



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Boca Raton Commerce Center III	Round Number	24-SCA
Amendment No.	SCA 2024-008	Intake Date	2/7/2024
Acres	4.79	Control No.	1997-032
Location	0.25 miles south of Glades Road, west of Boca Rio Road	Zoning App No.	
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Travis Goodson		

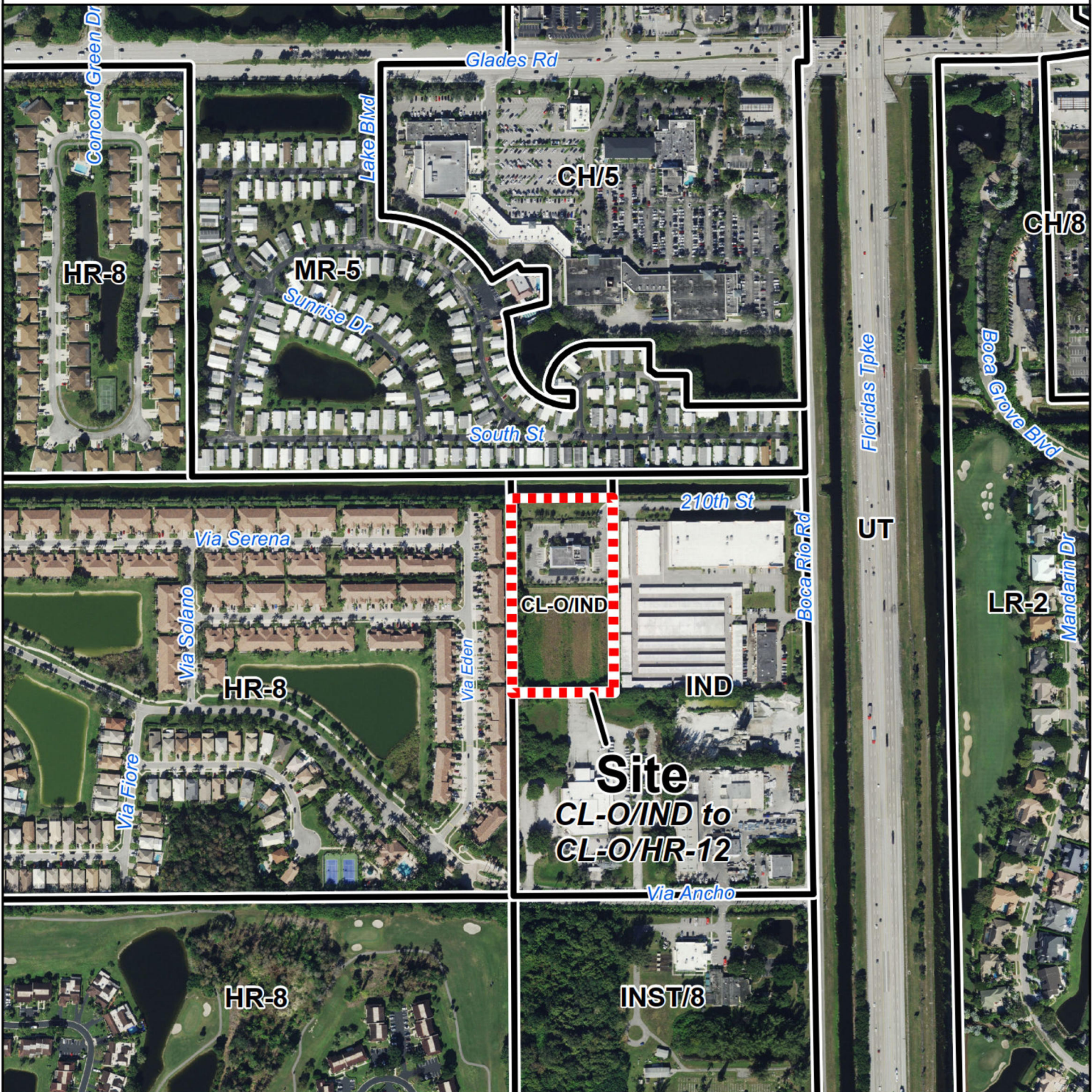
Agent	Cameron Ennis, Schmidt Nichols
Applicant	11 NW 28th St LLC, (Charles M Auchinleck Jr. and Haviv Cohen)
Owner	11 NW 28th St LLC, (Charles M Auchinleck Jr. and Haviv Cohen)
Existing Use	Professional Office & Vacant
Current FLU	Commercial Low-Office with underlying Industrial (CL-O/IND)
Current Zoning	Multiple Use Planned Development (MUPD)
Current Potential	Office uses, up to 104,326 sf (0.5 FAR) and Industrial uses, up to 177,355 sf (0.85 FAR)
Proposed FLU	Commercial Low-Office with underlying High Residential, 12 units per acre (CL-O/HR-12)
Proposed Zoning	Multiple Use Planned Development
Proposed Potential	Office uses, up to 104,326 sf (0.5 FAR) and Residential, up to 110 units (with TDRs and WHP Bonus)
Utility Service Area	Palm Beach County Water Utilities
Annexation Area	None
Plans/Overlays	None
Tier	Urban/Suburban
Commissioner	Mayor Maria Sachs, District 5

Parcel Control Number(s) Comments:

00-42-47-20-20-001-0000
00-42-47-20-20-000-0011
00-42-47-20-20-000-0012

Future Land Use Atlas Amendment

Boca Raton Commerce Center III (SCA 2024-008)



Site Data

Size: 4.79 acres
 Existing Use: Office and Vacant
 Proposed Use: Residential
 Current FLU: CL-O/IND
 Proposed FLU: CL-O/HR-12

Future Land Use Designations

LR-2	Low Residential, 2 units/acre	CH/8	Commercial High, underlying HR-8
MR-5	Medium Residential, 5 units/acre	IND	Industrial
HR-8	High Residential, 8 units/acre	INST/8	Institutional, underlying HR-8
CL-O/IND	Commercial Low Office, underlying IND	UT	Utilities and Transportation
CH/5	Commercial High, underlying MR-5		

