

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 10
From: Staff
Date: December 9, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County Comprehensive Plan
Amendment No. 16-6ESR

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 four proposed changes to the Future Land Use (FLU) Atlas and text amendments to the FLU, Introduction and Administration, and Transportation elements and the Map Series of the comprehensive plan. Many of the text amendments are related to the proposed changes to the FLU Atlas. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

A. Proposed Private Future Land Use Atlas Amendments

1. Seneca Commercial

The proposed amendment is to change the FLU designation on 4.51 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR) with a condition limiting development of commercial retail and office uses to a maximum of 38,538 square feet (SF). The subject property is located on the south side of Atlantic Avenue east of Lyons Road within the Agricultural Reserve Tier. The property is currently vacant. Adjacent land uses are Agricultural Reserve to the north, east and south; and Commercial Low with an underlying Agricultural Reserve in process to the west.

Following a series of workshops and roundtables regarding the Agricultural Reserve Tier, the Board of County Commissioners adopted changes to the comprehensive plan that included increasing the cap on commercial retail and office uses within the Agricultural Reserve Tier from 750,000 SF to 980,000 SF. The proposed amendment is one of about 10 privately proposed future land use amendment requests for Commercial in the Agricultural Reserve Tier to be considered by the county this year.

The county's Traffic Engineering Division indicated the proposed amendment would result in an increase of 1,513 net daily trips and 8 AM and 138 PM net peak hour trips based on development of 43,560 SF of retail uses. The county staff report concluded the proposed amendment is compatible with surrounding land uses and there are adequate public facilities and services available to support the proposed development. The county staff report notes that the subject property is located within ¼ mile of one of the two primary commercial intersections identified in the comprehensive plan (Atlantic and Lyons), which makes this site a suitable location for additional commercial uses within the Tier. The county staff report also indicated the proposed cap of 38,538 SF of commercial retail and office uses falls within the maximum allowed in the Agricultural Reserve Tier, and the proposed amendment is consistent with Board of County Commissioners direction to allow for additional, neighborhood-serving commercial uses within the Agricultural Reserve.

B. Proposed Private Text and Future Land Use Atlas Amendments

1. Southern Cleary

The proposed amendment is to change the FLU designation on 1.17 acres from Industrial (IND) to Commercial High (CH) with an alternative Industrial (CH/IND). The proposed amendment also includes a text change to revise FLU Element Policy 2.2.2-a to allow commercial designation specifically at the intersection of Southern Boulevard and Cleary Road. The subject property is located on the northwest corner of Southern Boulevard and Cleary Road within the Urban/Suburban Tier. The property is currently vacant. Adjacent land uses are Industrial to the north, east and west; Southern Boulevard and the C-51 Canal occur to the south.

The applicant is proposing to develop a convenience store with gas sales on the subject property. The site is located in an industrial area and is surrounded by industrial uses on three sides. The proposed amendment would reduce the maximum potential development of the site from 22,934 SF (0.45 floor area ratio) to 17,837 SF (0.35 floor area ratio). The applicant is proposing the revision to Policy 2.2.2-a because the subject site does not meet the location requirements for Commercial High. This policy currently does not allow commercial future land use on this site since it is not located at the intersection of a collector and arterial, or two arterial roadways, as identified on the county's Functional Classification Map.

The county's Traffic Engineering Division indicated the proposed amendment would result in an increase of 2,351 net daily trips and 182 AM and 147 PM net peak hour trips

based on development of 17,837 SF of commercial retail uses. The county staff report concluded the proposed amendment is compatible with surrounding land uses and there are adequate public facilities and services available to support the proposed development. However, county staff recommended the proposed text and FLU Atlas and text amendment be denied, because it will allow commercial future land use designation east of the Turnpike in an otherwise industrial area and would encourage the conversion of other valuable industrial frontage on Southern Boulevard to commercial uses in this area. The county staff report indicated this is contrary to Policy 2.2.4-a, which discourages the loss of industrially designated lands.

2. Johns Glades West MLU

The proposed amendment is to change the FLU designation on 37.99 acres from Low Residential, 3 units per acre (LR-3) to Multiple Land Use, with Commercial High and Residential, 8 units per acre (MLU, with CH, HR-8). The subject property is located at the southwest corner of Glades Road and 95th Avenue South in the Urban/Suburban Tier. The site has been farmed with row crops. Adjacent land uses are Medium Residential, 5 units per acre to the north and east; Commercial Low with underlying Medium Residential, 5 units per acre to the northeast; Medium Residential, 5 units per acre and Low Residential, 3 units per acre to the south; Commercial Low with underlying Low Residential, 3 units per acre to the southwest; and Commercial High with underlying Low Residential, 3 units per acre to the west.

The applicant has proposed a type of entertainment and housing destination that would contribute to balancing land uses in this suburban area. A conceptual plan shows proposed areas of commercial and residential development as well as open space, private recreation, landscape buffers and pedestrian and vehicular circulation. The proposed amendment also includes the following conditions of approval: 1) development of the site is limited to residential dwelling units and non-residential square footage that is equal to or less than, a maximum net daily trips of 10,024 and a maximum net peak hour trips of 481 AM and 782 PM above the allowable trips for the Low Residential, 3 units per acre designation; 2) a minimum 10 percent of the property must be committed to usable open space; 3) the zoning development order shall provide at least 33 percent of the residential units as workforce housing; 4) a condition shall be established in the adopting ordinance that will ensure the concurrent development of the residential and commercial uses; and 5) the adoption of the proposed comprehensive plan FLU and text amendment must be held concurrently with the rezoning application. The proposed text amendment revises Policy 3.5-d to provide an exemption of the current site from the long range traffic levels of service required for development.

The county's Traffic Engineering Department indicated the proposed amendment would result in an increase of 10,024 net daily trips and 481 AM and 782 PM net peak hour trips. The county staff report indicated the proposed Multiple Land Use designation with conditions of approval and Conceptual Plan demonstrates that the land uses will be functionally integrated, provide for a variety of housing in the area, be compatible with the surrounding land uses and meet all policy requirements of the Comprehensive Plan with the exception of the long range traffic requirements of Policy 3.5-d. The county staff

report indicated the conditions of approval to limit the majority of the potential traffic impacts to off peak hours, to provide additional workforce housing, to ensure that a mix of uses is established, and to require that the rezoning and amendment public hearings are held concurrently should offset any potential negative impacts associated with traffic.

3. Delray Linton Groves

The proposed amendment is to change the FLU designation on 1,287.96 acres from Rural Residential, 1 unit per 10 acres (RR-10) to Western Communities Residential (WCR) with conditions of development. The proposed amendment increases the residential density from 0.1 dwelling units per acre to 0.8 dwelling units per acre. This change would result in an increase in the maximum number of dwelling units on the property from 129 units to 1,030 units, which is a 698 percent increase. The proposed amendment would also allow a maximum 112,000 SF of commercial and 112,123 SF of community uses on the property. The Delray Linton Groves (DLG) property is located west of 190th Street North, north of 60th Street North. The north, east, and south boundaries of the property are directly adjacent to the recently approved Indian Trails Grove property. Adjacent land uses are Western Communities Residential to the north and south; Western Communities Residential and Rural Residential, 1 unit per 5 acres to the east; and Rural Residential, 1 unit per 10 acres and Rural Residential, 1 unit per 5 acres to the west.

The DLG property was cleared for citrus production in the 1960s. Currently, portions of the site are in active production of rowcrops. The site is located within an area of the county known as the Central Western Communities, a 57,000-acre area predominated by low density residential development and large tracts of undeveloped agricultural lands. It is located within the county's Rural Tier of its Managed Growth Tier System. Other projects in this general vicinity include:

- **Minto West Agricultural Enclave.** This 3,700-acre project was approved by Palm Beach County in October 2014. The project includes 4,500 residential units and 2,000,000 SF of non-residential development. On June 20, 2016, this property incorporated as the City of Westlake under the provisions of section 165.0615, Florida Statutes.
- **Avenir.** This 4,800-acre project was approved by the City of Palm Beach Gardens on May 5, 2016. The project includes 3,250 residential units and 2,540,000 SF of non-residential development.
- **Central Park Commerce Center.** This 138-acre project was approved by Palm Beach County on April 27, 2016. The project includes 3,200,000 SF of light industrial and warehouse uses.
- **Indian Trails Grove.** This 4,872-acre project was approved by Palm Beach County on September 22, 2016. The project includes 3,897 residential units and 350,000 SF of non-residential development.
- **Highland Dunes/Arden.** This 1,209-acre project was approved by Palm Beach County in October, 2013. The project includes 2,000 residential units.

The proposed amendment also includes revisions to the FLU and Transportation elements and Map Series. Major changes are summarized below:

Future Land Use Element

- Revise Policy 1.12-a to indicate the Western Communities Residential Overlay consists of approximately 6,159 acres (increased from 4,871 acres).
- Revise Policy 1.12-c to indicate within the Western Communities Residential Overlay the maximum number of residential units shall be limited to 4,927 units (increased from 3,897 units) and the maximum amount of non-residential commercial retail uses shall be limited to 412,000 SF (increased from 300,000 SF).
- Revise Policy 1.12-e to indicate the developer is to provide a minimum 2.5 miles of 8-foot-wide pedestrian and bicycle pathways open to the public; provide 4 miles of equestrian trails open to the public; provide the extension of 60th Street North from 190th Street North to the new north-to-south, internal roadway in the DLG Planned Unit Development (PUD) that connects 190th Street North and 60th Street North; provide the extension of Orange Blvd. from 190th Street North to the new north-to-south, internal roadway in the DLG PUD that connects 190th Street North and 60th Street North; and, in addition to the project's proportionate fair share obligation for the DLG property, provide an additional \$1,321,490 for road improvements in the Central Western Communities.
- Revise Policy 1.12-h to require the developer to donate 25 acres for a civic facility to be constructed at the county's expense.
- Revise Policy 4.5-f to indicate the Western Communities Residential land use category shall have a maximum permissible non-residential intensity of 462,000 SF (increased from 350,000 SF) of commercial uses, comprised of 412,000 SF (increased from 300,000 SF) of commercial retail uses, and 50,000 square feet of commercial office uses.

Transportation Element

- Revise Policy 1.4-q regarding rural parkways to require Orange Boulevard from 190th Street North to the access points for the DLG PUD contain a minimum of a 50-foot wide easement on the north side in order to accommodate a multipurpose pathway and equestrian trail, and a 50-foot wide easement on the south side to accommodate a multipurpose pathway, with each side landscaped with at least 70% native vegetation.
- Revise Policy 1.4-q regarding rural parkways to require 60th Street North from 190th Street North to the westernmost access point for the DLG project contain a minimum 50-foot wide easement on the north side of 60th Street North in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail with at least 70% native vegetation.

Map Series

- Revise Map LU 1.1, Managed Growth Tier System Map, to add the DLG PUD to the Western Communities Residential Overlay as a Limited Urban Service Area.
- Revise Map LU 2.1, Service Area Map, to add the DLG PUD as a Limited Urban Service Area and remove it from the Rural Service Area.
- Revise Map LU 3.1, Special Planning Areas Map, to add the DLG PUD to the Western Communities Residential Overlay.

- Revise Map TE 14.1, Thoroughfare Right of Way Identification Map, to extend Orange Boulevard, and 60th Street North, west of 190th Street North into the DLG PUD and add notes relative to Policy 1.4-q.

The applicant for the proposed amendment has provided a conceptual plan (Exhibit 18) to be adopted as part of the proposed amendment. The conceptual plan identifies the general locations of land uses and establishes design components. The conceptual plan illustrates:

- One node of commercial on the eastern central portion of the project;
- Areas of low, medium and high density residential;
- Areas of civic/institutional, recreation, and open space; and
- Other features including ingresses and egresses, equestrian trails, and pedestrian pathways.

The applicant has indicated the DLG project would provide several public benefits, including the following:

- Provision for 10 percent of all units to be provided on-site as workforce housing;
- Creation of a mixed-use community design to address regional land use imbalance and potential to reduce vehicle miles travelled;
- Provision of 25 acres of civic site dedications;
- Provision of a minimum 4 miles of equestrian trails, 6 miles of pedestrian and bicycle pathways and trails within the project; and
- Potential to address regional flooding through increased water storage on 400 acres of open space on the western side of the property.

The county staff report indicated that the proposed amendment is generally consistent with provisions of the county's comprehensive plan. Potable water, wastewater, and reclaimed water service will be provided by the Palm Beach County Water Utilities Department, who has indicated they have the necessary capacity to provide the required level of service (LOS) at the proposed density and intensity. Drainage infrastructure and capacity will be provided by the Cypress Grove Community Development District and the property would become an active unit of the Indian Trail Improvement District.

The county staff report noted that due to the location of the DLG project in the Central Western Communities, this site has an opportunity to address imbalances of land uses through additional non-residential development, provide regional water and drainage solutions for the area, and provide workforce housing. The county staff report indicated the proposed amendment would be compatible with surrounding land uses, because the proposed density is equivalent to the density in the Exurban Tier. Also, the applicant is proposing extensive buffers and separation to adjacent lands in the Rural Tier that are both in agriculture and residential development. In addition, the rural landscape will be enhanced through the incorporation of significant pedestrian, bicycle, and equestrian trails, and use of the rural parkway concept along 190th Street North and 60th Street North that form the boundary of the parcel.

The county staff report indicated the proposed amendment includes an exemption from Policy 3.5-d to address impacts to roadway LOS for many facilities within central western Palm Beach County. Policy 3.5-d was adopted by the county in part to determine whether or not there would be significant potential impacts upon the transportation network based on an analysis using the Palm Beach Metropolitan Planning Organization's (PBMPO) long range transportation model. The proposed amendment is projected to generate approximately 13,375 additional daily trips on the regional road network. The long range Policy 3.5-d study showed that the proposed land use amendment does not comply with the policy. The county identified 17 segments that did not meet the adopted LOS. The county staff report indicated many of the long-term deficiencies indicated in the 3.5-d study can be effectively addressed by providing more lane and intersection capacity than what was expected in the long range model road network.

C. County Initiated Amendments

1. Equestrian Waste

The proposed amendment is to revise the FLU and Introduction and Administration elements to provide language to: define equestrian waste and recycling; allow an equestrian waste recycling pilot project on Special Agriculture (SA) FLU designation in the Glades Tier; and clarify the types of agricultural related uses allowed within the SA designation. The proposed amendment addresses the ongoing issue of managing equestrian waste in the county. Currently, facilities that recycle or process equestrian waste are allowed within the Industrial FLU designation, but not allowed close to the core equestrian areas of the central county. Furthermore, in recent years new technologies have been developed to address equestrian waste in a more sustainable manner through recycling. The proposed amendment addresses these issues. New definitions added to the Introduction and Administration Element include:

- **Equestrian Waste** – Equestrian Waste means manure produced by horses along with soiled bedding material. “Manure” means a solid waste composed of excreta of animals, and residual materials that have been used for bedding, sanitary or feeding purposes for such animals.
- **Recycling** – Recycling means any process by which solid waste materials are recovered and reused in manufacturing, agricultural, power production, and other processes.

New Policy 2.2.5-## in the FLU Element allows an equestrian waste recycling pilot project to be approved in the Glades Tier Rural Service Area within the Special Agriculture future land use designation. This change is proposed as a pilot project to limit the first application of the language before considering allowing the use through this future land use on a broader scale. The Pilot Project site must meet the following criteria in order to be approved:

1. The site must be located in proximity to State or County roadways (SR80, SR715, CR880, Connors Highway/US98, Browns Farm Road, and US27) either by frontage with direct access or located within 300 feet; and
2. The site must hold a valid development order for composting approved prior to December 31, 2017; and
3. The site must be self-contained, comply with all regulatory permits, and comply with the Unified Land Development Code (ULDC) Article 5, Best Management Practices for Livestock Waste Received from Offsite Sources; and
4. The ULDC shall be revised to ensure that the use is not located within a minimum of 1,000 feet from food processing or packing plants.

The FLU Element continues to indicate the Special Agriculture (SA) FLU category shall primarily be used as a transitional agricultural classification and is utilized for more intense agricultural uses and related services. However, a statement that permitted limited commercial activities in this category has been deleted. Also, the description of land uses and intensities allowed in areas designated Special Agriculture was modified by adding the following uses: “Agricultural industry facilities related to the transportation, storage, recycling, or processing of agricultural products or by-products. Such uses may or may not be associated with a principal use on site. Example uses include, but are not limited to, packing plants, potting soil manufacturing, chipping and mulching of vegetation (excluding construction debris), agricultural light manufacturing, equestrian waste recycling, and transshipment.”

