



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Valleybrook (aka 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	East side of State Road 7, approx.0.42 mile south of Lake Worth Road	Zoning App No.	ABN/Z/CA-2021-00116
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Francis Forman		

Agent	Lindsay Libes, WGI, Inc.
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	Low Residential, 3 units per acre (LR-3)
Proposed Zoning	Single Family Residential (RS)
Proposed Potential	Residential, up to 61 units (41 units at LR-3 plus 20 WHP units)
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

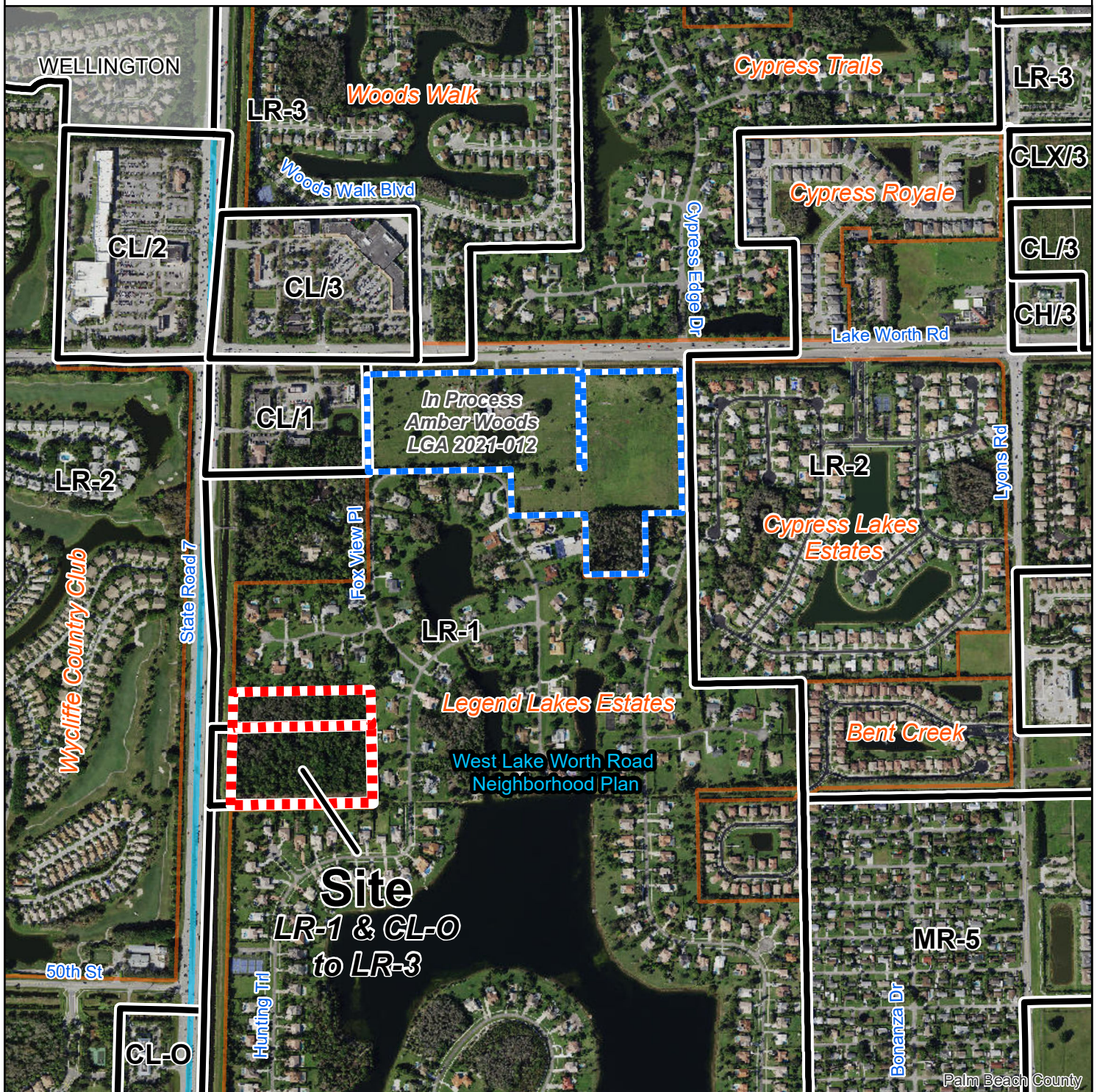
Parcel Control Number(s) Comments:

00-42-43-27-05-027-0221

00-42-43-27-05-027-0222

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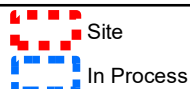
Site Data

Size: 13.56 acres
 Existing Use: Vacant
 Proposed Use: Multi-Family Residential
 Current FLU: LR-1 & CL-O
 Proposed FLU: LR-3

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.



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Planning, Zoning & Building
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