

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, approximatley 0.1 **Zoning App No.**

miles north of Forest Hill Boulevard

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

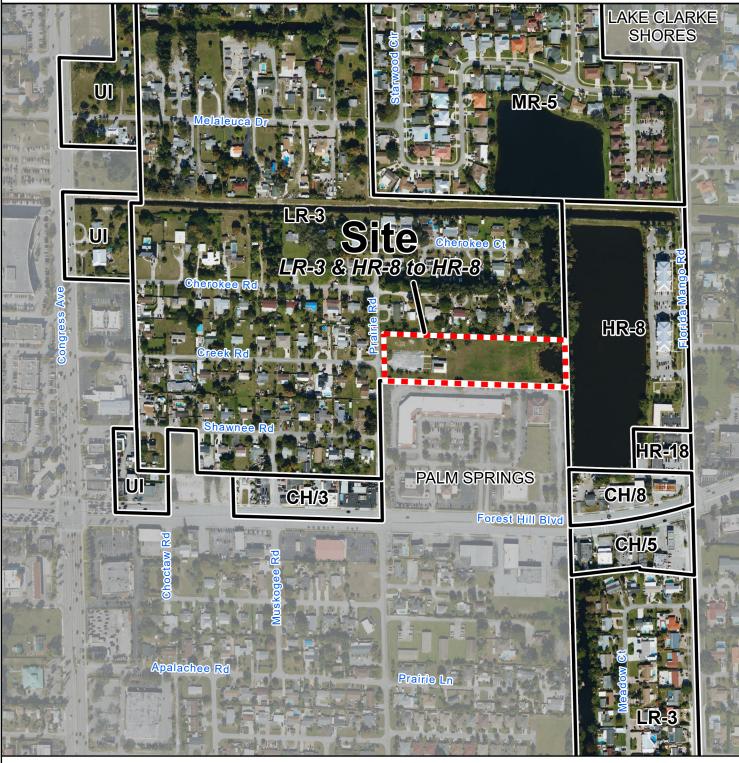
Infill Overlay (RRIO)

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 CH/5 Commercial High, underlying MR-5 CH/8 Commercial High, underlying HR-8 HR-18 High Residential, 18 units/acre HR-8 High Residential, 8 units/acre

LR-3 MR-5 UI

Low Residential, 3 units/acre Medium Residential, 5 units/acre

Urban Infill

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





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