

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	26-A2	<b>Intake Date</b>	August 13th 2025.
<b>Application Name</b>	Boucher Apartments	<b>Revised Date</b>	N/A
<b>Acres</b>	3.81	<b>Control Number</b>	Provide control #
		<b>FLUA Page</b>	Page #72
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-43-44-08-01-000-0081		
<b>Location</b>	East of Prairie Road, approximately 0.1 miles north of Forest Hill Boulevard.		
<b>BCC District</b>	Commission District 3, Joel Flores		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban, RRIO	Urban/Suburban, RRIO	
<b>Use</b>	Place of worship	Multifamily	
<b>Zoning</b>	RS	RM	
<b>Future Land Use Designation</b>	LR-3 of 3.54 acres HR-8 on 0.27 acres	HR-8 on 3.81 Acres	
<b>Conditions</b>	No current/prior Ordinance Numbers & adopted conditions of approval verbatim.	No proposed conditions.	

### B. Development Potential

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Maximum Square Feet (for non-residential)</b>	_____ FAR x _____ ac. = _____	_____ FAR x _____ ac. = _____
<b>Maximum Units (for residential)</b>	Parcel A 3 du/acre x 3.54 ac. = 10.62/11 Parcel B 8 du/acre x 0.27 ac. = 2.16/2 TOTAL: 12	Parcel A & B 8 du/acre x 3.81 ac. = 30.48/30 TDR units: 15 Density Bonus Units: 24 Total Units: 69
<b>Maximum Beds (for CLF proposals)</b>	_____ max du x 2.39 = _____	_____ max du x 2.39 = _____

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Corey W. O'Gorman, AICP
<b>Company Name</b>	Place Planning
<b>Address</b>	700 US Highway One, Suite C
<b>City, State, Zip</b>	North Palm Beach, FL 33408
<b>Phone / Fax Number</b>	561-801-2461
<b>Email Address</b>	corey@placepnd.com

### B. Applicant Information

<b>Name</b>	Philippe O BOUCHER
<b>Company Name</b>	Elite Capital & Development Inc.
<b>Address</b>	2465 Mercer Ave, Suite 303
<b>City, State, Zip</b>	West Palm Beach, FL 33401
<b>Phone / Fax Number</b>	561-475-6700
<b>Email Address</b>	info@elitecapdev.com
<b>Interest</b>	Contract Purchaser.

### B. Applicant Information

<b>Name</b>	Ron HARMON
<b>Company Name</b>	REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
<b>Address</b>	1307 S Parrott Ave, Lot 31
<b>City, State, Zip</b>	Okeechobee, FL 34974
<b>Phone / Fax Number</b>	816-500-5394
<b>Email Address</b>	<a href="mailto:rharmon@cofchrist.org">rharmon@cofchrist.org</a>
<b>Interest</b>	Property Owner.

## Part 3. Site Data

### A. Site Data

<b>Built Features</b>	Site is comprised of a 2880 SF church building with associated parking.
<b>Street Address</b>	1580 Prairie Road, West Palm Beach, FL
<b>Frontage</b>	The site has roadway frontage of 200' on Prairie Road, and approximately 200' of frontage on Lake Griffo.
<b>Legal Access</b>	Legal access will be from Prairie Road.
<b>Contiguous under same ownership</b>	There are no adjacent sites under similar ownership.
<b>Acquisition details</b>	Currently under contract. Current owner has owned site since 1967.
<b>Size purchased</b>	The site is no part of a larger property acquired from the previous owner.

### B. Development History

<b>Previous FLUA Amendments</b>	There are no Ordinance Numbers or conditions of approval for prior adopted future land use amendments.
<b>Concurrency</b>	The site is not currently subject to a concurrency exemption nor has obtained a concurrency reservation.
<b>Plat, Subdivision</b>	The site has not been platted nor is it subject to a master plan.

**C. Zoning Approvals & Requests – THERE ARE NO PRIOR APPROVALS**

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)



## Part 4. Consistency

### A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	Existing land use: SF SD Name: Unrecorded Existing units: 20 Density: 2.5 U/A	LR-3, Low Density Residential, 3 units per acre	Residential Single-Family, RS
<b>South</b>	Existing land use: Commercial SD Name: Lakeshore Plaza Existing SF: 35,108	Commercial (Village of Palm Springs)	General Commercial, CG (Village of Palm Springs)
<b>East</b>	Existing land use: MF SD Name: Mango Cove Existing units: 36 Density: 4.39 U/A	HR-8, High Density Residential, 8 units per acre	Residential High Density, RH
<b>West</b>	Existing land use: SF SD Name: Meadow Pk Existing units: 20 Density: 3.8 U/A	LR-3, Low Density Residential, 3 units per acre	Residential Single-Family, RS

## Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	LR3, HR 8 – 11 DUs. Trip generation rate – 10/DU	Maximum HR 8 – 29 DUs. Trip generation rate – 6.74/DU Proposed HR 8 – 69 DUs. Trip generation rate – 6.74 /DU
Maximum Trip Generation	110 trips/day	Maximum – 195 trips/day Proposed – 465 trips/day
Net Daily Trips:	<u>85</u> (maximum minus current) <u>355</u> (proposed minus current)	
Net PH Trips:	<u>11</u> AM, <u>14</u> PM (maximum) <u>27</u> AM, <u>34</u> PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None.	None.
Significantly impacted roadway segments for Test 2	None.	None.
Traffic Consultant	Pinder Troutman Consulting, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	There is one (1) Palm Tran bus route (#46) that is nearby this site, located on Forest Hill Boulevard.	
Nearest Palm Tran Stop	The closest bus stop is on the north side of Forest Hill Boulevard approximately 0.20 miles from the site.	
Nearest Tri Rail Connection	The closest Tri Rail connection is on Lake Worth Road which is 4.1 miles from the site and accessible by Palm Tran Routes 46, 2, and 61/62.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	PBC WUD provides both water and wastewater services for this property.	
Nearest Water & Wastewater Facility, type/size	Both potable water (12" main) and wastewater (4" force main) are located in the Prairie Road Right-of-Way.	

## D. Drainage Information

Stormwater attenuation and treatment will be provided by a combination of proposed dry detention and exfiltration, and legal positive outfall is available in an existing ditch bottom inlet located at the site's southwest corner.

## E. Fire Rescue

<b>Nearest Station</b>	Station 39, 228 Cypress Lane, Palm Springs.
<b>Distance to Site</b>	1.75 Miles
<b>Response Time</b>	6 minutes
<b>Effect on Resp. Time</b>	Changing the land use of this property will have minimal impact on Fire Rescue

## F. Environmental

<b>Significant habitats or species</b>	Site is developed, there are no significant habitats or species on the site.
<b>Flood Zone*</b>	Zone AE, with BFE at 11' NAVD
<b>Wellfield Zone*</b>	This site is NOT in a wellfield protection zone.

## G. Historic Resources

County Staff reviewed the County's survey of historic and architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places and identified no historic or architecturally significant resources within 500' of this site.

## H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee North/South	0.00339	69x2.41=166	166x0.00339=0.56
Beach	R.G. Kreusler	0.00035	69x2.41=166	166x0.00035=0.06
District	Lake Lytal	0.00138	69x2.41=166	166x0.00138=0.23

## I. Libraries - Residential Only (Including CLF)

<b>Library Name</b>	Main Library and Administrative Offices
<b>Address</b>	3650 Summitt Boulevard
<b>City, State, Zip</b>	WPB, FL 33406

<b>Distance</b>	2.2 Miles		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	2 holdings per person	$69 \times 2.41 = 166$	$166 \times 2 = 332$
<b>All staff</b>	0.6 FTE per 1,000 persons	$69 \times 2.41 = 166$	$0.6 \times 0.166 = 0.0996$
<b>Library facilities</b>	0.6 square feet per person	$69 \times 2.41 = 166$	$0.6 \times 166 = 99.6$
<b>J. Public Schools - Residential Only (Not Including CLF)</b>			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Meadow Park	Palm Springs Comm MS	Forest Hill Community HS
<b>Address</b>	956 Florida Mango	1560 Kirk Road	6901 Parker Ave
<b>City, State, Zip</b>	WPB FL	WPB FL	WPB FL
<b>Distance</b>	1.3 Miles	1.7 Miles	1.7 Miles

