



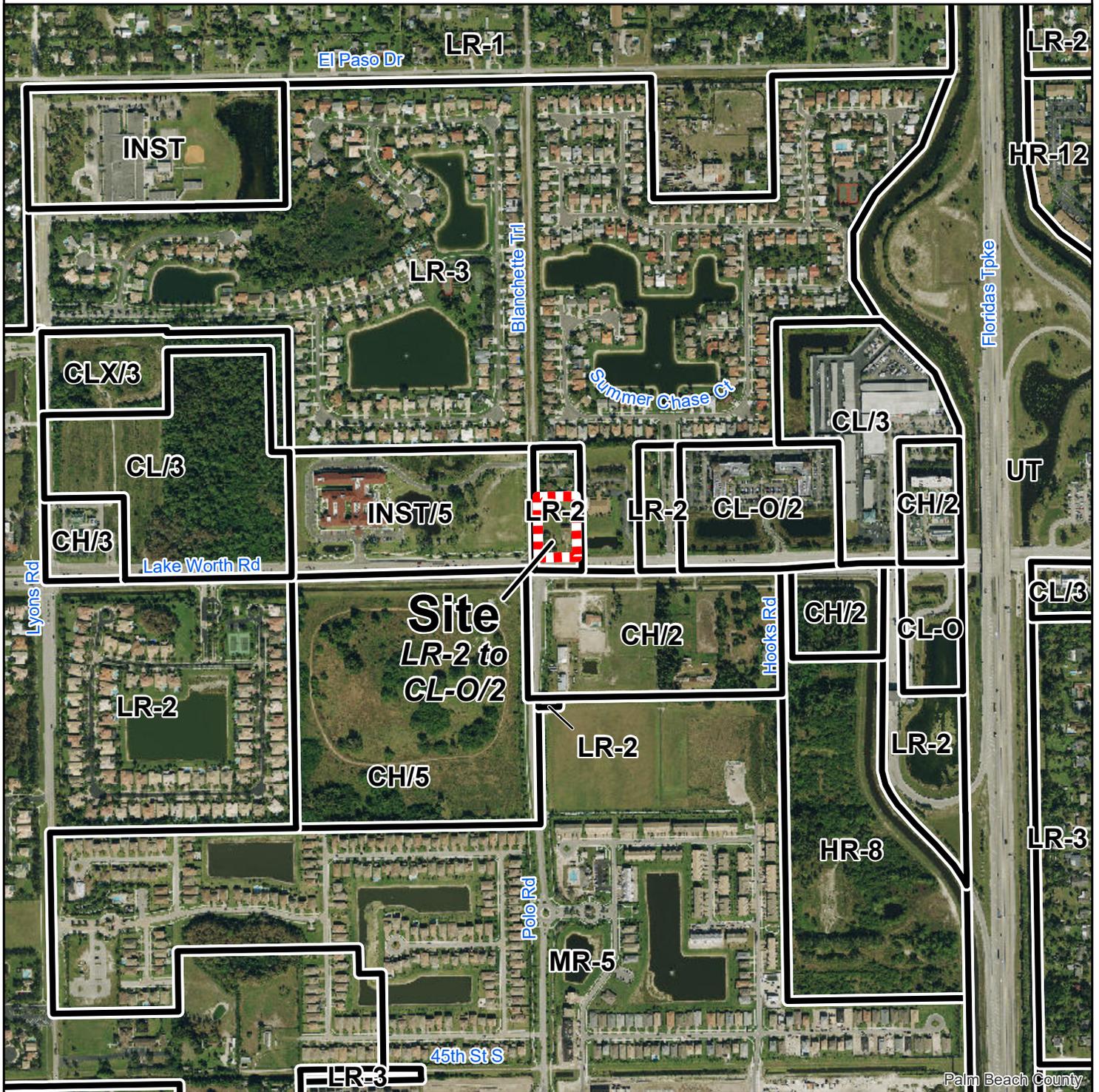
Future Land Use Atlas Amendment Petition Summary

Amendment Name	The Quartet-Medical Office	Round Number	20-SCA
Amendment No.	SCA 2020-014	Intake Date	2/12/2020
Acres	1.61	Control No.	2005-0001
Location	Northeast corner of Lake Worth Road and Blanchette Trail	Zoning App No.	Z-2020-00430/PDD-2020- 00433
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Carolina Valera		

Agent	Insite Studios
Applicant	8475 LWR LLC
Owner	8475 LWR LLC
Existing Use	Single Family Residential
Current FLU	Low Residential, 2 units per acre (LR-2)
Current Zoning	Single Family Residential (RS)
Current Potential	Residential, up to 3 dwelling units
Proposed FLU	Commercial Low-Office with an underlying Low Residential, 2 units per acre (CL-O/2)
Proposed Zoning	Multiple Use Planned Development (MUPD)
Proposed Potential	Commercial Office, up to 24,472 sf (0.35 FAR) or Residential, up to 3 dwelling units
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)
Annexation Area	City of Greenacres, Village of Wellington
Plans/Overlays	West Lake Worth Road Neighborhood Plan
Tier	Urban/Suburban Tier - No change
Commissioner	Melissa McKinlay, District 6
Parcel Control Number(s)	Comments:
00-42-43-27-05-024-0617	

Future Land Use Atlas Amendment

The Quartet - Medical Office (SCA 2020-014)



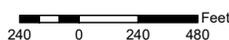
Site Data

Size: 1.61 acres
 Existing Use: Single Family Residential
 Proposed Use: Medical Office
 Current FLU: CL-O
 Proposed FLU: CL-O/2

Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL-O/2	Commercial Low - Office, underlying LR-2
LR-2	Low Residential, 2 units/acre	CH/2	Commercial High, underlying LR-2
LR-3	Low Residential, 3 units/acre	CH/3	Commercial High, underlying LR-3
MR-5	Medium Residential, 5 units/acre	CH/5	Commercial High, underlying MR-5
HR-8	High Residential, 8 units/acre	CLX/3	Commercial Low crosshatching, underlying LR-3
HR-12	High Residential, 12 units/acre	INST	Institutional
CL/3	Commercial Low, underlying LR-3	INST/5	Institutional, underlying MR-5
CL-O	Commercial Low - Office	UT	Utilities and Transportation

Date: 3/19/2020
 Contact: PBC Planning
 Filename: Amend/20-SCA/Site/20-14
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building
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