordinance No. 2008-051 to remove an unnecessary restriction on allowable uses. Together, these amendments restore consistency with the original intent of the EDC designation and ensure the proposed FLUA amendment can be fully implemented. Specifically, the amendment: (1) removes the phrase “as defined by the ULDC” to eliminate ambiguity between the Comprehensive Plan and the ULDC; and (2) adds “or equivalent traffic-generating uses” to restore flexibility for the full range of industrial and industrial-type commercial uses historically permitted under the EDC designation. The amendment does not increase permitted density, FAR, or other development thresholds, and does not conflict with any adopted Special Planning Areas or overlay requirements applicable to the subject site.
Justification	Included with this submittal
Consistency	The proposed text amendment to Policy 2.2.4-e, together with the concurrent FLUA amendment to Ordinance No. 2008-051, is consistent with the Palm Beach County Comprehensive Plan as follows: • Future Land Use Element (EDC Designation): Vehicle repair and maintenance uses of an industrial nature are consistent with EDC objectives for employment centers, research parks, and campus-like industrial development. The amendment does not increase development intensity beyond what is already permitted under the EDC designation. • Internal Consistency of the Comprehensive Plan: Corrects a conflict between the existing site-specific condition and current and initiated Comprehensive Plan policy, restoring alignment with the original intent of the EDC designation that was inadvertently limited during the 2022 Commerce FLU amendments. • Economic Development Objectives: Promotes diversified industrial activity, efficient land use, and employment generation, consistent with the County’s economic development strategies. • No Increase in Intensity or Impact: The amendment does not modify permitted density, FAR, or other development thresholds. The maximum development cap of 1,139,464 square feet is retained; the revision solely clarifies allowable use categories by adding “or equivalent traffic-generating uses” to ensure future uses remain consistent with previously evaluated traffic impacts.

Text Changes	Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations. In addition to the industrial uses, the land uses listed below are allowable within the Industrial type future land use designations as permitted by the ULDC. 11. Commercial uses pursuant to one or more of the following: a. Industrial (IND) and Economic Development Center (EDC) future land uses allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature; b. Commercial uses in Commerce and Economic Development Center are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature; <u>Ordinance No. 2008-051 (Exhibit 1: Condition of Approval):</u> 1. Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses or equivalent traffic generating uses. as defined by the ULDC.
ULDC Changes	<u>ULDC Article 4.B.2.C.29:</u> 29. Repair and Maintenance, Light a. Definition An indoor establishment engaged in the minor repair or maintenance of automobiles, light duty commercial vehicles rated one ton capacity or less, boats, motorcycles, personal watercraft, golf carts, mopeds, lawn mowers, major household appliances, or household furniture. b. Typical Uses Light Repair and Maintenance establishments may include but are not limited to tune-up stations, glass shops, quick-lube stations, muffler shops, upholstery shops, tire installation and service, alignment shops, replacement of brake linings, and lawn mower repair and maintenance c. Overlay – Westgate Community Redevelopment Area Overlay (WCRAO) Light Repair Maintenance uses are prohibited in the NR, NRM, NG, and NC Sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. d. Zoning Districts – CN and CC District and Commercial Pod of PUD Shall be limited to a maximum of 5,000 square feet of GFA. e. Accessory Use Light Repair and Maintenance may be Permitted by Right as an accessory use to Heavy Repair and Maintenance. f. Setbacks No repair or maintenance building, structure, or activity shall be allowed within 100 feet of any parcel of land with a residential FLU designation or use <u>unless the repair activity occurs entirely within an enclosed building.</u> g. Nuisances 1) Enclosed Repair Activities All repair and maintenance activities shall be conducted within an enclosed structure. 2) Vehicle or Equipment Testing on Residential Streets Testing of vehicles, equipment, or other similar shall be prohibited on Residential Streets. h. Outdoor Parking or Storage

- 1) The outdoor storage of disassembled vehicles, equipment, or parts shall be prohibited.
- 2) All vehicles or equipment shall be stored in designated storage areas, except for the following:
 - a) Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and
 - b) Automobiles placed for customer pick-up may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.

