



## Future Land Use Atlas Amendment Petition Summary

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<b>Amendment Name</b>	<b>Terra Nova</b>	<b>Round Number</b>	<b>18-D</b>
<b>Amendment No.</b>	LGA 2018-020	<b>Intake Date</b>	2/2/2018
<b>Acres</b>	17.67	<b>Control No.</b>	2004-00457
<b>Location</b>	Northwest corner of Atlantic Avenue and Hagen Ranch Road	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager:</b>	Michael, Melissa		

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<b>Applicant / Owner:</b>	Principal Development Group, LLC (Owner/Applicant)
<b>Agent</b>	Wantman Group, Inc.
<b>Existing Use</b>	Vacant
<b>Current FLU</b>	Commercial High with an underlying Medium Residential, 5 units per acre (CH/5)
<b>Current Zoning</b>	Multiple Use Planned Development (MUPD)
<b>Current Potential</b>	Residential uses, up to 88 dwelling units
<b>Proposed FLU</b>	High Residential, 12 units per acre on 12.67 acres (HR-12) and Commercial High/12 on 5 acres (CH/12)
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD) and Planned Unit Dev. (PUD)
<b>Proposed Potential</b>	Residential, up to 212 dwelling units and Commercial up to 108,900 sf (or additional 60 units)
<b>Utility Service Area</b>	Palm Beach County Water Utilities Department
<b>Annexation Area</b>	None
<b>Plans/Overlays</b>	None
<b>Tier</b>	Urban/Suburban - No Change
<b>Commissioner</b>	Mary Lou Berger, District 5

**Parcel Control Number(s)**      **Comments:**  
00-42-46-16-00-000-7070