



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Fount MUPD	Round Number	20-B
Amendment No.	LGA 2020-011	Intake Date	11/6/2019
Acres	27.95	Control No.	1979-00268
Location	South side of Okeechobee Boulevard, approx. 1/3 of a mile west of Haverhill Road	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Carolina Valera		

Agent	Schmidt Nichols
Applicant	Village at Banyan Ridge, LLC
Owner	Town of Palm Beach
Existing Use	Vacant
Current FLU	Commercial High with an underlying High Residential, 8 units per acre (CH/8) on 3.5 acres and Utilities and Transportation (UT) on 24.45 acres
Current Zoning	Residential High (RH)
Current Potential	Commercial, up to 76,230 SF (0.5 FAR) or Residential up to 28 units and Utility/Transportation uses
Proposed FLU	Commercial High with an underlying High Residential, 12 unit per acre (CH/12) on 3.5 acres and High Residential, 12 units per acre (HR-12) on 24.45 acres
Proposed Zoning	Multiple Use Planned Development and Planned Unit Development (PUD)
Proposed Potential	Commercial, up to 76,230 SF (0.5 FAR) and Residential, up to 335 dwelling units
Utility Service Area	Palm Beach County Water Utilities
Annexation Area	Town of Haverhill, City of West Palm Beach
Plans/Overlays	Haverhill Area Neighborhood Plan
Tier	Urban/Suburban - No change
Commissioner	Greg Weiss, District 2

Parcel Control Number(s) Comments:

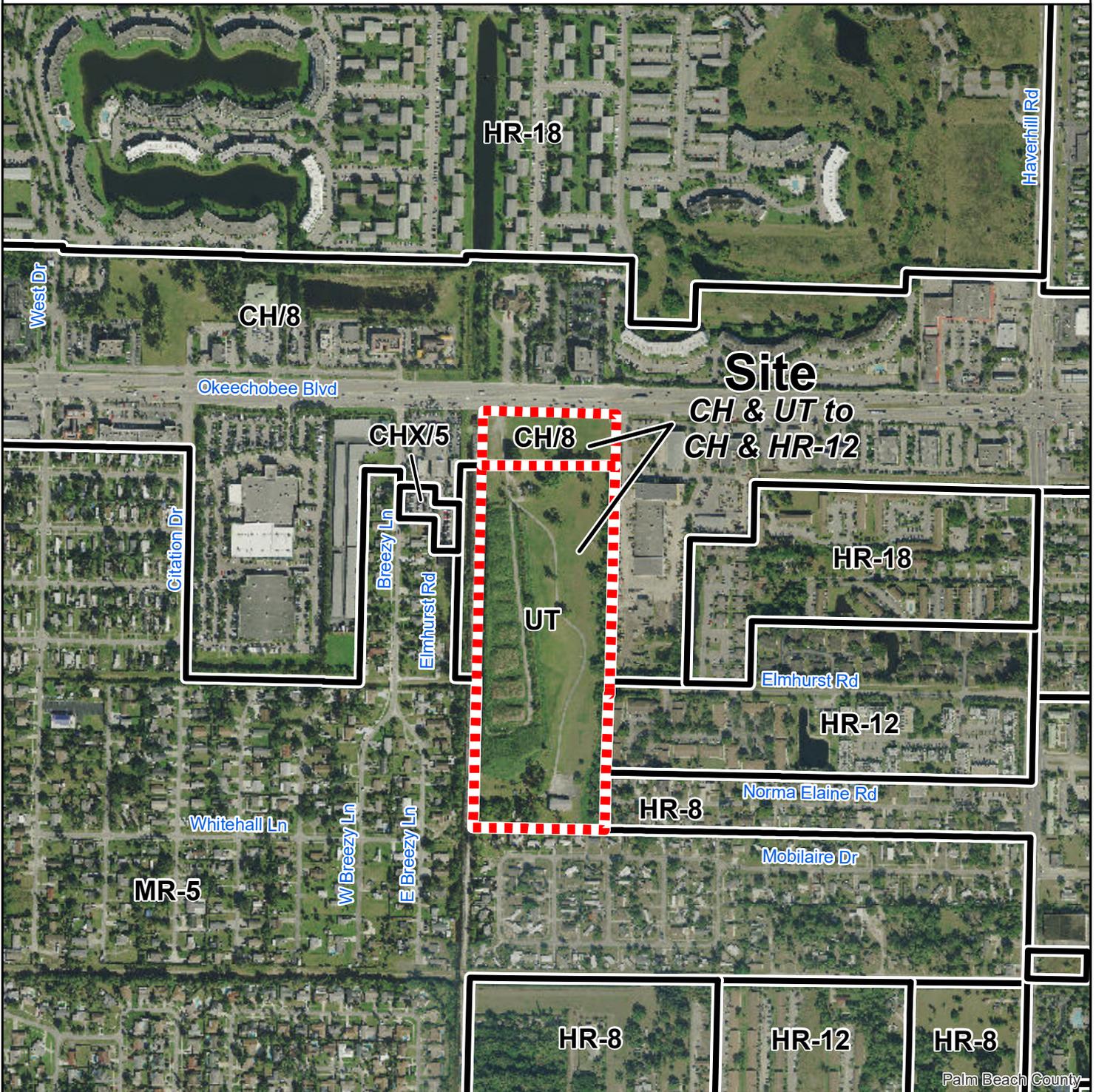
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Future Land Use Atlas Amendment

Fount MUPD (LGA 2020-011)



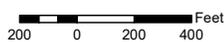
Site Data

Size: 27.95 acres
 Existing Use: Vacant, Outdoor Storage
 Proposed Use: Commercial, Residential
 Current FLU: CH & UT
 Proposed FLU: CH & HR-12

Future Land Use Designations

MR-5 Medium Residential, 5 units/acre
 HR-8 High Residential, 8 units/acre
 HR-12 High Residential, 12 units/acre
 HR-18 High Residential, 18 units/acre
 CL-O Commercial Low - Office
 CH/8 Commercial High, underlying HR-8
 CHX/5 Commercial High crosshatching, underlying MR-5
 UT Utilities and Transportation

Date: 11/12/2019
 Contact: PBC Planning
 Filename: 20-B/Site/20-11
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
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