

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8G

From: Staff

Date: December 11, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Palm Beach County Comprehensive Plan  
Amendment No. 16-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Palm Beach County contains 13 proposed amendments, including three text amendments and ten Future Land Use (FLU) Atlas amendments. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

**A. Privately Proposed Future Land Use Atlas Amendments**

1. NEC Lake Worth/Lyons

The proposed amendment is to change the FLU designation on 36.99 acres from Commercial Low with an underlying 2 units per acre (CL/2) with a portion with Commercial Cross-Hatching to Commercial Low with an underlying 3 units per acre (CL/3) on 33.99 acres and Commercial High with an underlying 3 units per acre (CH/3) on 3 acres, with Cross-Hatching. The subject property is located at the northeast corner of Lake Worth Road and Lyons Road. There is an existing convenience store with gas station at the corner of Lake Worth Road and Lyons Road. The remainder of the property

is vacant or agriculture. The site is located within the West Lake Worth Road Neighborhood Plan area.

Adjacent land uses include: Low Residential, 3 units per acre (LR-3) to the north; Low Residential, 3 units per acre (LR-3) and Low Residential-2, 2 units per acre to Institutional with underlying Medium Residential, 5 units per acre (INST/5) to the east; and Low Residential, 2 units per acre (LR-2) to the south and west. Adjacent developments include: the Cypress Woods Planned Unit Development (PUD) to the north and east; an undeveloped property approved for a congregate living facility to the east; the Cedar Creek PUD to the south; and The National Museum of Polo & Hall of Fame, undeveloped property, and recently approved Cypress Royal PUD.

The intent of the amendment is to increase both residential and non-residential entitlement in order to allow the property to be purchased and developed with either residential or non-residential uses, including the retention of the existing gas station. The proposed amendment would increase the residential development potential from approximately 73 units (2 units per acre) to 110 units (3 units per acre) if the 33.99 acres is approved for a PUD. The proposed amendment is a request for a change from LR-2 to LR-3 for an increase development potential of 36 dwelling units for the purposes of developing 110 dwelling units. However, the underlying density increase on the gas station site could not be incorporated into a future PUD under the current provisions, so the maximum development potential would be 101 dwelling units for an increase of 27 units.

The county staff report indicates there are adequate public facilities and services available to support the amendment. However, the county staff has concluded that the density increase and proposed amendment is inconsistent with the county's comprehensive plan, because the applicant has not demonstrated that the proposed increase is justified, needed, or that the current future land use designation is inappropriate, or that the increase is identified within the associated neighborhood plan.

The NEC Lake Worth/Lyons amendment is inconsistent with the intent of the SRPP regarding consistency with existing community vision plans, and support of existing workforce housing programs. The West Lake Worth Road Neighborhood Plan was completed in 2009. The county staff report indicates the proposed amendment is inconsistent with the West Lake Worth Road Neighborhood Plan, because the Master Plan does not identify this site for an increase in density. The Master Plan clearly designates this site for commercial and does not propose a density increase. Therefore, this proposed density increase is not supported by the Neighborhood Plan. In addition, the county staff report indicates that the applicant could achieve the desired increase in density for the subject parcel and remain consistent with the neighborhood plan by utilizing the county's Transfer of Development Rights and/or Workforce Housing programs. The proposed amendment is inconsistent with the SRPP, because the applicant has chosen not to utilize these programs, which are beneficial countywide, and are intended to address these circumstances.

## 2. Thomas Packing

The proposed amendment is to change the FLU designation on 37.40 acres from Agricultural Reserve (AGR) to Multiple Land Use (MLU with CL, LR-2). The subject property is located at the northeast corner of Clint Moore Road and State Road 7 (SR-7/US 441), at the south end of the Agricultural Reserve Tier. The property owners have operated a packing plant on the western 17.4-acre portion of the site since 1981 with the remainder of the site currently utilized for equipment storage and row crops. The packing plant is currently developed at 163,093 square feet. The applicant is requesting a Tier change from the Agricultural Reserve Tier to the Urban Suburban Tier. The intent is to obtain entitlement to allow up to a maximum of 296,208 square feet of non-residential use and a congregate living facility (CLF) with up to 178 residents subject to the applicant's proposed conditions of approval and the proposed Conceptual Master Plan to be adopted by ordinance.

Adjacent land uses include: Agricultural Reserve (AGR) to the north and east; Commercial Low with underlying Medium Residential, 5 units per acre (CL/5 and CLX/5) and Medium Residential, 5 units per acre (MR-5) to the south; and Low Residential, 1 unit per acre (LR-1) and Park (PARK) to the west. The adjacent properties are primarily developed with single-family residential and commercial uses, including the Oaks at Boca Raton PUD to the north; the Clint Moore Animal Hospital to the east; Symphony Bay PUD to the south; and Stonebridge PUD to the west.

The county staff report indicates there are adequate public facilities and services available to support the amendment. According to the County's Traffic Engineering Department, the amendment would result in an increase of 1762 net daily trips and 130 (104/24) AM and 158 (56/102) PM net peak hour trips based on maximum potential within the study. A condition has been added to reflect that the development of the site is limited to the maximum of 185,130 square feet of commercial retail uses, 44,431 square feet of office general uses, and a congregate living facility with up to 150 beds, or an equivalent traffic generating trips. The county staff report recommends approval of the proposed change with conditions. The county staff report notes that the proposed amendment is compatible with surrounding uses and a change from the Agricultural Reserve Tier to the Urban Suburban Tier is appropriate due to the recognition that the packing plant would eventually convert to commercial and the unique circumstances of this site and the surrounding uses.

## **B. County Proposed Text and Future Land Use Atlas Amendments**

### 1. Agricultural Reserve Pre-Existing Sites Text

The proposed amendment is to revise policies in the Future Land Use Element regarding existing Commercial and Institutional sites in the Agricultural Reserve Tier. Currently, Policy 1.5-b lists several of these sites and states that their continuation shall be accommodated. This amendment expands this language to provide greater specificity to allow these properties to continue and expand as conforming uses, and allow these

properties to be assigned Commercial Low (CL) and Institutional and Public Facilities (INST) future land use designations.

The intent of the proposed amendment is to address the Board of County Commissioners direction to make the pre-existing non-residential sites conforming as a result of a year-long workshop process related to regulations for the Agricultural Reserve (AGR). Concurrent with this text amendment are county initiated FLU Atlas amendments to assign the pre-existing commercial and institutional parcels that are east of State Road 7 with a Commercial Low with an underlying AGR (CL/AGR) or Institutional and Public Facilities with an underlying AGR (INST/AGR) future land use designation respectively. Two pre-existing commercial parcels on the west side of State Road 7 will be made conforming and may expand potential uses that are consistent with CL through this text amendment, but will not be subject to the proposed FLU Atlas amendments.

There are eight commercial & three institutional sites addressed by this text amendment. Three of the sites identified in this text amendment, 4 Points Market, 3 Amigos and Fina Gas Hey U Trucking, are listed in Policy 1.5-b. Two additional sites, Dells Suburban Market and West Boynton Center, were not listed in Policy 1.5-b, but were developed with non-residential uses prior to the creation of the Agricultural Reserve regulations within the Comprehensive Plan. This amendment will add to the Plan two more sites, Delray Growers and PF at West Boynton in order to address a zoning mapping error which identified the parcels as having Commercial General (CG) zoning. Two of the institutional sites identified in this text amendment, Faith Farm and Eternal Light, are listed by name in Policy 1.5-b. The remaining site, Caridad is accommodated through the implementation of the policy as it provides services to farm workers.

The proposed amendment relocates Policy 1.5-j (formerly Policy 1.5-c); relocates Policy 1.5-k (formerly Policy 1.5-b); revises Policy 1.5-r; and relocates and revises Policy 1.5-s. The proposed amendment revises the text to separate the commercial and the institutional uses; clarify that each pre-existing site is considered conforming in the comprehensive plan under their current zoning and AGR future land use designation; and provide additional details on each of the sites and allow the sites west of State Road 7 to be assigned a Commercial Low future land use designation either through the concurrent proposed county initiated amendments, or subsequently through private amendments on the three sites that have additional land available within the same parcel control number (3 Amigos, Delray Growers and West Boynton Center).

This text amendment will not increase commercial square footages on the sites. However, the companion FLU Atlas amendments will allow the sites that are east of State Road 7 to develop up to the current floor area ratio for Commercial Low which is 0.10 in the Agricultural Reserve Tier. This would result in a higher allowable square footage than what is vested for these sites, increasing the commercial potential from 42,380 square feet to 78,624 square feet.

The county staff report concluded that the proposed amendment will clarify the FLU Element policies regarding preexisting commercial and institutional sites in the

Agricultural Reserve Tier. The proposed amendment will address the Board of County Commissioner's direction to make the pre-existing non-residential sites conforming as a result of a year-long workshop process related to regulations for the Agricultural Reserve.

## 2. Agricultural Reserve Existing Institutional Sites

### a. Caridad

The proposed amendment is to change the FLU designation on 6.70 acres from Agricultural Reserve (AGR) to Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR). The subject property is located at the north side of Boynton Beach Boulevard, west of Acme Dairy Road. The existing site development includes the Caridad Center, which has been providing free medical services to the underserved population of the area since 1989. Adjacent land uses are AGR on all sides. The Sunset Palms Elementary School is located to the south of the site beyond Boynton Beach Boulevard, and the 37.55 acre Canyons Town Center Traditional Market Place is located west of the elementary school.

The county staff report indicates this is a corrective amendment to assign an INST/AGR future land use designation to a site with an existing institutional use in the Agricultural Reserve. This amendment would allow the subject site to develop with institutional uses up to 43,778 square feet and is consistent with Agricultural Reserve policies, which recognize and accommodate institutional uses that provide services to the community and predate the creation of the Agricultural Reserve Master Plan.

### b. Eternal Light

The proposed amendment is to change the FLU designation on 48.46 acres from Agricultural Reserve (AGR) to Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR). The subject property is located on the east side of State Road 7, south of Boynton Beach Boulevard. In 1975, the site received a special exception for a cemetery and mausoleum. The site is developed with a cemetery, mausoleum, and accessory office totaling 74,572 built square feet, with development approval for up to 185,126 square feet.

The site is completely surrounded on the north, south and east sides by Whitworth Farms, which is currently in agricultural production and has an Agricultural Reserve (AGR) future land use designation. To the west, beyond State Road 7 is a preserve area for the Valencia Reserve 60/40 PUD that is currently in active agricultural production.

