



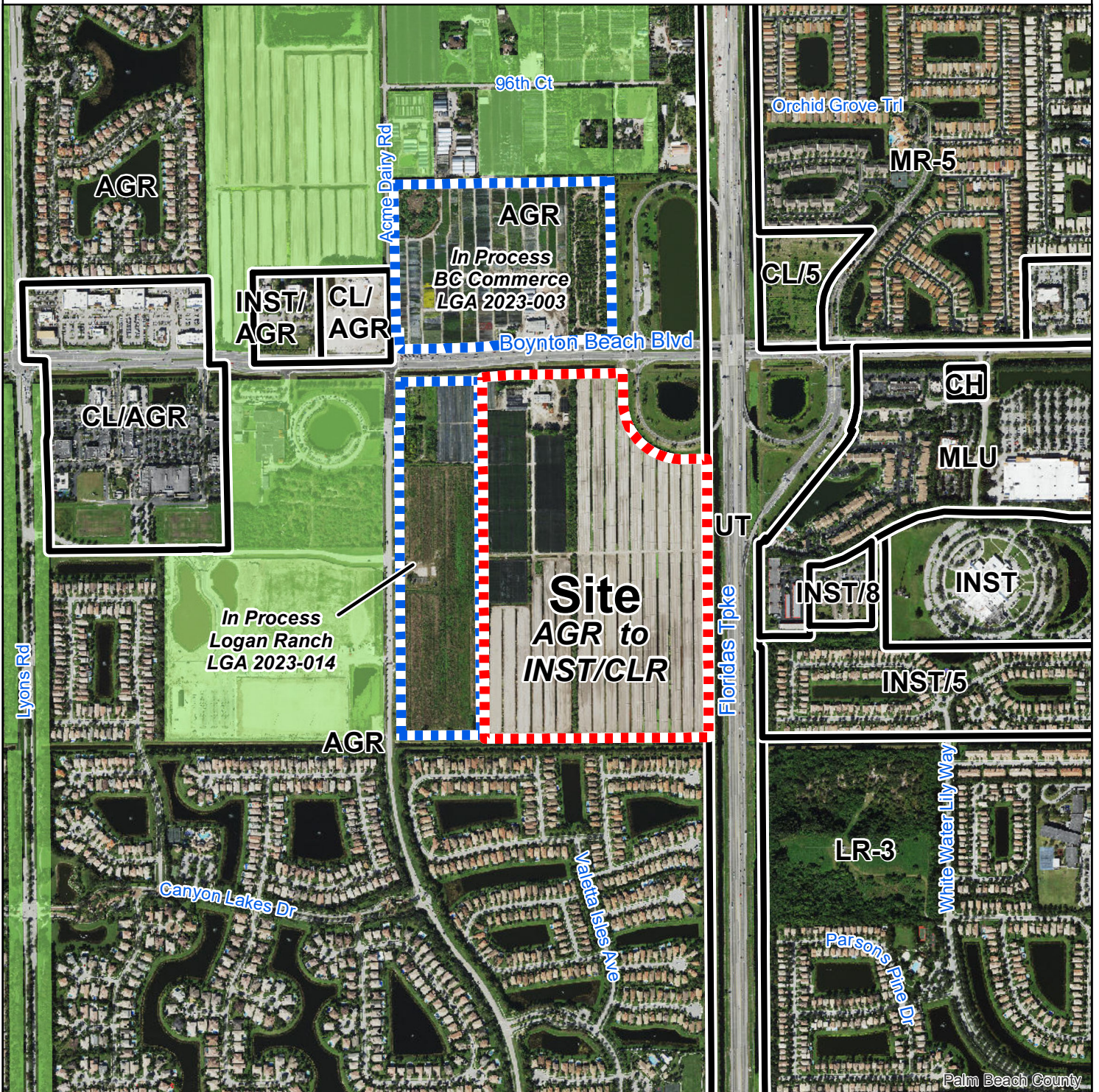
## Future Land Use Atlas Amendment Petition Summary

<b>Amendment Name</b>	<b>Erickson Senior Living</b>	<b>Round Number</b>	<b>23-B</b>
<b>Amendment No.</b>	LGA 2023-018	<b>Intake Date</b>	11/14/2022
<b>Acres</b>	93.51	<b>Control No.</b>	
<b>Location</b>	Southside of Boynton Beach Boulevard, approx. 0.63 miles east of Lyons Road	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Stephanie Gregory		
<b>Agent</b>	Heather Waldstein, J. Morton Planning and Landscape Architecture		
<b>Applicant</b>	Erickson Living Properties, LLC - Steven Montgomery (contract purchaser)		
<b>Owner</b>	William A. Mazzoni Revocable Trust - Patricia A. Mazzoni and Thomas A. Smith		
<b>Existing Use</b>	Agriculture		
<b>Current FLU</b>	Agricultural Reserve (AGR)		
<b>Current Zoning</b>	Agricultural Reserve (AGR)		
<b>Current Potential</b>	Agricultural uses, up to 610,961 square feet (.15 FAR)		
<b>Proposed FLU</b>	Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR)		
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD)		
<b>Proposed Potential</b>	Residential uses, up to 1,192 beds		
<b>Utility Service Area</b>	Palm Beach County Water Utilities		
<b>Annexation Area</b>	None		
<b>Plans/Overlays</b>	Agricultural Reserve Master Plan		
<b>Tier</b>	Agricultural Reserve		
<b>Commissioner</b>	Maria Sachs, District 5		
<b>Parcel Control Number(s)</b>	<b>Comments:</b> Includes text amendment to allow additional locations for CLR future land use		



# Future Land Use Atlas Amendment

## Erickson Senior Living (LGA 2023-018)






### Site Data

Size: 93.51 acres  
 Existing Use: Agriculture  
 Proposed Use: Congregate Living Facility  
 Current FLU: AGR  
 Proposed FLU: INST/CLR

### Future Land Use Designations

LR-3	Low Residential, 3 units/acre	MLU	Mixed Land Use
MR-5	Medium Residential, 5 units/acre	INST	Institutional
AGR	Agricultural Reserve	INST/5	Institutional, underlying MR-5
CL/5	Commercial Low, underlying MR-5	INST/8	Institutional, underlying HR-8
CL/AGR	Commercial low, underlying AGR	INST/AGR	Institutional, underlying AGR
CL-O/5	Commercial Low Office, underlying MR-5	UT	Utilities and Transportation
CH	Commercial High		

Date: 12/15/22  
 Contact: PBC Planning  
 Filename: T:\Planning\AMEND\23-B\Site\23-18\Graphics  
 Note: Map is not official, for presentation purposes only.

 Site  
 Amendments in Process  
 AGR Preserve

300 0 300 600 Feet



Planning, Zoning & Building  
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 Phone (561) 233-5300

