

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8L
From: Staff
Date: March 20, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County Comprehensive Plan
Amendment No. 15-1ESR

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 14 proposed amendments, including: six Future Land Use (FLU) Atlas amendments; five text and map amendments; and three transportation related text and map amendments. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

A. Privately Proposed Future Land Use Atlas Amendments

1. The Falls Commercial

The proposed amendment is to change the FLU designation from Commercial Recreation with an underlying 5 units per acre (CR/5) to Commercial Low (CL) on 3.5 acres located at the northwest corner of Hypoluxo Road and Jog Road. The property is a part of the 171.31-acre The Falls Golf and Country Club, a private 18-hole golf course and country club with future land use designation of Commercial Recreation. The 3.5-acre amendment site currently has a golf course maintenance building, which the club is planning to relocate to a more centralized location. This change would allow for up to

38,115 square feet (SF) of commercial uses on the subject property. Adjacent land uses include Commercial Recreation to the north and west; Low Residential to the east; and Commercial Low to the south. The county staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

2. Rubin Communities

The proposed amendment is to change the FLU designation from Low Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5) with conditions on 8.45 acres located on the east side of Lyons Road, approximately 0.5 miles south of Lake Worth Road. The current use is agricultural equestrian with a single family residence and stables. The site is located within the West Lake Worth Road Neighborhood Plan area, which supports densities up to 5 units per acre where the proposed amendment is located. Adjacent land uses include Low Residential, 2 units per acre to the north and east; Medium Residential, 5 units per acre to the west; and Low Residential, 3 units per acre to the south.

The proposed change would increase the residential development potential from 16 dwelling units to 42 dwelling units on the subject property. In order to ensure consistency with the neighborhood plan, the amendment includes a condition of approval setting a maximum density at 5 dwelling units per acre. The county staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

3. HarborChase of Wellington

The proposed amendment is to change the FLU designation from Low Residential, 2 units per acre (LR-2) to Institutional and Public Facilities with underlying Medium Residential, 5 units per acre (INST/5), with conditions on 18.28 acres located on the northwest corner of Lake Worth Road and Blanchette Trail. The site is currently vacant and is located in the Lake Worth Road Neighborhood Plan, which identifies institutional uses for the property. Adjacent land uses include Low Residential, 3 units per acre to the north; Low Residential, 2 units per acre to the east; Commercial Low with an underlying Low Residential, 2 units per acre to the west; and Commercial High with an underlying Low Residential, 2 units per acre to the south.

The proposed change would increase the current development potential of the site from up to 36 dwelling units or 87 Congregate Living Facility (CLF) beds to up to 91 dwelling units or 217 CLF beds. The proposed change includes the following conditions: 1) The density associated with the Medium Residential, 5 units per acre, future land use designation shall only be utilized for the development of a CLF. If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre; and 2) Development of the site is limited to a maximum of 240,000 SF of hospital or equivalent number of generated trips. The county

staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

4. Hippocrates Health Institute

The proposed amendment is to change the FLU designation from Low Residential, 1 unit per acre (LR-1) on 23.07 acres and Low Residential, 3 units per acre (LR-3), on 9.01 acres to Medium Residential, 5 units per acre (MR-5), with a condition. The 32.09-acre subject property is located on the west side of Skees Road, north of Palmdale Road. Adjacent land uses include High Residential, 12 units per acre (HR-12) to the north and west; Industrial (IND) to the east; and Medium Residential, 5 units per acre (MR-5) to the south.

The site is currently developed with the Hippocrates Health Institute (HHI) and several residential units. The facility provides treatment, temporary housing, and educational resources in natural health care. The intent of the proposed amendment is to allow expansion of the HHI facility from a current development potential of up to 50 dwelling units of 120 CLF beds to up to 161 dwelling units or 383 CLF beds. The proposed change includes a condition stating that the density associated with the Medium Residential, 5 units per acre, future land use designation shall only be utilized for the development of a CLF. The county staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

5. Cheney Ranch

The proposed amendment is to change the FLU designation from High Residential, 8 units per acre (HR-8) and Medium Residential, 5 units per acre (MR-5) with conditions to Medium Residential, 5 units per acre with a condition on 40.88 acres located on the east and west sides of Jog Road, south of Southern Boulevard (SR 80) and the C-51 canal. The property is currently vacant. Adjacent land uses include Commercial High, underlying Industrial (CH/IND), Commercial High, underlying High Residential, 8 units per acre (CH/8), and High Residential, 8 units per acre (HR-8) to the north; and Low Residential, 1 unit per acre (LR-1) to the east, west and south.

The intent of the proposed amendment is to change the future land use designation for the portion of the subject property on the west side of Jog Road from HR-8 to MR-5 and to modify the existing conditions of approval. The proposed change would decrease the current development potential of the site from up to 260 residential dwelling units to up to 204 residential dwelling units, and replace the previously adopted conditions, which required 25 percent of the units to be priced as workforce housing, with the following condition of approval: The development shall provide 15 percent of the total units for workforce housing and shall otherwise be consistent with the County's Workforce Housing Program provisions. The county staff report indicated there are adequate public

facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

B. County Proposed Future Land Use Atlas Amendments

1. Glades Underlying Corrective

The proposed amendment is to change the FLU designation from Industrial (IND) to Industrial with an underlying 8 units per acre (IND/8) on 12.02 acres located west of NW 13th Street and north of NW Avenue L. The subject property is part of a 14.53-acre enclave surrounded by the City of Belle Glade and contains 37 dwelling units, which were constructed prior to 1989 under the Low to Medium Residential (3 to 8 units per acre designation). These parcels were assigned an Industrial FLU designation in 1989 to spur economic development. The purpose of the amendment is to correct the FLU designation by adding an underlying 8 units per acre to the subject area. This would allow homeowners to make improvements or build new homes while retaining the potential to convert to industrial uses in the future. Adjacent land uses include City of Belle Glade Residential to the north, east, and west; and City of Belle Glade Commercial to the south. The county staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

C. County Proposed Text and Map Amendments

1. Fire Rescue Element Updates

The proposed amendment is to modify the Fire Rescue Element to eliminate Policy 1.1-b, which defined the functions and purpose of the Fire and Life Safety Task Force. The Fire and Life Safety Task Force has been dissolved for over 10 years. The purpose of this amendment is to modify the Fire Rescue Element to more accurately reflect current conditions. The Fire Rescue Services Element is an optional element created by the county in an effort to deal with service demands in a comprehensive and organized approach. The county staff report did not identify any inconsistencies or negative implications related to the proposed change.

2. Conservation Maps

The proposed amendment is to revise and update: 1) the existing Greenways and Linked Open Space Map (Map LU 8.1) to reflect current conditions; and 2) the existing Wellfield Protection Zones Map (Map LU 4.1) to reflect current conditions, and to rename it the “Generalized Wellfield Map” to distinguish this map from the “Zones of Influence Map” maintained by the Palm Beach County Department of Environmental Resources Management. The county staff report did not identify any land use issues associated with the proposed change.

3. Water Supply Plan

The proposed amendment is to revise the Utility Element of the comprehensive plan to adopt the county's updated water supply facilities work plan by reference. The water supply facilities work plan was updated to be consistent with the Lower East Coast Water Supply Plan, which was most recently updated by the South Florida Water Management District on September 12, 2013. The county's water supply facilities work plan addresses the development of traditional and alternative water supplies, bulk sales agreements, and conservation and reuse programs that are necessary to serve existing and new development through 2025. The main changes include updated tables, project lists, and population projections to reflect current information. The water supply plan concludes that the county and water management district have developed a water supply strategy that will: 1) ensure infrastructure is expanded properly to accompany growth and protect the environment; 2) ensure adequate capital financing is in place; and 3) minimize application time and expense so that the focus is on implementing the plan. The county staff report did not identify any consistency issues related to the proposed change.

4. Amendment Rounds

The proposed amendment is to revise the text in the Introduction and Administration Element of the comprehensive plan to: 1) add two additional large-scale (>10 acres) FLU Atlas comprehensive plan amendment rounds per year; 2) allow privately initiated text amendments in companion with a related FLU Atlas amendment or development order to proceed without initiation by the Board of County Commissioners; and 3) require that proposed large scale FLU amendments must be a lot or lots of record as required currently for small-scale (10 acres or less) FLU Atlas amendments. The purpose of this amendment is to allow greater flexibility for processing privately initiated FLU amendments. The county staff report concluded that these are procedural changes that do not result in policy type changes or inconsistencies with other aspects of the comprehensive plan.

5. Industrial Future Land Use Designations

The proposed amendment is to update and revise policies regarding the Industrial designation in the FLU Element and to revise definitions related to the Industrial FLU designations in the Introduction and Administration Element of the comprehensive plan. The intent of the proposed amendment is to clarify the provisions of the Industrial and Economic Development Center FLU designations. The proposed changes establish policy language to promote the retention of industrial land; continue to allow light industrial uses within certain commercial FLUs; modify and update the industrial FLU descriptions; increase the floor area ratio for the industrial designations; replace the descriptions of the industrial zoning districts with the characteristics of light vs. heavy industrial uses; and clarify the provisions for non-industrial uses allowed within the two industrial FLU designations and in Planned Industrial Park Developments. The county staff report concluded that the proposed amendment is not intended to result in the loss of

any entitlements on properties with existing industrial future land use designations and no negative policy implications have been identified.

D. Proposed Transportation Related Text and Map Amendments

1. State Road 7 TIM

The proposed amendment is to modify the Thoroughfare Right of Way Identification Map (TIM) (Map TE 14.1) in the Transportation Element of the comprehensive plan to remove the right of way for the segment of State Road 7 (SR-7) between Northlake Boulevard and the Beeline Highway. The existing 200 foot right-of-way is owned by the FDOT and is bordered on the east by Grassy Waters Preserve and the west by the Loxahatchee Slough. This amendment in response to a recommendation by the U.S. Fish and Wildlife Service (USFWS) to place a conservation easement on the existing undeveloped SR-7 right of way from Northlake Boulevard to Beeline Highway as part of a compensation plan to mitigate for environmental impacts associated FDOT's proposed extension of SR-7 from 60th Street N to Northlake Boulevard.

The USFWS has indicated that the public conservation lands on both sides of the right of way provide important habitat for the endangered snail kite and a variety of other fish and wildlife species. Protection of this section of the right of way would alleviate concerns that the future construction of a roadway in this portion of the corridor would result in significant direct and indirect adverse impacts to adjacent conservation lands and snail kites. The county staff report indicated it is anticipated that the extension of the parallel facility of Seminole Pratt Whitney Road from its existing terminus to Beeline Highway, as contained the MPO's 2040 Long Range Transportation Plan, will be sufficient to fulfill the need for north-south mobility needs in the area.

2. Alternate A1A TIM

The proposed amendment is to modify the TIM (Map TE 14.1) in the Transportation Element of the comprehensive plan to reduce the right of way for the segment of Alternate A1A from Atlantic Road to 950 feet north of Florida Boulevard from 160 feet to 138 feet. Alternate A1A is built as a 6 lane road in this segment. For most of its length from PGA Boulevard to Indiantown Road, Alternate A1A is built in 160 feet of right of way. However, the segment subject to this amendment is built in a 138 foot right of way. This segment is considered to be built-out and the Metropolitan Planning Organization (MPO) Long Range Transportation Plan projects that the existing 6 lanes are sufficient.

The county engineering staff determined that the additional right of way is not necessary for the operation of the subject segment of Alternate A1A, and that any additional right of way dedication along this built-out segment would be an encumbrance to the redevelopment along the east side of the road. The Florida Department of Transportation confirmed that additional right of way dedication is not needed in this segment of Alternate A1A. The county staff concluded that the subject road segment has been

constructed with 6 lanes, which is consistent with the number of lanes in the MPO's Long Range Transportation Plan, and additional 22 feet of right of way is not necessary.