The county staff report indicates this is a corrective amendment to assign an INST/AGR future land use designation to a site with an existing institutional use in the Agricultural Reserve. This amendment would allow the subject site to

develop with institutional uses up to 316,638 square feet and is consistent with Agricultural Reserve policies, which recognize and accommodate institutional uses that predate the creation of the Agricultural Reserve Master Plan. The county staff has recommended approval of the amendment with a condition that development of the site be limited to cemetery and accessory uses including, but not limited to mausoleum facilities.

c. Faith Farm Ministries

The proposed amendment is to change the FLU designation on 87.28 acres from Agricultural Reserve (AGR) to Institutional and Public facilities with an underlying Agricultural Reserve (INST/AGR). The subject property is located on the east side of State Road 7 north of Boynton Beach Boulevard. Existing uses on the site include a church, housing units and thrift store. Adjacent land uses are AGR on the north, east and west sides of the property; and Institutional and Public Facilities to the south. The Bethesda West Hospital is developed on the property to the south, and a chipping and mulching facility exists west of State Road 7.

The county staff report indicates this is a corrective amendment to assign an INST/AGR future land use designation to a site with an existing institutional use in the Agricultural Reserve. This amendment would allow the subject site to develop with institutional uses up to 570,288 square feet and is consistent with Agricultural Reserve policies, which recognize and accommodate institutional uses that predate the creation of the Agricultural Reserve Master Plan. The county staff has recommended approval of the amendment with a condition that development of the site under the Institutional and Public Facilities (INST) future land use designation be limited to the operations of Faith Farm Ministries.

3. Agricultural Reserve Existing Commercial Sites

a. Dells Suburban Market

The proposed amendment is to change the FLU designation on 1.69 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR). The subject property is located on the northeast corner of Lyons Road and Atlantic Avenue. Dells Suburban Market is one of the pre-existing commercial sites that pre-dated the Agricultural Reserve Master Plan. The subject property is currently vacant. A 1,200 square foot restaurant that had existed on the site was demolished as a result of widening Atlantic Avenue.

Adjacent land uses are AGR on all sides. The subject property is located at a commercial node of Lyons Road and Atlantic Avenue and is adjacent to the Fina Station site described below. The county staff report indicates proposed CL use is compatible because the site is surrounded on the north and east by the drainage retention area for the Delray Marketplace and is adjacent to an existing

commercial use to the west that is proposed for a CL/AGR FLU designation. Also, further west of the site beyond Lyons Road is the Delray Marketplace, which has a CL/AGR FLU designation.

The county staff report indicates this is a corrective amendment to assign a CL/AGR future land use designation to a site with an existing commercial approval in the Agricultural Reserve. This amendment would allow the subject site to develop with commercial uses up to 7,362 square feet and is consistent with Agricultural Reserve policies, which recognize and accommodate commercial uses that predate the creation of the Agricultural Reserve Master Plan.

b. Fina Station

The proposed amendment is to change the FLU designation on 1.50 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR). The subject property is located on the northeast corner of Lyons Road and Atlantic Avenue. The Fina Station site is one of the pre-existing commercial sites that pre-dated the Agricultural Reserve Master Plan. The current site plan for the subject property shows a 282 square foot gas station with 4 pumps, a 984 square foot auto repair service station and rental truck and storage yard area. Currently, only the 984 square foot auto repair service station (built in 1958) remains, because the gas station was demolished as a result of widening Atlantic Avenue.

Adjacent land uses are AGR on all sides. The subject property is located at a commercial node of Lyons Road and Atlantic Avenue and is adjacent to the Dells Suburban Market site described above. The county staff report indicates proposed CL use is compatible because the site is bounded on the north by the drainage retention area for the Delray Marketplace and is adjacent to vested commercial use to the east that is proposed for a CL/AGR FLU designation. Also, further west of the site is the Delray Marketplace, which has a CL/AGR FLU designation.

The county staff report indicates this is a corrective amendment to assign a CL/AGR future land use designation to a site with an existing commercial use in the Agricultural Reserve. This amendment would allow the subject site to develop with commercial uses up to 6,534 square feet and is consistent with Agricultural Reserve policies, which recognize and accommodate commercial uses that predate the creation of the Agricultural Reserve Master Plan.

c. PF at West Boynton

The proposed amendment is to change the FLU designation on 1.50 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR). The subject property is located on the on the south side of Boynton Beach Boulevard east of State Road 7. The subject property is vacant

and is not listed by name in FLU Policy 1.5-b, which accommodates commercial and institutional uses in the Agricultural Tier which predate the Master Plan. However, it is now included with the companion text amendment (Agricultural Reserve Pre-Existing Sites Text) to reflect the Commercial General (CG) zoning, which has been depicted on the official zoning map. The site was zoned General Commercial (CG) in 1978. Adjacent land uses are AGR on the east, west and south sides. The Bethesda West Hospital with an INST future land use designation is north of the site.

The county staff report indicates this is a corrective amendment to assign a CL/AGR future land use designation to a site that has relied on a Zoning Map error that depicted this site as Commercial General (CG). This amendment would allow the subject site to develop with commercial uses up to 19,907 square feet.

d. Three Amigos

The proposed amendment is to change the FLU designation on one acre from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR). The subject property is located on the south side of Boynton Beach Boulevard east of State Road 7. The Three Amigos site is one of the pre-existing commercial sites that pre-dated the Agricultural Reserve Master Plan. The subject property has an existing 2,898 square foot structure that was constructed in 1964 and contains a convenience store and takeout restaurant. The subject site is surrounded by AGR future land use designations to the south, east, and west, and to the north is the Bethesda West Hospital with an INST future land use designation.

The county staff report indicates this is a corrective amendment to assign a CL/AGR future land use designation to a site with an existing commercial use in the Agricultural Reserve. This amendment would allow the subject site to develop with commercial uses up to 4,356 square feet.

e. West Boynton Center

The proposed amendment is to change the FLU designation on 2.50 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR). The subject property is located on the northwest corner of Boynton Beach Boulevard and Acme Dairy Road. The site is built with the West Boynton Center (aka Smigiel), which includes approximately 10,425 square feet of general retail, 320 square feet of office, and 3,475 square feet of apartment space. The site is not listed by name in FLUE Policy 1.5-b, but the uses on the site were vested as non-conforming uses by a stipulation agreement in 2012 with the allowance for expansion up to 50 percent, resulting in a total of 21,330 square feet.

Adjacent land uses are AGR on all sides. The Caridad Center, which is also subject to a land use amendment in this round from AGR to CL/AGR is located to the west of the subject property. The Sunset Palms Elementary School is located to the south of the site beyond Boynton Beach Boulevard, and the 37.55 acre Canyons Town Center Traditional Market Place is located west of the elementary school.

The county staff report indicates this is a corrective amendment to assign a CL/AGR future land use designation to a site that has vested commercial approval. This amendment would allow the subject site to develop a maximum potential of 10,890 square feet of new commercial uses or 21,330 square feet of existing uses.

#### 4. Lake Worth Interlocal Service Boundary Agreement

The proposed amendment is to revise Policy 1.4-o in the Intergovernmental Coordination Element to refer to an Interlocal Service Boundary Agreement (ISBA) between the county and the City of Lake Worth in 2015. The purpose of the ISBA is to plan for orderly annexation and efficient services to the City of Lake Worth. The county staff report indicates the proposed amendment is for housekeeping purposes in order to be consistent with requirements in Section 171.203(9), Florida Statutes, which requires the ISBA to be referenced in the comprehensive plan.

### **C. Privately Proposed Text Amendment**

#### 1. Southern Station Text Amendment

The proposed amendment is to revise FLU Element Policy 3.5-d, which is adopted to evaluate long term traffic impacts resulting from a land use modification within the unincorporated County. The change would delete text that places more restrictive traffic criteria for Florida Intrastate Highway System (FIHS) and Strategic Intermodal System (SIS) facilities than any other roadways. These FIHS/SIS facilities within Palm Beach County include: I-95; Florida Turnpike; State Road 80 (Southern Boulevard); State Road 710 (Beeline Highway); and US 27. The revised policy would allow traffic impacts on FIHS and SIS facilities to be treated the same way as all other roads in the county. The more restrictive criteria to be deleted were originally added pursuant to statutes that have since been repealed. County staff discussion with the Florida Department of Transportation (FDOT) regarding the text changes indicated that FDOT would not object to this amendment.

#### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

### Extrajurisdictional Impacts

Palm Beach County staff has indicated the amendments were circulated through the Intergovernmental Plan Amendment Review Committee process. No extrajurisdictional impacts have been identified.

### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, the NEC Lake Worth/Lyons amendment is inconsistent with the intent of the SRPP regarding consistency with existing community vision plans, and support of existing workforce housing programs. The proposed amendment is inconsistent with the West Lake Worth Road Neighborhood Plan, because the Master Plan does not identify this site for an increase in density. The Master Plan clearly designates this site for commercial and does not propose a density increase. Also, the applicant could achieve the desired increase in density for the subject parcel and remain consistent with the adopted neighborhood plan by utilizing the county's Transfer of Development Rights and/or Workforce Housing programs. The proposed amendment is inconsistent with the SRPP, because the applicant has chosen not to utilize these programs, which are beneficial countywide, and are intended to address these circumstances.

### Recommendation

Council should approve this report and authorize its transmittal to Palm Beach County and the Florida Department of Economic Opportunity.

