



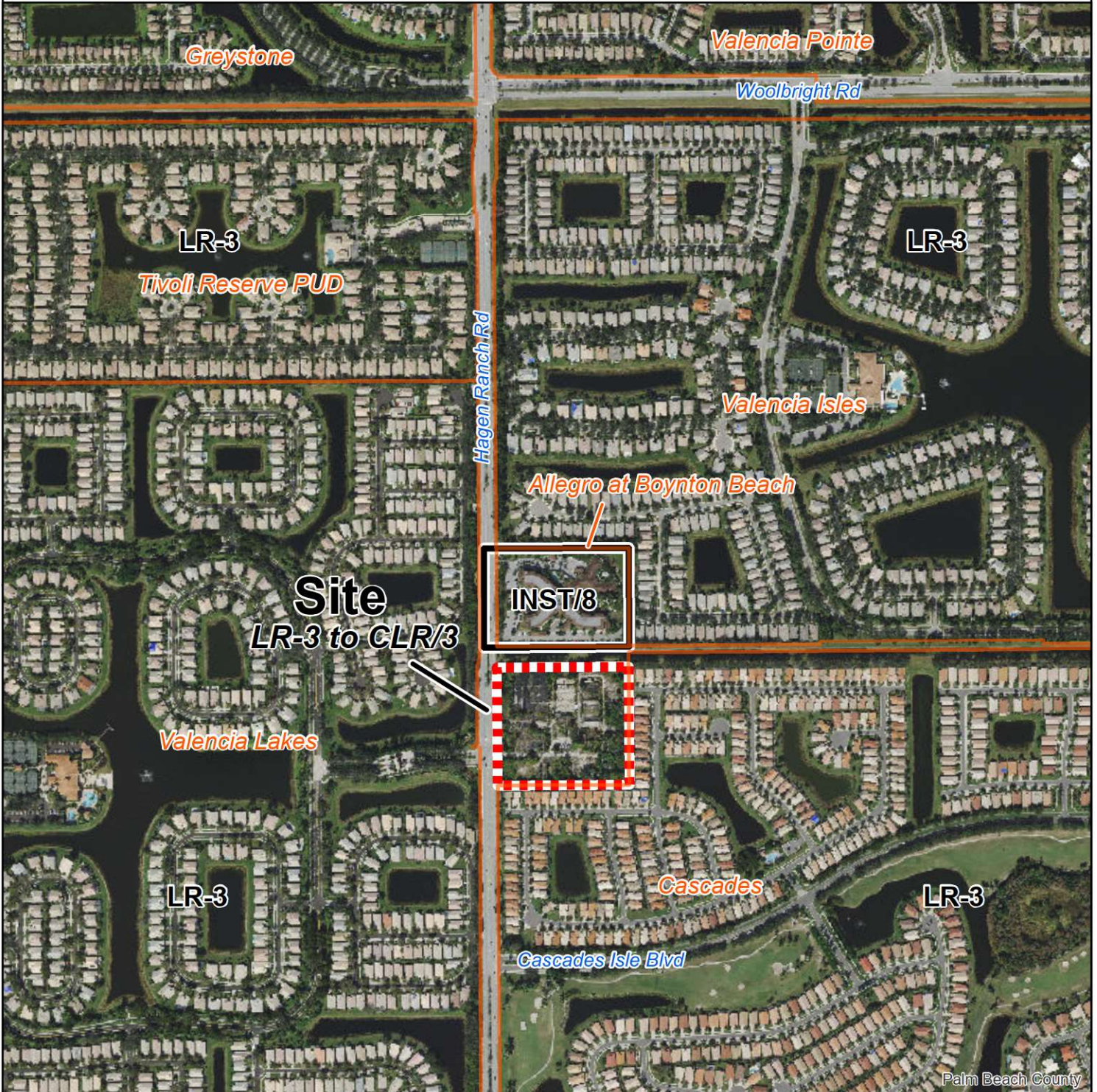
Future Land Use Atlas Amendment Petition Summary

| | | | |
|------------------------|--|-----------------------|---------------|
| Amendment Name | Tropical World Nursery | Round Number | 23-SCA |
| Amendment No. | SCA 2023-013 | Intake Date | 5/11/2022 |
| Acres | 8.94 | Control No. | 2005-00452 |
| Location | Eastside of Hagen Ranch Road, approx. 0.5 miles south of Woolbright Road | Zoning App No. | |
| Status | In Process | | |
| Type | Small Scale Privately Initiated | | |
| Project Manager | Melissa Michael | | |

| | |
|---------------------------------|--|
| Agent | David Milledge & Donaldson Hearing, Cotleur & Hearing |
| Applicant | KT Boynton Tropical, LLC (John Csapo) |
| Owner | KT Boynton Tropical, LLC (John Csapo) |
| Existing Use | Vacant |
| Current FLU | Low Residential, 3 units per acre (LR-3) |
| Current Zoning | Planned Unit Development (PUD) |
| Current Potential | Residential, up to 27 units |
| Proposed FLU | Congregate Living Residential with underlying 3 units per acre (CLR/3) |
| Proposed Zoning | Planned Unit Development (PUD) |
| Proposed Potential | Congregate Living Facility, up to 256 beds |
| Utility Service Area | Palm Beach County Water Utilities |
| Annexation Area | None |
| Plans/Overlays | West Boynton Community Plan |
| Tier | Urban/Suburban - No change |
| Commissioner | Maria Sachs, District 5 |
| Parcel Control Number(s) | Comments: 00-42-43-27-05-058-0701 |

Future Land Use Atlas Amendment

Tropical World Nursery (SCA 2023-013)



Site Data

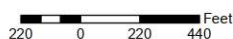
Size: 8.94 acres
 Existing Use: Vacant
 Proposed Use: Congregate Living Facility
 Current FLU: LR-3
 Proposed FLU: CLR/3

Future Land Use Designations

LR-3 Low Residential, 3 units/acre
 INST/8 Institutional, underlying HR-8

Date: 6/14/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\23-SCA\SiteSpecific
 Note: Map is not official, for presentation purposes only.

 Site
 Residential Projects



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

