



Future Land Use Atlas Amendment Petition Summary

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|---------------------------------|--|-----------------------|-----------------|
| Amendment Name | Encompass Health Rehabilitation Hospital of Lake Worth | Round Number | 22-SCA |
| Amendment No. | SCA 2022-012 | Intake Date | 11/10/2021 |
| Acres | 8.21 | Control No. | 1997-48 |
| Location | Northside of Lantana Road, approximately 0.26 miles east of State Road 7 | Zoning App No. | Z/CA 2021-01817 |
| Status | In Process | | |
| Type | Small Scale Privately Initiated | | |
| Project Manager | Jerry Lodge | | |
| | | | |
| Agent | Gentile Holloway O'Mahoney & Associates, Inc. | | |
| Applicant | Encompass Health Rehabilitation Hospital (Contract Purchaser) | | |
| Owner | William Hodges (Eastwood Lantana, LLC), Stan Crooks and Evangeline Aguirre | | |
| Existing Use | Wholesale, Nursery and Single Family | | |
| Current FLU | Low Residential, 2 units per acre (LR-2) | | |
| Current Zoning | Agricultural Residential (AR) | | |
| Current Potential | Residential, up to 16 dwelling units | | |
| Proposed FLU | Institutional and Public Facilities with an underlying 2 units per acre (INST/2) | | |
| Proposed Zoning | Institutional Public Facility (IPF) | | |
| Proposed Potential | Institutional, up to 160,932 sf (0.45 FAR) | | |
| Utility Service Area | Palm Beach County Water Utilities Department (PBCWUD) | | |
| Annexation Area | City of Greenacres, Town of Lantana | | |
| Plans/Overlays | None | | |
| Tier | Urban/Suburban - No change | | |
| Commissioner | Melissa McKinlay, District 6 | | |
| Parcel Control Number(s) | Comments: | | |
| 00-42-43-27-05-034-0431 | | | |
| 00-42-43-27-05-034-0432 | | | |

Future Land Use Atlas Amendment

Encompass Health (SCA 2022-012)



Site Data

Size: 8.21 acres
 Existing Use: Nursery and Residential
 Proposed Use: Hospital
 Current FLU: LR-2
 Proposed FLU: INST/2

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 |
| HR-8 | High Residential, 8 units/acre | CL/8 | Commercial Low, underlying HR-8 |
| PARK | Park | IND | Industrial |
| CL | Commercial Low | | |

Date: 11/16/2021
 Contact: PBC Planning
 Filename: T:\Planning\Amend\22-B
 Note: Map is not official, for presentation purposes only.



Site

150 0 150 300 Feet



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

