

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	27-A2	Intake Date	May 6 & June 3, 2026
Application Name	Florida Wildlife Rangers	Revised Date	July 23, 2026
Acres	0.48	Control Number	2001-00064
		FLUA Page	Page 79 - FLUE
		Text Amend?	Yes
PCNs	00-43-44-28-01-003-0120		
Location	Southeast corner of Lake Worth Road and Lake Osborne Drive		
BCC District	Commissioner Joel Flores (District 3)		
	Current	Proposed	
Tier	Urban/Suburban Tier	No change proposed	
Use	Non-medical office building (2,204 SF)	Retail (2,204 SF)	
Zoning	Commercial Specialized District (CS)	Neighborhood Commercial District (CN)	
Future Land Use Designation	High Residential, 18 units per acre (HR-18)	Commercial Low with an underlying High Residential, 18 units per acre (CL/18)	
Conditions	R-1980-0086 & R-1980-0087 (zoning conditions)	No new conditions proposed.	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	0 FAR x 0.48 ac. = 0	0.25 FAR x 0.48 ac. = 0.12 acres or 5,227.2 SF
Maximum Units (for residential)	18 du/acre x 0.48 ac. = 8.64	0 du/acre x 0.48 ac. = 0
Maximum Beds (for CLF proposals)	N/A	N/A

Part 2. Applicant Data

A. Agent Information

Name	John "Jack" K. Rice, Esq. & John Lindgren, AICP
Company Name	Gunster
Address	777 S. Flagler Drive, Suite 500 E
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561.655-1980
Email Address	jrice@gunster.com and jlindgren@gunster.com

B. Applicant Information

Name	Phillip Hoback
Company Name	Florida Wildlife Rangers, LLC
Address	2115 Lake Worth Road
City, State, Zip	Lake Worth, FL 33461
Phone / Fax Number	n/a
Email Address	phoback@nwrlc.net
Interest	Property Owner

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Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	FLUE Policy 2.2.2-a
Purpose	The purpose of this text amendment is to allow for retail sale use on the property, which is consistent with the historical use of the property dating back to 1959. The current language in the FLUE Policy 2.2.2-a includes a location requirement for commercial retail use where the site must be located at the intersection of two (2) arterial roads or an arterial and a collector road, and Lake Osborne Drive is not categorized as either on Map TE 3.1 (although the road is designated as a collector on the 2010 Federal Functional Classification map). One area exempted from this location requirement is already identified in the policy, and we wish to add a second exempted location. This amendment will accompany a request to change the future land use atlas designation for the property from “High Residential, 18 units per acre (HR-18)” to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18).”
Justification	The initial building permit for the property in 1959 (Building Permit Application No. B3529) identified the existing building as a commercial building. Subsequent approvals created a specialized commercial zoning district with a special exception for a planned office business park; however, the smaller size of the property (0.48 acres) does not lend itself to an office business park use, and the previous use for a small neighborhood commercial building would be more appropriate and provide a service to adjacent and nearby residential homes. Furthermore, the existing high density residential future land use atlas designation does not support the proposed use or even the current office use and is impractical given the size of the property. The proposed text amendment is limited in scope, and will only affect the specific property.
Consistency	The proposed text amendment and change of the future land use atlas designation to allow commercial retail use will help to limit driving distances for adjacent and nearby residents to obtain some retail goods by having this property utilized as a neighborhood commercial business, is supported by FLUE Policy 1.1.1-f that is designed to reduce greenhouse gas emissions by encouraging a mix of uses adjacent to each other. The FLUE also encourages in several locations redevelopment and infill development to serve, respect and preserve the residential community and neighborhoods, which is what the proposed change of use to retail will do at this property by creating a small commercial node to serve the adjacent and nearby residents. Also, the change to the future land use atlas designation for the property along with the text amendment

	will not create a strip commercial development given the somewhat small size of the property, and therefore, will not be contrary to FLUE Policy 2.2.2-d. Also see Attachment G with this submittal.
Text Changes	As stated previously, the proposed text amendment in conjunction with the future land use atlas amendment (and rezoning described later) will allow for commercial retail use on the property, by exempting the property from the location requirement for commercial future land use designations in FLUE Policy 2.2.2-a. Specifically, the proposed text amendment will add the following to the already existing exemption language: Intersection Location: - Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads. - Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size, <u>or on the south side of Lake Worth Road at the intersection of Lake Osborne Drive.</u> No text is proposed to be stricken.
ULDC Changes	No ULDC amendments will be required as part of this requested amendment; however, a rezoning of the property to “Neighborhood Commercial District (CN)” will be required.

