Future Land Use Atlas Amendment
Petition Summary

Amendment Name	Boca Raton Commerce Center	**Round Number**	**20-SCA**
Amendment No.	SCA 2020-010	**Intake Date**	11/6/2019
Acres	4.77	**Control No.**	1997-00032
Location	West of Boca Rio Road at the end of 210th Street South, south of Glades Road	**Zoning App No.**	CA/DOA/ZV-2019-2166
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Melissa Michael		

Agent	Schmidt Nichols
Applicant	Boca Raton Commerce Center II LLC
Owner	Pechter Community Foundation, Inc.
Existing Use	Office and vacant
Current FLU	Commercial Low-Office with an underlying Industrial (CL-O/IND)
Current Zoning	Multiple Use Planned Development (MUPD)
Current Potential	Commercial Office, up to 72,723 SF (0.35 FAR)
Proposed FLU	Commercial Low-Office with an underlying Congregate Living Residential (CL-O/CLR)
Proposed Zoning	Multiple Use Planned Development (MUPD)
Proposed Potential	Commercial - CLF, up to 72,723 SF (0.35 FAR) or Congregate Living Facility up to 160 beds
Utility Service Area	Palm Beach County Water Utilities
Annexation Area	City of Boca Raton
Plans/Overlays	None
Tier	Urban/Suburban - No change
Commissioner	Mary Lou Berger, District 5

Parcel Control Number(s)   **Comments:**

 00-42-47-20-20-000-0011
 00-42-47-20-20-000-0012

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Map labels: Glades Rd, CH/5, CH/8, HR-8, MR-5, South St, 210th St S, UT, Mandarin Dr, **Site** *CL-O/IND to CL-O/CLR*, Via Eden, HR-8, IND, Boca Rio Rd, Floridas Tpke, LR-2, Via Ancho, INST/8, HR-8, INST, Palm Beach County
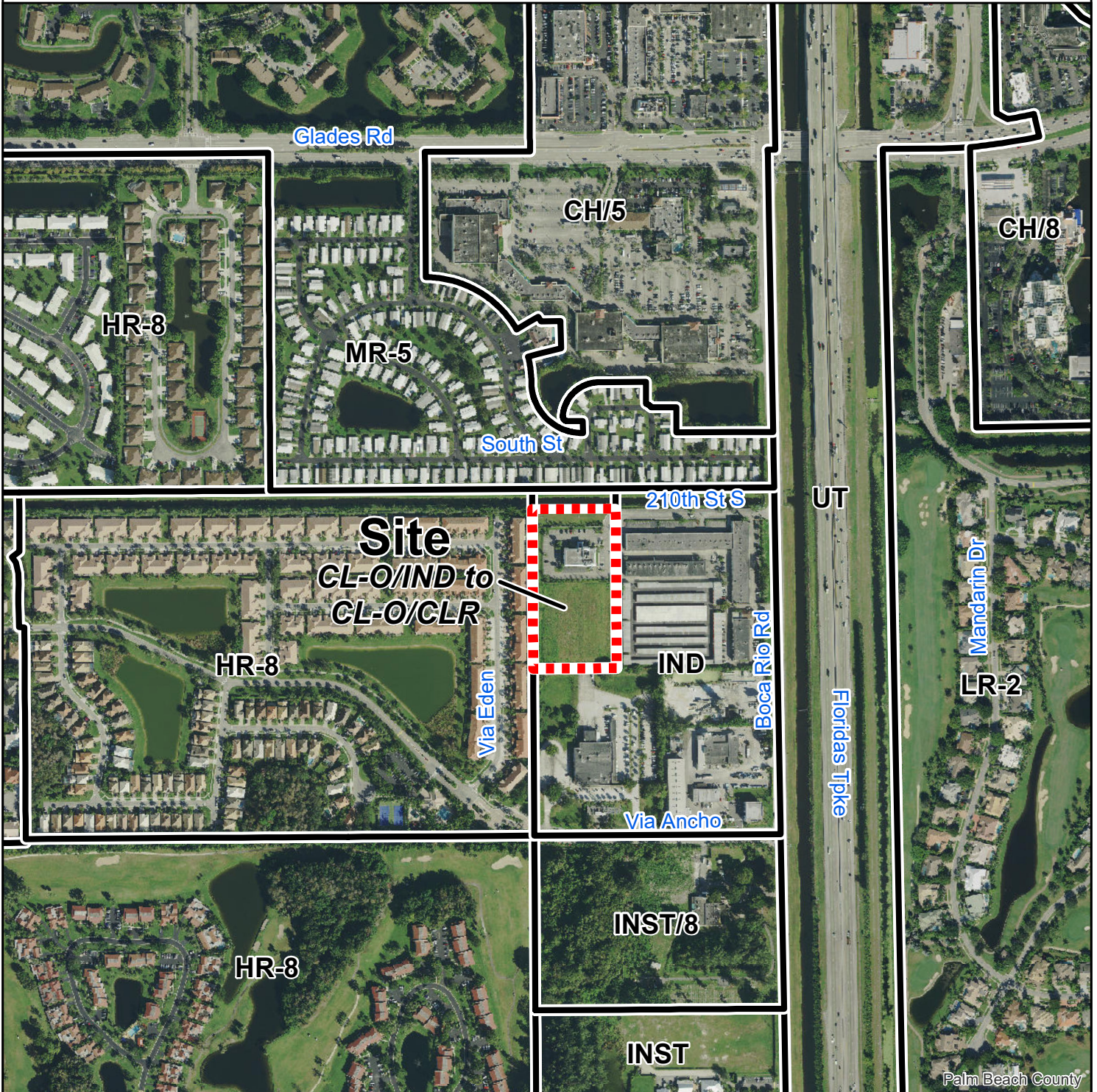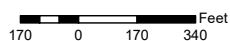
Site Data

Size: 4.77 acres
Existing Use: Professional Office
Proposed Use: Professional Office & CLF
Current FLU: CL-O/IND
Proposed FLU: CL-O/CLR

Future Land Use Designations

LR-2	Low Residential, 2 units/acre
LR-3	Low Residential, 3 units/acre
MR-5	Medium Residential, 5 units/acre
HR-8	High Residential, 8 units/acre
CL-O/IND	Commercial Low - Office, underlying IND
CH/5	Commercial High, underlying MR-5
CH/8	Commercial High, underlying HR-8
IND	Industrial
INST	Institutional
INST/8	Institutional, underlying HR-8
UT	Utilities and Transportation