3. Belvedere Road CRALLS Modification

The proposed amendment to the Transportation Element of the comprehensive plan is to delete the Belvedere Road Constrained Roadway at Lower Level of Service (CRALLS) designation in Policy 1.2-f.26 and modify the Transportation Concurrency Exception Area (TCEA) and CRALLS Map (Map TE 15.1) to reflect this deletion. The Belvedere Road CRALLS designation was adopted in 2008 in order to allow development to continue without prematurely widening Belvedere Road. Since the adoption of the Belvedere Road CRALLS, Southern Boulevard and Okeechobee Boulevard have been widened to 8 lanes and some traffic from Belvedere Road has been diverted to the widened roads. The Belvedere Road CRALLS included several sunset provisions. One of these provisions established that the CRALLS would be removed once the traffic on Southern Boulevard exceeds Level of Service (LOS) D volume. A traffic analysis by the county staff indicated that the traffic volume on Southern Boulevard has now exceeded LOS D. Therefore, the Belvedere CRALLS is proposed to be deleted. The deletion of the CRALLS will also delete mitigation measures associated with the CRALLS. The county staff report concluded the CRALLS is no longer necessary and Belvedere Road is anticipated to operate at acceptable level of service until the year 2023.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 15, 2014. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

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 The Falls Commercial – Aerial Map
- 3 A-1 The Falls Commercial – Location Map
- 4 A-2 Rubin Communities – Aerial Map
- 5 A-2 Rubin Communities – Location Map
- 6 A-3 Harbor Chase of Wellington – Aerial Map
- 7 A-3 Harbor Chase of Wellington – Location Map
- 8 A-4 Hippocrates Health Institute – Aerial Map
- 9 A-4 Hippocrates Health Institute – Location Map
- 10 A-5 Cheney Ranch – Aerial Map
- 11 A-5 Cheney Ranch – Location Map
- 12 B-1 Glades Underlying Corrective – Aerial Map
- 13 B-1 Glades Underlying Corrective – Location Map
- 14 C-1 Fire Rescue Element Updates – Text Changes Showing Strikethrough and Underline
- 15 C-2 Conservation Maps – Proposed Greenways and Linked Open Space System Map
- 16 C-2 Conservation Maps – Current Greenways and Linked Open Space System Map
- 17 C-2 Conservation Maps – Proposed Generalized Wellfield Map
- 18 C-2 Conservation Maps – Current Generalized Wellfield Map
- 19 C-3 Water Supply Plan – Text Changes Showing Strikethrough and Underline
- 20 C-4 Amendment Rounds – Text Changes Showing Strikethrough and Underline
- 21 C-5 Industrial Future Land Use Designations – Text Changes Showing Strikethrough and Underline
- 22 D-1 State Road 7 TIM – Aerial Map
- 23 D-1 State Road 7 TIM – Location Map
- 24 D-2 Alternate A1A TIM – Aerial Map
- 25 D-2 Alternate A1A TIM – Location Map
- 26 D-3 Belvedere Road CRALLS Modification –Text Changes Showing Strikethrough and Underline
- 27 D-3 Belvedere Road CRALLS Modification – Location Map

Exhibit 1 General Location Map

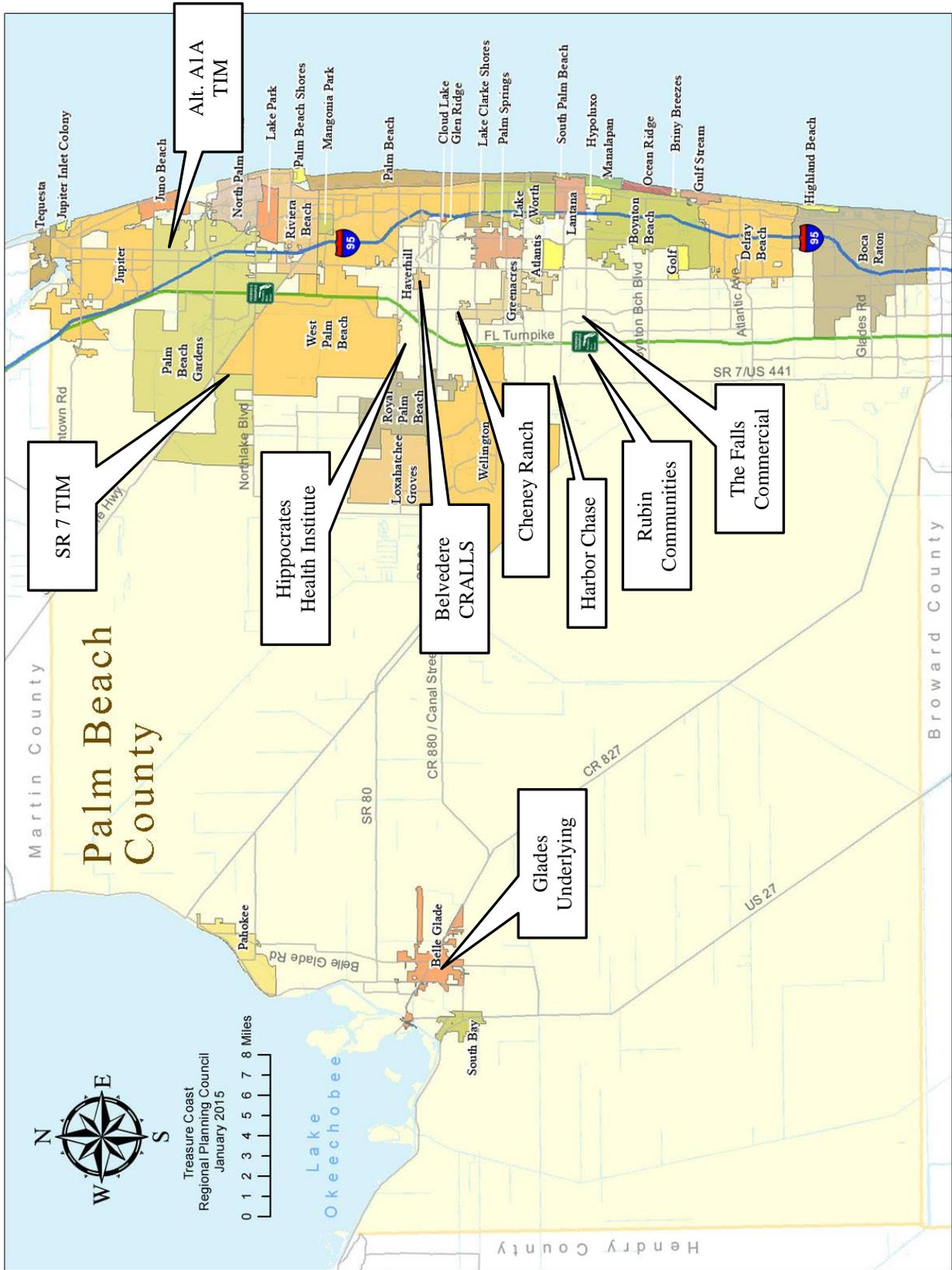
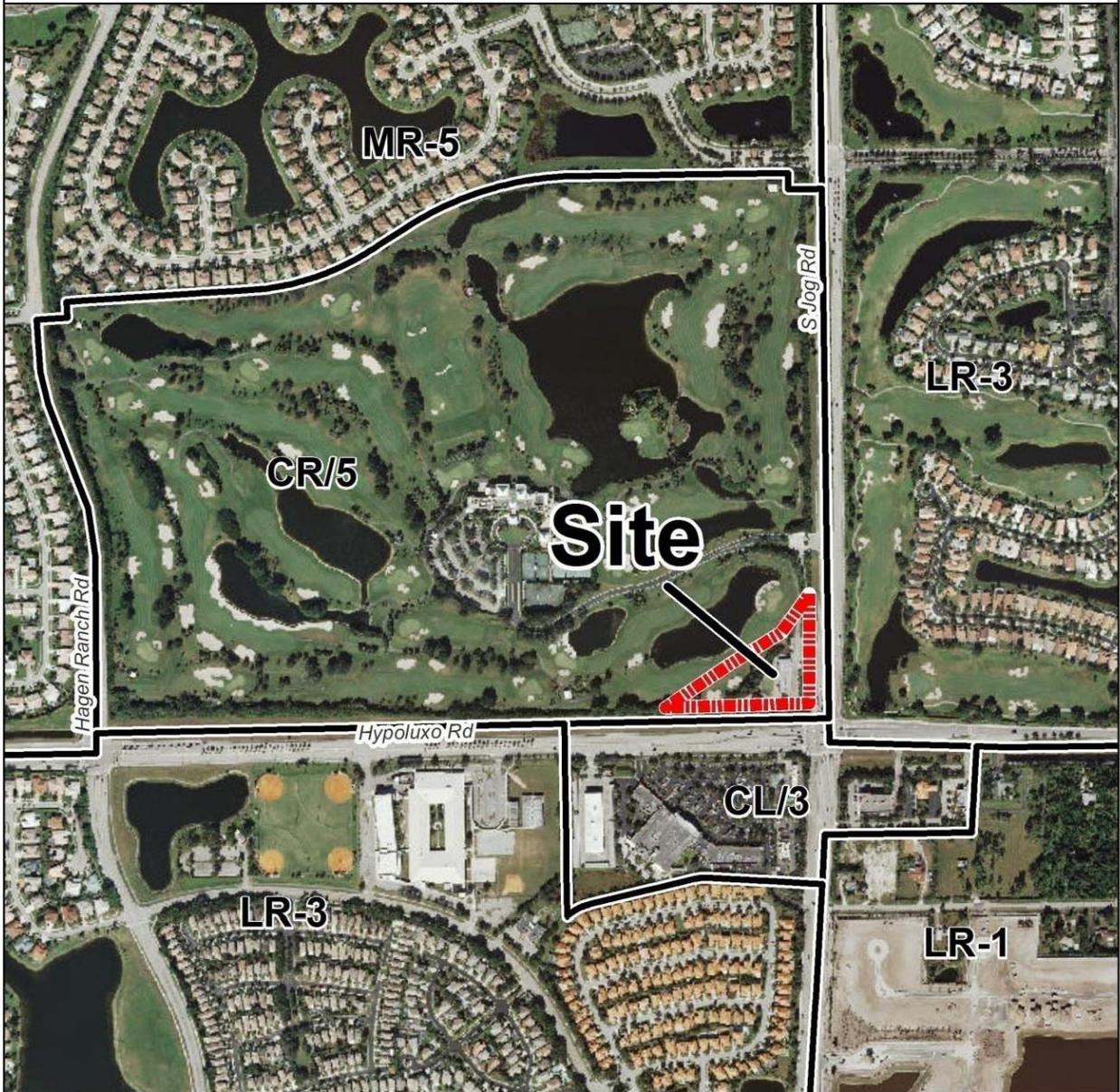


Exhibit 2
A-1 The Falls Commercial – Aerial Map

Future Land Use Atlas Amendment
The Falls Commercial (LGA 2015-007)



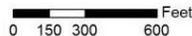
Site Data

Size: 3.5 of 171 acres
 Existing Use: Golf Course
 Proposed Use: Commercial
 Current FLU: Commercial Recreation/MR-5 (CR/5)
 Proposed FLU: Commercial Low (CL)

Future Land Use Designations

LR-1 Low Residential, 1 unit per acre
 LR-3 Low Residential, 3 units per acre
 MR-5 Medium Residential, 5 units per acre
 CL/3 Commercial Low, underlying LR-3
 CR/5 Commercial Recreation, underlying MR-5

Date: 10/14/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-1\Site\Falls Commercial
 Note: Map is not official, for presentation purposes only



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



Exhibit 3

A-1 The Falls Commercial – Location Map

Amendment No:	The Falls Commercial (LGA 2015-007)
FLUA Page No:	82
Amendment:	From Commercial Recreation with an underlying 5 units per acre (CR/5) to Commercial Low (CL)
Location:	Northwest corner of Hypoluxo and Jog Roads
Size:	3.5 acres
Property No:	00-42-45-03-01-000-0000 (portion of a 171 acre site)
Condition: The adoption of the amendment must be held concurrently with the rezoning application.	

