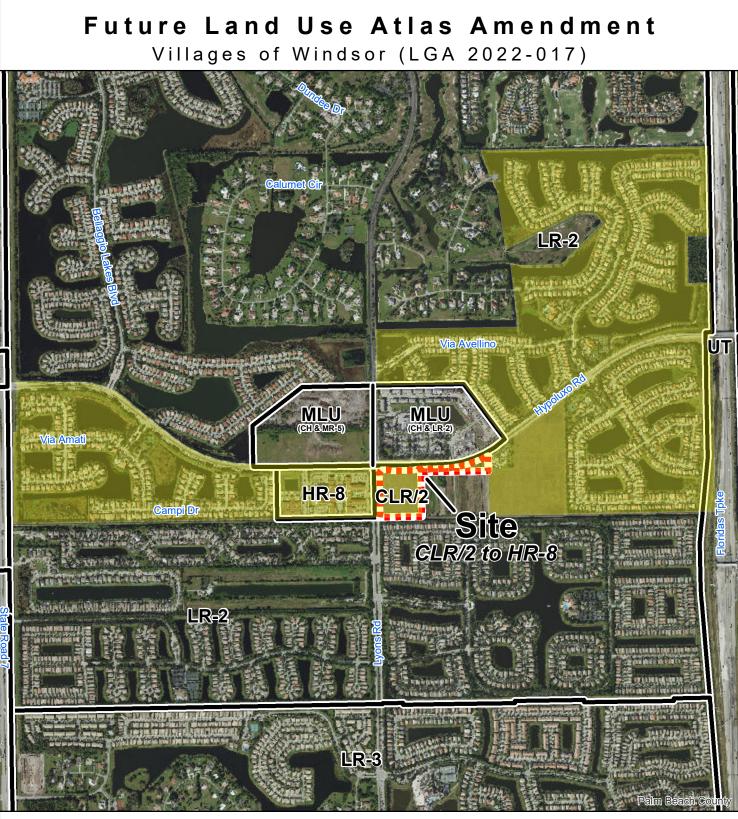


Amendment Name	Villages of Windsor - SE Residential	Round Number	22-B					
Amendment No.	LGA 2022-017	Intake Date	11/10/2021					
Acres	11.84	Control No.	1996-081					
Location	Southeast corner of Hypoluxo Road and	Zoning App No.						
	Lyons Road	ZV/ABN/DOA/CA-2021-2125						
Status	In Process							
Туре	Large Scale Privately Initiated							
Project Manager	Inna Stafeychuk							
Agent	JMorton Planning & Landscape Architecture							
Applicant	Alexander Akel, Civic Hypoluxo Holding, LLC							
Owner	Alexander Akel, Civic Hypoluxo Holding, LLC							
Existing Use	Vacant							
Current FLU	Congregate Living Residential with an underlying 2 units per acre (CLR/2)							
Current Zoning	Planned Unit Development (PUD)							
Current Potential	Congregate Living Facility, up to 347 beds or Residential, up to 24 units							
Proposed FLU	High Residential, 8 units per acre (HR-8)							
Proposed Zoning Proposed Potential	Planned Unit Development (PUD)							
	Residential uses, up to 187 units (includes TDR and WHP bonus density)							
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)							
Annexation Area	None							
Plans/Overlays	West Boynton Community Plan							
Tier	Urban/Suburban - No Change							
Commissioner	Melissa McKinlay, District 6							
Parcel Control Number(s) Comments:								
00-42-45-08-08-001-00								



Site Data

Size: Existing Use: Proposed Use: Current FLU: Proposed FLU:

11.84 acres Vacant Residential CLR/2

HR-8

Future Land Use Designations

- LR-2 Low Residential, 2 units/acre LR-3 Low Residential, 3 units/acre MR-5 Medium Residential, 5 units/acre
- HR-8 High Residential, 8 units/acre
- CH Commercial High

UT

- CLR/2 Congregate Living Residential, underlying LR-2
- MLU Mixed Use
 - Utilities and Transportation

Date: 03/15/2022 Contact: PBC Planning	Site				Feet	Å	Planning, Zoning & Building	A BEACH COL
Filename: T:Planning/Amend/22-B Note: Map is not official, for presentation purposes only	Villages of Windsor	440 0 440 880	880	W S E	2300 N. Jog Rd, WPB, FL 33411 Phone (561) 233-5300	A PLORIDA		