### Attachments

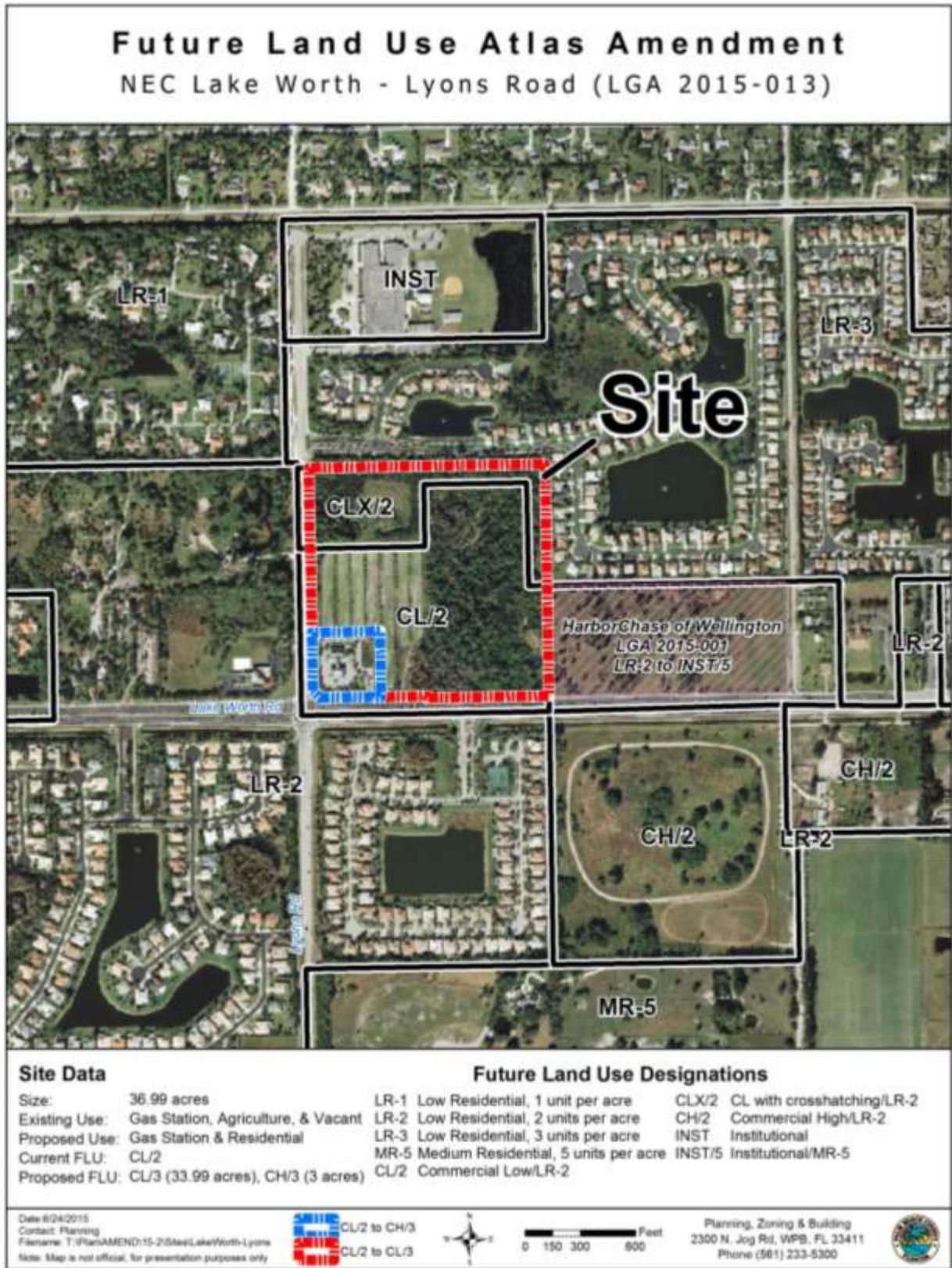
# List of Exhibits

## Exhibit

- 1 General Location Map
- 2 A-1 NEC Lake Worth/Lyons – Aerial Map
- 3 A-1 NEC Lake Worth/Lyons – Location Map
- 4 A-2 Thomas Packing – Aerial Map
- 5 A-2 Thomas Packing – Location Map
- 6 B-1 Agricultural Reserve Pre-Existing Sites Text –Changes Showing Strikethrough and Underline
- 7 B-1 Agricultural Reserve Pre-Existing Sites Text – Map of Pre-Existing Non-Residential Uses
- 8 B-2a Caridad Center – Aerial Map
- 9 B-2a Caridad Center – Location Map
- 10 B-2b Eternal Light – Aerial Map
- 11 B-2b Eternal Light – Location Map
- 12 B-2c Faith Farm Ministries – Aerial Map
- 13 B-2c Faith Farm Ministries – Location Map
- 14 B-3a Dells Suburban Market – Aerial Map
- 15 B-3a Dells Suburban Market – Location Map
- 16 B-3b Fina Station – Aerial Map
- 17 B-3b Fina Station – Location Map
- 18 B-3c PF at West Boynton – Aerial Map
- 19 B-3c PF at West Boynton – Location Map
- 20 B-3d Three Amigos – Aerial Map
- 21 B-3d Three Amigos – Location Map
- 22 B-3e West Boynton Center – Aerial Map
- 23 B-3e West Boynton Center – Location Map
- 24 B-4 Lake Worth Interlocal Service Boundary Agreement – Text Changes Showing Strikethrough and Underline
- 25 B-4 Lake Worth Interlocal Service Boundary Agreement – Map
- 26 C-1 Southern Station Text Amendment – Text Changes Showing Strikethrough and Underline



## Exhibit 2 A-1 NEC Lake Worth/Lyons – Aerial Map



# Exhibit 3

## A-1 NEC Lake Worth/Lyons – Location Map

<b>Amendment No:</b>	NEC Lake Worth Lyons (LGA 2015-013)
<b>FLUA Page No:</b>	76
<b>Amendment:</b>	From Commercial Low with an underlying 2 units per acre (CL/2) to Commercial Low with an underlying 3 units per acre (CL/3) on 33.99 acres, and Commercial High with an underlying 3 units per acre (CH/3) on 3 acres.
<b>Location:</b>	Northeast corner of Lake Worth Road and Lyons Road
<b>Size:</b>	36.99 total acres
<b>Property No:</b>	<p><b>Parcel A:</b> 19.5 total acres, from CL/2 to CL/3          - 00-42-43-27-05-024-0550 (all 19.15 acres)</p> <p><b>Parcel B:</b> 14.84 total acres, from CL/2 to CL/3          - 00-42-44-19-08-001-0010 (11.04 acre portion) and          - 00-42-44-19-08-023-0000 (all 3.8 acres)</p> <p><b>Parcel C:</b> 3 total acres from CL/2 to CH/3          - 00-42-44-19-08-001-0020 (all 1.75 acres) and          - 00-42-44-19-08-001-0010 (1.25 acre portion)</p>
<b>The following condition of approval changes are proposed by the applicants:</b>	
<p><b>Conditions:</b> Conditions of approval from prior amendments are revised as follows with the additions in underline and deletions in strike out.</p> <p><b>Parcel A</b> – Previous condition adopted by Ordinance 2010-027 (applies to entire 00-42-43-27-05-024-0550, 19.15 acres) is amended as follows:</p> <ol style="list-style-type: none"> <li><u>if developed under the Commercial Low designation the</u> The northern and eastern 100 feet of the subject site that is contiguous to Cypress Woods shall be restricted to Commercial with Cross-hatching and shall be limited to water retention, landscaping, and/or preserve</li> </ol> <p><b>Parcel B</b> (northern 6.44 acres of PCN 00-42-44-19-08-001-0010, 00-42-44-19-08-023-0000) – Previous conditions adopted by Ordinance 1998-048 are revised as follows:</p> <ol style="list-style-type: none"> <li>For purposes of calculating FAR (Floor Area Ratio), there is no commercial intensity and/or commercial square footage assigned to this 6.44 acre site <u>and the land area cannot be developed with commercial uses.</u></li> <li><u>if developed under the Commercial Low designation, vehicular</u> Vehicular storage, or storage of any kind is prohibited (with the exception of drainage and water retention which is permitted on site)</li> </ol> <p><b>Entire Subject Site</b> – Subject to the following additional condition:</p> <ol style="list-style-type: none"> <li><u>Residential density shall be limited to a maximum of three (3) dwelling units per acre, with no density increases permitted above three (3) dwelling units per acre on site.</u></li> <li><u>Only single family product types, inclusive of zero lot line units, are permitted if the property is developed with residential uses.</u></li> <li><u>No additional commercial development above and beyond the existing convenience store with gas station will be permitted outside the land area currently under the ownership of the current convenience store owner, if the balance of the property is developed with residential uses.</u></li> <li><u>The current land owner will not object to a County initiated land use plan amendment in the future to change the land use designation on the property developed with residential uses to Low Residential 3 (LR-3) to reflect the existing development and remove any commercial designation.</u></li> </ol>	