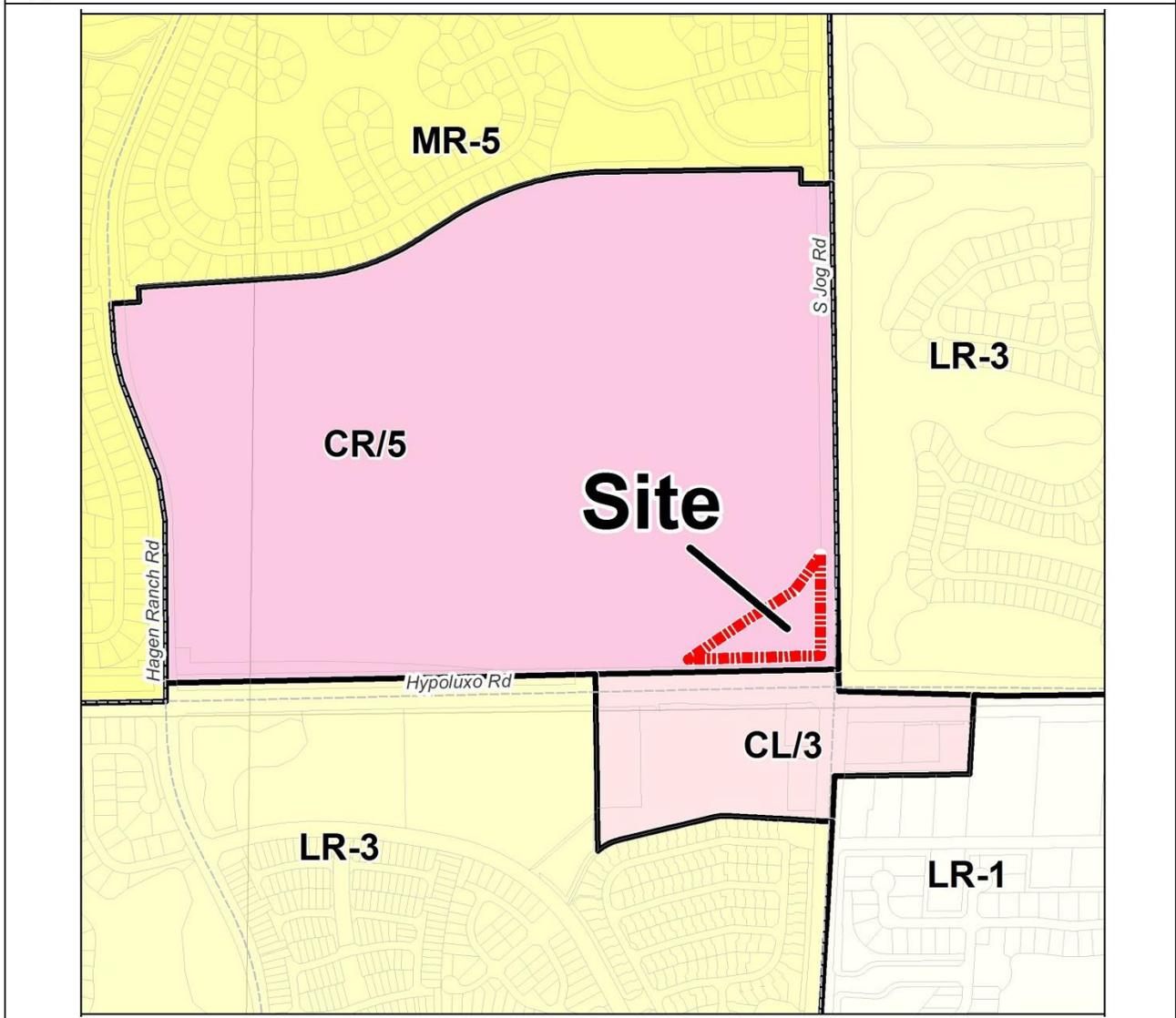


Exhibit 4 A-2 Ruben Communities – Aerial Map

Future Land Use Atlas Amendment Rubin Communities PBC, Residential (LGA 2015-003)



Site Data

Size: 8.45 acres
 Existing Use: Ag/Equestrian
 Proposed Use: Residential
 Current FLU: LR-2
 Proposed FLU: MR-5

Future Land Use Designations

LR-1	Low Residential, 1 unit per acre	CH/2	Commercial High, underlying LR-2
LR-2	Low Residential, 2 units per acre	CL-O	Commercial Low Office
LR-3	Low Residential, 3 units per acre	CL-O/2	Commercial Low Office, underlying LR-2
MR-5	Medium Residential, 5 units per acre	CLX/2	CL with crosshatching, underlying LR-2
CL/2	Commercial Low, underlying LR-2	INST	Institutional & Public Facilities
CL/3	Commercial Low, underlying LR-3	UT	Transportation & Utilities

Date: 08/11/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-1\Site\Rubin
 Note: Map is not official, for presentation purposes only



0 200 400 800 Feet

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



Exhibit 5 A-2 Rubin Communities – Location Map

Amendment No:	Rubin Communities (LGA 2015-003)
FLUA Page No:	76
Amendment:	From Residential Low, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5).
Location:	East side of Lyons Road, approx. 0.5 mile south of Lake Worth Road
Size:	8.45 acres
Property No:	00-42-43-27-05-028-0400

Condition: Development of the site is limited to a maximum of 5 dwelling units per acre, with no residential density increases permitted above 42 dwelling units.

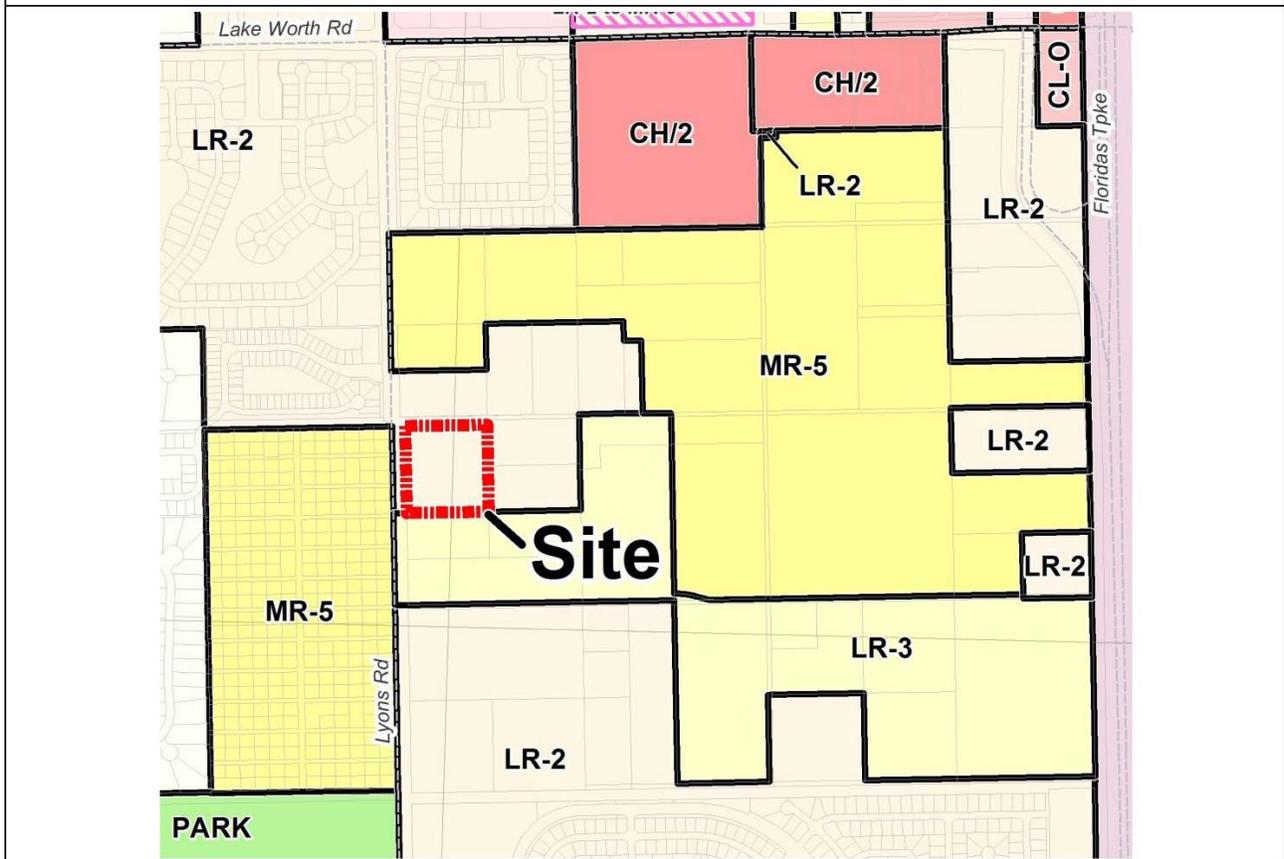


Exhibit 6

A-3 Harbor Chase of Wellington – Aerial Map

Future Land Use Atlas Amendment HarborChase of Wellington Crossing (LGA 2015-001)



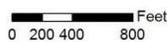
Site Data

Size: 18.281 acres
 Existing Use: Storage & Vacant
 Proposed Use: CLF, Type 3
 Current FLU: LR-2
 Proposed FLU: INST/5

Future Land Use Designations

LR-1	Low Residential, 1 unit per acre	CH/2	Commercial High, underlying LR-2
LR-2	Low Residential, 2 units per acre	CL-O	Commercial Low Office
LR-3	Low Residential, 3 units per acre	CL-O/2	Commercial Low Office, underlying LR-2
MR-5	Medium Residential, 5 units per acre	CLX/2	CL with crosshatching, underlying LR-2
CL/2	Commercial Low, underlying LR-2	INST	Institutional & Public Facilities
CL/3	Commercial Low, underlying LR-3	UT	Transportation & Utilities

Date: 08/11/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-1\Site\HarborChase
 Note: Map is not official, for presentation purposes only



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



Exhibit 7

A-3 Harbor Chase of Wellington – Location Map

Amendment No:	HarborChase of Wellington Crossing (LGA 2015-001)
FLUA Page No:	76
Amendment:	From Low Residential, 2 units per acre (LR-2), to Institutional and Public Facilities with an underlying 5 units per acre (INST/5)
Location:	Northwest corner of Lake Worth Road and Blanchette Trail
Size:	18.28 acres
Property No:	00-42-43-27-05-024-0590; 0601 0602

Conditions:

1. The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).
2. Development of the site is limited to a maximum of 240,000 square feet of hospital or equivalent number of generated trips.

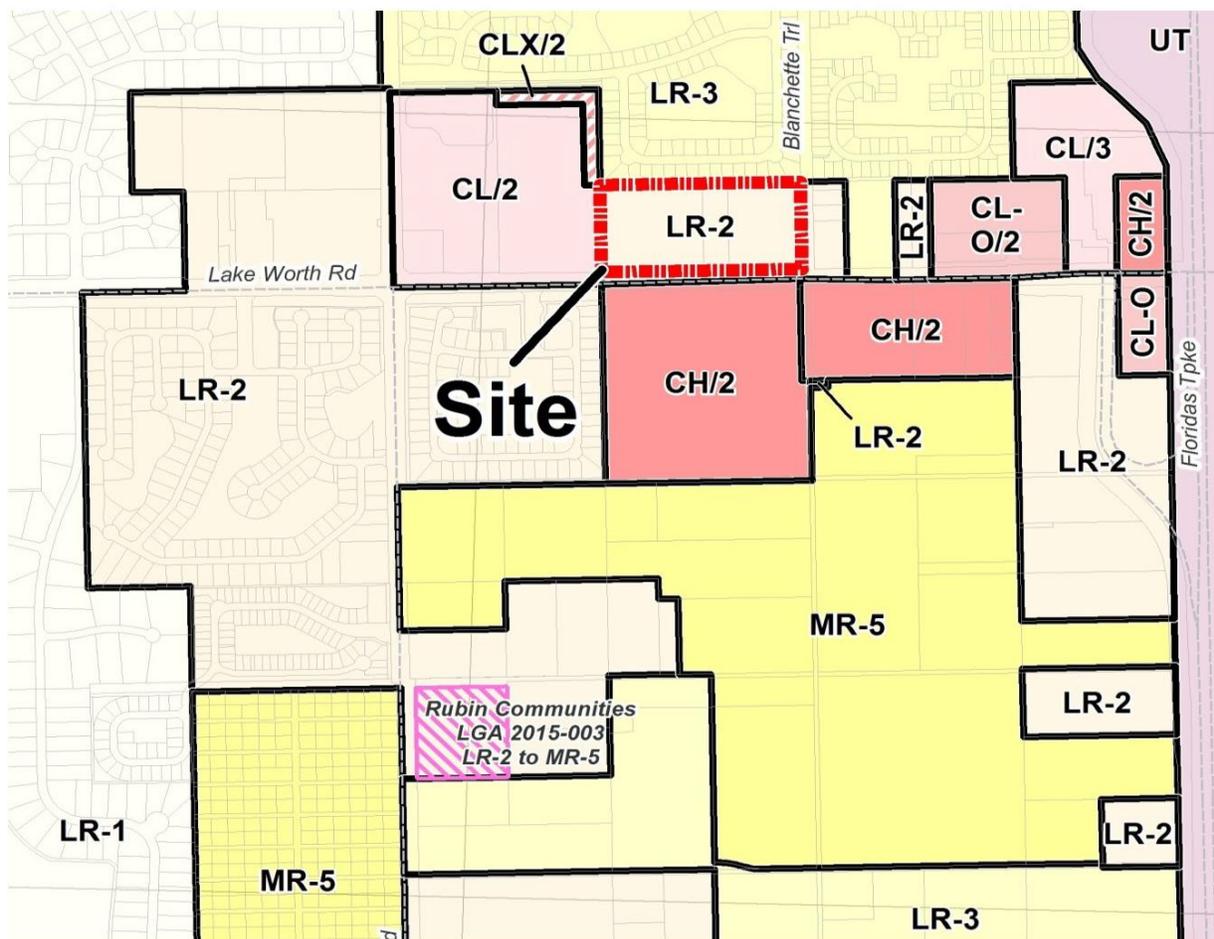


Exhibit 8

A-4 Hippocrates Health Institute – Aerial Map

Future Land Use Atlas Amendment Hippocrates Health Institute (LGA 2015-004)



