



# Future Land Use Atlas Amendment Petition Summary

<b>Amendment Name</b>	<b>West Boynton Ranches</b>	<b>Round Number</b>	<b>25-B</b>
<b>Amendment No.</b>	LGA 2025-012	<b>Intake Date</b>	11/13/2024
<b>Acres</b>	32.35	<b>Control No.</b>	
<b>Location</b>	Southside of Boynton Beach Boulevard, approximately 0.24 miles west of Lyons Road and Southside of Happy Hollow Road, approximately 0.10 miles east of SR-7 (off site preserve)	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Bryce Van Horn		

<b>Agent</b>	JMorton Planning and Landscape Architecture
<b>Applicant</b>	West Boynton Ranches Holdings, LP (Darin Montgomery) and Bruce and Denise Bedner
<b>Owner</b>	West Boynton Ranches Holdings, LP (Darin Montgomery) and Bruce and Denise Bedner
<b>Existing Use</b>	Agriculture and Single Family Home
<b>Current FLU</b>	Agricultural Reserve (AGR)
<b>Current Zoning</b>	Agricultural Reserve (AGR)
<b>Current Potential</b>	Agricultural uses, up to 211,375 sf (0.15 FAR)
<b>Proposed FLU</b>	Essential Housing with an underlying Agricultural Reserve (EH/AGR)
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD)
<b>Proposed Potential</b>	Residential uses, 259 units
<b>Utility Service Area</b>	Palm Beach County Water Utilities Department (WUD)
<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>
00-42-43-27-05-053-0050	
00-42-43-27-05-053-0290	
00-42-43-27-05-053-0440	
00-42-46-18-01-000-0470	