ULDC Article 4.B.2.C.39:

39. Vehicle Sales and Rental, Light

a. Definition

An establishment engaged in the sale, retail or wholesale, rental, or lease of new or used motor vehicles as may be defined by the Florida Department of Motor Vehicles, or boats, and recreational vehicles, including but not limited to the following vehicles typically acquired for personal noncommercial use: 1) Automobiles, sport utility vehicles (SUVs), and light trucks or vans with a curb weight of 8,000 pounds or less; or 2) Boats, personal watercraft, recreational vehicles (RVs), off-highway vehicles (OHVs), motorcycles, golf carts, or swamp buggies

b. Typical Uses

Typical uses include independent dealers, franchise dealers, wholesale dealers, or new and used recreational vehicle dealers, auto and truck rental, and boat or personal watercraft rental and sales

g. Accessory Uses

1) Marinas

Vehicle Sales and Rental limited to boats and personal watercraft may be permitted as an accessory use to Marina Facilities in the CRE district or an MUPD with CR FLU designation, and shall be exempt from the minimum three-acre lot size requirement.

2) Accessory to Heavy ~~Repair and Maintenance~~ and Light Repair and Maintenance

Limited Light Vehicle Sales and Rental, may be permitted as an accessory use to Heavy Repair and Maintenance facilities, subject to DRO approval, and the following:

- a) Limited to the display or advertising of a maximum of five vehicles per lot.
- b) All storage spaces shall be located indoors, or set back a minimum of 100 feet from the front and side street property lines, or in a location which is screened from view from any public street by a combination of buildings or walls, or opaque fences or landscaping. Vehicles on display shall be located within 100 feet of a repair bay.
- c) Vehicles on display shall be located within 100 feet of a repair bay
- d) Online sales transactions shall be located off-site and deliveries shall be taken to vehicles on-site, which will happen interior to the building.



Attachment G
Consistency with Comprehensive Plan & Florida Statutes
Liberty Airport Center
Palm Beach County (PBC) Comprehensive Plan
Original Submittal: May 6, 2026
Insufficiency Submittal: June 3, 2026
Consolidated Resubmittal: July 27, 2026

Justification Statement:

Liberty Property Limited Partnership, herein referred to as the “Applicant,” requests a text amendment to the Palm Beach County Comprehensive Plan concerning the subject property located at 6017 Southern Blvd (approximately 0.38 miles from the intersection of Southern Blvd and N Jog Road). The Applicant requests a text amendment to Policy 2.2.4-e of the Palm Beach County Comprehensive Plan to explicitly allow vehicle repair and maintenance uses with ancillary sales on the subject property, and a concurrent FLUA amendment to the site-specific condition of approval established by Ordinance No. 2008-051. The amendment is intended to explicitly allow vehicle repair and maintenance uses with ancillary sales on the subject property and to restore flexibility for industrial-type commercial uses historically permitted under the EDC designation.

Introduction To the Site:

The subject site (PCN 00-42-43-34-19-001-0000; 002-0000; 016-0000; 023-0000), located at 6017 Southern Blvd (approximately 0.38 miles from the intersection of Southern Blvd and N Jog Road), is currently developed with Manufacturing, Processing, and Warehouse uses and is surrounded primarily by high density multifamily, institutional, and single family residential properties. The existing EDC Future Land Use designation is intended to accommodate employment-generating uses, including light industrial and commercial activities, consistent with the County’s Economic Development Center goals.

Historical Context:

The EDC designation was established in 1999 to accommodate campus-like industrial, research, and employment centers within the Urban/Suburban Tier. Historically, the EDC allowed vehicular-based commercial uses of an industrial nature, including vehicle repair and maintenance, as a permissible use.

In 2008, Ordinance No. 2008-051 placed a site-specific limitation on the subject property, restricting development to a maximum of 1,139,464 square feet of light industrial uses. While intended to regulate development intensity, this limitation inadvertently prohibited industrial-type commercial uses that had previously been permissible under the EDC designation.