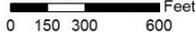
Site Data

Size: 32.36 acres
 Existing Use: CLF, Type 3
 Proposed Use: CLF, Type 3
 Current FLU: LR-1 & LR-3
 Proposed FLU: MR-5

Future Land Use Designations

LR-1	Low Residential, 1 unit per acre	CH	Commercial High
LR-2	Low Residential, 2 units per acre	IND	Industrial
LR-3	Low Residential, 3 units per acre	INST	Institutional & Public Facilities
MR-5	Medium Residential, 5 units per acre	UT	Transportation & Utilities
HR-12	High Residential, 12 units per acre		
CR	Commercial Recreation		

Date: 08/11/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-1\Site\Hippocrates
 Note: Map is not official, for presentation purposes only



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



Exhibit 9

A-4 Hippocrates Health Institute – Location Map

Amendment No:	Hippocrates Health Institute (LGA 2015-004)
FLUA Page No:	56
Amendment:	From Low Residential, 1 unit per acre (LR-1), on 23.07 acres, and Low Residential, 3 units per acre (LR-3), on 9.01 acres, to Medium Residential, 5 units per acre (MR-5)
Location:	West side of Skees Road, north of Belvedere Road
Size:	32.09 acres
Property No:	00-42-43-27-05-003-0110; 00-42-43-28-52-001-0010; 0020; 0030
Conditions: The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential, 1 units per acre (LR-1) on 23.07 acres, and Low Residential, 3 units per acre (LR-3) on 9.01 acres, in the location depicted on the FLUA at the time of the adoption of this ordinance.	

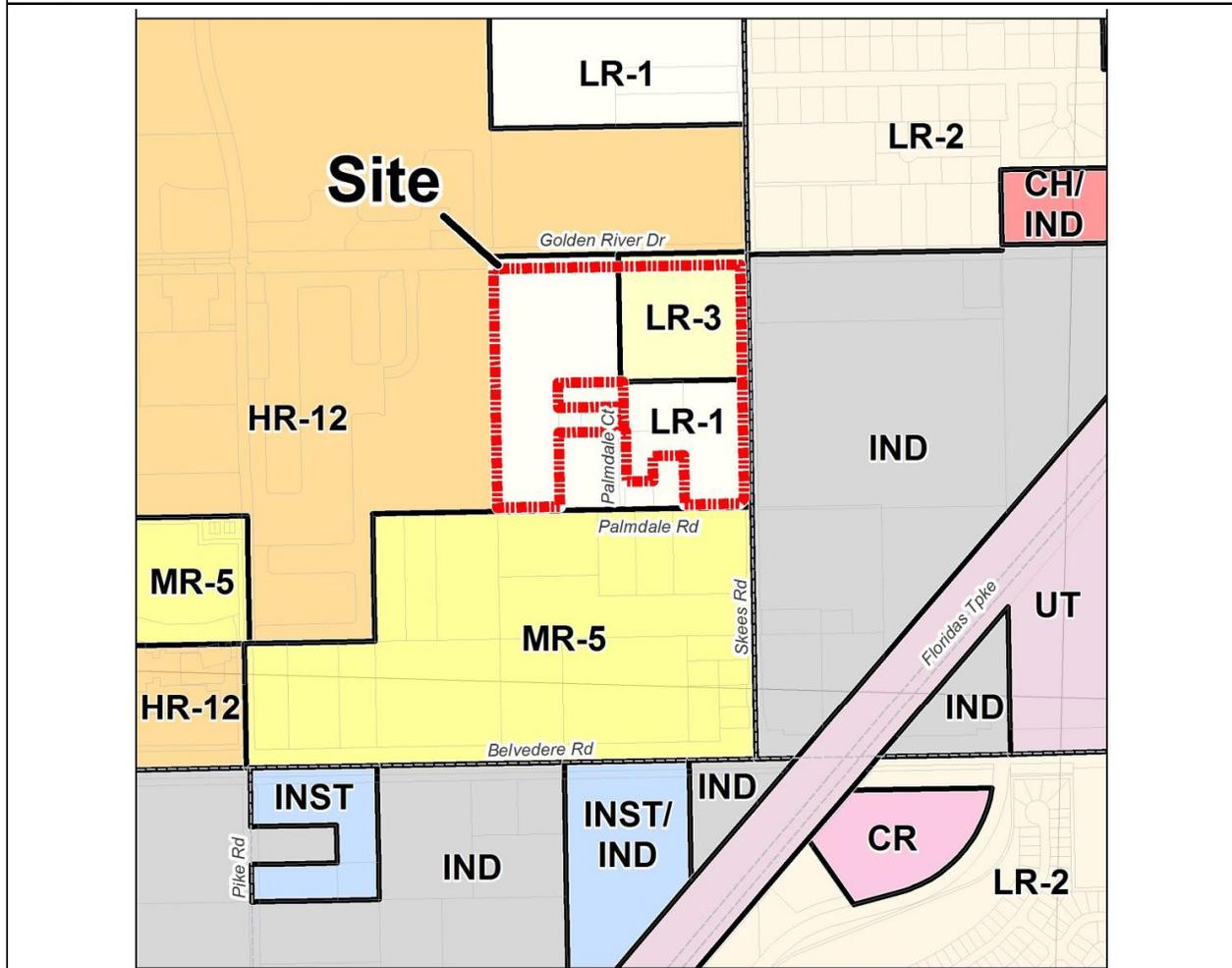
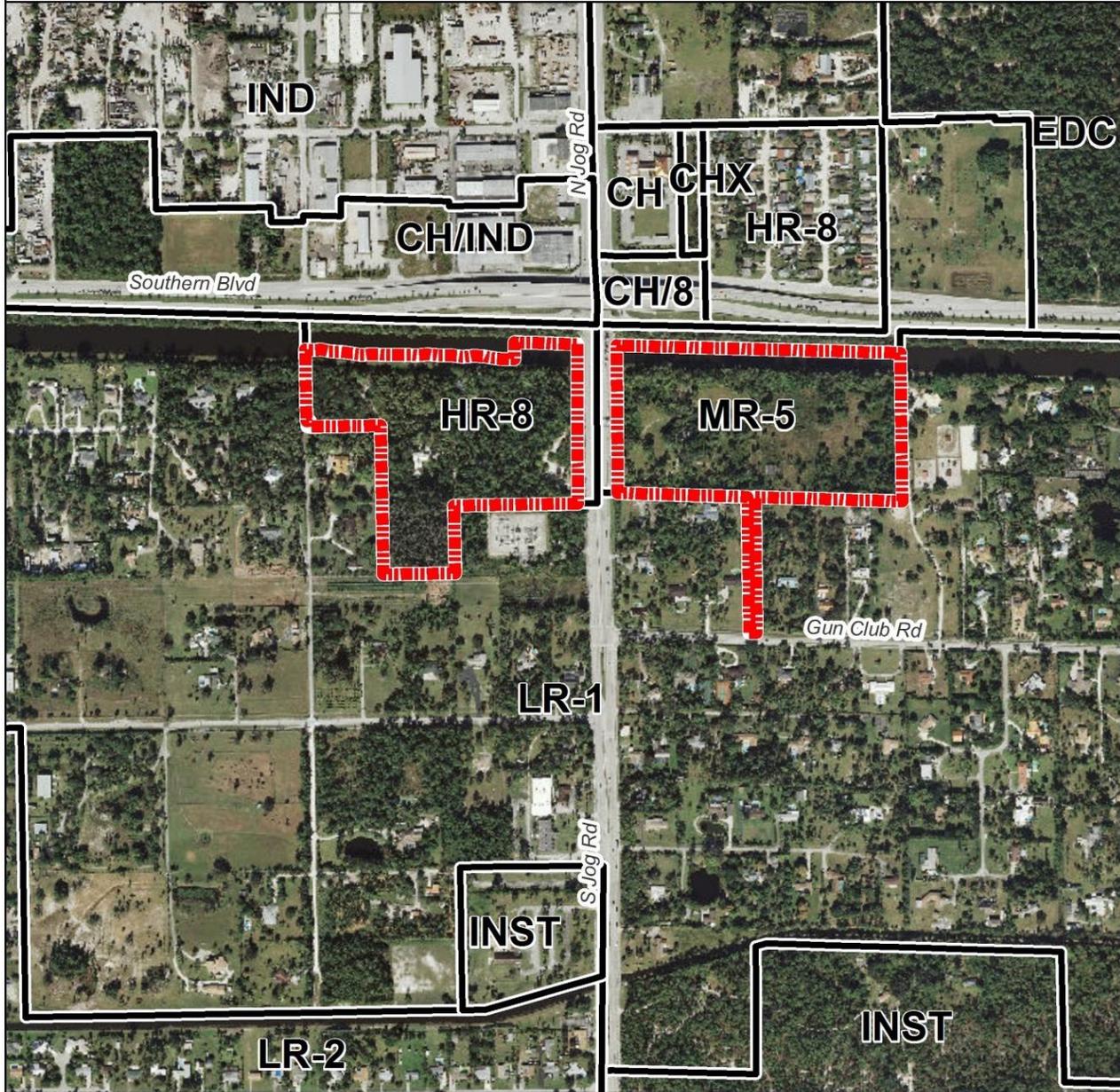


Exhibit 10 A-5 Cheney Ranch – Aerial Map

Future Land Use Atlas Amendment Cheney Ranch (LGA 2015-002)



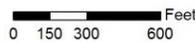
Site Data

Size: 40.879 acres
 Existing Use: Vacant
 Proposed Use: Single Family Homes
 Current FLU: HR-8 & MR-5
 Proposed FLU: MR-5

Future Land Use Designations

LR-1	Low Residential, 1 unit per acre	CHX	CH, with crosshatching
LR-2	Low Residential, 2 units per acre	CH/IND	CH, underlying Industrial
MR-5	Medium Residential, 5 units per acre	EDC	Economic Development Center
HR-8	High Residential, 8 units per acre	IND	Industrial
CH	Commercial High	INST	Institutional & Public Facilities
CH/8	CH, underlying HR-8		

Date: 08/25/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-1\Site\Cheney Ranch
 Note: Map is not official, for presentation purposes only