The county staff report indicated the proposed amendment is consistent with the comprehensive plan and will promote sustainable options by establishing additional opportunities for the recycling of equestrian waste in an efficient, environmentally sustainable manner. The proposed amendment will promote new management techniques offering better methods of handling the waste. These newer methods can be fully contained within structures, which have the benefits of eliminating nutrient run off and reducing water pollution, and recycle the waste into bedding material and other products that can reduce demands for raw materials. The proposed Pilot Project in the Glades Tier will provide an opportunity for this use close to the equestrian hub in Wellington, Town of Loxahatchee Groves, and the surrounding Western Communities.

2. Mixed and Multiple Use

The proposed amendment is to revise the FLU Element provisions related to mixed use and multiple use projects. The purpose of this amendment is to allow greater flexibility for sites to utilize both nonresidential intensity and residential density in order to promote a more efficient and effective use of land. The amendment revises Objective 4.4 to add the term “Multiple Use” to the current title of “Mixed Use” to more accurately reflect the future land use designations and zoning designations addressed by this objective. Many of the policies under Objective 4.4 are proposed to be revised to eliminate hindrances to mixed and multiple use development and establish consistency across mixed and multiple

uses. The proposed changes include deleting the requirement for vertical integration to achieve maximum residential density and non-residential intensity; exempting Multiple Land Use future land use designation projects from the internal trip capture requirements of the Mixed-use Planned Development zoning district; eliminating redundancy; adding references to Multiple Use Planned Development; and eliminating Lifestyle Commercial Center as a freestanding zoning district.

The proposed amendment also deletes Objective 1.10, SR-7 Economic Development Overlay and all of the policies under this objective, because the land area was annexed into the Village of Royal Palm Beach. Also, the proposed amendment revises Policy 2.2.1-j and Table 2.2.1-j.1 to clarify that the Residential High (RH) zoning district is consistent with the Medium Residential future land use designation only for those parcels that held this district prior to 1989. This language was inadvertently omitted from a previous amendment.

The county staff report indicated the proposed amendment is consistent with the comprehensive plan and will foster use of the mixed and multiple use future land use designations and zoning districts by eliminating hindrances that require vertical integration and internal trip capture. The county staff report indicated that allowing infill projects to develop with multiple uses will result in a more efficient use of land and add the ability for more housing opportunities in existing urban areas.

Regional Impacts

Seneca Commercial: The Agricultural Reserve is recognized in the Economic Development section of the SRPP as a significant regional resource, because of its unique potential for agricultural production important for providing food resources nationally. The Agricultural Reserve provides a two billion dollar industry that produces 28 percent of the fruits and vegetables in the county, and supports many jobs. The Agricultural Reserve is approximately 22,000 acres of unincorporated land west of the Florida Turnpike and north of the Broward County line. The Agricultural Reserve was established in 1980 to facilitate preservation of agriculture. In 1998, the Board of County Commissioners directed the development of a master plan with the purpose to preserve and enhance agricultural activity and environmental and water resources in the Agricultural Reserve, and produce a master development plan compatible with these goals. In 1999, a Conservation Bond Referendum was passed with \$100 million to protect property in the Agricultural Reserve. In 2001 the county's comprehensive plan was revised to incorporate the findings contained in the Agricultural Reserve Master Plan. Approximately 2,400 acres in the Agricultural Reserve were protected through the bond issue, and another 7,000 acres have been preserved for agriculture on privately owned parcels.

In 2014 and 2015, the county held roundtable workshops to consider changes to the provisions of the Agricultural Reserve. In April 2016, the county amended the FLU Element to allow private future land use amendments for commercial land use to be reviewed on a case by case basis, including increasing the cap on commercial retail and office uses within the Tier from 750,000 SF to 980,000 SF. The Seneca Commercial proposed amendment includes a condition limiting development of commercial retail and office uses to a maximum of 38,538. This change is

expected to result in the county reaching the maximum 980,000 SF of commercial development allowed in the Agricultural Reserve Tier.

The Seneca Commercial proposed amendment would reduce the potential for agricultural-related uses in the Agricultural Reserve and increase commercial uses. The direct impact of the proposed amendment on the potential for agricultural production in the Agricultural Reserve is very small, because the proposed change only affects about 4.51 acres of the approximately 22,000 acres in the Agricultural Reserve. However, the overall trend in the reduction of agricultural uses in the Agricultural Reserve is of concern, because the conversions result in the loss of a regional resource that may never be recovered. Council encourages the county to take a strong position in protecting agricultural use in the Agricultural Reserve.

Johns Glades West MLU: The proposed amendment has the potential to significantly impact the regional roadway network, including segments of Glades Road, SR 7, and Lyons Road. The conditions of approval to limit the majority of the potential traffic impacts to off peak hours, to provide additional workforce housing, and to ensure that a mix of uses is established, are expected to offset potential negative impacts associated with traffic impacts. However, the mitigation measures to offset potential traffic impacts resulting from providing an exemption to Policy 3.5-d could be enhanced by providing additional pedestrian and vehicular connections with adjacent properties.

Delray Linton Groves: The proposed amendment has the potential to significantly impact the regional roadway network by exceeding LOS standards on segments of Seminole Pratt Whitney Road; Northlake Boulevard; Orange Boulevard; 60th Street North; Persimmon Boulevard; and Okeechobee Boulevard. Part of the DLG proposal is to request a text amendment to Palm Beach County's comprehensive plan granting several LOS exemptions or waivers for the roadways listed above. **Regional Transportation and Energy Policies 7.1.3.1, 7.1.4.4 and 9.1.1.1** are to encourage patterns of development and redevelopment that reduce dependency on the automobile and the use of fossil fuels; maximize public transportation alternatives; minimize the use of the region's arterial and collector network; and support requests for lower LOS in higher density areas, downtowns and along designated public transportation corridors. Under Council's SRPP, the DLG proposal is not consistent with these fundamental regional transportation and energy priorities and would not qualify for LOS or transportation concurrency exceptions.

The Florida Department of Transportation (FDOT) has indicated that taking into account the approved trips from the Minto West (Westlake), Avenir, and Indian Trails Grove developments, the necessary roadway improvement projects represent unplanned and unfunded needs that are not included in the PBMPO Cost Feasible Adopted 2040 Long Range Transportation Plan (Exhibit 20). Attachment 1 of the FDOT letter identifies over 34 miles of needed roadway improvements with an estimated cost of \$262,800,000. According to FDOT's analysis, addressing these roadway deficiencies will require the expansion of several sections of SR 80 (Southern Boulevard), SR 7, and Northlake Boulevard to 10 and 12 lanes. FDOT also noted that the proposed amendment does not include a plan for how the county will correct existing facility deficiencies and meet the identified needs of the projected transportation system. FDOT stated it is unclear how the future transportation system will be able to accommodate the long-term needs created by the recent land use density and intensity increases in the Central Western Communities and additional FLU changes being contemplated.

The proposed amendment is inconsistent with **Regional Policies 8.1.1.3, 8.1.1.4, and 8.2.1.2**, which encourage development and redevelopment of areas where adequate public facilities exist before allocating funds to support new facilities in undeveloped areas. No public services or access to this property exist today. The DLG project is expected to generate 13,275 external vehicle trips per day. However, when combined with the recently approved Indian Trails Grove project, over 55,800 new trips will be added to the regional roadway system. All access to both of these projects will be from neighborhood streets, which serve the surrounding rural residential communities. Palm Beach County is having difficulty maintaining the integrity of its current countywide infrastructure investments and contains dozens of distressed neighborhoods and districts where public services and facilities already exist, but need updating. There is a concern that opening up more undeveloped land and providing new urban services will make it more difficult for the county to make the public infrastructure investments needed to support existing development in the county.

The proposed amendment is inconsistent with **Regional Redevelopment Goal 5.1**, which prioritizes the redevelopment, revitalization and infill of existing neighborhoods and districts; **Regional Strategy 5.1.1**, which is to identify and improve distressed and underutilized neighborhoods and districts; and **Regional Policy 5.1.1.2** encourages redevelopment of existing urban areas to discourage sprawl. The proposed amendment does not further these fundamental regional priorities for growth and development of the region. There is concern the DLG proposal will further reduce the county's capacity to address other areas in the county in significant need of redevelopment and infrastructure improvements.

The proposed amendment is inconsistent with **Regional Economic Development Goals 3.1, 3.2 and 3.4**, which encourage patterns of development and public investment to: 1) improve economic and redevelopment opportunities for distressed communities; and 2) support a sufficient agricultural land base to increase the sustainability, expansion and diversification of agricultural activities throughout the region. More specifically, the DLG proposal is inconsistent with **Regional Economic Development Policies 3.4.1.2, 3.4.2.1 and 3.4.2.7**, which are to discourage suburban sprawl and encourage sustainable economic development by giving high priority to working with the private sector and coordinating land use planning that will increase public investment and assistance to foster infill, redevelopment and refurbishing of infrastructure in existing urban areas.

The proposed amendment is inconsistent with **Regional Housing Goals 2.3 and 2.5**, which encourage stabilization and revitalization of existing neighborhoods and future growth that does not result in isolated patterns of development. The main reason for this is to encourage an ample mix of affordable rental and for-sale housing opportunities in close proximity to established employment centers, public services, and existing transportation and public transit corridors that provide good access to jobs. This is an important aspect of reducing the transportation cost burden of accessing employment and other services on the individuals and families who can least afford it. The DLG proposal includes a commitment that 10 percent of on-site, for-sale units will be provided as workforce housing based on the county's affordability standards. The isolated nature of this project and speculation that a job base will develop in close proximity over time dilutes the value of this location as affordable housing stock for the county. The additional time and transportation costs that may result will offset any savings to individuals and families purchasing these units at a lower price point.

Extrajurisdictional Impacts

Combined, the DLG and the Indian Trails Grove projects are expected to add about 55,800 net daily trips to the roadway. The traffic analysis by the Palm Beach County Traffic Division suggest roads within or adjacent to several nearby local government jurisdictions will be impacted by the proposed amendment. These include impacts to a segment of Seminole Pratt Whitney Road in the City of Westlake, and segments of Okeechobee Boulevard in the Town of Loxahatchee Groves. Traffic from the proposed amendment is also expected to impact LOS on Northlake Boulevard adjacent to the City of Palm Beach Gardens, Okeechobee Boulevard adjacent to the Village of Royal Palm Beach, and Seminole Pratt Whitney Road adjacent to the Village of Wellington.

Conclusion

Regarding Southern Cleary, Equestrian Waste, and Mixed and Multiple Use proposed amendments, no adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Regarding Seneca Commercial, the proposed amendment would reduce the potential for agricultural-related uses in the Agricultural Reserve. Council encourages the county to take a strong position in protecting agricultural use in the Agricultural Reserve.

Regarding Johns Glades West MLU, the proposed amendment has the potential to significantly impact the regional roadway network, including segments of Glades Road, SR 7, and Lyons Road. Council encourages the county to consider providing additional pedestrian and vehicular connections with adjacent properties as a mitigation measure to offset potential traffic impacts.

Regarding Delray Linton Groves, the proposed amendment is inconsistent with several goals and policies of Council's SRPP related to transportation, energy, economic development, housing, and redevelopment. Of particular concern is the proposed amendment is expected to result in significant adverse impacts to the regional roadway network, including Seminole Pratt Whitney Road; Northlake Boulevard; Orange Boulevard; 60th Street North; Persimmon Boulevard; and Okeechobee Boulevard. Council is concerned that the attempt to balance land uses and obtain other public benefits, including the provision of recreational amenities, potential regional drainage solutions, and retaining some agriculture, will occur at a disproportionate and unmitigated expense to the regional roadway network. This has the potential to adversely impact the quality of life in the Central Western Communities in future years. The county should abandon the Delray Linton Groves plan amendment, because: 1) it will exacerbate existing traffic problems; 2) it will add to the backlog of roadway improvements already needed; and 3) there is no plan for how to correct existing facility deficiencies and meet the identified needs of the future transportation system.

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 Seneca Commercial – Aerial Map
- 3 Seneca Commercial – Location Map and Conditions
- 4 Southern Cleary – Aerial Map
- 5 Southern Cleary – Location Map
- 6 Southern Cleary – Text Changes Showing Strikethrough and Underline
- 7 Johns Glades West MLU – Aerial Map
- 8 Johns Glades West MLU – Location Map and Conditions
- 9 Johns Glades West MLU – Text Changes Showing Strikethrough and Underline
- 10 Johns Glades West MLU – Conceptual Plan
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- 21 Equestrian Waste – Text Changes Showing Strikethrough and Underline
- 22 Equestrian Waste – Florida Statute & Rule Definitions
- 23 Mixed and Multiple Uses – Text Changes Showing Strikethrough and Underline

Exhibit 1 General Location Map

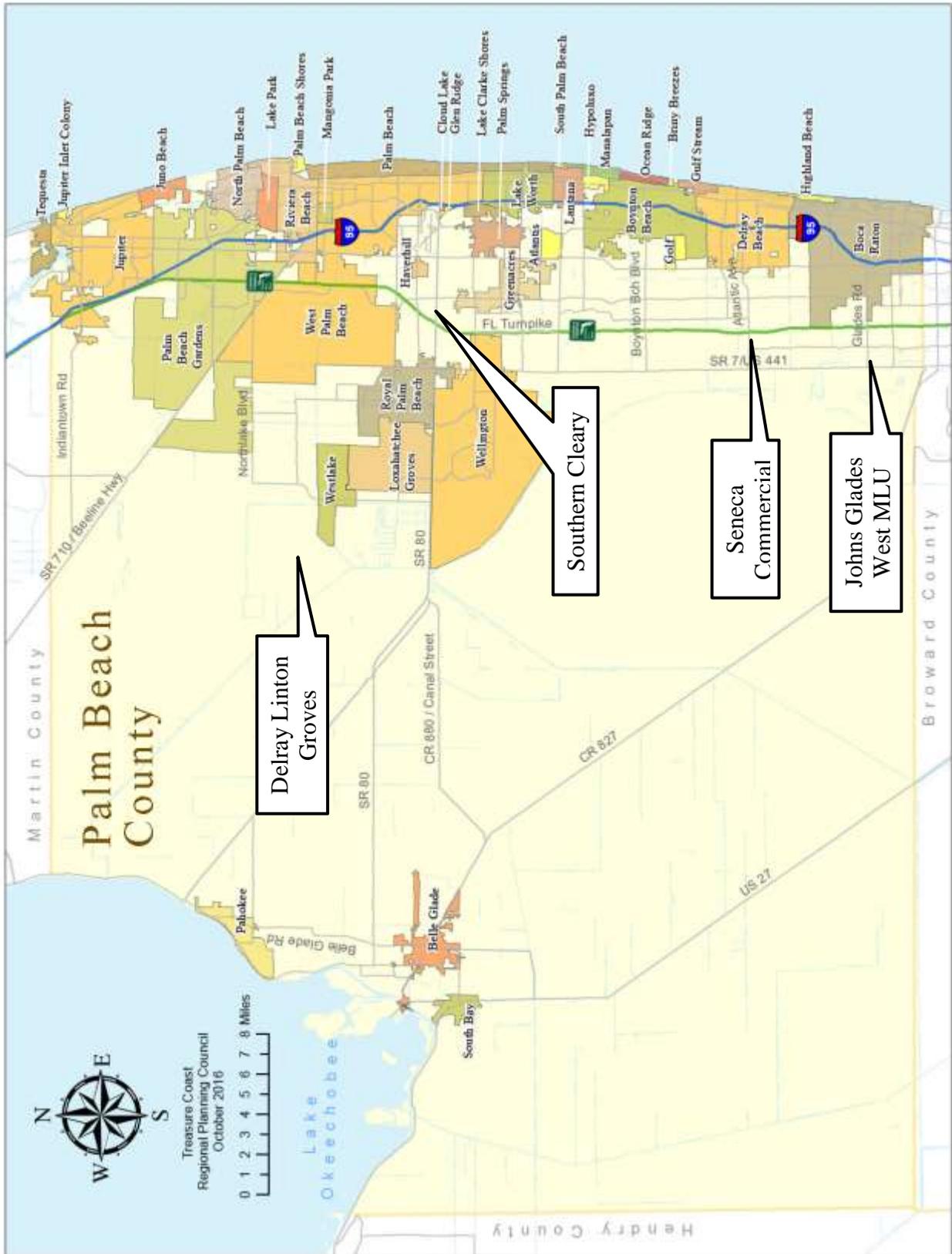


Exhibit 2 Seneca Commercial – Aerial Map



Exhibit 3 Seneca Commercial – Location Map and Conditions

Amendment No:	Seneca Commercial (LGA 2017-001)
FLUA Page No:	102
Amendment:	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
Location:	South side of Atlantic Avenue, east of Lyons Road
Size:	4.51 acres approximately
Property No:	00-42-46-20-01-000-0142

Conditions: Development of commercial retail and office uses on the site are limited to a maximum of 38,538 square feet.

