



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Wellington Vista Phase II	Round Number	25-B
Amendment No.	LGA 2025-006	Intake Date	11/13/2024
Acres	30.35	Control No.	
Location	Southeast corner of Lake Worth Road and Hooks Road	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Inna Stafeychuk		

Agent	Brian Terry, Insite Studio
Applicant	Lake Worth Road Commercial, LLC (Juan Porro) & Lake Worth Road Villas, LLC (Armando Tabernilla)
Owner	Lake Worth Road Commercial, LLC (Juan Porro) & Lake Worth Road Villas, LLC (Armando Tabernilla)
Existing Use	Vacant and Multifamily Residential
Current FLU	Commercial High with an underlying 2 units per acre (CH/2) on 3.00 acres & High Residential, 8 units per acre (HR-8) on 27.35 acres
Current Zoning	General Commercial (CG) on 3.00 acres & Planned Unit Development (PUD) on 27.35 acres
Current Potential	Residential, up to 6 units and Commercial limited by Ordinance on 3 acres & 375 units on 27.35 acres
Proposed FLU	High Residential, 8 units per acre (HR-8) on 30.35 acres
Proposed Zoning	Planned Unit Development (PUD)
Proposed Potential	Residential, up to 100 units on 3 acres & 375 units on 27.35 acres
Utility Service Area	Palm Beach County Water Utilities Department (WUD)
Annexation Area	City of Greenacres
Plans/Overlays	West Lake Worth Neighborhood Plan
Tier	Urban/Suburban
Commissioner	Sara Baxter, District 6



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Parcel Control Number(s) Comments:

00-42-43-27-05-028-0021

00-42-44-29-15-001-0010

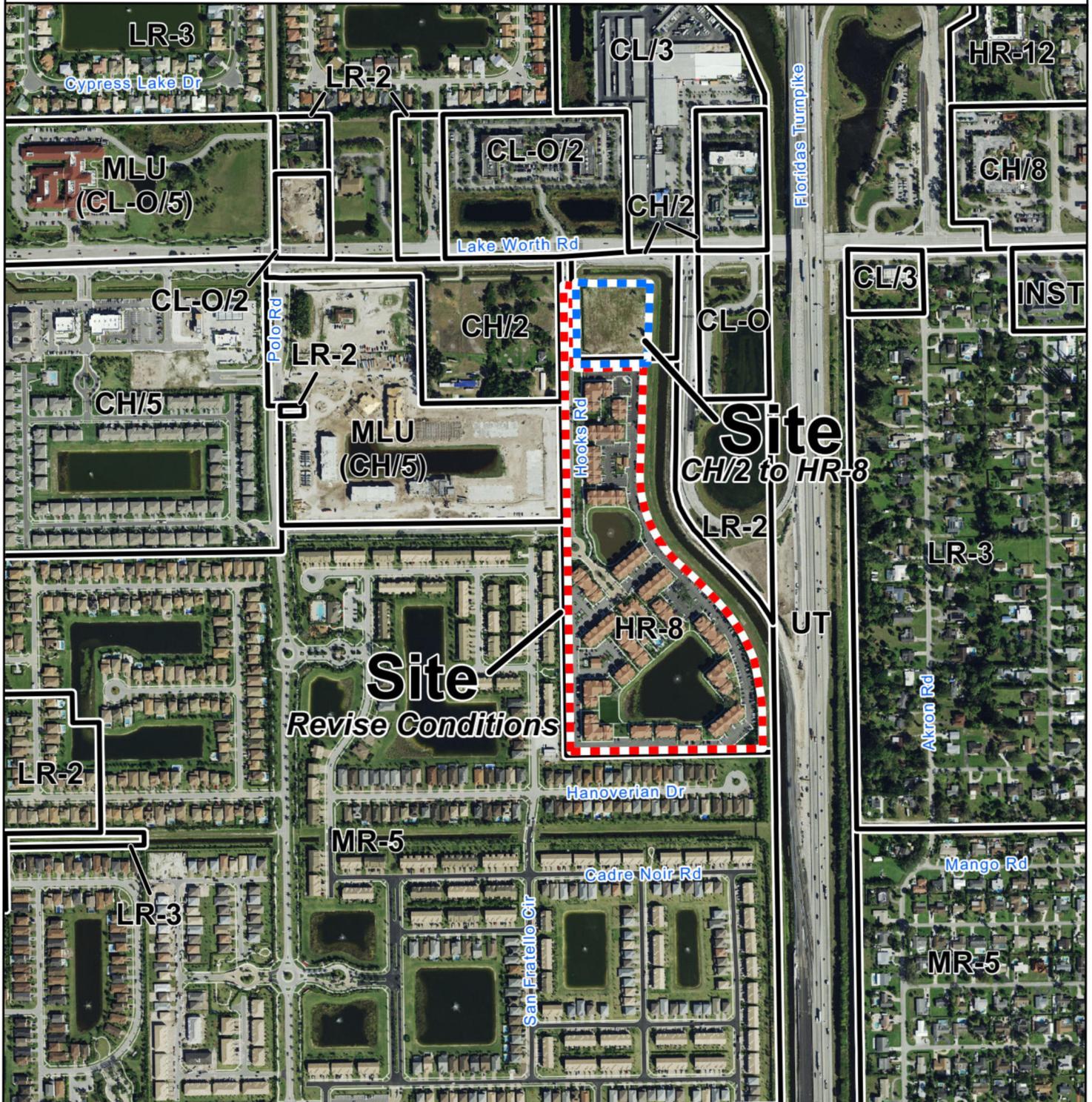
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00-42-44-29-15-001-0020

00-42-44-29-15-023-0000

Future Land Use Atlas Amendment

Wellington Vista Phase II (LGA 2025-006)



Site Data

Size: 30.35 acres
 Existing Use: Vacant and Residential
 Proposed Use: Residential
 Current FLU: CH/2 & HR-8
 Proposed FLU: HR-8

Future Land Use Designations

CH/2	Commercial High, underlying LR-2	HR-8	High Residential, 8 units/acre
CH/5	Commercial High, underlying MR-5	INST	Institutional and Public Facilities
CH/8	Commercial High, underlying HR-8	LR-2	Low Residential, 2 units/acre
CL-O	Commercial Low-Office	LR-3	Low Residential, 3 units/acre
CL-O/2	Commercial Low-Office, underlying LR-2	MLU	Multiple Land Use
CL/3	Commercial Low, underlying LR-3	MR-5	Medium Residential, 5 units/acre
HR-12	High Residential, 12 units/acre	UT	Utilities and Transportation

Date: 12/20/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-B
 Note: Map is not official, for presentation purposes only.

Site (Revise Conditions)
 Site (FLUA)



Planning, Zoning & Building
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 Phone (561) 233-5300