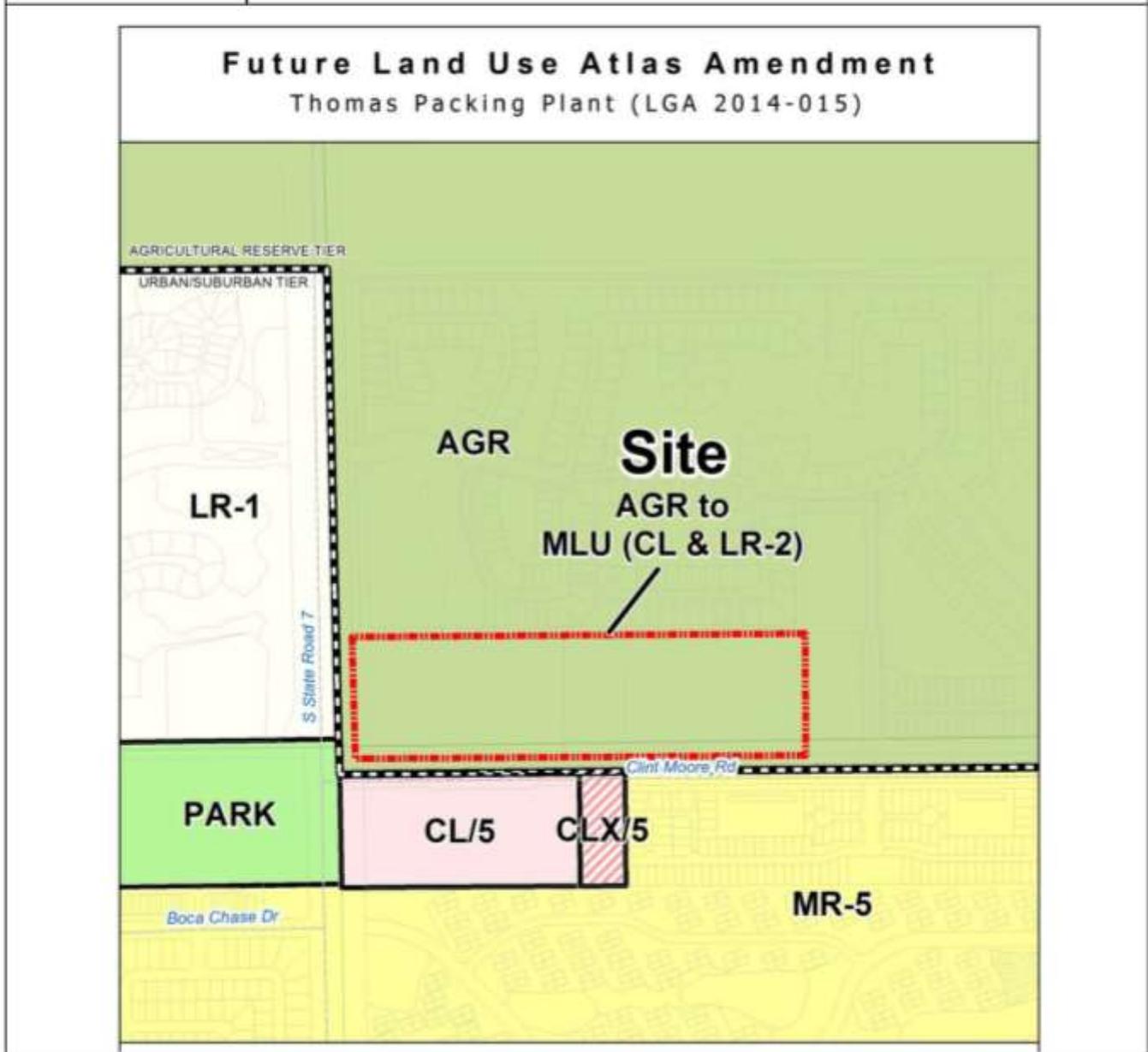


# Exhibit 4 A-2 Thomas Packing – Aerial Map



## Exhibit 5 A-2 Thomas Packing – Location Map

<b>Amendment No:</b>	Thomas Packing (LGA 2014-015)
<b>FLUA Page No:</b>	106
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Multiple Land Use (with Commercial Low and Low Residential, 2 units per acre, MLU (CL, LR-2) with a Tier Change from the Agricultural Reserve Tier to the Urban/Suburban Tier
<b>Location:</b>	Northeast corner of Clint Moore Road and SR-7/US 441
<b>Size:</b>	37.40 acres
<b>Property No:</b>	00-42-43-27-05-070-1170; 1160; 1130



**Conditions:** Development of the subject site shall be subject to the following.

**A. Land Use Matrix.**

Land Use	Acreage Range Min. – Max.	Intensity/Density <sup>1</sup>	
		Minimum	Maximum
CL (Not Self-Storage or Office)	2.5 ac – 17 ac.	27,225 sq. ft.	111,078 sq. ft.
CL (Self-Storage and/or Office)	2.5 ac – 17 ac.	54,450 sq. ft.	185,130 sq. ft.
LR-2 <sup>2</sup> (Congregate Living Facility)	5.0 ac – 28.6 ac.	23 Residents/beds	178 Residents/beds
Usable Open Space <sup>3</sup>	3.74 ac. – no max	N/A	N/A
<b>Total Acres</b>	<b>37.40 ac.</b>		

**B. Conceptual Plan in Exhibit 2**

**C. Conditions**

1. Since the residential uses are not integrated, the development of Commercial square footage, including Self-storage and office, on the site is limited to calculations based upon a maximum of 50% of the land area (18.7) multiplied by the maximum FAR for Commercial Low as identified in Table III.C.2 of the Future Land Use Element. The maximum commercial self-storage and office square footage is limited to a 0.50 for Medical/Professional Offices or Self Storage projects calculated on a maximum of 8.5 acres (up 185,130 sf), and the maximum of 0.25 for commercial general square footage is calculated on a maximum 10.5 acres (up to 111,078 sf).
2. Residential uses on the site are limited to a congregate living facility with up to a maximum of 178 residents / beds.
3. At a minimum 10% of the property must be committed to Usable Open Space. Usable Open Space is defined as pervious, vegetated areas, parks and squares as well as impervious "hardscaped" areas which are openly accessible to the public, such as plazas, squares, and courtyards. This open space can be used for passive or active recreation as well as formal and informal gatherings; however, credit shall not be given for; any indoor or climate-controlled spaces, road rights-of-way, building setback areas, impervious surface courts (tennis, basketball, handball, etc.), swimming pools, parking lots, and any pervious green area not intended for passive or active recreation or gathering of a formal or informal nature.
4. Development of the site is limited to the equivalent number of traffic generating trips based upon a maximum of 185,130 square feet of commercial retail uses, 44,431 square feet of office general uses, and a congregate living facility with up to 150 beds.
5. Prior to the Board of County Commissioners Adoption hearing, the Conceptual Master Plan shall be revised to depict the following:
  - The general location of useable open spaces where the functional integration of residential with non-residential land uses occur, such as, but not limited to: plazas, greens or other similar useable public open space; and
  - A vehicular and pedestrian circulation system that creates an integrated street network within the project, including, but not limited to: block structure, street trees, street lighting, and other pedestrian amenities.

## Exhibit 6

### B-1 Agricultural Reserve Pre-Existing Sites Text - Changes Showing Strikethrough and Underline

#### A. Future Land Use Element, Ag Reserve Pre-Existing Sites

**REVISIONS:** To revise language regarding the existing accommodated commercial and institutional sites in the Ag Reserve. The added text is underlined, and the deleted text ~~struck out~~.

1. **DELETE** Heading and relocate and revise the two policies

#### ~~Existing Uses~~

##### Residential

2. **NO CHANGE** Policy 1.5-i: Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table III.C.1, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Development (AgR-PDD) or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.
3. **RELOCATE** Policy 1.5-j: *(formerly Policy 1.5-c)* Residential subdivisions and Planned Development Districts (PDDs) located in the Agricultural Reserve Tier and approved by the Board of County Commissioners prior to January 1, 1990 shall be exempt from the Agricultural Reserve Tier provisions and shall be governed by the terms and conditions of their existing approvals. Any modifications to an approved Agricultural Reserve Planned Development District (AgR-PDD) shall comply with the terms of this section. A residential development approved prior to 1990 shall have the ability to develop a residual parcel that is contiguous to the subdivision and that would serve to square off the residential development under the AGR land use designation at a density that is consistent with the existing subdivision, thus exempting it from the terms of this section. *(Subsequent policies renumbered)*

##### Commercial

4. **RELOCATE** Policy 1.5-k: *(formerly Policy 1.5-b)* Within the Agricultural Reserve Tier there are existing and/or approved commercial sites ~~land uses~~ which are benign to the purposes of the Tier and/or which provide essential services for farm workers and residents of the Tier. The commercial sites ~~uses~~ below are ~~to be accommodated as a part of the continuation of the Tier conforming uses~~ under the Agricultural Reserve (AGR) future land use designation (FLU) and the Tier.
  1. 4 Points Market, 2.56 acres located at the northwest corner of Boynton Beach Boulevard at SR7 is allowed up to 5,000 square feet of commercial uses consistent with Commercial Low FLU and 9 fuel pumps, under the AGR Zoning with AGR FLU.

2. Stop and Shop, 5.13 acres located at the southwest corner of Atlantic Avenue and SR7 is allowed for up to 7,980 square feet of commercial uses consistent with the Commercial Low FLU and 6 fuel pumps, under the AGR Zoning with AGR FLU.
3. 3 Amigos Convenience Store, 0.34 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed up to 4,437 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 4.49 acres through the FLUA amendment process.
4. Fina Gas Station Hey 4 U Trucking, 1.50 acres located at the northeast corner of Atlantic Avenue and Lyons Road is allowed up to 1,923 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Zoning with Commercial Low FLU up to 1.50 acres through the FLUA amendment process.
5. Dells Suburban Market, 1.69 acres on the north side of Atlantic Avenue, east of Lyons Road, is allowed up to 1,800 square feet of uses consistent with Commercial Low FLU utilizing AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 1.69 acres through the FLUA amendment process.
6. West Boynton Center, 2.50 acres located at the northeast corner of Boynton Beach Boulevard and Acme Dairy Road, is allowed up to 16,118 square feet of commercial uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 6.85 acres through the FLUA amendment process.
7. Delray Growers, 0.69 acres located at the northeast corner of Atlantic Avenue and Smith Sundy, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 11.25 acres through the FLUA amendment process.
8. PF at West Boynton, 4.57 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 4.57 acres through the FLUA amendment process.

1. ~~Eternal Light Cemetery;~~
2. ~~Faith Farms;~~
3. ~~4 Points Market;~~
4. ~~3 Amigos Convenience Store;~~
4. ~~Fina Gas Station Hey 4 U Trucking;~~
6. ~~Churches, farm worker quarters, and social service facilities.~~

~~In the event that any of these existing uses, or those that legally existed along Boynton Beach Boulevard, Atlantic Avenue and S.R. 7/441 prior to the August 27, 2001 adoption of the Agricultural Reserve Master Plan provisions into the Comprehensive Plan, are eliminated due to Right-of-Way Acquisition or Eminent Domain, and relocation of the use on the current site is infeasible, then the use may be relocated to an adjacent site upon approval of the Board of County Commissioners. Any expansion of the current use (with no new uses) will be subject to the requirements of the Unified Land Development Code,~~

~~Comprehensive Plan, and approval shall be at the discretion of the Board of County Commissioners.-(Subsequent policies renumbered)~~

