### Future Land Use Atlas Amendment

#### Petition Summary

<table>
<thead>
<tr>
<th>Amendment Name</th>
<th>Fount MUPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amendment No.</td>
<td>LGA 2020-011</td>
</tr>
<tr>
<td>Acres</td>
<td>27.95</td>
</tr>
<tr>
<td>Location</td>
<td>South side of Okeechobee Boulevard, approx. 1/3 of a mile west of Haverhill Road</td>
</tr>
<tr>
<td>Status</td>
<td>In Process</td>
</tr>
<tr>
<td>Type</td>
<td>Large Scale Privately Initiated</td>
</tr>
<tr>
<td>Project Manager</td>
<td>Carolina Valera</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agent</th>
<th>Schmidt Nichols</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Village at Banyan Ridge, LLC</td>
</tr>
<tr>
<td>Owner</td>
<td>Town of Palm Beach</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Current FLU</td>
<td>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</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>Residential High (RH)</td>
</tr>
<tr>
<td>Current Potential</td>
<td>Commercial, up to 76,230 SF (0.5 FAR) or Residential up to 28 units and Utility/Transportation uses</td>
</tr>
<tr>
<td>Proposed FLU</td>
<td>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</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Multiple Use Planned Development and Planned Unit Development (PUD)</td>
</tr>
<tr>
<td>Proposed Potential</td>
<td>Commercial, up to 76,230 SF (0.5 FAR) and Residential, up to 335 dwelling units</td>
</tr>
<tr>
<td>Utility Service Area</td>
<td>Palm Beach County Water Utilities</td>
</tr>
<tr>
<td>Annexation Area</td>
<td>Town of Haverhill, City of West Palm Beach</td>
</tr>
<tr>
<td>Plans/Overlays</td>
<td>Haverhill Area Neighborhood Plan</td>
</tr>
<tr>
<td>Tier</td>
<td>Urban/Suburban - No change</td>
</tr>
<tr>
<td>Commissioner</td>
<td>Greg Weiss, District 2</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Parcel Control Number(s)</th>
<th>00-42-43-26-05-004-0000</th>
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<tbody>
<tr>
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<td>00-42-43-26-00-000-1300</td>
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<tr>
<td></td>
<td>00-42-43-26-00-000-1340</td>
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</table>

#### Comments:

- Greg Weiss, District 2
- In Process
- Large Scale Privately Initiated
- Multiple Use Planned Development and Planned Unit Development (PUD)
- Commercial, up to 76,230 SF (0.5 FAR) and Residential, up to 335 dwelling units
**Future Land Use Atlas Amendment**

**Fount MUPD (LGA 2020-011)**

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

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**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

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**Site Coordinates:**
- **Okeechobee Blvd**
- **Elmhurst Rd**
- **Whitehall Ln**
- **Breezy Ln**
- **Citation Dr**

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**Map Details:**
- **Date:** 11/12/2019
- **Contact:** PBC Planning
- **Filename:** 20-B/Site/20-11

**Note:** Map is not official, for presentation purposes only.