

Zoning Application Summary

Application:	Lake Worth Crossing MUPD, PDD/W/CA-2021-01526
Control:	Lake Worth/Turnpike Commercial, 2008-00296
Location:	Southwest corner of Lake Worth Road and Hooks Road
BCC District:	6, Commissioner Sara Baxter
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.34-acres
Title/Request:	a Type 2 Waiver to allow 24-hour operations for a business within 250 feet of a parcel of land with a residential use on 9.34-acres
Title/Request:	a Class A Conditional Use to allow a Hospital on 9.34-acres
Overall Acres:	9.34 acres

Summary: The proposed requests are for the 9.34-acre Lake Worth Crossing Development. The site was previously developed with an Agricultural use (equestrian use).

The request will allow a rezoning to the Multiple Use Planned Development (MUPD) Zoning District. As part of the proposal the Applicant is requesting a conditional use that will allow a Hospital. In addition, the proposed Hotel use includes a request for a Type 2 Wavier to allow 24-hour operation, within 250 linear feet of a residential use.

The Preliminary Site Plan (PSP) indicates three commercial buildings totaling 109,808 square feet (sq. ft.) for the Hospital, Hotel, and Medical Office with 391 parking spaces and access from Lake Worth Road and Hooks Road.

The requests are contingent upon a concurrent application Small Scale Future Land Use Amendment, application SCA-2022-00011, to modify Conditions of Approval under Ordinance 2009-02.

