



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Legend Lakes Center	Round Number	21-B
Amendment No.	LGA 2021-014	Intake Date	11/10/2020
Acres	13.80	Control No.	2003-00015
Location	West side of State Road 7, approx.0.42 mile south of Lake Worth Road	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager			

Agent	WGI, Inc. (Edwin Muller)
Applicant	Paul Raj, Inc., Legend Lakes Center 18 LLC, D.R. Horton, Inc
Owner	Ashok Paul, Harry Dornbusch
Existing Use	Vacant
Current FLU	Low Residential, 1 unit per acre (LR-1) on 4.2 acres and Commercial Low-Office (CL-O) on 9.6 acres
Current Zoning	Residential Estate (RE) and Multiple Use Planned Development (MUPD)
Current Potential	Residential, up to 4 dwelling units (without TDR or WHP) and Office up to 209,088 sf (.50 FAR)
Proposed FLU	Medium Residential, 5 units per acre (MR-5)
Proposed Zoning	Single Family Residential (RS)
Proposed Potential	Residential, up to 140 dwelling units (69 units at MR-5 plus 71 units TDR and WHP)
Utility Service Area	Palm Beach Count Water Utilities
Annexation Area	City of Greenacres
Plans/Overlays	West Lake Worth Road Neighborhood Plan
Tier	Urban/Suburban - No change
Commissioner	Melissa McKinlay, District 6