## ATTACHMENT F



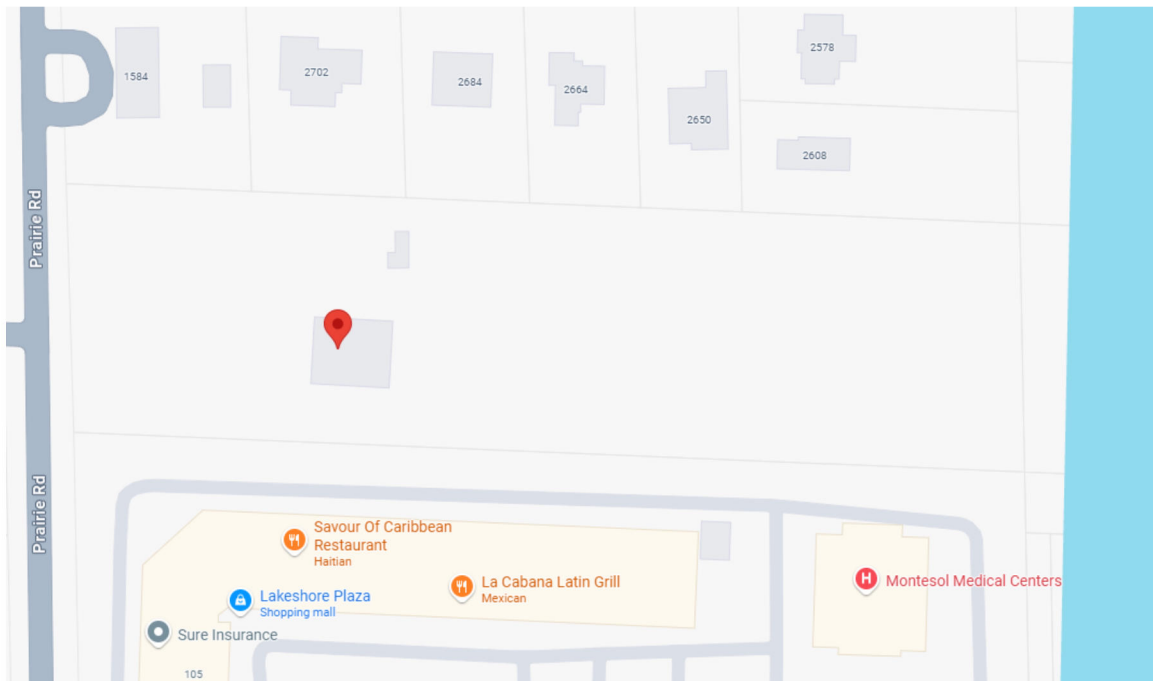
700 US Highway One, Suite C  
North Palm Beach, FL 33408  
561-863-2722

**Attachment F – Built Features Inventory Map**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Boucher Apartments**  
**Original Submittal August 13, 2025**

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**Built Features Inventory Map:**

Below is an aerial image of the site showing roadways, buildings and water features. The subject site has three Building Features, one the church building and there are two (2) small storage sheds. According to the Property Appraiser, the Church Building is 2880 square feet, and although the Property Appraiser has no data on the storage sheds, they are approximately 200 square feet.



**BOUCHER APARTMENTS**  
**Project Narrative / Justification Statement**

**Section 1 – Project Summary:**

The Boucher Apartments project is a proposed sixty-nine (69) unit rental apartment project located at 1580 Prairie Road. The project is on 3.81 acres of lake-front land which was formerly the West Palm Beach Community of Christ Church, and had operated as a church since the structure was built in 1961 based on the Property Appraiser's information. The 3.81 acres is comprised of one (1) tax parcel (as indicated on the Future Land Use Atlas Amendment Application) and two (2) separately described parcels as noted on the survey. As noted on the survey, one of the parcels fronts on Prairie Road and includes 3.54 acres, and one includes part of the lake frontage and is 0.27 acres.

The apartment building is proposed to be three (3) stories, located in an "L" space next to the lake on the east side of the site with parking located to the west. The site is served by county water and wastewater, and the project will include a private lift station to connect to the existing sewer system.

To accomplish this project, several applications will be needed including a future land use map amendment from LR-3 to HR-8 for the 3.54 acre parcel (the 0.27 acre parcel is already HR-8). To accomplish the density, the project also includes a request for density bonus through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDR) as described in the Brief WHP Analysis. To accomplish the project there will also be the need for an application for rezoning and site plan approval.

The following is background information on the project and property:

**Section 2 – Property Location:**

The property is located approximately 0.10 miles north of the intersection of Forest Hill Road and Prairie Road on the east side of Prairie Road. The property consists of 3.81 acres and is comprised of one tax parcel noted below.

**Section 3 – Property History:**

Based on the information from the Property Appraiser, the property was purchased by the current owner, Reorganized Church of Jesus Christ of Latter Day Saints, in 1967. The site is located in Unincorporated Palm Beach County and is within the Meadow Park Revitalization Neighborhood. Parcel A, as shown on the property survey, has an LR-3 Future Land Use Designation with 3 units per acre and a zoning of RS, Residential Single-Family, and Parcel B, on the survey, has an HR-8 Future Land Use Designation with 8 units per acre and a zoning of RH, Residential High.

