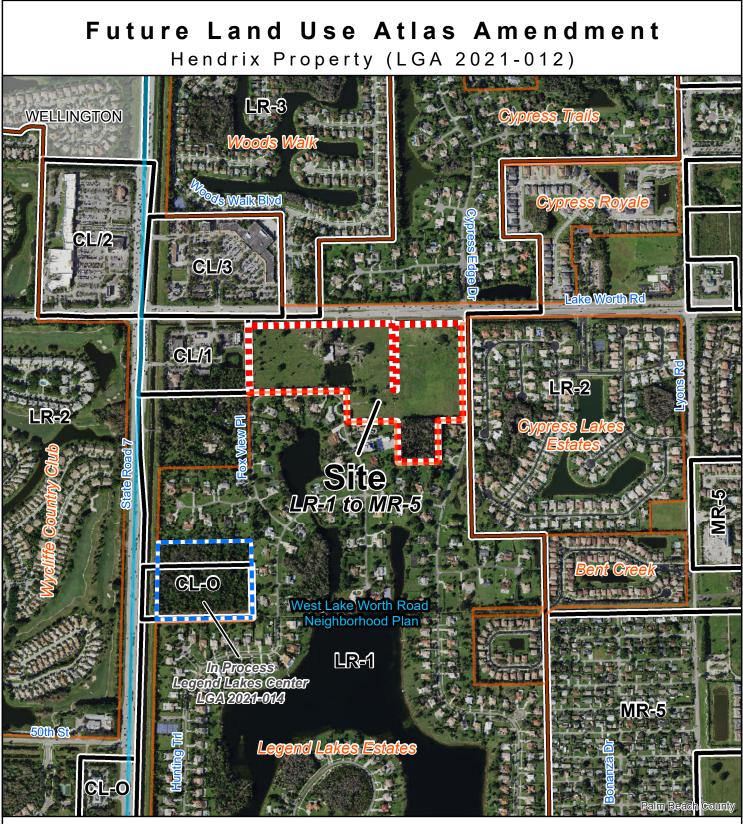


Amendment Name	Hendrix Property	Round Number	21-B
Amendment No.	LGA 2021-012	Intake Date	11/10/2020
Acres	38.07	Control No.	1974-00037
Location	South side of Lake Worth Road, approx. 0.20 mile east of State Road 7	Zoning App No.	
Status	In Process		
Туре	Large Scale Privately Initiated		
Project Manager			
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 Proposed Potential	Residential Single Family (RS)		
	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:			
00-42-43-27-05-027-00 00-42-43-27-05-027-00			

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



Site Data

Size: Existing Use: Proposed Use: Current FLU: Proposed FLU:
 38.03 acres
 LR-1

 Single Family Residential / Agricultural LR-2

 Single Family Residential
 LR-3

 LR-1
 CL/1

 MR-5
 CL/2

Future Land Use Designations

Low Residential, 1 unit/acre Low Residential, 2 units/acre Low Residential, 3 units/acre Medium Residential, 5 units/acre Commercial Low, underlying LR-1 Commercial Low, underlying LR-2 CL/3 Commercial Low, underlying LR-3 CL-O Commercial Low - Office CH/3 Commercial High, underlying LR-3 CLX/3 Commercial Low crosshatching, un

INST

Commercial Low crosshatching, underlying LR-3 Institutional