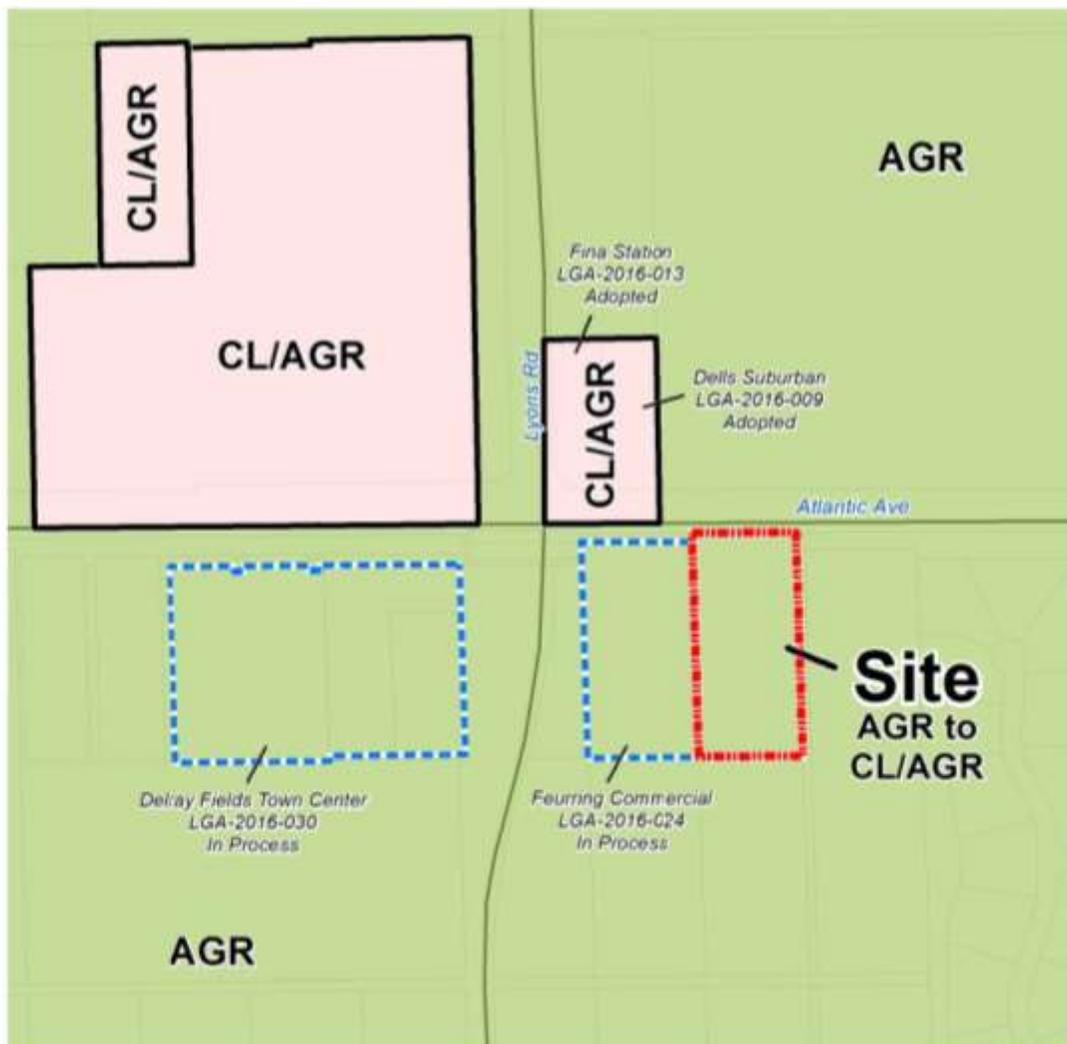


Exhibit 4 Southern Cleary – Aerial Map



Exhibit 5 Southern Cleary – Location Map

Amendment No:	Southern Cleary (SCA 2016-006)
FLUA Page No:	63
Amendment:	From Industrial (IND) to Commercial High with an underlying Industrial (CH/IND)
Location:	Northwest corner of Southern Blvd (SR80) and Cleary Road
Size:	1.17 acres approximately
Property No:	00-42-43-27-05-006-3707
Conditions: None	

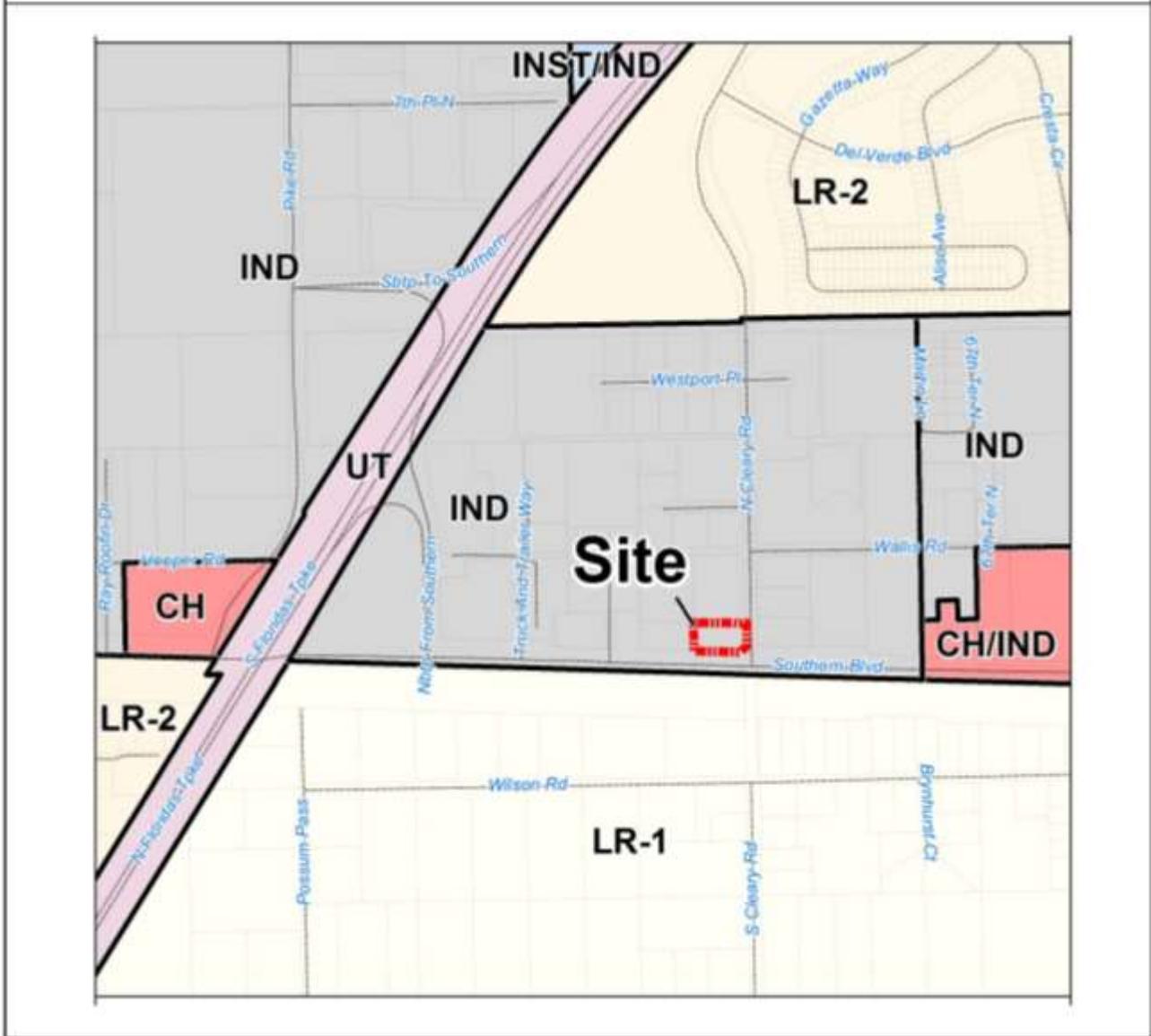


Exhibit 6

Southern Cleary - Text Changes Showing Strikethrough and Underline

Proposed Text Amendment

A. Future Land Use Element, Southern Cleary

REVISIONS: To add a new bullet to Commercial location criteria to allow properties with existing or at intersections with existing commercial to be processed.

Commercial

Policy 2.2.2-a: In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovative mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:

- Intersection Location:
 - Commercial Low, High Office, or High future land use designations shall have frontage on built roadway segments identified as an arterial road and a collector road, or two arterial roads.
 - Alternatively, new commercial future land use designations may be located: (1) on the north side of Southern Boulevard/State Road 80 east of SR-7, (2) at a signalized intersection with existing commercial use(s) and a non-plan collector roadway as determined by the County Engineer, and (3) on a parcel no more than two acres in size.
- Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.; or
- Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.

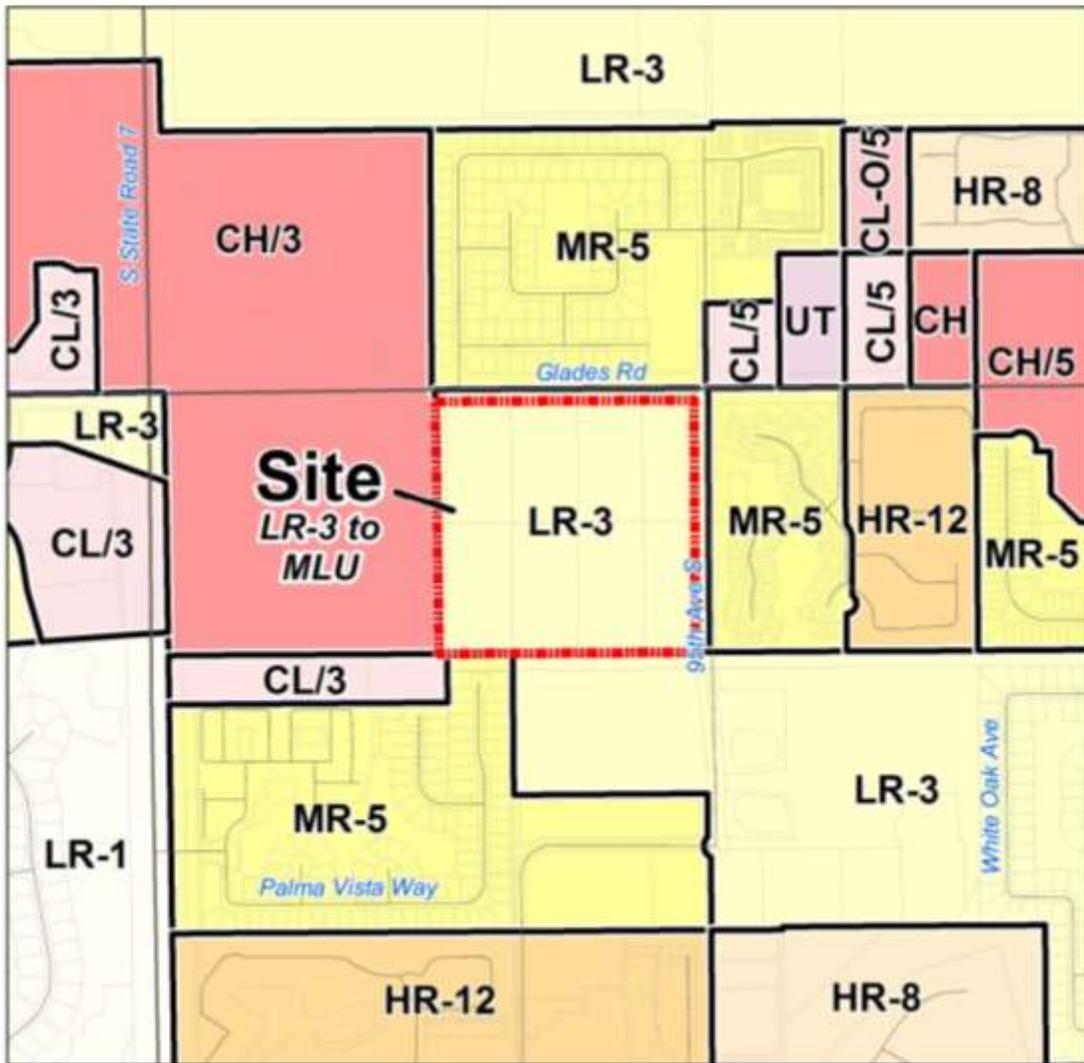
Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Exhibit 7 Johns Glades West MLU – Aerial Map



Exhibit 8 Johns Glades West MLU – Location Map and Conditions

Amendment No:	Johns Glades West MLU (LGA 2017-003)
FLUA Page No:	110, 114
Amendment:	From Low Residential, 3 units per acre (LR-3) to Multiple Land Use with Commercial High and High Residential, 8 units per acre (MLU with CH, HR-8).
Location:	Southwest Corner of Glades Road and 95 th Ave S., approximately ¼ mile east of State Road 7.
Size:	37.99 acres
Property No:	00-42-43-27-05-077-1050; 1060; 1070; 1080; 1091; 1170; 1180; 1190; 1200



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

A. Land Use Matrix

Land Use	Acres		Intensity/Density ¹	
	Minimum	Maximum	Minimum	Maximum
CH	5	20	50,000 s.f.	200,000 s.f.
HR-8	15	32	114	304 ¹
Usable Open Space ³	3.79 ac. minimum		-----	

Note:

1. excluding any additional units obtained through the County's bonus density programs

B. Conceptual Plan in Exhibit 3

C. Conditions

1. Development of the site is limited residential dwelling units and non-residential square footage that is equal to or less than, a maximum net daily trips of 10,024 and a maximum net peak hour trips of 481 am and 782 pm above the allowable trips for the LR-3 FLU. Dwelling units on the site over the initial 304 units that are obtained through the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs are not subject to this limitation.
2. 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.
3. The Zoning development order shall provide at least 33% of the residential units as workforce housing subject to the following requirements:
 - a. The property owner shall provide these units on site, and between 60-120% of the Average Median Income ranges for the County, in three ranges (60-80%, 81-100% and 101-120%).
4. Prior to the final adoption of the amendment a condition shall be established in the adopting ordinance that will ensure the concurrent development of the residential and commercial uses, such as commencing construction of 50% residential units prior to the completion of 50% of the commercial square footage.
5. The adoption of the proposed Comprehensive Plan Future Land Use and Text amendment must be held concurrently with the rezoning application.

Exhibit 9
Johns Glades West MLU
Text Changes Showing Strikethrough and Underline

Proposed Text Amendment

A. Future Land Use Element, Johns Glades West MLU, Text Amendment

REVISED: To add the subject site to the list of identified exemptions to Policy 3.5-d. The revisions are numbered below, and shown with the added text underlined.