Based on a search of County records, there is no other development history for this site as it has remained a church since the 1960's, and there are no other history of development petitions for this site.

#### **Section 4 – Application Request:**

The petitioner has submitted this application to request an amendment to the Palm Beach County Comprehensive Plan. The proposed intent is to amend the FLU designation of 3.54 acres, comprised of one parcel, from a Palm Beach County FLU designation of LR-3 to Palm Beach County HR-8 FLU designation.

Additional applications will be filed subsequent to this request, which include the following:

- A Rezoning application will be submitted to rezone Parcel A, from PBC Residential Single-Family Residential (RS) Zoning District to the Multifamily Residential (RM) Zoning District.
- Site Plan Approval.

The applicant is requesting this change in Land Use to accommodate for the development of a multifamily development. The property to the immediate south fronts on Forest Hill Boulevard and is composed of commercial uses, the property to the east is multifamily and the properties to the north and west are single-family. The FLU amendment request to High Residential, 8 units per acre is consistent with the residential uses to the east and will provide a buffer and transition in land uses from the commercial to the single-family residential.

#### **Surrounding Uses**

Below are descriptions of the zoning and land uses of the adjacent properties:

**North:** To the north is an unrecorded subdivision of 20 single-family lots located in Unincorporated Palm Beach County. The property has an LR-3 FLU Designation and is in the RS Zoning District.

**South:** To the south is the Lakeshore Plaza commercial center comprised of 35,108 square feet of commercial space located in Village of Palm Springs. The property has an "Commercial" FLU Designation and is in the General Commercial Zoning District.

**East:** To the east is the Mango Cove multifamily affordable rental apartment community targeting low- and moderate-income families comprised of 36 units located in Unincorporated Palm Beach County. The property has an HR-8 FLU Designation and is in the RM Zoning District.

**West:** To the west is the Meadow Park subdivision of 20 single-family lots located in Unincorporated Palm Beach County. The property has an LR-3 FLU Designation and is in the RS Zoning District.



## **FLUA Form - Part 6, G. Consistency with the Comprehensive Plan and Florida Statutes**

### **Comprehensive Plan Amendment Review Standards**

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

### **Section G.1 Justification**

Provide a justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification list all of the following headings with responses in order to be found sufficient for processing. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

#### **1. The proposed use is suitable and appropriate for the subject site;**

The subject property has been developed as a place of worship since the 1960's and the site includes a church building, two storage sheds, and parking. The balance of the site is cleared with the exception of some perimeter and parking lot landscaping. To the immediate south is a commercial shopping center, to the east is a lake and multifamily development and to the north and west is single-family.

Development of the site for multifamily will create a buffer from the commercial to the single-family and will be compatible with the character of the neighborhood. The three-story building will be placed on the east side of the site to set it back from Prairie Road and the other residential areas, and most of the units will be adjacent to the commercial on the south side.

#### **2. There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:**

- a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;
  - b. Changes in the access or characteristics of the general area and associated impacts on the on the subject site;
  - c. New information or change in circumstances which affect the subject site;
  - d. Inappropriateness of the adopted FLU designation; or
  - e. Whether the adopted FLU designation was assigned in error.
- 
- a. **Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.**

This is not applicable.

**b. Changes in the access or characteristics of the general area and associated impacts on the subject site;**

Florida experienced a significant influx of new residents during the pandemic, leading to a surge in demand for housing, including rentals. While there was a slowdown in demand in 2023, it has rebounded, and Florida's apartment market is experiencing strong growth. Palm Beach County is Florida's most competitive small rental market, ranking 18th nationwide according to Rent Cafe's Rental Competitiveness Index (RCI). Palm Beach County's RCI dropped slightly from 79.4 to 78.9 but remains above the national average of 75.7. The data shows the average renter in Palm Beach County stayed in their place for two years and four months. Apartment hunters on average usually are competing with nine other prospective renters for the spot they want.

In a report to the Board of County Commissioners on January 28, 2025, the County Department of Housing and Economic Development reported that The Department of Housing & Economic Development contracted with Florida International University (FIU) to prepare a Current and 10-Year Affordable Housing Demand Report (Report). The Report calculates the number of affordable/workforce housing units required in Palm Beach County to meet the current supply shortfall and to meet the demand over the next ten (10) years. Palm Beach County has experienced an unprecedented affordable housing crisis since the COVID pandemic with increasing owner and renter prices, historic property appreciation, and a diminished housing supply. The ten (10) year housing demand is based on projected population, employment, and household income. Housing demand is expressed in terms of the number of households in various income groups between 0 - 140% of Palm Beach County's Area Median Income (AMI). Countywide (HJF).