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

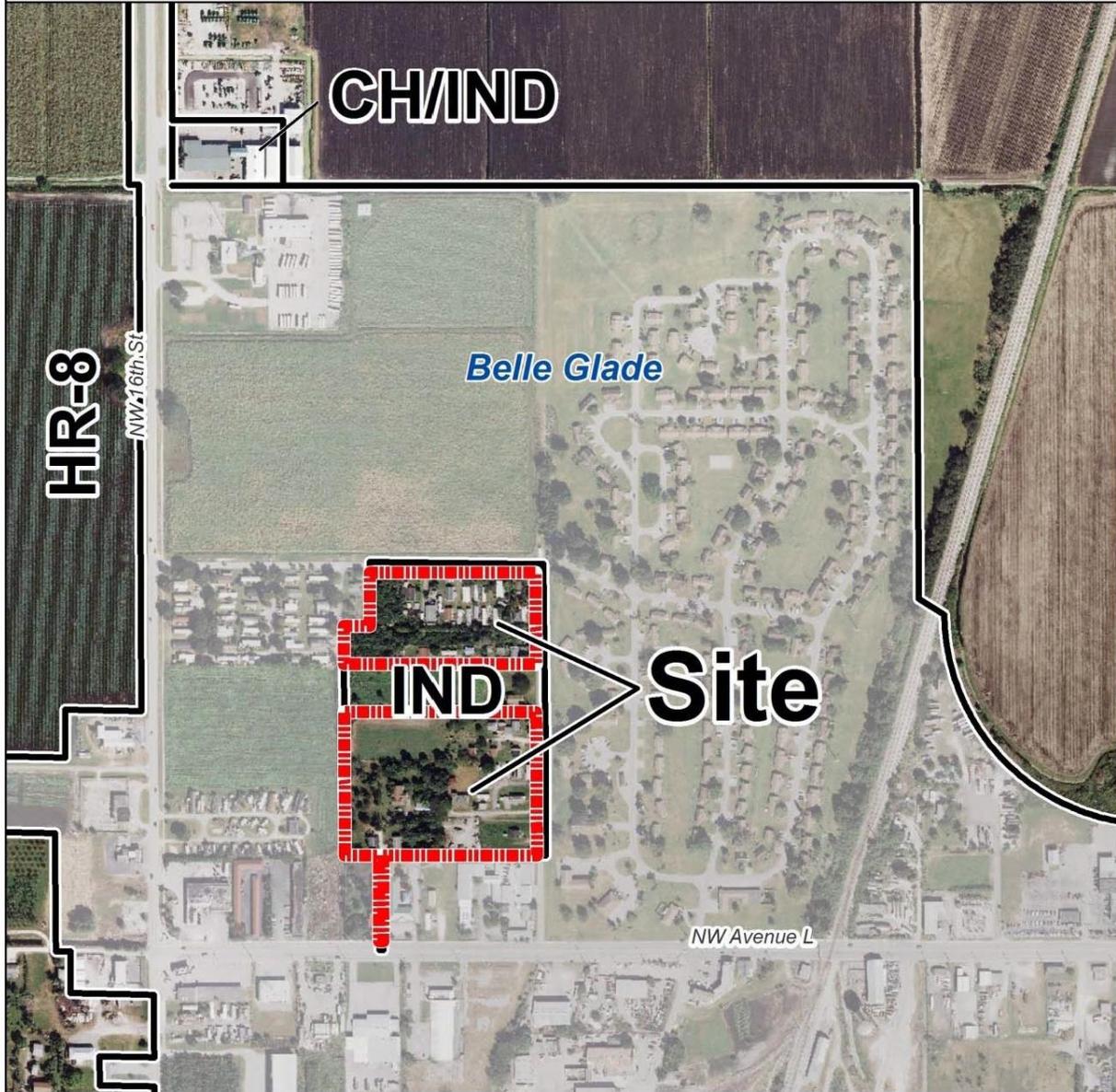


Exhibit 11 A-5 Cheney Ranch – Location Map

Amendment No:	Cheney Ranch (LGA 2015-002)
FLUA Page No:	64
Amendment:	High Residential, 8 units per acre (HR-8) to Medium Residential, 5 units per acre (MR-5) on 19.62 acres and to modify a condition on 40.88 acres
Location:	East and west sides of Jog Rd, south of Southern Blvd (SR80) and the C-51 Canal
Size:	40.88 acres approximately
Property No:	MR-5 (Ord. 2006-032) 00-42-44-03-00-000-1000; 00-42-44-03-00-000-1110; HR-8 to MR-5 (Ord. 2006-33) 00-42-43-27-05-005-1950; 00-42-43-27-05-005-1951; 00-42-43-27-05-005-1930; 00-42-43-27-05-013-0011; 00-42-43-27-05-013-0021; 00-42-43-27-05-013-0013;
Conditions:	To revise conditions of approval adopted by Ord. 2006-32 & Ord. 2006-33 as follows. At the submittal for the Zoning application for approval by the Board of County Commissioners. The development shall comply with the greater of the following two requirements for Workforce Housing: a. Twenty five (25%) of the total units, or b. the total number of workforce units required by the effective County workforce Housing Program. <u>The development shall provide 15% of the total units for workforce housing and shall otherwise be consistent with the County's Workforce Housing Program provisions.</u>
<p>The map displays a grid of zoning districts. A large pink area on the left is labeled 'CH/IND' and is bounded by 'Southern Blvd' to the south and 'IND' to the north. To its east, a vertical strip is labeled 'N Jog Rd'. Further east, a yellow area is labeled 'MR-5' and is bounded by 'Gun Club Rd' to the south. Other yellow areas are labeled 'CH' and 'CHX'. A large orange area is labeled 'HR-8'. A grey area on the far right is labeled 'EDC'. A grey area at the bottom is labeled 'LR-1'. A red dashed line outlines a specific area within the HR-8 and MR-5 districts.</p>	

Exhibit 12
B-1 Glades Underlying Corrective – Aerial Map

Future Land Use Atlas Amendment
 Glades Underlying (LGA 2015-006)



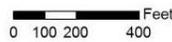
Site Data

Size: 12.02 acres
 Existing Use: Residential, Agriculture and Vacant
 Proposed Use: Residential, Agriculture, and Industrial
 Current FLU: IND
 Proposed FLU: IND/8

Future Land Use Designations

HR-8 High Residential, 8 units per acre
 CH/IND Commercial High, underlying Industrial
 IND Industrial

Date: 08/25/2014
 Contact: Planning
 Filename: T:\Plan\AMEND\15-11\Sites\Glades Underlying
 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-1 Glades Underlying Corrective – Location Map

Amendment No:	Glades Underlying (LGA 2015-006)		
FLUA Page No:	134		
Amendment:	From Industrial (IND) to Industrial with an underlying 8 units per acre (IND/8)		
Location:	West side of NW 13th Street, north of NW Avenue L		
Size:	12.02 acres approximately		
Property No:	0037433000007060 0037433000007070 0037433000007090 0037433000007100 0037433000007110 0037433000007120 0037433000007130	0037433000007140 0037433000007150 0037433000007160 0037433000007170 0037433000007230 0037433000007240 0037433000007250	0037433000007270 0037433000007280 0037433000007360 0037433000007460
Conditions:	None		

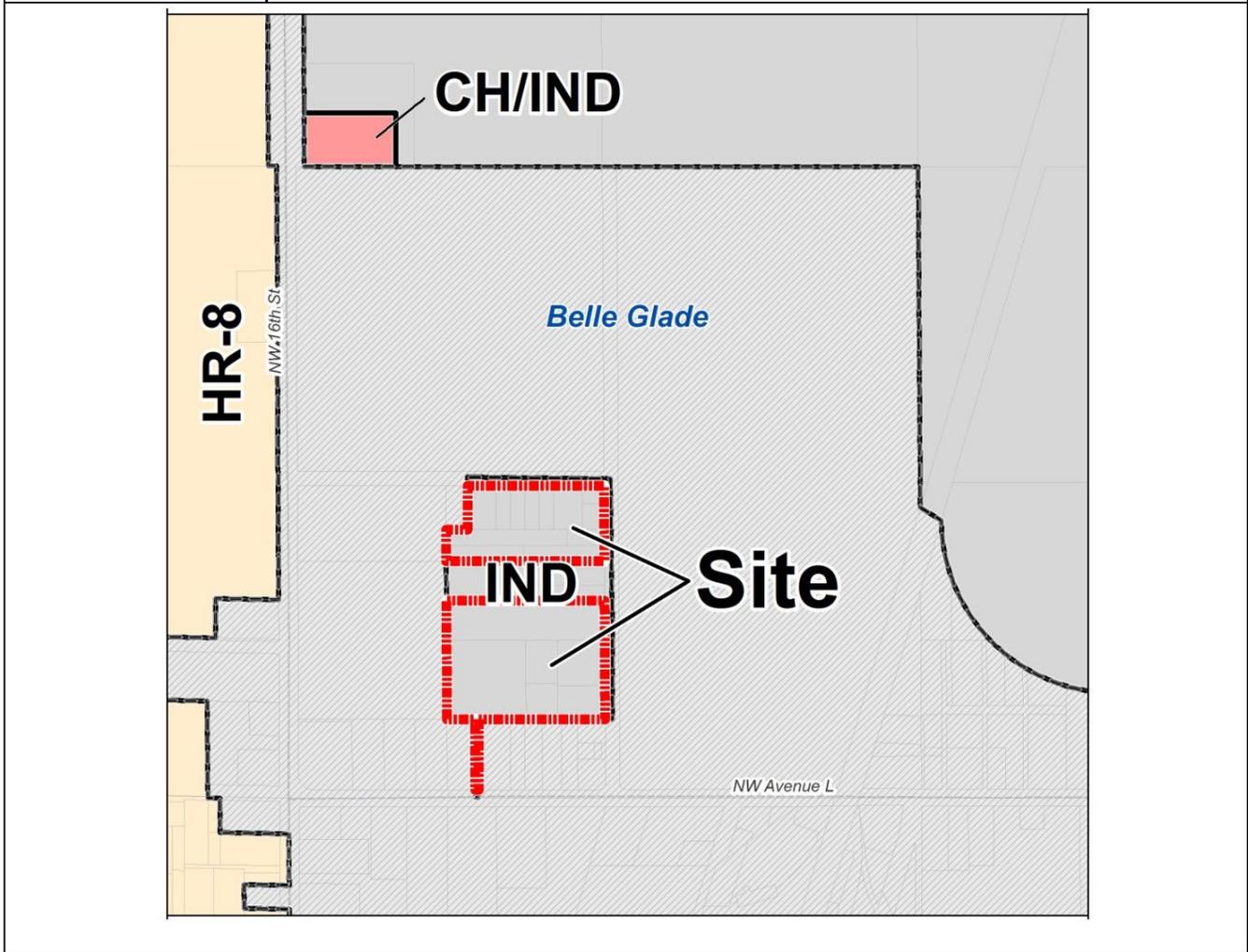


Exhibit 14
C-1 Fire Rescue Element Updates – Text Changes Showing
Strikethrough and Underline

Exhibit 1

A. Fire Rescue Element Update

REVISIONS: To delete a policy of the Fire Rescue Element regarding the citizens' advisory board previously known as the Fire and Life Safety Task Force. The deleted text is shown below ~~struck out~~.

~~**Policy 1.1-b:** The Fire and Life Safety Task Force shall prioritize goals for educational programs directed at reducing death, injury and property damage.~~

Exhibit 18

C-2 Conservation Maps – Current Generalized Wellfield Map

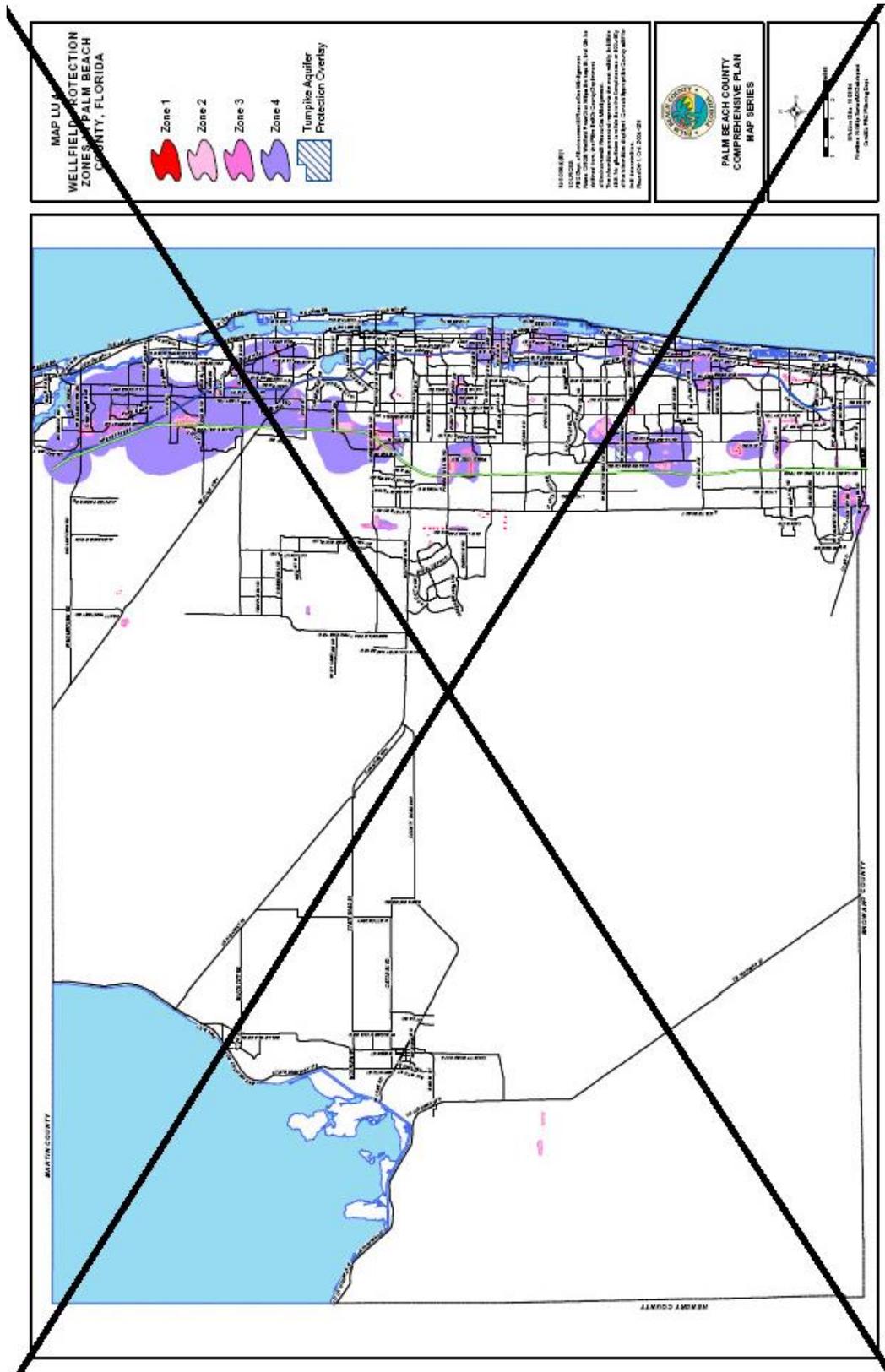


Exhibit 19

C-3 Water Supply Plan – Text Changes Showing Strikethrough and Underline

A. Utility Element, Utility Element Updates

REVISIONS: To revise and update the Utility Element to reflect operational and legislative changes. The added text is underlined, and the deleted text ~~struck out~~.