In 2022, the Comprehensive Plan was amended in conjunction with the introduction of the Commerce designation. During this process, language in Policy 2.2.4-e was inadvertently modified, limiting the types of industrial and ancillary commercial uses permitted in the EDC. There is no record of intent to remove vehicle repair and

maintenance as an allowable use; the modification appears to have been incidental to broader Comprehensive Plan changes to introduce the Commerce FLU designation. Prior to the 2022 amendment, such uses could have been permitted through a standard Zoning Text Amendment (ZTA) under the EDC designation and supporting MUPD zoning.

Proposed Text Amendment and Concurrent FLUA Amendment:

The Applicant proposes a revision to Policy 2.2.4-e of the Palm Beach County Comprehensive Plan to explicitly allow vehicle repair and maintenance uses with ancillary sales within EDC-designated properties. In order to fully implement the intent of this text amendment and resolve site-specific development restrictions, the Applicant has concurrently submitted a FLUA amendment to Ordinance No. 2008-051 on May 6, 2026. This concurrent amendment will modify the existing condition that limits development to a maximum of 1,139,464 square feet of light industrial uses or equivalent traffic-generating uses.

By coordinating the text amendment with the FLUA condition amendment, the Applicant ensures that vehicle repair and maintenance, as well as other compatible industrial-type commercial uses, can be allowed on the site in a manner consistent with the EDC designation and County standards, without triggering additional upfront traffic analysis requirements.

Text Amendment Request:

There is a proposed text amendment to Policy 2.2.4-e and a concurrent FLUA amendment to Ordinance No. 2008-051 (site-specific Condition of Approval). The criteria to be revised are outlined below (~~strike-out~~ and underline):

Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations. In addition to the industrial uses, the land uses listed below are allowable within the Industrial type future land use designations as permitted by the ULDC.

11. Commercial uses pursuant to one or more of the following:

- a. Industrial (IND) ~~and Economic Development Center (EDC)~~ future land uses allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;
- b. Commercial uses in Commerce ~~and Economic Development Center~~ are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;

Ordinance No. 2008-051 (Exhibit 1: Condition of Approval):

1. Development of the site under the EDC designation shall be limited to a maximum of 1,139,464 square feet of light industrial uses or equivalent traffic generating uses.

~~as defined by the ULDC.~~

Justification (Policy 2.2.4-e Text Amendment and Ordinance No. 2008-051 Condition of Approval):

Policy Consistency: The amendment aligns the Comprehensive Plan and Ordinance No. 2008-051 with the original intent of the EDC designation to support employment-generating, light industrial, and industrial-type commercial activities. By explicitly permitting vehicle repair and maintenance uses with ancillary sales, the amendment restores historically allowed uses and ensures consistency across both policy and site-specific development standards.

Correction of EDC-Specific Limitations: Unlike other industrial MUPDs, which allow heavier commercial uses, the current EDC designation is uniquely restricted to light industrial uses. These limitations eliminate compatible commercial uses that would otherwise be permitted under standard industrial MUPDs, unnecessarily restricting tenant options and site utilization. The amendment corrects this inconsistency while maintaining compatibility with surrounding land uses and the industrial character of the site.

Clarity and Predictability: The proposed amendment provides clear guidance for property owners, developers, and County staff regarding allowable uses. By explicitly addressing both Policy 2.2.4-e and the site-specific limitations of Ordinance No. 2008-051, the revision ensures that industrial-type commercial uses are recognized, permitted, and predictable, reducing ambiguity in development approvals.

Compatibility: The proposed uses are industrial in nature and have operational impacts comparable to existing light industrial activities. This ensures compatibility with surrounding uses, supports the functional intent of the EDC designation, and aligns with the development framework established for MUPD zoning.

No Increase in Intensity or Impact: The Condition of Approval amendment to Ordinance No. 2008-051 does not modify permitted density, FAR, or other development thresholds. The maximum development cap of 1,139,464 square feet of light industrial uses is retained; the revision solely clarifies allowable use categories by adding “or equivalent traffic-generating uses” so that future uses remain consistent with previously evaluated traffic impacts.