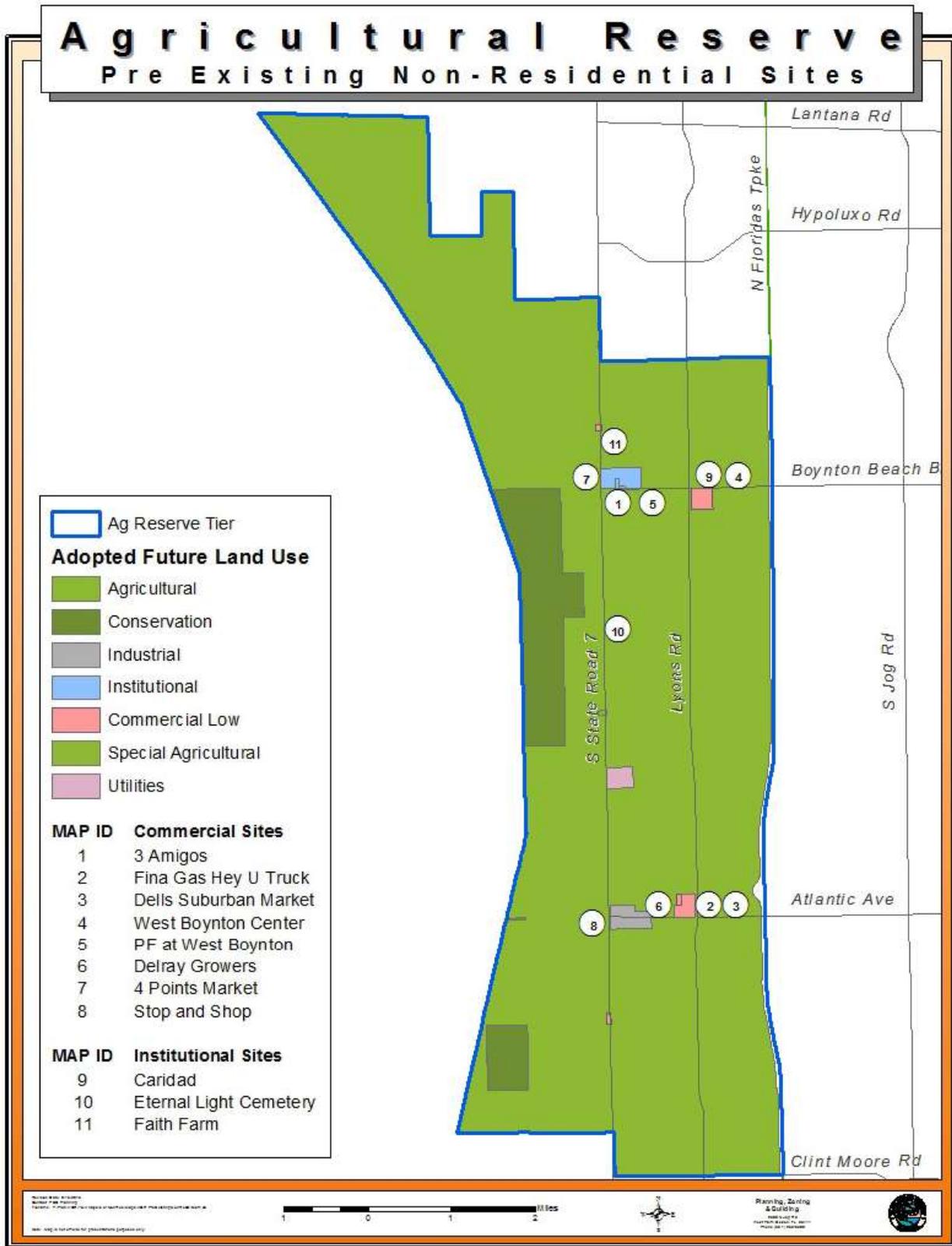
## **Institutional**

5. **REVISE Policy 1.5-r:** Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.
6. **RELOCATE & REVISE Policy 1.5-s:** The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier shall be considered as conforming uses:
  1. Eternal Light Cemetery, 48.46 acres located on the east side of SR7, south of Boynton Beach Boulevard, is allowed for a cemetery and related uses utilizing AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities Zoning with Institutional and Public Facilities FLU.
  2. Faith Farm Ministries, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The site includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Accordingly, the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:
    1. Residential uses and facilities for employees, students, and their families up to 19 units, 313 beds, and a 40,000 square foot family living center; and
    2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.
  3. Caridad, 6.7 acres located on the north side of Boynton Beach Boulevard, west of Acme Dairy Road, is allowed for assembly non-profit with supporting uses, including but not limited to medical care, utilizing AGR Zoning with AGR FLU. Operations may continue and expand utilizing AGR Zoning with AGR FLU. Or, may include medical care with supporting uses in addition to assembly non-profit utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

# Exhibit 7

## B-1 Agricultural Reserve Pre-Existing Sites Text – Map of Pre-Existing Non-Residential Uses



# Exhibit 8 B-2a Caridad Center – Aerial Map

## Future Land Use Atlas Amendment Caridad (LGA 2016-008)



### Site Data

Size: 6.70 acres  
 Existing Use: Non-profit Medical Center  
 Proposed Use: Non-profit Medical Center  
 Current FLU: Agricultural Reserve (AGR)  
 Proposed FLU: Institutional with underlying AGR (INST/AGR)

### Future Land Use Designations

CL/AGR Commercial Low with underlying AGR  
 AGR Agricultural Reserve

Date: 06/03/2015  
 Contact: Planning  
 Filename: T:\Plan\AMEND\16-AISites\AGR FLUA  
 Note: Map is not official, for presentation purposes only.



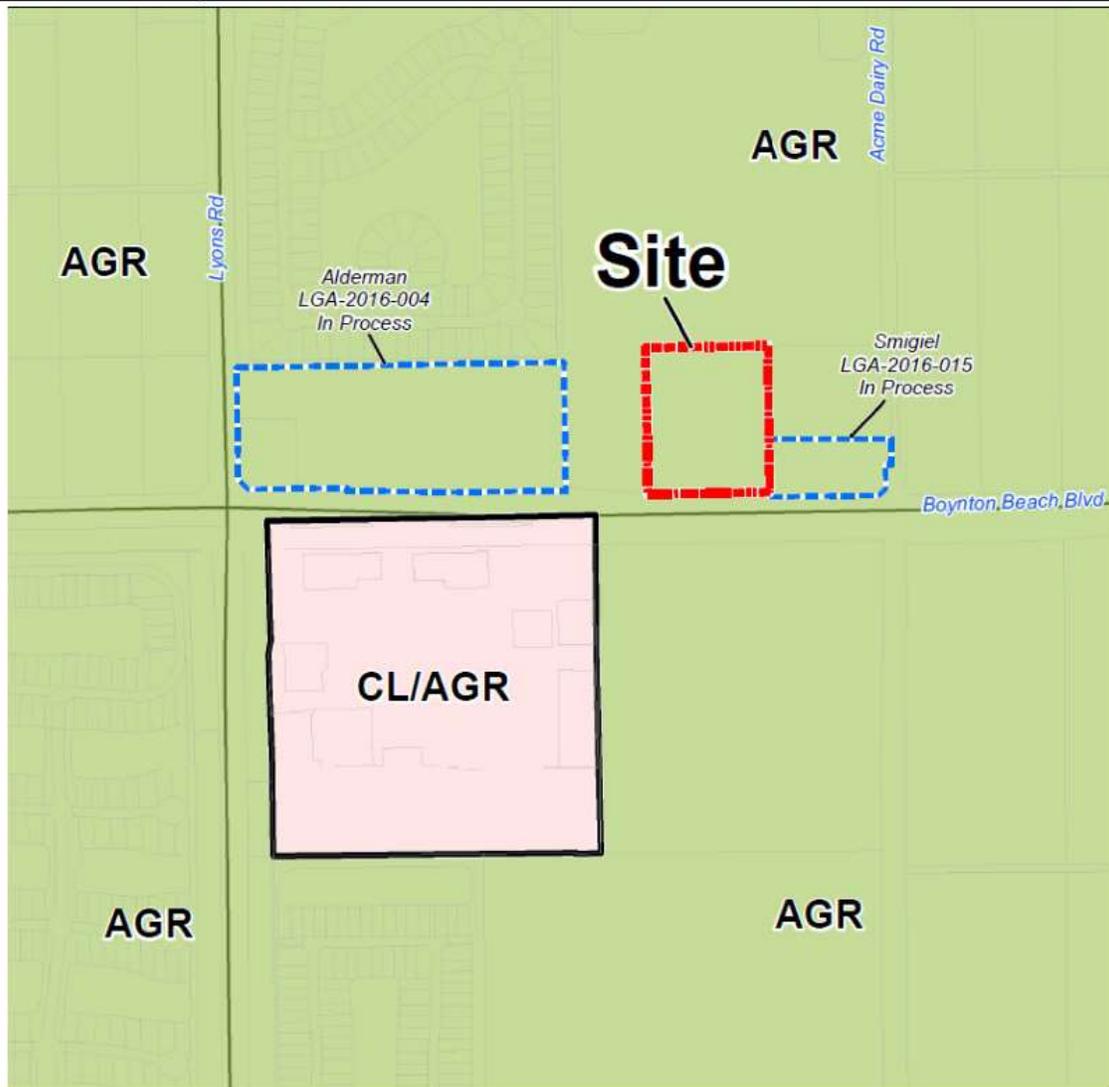
0 100 200 400 Feet

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



## Exhibit 9 B-2a Caridad Center –Location Map

<b>Amendment No:</b>	Caridad Center (LGA 2016-008)
<b>FLUA Page No:</b>	89
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR)
<b>Location:</b>	North side of Boynton Beach Blvd, approx. 500 ft west of Acme Dairy Road
<b>Size:</b>	6.70 acres approximately
<b>Property No:</b>	00-42-43-27-05-050-1160
<b>Conditions:</b>	None



# Exhibit 10 B-2b Eternal Light –Aerial Map

## Future Land Use Atlas Amendment Eternal Light (LGA 2016-011)



### Site Data

Size: 48.46 acres  
 Existing Use: Cemetery  
 Proposed Use: Cemetery  
 Current FLU: Agricultural Reserve (AGR)  
 Proposed FLU: Institutional with underlying AGR (INST/AGR)

### Future Land Use Designations

AGR      Agricultural Reserve

Date: 08/10/2015  
 Contact: Planning  
 Filename: T:\Plan\AMEND\16-A\Sites\AGR FLUA  
 Note: Map is not official, for presentation purposes only.


**SITE**  
**IN PROCESS**




 Feet  
 0 100 200 400

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



# Exhibit 11

## B-2b Eternal Light – Location Map

<b>Amendment No:</b>	Eternal Light Cemetery (LGA 2016-011)
<b>FLUA Page No:</b>	93
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR)
<b>Location:</b>	East side of State Road 7, approx. 1.6 miles south of Boynton Beach Blvd
<b>Size:</b>	48.46 acres approximately
<b>Property No:</b>	00-42-45-31-01-000-0010 00-42-45-31-04-000-0000
<b>Conditions:</b>	Development of the site shall be limited to cemetery and accessory uses including, but not limited to, mausoleum facilities.



# Exhibit 12 B-2c Faith Farm Ministries – Aerial Map



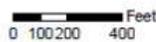
**Site Data**

Size: 87.28 acres  
 Existing Use: Place of Worship and related uses  
 Proposed Use: Place of Worship and related uses  
 Current FLU: Agricultural Reserve (AGR)  
 Proposed FLU: Institutional with underlying AGR (INST/AGR)

**Future Land Use Designations**

AGR	Agricultural Reserve
INST	Institutional and Public Facilities
INST/AGR	Institutional and Public Facilities/AGR
INST/SA	Institutional and Public Facilities/Special Agriculture

Date: 08/10/2015  
 Contact: Planning  
 Filename: T:\Plan\AMEND\16-A\Sites\AGR FLUA  
 Note: Map is not official, for presentation purposes only.