A. Utility Element, Water Supply Work Plan

REVISIONS: To revise with regards to Water Supply Planning. The revisions are shown with the added text underlined, and the deleted text ~~struck out~~.

2 The SFWMD Governing Board adopted the updated ~~2005-2006~~ 2013 Lower East Coast (LEC) Water Supply Plan, which includes: ~~In addition, the SFWMD Governing Board adopted the Regional Water Availability Rule as part of SFWMD's consumptive use permit program in February 2007. Therefore, given the Governing Board direction to reduce reliance on the regional system for future water supply needs, the focus of the 2005-2006 LEC Water Supply Plan Update was on alternative water sources and projects. The Updated Plan included recommendations for water supply and water resource development projects to help meet the needs of the region through 2025 2030. The Updated Plan also lays out a map to develop a 20 year water supply plan for the region. This plan and the CERP were carefully coordinated by the SFWMD and the Army Corps of Engineers to ensure integration of water resource planning for the region.~~

OBJECTIVE 3.1 Water Supply Planning

Palm Beach County shall plan for future water supplies through the adoption and scheduled updates of a Water Supply Work Plan and incorporate the alternative water supply projects identified in the South Florida Water Management Districts regional water supply plan ~~pursuant to s. 373.0361(2)(a)~~ or proposed by the County ~~under s. 373.0361(7)(b)~~ pursuant to the requirements for water supply planning under Chapter 373 of the Florida Statutes.

Policy 3.1-b: The County's ~~1020~~-Year Water Supply Work Plan dated December 5, 2014 ~~April 11, 2008~~ is adopted by reference and established to meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The County shall initiate revisions to the Work Plan and Comprehensive Plan for consistency with the County's Water Use Permit renewals at a minimum every 5 years or within 18 months after the SFWMD approves an updated regional water supply plan. The raw water supplies that will be needed during the ~~20~~ 10 Year period to satisfy projected needs are depicted in Table 3.1-b-1. *Cross-Reference: For the complete 20-year Water Supply Facilities Work Plan see the Potable Water & Wastewater Support Documents.*

**Table 3.1-b-1
Facility Capacity Analysis for Palm Beach County**

Facility Capacity Analyses	2010	2015	2020	2025
Population Served ¹	466,031	550,731	609,786	653,294
Demand per Capita (gpd) ²	115	115	115	115
Contracted FW Bulk Water (mgd)	9.3	8.3	8.3	9.3
Total Finished Water Average Daily Demand (mgd)	63	72	78	84
Total Raw Water Average Daily Demand (mgd)³	74	84	92	99
Available Raw Water Facility Capacity (mgd) ⁴	123	123	135	135
Raw Water Facility Capacity Surplus (Deficit) ⁵	49	39	43	36
Permitted Raw Water Allocation (gpd annual average) ⁶	97	97	97	97
Surifical Aquifer ADF Withdrawl (mgd) ⁷	67	78	85	92
Permitted Surplus (Deficit)	30	19	12	5

¹ Population Served represents projected retail customers and self-served conversions, Table 5-4.

² Demand per Capita based upon population served.

³ ADF raw water = 1.17 * ADF FW (per historical and capacity based analyses)

⁴ Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.

⁵ Calculated by subtracting average daily demand from available facility capacity.

⁶ Permitted allocation from Permit #50-00135 and Permit #50-06857-W.

⁷ Values do NOT reflect offsets from alternative water supplies as further documented in Section 8.

Policy 3.1-d: The County Water Utility Department shall coordinate with the potable water and sanitary sewer providers within the County, including municipalities, public and private utilities, and special districts, to coordinate the development of consistent water supply plans and considering the SFWMD's regional water supply plan approved pursuant to §. 373.0364 Chapter 373 of the Florida Statutes.

E. Capital Improvement Element, Water Supply Work Plan

REVISIONS: To update Table 10-A which documents capital costs associated with the Lower East Coast Water Supply Plan, specifically alternative water supply projects.

**TABLE 10-A
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
LONG-TERM LOWER EAST COAST WATER SUPPLY PROJECTS (\$Millions)**

Project	Capacity (MGD)	Estimated Cost (\$ millions)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASR @ WTP 2	5	TBD																
ASR @ WTP 8	5	TBD																
Century Village Phase II	3	TBD																
Reclaimed Water Piping Program	20	\$ 11	\$0.5	\$1	\$1.5	\$0.5	\$1.0	\$1.0										
Southern Region AWT Expansion	15	TBD																
WTP 2 Wellfield/Plant Expansion to Floridan Aquifer	15	TBD																
Northern Plant/Floridan Wellfield Project	10	TBD																
Lake Region WTP	10	TBD																
Broward County Reclaimed	2/10.5 ¹	N/A ²																
Lake Region Water Plant Phase II	10	TBD																
TOTAL PROGRAM	93	\$ 11	\$0.5	\$1	\$1.5	\$0.5	\$1.0	\$1.0										

¹ Years 1 through 7 following the initiation date the capacity will be 2 MGD, Year 8 and forward the capacity will increase to 10.5 MGD

² Project Cost to be financed by Broward County

Exhibit 20

C-4 Amendment Rounds– Text Changes Showing Strikethrough and Underline

A. Introduction and Administration Element, Amendment Rounds

REVISIONS: To revise the Introduction and Administration Element for the amendment process. The added text is underlined, and the deleted text ~~struck out~~.

E. Amendments to the Comprehensive Plan

The process for Amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein, and as further described in the Unified Land Development Code.

Proposed amendments to the Palm Beach County Comprehensive Plan are subject to the following:

1. Amendments to the text, tables, charts, and maps shall initiated only by the Board of County Commissioners or the Local Planning Agency.
2. Applications for an amendment to the Future Land Use Atlas (FLUA) for specific parcels of land shall be initiated only by the owner of the parcel, the Board of County Commissioners, or the Local Planning Agency.
3. Property owners requesting a FLUA amendment or Development Order (DO) may also include associated text and/or map series amendments to the Comprehensive Plan provided that the text and/or map series amendment is directly related to the proposed FLUA amendment or DO.

text omitted for brevity...

The County accepts applications for FLUA Large and Small Scale amendments up to four ~~two~~ times per year and ~~Small Scale amendments up to four times a year~~ as scheduled by the Planning Director.

Proposed ~~small scale~~ Future Land Use Atlas amendments must meet the following criteria (in addition to the State Statutes) in order to be processed:

1. **Small Scale Amendments**
 - a. The proposed amendment ~~parcel~~ consists of a lot (or lots) which do not exceed a total of 10 acres in size (including all land necessary to support the proposed use including land necessary for drainage);
 - ~~b~~ 2. The proposed amendment ~~parcel~~ is located within the Urban Service Area Boundary; and
 - ~~c~~ 3. The request is not to move the boundary of any tier.
2. **Large Scale Amendments**
 - a. The proposed amendment consists of a lot (or lots) and include all land necessary to support the proposed use including land necessary for drainage.

text omitted for brevity...

Exhibit 21

C-5 Industrial Future Land Use Designations - Text Changes Showing Strikethrough and Underline

A. Future Land Use Element, Industrial Future Land Use

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

2.2.4 Industrial

1. **REVISE Policy 2.2.4-a:** The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land by permitting Flex Space.
2. **NEW Policy 2.2.4-b:** In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:
 1. Allow Offices of an Industrial Nature (as defined by the Introduction and Administration Element) within all Commercial future land use designations.
 2. Allow within the Commercial High (CH) future land use designation uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, Warehouse, and Flex Space.
3. **NEW Policy 2.2.4-c: Industrial (IND).** The Industrial (IND) and Economic Development Center future land use designations are intended to accommodate category shall be primarily utilized by light, medium and heavy industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, and related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element), and shall permit the following uses: manufacturing, assembly of products, processing, research and development, wholesale distribution and or storage of products, transportation, fabrication, salvage and junkyards.
 1. Industrial. The Industrial (IND) future land use designation allows the full range of industrial activities ranging from light to heavy industry.
 2. Economic Development Center (EDC). The Economic Development Center (EDC) future land use designation is intended to accommodate employment opportunities, research parks, and Employment Centers (as defined by the Introduction and Administration Element). Properties with an EDC designation are intended to be developed as planned developments in order to promote internal circulation and buffering from surrounding land uses. Industrial uses allowed within EDC shall be limited to those that demonstrate Light Industrial characteristics. ~~EDC category shall be primarily utilized by office and research parks, and shall permit the following uses manufacturing, assembly of products,~~

~~processing, office, research and development, and wholesale distribution and storage of products.~~

3. **Additional Allowable Uses in Industrial Designations.** In addition to the industrial uses, ~~The~~ the land uses listed below are allowable within the Industrial and Economic Development Center future land use designations as permitted by the ULDC.

1. Mining, subject to the limitations included in Objective 2.3 entitled "Mining and Excavation";
2. ~~Accessory commercial uses within buildings devoted to primary industrial uses;~~
3. ~~Commercial uses within areas zoned as Planned Industrial Park Developments;~~
3. 4. Parks and Recreation;
4. 5. Commercial Recreation;
5. 6. Conservation;
6. 7. Institutional and Public Facilities;
8. 8. Transportation, and Utility, and Communication Facilities;
9. Communication Facilities;
9. 10. Non-residential agricultural uses;
10. 11. Caretakers' quarters;
11. 12. Uses and structures accessory to a permitted use; and,
12. 13. Flex space. Flex space allows each use to be a flexible percentage of the uses allowed in the Use Matrix per the applicable FLU, typically with 70% of the total floor area for uses demonstrating light industrial characteristics and 30% for retail, office and display areas for products manufactured and/or distributed on site.
13. Commercial uses pursuant to one or more of the following:
 - a. Commercial uses of an industrial nature that have impacts similar to industrial uses, including Office of an Industrial Nature;
 - b. Accessory commercial uses which are incidental and subordinate to the primary industrial use;
 - c. Gasoline sales shall be limited to accessory to an industrial use only or shall meet the commercial location requirements of the Commercial future land use designations
 - d. Commercial uses within Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a; and
14. ~~Residential uses within, subject to the limitations described in the provisions for a Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a.~~

4. **NEW Policy 2.2.4-d: Industrial Uses.** Industrial uses shall be considered either Light or Heavy as defined below. ~~The Unified Land Development Code shall include, at a minimum, the following three zoning districts, which generally allow the uses described below:~~

Light Industrial. Light industrial development's typical operation is ~~This district includes light manufacturing, processing, wholesaling, fabrication or storage of non-objectionable products not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on~~

~~immediately adjoining uses. These uses shall typically do not cause or result in the dissemination of excessive dust, smoke, fumes, odor, noise, vibration or light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. Examples of the allowable uses include, but are not limited to:~~

- ~~1. Assembly of computer products;~~
- ~~2. Business dispatching offices; and,~~
- ~~3. Pest control operations.~~

~~**Heavy General Industrial.** This district includes medium to heavy industrial operations such as manufacturing, transportation and wholesale trade, construction and agricultural uses. These uses Heavy industrial development's typical operation may cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, or light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. These effects will be minimized through the application of performance standards established in the Unified Land Development Code. Heavy industrial uses can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Examples of the allowable uses include, but are not limited to:~~

- ~~1. Salvage and junkyards;~~
- ~~2. Storage of regulated substances;~~
- ~~3. Outdoor storage, including storage of construction material;~~
- ~~4. Asphalt and concrete mixing and product manufacturing;~~
- ~~5. Foundry and steel or metal fabricating and manufacturing;~~
- ~~6. Transshipment terminals; and,~~
- ~~7. Light industrial uses (as described above).~~

5. REVISE TABLE III.C.2, Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories, and Non-Residential Uses

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Industrial	IND	.45-.85 ^a	not allowed	not allowed	.45	.45
	EDC	.45-.85 ^a	not allowed	not allowed	not allowed	not allowed

Notes:

unaltered text omitted for brevity

9. Industrial and storage related uses may be approved for up to .85 FAR.

unaltered text omitted for brevity

4.4.7 Planned Industrial Park Development (PIPD)

6. ~~REVISE Policy 4.4.7-a: Planned Industrial Park Developments may be permitted in the Industrial or Economic Development Center future land use categories, to accommodate and promote cluster industries, manufacturing, research, development, other value added activities and support uses. Other uses, such as hotels, offices, commercial, institutional, and residential that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses. [relocated from FLUA Regulation Section] Planned Industrial Park Development.~~ A Planned Industrial Park Development District (PIPD) is an economic activity center allowed in the Industrial and Economic Development Center future land use designations. The PIPD is intended for large Employment Centers primarily designed to accommodate and promote manufacturing, research, development, other value-added activities and support uses. Therefore, non-industrial uses such as residential, retail, office, and hotels, are expected to occur to support its major function as a Employment Center and to implement effective mobility strategies. Non-industrial uses shall be subject to the following:

1. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be ~~permitted~~ allowed within a commercial pod of a PIPD. Gasoline sales shall be limited to accessory to an industrial use only or shall meet the commercial location requirements of Commercial future land use designations;

2. Residential uses may be ~~permitted~~ allowed within the residential pod of a PIPD provided:

- a. recreation to meet the needs of the residential population is provided; and;
- b. a balanced mix of land uses is provided to meet the needs of the projected work force and PIPD residential population; and
- c. the amount and type of residential uses are rationally related to the amount and type of jobs (work force) created by the industrial and employment based uses.