Economic Development: Restoring these previously permitted industrial-type commercial uses enhances the property's marketability, expands tenant options, and supports the County's objectives for job creation, efficient land use, and diversified economic development within EDC-designated areas.

G. Consistency with the Comprehensive Plan and Florida Statutes

G.1 Justification

As required by Future Land Use Element Policy 2.1-f, the adopted Future Land Use designations on the subject site are presumed to be correct, and the following statement

demonstrates that a change is warranted. Because this request includes a text amendment to Policy 2.2.4-e together with a concurrent FLUA amendment to the site-specific condition of Ordinance No. 2008-051, this justification is a single, combined statement supporting both the text and FLUA amendments.

1) The proposed use is suitable and appropriate for the subject site. The site is currently developed with Manufacturing, Processing, and Warehouse uses under the EDC designation, which was established in 1999 to accommodate campus-like industrial, research, and employment centers. Vehicle repair and maintenance with ancillary sales is an industrial-type commercial use consistent with the operational character already present on site and historically permitted under the EDC designation. The proposed use does not introduce a new land use category to the site; it restores a use that was permissible before the removal of vehicle repair and maintenance from the Zoning Use Matrix roughly 15 years ago and the subsequent 2022 amendment to Policy 2.2.4-e, and it fits within the existing light industrial development cap established by Ordinance No. 2008-051. The proposed ULDC setback and enclosed-building conditions further tailor the use to the site's location adjacent to residential FLU designations.

2) Basis for the proposed amendment. The basis for this amendment rests primarily on the factor identified below.

a. Changes in FLU designations on adjacent properties. This is not the basis for the requested amendment. The surrounding high density multifamily, institutional, and single family residential properties have not changed designation in a way that drives this request.

b. Changes in access or characteristics of the general area. This is not the basis for the requested amendment. The access and general character of the area surrounding the site are unchanged.

c. New information or change in circumstances. This is the primary basis for the amendment. Approximately 15 years ago, during the County's Use Regulation Project, vehicle repair and maintenance was removed from the Zoning Use Matrix, where it had been classified as a "D" use, with no analysis or justification documented in the record. The 2022 Comprehensive Plan text amendment, adopted to introduce the Commerce FLU designation, then carried that earlier, undocumented removal forward into Policy 2.2.4-e. There is no record of County intent to eliminate vehicle repair and maintenance as an allowable use in the EDC designation. This documented drafting history is new information and a change in circumstances that supports correcting the policy language. It is further corroborated by the LPA/PLC's unanimous 11-0 vote to initiate the amendment on April 10, 2026, following minimal discussion and no public comment.

d. Inappropriateness of the adopted FLU designation. The EDC designation itself remains appropriate for the site. What is inappropriate is the current text of Policy 2.2.4-e as applied to EDC properties, which unintentionally excludes a category of industrial-type commercial use that is compatible with, and historically associated with, the EDC designation.

e. Whether the adopted FLU designation was assigned in error. The FLU designation was not assigned in error. However, the undocumented removal of vehicle repair and maintenance from the Zoning Use Matrix roughly 15 years ago, the 2022 modification to Policy 2.2.4-e that followed it, and the 2008 condition of approval in Ordinance No. 2008-051 that did not anticipate this later policy change, together produced an unintended restriction on the subject site that this amendment is intended to correct.

G.2 Residential Density Increases

This request does not seek an increase in residential density and Future Land Use Element Policy 2.4-b is not applicable to this application. The subject site is designated EDC and EDC/5 and is developed and proposed to remain in industrial and industrial-type commercial use; no residential units, and no increase in residential density, are proposed on the site as part of this text amendment or the concurrent FLUA amendment to Ordinance No. 2008-051.

Because no residential density increase is requested, the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs are not applicable mechanisms for this application. Those programs are designed to accommodate additional residential density on sites carrying a residential FLU designation. The subject site carries a non-residential, EDC designation, and the amendment does not change the site's development cap, so there is no residential density need for these programs to address.