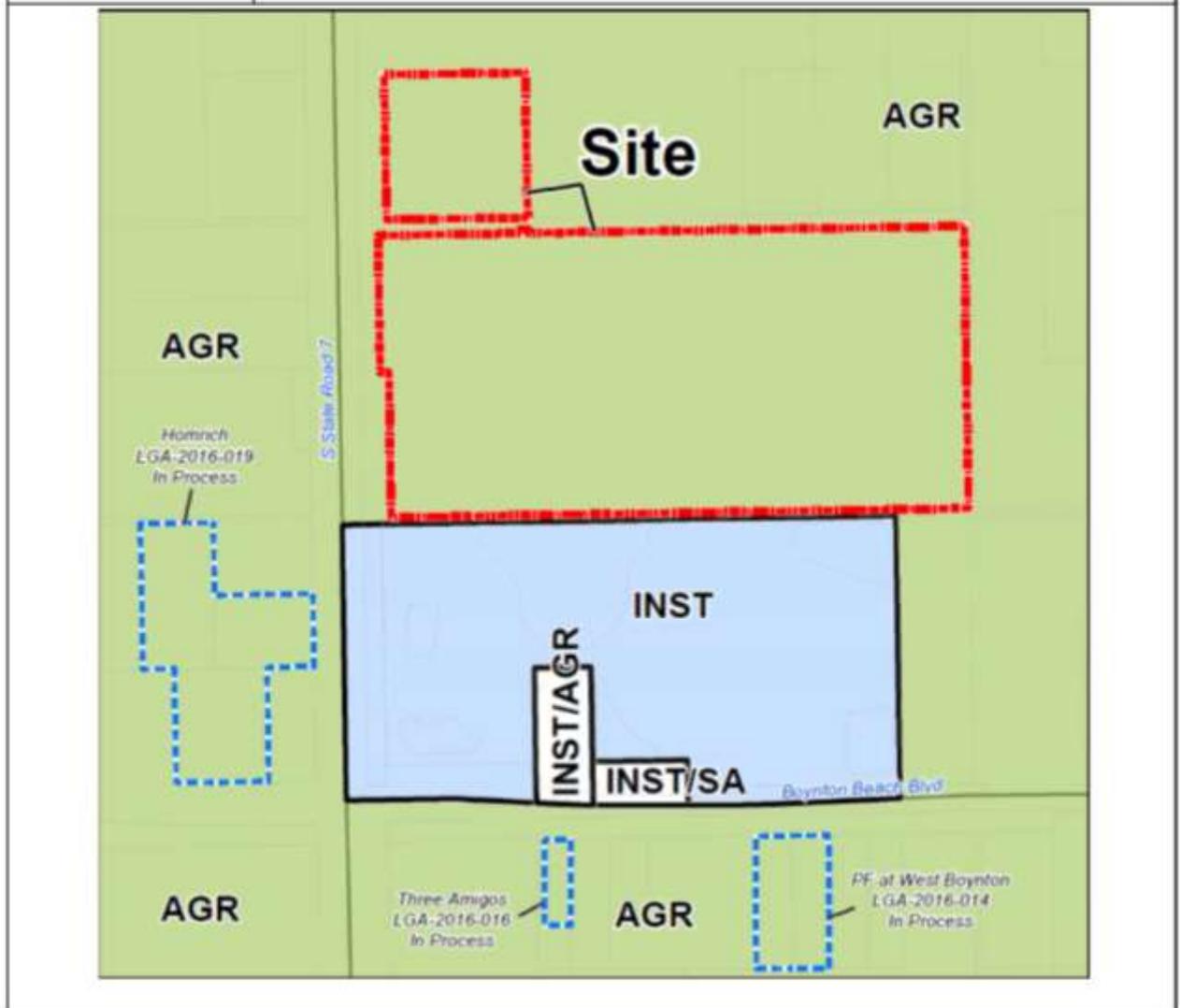


Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300



## Exhibit 13 B-2c Faith Farm Ministries – Location Map

<b>Amendment No:</b>	Faith Farm Ministries (LGA 2016-016)
<b>FLUA Page No:</b>	89
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR)
<b>Location:</b>	East side of State Road 7, approx. 1,300 ft north of Boynton Beach Blvd
<b>Size:</b>	87.82 acres approximately
<b>Property No:</b>	00-42-45-19-02-001-0000 00-42-45-19-02-002-0000
<b>Conditions:</b>	Development of the site under the Institutional and Public Facilities (INST) future land use designation shall be limited to the operations of Faith Farm Ministries.



# Exhibit 14

## B-3a Dells Suburban Market – Aerial Map



## Exhibit 15 B-3a Dells Suburban Market – Location Map

<b>Amendment No:</b>	Dells Suburban Market (LGA 2016-009)
<b>FLUA Page No:</b>	98
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
<b>Location:</b>	North side of Atlantic Avenue, approx. 250 ft east of Lyons Road
<b>Size:</b>	1.69 acres approximately
<b>Property No:</b>	00-42-46-17-01-000-1132
<b>Conditions:</b>	None



# Exhibit 16 B-3b Fina Station– Aerial Map

## Future Land Use Atlas Amendment Fina Gas (LGA 2016-013)



### Site Data

Size: 1.50 acres  
 Existing Use: Auto Repair and Service Center  
 Proposed Use: Commercial  
 Current FLU: Agricultural Reserve (AGR)  
 Proposed FLU: Commercial Low with underlying AGR (CL/AGR)

### Future Land Use Designations

AGR Agricultural Reserve  
 CL/AGR Commercial Low with underlying AGR  
 IND/AGR Industrial with underlying AGR

Date: 08/07/2015  
 Contact: Planning  
 Filename: T:\Plan\AMEND\16-A\Sites\AGR FLUA  
 Note: Map is not official, for presentation purposes only.



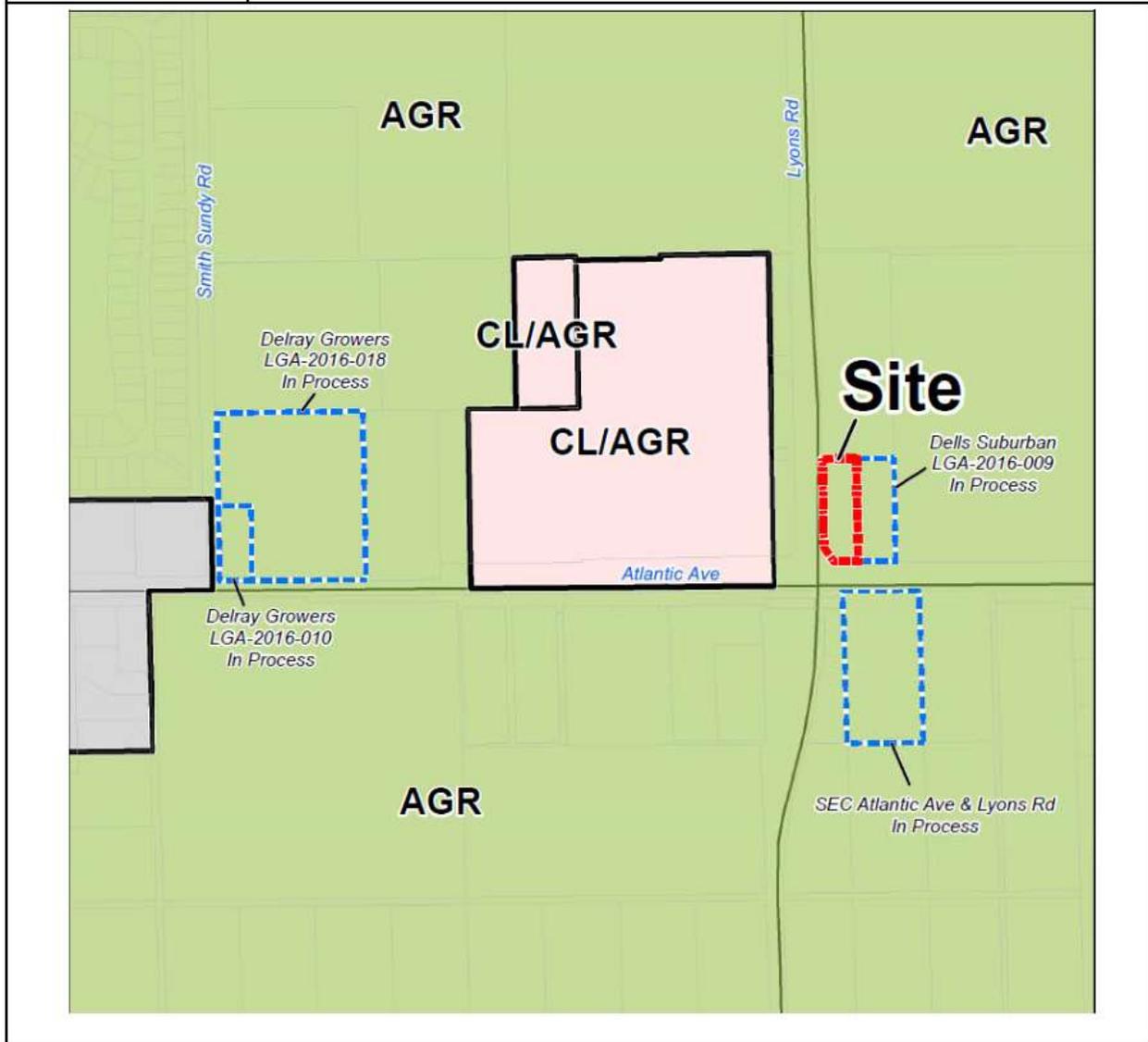
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 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300



## Exhibit 17 B-3b Fina Station– Location Map

<b>Amendment No:</b>	Fina Station (LGA 2016-013)
<b>FLUA Page No:</b>	98
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
<b>Location:</b>	Northeast corner of Lyons Road and Atlantic Avenue
<b>Size:</b>	1.50 acres approximately
<b>Property No:</b>	00-42-46-17-01-000-1131
<b>Conditions:</b>	None

