



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Hendrix Property	Round Number	21-B
Amendment No.	LGA 2021-012	Intake Date	11/10/2020
Acres	38.07	Control No.	1974-00037
Location	South side of Lake Worth Road, approx. 0.20 mile east of State Road 7	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager			

Agent	WGI, Inc. (Edwin Muller)
Applicant	Charles and Charlotte Hendrix, Woody Hughes, D. R. Horton, Inc.
Owner	Charles and Charlotte Hendrix
Existing Use	Vacant
Current FLU	Low Residential, 1 unit per acre (LR-1)
Current Zoning	Agricultural Residential (AR)
Current Potential	Residential, up to 38 dwelling units (without TDR or WHP)
Proposed FLU	Medium Residential, 5 units per acre (MR-5)
Proposed Zoning	Residential Single Family (RS)
Proposed Potential	Residential, up to 190 dwelling units (without TDR or WHP)
Utility Service Area	Palm Beach County Water Utilities
Annexation Area	City of Greenacres, Village of Wellington
Plans/Overlays	West Lake Worth Road Neighborhood Plan
Tier	Urban/Suburban - No change
Commissioner	Melissa McKinlay, District 6

Parcel Control Number(s) Comments:

00-42-43-27-05-027-0060
00-42-43-27-05-027-0050
00-42-43-27-05-027-0101
00-42-43-27-05-027-0040