Based on the FIU study, "The prior affordable housing demand/supply analysis determined that Palm Beach County has an existing affordable housing shortfall/gap of 106,363 owner units and 37,537 renter housing units totaling 151,454 housing units. The analysis found that the gap for owner units is largely comprised (88,452 units/83.1%) of units affordable to households earning less than 60% of AMI. The renter gap is largely comprised (34,413 units/76.3%) of units affordable to households earning less than 30% of AMI."

**c. New information or change in circumstances which affect the subject site.**

The subject site was developed as a house of worship and served as a church since the 1960's. The building and site improvements are old, obsolete and in disrepair, and the church is not currently operating at this location. Consequently, the church has listed the property for sale and is currently under contract for purchase.

**d. Inappropriateness of the adopted FLU designation.**

The current FLU designation is LR-3 for low density residential development at three (3) dwelling units per acre. To develop the site at three (3) units per acre would result in development of additional single-family homes that would market to those in the upper-middle and upper income categories, and provide no opportunity for affordability. In addition, although the properties to the north and west are developed under the LR-3 designation, the east side of this site and the multifamily development on the east side of the lake are all designated HR-8, and the south side is Commercial in the Village of Palm Springs. Consequently, the existing FLU is inappropriate because it would not provide any opportunities for affordability, and the proposed multifamily development under HR-8 will provide a transition and buffer from commercial to the residential low density.

**e. Whether the adopted FLU designation was assigned in error.**

This is not applicable.

**Section G.2 Residential Density Increases**

**Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:**

- 1) Demonstrate a need for the amendment.
- 2) Demonstrate that the current FLUA designation is inappropriate.

Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

**1) Demonstrate a need for the amendment.**

The subject site was developed for a church use in the 1960's and has functioned as a church until recently. The site improvements are old, functionally obsolete, and the site is in need of redevelopment. With a Future Land Use Designation of LR-3 redevelopment would be for approximately 10 single-family homes. The contract sale price is \$2,800,000 and a land cost per unit of \$280,000 which would result in units that are well above the workforce housing range, so a higher density is needed to bring the units into a more affordable range for workforce-income persons and families.

In addition, currently the subject site abuts a commercially designated site that is developed as a retail commercial center. The rear of the center is adjacent to the subject site, it is old and unsightly and includes the service entrance to the commercial spaces, driveways and parking, unenclosed dumpsters and minimal buffering to the north and subject site. This is not at all conducive to development of lower density, higher priced residential units. Consequently, the amendment to high density residential will provide a transition between Commercially designated land to the low density residential, will increase and enhance the buffer between the land uses, and will provide the opportunity for some rental affordability which is in high demand.

## **2) Demonstrate that the current FLUA designation is inappropriate.**

The current FLUA designation is inappropriate because it is not compatible with the Commercial FLU designation and commercial development to the south. The rear of the center is adjacent to the subject site, it is old and unsightly and includes the service entrance to the commercial spaces, driveways and parking, unenclosed dumpsters and minimal buffering to the north and subject site. This is not at all conducive to development of lower density, higher priced residential units. Consequently, the amendment to high density residential will provide a transition between Commercially designated land to the low density residential, will increase and enhance the buffer between the land uses, and will provide the opportunity for some rental affordability which is in high demand.

### **Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.**

The proposed development will be utilizing the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs as described in Section 1. Please refer to the WHP Determination Letter from Michael Howe, included in this application. The FLU amendment combined with the TDR and WHP Density Bonus are needed to ensure affordability.

### **Section G.3 Compatibility**

#### **Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.**

The proposed HR-8 FLU designation is compatible with the surrounding uses, which consists of commercial, single-family and multi-family residential. Additionally, neighboring large-scale developments are composed of residential and commercial uses. The site to the east is developed as 36-units of affordable housing, and the development to the south is a commercial center.

### **Section G.4 Consistency with the Comprehensive Plan**

#### **The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies of the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element.**

The subject site is within the Revitalization, Redevelopment and Infill Overlay (RRIO) of the Comprehensive Plan. The RRIO encourages redevelopment and states that the county shall establish incentives to encourage redevelopment. As such the subject application is consistent with the following Sub-Objective.

#### **SUB-OBJECTIVE 1.2.1 Revitalization, Redevelopment, and Infill Overlay (RRIO)**

The County shall establish incentives and make resources available, when feasible, to encourage revitalization, redevelopment, and infill in areas identified as a RRIO that are in need of assistance. The County shall work closely with residents, businesses, property owners, governmental agencies, and stakeholders to advance concepts and strategies that guide future revitalization, redevelopment, and infill activities in these areas.

