



Future Land Use Atlas Amendment Petition Summary

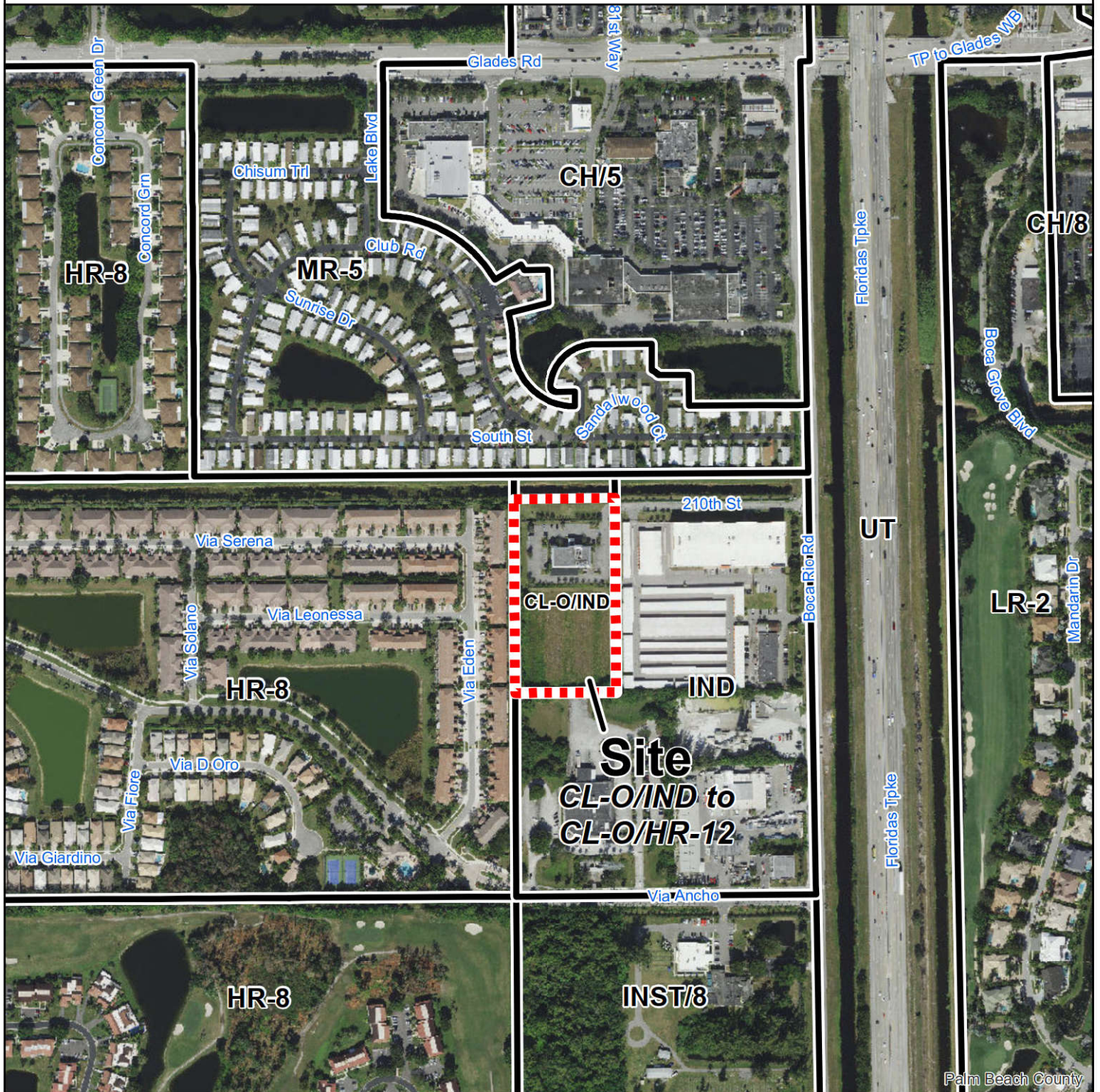
Amendment Name	Boca Raton Commerce Center	Round Number	22-SCA
Amendment No.	SCA 2022-014	Intake Date	11/10/2021
Acres	4.77	Control No.	2003-00020
Location	0.25 mile south of Glades Road, west of Boca Rio Road	Zoning App No.	DOA/CA-2021-1933
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Francis Forman		

Agent	Josh Nichols, LEED AP, Schmidt Nichols
Applicant	Boca Raton Commerce Center II, LLC. & Pechter Community Foundation, Inc.
Owner	Boca Raton Commerce Center II, LLC. & 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	Office uses, up to 103,891 sf or Industrial uses, up to 93,502 sf
Proposed FLU	Commercial Low Office with an underlying 12 units per acre (CL-O/12)
Proposed Zoning	Multiple Use Planned Development (MUPD)
Proposed Potential	Residential, up to 113 dwelling units and Office uses, up to 103,891 sf (0.5 FAR)
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)
Annexation Area	City of Boca Raton
Plans/Overlays	None
Tier	Urban/Suburban - No change
Commissioner	Maria Sachs, District 5

Parcel Control Number(s)	Comments:
00-42-47-20-20-000-0011	Request includes 10 TDRs and 46 WHP Bonus Density Units for a total of 113 units
00-42-47-20-20-000-0012	

Future Land Use Atlas Amendment

Boca Raton Commerce Center (SCA 2022-014)



Site Data

Size: 4.77 acres
 Existing Use: Office and Vacant
 Proposed Use: Residential
 Current FLU: CL-O/IND
 Proposed FLU: CL-O/HR-12

Future Land Use Designations

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

Date: 11/16/2021
 Contact: PBC Planning
 Filename: T.Planning/Amend/22-SCA
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
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