



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Brentwood of Wellington	Round Number	22-B
Amendment No.	LGA 2022-020	Intake Date	11/10/2021
Acres	10.22	Control No.	2005-00454
Location	West side of State Road 7, approximately 0.5 miles north of Lantana Road	Zoning App No.	ABN/Z/CA-2022-218
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Inna Stafeychuk		
Agent	Brian Terry, Insite Studio, Inc.		
Applicant	Charles Scardina, AHC of Lake Worth, LLC		
Owner	AHC of Lake Worth, LLC		
Existing Use	Vacant		
Current FLU	High Residential, 8 units per acre (HR-8) on 8.44 acres; Commercial Low with underlying 8 units per acre (CL/8) on 0.73 acre; and Commercial Low with an underlying 2 units per acre (CL/2) on 1.05 acres		
Current Zoning	Planned Unit Development (PUD) and Community Commercial (CC)		
Current Potential	Residential, up to 20 dwelling units or 175 bed CLF; and Commercial uses, up to 22,869 sf (0.50 FAR)		
Proposed FLU	High Residential, 8 units per acre (HR-8)		
Proposed Zoning	Planned Unit Development (PUD)		
Proposed Potential	Residential, up to 132 dwelling units (includes 30 WHP Bonus Density & 20 TDRs)		
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)		
Annexation Area	None		
Plans/Overlays	None		
Tier	Urban/Suburban - No change		
Commissioner	Melissa McKinlay, District 6		



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Parcel Control Number(s)**Comments:**

00-41-44-36-11-002-0000

To delete conditions of approval in Ord. 2009-005

00-41-44-36-11-001-0000

00-41-44-36-11-023-0000

00-41-44-36-11-003-0000

00-41-44-36-11-000-0020

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Brentwood of Wellington (LGA 2022-020)



Site Data

Size: 10.22 acres
 Existing Use: Vacant
 Proposed Use: Residential
 Current FLU: HR-8, CL/8 and CL/2
 Proposed FLU: HR-8

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-10	Commercial Low, underlying RR-10
LR-1	Low Residential, 1 unit/acre	CL/1	Commercial Low, underlying LR-1
LR-2	Low Residential, 2 units/acre	CL/2	Commercial Low, underlying LR-2
LR-3	Low Residential, 3 units/acre	CL/8	Commercial Low, underlying HR-8
HR-8	High Residential, 8 units/acre	CL/IND	Commercial Low, underlying IND
PARK	Park	IND	Industrial
CL	Commercial Low	INST/2	Institutional, underlying LR-2

Date: 7/11/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\22-B
 Note: Map is not official, for presentation purposes only.



160 0 160 320 Feet



Planning, Zoning & Building
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