OBJECTIVE 3.5 Levels of Service Required for Development

1. REVISED 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 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 adopted pursuant to Policy 2.2.5-d. 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). This policy shall not be applicable to the area designated as Multiple Land Use (MLU) on the south-west corner of Glades Road and 95th Avenue South, Boca Raton, as amended by FLUA Amendment Johns Glades West (LGA 2016-XXX).*

Exhibit 10 Johns Glades West MLU – Conceptual Plan

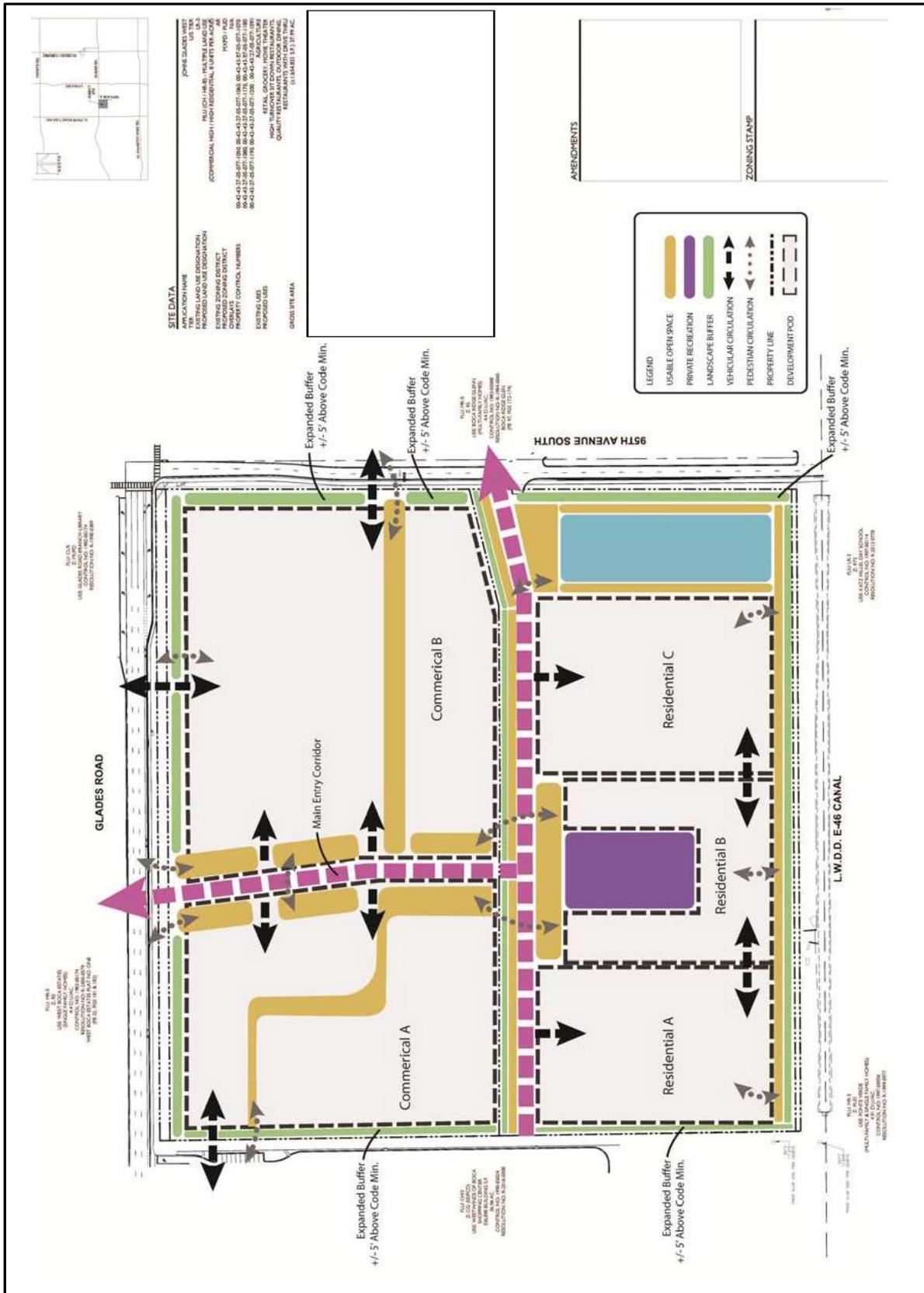


Exhibit 11 Delray Linton Groves – Aerial Map

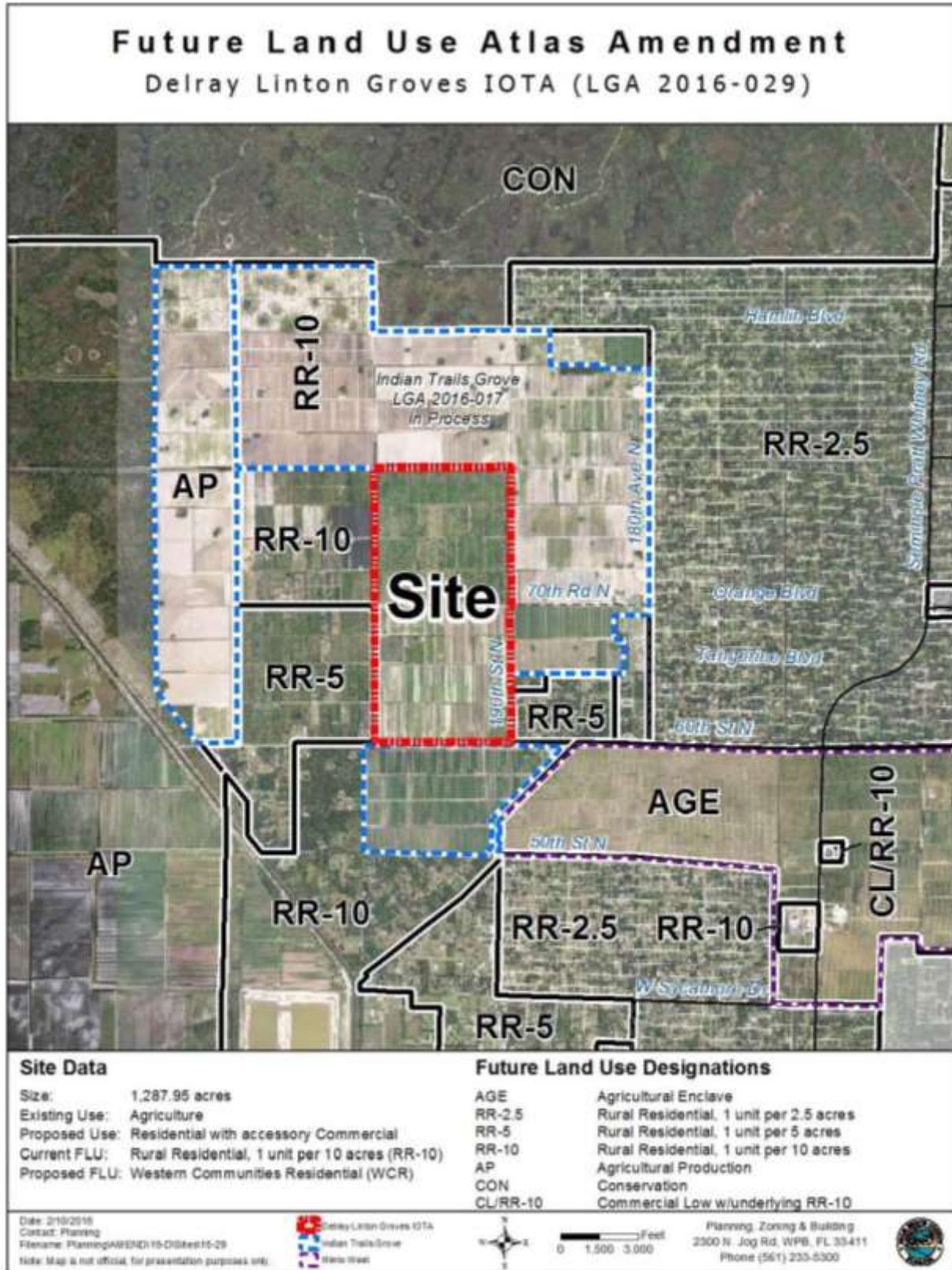
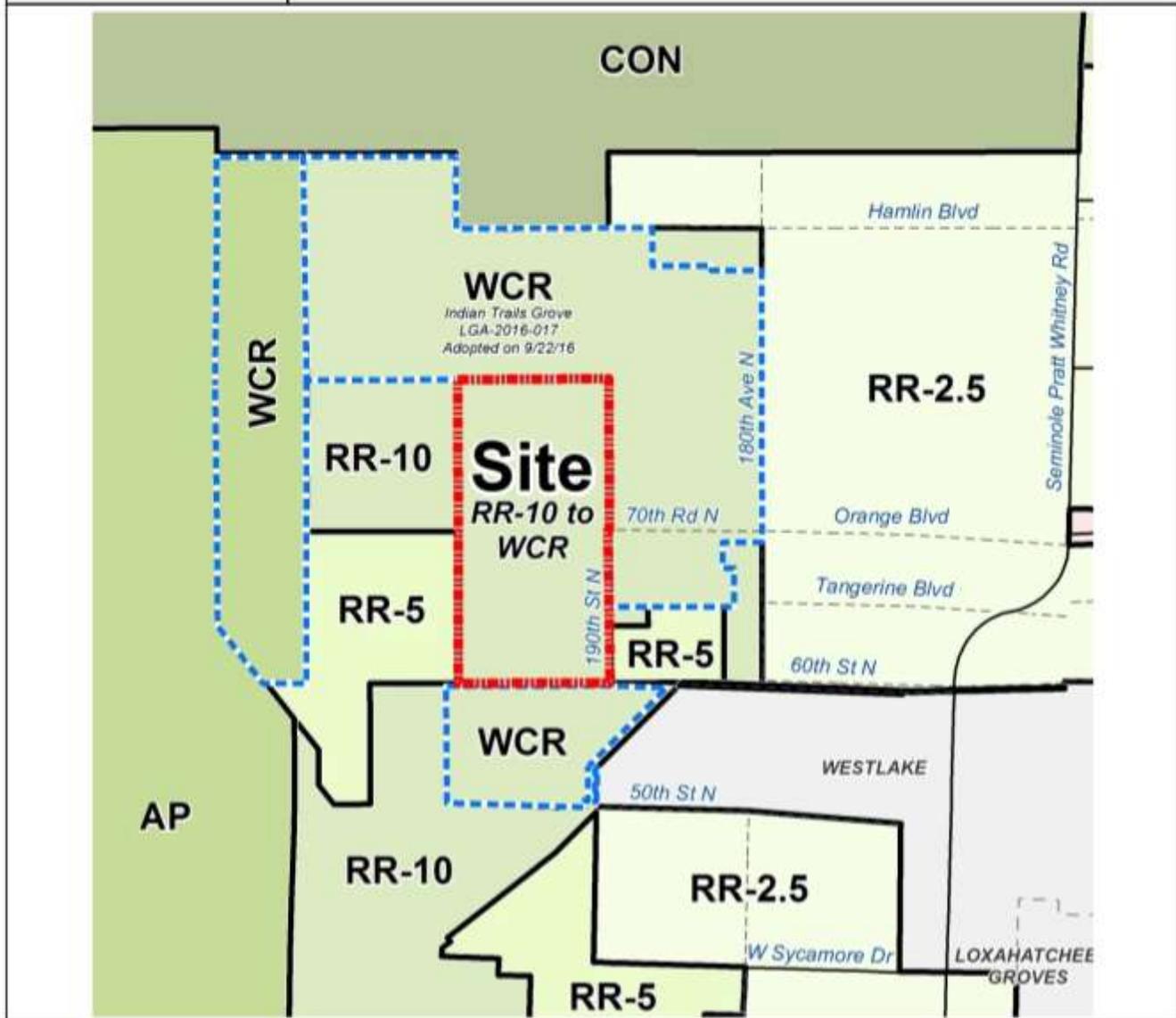


Exhibit 12 Delray Linton Groves – Location Map and Conditions

Amendment No.:	Delray Linton Groves (LGA 2016-035)
FLUA Page Numbers:	39, 4042
Amendment:	From Rural Residential, 1 unit per 10 acres (RR-10) to Western Communities Residential (WCR)
Location:	North of 60 th Street North, and west of 190 th Street North
Size:	1,287.96 acres approximately
Property Control Numbers:	00-40-42-28-00-000-9000; 00-40-42-33-00-000-1010; 00-40-42-33-00-000-3010



Conditions:

1. The Delray Linton Groves site is limited to a maximum gross density of 0.8 dwelling units/acre (1,030 units maximum); no additional density bonuses are permitted;
2. Development of the site must conform with the site data table and the Conceptual Plan;
3. Commercial development on the site is limited to a maximum 112,000 square feet and Civic/Institutional uses are limited to 112,000 square feet;
4. Prior to the issuance of the 687th residential building permit, a minimum of 75,000 square feet of commercial uses shall receive a certificate of occupancy/certificate of completion;
5. Recordation of the first plat required within three years of any development order approval, subject to time extensions as allowed by the ULDC, or otherwise permitted pursuant to State Law and County Policy;
6. A deed conveying approximately 400 acres to the Indian Trail Improvement District (ITID), as shown on the conceptual plan, shall be executed by the property owner and placed in escrow prior to the recordation of the first plat, or June 1, 2018, whichever occurs first. The terms of the release from escrow and recordation of the deed shall be pursuant to the terms of an agreement by and between the applicant, its successors and assigns, and the ITID. Upon written notice to the County by ITID, that the 400-acre area will not be utilized by the District, then the land shall be deeded to the County for storm water retention/water management purposes; the timing and conveyance of such dedication and any other conditions pertaining to the conveyance (to Palm Beach County rather than ITID) shall be established in the zoning development order issued by the BCC;
7. Prior to the adoption of the comprehensive plan amendments regarding the Delray Linton Groves site, the developer shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records prohibiting the property owned by the developer, affiliated entities, and any and all successors and assigns, within the area covered by the Western Communities Residential Overlay, from voluntarily annexing into a municipality, signing annexation petitions or otherwise consenting to annexation, seeking to incorporate as a municipality, or consenting to participating in or financially contributing to efforts to incorporate a municipality until the threshold established in Chapter 720.307 F.S. (2016, as amended from time to time) is achieved. The developer shall provide the County with a certified copy of the executed and recorded restrictive covenant prior to certification of any development order. In the event the developer seeks certification of any development order application prior to recording the covenant, the developer shall provide to the County Attorney the executed covenant in recordable form, with the appropriate filing fee, to be held in escrow by the County Attorney and recorded after the effective date of the comprehensive plan amendments.

8. The Zoning development order shall include the provision of at least 10% of the residential units, a total of 103 units, shall be provided as workforce housing, subject to the following requirements:

- a. The property owner shall provide these units on site, and between 60-120% of the Average Median Income ranges for the County, in three ranges (60-80%, 81-100% and 101-120%);
- b. Prior to the issuance of the first residential building permit, a master covenant for all 103 workforce housing units shall be recorded;
- c. Prior to the issuance of the certificate of occupancy for each designated workforce housing unit, a deed restriction for each units shall be recorded containing all relevant information implementing the workforce housing conditions, specified in this ordinance and any subsequent zoning approval;
- d. Upon the recordation of sale for each workforce housing unit, a copy of the deed restriction shall be provided to the Planning Director and the Department of Economic Sustainability (DES) (or its successor);
- e. The deed for each workforce housing unit sold shall include restrictions requiring:
 - i. that all identified units be sold or resold only to qualified households in the applicable targeted income range at an attainable housing cost for each of the targeted income ranges;
 - ii. that these restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy for each unit; and
 - iii. that in the event a unit is resold before the 15-year period concludes, a new 15 year period shall take effect on the date of the resale;
- f. Prior to final site plan approval for each subdivision plan per pod, the total number of workforce housing units provided shall be identified within that pod;
- g. A release of obligation to construct workforce housing units consistent with the ULDC provisions shall be included in the zoning development order;
- h. Beginning in January 2021, an annual report shall be submitted to DES and the Planning Director denoting compliance with the workforce housing requirements adopted with the amendment and any future development order. Should no units receive a certificate of occupancy prior to January 2021, the reporting requirement shall begin one year after the issuance of the first certificate of occupancy, and continue each year thereafter;
- i. Prior to the issuance of the 206th building permit, 21 workforce housing units shall be issued a certificate of occupancy;
- j. Prior to the issuance of the 463th building permit, 47 workforce housing units shall be issued a certificate of occupancy;
- k. Prior to the issuance of the 687th building permit, 77 workforce housing units shall be issued a certificate of occupancy;
- l. Prior to the issuance of the 875th building permit, all 103 workforce housing units shall be issued a certificate of occupancy;

9. The Zoning development order and proportionate fair share agreement shall include timing mechanisms and proportionate share dollar amounts for the construction of all identified Thoroughfare Identification map roads, relative to the timing of construction and roadway impacts, and shall be to the satisfaction of the County Engineer;

10. Regarding 60th Street North:

a. If not completed by others prior to issuance of the first residential permit, the developer shall improve and construct as a 2-lane section to County thoroughfare standards 60th St. N. from the existing east/west pavement west of Seminole Pratt-Whitney Rd. to 190th St. N., inclusive of a new bridge crossing over the M-Canal at the ultimate 4-lane section;

b. Prior to issuance of the 394th residential permit, should the additional right-of-way for 60th St. N. from Seminole Pratt-Whitney Rd. to the western limits of the City of Westlake not have been dedicated to the County by Minto or others, the developer shall fund acquisition of said right-of-way;

c. Prior to issuance of the 549th residential permit, the developer shall improve and construct a 4-lane section to County thoroughfare standards 60th St. N. from Seminole Pratt-Whitney Rd. to the westernmost entrance of the Delray Linton Groves Project;

