



Future Land Use Atlas Amendment Petition Summary

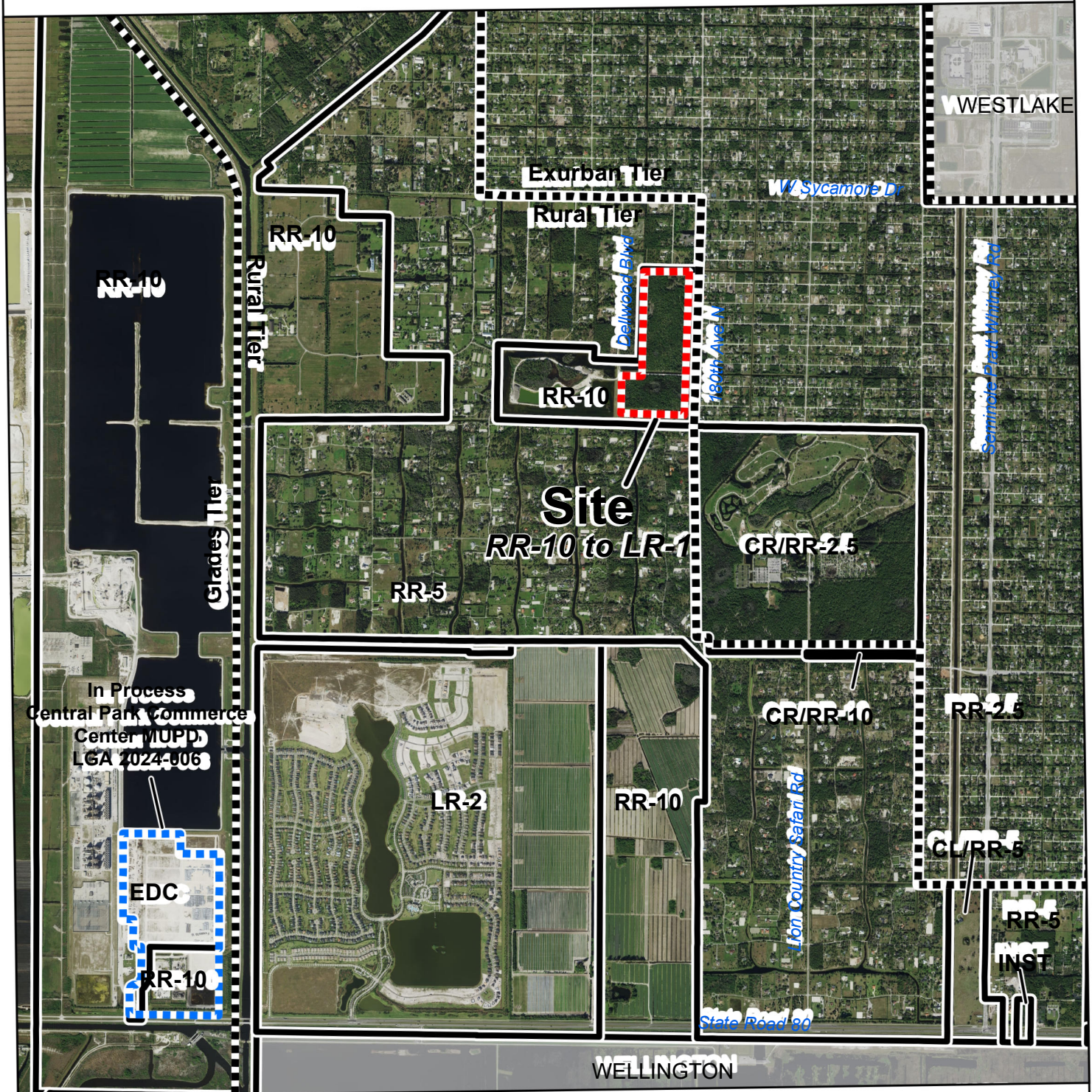
Amendment Name	Rawlings Estates	Round Number	25-A
Amendment No.	LGA 2024-010	Intake Date	5/8/2024
Acres	104.09	Control No.	1996-30143
Location	West side of 180th Ave N, approx. 0.3 miles south of Sycamore Dr and 1.3 miles west of Seminole Pratt Whitney Rd	Zoning App No.	CA-2024-746
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Travid Goodson		

Agent	Matthew Barnes, WGI
Applicant	Rawlings Estates, LLC (Yoni Bornstein) - contract purchaser
Owner	Beverly Rawlings
Existing Use	Vacant
Current FLU	Rural Residential, 1 unit per 10 acres (RR-10)
Current Zoning	Agricultural Residential (AR)
Current Potential	Residential, up to 10 units
Proposed FLU	Low Residential, 1 unit per acre (LR-1)
Proposed Zoning	Agricultural Residential (AR)
Proposed Potential	Residential, up to 58 units
Utility Service Area	Palm Beach County Water Utilities Department (WUD)
Annexation Area	None
Plans/Overlays	None
Tier	Rural
Commissioner	Sara Baxter, District 6

Parcel Control Number(s)	Comments:
00-40-43-15-00-000-1220	Includes text amendment to create Overlay
00-40-43-15-00-000-5030	

Future Land Use Atlas Amendment

Rawlings Estates (LGA 2024-010)



Site Data

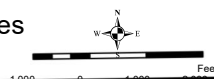
Size: 104.09
 Existing Use: Vacant
 Proposed Use: Residential
 Current FLU: RR-10
 Proposed FLU: LR-1

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-5	Commercial Low, underlying RR-5
RR-5	Rural Residential, 1 unit/5 acres	CR/RR-10	Commercial Recreation, underlying RR-10
RR-2.5	Rural Residential, 1 unit/2.5 acres	CR/RR-2.5	Commercial Recreation, underlying RR-2.5
LR-2	Low Residential, 2 units/acre	EDC	Economic Development Center
AP	Agricultural Production	INST	Institutional
CON	Conservation		

Date: 6/10/2024
 Contact: PBC Planning
 Filename: AMEND/25-A/SiteSpecific
 Note: Map is not official, for presentation purposes only.

 Site
 Tier Boundaries
 In Process



Planning, Zoning & Building
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