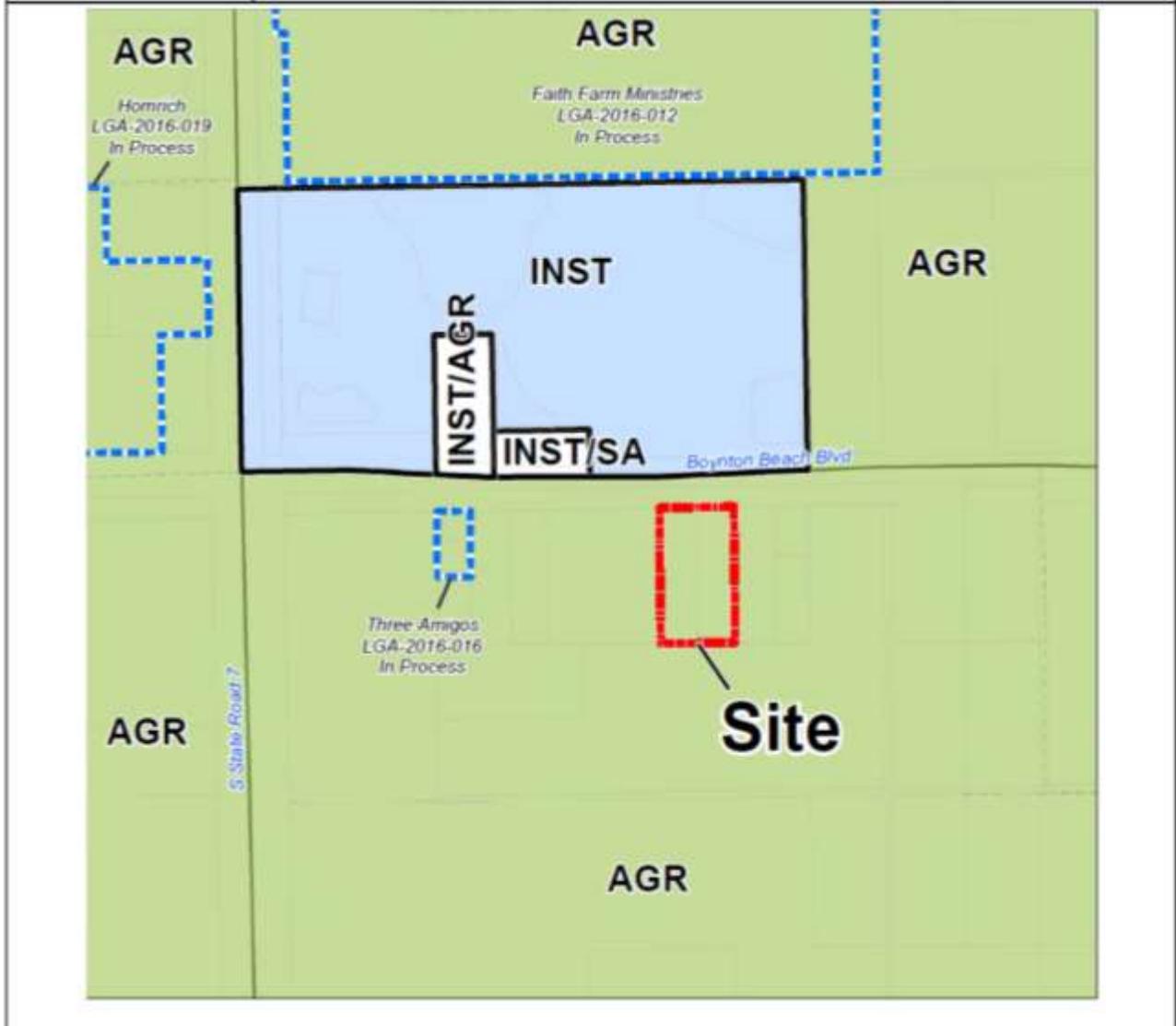


# Exhibit 18 B-3c PF at West Boynton– Aerial Map



## Exhibit 19 B-3c PF at West Boynton– Location Map

<b>Amendment No:</b>	PF at West Boynton (LGA 2016-014)
<b>FLUA Page No:</b>	89
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
<b>Location:</b>	South side of Boynton Beach Blvd, approx. 1,900 ft east of State Road 7
<b>Size:</b>	4.57 acres approximately
<b>Property No:</b>	00-42-43-27-05-053-0101 00-42-43-27-05-053-0102
<b>Conditions:</b>	None

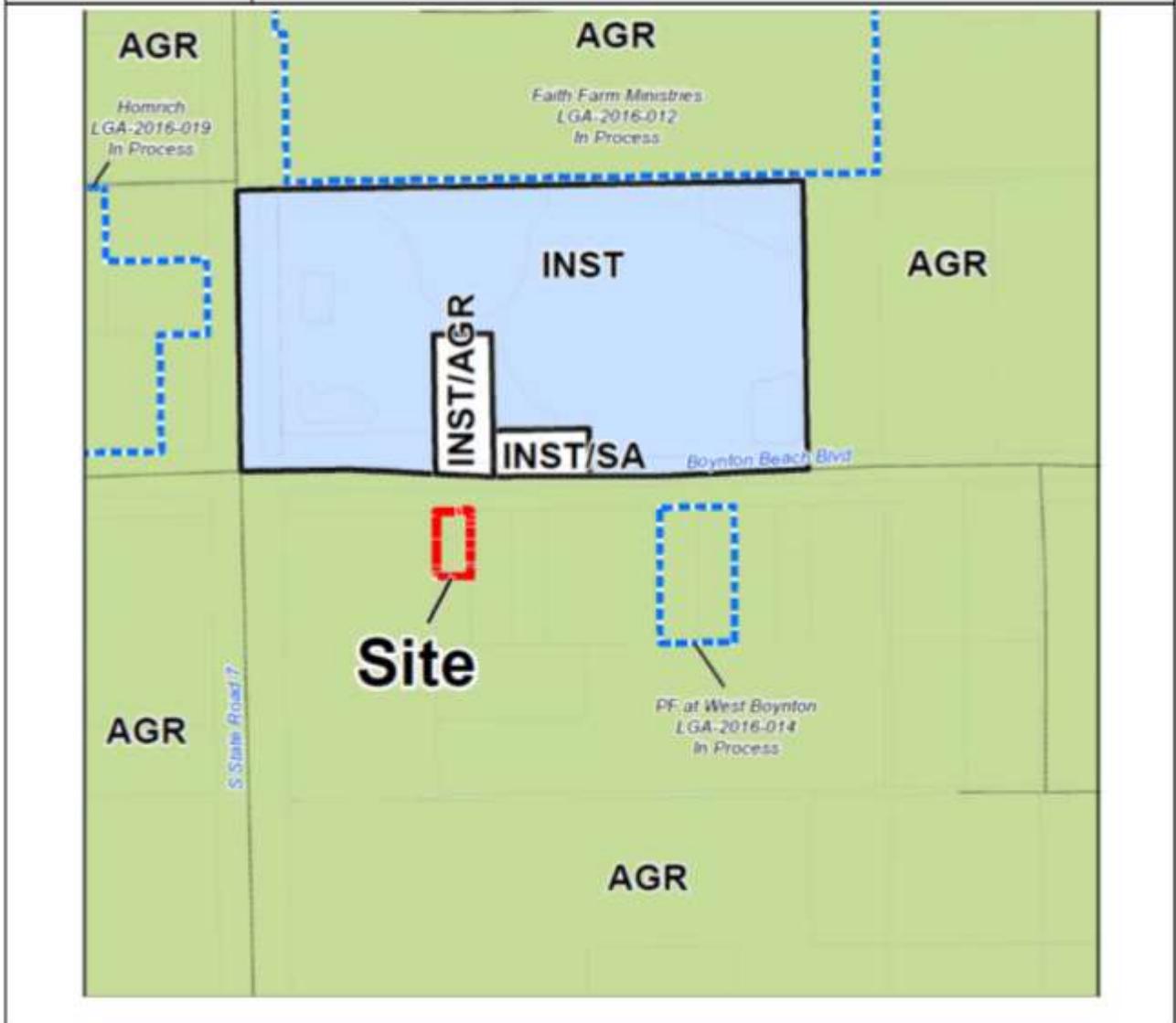


# Exhibit 20 B-3d Three Amigos– Aerial Map



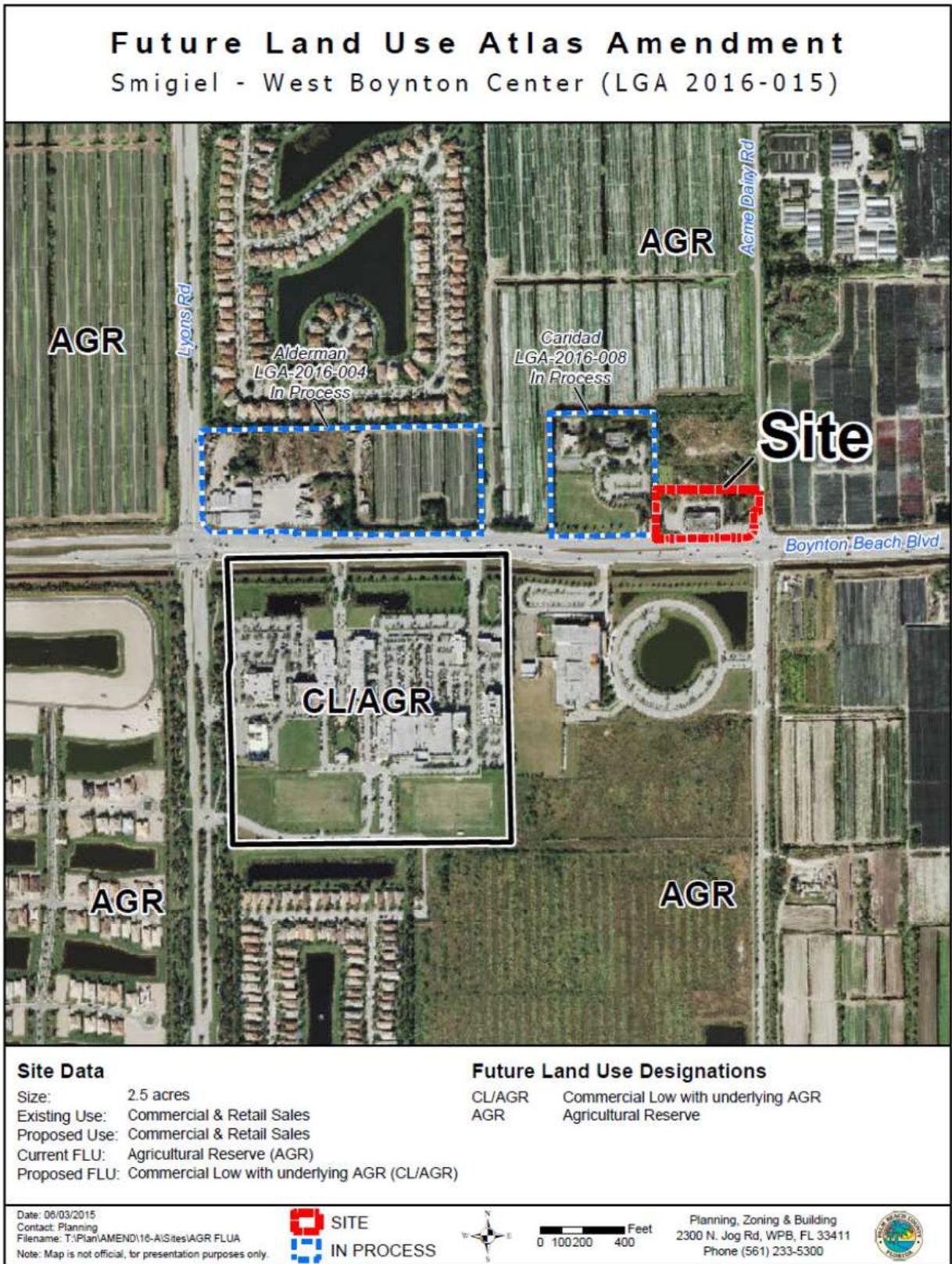
## Exhibit 21 B-3d Three Amigos – Location Map

