



## Future Land Use Atlas Amendment Petition Summary

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

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



# Future Land Use Atlas Amendment

Hendrix Property (LGA 2021-012)



## Site Data

Size: 38.03 acres  
 Existing Use: Single Family Residential / Agricultural  
 Proposed Use: Single Family Residential  
 Current FLU: LR-1  
 Proposed FLU: MR-5

## Future Land Use Designations

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

Date: 11/2/2020  
 Contact: PBC Planning  
 Filename: Planning/AMEND/21-B/Site/HendrixProperty  
 Note: Map is not official, for presentation purposes only.



270 0 270 540 Feet



Planning, Zoning & Building  
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