11. To facilitate road improvements in the area, the developer shall pay the County \$660,745 prior to the issuance of the first building permit; an additional payment of \$660,745 shall be made to the County prior to the issuance of the 515th building permit; these payments shall be subject to the cost adjustment clause in the proportionate fair share agreement to account for changes in road development costs over time;

12. The land depicted on the conceptual plan comprising the 25-acre civic sites shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; up to 5 acres of land may be for the purposes of a fire rescue station;

13. Rural Parkway easements shall be located along the north side of 60th Street North up to the project's vehicular ingress/egress point, both sides of Orange Boulevard up to the project's vehicular ingress/egress points, and the west side of 190th Street North within the project boundaries, for the purposes of buffering and providing pedestrian, bicycle and equestrian trail connections within the development, and adjacent to the thoroughfare road network. These rural parkway easements shall:
- a. be a minimum of 50 feet in width;
 - b. include 8-foot wide multi-purpose pathways and 10-foot wide equestrian trails as indicated, which shall be accessible to the public;
 - c. obtain conceptual approval for signage located in the rural parkway that is context sensitive to the Rural Tier and subject to Planning Director approval, prior to final master plan approval;
 - d. obtain conceptual approval for all rural parkway planting plans prior to final master plan approval;
 - e. all rural parkway easements shall be recorded in the public record prior to the recordation of the first plat;
 - f. commence construction of each rural parkway segment prior to the first building permit in the adjacent pod, and shall be further detailed in the zoning development order;
 - g. complete construction of each rural parkway segment prior to the first certificate of occupancy in the adjacent pod, as further detailed in the zoning development order; and
 - h. include a minimum of 70% native plant material in each rural parkway planting plan, and the following minimum quantities of each type of vegetation, notwithstanding any ULDC buffer requirements:
 1. canopy trees, 1 per 1,000 square feet of rural parkway easement;
 2. flowering trees, 1 per 4,000 square feet of rural parkway easement;
 3. palms, 1 per 1,600 square feet of rural parkway easement;
 4. pines, 1 per 2,000 square feet of rural parkway easement;
 5. large shrubs, 1 per 400 square feet of rural parkway easement;
 6. medium shrubs, 1 per 300 square feet of rural parkway easement;
 7. small shrubs, 1 per 200 square feet of rural parkway easement;
 8. turf grass and/or other ground cover as applicable for areas not planted with landscape material.

Exhibit 13

Delray Linton Groves – Text Changes Showing Strikethrough and Underline

Proposed Text Amendment

A. Future Land Use Element, Delray Linton Groves

REVISIONS: To establish a new objective and policies relating to the Western Communities Residential Overlay. The revisions are numbered below, and shown with the added text underlined.

OBJECTIVE 1.12 Western Communities Residential Overlay (WCRO)

1. **REVISE Policy 1.12-a:** The Western Communities Residential Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,874 6,159 acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.
2. **REVISE Policy 1.12-c:** Development within the Western Communities Residential Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to ~~3,897~~ 4,927; ~~the~~ The maximum amount of non-residential commercial retail uses shall be limited to ~~300,000~~ 412,000 square feet; and, the maximum amount of non-residential commercial office uses shall be limited to 50,000 square feet.
3. **REVISE Policy 1.12-e:** In addition to other public facilities required by the ULDC, the following within the Western Communities Residential Overlay shall be provided at developer expense:
 1. Paved on-site roads to serve all uses.
 2. On-site central water and wastewater service and facilities adequate to meet adopted level of service standards, with an off-site loop main that will allow other residences in the vicinity to connect to central services.
 3. On-site retention and drainage facilities that connect to the L-8 canal.
 4. A minimum 11 miles for the Indian Trails Grove PUD and a minimum 2.5 miles for the Delray Linton Groves PUD of 8-foot-wide pedestrian and bicycle pathways, open to the public.
 5. A minimum 17.5 miles for the Indian Trails Grove PUD and a minimum 4 miles for the Delray Linton Groves PUD of equestrian trails open to the public.
 6. On-site bus shelter easements for Palm Tran.
 7. Off-site road improvements that include:
 - a. Indian Trails Grove PUD (4,871 acres)
 - i. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
 - ii. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
 - iii. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.

- iv. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
 - b. Delray Linton Groves PUD (1,287 acres)
 - i. Extension of 60th Street North from 190th Street North to the new north-to-south, internal roadway in the Delray Linton Groves PUD that connects 190th Street North and 60th Street North.
 - ii. Extension of Orange Blvd. from 190th Street North to the new north-to-south, internal roadway in the Delray Linton Groves PUD that connects 190th Street North and 60th Street North.
 - 8. In addition to the project's fair share proportionate share obligation, the Indian Trails Grove property shall fund an additional \$5,000,000.00 for road improvements in the Central Western Communities.
 - 9. In addition to the project's proportionate fair share obligation for the Delray Linton Groves property shall fund an additional \$1,321,490.00 for road improvements in the Central Western Communities.
4. **REVISE Policy 1.12-f:** Each property owner/developer within the Western Communities Residential Overlay ~~developer~~ shall provide a trolley for scheduled seven-day-a-week shuttle service to on-site nonresidential uses and areas, and to commercial centers in Westlake. Service shall be provided at no charge to riders after the developer receives 1,000 certificates of occupancy for on-site residential units. The trolley shall remain in service at the expense of the developer or assigns until such time as the County authorizes the service to end in the event of low ridership.
5. **REVISE Policy 1.12-h:** The Western Communities Residential Overlay developer(s) shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:
- 1. **Indian Trails Grove Property (4,871 acres)**
 - a. Upon the date mutually agreed to in written agreement between Indian Trail Improvement District and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District or the County. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID/County as a storm water retention/water management area.
 - b. Upon written request of the Palm Beach County School Board or receipt of no less than 250 building permits, whichever shall later occur, dedicate a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach County. The development shall take all required drainage from the school sites into the development's storm water management system.
 - c. Prior to receipt of no less than 250 building permits, a minimum 40 acres adjacent to District Park "F" for its expansion, constructed at County expense.
 - d. Prior to receipt of no less than 250 building permits, a five acre site for a fire/police/utility site.
 - 2. **Delray Linton Groves Property (1,287 acres)**
 - a. Prior to receipt of no less than 250 building permits, a minimum 25-acre civic dedication (facility to be constructed at County expense).

B. Future Land Use Element, Delray Linton Groves, Residential Future Land Use

REVISIONS: To establish a new objective and policies relating to the Western Communities Residential. The revisions are numbered below, and shown with the added text underlined.

1. **REVISE Policy 4.5-f:** In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publically accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.
3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low density residential areas. All of which shall be reflected on the

Conceptual Plan approved by the Board of County Commissioners.

7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.
8. A maximum permissible non-residential intensity of ~~350,000-462,000~~ square feet of commercial uses, comprised of ~~300,000-412,000~~ square feet of commercial retail uses, and 50,000 square feet of commercial office uses.

C. Transportation Element, Rural Parkways

REVISIONS: To add additional Rural Parkways to the list contained within Policy 1.4-q of the TE. The revisions are numbered below, and shown with the added text underlined.

1. **REVISED Policy 1.4-q:** The Rural Parkway concept is established to protect the rural character of roadways outside of the Urban/Suburban Tier, and those roadways identified on the Conceptual Plan of an Agricultural Enclave designated pursuant to FLUE Policies 2.2.5-d and 2.2.5-e. Rural Parkways shall accommodate future transportation planning needs to ensure that the cross-section and alignment of the roads preserves the rural residential lifestyle, sense of place and quality of life of the adjacent areas. For properties fronting on rural parkways, a portion of the designated Right-of-Way may be retained in private ownership provided that the property owner dedicates a parkway easement to Palm Beach County for non-vehicular pathways. Such dedications shall only be required when consistent with the criteria contained in Transportation Policy 1.4-d. The following roadway segments are hereby designated as Rural Parkways:

omitted for brevity

Within the designated Western Communities Residential Overlay:

8. 180th Ave. North from the north property line of the Indian Trails Grove PUD to Orange Blvd., a minimum 80 foot easement on the west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail landscaped with at least 70% native vegetation shall be required. No walls shall be allowed within the parkway easement. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.
9. 190th Street North adjacent to the Indian Trails Grove PUD and the Delray Linton Groves PUD, a minimum ~~of~~ 50 feet wide easement on the east and west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.
10. Orange Blvd. from 180th Ave. North to 190th Street North, a minimum ~~of~~ 50 feet wide easement on the north side in order to accommodate a multipurpose pathway and equestrian trail and a 50 feet wide easement on the south side to

accommodate a multipurpose pathway, both landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

11. Orange Blvd. from 190th Street North to the access points for the Delray Linton Groves PUD, a minimum of 50-foot wide easement on the north side in order to accommodate a multipurpose pathway and equestrian trail, and a 50-foot wide easement on the south side to accommodate a multipurpose pathway, each side landscaped with at least 70% native vegetation shall be required. No wall shall be allowed with the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

~~44-12.~~ 60th Street North from the western limits of the M-1 canal to 190th Street North, a minimum of 50-foot wide easement on the south side of 60th Street North, in order to accommodate a multipurpose paved pedestrian pathway (from the eastern limits of the PUD to the westernmost PUD entrance) and equestrian trail (from the eastern limits of the PUD to the westernmost PUD entrance) with at least with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a context-sensitive community identification monument may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

13. 60th Street North from 190th Street North to the westernmost access point for the Delray Linton Groves project, a minimum 50-foot wide easement on the north side of 60th Street North, in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail with at least 70% native vegetation shall be required. No walls shall be allowed within the parkway easement. However, a context sensitive community identification monument may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