G.3 Compatibility

The subject site is currently developed with Manufacturing, Processing, and Warehouse uses and carries a current and proposed FLU designation of EDC and EDC/5. Based on the County's Future Land Use designation map for the surrounding area, the site directly abuts or is in close proximity to the following designations:

- MR-5 (Medium Residential, 5 units/acre), to the north, east, and west of the site;
- HR-12 (High Residential, 12 units/acre), to the southwest of the site;
- LR-1 (Low Residential, 1 unit/acre), to the south of Southern Blvd;
- CR/5 (Commercial Recreation, underlying MR-5) to the northeast;
- CH, CH/8, CHX, and CH/IND (Commercial High and related crosshatch designations), and IND (Industrial), along the Southern Blvd and Jog Rd frontages to the west and to the east.

The proposed vehicle repair and maintenance use with ancillary sales is industrial in nature and has operational impacts comparable to the light industrial uses already occurring on site, including similar hours of operation, vehicular trip generation, and building form. The proposed ULDC amendments to Article 4.B.2.C.29 and 4.B.2.C.39 directly address compatibility with the adjacent residential designations identified above: the amendment confirms that no repair or maintenance building, structure, or activity may

occur within 100 feet of any parcel of land with a residential FLU designation or use, unless the repair activity occurs entirely within an enclosed building, and it requires that online vehicle sales transactions be conducted off-site with deliveries taken to vehicles on-site inside the building. Both conditions specifically limit noise, visual, and operational impacts on the neighboring MR-5, HR-12, and LR-1 residential properties.

Unlike other industrial MUPDs, which allow heavier commercial uses, the EDC designation as currently written is uniquely restricted to light industrial uses. This limitation has eliminated compatible commercial uses that would otherwise be permitted under standard industrial MUPDs, unnecessarily restricting tenant options and site utilization without a corresponding compatibility benefit to the surrounding residential and institutional uses.

The site's proposed Final Site Plan confirms that this compatibility is not merely theoretical, it is already reflected in the site design. The repair and maintenance, light use is located within Building F, a 167,740 square foot building along the site's north side, of which 21,272 square feet is allocated to Repair and Maintenance, Light, 124,528 square feet to Manufacturing and Processing, and the remainder to warehouse and 10% ancillary office. The proposed parking table quantifies the intensity of this specific use, requiring 85 parking spaces for the Repair and Maintenance, Light component at the Code standard of 1 space per 250 square feet, a figure already accounted for within the site's total of 951 required and provided parking spaces.

Along the site's north property line, directly adjacent to Building F, the FSP shows a minimum 20-foot Type III incompatibility buffer combined with an 8-foot black vinyl coated chain-link fence, further separated from the nearest single family residential parcels (zoned AR, land use MR-5) by an intervening L.W.D.D. canal and water management tract. To the south, along Southern Blvd, the nearest institutional use is a Boys & Girls Club (Non-Profit Institutional, zoned RS, land use MR-5), separated from the site's buildings by the required front setback, a landscape buffer, and Southern Blvd itself. These physical buffers, screening, and separations were reviewed and approved as part of the existing MUPD site plan and are unchanged by this text or FLUA amendment; the amendment does not add building area, alter the site plan, or reduce any approved setback or buffer.

The FLUA amendment to Ordinance No. 2008-051 does not modify the permitted density, floor area ratio, or other development thresholds on the site. The existing cap of 1,139,464 square feet of light industrial uses is retained; the revision only clarifies allowable use categories by adding "or equivalent traffic-generating uses," so that any future use remains consistent with previously evaluated traffic impacts. Because building intensity, parking demand, and the approved buffers and setbacks separating Building F from adjacent residential and institutional uses are all unchanged, the proposed use maintains compatibility with the surrounding multifamily, institutional, and single family residential properties.

This is confirmed quantitatively in the Traffic Equivalency Statement prepared by Kimley-Horn and Associates, Inc., dated June 29, 2026), which compares the previously

approved 1,139,464 square foot General Light Industrial program to the proposed program of 302,366 square feet of Manufacturing (ITE Code 140), 21,272 square feet of Automobile Parts and Service Center, which is the ITE classification applied to the light repair and maintenance use (ITE Code 943), and 337,102 square feet of Warehouse (ITE Code 150), using Palm Beach County Traffic Division rates and the ITE Trip Generation Manual, 12th Edition. That analysis found that the proposed program, including the repair and maintenance use, generates 1,850 fewer net new external daily trips, 288 fewer net new external AM peak hour trips, and 245 fewer net new external PM peak hour trips than the previously approved land use for the site. Because the proposed use reduces, rather than increases, the site's traffic impact on the surrounding road network and adjacent properties, it is compatible with the surrounding multifamily, institutional, and single family residential uses from an operational and traffic standpoint, not only a land use standpoint.