7. REVISE FLUA Regulation Section

4. ~~Industrial~~

~~The County shall apply the following range of Industrial future land use categories:~~

~~Uses General. The Future Land Use Atlas delineates the Industrially designated areas to include lands primarily used for manufacturing, assembly, processing, research and development and wholesale distribution and storage of products.~~

B. Introduction and Administration Element, Industrial Future Land Use

REVISIONS: To revise definitions related to industrial future land use designations. The added text is underlined, and the deleted text struck out.

1. **EMPLOYMENT BUSINESS CENTER** - ~~A center~~ Centers of economic activity ~~within the Urban/Suburban Tier,~~ consisting of commerce, industry, or offices, often accessible to transit, which is intended to generate significant employment opportunities, ~~also referred to as an employment center.~~
2. **FLEX SPACE** - A building type that provides a flexible configuration of office or showroom space combined with, for example, manufacturing, laboratory, research and development, warehouse, and/or distribution. ~~type with a mix of non-residential uses allowed in the Industrial, Economic Development Center, and Commercial High future land use designations (FLU). Flex space allows each use to be a flexible percentage of the uses allowed in the Use Matrix per the applicable FLU. In General, approximately 75% of the total floor area is devoted to light industrial uses including research and development, light manufacturing, processing, storage and/or warehousing, with the remaining 25% allowed for retail, office and display areas for products manufactured or distributed from the industrial portion, as determined in the Unified Land Development Code (ULDC). Within IND and EDC FLU, retail and office square footage is limited to accessory only, and shall not exceed 30%.~~
3. **OFFICE OF AN INDUSTRIAL NATURE** - an establishment providing executive, management, or administrative support, but not involving medical or dental services, the sale of merchandise, or professional services (business or professional offices). Typical uses include corporate offices whose function does not include frequent visits by the public or the provision of services to public on the premises.

Exhibit 22 D-1 State Road 7 TIM – Aerial Map

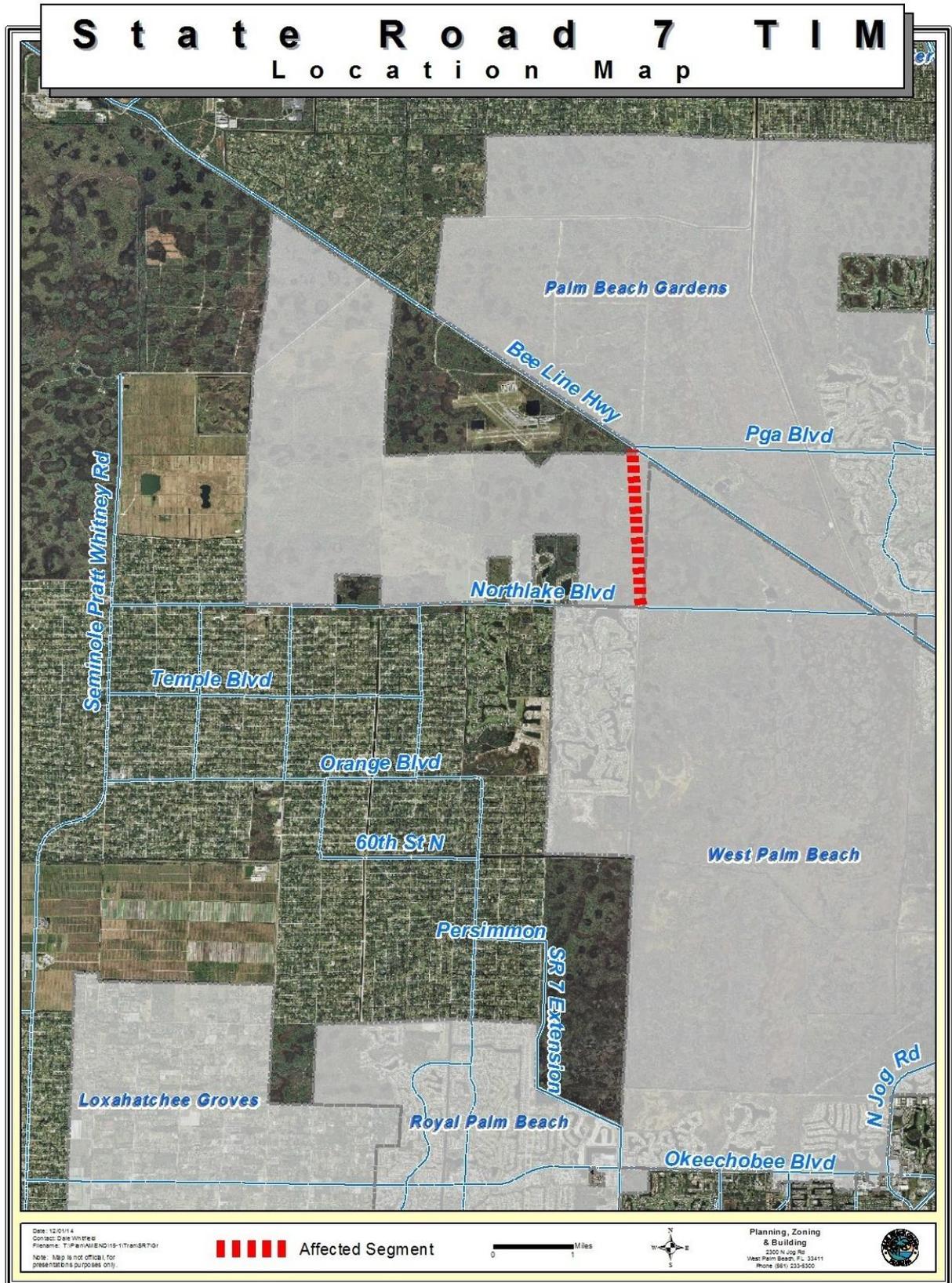


Exhibit 23

D-1 State Road 7 TIM – Location Map

A. Map Series, Thoroughfare Right of Way Identification Map (Map TE 14.1), State Road 7 Way Right-of-Way Reduction TIM Amendment

REVISIONS: To remove the right of way for the segment of State Road 7 between Northlake Boulevard and the Beeline Highway from Map TE 14.1.

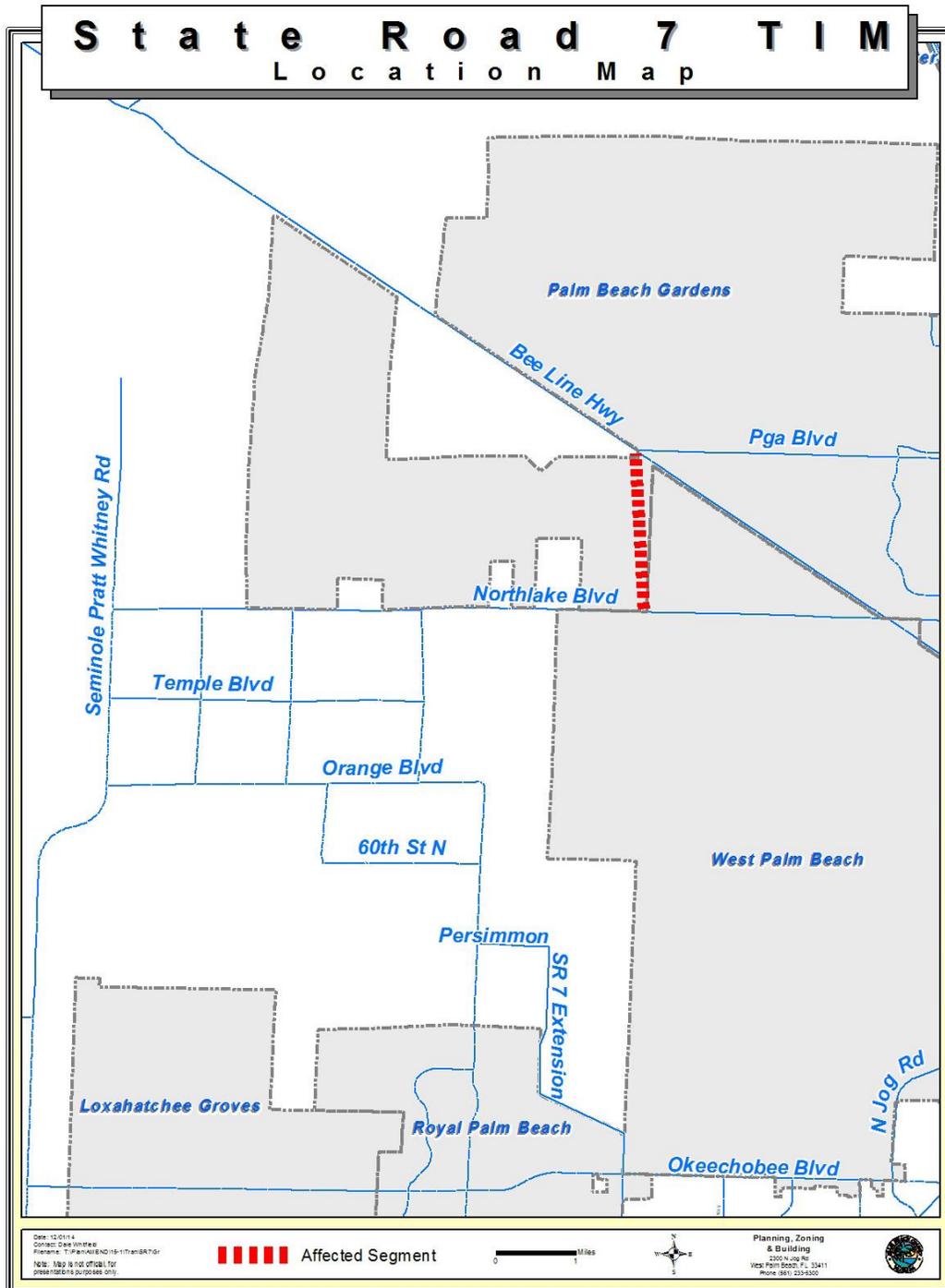
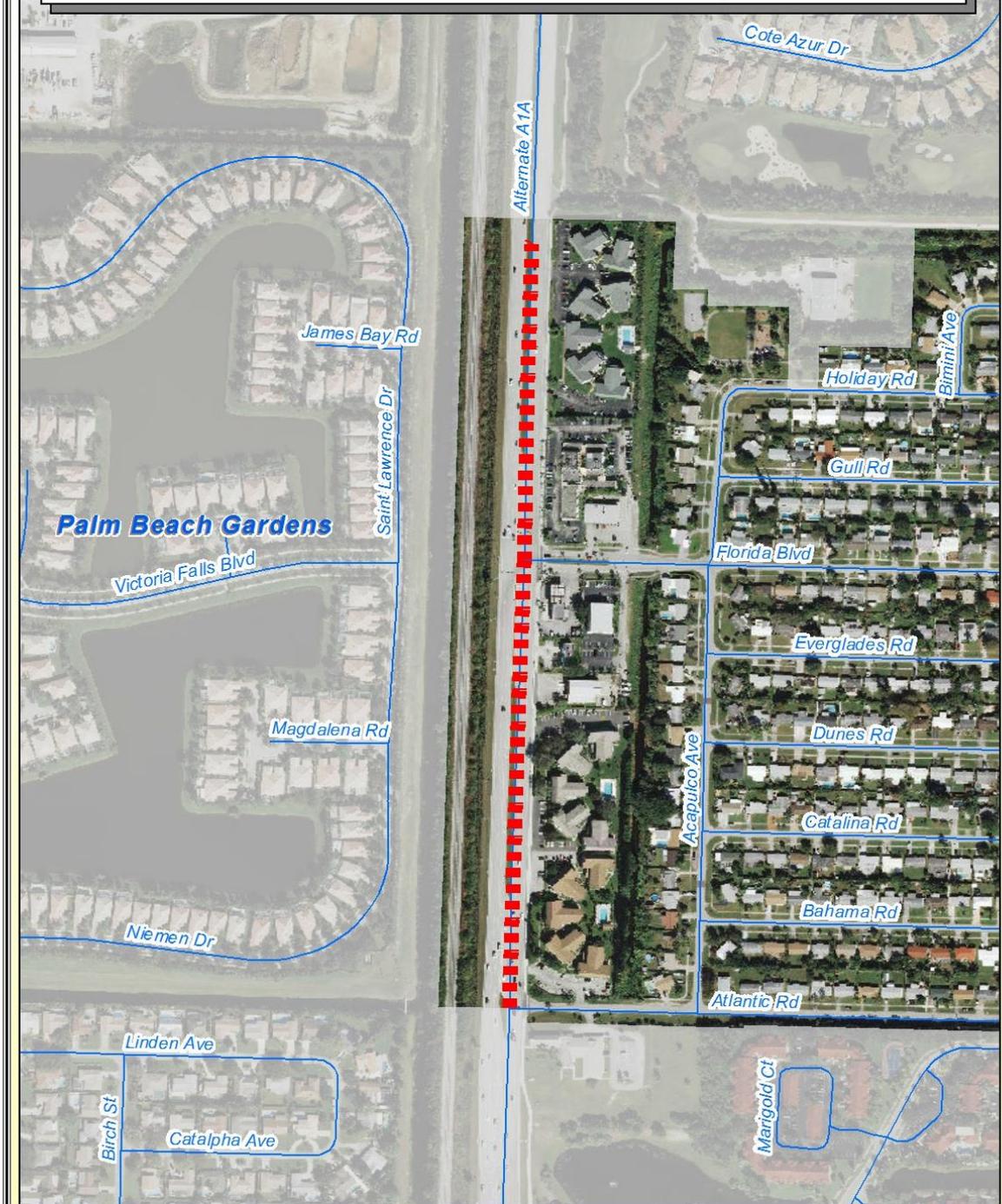


