



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Palms West Tier Change	Round Number	25-B
Amendment No.	LGA 2025-005	Intake Date	11/13/2024
Acres	18.85	Control No.	
Location	Northside of Southern Boulevard (SR-80), approx. 0.41 miles west of Crestwood Boulevard	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Alondra Lopez-Mojica		

Agent	Joni Brinkman, Urban Design Studio
Applicant	Palms West Hospital Limited Partnership (Todd Maxwell)
Owner	Palms West Hospital Limited Partnership (Todd Maxwell)
Existing Use	Vacant
Current FLU	Institutional and Public Facilities (INST)
Current Zoning	Agricultural Residential (AR) and Rural Services District - Residential (RSER)
Current Potential	Institutional uses, up to 82,102 sf (0.10 FAR)
Proposed FLU	Institutional and Public Facilities (INST) - No Change
Proposed Zoning	Institutional and Public Facilities (IPF)
Proposed Potential	Institutional uses, up to 369,461 sf (0.45 FAR)
Utility Service Area	Palm Beach County Water Utilities Department (WUD)
Annexation Area	None
Plans/Overlays	Palms West Corridor Study
Tier	Rural to Urban/Suburban
Commissioner	Sara Baxter, District 6
Parcel Control Number(s)	Comments:
00-41-43-17-01-904-0040	Tier Change from Rural to Urban/Suburban

Future Land Use Atlas Amendment

Palms West Tier Change (LGA 2025-005)



Site Data

Size: 18.85 acres
 Existing Use: Vacant
 Proposed Use: Institutional
 Current FLU: INST
 Proposed FLU: INST

Future Land Use Designations

CL-O/RR-10 Commercial Low-Office, underlying RR-10
 INST Institutional and Public Facilities
 PARK Park
 RR-10 Rural Residential, 1 unit/10 acres

Date: 12/19/2025
 Contact: PBC Planning
 Filename: T.Planning/AMEND/25-B/
 Note: Map is not official, for presentation purposes only.

 Site
 Tier Boundaries
 Royal Palm Beach
 Loxahatchee Groves
 Wellington



0 300 600 Feet

Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

