



Central Palm Beach
County Chamber
of Commerce

May 24, 2023

Mayor Gregg Weiss
Palm Beach County Board of County Commissioners
301 North Olive Avenue
West Palm Beach, Florida 33401

On May 24, 2023, our Executive Committee and Board of Directors heard a compelling presentation for the redevelopment of the Palm Beach International Raceway, which has sat unused for more than a year, into the Palm Beach Logistics Center. The Central Palm Beach County Chamber of Commerce heartily supports this enhancement to our business community. There were several key considerations in our decision.

The project creates a productive asset in our community that is good for our economy. Palm Beach Logistics Center will generate approximately 1,500 quality jobs, \$4.6 million in annual tax revenue (30 times the current tax revenue) and \$1.7 million in initial impact fees. It will contribute to critical infrastructure like public services and roads. We need high-quality infrastructure like the logistics center to meet growing e-commerce demands and support our county's growth.

The project is reasonable and environmentally sound. Palm Beach Logistics Center uses one-third of the intensity that the code permits and there are no variances or zoning changes required. It has no negative impacts to the surrounding area re: traffic or access. In fact, the neighboring Palm Beach Park of Commerce has proven the success of such a property as a good neighbor for this area, which is already protected for industrial use. The project is honoring all environmental codes, providing 50 ft. buffers on all sides of the site, and preserving the surrounding wetlands.

Business owners' rights to engage in permitted use of their property are paramount. The Chamber felt it is important to recognize that failing to approve this project sets a dangerous precedent, infringing on the property rights of an owner. This project is approvable as-of-right under the Unified Land Development Code (ULDC). Restricting an owner's ability to operate their businesses freely and to make responsible choices with properly zoned property is not the function of the ULDC.

We understand that a special magistrate conducted a hearing on the Board of County Commissioners' previous denial and has recommended that the County approve the project.

Based on these considerations, the Chamber Executive Committee and Board of Directors made the determination to formally endorse and recommend the proposed approval of Palm Beach Logistics Center.

Sincerely,

Mary Lou Bedford
CEO