Exhibit 14

Delray Linton Groves – Managed Growth Tier System Map

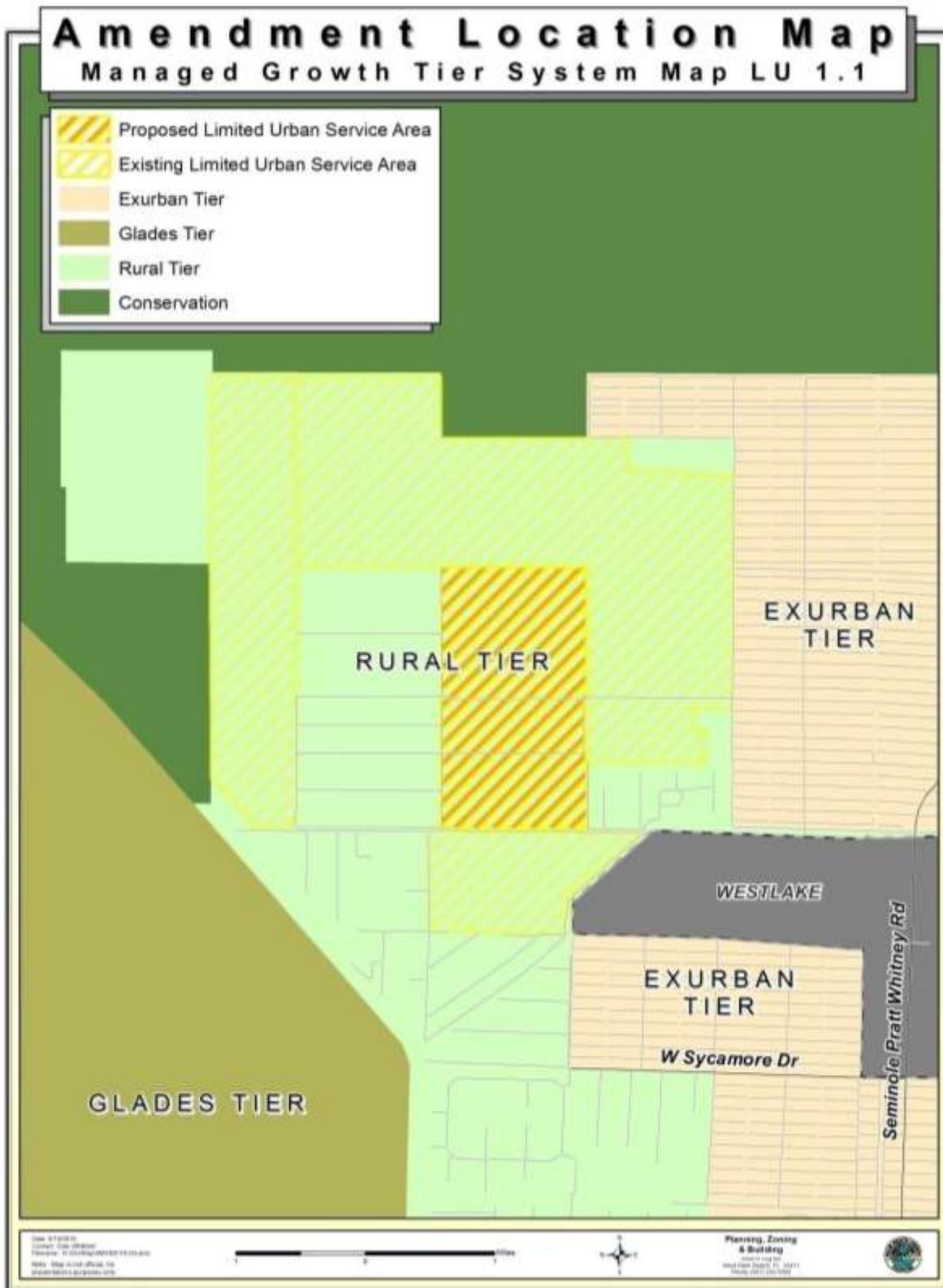


Exhibit 15 Delray Linton Groves – Service Area Map

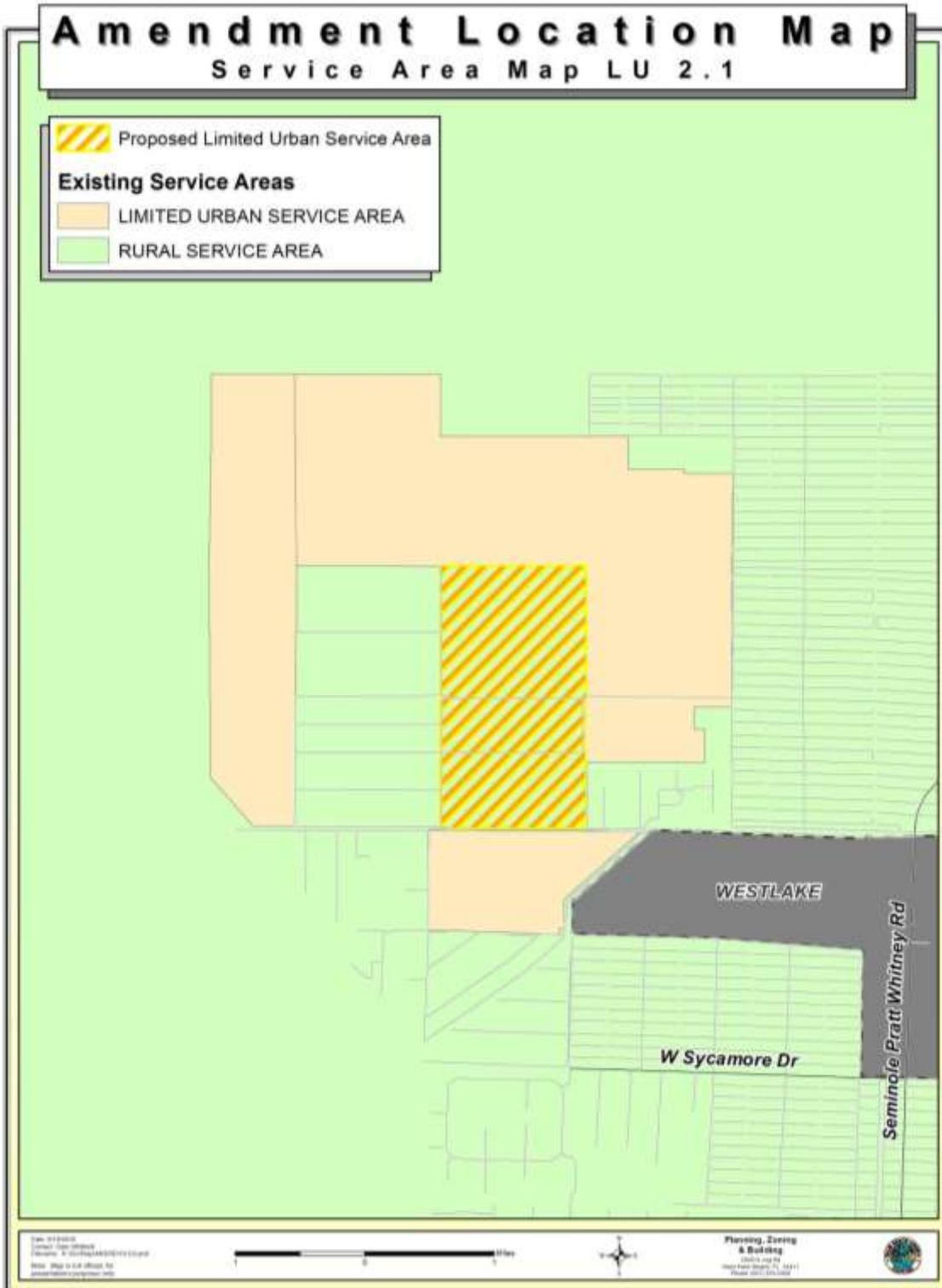


Exhibit 16 Delray Linton Groves – Special Planning Areas Map

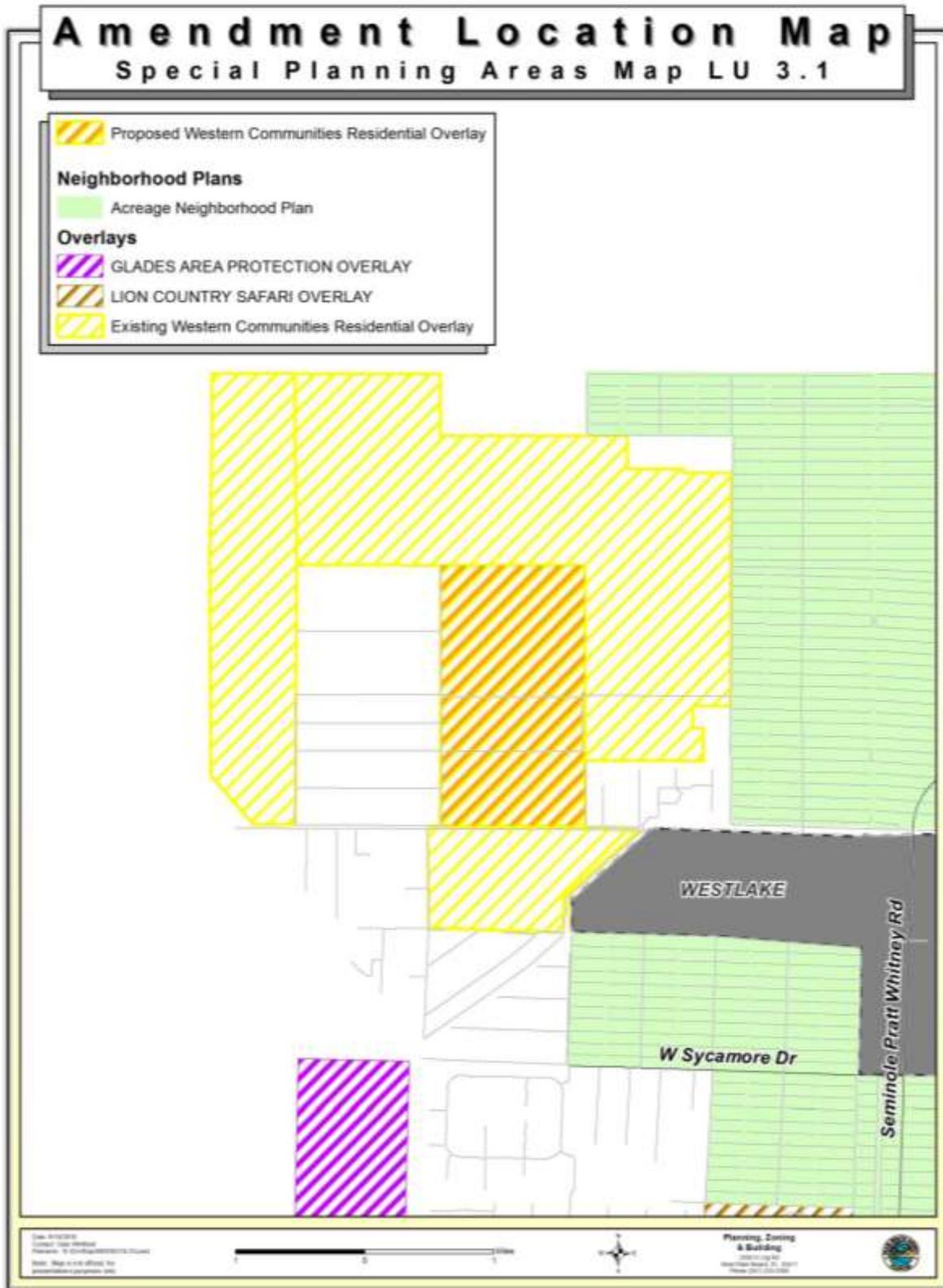


Exhibit 17

Delray Linton Groves – Thoroughfare Right of Way Identification Map



Exhibit 20
Delray Linton Groves – FDOT Letter



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

September 29, 2016

Mr. Lorenzo Aghemo, Planning Director
Palm Beach County Planning Division, Vista Center
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Dear Mr. Aghemo:

**SUBJECT: Proposed Palm Beach County Comprehensive Plan Amendment, DEO #16-5ESR
Adverse Impact Comments - I O T A (Delray Linton Groves)**

The Department has reviewed the proposed amendments to the Palm Beach County Comprehensive Plan for 1,287.96 acres of property generally known as IOTA (Delray Linton Groves) located west of Seminole Pratt Whitney Road and north of the extension of 60th Street. The amendments change the Future Land Use Atlas (FLUA) from Rural Residential 1 unit per 10 acres (RR-10) to Western Communities Residential (WCR), which results in a land use increase in the residential density from 0.1 dwelling units/acre (129 units) to 0.80 dwelling units/acre (1,030 units); and a maximum of 125,000 square feet of neighborhood commercial.

In accordance with ss. 163.3184(3)(b), Florida Statutes, the focus of our review was on major transportation issues, including adverse impacts to transportation facilities of state importance. These facilities include the Strategic Intermodal System (SIS) and significant regional resources and facilities identified in the Strategic Regional Policy Plan by the Treasure Coast Regional Planning Council. These facilities are vital to the economic vitality, growth and quality of life of the county, region and state. Local governments with transportation concurrency are required under ss. 163.3180(5)(h)1.a., Florida Statutes, to consult with the Department when proposed amendments affect facilities on the SIS.

Through the Department's review of the long term adequacy of transportation facilities to meet established acceptable levels of service, as required by ss. 163.3177(3)(a)3., and 163.3177(6)(a)8., Florida Statutes, adverse impacts were identified by the analysis year 2040 as a result of the net increase in project trips to SIS facilities (State Road 80 and State Road 710) and to significant regional facilities such as State Road 7, Seminole Pratt Whitney Road, Northlake Boulevard, and Okeechobee Boulevard. The project trip distribution in Figure 3 of the amendment's traffic analysis indicates 15% project trips impacting SR-80 and as much as 22% project trips impacting SR-7, Northlake Boulevard and the SR-710/Northlake Boulevard

intersection. The project traffic results in incremental roadway impacts beyond those created by trips generated from previously approved developments. The Department has documented these impacts and has notified the County as part of previous amendment reviews. These impacts remain unmitigated as part of this amendment and result in the need for additional roadway capacities as identified in Attachment 1.

The Department's analysis takes into account the approved trips from the Minto West (Westlake), Avenir, and Indian Trail Groves developments. The list of projects identified in Table 1 represents unplanned and unfunded needs that are not included in the Palm Beach Metropolitan Planning Organization (MPO) Cost Feasible Adopted 2040 Long Range Transportation Plan (LRTP).

Formal Comments

1. It appears that the County's staff report does not address internal consistency with County Transportation Element Policy 1.3-1, for which, "*the County will maintain policies and programs which ensure that the overall transportation system meets the County's level of service criteria in order to provide viable alternatives to the Florida Intrastate Highway System & the Strategic Intermodal System, and to protect their interregional and intrastate functions.*" No policies and programs were identified as part of this amendment to address cumulative adverse impacts to the SIS.
2. The amendment does not include a plan for how the County will correct existing facility deficiencies and meet the identified needs of the projected transportation system based on data, analysis, and associated principles and strategies as required by ss.163.3177(6)(b)1.e., Florida Statutes.
3. Analyses from previously submitted future land use amendments close to IOTA demonstrate that roadway capacity will not meet the needs of approved development based on the LRTP. It is unclear how the future transportation system will be able to accommodate the long term needs created by the recent land use density and intensity increases in the Central Western Palm Beach County area and additional future land use changes being contemplated.

Recommendations

The Department requests the County's consideration of the following recommendations being provided to eliminate, reduce or mitigate adverse impacts to SIS and significant regional facilities and in support of the County's transportation concurrency requirements. Embracing these recommendations will help the County to fully realize the economic development and job creating potential of the proposed uses.

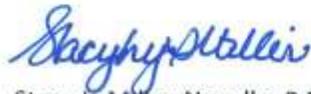
1. Coordination needs to occur between FDOT, Palm Beach County and the Palm Beach MPO to plan, prioritize, and ensure proportionate share contributions and funds are available to deliver transportation improvements needed to serve anticipated growth as per Section 163.3180(5)(h) c., Florida Statutes. It is not clear how approximately 34 miles of additional lane will be funded. It is also not clear how the needed capacity can be phased with development to avoid severe impacts to SIS and significant regional facilities. The County should therefore provide a basis upon which development will be assessed a proportionate share of the cost of addressing the transportation impacts, including to the State Highway System, resulting from the proposed Delray Linton Groves development as per Section 163.3180(5)(h) 1. d., Florida Statutes.
2. The County should schedule a meeting with the MPO and the Department to discuss when and how needed SIS and State Highway System improvements can be included as cost feasible in the LRTP and ultimately funded. This coordination is important to facilitate the implementation of transportation improvements on SIS facilities to more closely coincide with the timing of development impacts.
3. The necessary improvements to maintain the adopted LOS standards should be identified and included in the County's Capital Improvement Element, the County's Thoroughfare Right of Way Identification Map, and the MPO's LRTP cost feasible component. The Capital Improvement Element and the LRTP should identify funding sources to address network deficiencies.
4. The County should identify the future roadway network connections and plan for improving the roadway network (additional lanes, new roadways, expanded intersections, etc.) needed to serve land uses with the proposed amendment at the adopted level of service standards. In addition, a coordinated multi-agency plan should be developed for the advancement of transit, Park and Ride opportunities, and Advanced Traffic Management System (ATMS) to mitigate vehicle trips from the land use plan amendments in the Central Western Pam Beach County area.
5. The County needs to continue to be engaged as a stakeholder in the development and implementation of the SR-80 Corridor Action Plan and help identify necessary actions to be taken by the Department, local governments, and other stakeholders to protect and enhance the corridor and identify needed improvements.
6. Add language to the Comprehensive Plan to recognize the responsibility of the County to assess cumulative impacts to the SIS and ensure timely, adequate, and appropriate mitigation for FLUA changes that will create net trip increases impacting SIS facilities

Mr. Lorenzo Aghemo
September 29, 2016
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that already exceed or are projected to exceed adopted LOS standards for those facilities.

The Department has concerns regarding significant regional traffic impacts as a result of this amendment. Please ensure that Department comments are made part of the public record and available to County officials. We are committed to working with the County in pursuing mobility solutions. If you have any comments or questions about this letter, please contact Mr. Larry Hymowitz at (954) 777-4663.

Sincerely,



Stacy L. Miller-Novello, P.E.
Director of Transportation Development
District Four

SM:lh

Attachment

cc: Verdenia C. Baker, Palm Beach County
Steve Braun, FDOT District Four
Michael Busha, TCRPC
Dana Reiding, FDOT Central Office
Gerry O'Reilly, FDOT District Four
Richard Shine, FDOT Central Office
James Stansbury, FDEO
Nick Uhren, Palm Beach MPO
George Webb, Palm Beach County

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comprehensive plan reviews- palm beach county\fy 16-17\palm beach county 16-5esr lh 1.docx

Attachment 1

Roadway	From	To	2040 Cost Feasible Plan Number of Lanes	Additional Lanes Needed	Total Number of Lanes	Length	Estimated Cost of Additional Lanes (Millions)
Okeechobee Blvd	140th Ave N	Crestwood Blvd	4	2	6	1.59	6.4
Okeechobee Blvd	Crestwood Blvd	Royal Palm Beach Blvd	6	2	8	0.66	6.3
Okeechobee Blvd	Royal Palm Beach Blvd	Wildcat Way	6	2	8	1.04	6.5
SR 80/Southern Blvd	Seminole Pratt Whitney Rd	Binks Forest Drive	6	2	8	1,151	7.4
SR 80/Southern Blvd	Binks Forest Drive	Big Blue Trace	6	2	8	2,002	13.2
SR 80/Southern Blvd	Big Blue Trace	Forest Hill/Crestwood	6	2	8	0,723	6.2
SR 80/Southern Blvd	Forest Hill/Crestwood	Cypress Head	6	2	8	0,675	6.2
SR 80/Southern Blvd	Cypress Head	Royal Palm Beach Blvd	6	2	8	0,37	3.6
SR 80/Southern Blvd	Royal Palm Beach Blvd	Lanstein Ln	6	2	10	0,881	6.4
SR 80/Southern Blvd	Lanstein Ln	SR-7	8	2	10	1,068	6.4
SR 80/Southern Blvd	SR-7	Sansbury's Way	8	2	10	1,124	9.2
SR 80/Southern Blvd	Sansbury's Way	Pike Rd	8	2	10	1,041	8.7
SR-7	Pioneer Rd	Southern Blvd	8	2	10	0,618	7.8
SR-7	Southern Blvd	Behadere Rd	6	2	10	0,61	7.7
SR-7	Okeechobee Blvd	Orange Grove Blvd	6	2	8	2,92	16.2
Northlake Blvd	Seminole Pratt Whitney Rd	140th Ave N	4	2	6	2,02	11.2
Northlake Blvd	140th Ave N	Coconut Blvd	4	2	6	1,45	9.3
Northlake Blvd	Coconut Blvd	Iba Rd	4	6	10	1,99	16.1
Northlake Blvd	Iba Rd	SR-7	4	8	12	0,48	7.0
Northlake Blvd	SR-7	Beeline Hwy	4	8	12	2,74	29.8
Seminole Pratt Whitney Road	SR 80	Okeechobee Blvd	4	2	6	1,61	6.9
Seminole Pratt Whitney Road	Okeechobee Blvd	Sycamore Dr E	4	4	8	2,11	19.2
Seminole Pratt Whitney Road	Sycamore Dr E	60th Street N	4	4	8	1,9	17.3
Seminole Pratt Whitney Road	60th Street N	Orange Blvd	4	2	6	1,36	7.7
Seminole Pratt Whitney Road	Orange Blvd	Northlake Blvd	4	2	6	2,21	12.3
Estimated Cost Summary				Total		34,043	262.8

Note: The impacts include Indian Trail Drive and Auriv. Comprehensive Plan Amendments. Wind West Comprehensive Plan Amendment is not included since it has been in the 2040 SERPM cost feasible model.

Exhibit 21
Equestrian Waste
Text Changes Showing Strikethrough and Underline

A. Introduction & Administration Element, Equestrian Waste, Definitions

REVISIONS: To add definitions. The added text is underlined, and the deleted text ~~struck-out~~.

A.1. NEW EQUESTRIAN WASTE – Equestrian Waste means manure produced by horses along with soiled bedding material. "Manure" means a solid waste composed of excreta of animals, and residual materials that have been used for bedding, sanitary or feeding purposes for such animals.

A.2. NEW RECYCLING - "Recycling" means any process by which solid waste materials are recovered and reused in manufacturing, agricultural, power production, and other processes.

B. Future Land Use Element, Equestrian Waste, Pilot Project

REVISIONS: To establish a pilot project for Equestrian Waste Recycling in the Special Agricultural future land use designation. The added text is underlined, and the deleted text ~~struck-out~~.

