



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Towns at Tidewater	Round Number	22-SCA
Amendment No.	SCA 2022-019	Intake Date	11/10/2021
Acres	9.24	Control No.	
Location	Southside of Hypoluxo Road, approximately 0.83 mile east of Jog Road	Zoning App No.	Z/CA-2021-2123
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Inna Stafeychuk		

Agent	JMorton Planning and Landscape Architecture
Applicant	Alexander Akel, Medjool Nurseries LLC
Owner	Alexander Akel, Medjool Nurseries LLC
Existing Use	Single Family and Agriculture
Current FLU	Low Residential, 1 unit per acre (LR-1)
Current Zoning	Agricultural Residential (AR)
Current Potential	Residential, up to 9 dwelling units
Proposed FLU	Medium Residential, 5 units per acre (MR-5)
Proposed Zoning	Single Family Residential (RS)
Proposed Potential	Residential, up to 69 dwelling units (includes 23 WHP bonus density units)
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)
Annexation Area	None
Plans/Overlays	West Boynton Community Plan, COBWRA
Tier	Urban/Suburban - No change
Commissioner	Gregg Weiss, District 2

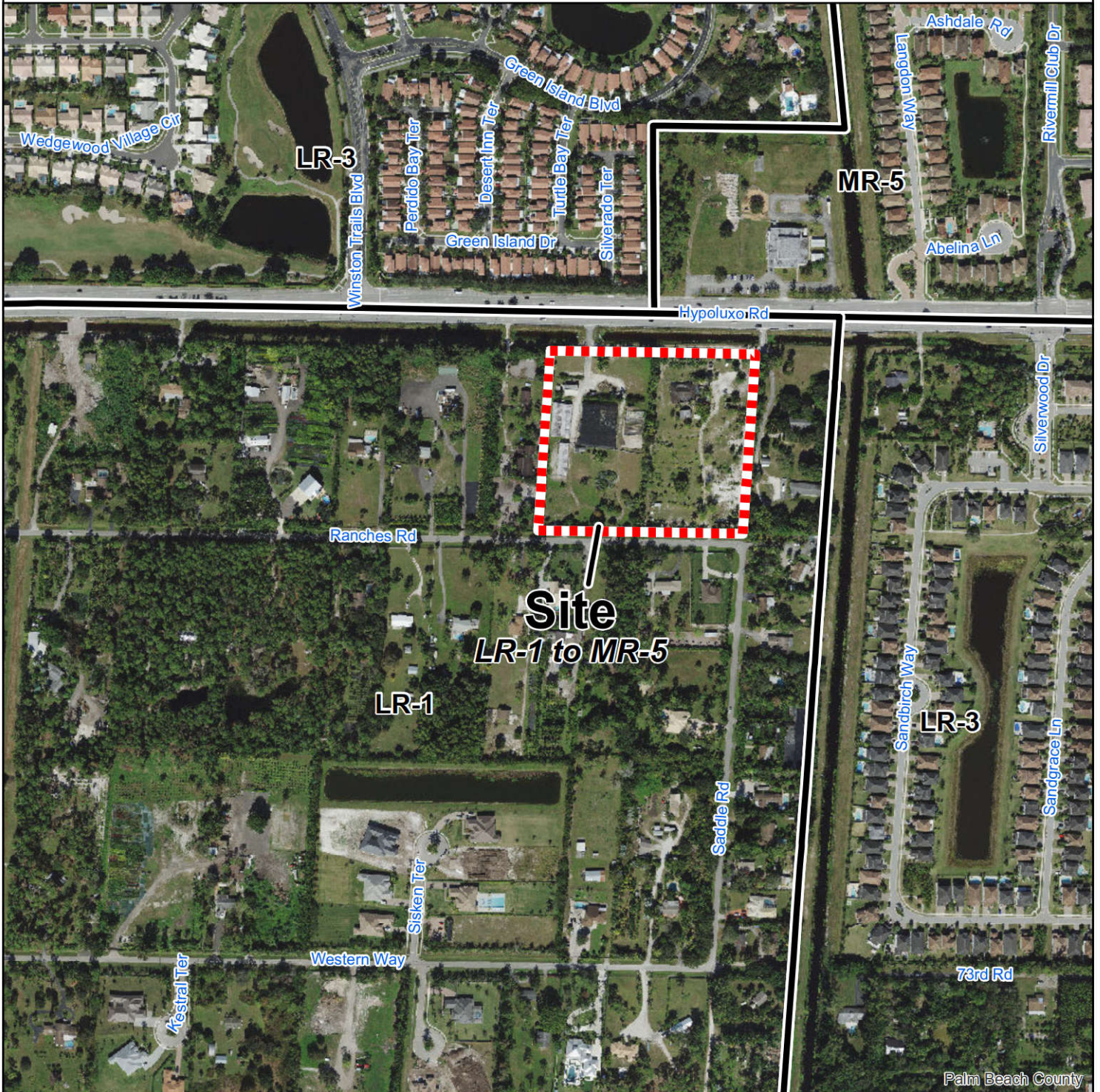
Parcel Control Number(s) Comments:

00-42-45-10-01-008-0020

00-42-45-10-01-008-0030

Future Land Use Atlas Amendment

Towns at Tidewater (SCA 2022-019)



Site Data

Size: 9.24 acres
 Existing Use: Residential Agriculture
 Proposed Use: Residential
 Current FLU: LR-1
 Proposed FLU: MR-5

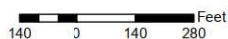
Future Land Use Designations

LR-1 Low Residential, 1 unit/acre
 LR-3 Low Residential, 3 units/acre
 MR-5 Medium Residential, 5 units/acre

Date: 11/16/2021
 Contact: PBC Planning
 Filename: T.Planning/Amend/22-SCA
 Note: Map is not official, for presentation purposes only.



Site



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

