

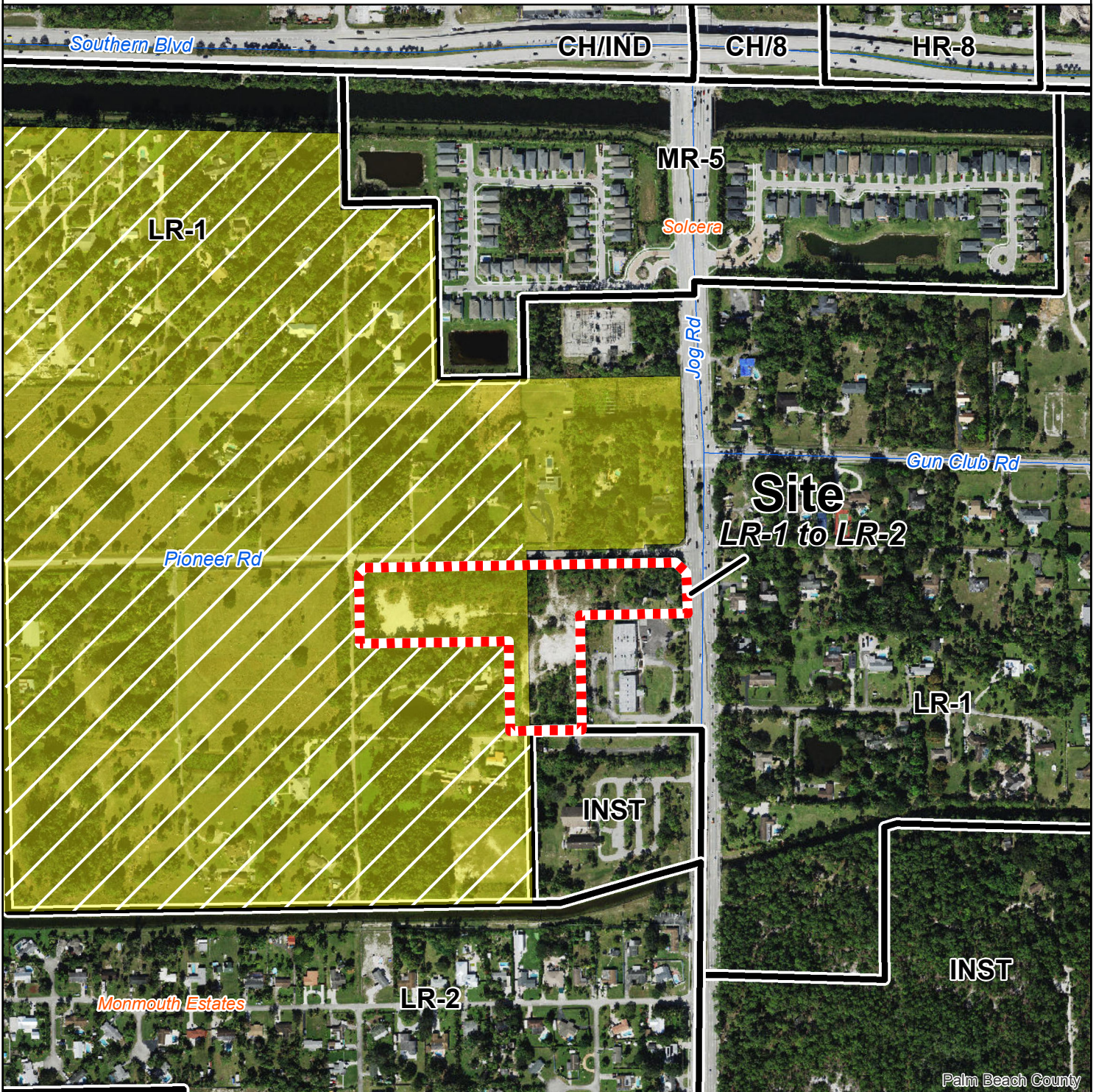


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Colony Woods at West Palm Beach	Round Number	23-SCA
Amendment No.	SCA 2023-011	Intake Date	5/11/2022
Acres	9.64	Control No.	2022-00067
Location	Southwest corner of Jog Road and Pioneer Road	Zoning App No.	Z/CA-2022-01024
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Inna Stafeychuk		
Agent	Connor Bailey, WGI, Inc.		
Applicant	Colony Woods at West Palm Beach, LLC (Elliot Monter)		
Owner	Winners Church International Inc. of West Palm Beach, Florida (Frederick Shipman)		
Existing Use	Vacant		
Current FLU	Low Residential, 1 unit per acre (LR-1)		
Current Zoning	Residential Estate (RE)		
Current Potential	Residential, up to 10 Units		
Proposed FLU	Low Residential, 2 units per acre (LR-2)		
Proposed Zoning	Residential Single Family (RS)		
Proposed Potential	Residential, up to 34 Units (includes TDR and WHP bonus density)		
Utility Service Area	Palm Beach County Water Utilities		
Annexation Area	City of Greenaces		
Plans/Overlays	Pioneer Road Neighborhood Plan		
Tier	Urban/Suburban - No change		
Commissioner	Gregg Weiss, District 2		
Parcel Control Number(s)	Comments:		
00-42-44-03-11-001-0010			

Future Land Use Atlas Amendment

Colony Woods at West Palm Beach (SCA 2023-011)



Site Data

Size: 9.64 acres
 Existing Use: Vacant
 Proposed Use: Residential
 Current FLU: LR-1
 Proposed FLU: LR-2

Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CH/IND	Commercial High, underlying IND
LR-2	Low Residential, 2 units/acre	INST	Institutional
MR-5	Medium Residential, 5 units/acre		
HR-8	High Residential, 8 units/acre		
HR-12	High Residential, 12 units/acre		
CH/8	Commercial High, underlying HR-8		

Date: 6/30/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\23-SCA\SiteSpecific
 Note: Map is not official, for presentation purposes only.

Site
 Pioneer Road Enclave Overlay
 Pioneer Road Neighborhood Plan

160 0 160 320 Feet



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