Exhibit 24 D-2 Alternate A1A TIM - Aerial Map

Aerial Map depicting the alignment

Alternate A1A TIM Location Map



Date: 12/11/14
Contact: Dale Winters
Reference: TPA 14-0018-10 (Item A1A)
Note: Map is not official for presentation purposes only.

■■■■ Affected Segment

0 100 200 400 Feet

Planning, Zoning & Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone: (561) 233-8300

Exhibit 25

D-2 Alternate A1A TIM - Location Map

A. Map Series, Thoroughfare Right of Way Identification Map (Map TE 14.1), Alternate A1A Right-of-Way Reduction TIM Amendment

REVISIONS: To reduce the right of way for the segment of Alternate A1A between Atlantic Road to 950 feet north of Florida Boulevard from 160 feet to 138 feet on Map TE14.1.

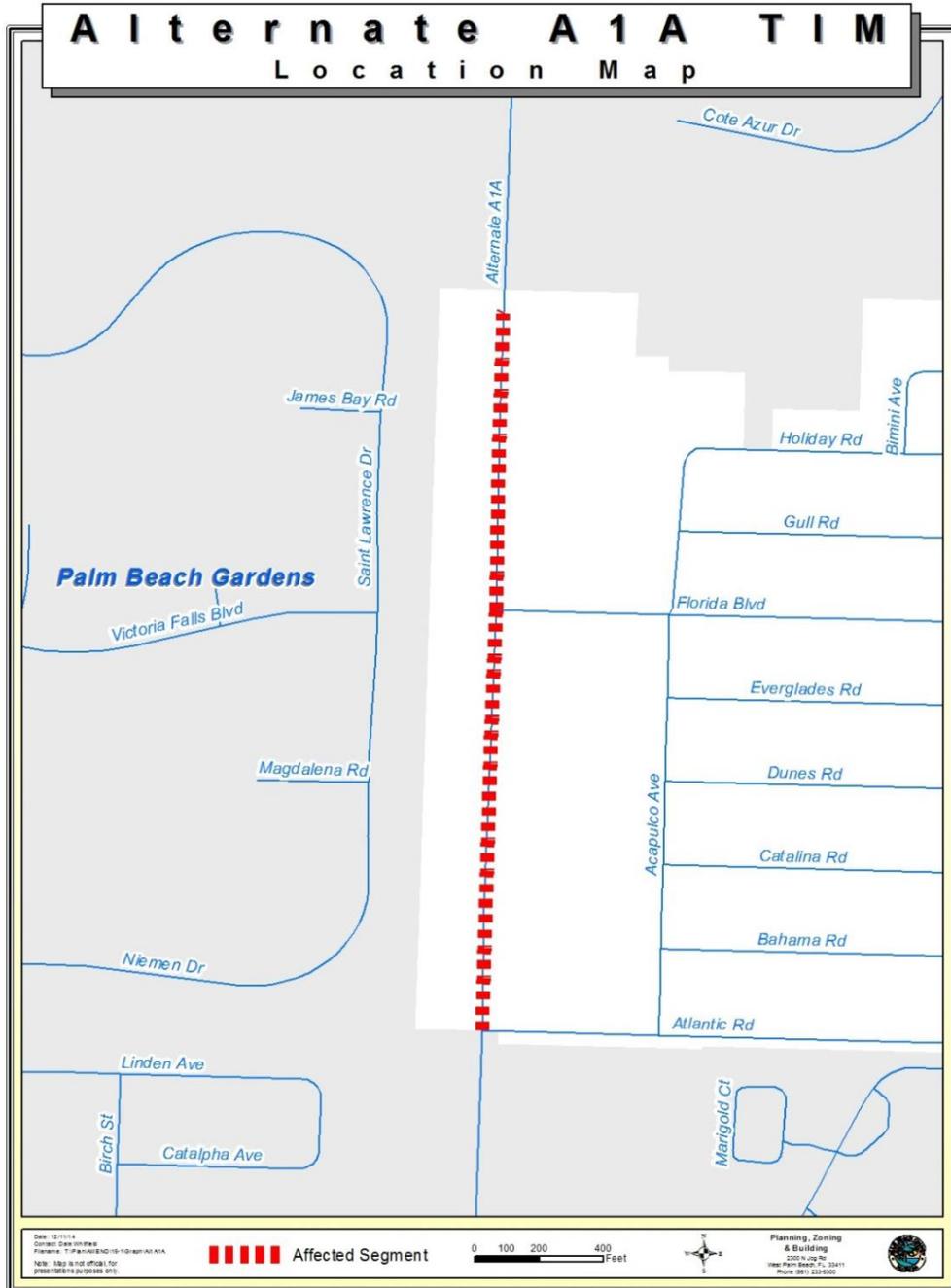


Exhibit 26

D-3 Belvedere Road CRALLS Modification – Text Changes Showing Strikethrough and Underline

A. Transportation Element, Belvedere Road CRALLS Deletion

REVISIONS: To delete the Belvedere Road CRALLS.

Policy 1.2-f: The Palm Beach County Board of County Commissioners finds the following facilities are constrained facilities and development orders shall be evaluated using the specific level of service standards identified herein instead of the Policy 1.1-b general level of service standards. A County amendment to consider a CRALLS designation will rely upon, as appropriate, the data and analysis provided by the local government requesting the CRALLS designation. Mitigation measures shall be required for any new CRALLS designation adopted after 2001, pursuant to Policy 1.2-q.

~~26. a. The following roadway segments are hereby designated as a CRALLS facility exclusively for the purposes of concurrency for Planet Kids, Duke Realty, McCraney Property and Boys & Girls Club/PBC Workforce Housing projects. The projects will be restricted to the following intensities and densities:~~

- ~~• Planet Kids – 15,000 square foot Day Care Center~~
- ~~• Duke Realty – 1,023,921 square foot Warehouse or equivalent industrial land use~~
- ~~• McCraney Property – 591,751 square foot Warehouse or equivalent industrial land use~~
- ~~• Linear Park – 22,000 square foot Day Care Center (Boys and Girls Club), and 96 Multi Family Residential Units:~~

- ~~1) Belvedere Road from Jog Road to Drexel Road
Peak Hour, Peak Direction Standard: 2,131 vehicles per hour~~
- ~~2) Belvedere Road from Drexel Road to Haverhill Road
Peak Hour, Peak Direction Standard: 2,567 vehicles per hour~~
- ~~3) Belvedere Road from Haverhill Road to Military Trail
Peak Hour, Peak Direction Standard: 2,528 vehicles per hour~~

~~b. This CRALLS designation shall no longer be in effect based on any of the following events occurring:~~

- ~~1) December 31, 2017.~~
- ~~2) Corresponding segments of Southern Boulevard (SR 80) are operating below LOS D on a peak hour, peak direction basis as an eight (8) lane facility.~~
- ~~3) Segments of Okeechobee Boulevard west of the Turnpike are operating below LOS D on a peak hour, peak direction basis as an eight (8) lane facility.~~

~~c. The following CRALLS Mitigation Measures are to be implemented in conjunction with the Belvedere Road CRALLS including the following:~~

- ~~1) For the Planet Kids project:
 - ~~a. The project shall provide a van or bus for student pick up.~~~~
- ~~2) For the Duke Industrial (Belvedere/Jog Industrial) project:
 - ~~a. The project shall provide bicycle racks to accommodate commuters using alternative modes of transportation.~~
 - ~~b. The project shall implement parking strategies that provide preferred parking for alternative vehicles and car pool vehicles.~~~~
- ~~e. The project shall participate with South Florida Commuter Services to promote and provide information on ridesharing services to persons employed by the project within 6 months of the Certificate of Occupancy.~~

- d. ~~The project shall provide shower facilities for employees utilizing alternative modes of transportation.~~
- e. ~~The project shall provide a contribution ("mitigation fee") to help cover some of the funding shortfall for the various transportation related improvements, at a minimum of 1.5 times the applicable impact fee, to be used towards off-site roadway and/or intersection improvements involving Belvedere Road. This mitigation fee shall be paid concurrent with building permit issuance. At such time as the County Engineer determines that funding is needed to complete right-of-way acquisition and construction for the road/intersection improvements, the remaining balance shall be paid. However, in no event shall the remaining balance be required sooner than October 1, 2010.~~
- f. ~~The project shall provide a shuttle bus or van during peak hours to the nearest Palm Tran stop to meet all scheduled buses.~~
- 3) ~~For the McCraney Property project:~~
 - a. ~~The project shall provide bicycle racks to accommodate commuters using alternative modes of transportation.~~
 - b. ~~The project shall implement parking strategies that provide preferred parking for alternative vehicles and car pool vehicles.~~
 - c. ~~The project shall participate with South Florida Commuter Services to promote and provide information on ridesharing services to persons employed by the project within 6 months of the Certificate of Occupancy.~~
 - d. ~~The project shall provide shower facilities for employees utilizing alternative modes of transportation.~~
 - e. ~~The project shall provide a contribution ("mitigation fee") to help cover some of the funding shortfall for the various transportation related improvements, at a minimum of 1.5 times the applicable impact fee, to be used towards off-site roadway and/or intersection improvements involving Belvedere Road. This mitigation fee shall be paid concurrent with building permit issuance. At such time as the County Engineer determines that funding is needed to complete right of way acquisition and construction for the road/intersection improvements, the remaining balance shall be paid. However, in no event shall the remaining balance be required sooner than October 1, 2010.~~
 - f. ~~The project shall provide a shuttle bus or van during peak hours to the nearest Palm Tran stop to meet all scheduled buses.~~
- 4) ~~For the County Workforce Housing Project/Boys and Girls Club:~~
 - a. ~~The Boys and Girls Club shall provide a van or bus for student pick up.~~
 - b. ~~The Workforce Housing shall provide bicycle racks for the multi-family housing units.~~
 - c. ~~The Workforce Housing property owners association shall participate with South Florida Commuter Services to promote and provide information on ride-sharing services to residents.~~

Exhibit 27

D-3 Belvedere Road CRALLS Modification - Location Map

REVISIONS: To remove CRALLS facilities pursuant to the deletion of TE Policy 1.2-f.26