OBJECTIVE 2.2 Future Land Use Provisions – General

2.2.5 Agricultural

B.1. Policy 2.2.5-##: Equestrian Waste Recycling Pilot Project. The County recognizes the importance of the equestrian industry and the need for facilities to manage the equestrian waste in a sustainable manner. Through the Equestrian Waste Recycling Pilot Project, the County may approve an equestrian waste recycling facility in the Glades Tier Rural Service Area within the Special Agriculture future land use designation. By December 31, 2021, the County shall review the approved facility and consider whether to amend the Comprehensive Plan to allow additional sites. A proposed Pilot Project site must meet the following criteria in order to be approved:

1. The site must be located in proximity to State or County roadways (SR80, SR715, CR880, Connors Highway/US98, Browns Farm Road, and US27) either by frontage with direct access or located within 300 feet; and
2. The site must hold a valid development order for composting approved prior to December 31, 2017; and
3. The site must be self contained, comply with all regulatory permits, and comply with the ULDC Article 5, Best Management Practices for Livestock Waste Received from Offsite Sources; and
4. The ULDC shall be revised to ensure that the use is not located within a minimum of 1000 feet from food processing or packing plants.

B.2. REVISE Table III.C

**TABLE III.C
FUTURE LAND USE DESIGNATION BY TIER**

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA ¹
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	--- ³
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---

1. Within the rural towns of Lake Harbor and Canal Point, the following additional future land use designations shall be allowed: Residential from RR-2.5 through MR-5; CL; CL-O; IND; EDC; and INST.
2. Within the Glades Area Protection Overlay, 138.31 acres of EDC future land use designation is allowed.
3. Special Agriculture future land use is allowed in the Glades Tier only for the Equestrian Waste Recycling Pilot Project described in Policy 2.2.5-###.

C. Future Land Use Element, Equestrian Waste, Special Agriculture

REVISIONS: To revise the Special Agriculture future land use designation to clarify the types of agricultural uses allowed. The added text is underlined, and the deleted text ~~struck out~~.

FLUA Regulation Section, 5. Agriculture, General

unaltered text omitted for brevity

C.1. The County agricultural Future Land Use Designations are depicted on the Future Land Use Atlas and include:

1. Special Agriculture (SA). The SA category shall primarily be used as a transitional agricultural classification and is utilized for more intense agricultural uses and related services. Limited commercial activities that provide a convenience to the rural or agricultural community may be permitted within this category;
2. Agricultural Production (AP). The AP category shall be applied to the Everglades Agricultural Area to protect areas for bona fide agriculture and related farming operations, particularly where conditions favor continued agricultural production. Agricultural Production uses shall be protected from encroachment of incompatible urban land uses;
3. Agricultural Reserve (AGR). The AGR category shall be applied within the Agricultural Reserve Tier, and shall limit uses to agriculture and conservation with residential development restricted to low densities.

unaltered text omitted for brevity

B.4. Special Agriculture Uses. The following land uses and intensities are allowed in areas designated Special Agriculture where permitted by the terms of the Unified Land Development Code:

1. ~~Fruit and vegetable markets and terminals for farm products;~~
2. ~~Agricultural production uses including, but not limited to, *produce packing plants*, poultry and egg production, nurseries, growing, livestock, kennels, training centers *and potting soil manufacturing*;~~
2. Agricultural industry facilities related to the transportation, storage, recycling, or processing of agricultural products or by-products. Such uses may or may not be associated with a principal use on site. Example uses include, but are not limited to, *packing plants, potting soil manufacturing, chipping and mulching of vegetation (excluding construction debris), agricultural light manufacturing, equestrian waste recycling, and transshipment*;
3. Agriculturally related services such as feed and grain stores and farm implement sales and service and fueling areas restricted solely to agricultural activities;
4. Mining, subject to the limitations;
5. Uses and structures accessory to a permitted use; and
6. Limited residential uses as described below,
 - a) farm labor quarters and camps;
 - b) caretaker's quarters, such as for pump houses;
 - c) dwelling quarters and farm residences for bona fide farm operations; or
 - d) dwelling units allowed as alternative use within the Urban/Suburban, Exurban, and Rural Tiers.

In order to protect existing residential uses, within the Urban/Suburban, Exurban, Rural, and Agricultural Reserve Tiers, intense agricultural or other similar uses in the Special Agricultural (SA) future land use designation shall be limited or restricted. Some agricultural uses and intensities will not be permitted as a right within these Tiers residential areas. While many agricultural uses may be permitted within residential areas, special care shall be taken to protect the existing neighborhoods. Alternative residential designations are depicted on the Future Land Use Atlas for some sites to allow these areas to convert to other uses.

Exhibit 22

Equestrian Waste – Florida Statute & Rule Definitions

Florida Statute & Rule Definitions

570.02 Definitions.—The following words and phrases as used in this chapter and in the agricultural laws of this state, unless the context otherwise requires, shall have the meanings respectively ascribed to them in this section:

(1) **"Agriculture"** means the science and art of production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. For the purposes of marketing and promotional activities, seafood shall also be included in this definition.

(2) **"Agricultural business products"** means nonconsumable products used in the producing, processing, distribution, and marketing of consumable farm products, including, but not limited to, machinery, equipment, and supplies.

571.03 Definitions.—As used in this part:

(5) **"Agricultural product"** includes any fresh or processed horticultural, aquacultural, viticultural, dairy, poultry, apicultural, or other farm or garden product.

571.23 Definitions.—For purposes of this part, the following terms shall have the following meanings:

(4) **"Agricultural product"** means any fresh or processed horticultural, aquacultural, viticultural, fish or seafood, dairy, poultry, apicultural, or other farm or garden product.

573.103 Definitions.—As used in ss. [573.101-573.124](#):

(1) **"Agricultural commodities"** means any and all aquacultural, agricultural, apicultural, horticultural (including floricultural), viticultural, and vegetable products produced in this state or any class, variety, or utilization thereof, either in their natural state or as processed by a producer for the purpose of marketing such product, or by a processor as herein defined, and shall include, but not be limited to, any one, any combination thereof, or all of the agricultural products, livestock and livestock products, poultry and poultry products, timber and timber products, fish and seafood, and the products of the farms, waters, and forests of this state. "Agricultural commodities" includes citrus regulated pursuant to chapter 601 only for the purpose of funding production research and associated activities related to chemical residue; the term does not include citrus with respect to any other citrus-related activity, whether or not that activity is regulated by or described in chapter 601.

193.461 Agricultural lands; classification and assessment; mandated eradication or quarantine program.—

(1) The property appraiser shall, on an annual basis, classify for assessment purposes all lands within the county as either agricultural or nonagricultural.

(b) Subject to the restrictions specified in this section, only lands that are used primarily for bona fide agricultural purposes shall be classified agricultural. The term "bona fide agricultural purposes" means good faith commercial agricultural use of the land.

1. In determining whether the use of the land for agricultural purposes is bona fide, the following factors may be taken into consideration:
 - a. The length of time the land has been so used.
 - b. Whether the use has been continuous.
 - c. The purchase price paid.
 - d. Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.
 - e. Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforestation, and other accepted agricultural practices.
 - f. Whether the land is under lease and, if so, the effective length, terms, and conditions of the lease.
 - g. Such other factors as may become applicable.

62.709.201 Definitions.

The definitions in Rule 62-701.200, F.A.C., apply to this chapter unless the context clearly indicates otherwise. For purposes of this chapter, the following words, phrases or terms shall have the following meaning:

(1) "Anaerobic digestion" means the process by which biological decomposition of organic products is carried out under controlled anaerobic conditions, and that stabilizes the organic fraction into a material which can easily and safely be stored, handled, and used in an environmentally acceptable manner.

(2) "Animal byproducts" means source-separated organic solid waste that is animal in origin, such as meat, fat, dairy, or eggs, and is generated by commercial, institutional, agricultural, or industrial operations. This term includes waste generated by prison facilities, grocery stores, manufacturing or packaging plants, butcher shops, restaurants and abattoirs. This term also includes packaging that has come into contact with animal byproducts. These wastes will be viewed as putrescible waste in this chapter.

(3) "Beneficial use" means, for the purposes of this Chapter, that readily-degradable organics are placed on or in the soils to provide a viable benefit, such as, reducing erosion and water loss, regulating soil temperature, preventing the growth of weeds, or serving as a soil amendment upon decomposition. Placement of materials for purposes of disposal is not considered to be a beneficial use.

(4) "Backyard composting" means the composting of organic solid waste, such as grass clippings, leaves or food waste, generated by a homeowner or tenant of a single or multi-family residential unit or an apartment complex unit, where composting occurs at that dwelling unit.

(5) "Clean wood" means wood, including lumber, tree and shrub trunks, branches, and limbs, that is free of paint, glue, filler, pentachlorophenol, creosote, tar, asphalt, chromated copper arsenate, other wood preservatives or treatments.

(6) "Compost" means solid waste which has undergone biological decomposition of organic matter, has been disinfected using composting or similar technologies, and has been stabilized to a degree that is potentially beneficial to plant growth and that is used or sold for use as a soil amendment, artificial top soil, growing medium amendment or other similar uses.

(7) "Composting" means the process by which biological decomposition of organic solid waste is carried out under controlled aerobic conditions, and that stabilizes the organic fraction into a material which can easily and safely be stored, handled and used in an environmentally acceptable manner. The presence of anaerobic zones within the composting material will not cause the process to be classified as other than composting.

(8) "Composting facility" means a solid waste management facility where solid waste is processed using composting technology. Processing may include physical turning, windrowing, aeration or other mechanical handling of organic matter.

- (9) "Curing area" means an area where organic material that has undergone the rapid initial stage of composting is further stabilized into a humus-like material.
- (10) "Disinfection" means the selective destruction of pathogens indicated by a reduction in indicator organism(s) as specified in paragraph 62-709.300(8)(a), F.A.C.
- (11) "Foreign matter" means the inorganic and organic constituents in a solid waste stream that are not readily decomposed and that may be present in the compost. Foreign matter is metals, glass, plastics, rubber, bones, and leather, but does not include sand, grit, rocks or other similar materials.
- (12) "Land reclamation" means the restoration of productivity to lands made barren through processes such as erosion, mining or land clearing.
- (13) "Manure" means a solid waste composed of excreta of animals, and residual materials that have been used for bedding, sanitary or feeding purposes for such animals. For purposes of this chapter, manure does not include such material generated and managed by normal farming operations, but does include "paunch manure," which is the undigested stomach content of cattle.
- (14) "Maturity" means the degree of stability that has been achieved.
- (15) "Mesophilic stage" means a biological stage in the composting process characterized by active bacteria which favor a moderate temperature range of 20-45 degrees Celsius. It occurs later in a composting process after the thermophilic stage and is associated with a moderate rate of decomposition.
- (16) "Motorized firefighting equipment" means equipment that can be used to control and extinguish fires such as fire trucks, front end loaders, and bull dozers.
- (17) "Pre-consumer vegetative waste" means source-separated vegetative solid waste from commercial, institutional, industrial or agricultural operations that is not considered yard trash, and has not come in contact with animal products or byproducts or with the end user. This term includes material generated by grocery stores, packing houses, and canning operations, as well as products that have been removed from their packaging, such as out-of-date juice, vegetables, condiments, and bread. This term also includes associated packaging that is vegetative in origin such as paper or corn-starch based products, but does not include packaging that has come in contact with other materials such as meat. Plate scrapings are specifically excluded from this definition. These wastes are putrescible waste as defined in this chapter.
- (18) "Putrescible waste" means solid waste that contains organic matter capable of being decomposed by microorganisms and of such a character and proportion as to be capable of attracting or providing food for birds. The term does not include uncontaminated yard trash or clean wood.
- (19) "Recycling" means any process by which solid waste, or materials which would otherwise become solid waste, are collected, separated, or processed and reused or returned to use in the form of raw materials or products.
- (20) "Size-reduced" means the material has been processed so that it will pass through a 6-inch sieve or has been cut for firewood in no greater than 24 inch lengths.
- (21) "Stabilized" means that biological and chemical decomposition of the wastes has ceased or diminished to a level so that such decomposition no longer poses a pollution, health, or safety hazard. The term means that biological decomposition of the waste that was composted or anaerobically digested has occurred to a sufficient degree that will allow beneficial use. As regards composting, it also means that the compost has at least passed through the thermophilic stage.
- (22) "Thermophilic stage" means a biological stage in the composting process characterized by active bacteria which favor a high temperature range of 45-75 degrees Celsius. It occurs early in a composting process before the mesophilic stage and is associated with a high rate of decomposition.

(23) "Vector" means a carrier organism that is capable of transmitting a pathogen from one organism to another.

(24) "Vegetative waste" means source-separated organic solid waste that is vegetative in origin, and is generated by commercial, institutional, agricultural or industrial operations that is not considered yard trash. This term includes waste generated by grocery stores, prisons, restaurants, packing houses, and canning operations, as well as products that have been removed from their packaging, such as out-of-date juice, vegetables, condiments, and bread. This term also includes packaging that is vegetative in origin such as paper or corn-starch based products. These wastes are putrescible waste as defined in this chapter. Where the term is not used in conjunction with the term pre-consumer, it included vegetative waste that may have come in contact with the end user.

(25) "Yard trash" means vegetative matter resulting from landscaping maintenance or land clearing operations and includes materials such as tree and shrub trimmings, grass clippings, palm fronds, trees and tree stumps, and associated rocks and soils. For purposes of this chapter, it also includes clean wood.

(26) "Yard trash processing facility" means a yard trash transfer station or a facility at which yard trash is processed into a size-reduced, usable material or is composted, but does not include a facility used for the disposal of yard trash.

Rulemaking Authority 403.704, 403.7043 FS. Law Implemented 403.7043 FS. History--New 2-15-10.

Exhibit 23
Mixed and Multiple Uses
Text Changes Showing Strikethrough and Underline

A. Future Land Use Element, Mixed & Multiple Uses, Multiple Use Planned Development

REVISIONS: To revise mixed and multiple use policies. The added text is underlined, and the deleted text ~~struck-out~~.

A.1. REVISE OBJECTIVE 4.4 Mixed-Use and Multiple Use Development

Palm Beach County shall encourage the development of a variety of innovative types of mixed-use and multiple use projects.

A.2. REVISE Policy 4.4-a: The County shall encourage and promote sustainable development by establishing mixed-use and multiple use future land use designations and planned development districts.

A.3. REVISE Policy 4.4-b: All proposed mixed-use and multiple use projects shall demonstrate that the land uses included on site are functionally integrated ~~and meet all level of service standards and all relevant land development criteria as stated in the Unified Land Development Code~~. Mixed use and multiple use projects with a residential component shall demonstrate functional integration through the use of connected open spaces, pedestrian systems, and street network in order to foster a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.

A.4. REVISE 4.4.4 Traditional Marketplace Development (TMD)

A.5. REVISE Policy 4.4.4-a: ~~The Traditional Marketplace Development (TMD) shall provide the community with an alternative commercial development that promotes concentrated, mixed-use areas for shopping, entertainment, business, cultural and housing opportunities. This shall be accomplished by allowing for a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings and common public space while dispersing parking. This~~ The Traditional Marketplace Development (TMD) is an alternative form of development that provides a more efficient pattern of development, and more cost effective delivery of service while increasing the sense of community. The County shall provide for a Traditional Marketplace Planned Development allowed in the Commercial High and Commercial Low future land use designations in the Urban/Suburban Tier, and in the Commercial Low future land use designation in the Exurban, Agricultural Reserve, and Rural Tiers and shall ensure that it is designed to be compatible with the Tier of development. The basic principles are described below shall be used as a guide to create standards to implement this alternative Commercial development.

A.6. REVISE Policy 4.4.4-b: Traditional Marketplace Development shall *include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities. This shall be accomplished by allowing for a mix of uses in a manner that creates a stronger pedestrian and transit orientation through design, placement and organization of buildings, and common public space, while dispersing parking and respecting and maintaining the character of the surrounding area.* The non-residential uses within the Traditional Marketplace Development (TMD) shall be

comprised of community scaled serving uses. These uses may include, but are not ~~will not be~~ limited to, shops and services, retail, office, restaurant, and civic uses such as schools, places of worship, and government services. The compact design, low intensity land use does not permit the siting of "freestanding", or "big box" commercial. A minimum of 51% of the commercial square footage within a TMD must be designed as a "Traditional Main Street". The floors above the shops and offices have the potential to provide either housing or residential/business as live/work spaces.