The subject amendment for HR-8 includes requests for density increases through the use of density bonus, WHP and TDR's and is consistent with the following Policy in the Future Land Use Element of the comprehensive plan:

**Policy 2.2.1-d: Density > HR-12** - The County may allow an increase in density greater than the HR-12 Future Land Use category in appropriate areas within the County to direct growth away from natural resources and to use infrastructure more efficiently if the proposed development applies one of the following:

1. The Workforce Housing Program or the Affordable Housing Program, which allow an opportunity to set aside a certain percentage of units for workforce or affordable housing, as described in the policies in Housing Element Objective 1.1 and 1.5 and within the ULDC;
2. The Transfer of Development Rights (TDR) Program as described in Objective 2.4;
3. The provisions of a Special Overlay; or
4. The Traditional Neighborhood Development, Traditional Marketplace Development, Traditional Town Development, Mixed-use Planned Development districts, or Transit Oriented Development option.

The subject site has been developed since the 1960's, does not impact any natural resource areas and is in an existing developed area with infrastructure available to serve the development, and as such is compatible

#### **Section G.5 Consistency with Florida Statutes**

**The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, FS.**

Florida Statutes Section 163.3177(a)(6).8. requires the following for future land use map amendments.

8. Future land use map amendments shall be based upon the following analyses:
  - a. An analysis of the availability of facilities and services.
  - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
  - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

The subject amendment is consistent with this section of the Florida Statutes inasmuch as the documentation provided and attached to this application addresses the availability of facilities and services, provides analysis of the suitability of the plan amendment considering the character of the land, soils, topography, natural and historical resources, and the amount of land needed for the amendment.

## ATTACHMENT I



**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd  
West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

[www.pbcwater.com](http://www.pbcwater.com)

■

**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

**Interim County Administrator**

Tood Bonalarron

*"An Equal Opportunity  
Affirmative Action Employee"*

June 26, 2025

Elite Capital & Development Inc.  
2465 Mercer Ave, Suite 303  
West Palm Beach, FL, 33406

Re: Service Availability  
1580 Prairie Rd, FL 33446  
PCN 00-43-44-08-01-000-0081

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest available connection to potable water is a 12" water main located along the west side of Prairie Rd, approximately 45' west of the subject property. The nearest available connection to sanitary sewer is a 4" force main located along the east side of Prairie Rd, approximately 5' west of the subject property. The applicant will be required to construct a lift station and loop the potable watermain onsite.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.  
Senior Professional Engineer



## ATTACHMENT J



**McLeod • McCarthy & Associates, P.A.**  
Civil Engineers

August 1, 2025

**Re: 1580 Prairie Road: Drainage Statement**

1580 Prairie Road (PCN: 00-43-44-08-01-000-0081)  
Palm Beach County, Florida (MMA #25-022)

**Site Description**

The 1580 Prairie Road parcel is located on the east side of Prairie Road at Creek Road in unincorporated Palm Beach County, Florida. It is 3.81 acres in area and currently developed as a religious institution with an existing worship building and parking/vehicular areas. The rear of the parcel is an existing lake area, connecting to Lake Griffon on existing adjacent parcel number 00-43-44-08-42-001-0000. Lake Griffon drains to the LWDD L-7 Canal via an existing control structure. The site is bounded to the north by single-family lots and to the south by the Lakeshore Center commercial plaza.

**Site Drainage**

The proposed project is within the South Florida Water Management District's (SFWMD) C-51 Basin (Sub-basin 31) and the Lake Worth Drainage District (LWDD). The site is not currently permitted with the SFWMD or LWDD, and the parking area appears to sheetflow into Prairie Road while the eastern portions of the site appear to drain to Lake Griffon via overland sheetflow. Legal Positive Outfall is available via a proposed Control Structure with outfall culvert, discharging to an existing ditch bottom inlet located at the site's southwestern corner. This existing inlet connects to a 48" culvert running south within Prairie Road right-of-way. Stormwater attenuation and treatment will be provided by a combination of proposed dry detention area and exfiltration trench. Stormwater management design will address the following criteria:

- Parking Lot elevations set at or above the 5 year – 1 day flood stage flood stage
- No offsite discharge up to the 25 year – 3 day flood stage except through an approved control structure
- Building Finished Floor Elevations set at or above the 100 year – 3 day (zero discharge) flood stage and in accordance with PBC Flood Ordinance requirements for AE Flood Zones
- Water Quality Treatment in accordance with SFWMD, LWDD, and Palm Beach County (PBC) criteria
- Allowable discharge & Compensating Storage per the SFWMD C-51 Basin criteria
- Water quality treatment and flood attenuation within proposed dry detention & exfiltration trench systems
- Legal Positive Outfall to the Prairie Road stormsewer system via a connection to the existing ditch bottom inlet at the parcel's southwestern corner
- Drainage Permits will be obtained from SFWMD, LWDD and Palm Beach County prior to construction
- Eastern portion of the site is located within FEMA Flood Zone AE with Base Flood Elevation (BFE) of 11.0 NAVD.