Attachment “G”

Consistency with the Comprehensive Plan

G.1 – Justification

Per Future Land Use (“FLU”) Element Policy 2.1-f, this amendment from “High Residential 18, units per acre (HR-18)” to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” is justified because (i) the proposed use of Commercial Retail is suitable and appropriate for the Subject Site; and (ii) the amendment for the site is based on, among other things, (a) the inappropriateness of the adopted FLU designation and (b) changes in characteristic of the general area and subject site. The proposed Commercial Retail use¹ is suitable and appropriate for the Property, which is a small parcel located on an existing commercial corridor that serves nearby residential neighborhoods. The small size (~0.48 acres) of the property significantly limits likelihood of consistent development or redevelopment under the current future land use designation (of “High Residential, 18 units per acre (HR-18)”) and zoning (Specialized Commercial with Special Exception Use for a Planned Office Business Park (“CS/SE/POBP”)) that are intended for larger parcel sizes. The proposed change will have no impact on the natural environment or natural resources, will not contribute to urban sprawl, and facilities and infrastructure are already in place to serve the existing commercial structure on the property with the proposed change to a Commercial Retail use.

The adopted FLU designation of “High Residential, 18 units per acre (HR-18)” is inappropriate and incompatible with the existing CS/SE/POBP zoning for the property. For these reasons, the proposed amendment is justified because the proposed use is suitable for the property and the amendment is based on the characteristics of the area and the inappropriateness of the adopted FLU designation.

G.2 – Residential Density Increases

No increases in residential density are proposed.

G.3 – Compatibility

The proposed amendment to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” is compatible with the commercial uses across Lake Worth Road, and

¹ As a part of the amendment, a rezoning from Specialized Commercial with a Special Exception (CS/SE) for a Planned Office Business Park (POBP), corresponding to Multiple Use Planned Development (MUPD) to CN will be requested.

residential uses immediately adjacent to the property. The property is small and exists between existing uses in a commercial corridor along Lake Worth Road that will provide a small neighborhood commercial retail business in the existing to serve and provide convenience with the neighboring residential areas, allowing them access to retail goods without having to travel great distances.

G.4 – Consistency with Comprehensive Plan

The proposed text and future land use atlas amendments to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” to allow a Commercial Retail use at the property will limit driving distances for adjacent and nearby residents to obtain retail goods, which is supported by FLUE Policy 1.1.1-f that is designed to reduce greenhouse gas emissions by encouraging a mix of uses adjacent to each other. The FLU Element also encourages (in several locations) redevelopment and infill development to serve, respect and preserve the residential community and neighborhoods, which is what the proposed change facilitates at this property by returning the property to its original use permissions and continuing the existing use in this area, which is small commercial node that serves adjacent and nearby residents. Also, the change to the future land use atlas designation for the property along with the text amendment will not create a strip commercial development given the small size of the property, and therefore, will not be contrary to FLU Policy 2.2.2-d.

G.5 – Consistency with Florida Statutes

The proposed land use change is consistent and not in contradiction to Chapter 163.3177, F.S., which is partially addressed in the “Justification” section above. Furthermore, per section 163.3177(6)(a)(2), F.S., the proposed land use change is based on already available water supply and public facilities/services, and that the use permitted by the current FLU designation is inconsistent with the character of the nearby and adjacent community. The change of the land use designation from “High Residential, 18 units per acre (HR-18)” to “Commercial Low with an underlying High Residential, 18 units per acre (CL/18)” will allow for a neighborhood commercial/retail use supporting the adjacent and nearby residents will in fact provide a needed service to the community and will lessen the likelihood of urban sprawl. Finally, the existing “High Residential, 18 units per acre (HR-18)” designation of the property is antiquated and inappropriate for the small size and location (along a busy commercial corridor of commercial uses) of the property, updating to a designation that will serve the community without adverse impacts, is proposed via these amendments and a Commercial Retail use.