G.4 Consistency with Comprehensive Plan

The Applicant elects to provide the following data and analysis demonstrating consistency with the Future Land Use Element. The amendment aligns the Comprehensive Plan and Ordinance No. 2008-051 with the original intent of the EDC designation, as described in Policy 2.2.4-c, to accommodate employment opportunities, research parks, and Employment Centers developed as planned developments with internal circulation and buffering from surrounding land uses, and is consistent with Future Land Use Element Policy 2.1-f governing the review of proposed Future Land Use Atlas and text amendments.

The proposed amendment provides clear guidance for property owners, developers, and County staff regarding allowable uses. By explicitly addressing Policy 2.2.4-e, the site-specific limitation of Ordinance No. 2008-051, and the related setback and accessory-use provisions in ULDC Article 4.B.2.C.29 and 4.B.2.C.39 in a single, coordinated amendment, the revision ensures that industrial-type commercial uses are recognized, permitted, and predictable, reducing ambiguity in future development approvals. This coordinated approach is consistent with the Urban/Suburban Tier's stated intent, per the Comprehensive Plan, to accommodate the bulk of the County's population and its need for employment while ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

The subject site is not located within a Special Planning Area or Overlay identified on the Special Planning Areas Map (LU 3.1); however, the site does fall within the boundaries of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay, the Turnpike Aquifer Protection Overlay (TAPO), the Urban Redevelopment Area (URA), the Revitalization and Redevelopment Infill Overlay (RRIO), the Jog Road Corridor Study (JRCS) area, and the Haverhill Area Neighborhood Plan (HANP). None of these overlays impose policies that conflict with the proposed text or FLUA amendment, and no additional Special Plan or Overlay policies apply beyond those already addressed in this attachment.

G.5 Consistency with Florida Statutes

The Applicant elects to provide the following data and analysis demonstrating consistency with Chapter 163.3177, Florida Statutes. The amendment is based on the data and analysis contained in this attachment, including the documented drafting history of the EDC designation, Policy 2.2.4-e, Ordinance No. 2008-051, and the related ULDC provisions, consistent with the requirement in Section 163.3177(1), F.S., that comprehensive plan elements be based upon relevant and appropriate data.

The amendment does not increase the overall development intensity or square footage permitted on the site, does not affect any adopted level of service standard, and does not modify any residential density; the existing 1,139,464 square foot cap under Ordinance No. 2008-051 is retained. This is confirmed by the Traffic Equivalency Statement prepared by Kimley-Horn and Associates, Inc. (June 29, 2026), which found that the proposed development program, inclusive of the light repair and maintenance use, generates 1,850 fewer net new external daily trips, 288 fewer AM peak hour trips, and 245 fewer PM peak hour trips than the previously approved General Light Industrial program for the site. Because the proposed use generates fewer trips than the development already evaluated and approved for the site, no adopted level of service standard is adversely affected, and no additional traffic concurrency analysis is triggered. As such, the amendment is consistent with the coordination and internal consistency requirements of Section 163.3177(2), F.S., and does not create an inconsistency with any other goal, objective, or policy of the Comprehensive Plan.

Conclusion:

Approval of this text amendment to Policy 2.2.4-e, in conjunction with the concurrent FLUA amendment to Ordinance No. 2008-051, will correct unintended limitations introduced in prior Comprehensive Plan and Ordinance updates, clarify allowable uses, and enable compatible, economically productive development consistent with the EDC designation and County objectives. This consolidated statement supersedes and combines the justification previously provided across the March 10, 2026 and subsequent submittals to provide a single, current statement addressing both the Policy and Condition of Approval changes.