<b>Amendment No:</b>	Three Amigos (LGA 2016-016)
<b>FLUA Page No:</b>	89
<b>Amendment:</b>	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
<b>Location:</b>	South side of Boynton Beach Blvd, approx. 950 ft east of State Road 7
<b>Size:</b>	1 acre approximately
<b>Property No:</b>	00-42-43-27-05-053-0114 00-42-43-27-05-053-0111 00-42-43-27-05-053-0112
<b>Conditions:</b>	None



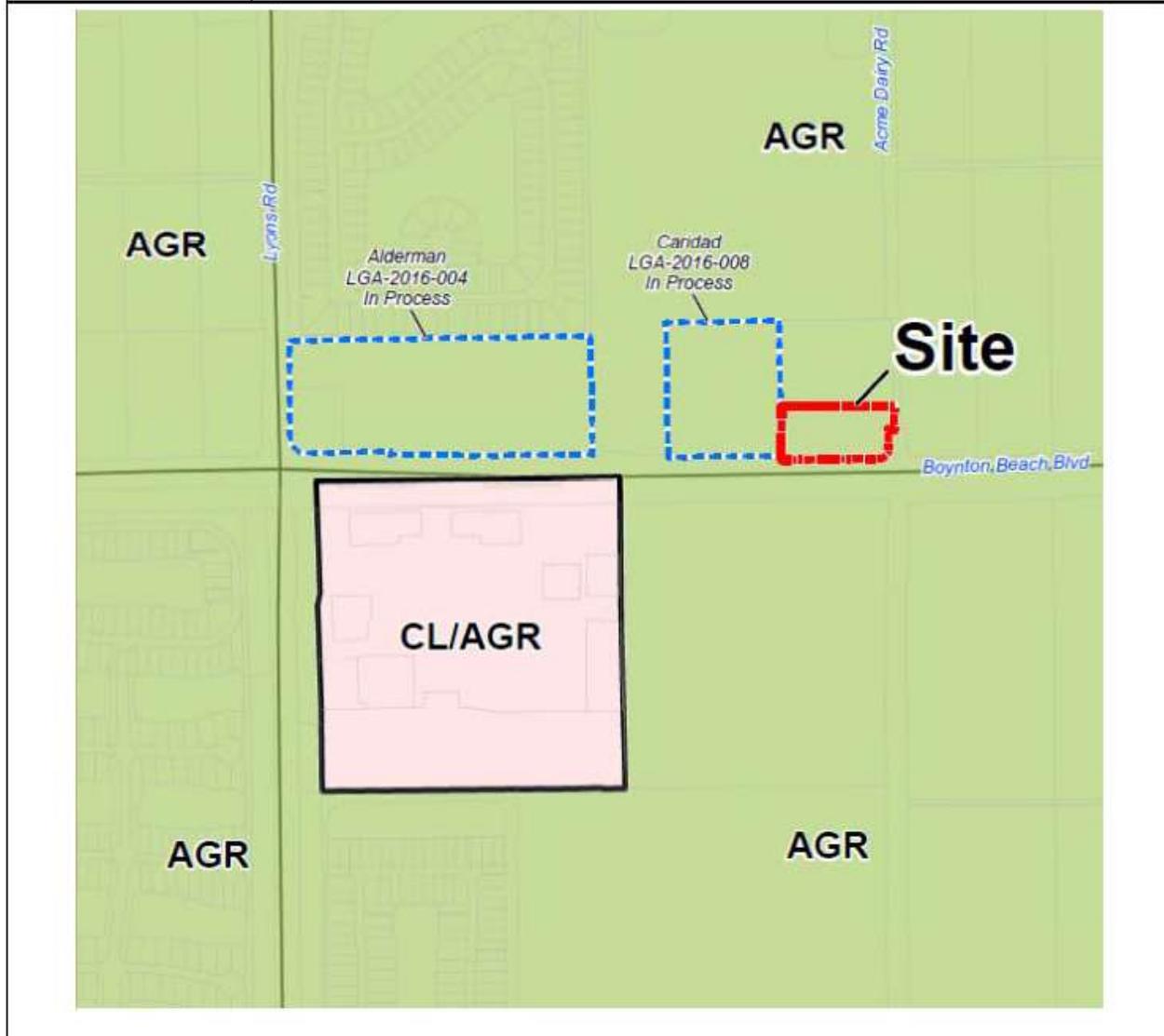
# Exhibit 22

## B-3e West Boynton Center – Aerial Map



## Exhibit 23 B-3e West Boynton Center – Location Map

<b>Amendment No:</b>	West Boynton Center (LGA 2016-015)
<b>FLUA Page No:</b>	89
<b>Amendment:</b>	From Agriculture Reserve (AGR) to Commercial Low with an underlying Agriculture Reserve (CL/AGR)
<b>Location:</b>	Northwest corner of Boynton Beach Blvd and Acme Dairy Rd
<b>Size:</b>	2.50 acres approximately
<b>Property No:</b>	00-42-43-27-05-050-1171
<b>Conditions:</b>	None



## Exhibit 24

### B-4 Lake Worth Interlocal Service Boundary Agreement – Text Changes Showing Strikethrough and Underline

**A. Intergovernmental Coordination Element, Interlocal Service Delivery Boundary Agreements**

**REVISIONS:** To add by reference the Joint Planning Area identified in the Interlocal Service Boundary Agreement adopted by the City of Lake Worth and the Board of County Commissioners. The added text is underlined, and the deleted text ~~struck-out~~.

**Policy 1.4-o:** The Palm Beach County Board of County Commissioners has entered into Interlocal Service Boundary Agreements pursuant to Chapter 171, Part II, Florida Statutes. The County has adopted the following:

1. Village of Palm Springs Interlocal Service Boundary Agreement. On December 2, 2008, Palm Beach County adopted by ordinance 2008-047 the interlocal agreement that provides for coordination mechanisms to further intergovernmental coordination, identifies and implementing the municipal service area. *Ord. 2011-14*
2. City of Lake Worth Interlocal Service Boundary Agreement. On September 22, 2015, Palm Beach County adopted by Ordinance 2015-0XX the interlocal agreement that provides for coordination mechanisms to further intergovernmental coordination, identifies and implementing the municipal service area.

# Exhibit 25

## B-4 Lake Worth Interlocal Service Boundary Agreement - Map



Lake Worth Park of Commerce			
Lake Worth	1 - Riverview House Condo (160 du)	4 - Lake View Terrace (28 du)	7 - Model Land Co
Dwelling Units (du)	2- Lago Lucerne (96 du)	5 - Park Towers (14 du)	8 - Model Land Co
	3 - Model Land Co (23 du)	6 - Buffalo Heights (63 du)	9 - Model Land Co

Lake Worth Park of Commerce Interlocal Service Boundary Agreement-ISBA-  
Municipal Service Area- Exhibit A

**Exhibit 26**  
**C1 Southern Station Text Amendment –**  
**Text Changes Showing Strikethrough and Underline**

**A. Future Land Use Element, Southern Station**

**REVISIONS:** To update and revise provisions regarding Industrial future land use designations. The added text is underlined, and the deleted text ~~struck-out~~.

**Policy 3.5-d:** The County shall not approve a change to the Future Land Use Atlas which:

- 1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):
  - a) Projected traffic volumes from the MPO's latest adopted Long Range Transportation Plan (LRTP) as amended to include latest available Future Land Use Atlas amendments that became effective subsequent to the adoption of the LRTP, and
  - b) Projected traffic from proposed land use amendment, and
  - c) Projected traffic from latest available Land Use Atlas amendments that were previously adopted but have not yet become effective, and
  - d) Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

For purposes of applying this Policy, traffic from land use amendments in parts b), and c) shall be layered on top of traffic from part a). If the cumulative traffic from parts a), b), and c) violates this Policy, then the traffic study for the land use amendment shall not be pre-approved by the Traffic Division and the land use amendment application shall not be accepted by the Planning Division for consideration in the current Comprehensive Plan Round.

Traffic from land use amendments in parts b), c), and d) shall then be layered on top of traffic from part a). If the cumulative traffic from parts a), b), c) and d) violates this Policy, then this information shall be provided to the County Commission for consideration in deciding which land use amendments and what densities/intensities for these amendments can be approved in the current Round to comply with this Policy

Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1  
Significant Impact**

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

\* A project has significant traffic: (1) when net trip increase will impact FIHS and SIS facilities which are already exceeding the adopted LOS or will cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads ~~not on the FIHS or SIS~~ is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

\*\* When calculating net trip increase, traffic associated with all prior Land Use Atlas amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

- 2) results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b.

This policy shall not be applicable to an Agricultural Enclave pursuant to Florida Statutes section 163.3162(5). This policy shall not be applicable to the area designated as SR-7 Economic Development Overlay (EDO). This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024).