



Future Land Use Atlas Amendment Petition Summary

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 Lyons Road	Zoning App No.	ZV/ABN/DOA/CA-2021-2125
Status	In Process		
Type	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	Planned Unit Development (PUD)		
Proposed Potential	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:		
00-42-45-08-08-001-0000			

Future Land Use Atlas Amendment

Villages of Windsor (LGA 2022-017)



Site Data

Size: 11.84 acres
 Existing Use: Vacant
 Proposed Use: Residential
 Current FLU: CLR/2
 Proposed FLU: HR-8

Future Land Use Designations

LR-2	Low Residential, 2 units/acre	CH	Commercial High
LR-3	Low Residential, 3 units/acre	CLR/2	Congregate Living Residential, underlying LR-2
MR-5	Medium Residential, 5 units/acre	MLU	Mixed Use
HR-8	High Residential, 8 units/acre	UT	Utilities and Transportation

Date: 03/15/2022
 Contact: PBC Planning
 Filename: T:Planning/Amend/22-B
 Note: Map is not official, for presentation purposes only.



Site



Villages of Windsor

440 0 440 880 Feet



Planning, Zoning & Building
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