



Future Land Use Atlas Amendment Petition Summary

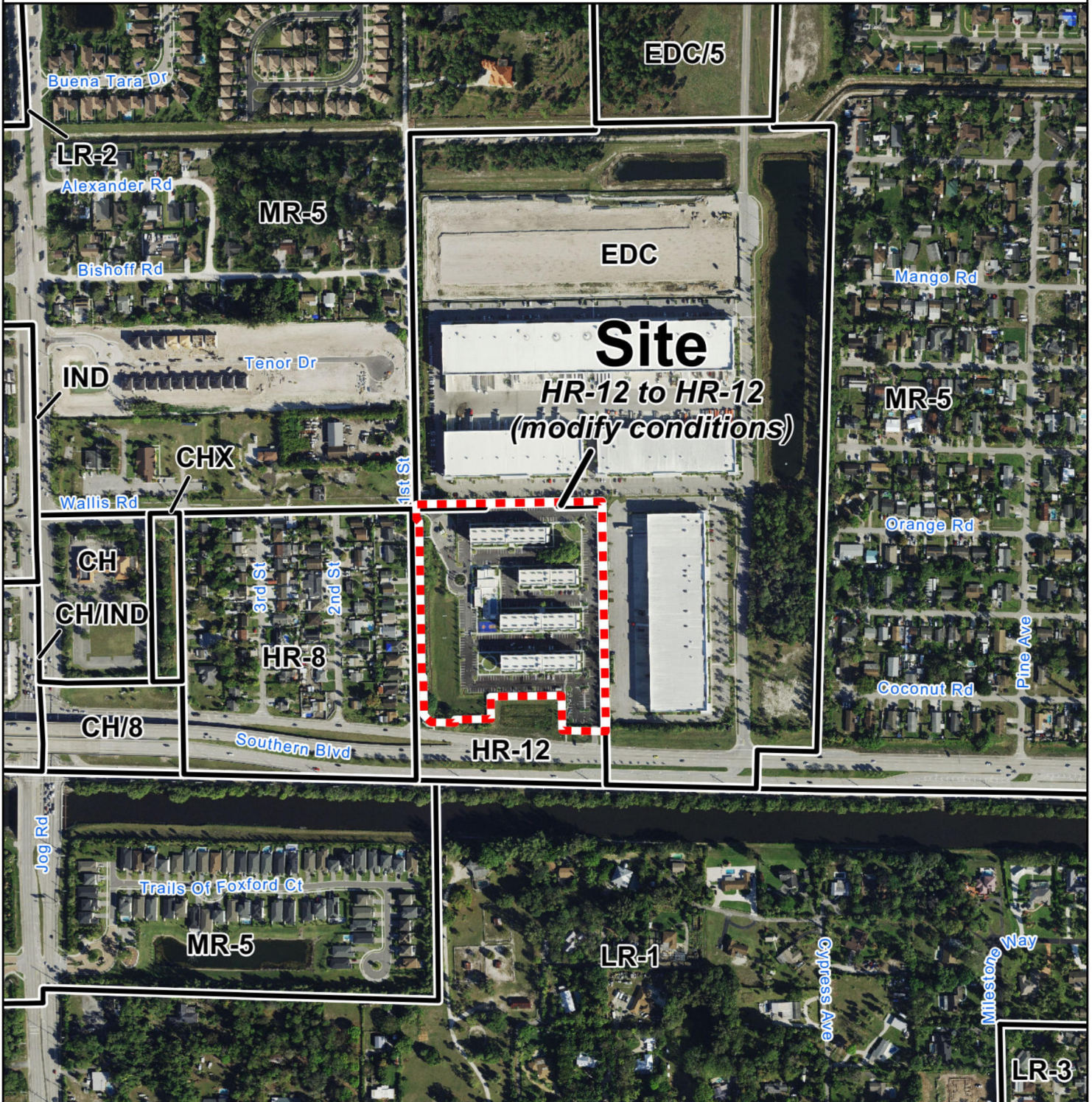
Amendment Name	AHS Pine Ridge PUD	Round Number	25-B2
Amendment No.	LGA 2025-013	Intake Date	2/12/2025
Acres	11.18	Control No.	2018-00158
Location	Southeast corner of Wallis Road and 1st Street	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Inna Stafeychuk		

Agent	Brian M. Seymour, Esq., Gunster
Applicant	Southern and Jog Apartments LLC (T. Richard Litton, Jr.)
Owner	Southern and Jog Apartments LLC (T. Richard Litton, Jr.)
Existing Use	Residential
Current FLU	High Residential, 12 units per acre (HR-12)
Current Zoning	Multiple Use Planned Development (MUPD)
Current Potential	Residential, up to 288 units
Proposed FLU	High Residential, 12 units per acre (HR-12) - no change
Proposed Zoning	Multiple Use Planned Development (MUPD) - no change
Proposed Potential	Residential, up to 288 units - no change
Utility Service Area	Palm Beach County Water Utilities Department
Annexation Area	Town of Haverhill, City of West Palm Beach
Plans/Overlays	Haverhill Neighborhood Plan
Tier	Urban/Suburban - No Change
Commissioner	Gregg K. Weiss, District 2

Parcel Control Number(s)	Comments:
00-42-43-34-16-001-0000	To revise adopted conditions of approval in Ord 2020-023

Future Land Use Atlas Amendment

AHS Pine Ridge PUD (LGA 2025-013)



Site Data

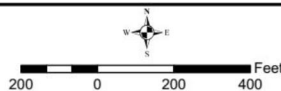
Size: 11.18 acres
 Existing Use: Multifamily
 Proposed Use: Multifamily
 Current FLU: HR-12 with conditions
 Proposed FLU: HR-12 modify conditions

Future Land Use Designations

CH	Commercial High	HR-8	High Residential, 8 units/acre
CH/8	Commercial High, underlying HR-8	IND	Industrial
CH/IND	Commercial High, underlying IND	LR-1	Low Residential, 1 unit/acre
CHX	Commercial High Crosshatching	LR-2	Low Residential, 2 units/acre
EDC	Economic Development Center	LR-3	Low Residential, 3 units/acre
EDC/5	Economic Development Center, underlying MR-5	MR-5	Medium Residential, 5 units/acre
HR-12	High Residential, 12 units/acre		

Date: 2/24/2025
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-B2
 Note: Map is not official, for presentation purposes only.

 Site



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

