



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Boucher Apartments	Round Number	26-SCA
Amendment No.	SCA 2026-002	Intake Date	8/13/2025
Acres	3.81	Control No.	1995-004
Location	East of Prairie Road, approximately 0.1 miles north of Forest Hill Boulevard	Zoning App No.	
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Sarah Bishop		
Agent	Corey O' Gorman, Place Planning		
Applicant	Elite Capital and Development Inc (Phillipe O Boucher) - contract purchaser		
Owner	Reorganized Church of Jesus Chris of Latter Day Saints (Ron Harmon) - owner		
Existing Use	Place of Worship		
Current FLU	Low Residential, 3 units per acre (LR-3) on 3.54 acres and High Residential, 8 units per acre (HR-8) on 0.27 acres		
Current Zoning	Single Family Residential (RS)		
Current Potential	Residential uses, up to 12 units		
Proposed FLU	High Residential, 8 units per acre (HR-8) on 3.81 acres		
Proposed Zoning	Multifamily Residential (RM)		
Proposed Potential	Residential uses, up to 69 units (includes TDRs and WHP bonus density)		
Utility Service Area	Palm Beach County Water Utilities Department		
Annexation Area			
Plans/Overlays	Urban Redevelopment Area (URA), Redevelopment, Revitalization and Infill Overlay (RRIO)		
Tier	Urban/Suburban Tier		
Commissioner	Joel Flores, District 3		

Future Land Use Atlas Amendment

Boucher Apartments (SCA 2026-002)




Site Data

Size: 3.81 acres
 Existing Use: Place of Worship
 Proposed Use: Residential
 Current FLU: LR-3 (3.54 acres)
 HR-8 (0.27 acres)
 Proposed FLU: HR-8

Future Land Use Designations

CH/3	Commercial High, underlying LR-3	LR-3	Low Residential, 3 units/acre
CH/5	Commercial High, underlying MR-5	MR-5	Medium Residential, 5 units/acre
CH/8	Commercial High, underlying HR-8	UI	Urban Infill
HR-18	High Residential, 18 units/acre		
HR-8	High Residential, 8 units/acre		

Date: 8/19/2025
 Contact: PBC Planning
 Filename: T:Planning/AMEND/26-SCA
 Note: Map is not official, for presentation purposes only.

 Site

150 0 150 300 Feet



Planning, Zoning & Building
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