



FUTURE LAND USE ATLAS AMENDMENT SMALL SCALE AMENDMENT ROUND 09-a

PETITION SUMMARY

I. General Data

Project Name: Lake Worth/ Kirk SW Commercial (SCA 2009-001)
Request: From Commercial High (CH)/8du per acre and Residential High (RH)/18du per acre, to Commercial High with underlying 18 du/acre
Acres: 2.40 acres
Location: South side of Lake Worth Rd, Approximately 500' west of Kirk Road
Project Manager: Jorge Perez, AICP
Agent/Applicant: Agent: Seminole Bay Land Company, Inc., Lake Worth, FL
 Applicant: Diwatch International Consultants, Greenacres, FL

II. Site Data

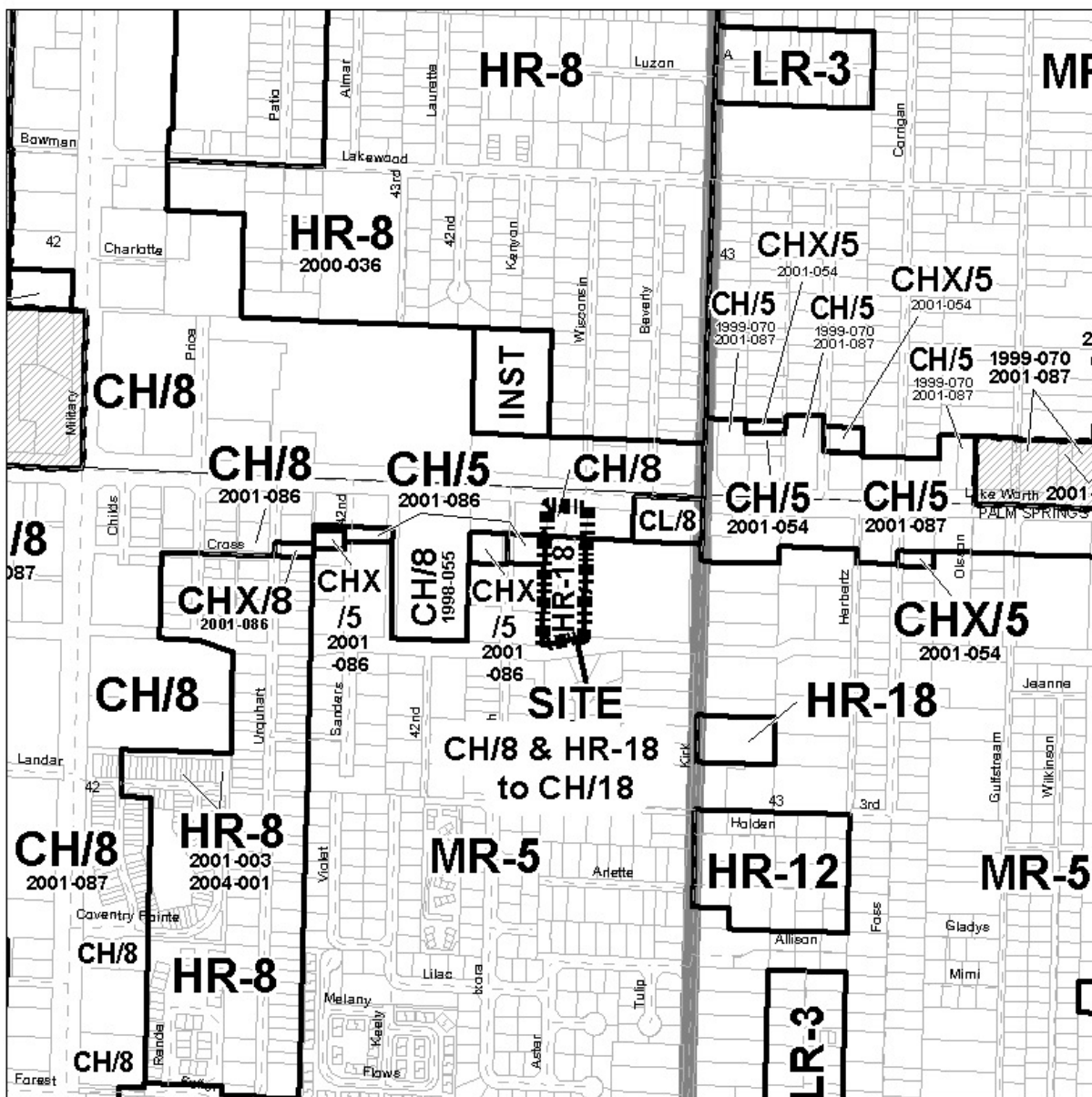
Current FLU: CH/8 front and HR-18 rear
Existing Land Use: Mobile Home Park
Current Zoning: CN front, RM rear
Proposed FLU: Commercial High with underlying 18 du/acre
Proposed Use: Congregate Living Facility (CLF) Type III, 9 attached residential units, commercial office
Proposed Zoning: PDD/MXD
Tier/Tier Change: Urban/Suburban Tier / None
Utility Service: Palm Beach County Water Utility Department
Overlay/Study: Lake Worth Road Commercial Corridor Overlay (LWRCCO)
Comm. District: Commissioner Kanjian, District 3

Adjacent Uses:	Existing Use	FLU	Zoning
North	Post Office	CH-8	CN
South	Single Family Home and Multi-family Home	MR-5	RM
East	Salvation Army	MR-5	RS/SE
West	Medical Office Single Family	CH-8 CH-5	CS-Special RM

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Future Land Use Map (Exhibit 1)

Amendment No.: Lake Worth/ Kirk SW Commercial (SCA 2009-001)
FLUA Page No.: 77
Amendment: CH/8 and RH/18 to CH/18
Location: Lake Worth Road, west of Kirk Road
Size: 2.40 acres
Property No.: PCN: 00-42-44-25-00-000-1370
Conditions: None



Legal Description

THE EAST 10 FEET OF THE SOUTH 466 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ALSO THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING PARCELS CONVEYED TO COUNTY OF PALM BEACH, STATE OF FLORIDA, FOR ROAD AND DRAINAGE PURPOSES TO WIT; FROM THE NORTHWEST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RUN SOUTH 1°53'25" WEST FOR 58 FEET; THENCE RUN SOUTH 86°54'01" EAST FOR 166.39 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER; THENCE RUN NORTH 1°53'18" EAST, FOR 58.50 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25; THENCE RUN NORTH 87°04'21" WEST, ALONG SAID SECTION LINE FOR 166.38 TO POINT OF BEGINNING. CONTAINING 0.091 OF AN ACRE, MORE OR LESS, SUBJECT TO EXISTING ROAD AND CANAL RIGHT OF WAY, ALSO FROM THE SOUTHWEST CORNER OF SAID WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER, RUN EASTERLY ALONG THE SOUTH LINE OF SAID WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER FOR A DISTANCE OF 166.43 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE RUN NORTH 1°53'18" EAST, ALONG THE EAST LINE OF SAID WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER FOR A DISTANCE OF 30.46 FEET; THENCE RUN SOUTH 82°37'01" WEST, FOR A DISTANCE OF 168.60 TO POINT OF BEGINNING.