



# Future Land Use Atlas Amendment Petition Summary

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<b>Amendment Name</b>	<b>West End Crossing MUPD</b>	<b>Round Number</b>	<b>24-B2</b>
<b>Amendment No.</b>	LGA 2024-002	<b>Intake Date</b>	5/10/2023
<b>Acres</b>	5.93	<b>Control No.</b>	2023-00043
<b>Location</b>	Southeast corner of Northlake Boulevard and Seminole Pratt Whitney Road	<b>Zoning App No.</b>	PDD/W/CA-2023-00843
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Bryce Van Horn		

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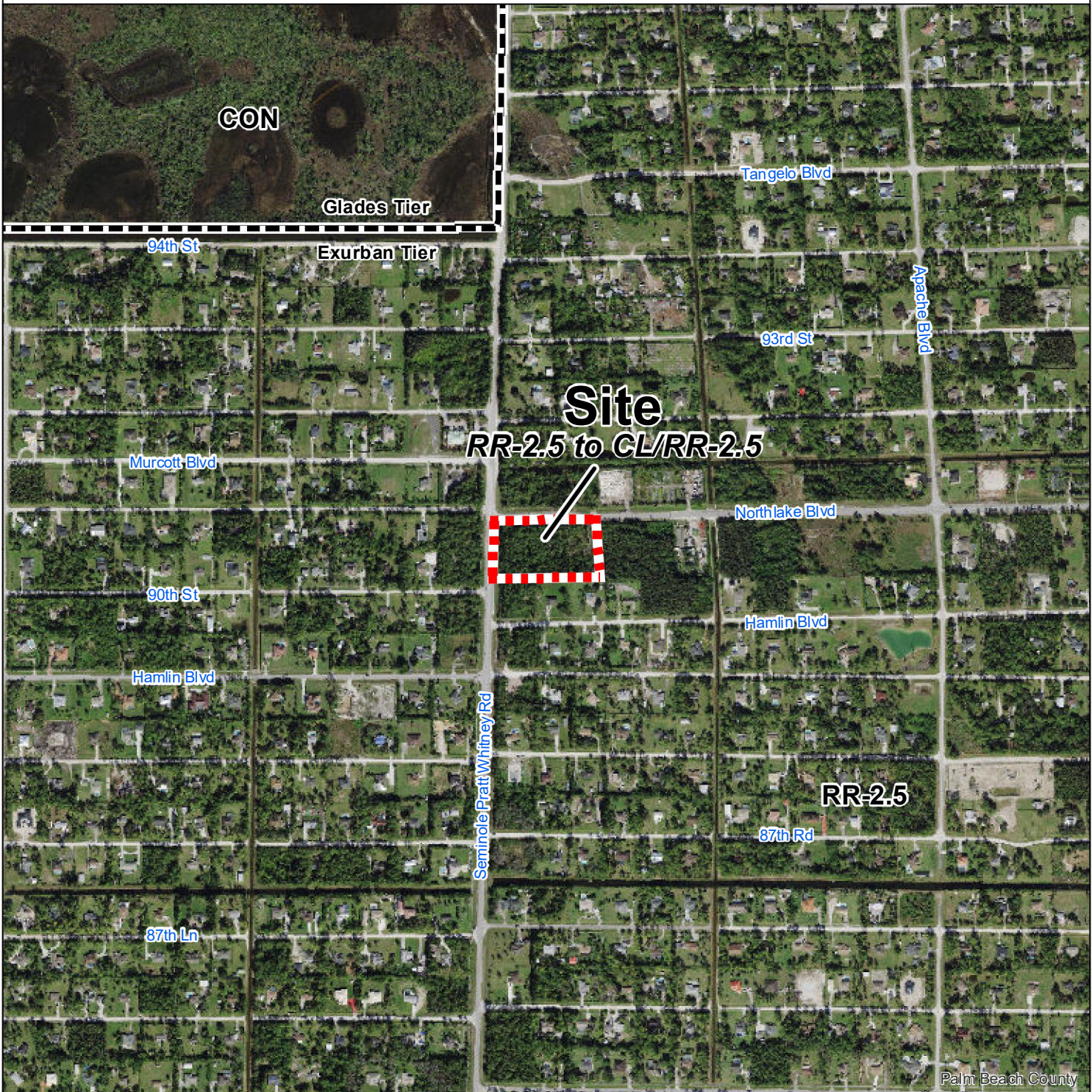
<b>Agent</b>	Jeanne Ducharme, Coteleur & Hearing
<b>Applicant</b>	PB Rez, LLC (Peter Brock) - contract purchaser
<b>Owner</b>	Northlake Seminole Property LLC (Chantal Seguroola)
<b>Existing Use</b>	Vacant
<b>Current FLU</b>	Rural Residential, 1 unit per 2.5 acres (RR-2.5)
<b>Current Zoning</b>	Agricultural Residential (AR)
<b>Current Potential</b>	Residential, 2 dwelling units
<b>Proposed FLU</b>	Commercial Low with an underlying 1 unit per 2.5 acres (CL/RR-2.5)
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD)
<b>Proposed Potential</b>	Commercial uses, up to 25,831 square feet (0.1 FAR)
<b>Utility Service Area</b>	Palm Beach County Water Utilities
<b>Annexation Area</b>	None
<b>Plans/Overlays</b>	Acreage Neighborhood Plan, Western Northlake Corridor Land Use Study
<b>Tier</b>	Exurban - No change
<b>Commissioner</b>	Sara Baxter, District 6

**Parcel Control Number(s)      Comments:**

00-41-42-18-00-000-7930  
00-41-42-18-00-000-7920  
00-41-42-18-00-000-7910

# Future Land Use Atlas Amendment

## West End Crossing MUPD (LGA 2024-002)



### Site Data

Size: 5.92 acres  
 Existing Use: Vacant  
 Proposed Use: Commercial  
 Current FLU: Rural Residential, 1 unit per 2.5 acres (RR-2.5)  
 Proposed FLU: Commercial Low with underlying 1 unit per 2.5 acres (CL/RR-2.5)

### Future Land Use Designations

RR-2.5 Rural Residential, 1 unit per 2.5 acres  
 CON Conservation



Site

