



EASTWOOD MULCH
Application No. ABN-2021-01816
Justification Statement
November 1, 2021

Introduction:

On behalf of the Applicant, Eastwood Lantana, LLC, 2GHO, Inc., acting as agent, respectfully request approval of the following request:

1. Abandonment of a DRO Development Order for a wholesale nursery.

The property is located on the north side of Lantana Road, approximately .26 miles east of the intersection of Lantana Road and State Road 7.

Development Program:

The Applicant is proposing to abandon the previously approved wholesale nursery on the subject site. This property is being sold to Encompass Health for a rehabilitation hospital along with the property to the east of the subject site.

Surrounding Land Use and Zoning Information:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE	CONTROL NUMBER
Subject Site	LR-2	AR	00-42-43-27-05-034-0432	WHOLESALE NURSERY	1997-48
North	LR-2	PO	52-43-42-04-29-000-0000	PARK	1983-00090
South	LR-2	RM	00-42-44-42-01-018-0000	RESIDENTIAL	N/A
East	LR-2	PO	00-42-43-27-05-034-0431	SFD	1983-00090
West	CL/2	MUPD	00-42-44-31-04-003-0050	COMMERCIAL	2003-0007

Project History:

The subject site was originally approved in 1997 and there have been amendments to the site:

LIST OF PBC APPROVALS		
CONTROL NO.	APPLICATION REQUEST	DATE OF APPROVAL
1997-48	DRC approval for a wholesale nursery with accessory chipping and mulching	June 25, 1997
ZZR-2013 1932	ZZR modification of the approved final site plan – approved with conditions	July 18, 2013
ZAR-2020-01410	ZAR approval – modifications to the site plan to resolve Code Enforcement violations	September 21, 2020

Standards for Administrative Approval Criteria - Article 2.C.5.B.2 of the Palm Beach County Unified Land Development Code (ULDC) establishes standards by which an application for a Development Review Officer shall be considered. The current request for Abandonment of the previous DRO approval for a wholesale nursery complies with each of these standards as follows:

a. Consistency with the Plan:

The previous wholesale nursery was consistent with the purposes, goals, objectives and policies of the Plan. There is no issue with consistency with the plan to abandon a DRO approval.

b. Consistency with the Code:

The previous wholesale nursery was consistent with the ULDC. There is no issue with consistency with the ULDC to abandon a DRO approval.

c. Adequate Public Facilities:

No issue with concurrency for the abandonment of the DRO approval.

On behalf of the applicant, 2GHO, Inc respectfully request approval of this abandonment application. The Project Managers at 2GHO, Inc. are George Gentile and Patricia Lentini.