**Water Utilities Department
Engineering**

P. O. Box 16097

West Palm Beach, FL 33416-6097

(561) 493-6000

Fax: (561) 493-6113

www.pbcwater.com

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County Administrator

Joseph Abruzzo

*"An Equal Opportunity
Affirmative Action Employer"*

May 5, 2026

Jordan Sperlin, MURP, LEED, GA
Schmidt Nichols
1551 N Flagler Dr, Suite 102
West Palm Beach, FL 33401

Re: Liberty Airport Center - Service Availability
6017 Southern Blvd, West Palm Beach, FL 33415
PCN 00-42-43-34-19-001-0000, 002-0000, 016-0000, 023-0000
PCN 00-42-43-34-12-003-0000

PBCWUD No. TBD

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 properties, PBCWUD currently has the capacity for the proposed development.

The proposed development is currently being served by an 8-inch water main that is looped within the property. There is also a 24-inch water transmission line crossing the property south of Lake Worth Drainage District Canal L-4.

The proposed development is currently being served by an 8-inch gravity main southwest and southeast of the property and runs parallel along 1st St. The existing gravity main will need to be analyzed to confirm that it has the capacity to accept additional flows from the referenced property.

The applicant will be responsible for field-verifying the location, size, and material of the existing infrastructure. Additionally, the applicant must confirm the existing mains located within the subject property include utility easements. If no utility easement exists, then the applicant will be required to provide utility easements in accordance with PBCWUD standards. Please note that any existing PBCWUD utilities, within a utility easement, must be relocated prior to the abandonment of the easement

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)493-6116 or at atirado@pbcwater.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aris Tirado', is written over a vertical line that extends from the signature down to the typed name below.

Aris Tirado, P.E.
Principal Professional Engineer



Fire Rescue

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



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County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"

Official Electronic Letterhead

May 6, 2026

Schmidt Nichols
Attention: Josh Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Re: Liberty Airport Center

Dear Josh Nichols:

Per your request for response time information to the subject property located at 6017 Southern Blvd. This property is served currently by Palm Beach County Fire-Rescue Station #34, which is located at 231 S. Benoist Farms Rd. The maximum distance traveled to subject property is approximately 3.25 miles from the station. The estimated response time to the subject property is 9 minutes. For fiscal year 2025, the average response time (call received to on scene) for this stations zone is 7:15.

Property owners need to be aware of the extended response time of 9 minutes to the subject property, which is greater than our standard of 7 minutes 30 seconds.

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

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

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
Liberty Airport Center
Original Submittal: May 6, 2026