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or [todd@mcleodmccarthy.com](mailto:todd@mcleodmccarthy.com).

Sincerely,

8/1/2025

**Todd N. McLeod, P.E.**, President  
FL License No. 69188 | CA 30535

## ATTACHMENT K



**Fire Rescue**

Chief Patrick J. Kennedy  
405 Pike Road  
West Palm Beach, FL 33411  
(561) 616-7000  
www.pbc.gov



**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor  
Gregg K. Weiss  
Joel G. Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell Jr.

**Interim County Administrator**

Todd J. Bonlarron

"An Equal Opportunity Employer"

Official Electronic Letterhead

July 17, 2025

Place Planning  
Corey W. O'Gorman  
700 US Highway One, Suite C  
North Palm Beach, FL 33408

Re: 1580 Prairie Road

Dear Corey W. O'Gorman:

Per your request for response time information to the subject property located at 1580 Prairie Road. This property is served currently by Palm Beach County Fire-Rescue Station #39, which is located at 228 Cypress Lane. The maximum distance traveled to subject property is approximately 1.75 miles from the station. The estimated response time to the subject property is 6 minutes. For fiscal year 2024, the average response time (call received to on scene) for this stations zone is 6:25.

Changing the land use of this property will have minimal impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

## ATTACHMENT L



700 US Highway One, Suite C  
North Palm Beach, FL 33408  
561-863-2722

**Attachment L – Significant Habitats or Species Detail**  
**Palm Beach County Future Land Use Atlas (FLUA) Amendment Submittal**  
**Boucher Apartments**  
**Original Submittal August 13, 2025**

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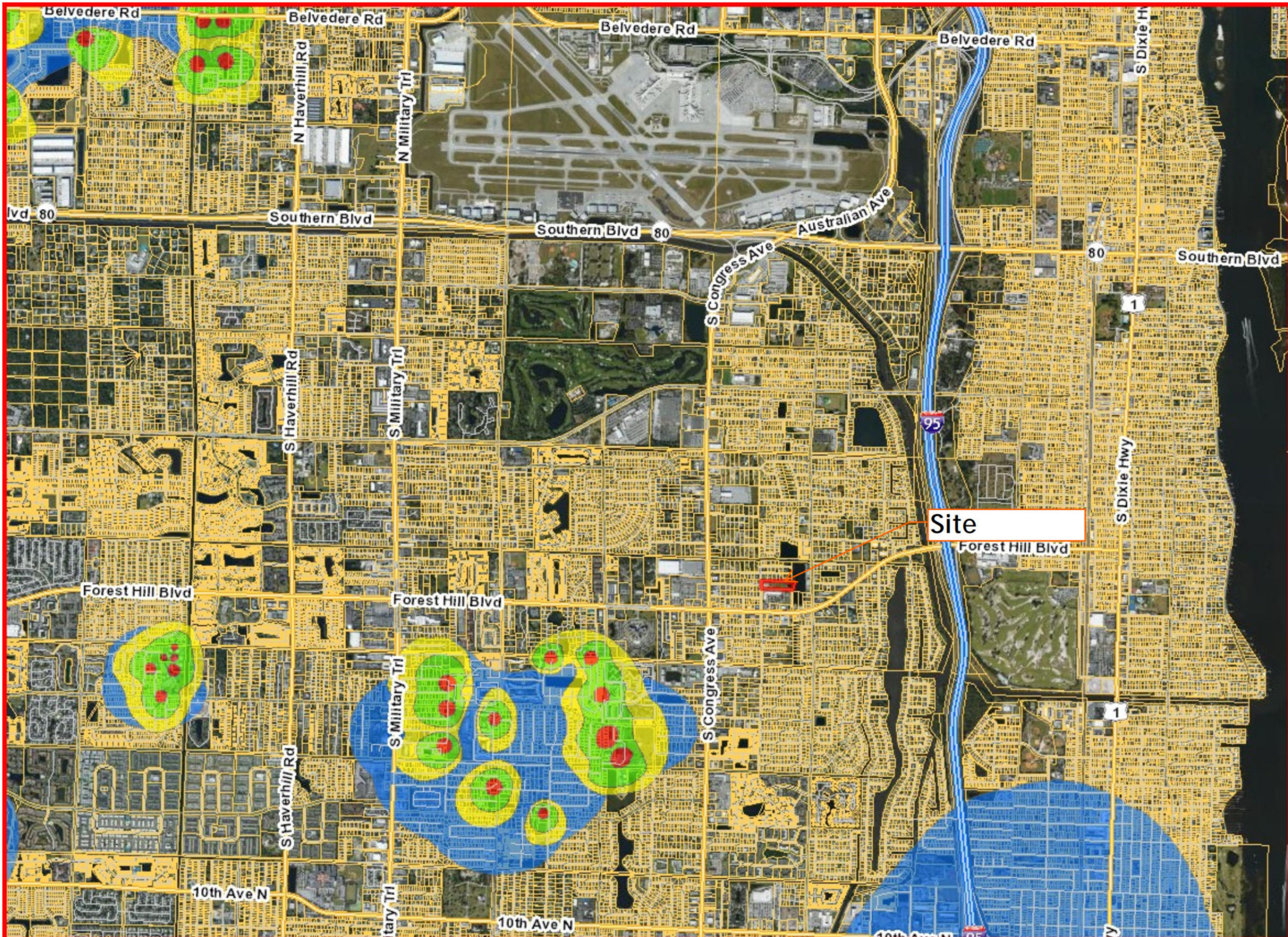
Significant habitats or species:

Below is an aerial photograph with the subject property highlighted in “red”. The site has been developed since the 1960’s as a church and most of the property has been completely cleared and landscaped with a few native but mostly exotic and ornamental species of trees around the parking lot area, near the church building, along the north property line and at the lake bank. Trees include Royal Poinciana, Mango, Cabbage Palms, and Cypress (planted along the lake bank), other vegetation includes Bamboo and Areca Palms. The trees along the north property line appear to have been planted by the neighbors and include a variety of native, ornamental and exotic species including Ficus, Oak, Australian Pine, Carrot Wood, and Corn Plant. There are no significant habitats or species on this site, and as such the applicant plans to remove the existing vegetation except for the cypress along the lake bank, and will re-landscape in accordance with the county regulations.



## ATTACHMENT M









**Planning, Zoning  
& Building Department**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

July 16, 2025

Corey W. O'Gorman AICP  
Place Planning  
700 US Highway One, Suite C  
North Palm Beach, Florida 33408

**RE: Historical and Archaeological Resource Review for the project  
named: 1580 Prairie Road., under PCN: 00-43-44-08-01-000-0081.**

Dear Mr. O'Gorman:

This correspondence is in response to your request for a review of the above referenced property in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

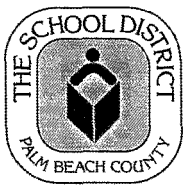
However, should any artifacts or skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA  
County Historic Preservation Officer/ Archaeologist

cc: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Pónton-Nigaglioni, PhD, RPA, Archaeologist/Planner II, PBC Planning Division



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP  
DIRECTOR

MICHAEL J. BURKE  
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK ROAD NORTH, 200  
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942  
[WWW.PALMBEACHSCHOOLS.ORG](http://WWW.PALMBEACHSCHOOLS.ORG)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	07/29/2025		
	SCAD No.	25072801F/FLU; 25072801Z/Rezoning; 25072801D/D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Unincorporated Palm Beach County		
	PCN No. / Address	00-43-44-08-01-000-0081 / 1580 Prairie Road		
	Development Name	Boucher Apartments		
	Contract Purchaser/ Agent Name	Elite Capital and Dev, Inc./Place Planning, Corey O’Gorman		
	SAC No.	184		
	Proposed FLU/Rezoning Proposed D. O.	Maximum 28 Residential Units plus Bonus/TDR Units 69 Apartment Units		
Impact Review		Meadow Park Elementary School	Conniston Middle School	Forest Hill High School
	New Students Generated	12	6	7
	Capacity Available	-156	-144	-266
	Projected Utilization	123%	112%	114%
School District Staff’s Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$179,896.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 07/31/2025 to 07/30/2026 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 07/30/2026 or this determination will expire automatically on 07/30/2026.</p>			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

July 31, 2025

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Vismary Dorta, Site Plan Technician, Palm Beach County  
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida  
A High-Performing School District  
An Equal Opportunity Education Provider and Employer