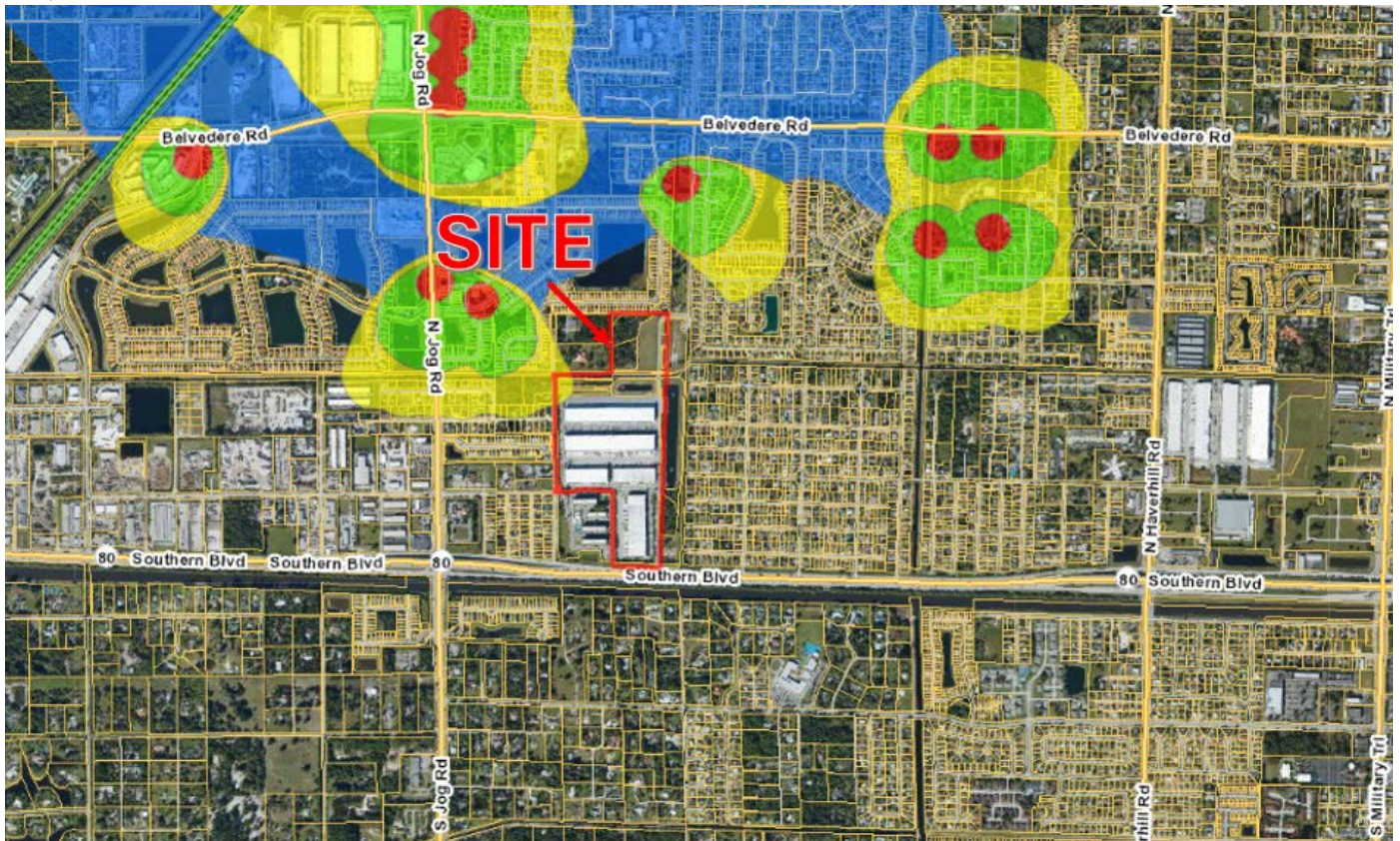
Significant habitats or species:

Below is an aerial photograph with the subject property (6017 Southern Boulevard) highlighted in “red”. The site is currently developed and largely cleared, with existing improvements in place. Remaining vegetation is primarily limited to upland native habitat within pockets of platted preserve areas, along with some interspersed non-native vegetation typical of previously disturbed sites. Overall, the property reflects a developed condition with isolated vegetated areas rather than a contiguous natural habitat.

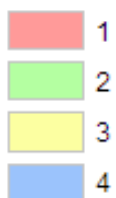


**Attachment M - Wellfield Zone Map
Liberty Airport Center
Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal
Original Submittal: May 6, 2026**

As shown in the aerial below, a portion of the subject property, located at the northwest corner of the site, is within Wellfield Protection Zone #3.



Wellfield Protection Zones





**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
Finance 233-5026
Executive Office 233-5228
www.pbc.gov/pzb



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Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

May 4, 2026

Jordan Sperling
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: Liberty Airport Center, 6017 Southern Blvd under PCN's: 00-
42-43-34-19-001-0000, 002-0000, 016-0000, and 023-0000.**

Dear Mr. Sperling:

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.

No archaeological resources are located on or within 500ft of the property. The property below is within 500' of two known historic resources; The West Palm Beach Canal (8PB10331) and the Bushel Stop (8PB1362). The Bushel Stop was deemed ineligible for inclusion to the National Register of Historic Places. The West Palm Beach Canal is eligible for inclusion to the National Register of Historic Places. This is a linear resource so unless an undertaking is impacting the actual canal development does not constitute an adverse effect.

Per Article 9, given these findings the proposed development/changes will not adversely impact any culturally significant resources.

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

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