- A.7. REVISE Policy 4.4.4-c:** ~~The County may allow a Traditional Marketplace Development (TMD) which shall provide an alternative commercial development in the form of a "Traditional Main Street" and shall contain a minimum of 51% commercial land uses. The TMD shall contain low intensity commercial uses, vertically integrated with residential uses, and shall include a concentrated area for shopping, entertainment, business, services, cultural and housing components. This concentration shall be accomplished by allowing for a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, and common public space while dispersing parking and respecting and maintaining the character of the surrounding area.~~

The ULDC shall ~~be amended to~~ establish development standards for the Traditional Marketplace Development (TMD) that. Such standards shall incorporate the following design guidelines:

1. Compatible building heights to fit with the character of the community;
2. Build-to lines which place buildings close together, fronting on a sidewalk, to create a sense of place and provide spatial definition along streets;
3. Building design standards, including, but not limited to; massing, scale, pattern, and consistent architectural style. Fronts of buildings, within the same block, shall have doors and windows reflecting similar architectural style, doors and display windows shall be placed to maximize visual interest and accessibility to the pedestrian.
4. Public space amenities, including, but not limited to; wide sidewalks, lighting, seating, signage, gathering space, water features, and landscaping;
5. Community open space shall be provided and shall be used to preserve and incorporate natural features into the site design to enhance identity;
6. Strong pedestrian systems that link building and community open space and encourage pedestrians to walk between land uses. A pedestrian system shall also include significant landscape treatment, including trees, plants and hardscape to delineate the pedestrian system;
7. Street design standards that promote pedestrian usage. These standards shall address but are not limited to, pavement and right-of-way width, turning radii, on-street parking, tree planting and protection, and sidewalk location and widths, including the ability to provide outdoor dining and merchant displays on the sidewalk; and,
8. Crime Prevention Through Environmental Design (CPTED) principles.

- A.8. REVISE & RELOCATE ~~Policy 2.2.2-c; Policy 4.4.4-d:~~ Lifestyle Commercial Center (LCC).** Lifestyle Commercial Center (LCC) Lifestyle Commercial Center is a type of Traditional Marketplace Development (TMD) that allows an individual tenant to occupy up to 100,000 sq. feet. The LCC is only allowed in the in the Urban Suburban Tier and

~~only on the sites assigned a commercial future land use designation and condition of approval requiring the use of the LCC by Ordinance 2008-048 and 2009-028. Lifestyle Commercial Center is only allowed in the in the Urban Suburban Tier in the Commercial Low and Commercial High future land use designations. It shall include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities similar to a TMD. The LCC shall function as a TMD; therefore, large single-tenant buildings are required to have exterior treatments to appear as multi-tenant buildings and parking shall be treated to promote the pedestrian environment. Individual tenants shall not exceed 100,000 sq. feet and shall not be a big box. The LCC requires that properties are greater than 10 acres, are located on an arterial roadway, provide a functional pedestrian and vehicular connection to adjacent parcel/s on two or more sides of the subject property, and provide a master plan and/or design guidelines as part of the adopting ordinance that includes a mix of uses including live/work or residential, public open space, vertical and horizontal integration of uses and a pedestrian oriented design with a main street and internal street network.~~

A.9. 4.4.6 Mixed-use Planned Development (MXPDP)

A.10. Policy 4.4.6-a: ~~A The Mixed-use Planned Development (MXPDP) provides for shall include an integrated mix of uses including residential uses, open space, high-intensity commercial uses, and institutional uses. At a minimum, 51% of the development shall be comprised of residential uses. Uses may be integrated vertically or horizontally. Horizontal integration shall be planned in such a way that a variety of uses front onto and share common areas designed to provide an amenity to all uses within the development. The MXPDP is allowed within the Urban Suburban Tier in the Commercial High and Multiple Land Use future land use designations. The Multiple Land Use future land use designation is exempt from the ULDC's MXPDP internal trip capture requirements, and the ULDC shall be revised to reduce or eliminate internal trip capture requirements for all MXPDPs. These uses may be allowed in the areas designated:~~

- ~~1. Commercial High or Commercial High Office; or~~
- ~~2. High Residential 12 or High Residential 18, if located at an intersection or adjacent to a Commercial High future land use designation.~~

A.11. Policy 4.4.6-c: ~~The Mixed-use Planned Development (MXPDP) shall provide a model for compatible, balanced, integrated land uses. The MXPDP development standards shall allow a variety of uses including will include residential, commercial, office and civic uses to create opportunities for living, working and entertainment in a pedestrian oriented community. In an MXPDP, multi-purpose buildings that permit a mixture of compatible uses are required. Land-use The MXPDP development standards shall clearly require integration of uses within buildings or among buildings, which will be accomplished as follows:~~

1. Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses may be allowed;
2. Use of horizontal integration may be permitted if building are placed and oriented to front on well designed, useable public spaces; and/or
3. Use of shared space creating live-work space within a single unit in a building.

A.12. 4.4.6 Multiple Use Planned Development

A.13. Policy 4.4.6-a: The purpose of an Multiple Use Planned Development (MUPD) is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development in order to provide opportunities for enlightened and imaginative approaches to community planning and site design. Buffering between the different uses within an MUPD may be reduced or eliminated to foster interconnectivity between the uses.

A.14. Policy 4.4.6-b: MUPD Design Objectives – The Multiple Use Planned Development (MUPD) shall be subject to the following design objectives:

1. Provide innovative building location and orientation;
2. Protect adjacent residential uses from potential adverse impacts;
3. Provide interconnection between uses in and adjacent to the project; and
4. Allows for both residential and non-residential uses within a single project designed in a manner that fosters compatibility within the project and with adjacent properties.

B. Future Land Use Element, Mixed & Multiple Uses, Residential Density

REVISIONS: To revise provisions related to residential uses within commercial future land use designations. The added text is underlined, and the deleted text ~~struck out~~.

4.4.2 Multiple Land Use

B.1. REVISE Policy 4.4.2-b: The following minimum standards shall apply to proposed MLU designations during the amendment review process and will be affixed to the approved MLU project in the adopting ordinance:

1. Underlying Land Use Designations: The MLU is an umbrella category which requires a minimum of two different future land use designations at least one of which shall be residential. The project shall have minimum and maximum intensities/densities for each land use. The following criteria shall apply towards the land use designations:
 - a) Residential Density: The maximum number of units for the parcel shall be calculated by multiplying the total acreage of the parcel by the density permitted through the residential designation. Additional density may be allowed, through the Transfer of Development Rights program, the Workforce Housing Program, or the Affordable Housing Program following an approval of an MLU project.
 - b) Non-residential Intensity: The maximum intensity for each proposed non-residential use shall be calculated by assigning all non-residential uses a percentage of the total site area, not to exceed 100% ~~for vertically integrated projects; 50% for non-vertically integrated projects.~~ The maximum intensity for each of the projects non-residential land use designations may be reduced by the County, during the review process considering the extent of integration of uses within the project.

Unaltered text omitted for brevity

5. Minimum Acreage: The minimum acreage for an MLU project is 10 acres.

Unaltered text omitted for brevity

FLUA Regulation Section, Commercial Uses

B.2 REVISE General. The uses listed below are allowable within the Commercial future land use designation, where permitted by the Unified Land Development Code.

1. Parks and Recreation;
2. Conservation;
3. Institutional and Public Facilities;
4. Transportation and Utility Facilities;
5. Communication Facilities;
6. Non-residential agricultural uses as provided by the Unified Land Development Code;
7. Mining and excavation, subject to the limitations;
8. Residential uses will be permitted only as described below: utilizing the underlying residential future land use designation to calculate the maximum number of dwelling units.
 - a) ~~Congregate living facilities, provided these areas are of an intensity compatible with the density of any adjacent residential neighborhoods and subject to other locational and density requirements of the Unified Land Development Code. The overall residential density will not exceed that of the underlying use;~~
 - b) ~~Dwelling units as expressed by the underlying alternative land uses where the Board of County Commissioners approves a rezoning to a residential district consistent with the underlying residential land use;~~
 - c) ~~Mixed commercial/residential planned developments within the Urban/Suburban Tier. The overall number of units will not exceed that calculated by the underlying residential category;~~
 - d) ~~Caretakers' quarters.~~
9. Mixed or multiple use planned developments utilizing up to 100% of the underlying residential density and the commercial intensity the subject to the requirements of this Element;
10. Caretaker's quarters; and
11. Uses and structures accessory to permitted uses.

Residential Uses. ~~Residential uses may be permitted in areas with a Commercial Future land use designation (using the underlying Residential Future land use designation to calculate density) as follows:~~

- ~~1. A congregate living facility which is multi-family in character; or~~
- ~~2. A part of a planned development; or~~
- ~~3. A caretakers quarters; or~~
- ~~4. An alternative use, if the Board of County Commissioners deems a residential use to be more appropriate and denies a proposed Commercial rezoning for a property; or~~

- ~~5. The BCC approves a rezoning to a residential district consistent with the underlying residential future land use category; or~~
- ~~6. Multiple use projects: These may be allowed to utilize up to 100% of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity.) (A=percent of additional density or intensity, U=percent of utilized density or intensity, A=100 - U)~~
- ~~7. Mixed use projects: (Projects which vertically integrate at least 20% of their allowed residential units with non-residential uses.) These may be allowed to utilize up to 100% of both a site's residential density and commercial intensity.~~

B.3 REVISE Policy 2.2.1-j: Table 2.2.1-j.1 establishes the consistent residential zoning and planned development district for the Residential Future Land Use Designations. In addition, within the Urban/Suburban Tier of the Glades Tier, the Agricultural Residential and Agricultural Production zoning districts are consistent with all residential future land use designations.

**Table 2.2.1-j.1
Residential Future Land Use - Zoning Consistency¹**

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
Low Residential	RE, RT, RTS, RS	PUD, TND, MHPD
Medium Residential	RE, RT, RS, RTU, RM/ <u>RH</u> ²	PUD, TND, MHPD
High Residential	RE, RT, RS, RM, RH	PUD, TND, MHPD

Note:

1. The RTS, RTU, and RH zoning districts and the Special Exception for a PUD have been discontinued. Properties with these districts shall not be required to rezone and shall utilize the property development regulations of their equivalent districts which are as follows: RTS equals RT; RTU equals RS; RH equals RM, Special Exception for a PUD equals a PUD.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM or RH prior to the Plan's August 31, 1989 adoption.

C. **Future Land Use Element, Mixed & Multiple Uses, Economic Development Overlay**

REVISIONS: To delete the Economic Development Overlay since this land area has been annexed into the Village of Royal Palm Beach. The deleted text is shown struck out.

~~OBJECTIVE 1.10 — SR 7 Economic Development Overlay (EDO)~~

~~The purpose of the SR 7 Economic Development Overlay is to allow existing uses to remain, and to provide a framework for the development of projects consistent with the EDC and other land use designations.~~

~~It is expected that land use amendments within this overlay will result in enterprises that provide high-paying jobs to area residents, potentially reducing east-west daily traffic commuting patterns, provide land for the establishment of skilled trades companies, and provide for economic activities that diversify those already found in their vicinity. Land uses within Economic Development Overlays will include: office, warehousing, light industrial, flex space, trades contractor facilities, showrooms, public and civic facilities, education campuses and the like. The EDO general area is also intended to serve as a major transit connection as transit routes are modified and new/expanded routes and modes of transit are designed and established.~~

~~The SR 7/Southern Blvd. EDO is hereby established. Generally located southwest of the intersection of State Road 7 (SR 7) and Southern Blvd. (SR 80) as depicted on Map LU 3.1, Special Planning Areas. Projects within this overlay shall meet the general provisions of the EDO and the following policies.~~

~~Policy 1.10-a: SR 7 EDO projects shall contain a minimum size of 40 gross acres of land, unless a project is in immediate proximity to an already developed EDO project and internally connects with said project for access to an existing road. Each EDO project shall present a master plan at the time of Zoning review that identifies, at a minimum, the following: access, interconnectivity with adjacent EDO projects, planned interconnectivity with adjacent parcels (stubs), land use pods, the location of stormwater areas, and the general placement of buildings.~~

~~Policy 1.10-b: Land uses within the SR 7 EDO shall be developed based on the general provisions, standards and criteria established in the following policies. Future Land Use designations consistent with the EDO shall include:~~

- ~~• Commercial Low Intensity Office Only~~
- ~~• Commercial High Intensity Office Only~~
- ~~• Light Industrial~~
- ~~• Economic Development Center~~
- ~~• Parks and Recreation~~
- ~~• Institutional and Public Facilities~~
- ~~• Residential~~

~~Policy 1.10-c: Future land use designations and zoning districts within the SR 7 EDO shall include the Planned Industrial Park Development (PIPD) with no commercial uses and the Economic Development Center (EDC), and shall include the provision of Workforce Housing or Affordable Housing or Affordable Housing as described in Housing~~

~~Element Objectives 1.1, 1.5 and within the ULDC. Commercial and retail land uses and districts are not permissible within the EDO.~~

~~Policy 1.10-d: Palm Beach County encourages the creation of work/live space within the EDO. Work/live units shall not be counted towards density calculations for Future Land Use Amendments within the EDO.~~

~~Policy 1.10-e: Land uses within the SR-7 EDO shall be according to the Future Land Use designation, and may include: light industrial, office, banking and financial institutions without drive-through lanes, membership organizations, personal services, health clubs, flex space, showrooms, vocational schools, research and development, civic uses, workforce housing or affordable, and government services. Other than the limited commercial and restaurant uses identified in Policy 1.10-i, these types of uses are prohibited within this Overlay. Light industrial uses shall be those that do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, or light beyond the boundaries of the lot where the use is being conducted. Specific industrial uses allowable within the SR-7 EDO include: manufacturing, assembly of products, research and development, and wholesale distribution/storage of non-toxic products.~~

~~Policy 1.10-f: For land designated as EDC within the State Road 7 Economic Development Overlay, the land uses implemented in the overlay shall control in the event of a conflict between those uses specified in the Overlay and the EDC classification.~~

~~Policy 1.10-g: Self storage and/or the rental of storage spaces is prohibited. The following storage uses shall be allowed according to the following:~~

- ~~• Storage of raw materials is only allowed when the raw materials are to be transformed on-site;~~
- ~~• Storage of materials or goods is only allowed when the materials or goods are to be sold through a showroom on the premises;~~
- ~~• Storage of product finished on the premises, when the product is to be distributed from the premises;~~
- ~~• For trades contractors, storage of tools, equipment and materials is allowed provided it takes place only in completely enclosed buildings;~~

~~Policy 1.10-h: Civic and public spaces and services shall be allowed in the State Road 7 Economic Development Overlay. Civic and public uses include: government buildings, parks, plazas, day care facilities, schools, libraries, places of worship, and similar uses. The EDO encourages the creation of vocational schools that continue the training of the EDO workforce.~~

~~Policy 1.10-i: Land Use Amendments that are clearly consistent with this objective shall be allowed to include commercial and dining areas that are clearly an accessory use to the project and are clearly intended to serve primarily the residents and workers within the project and the SR-7 EDO. Restaurant uses shall be limited to a maximum of 15,000 SF of rentable space. Drive through uses are prohibited within the SR-7 EDO.~~

~~Policy 1.10-j: Existing residential densities of two (2) dwelling units per acre shall remain on the SR-7 EDO parcels for future use.~~

~~Policy 1.10-k: Additional residential densities for projects within the SR-7 EDO may be approved based on Transfer of Development Rights, Workforce Housing Program or~~

~~Affordable Housing Program Provisions, and other mechanisms available to Palm Beach County.~~

~~**Policy 1.10-l:** Projects within the SR-7 EDO shall contain a housing component including workforce housing or affordable housing. The housing component for each project shall be calculated by multiplying 20% of the LR-2 underlying residential density (0.4) by the total gross acreage of each project. Workforce housing or affordable housing shall be then calculated based on this number of market-rate housing units. Vertical integration is encouraged between workforce housing or affordable housing and other compatible uses.~~

~~**Policy 1.10-m:** Palm Beach County's Planning, Zoning & Building Department shall coordinate with Palm Tran staff to determine the feasibility of the creation of a transfer station within the SR-7 EDO. The SR-7 EDO may serve as a transit hub for routes served by bus, BRT (bus rapid transit) and other emergent transit systems, including Park and Ride lots where appropriate.~~

~~**Policy 1.10.n:** Connections between adjacent non-residential parcels within the SR-7 EDO shall be conveniently located and designed to accommodate both vehicles and pedestrians. Pedestrian connections between adjacent parcels or between building clusters within a single parcel shall be provided at a minimum of every 500 feet of building frontage or property line, and should be designed and located to maximize access to roadway corridors, transit stops, and parking areas. Such connections shall not result in a walking distance to an existing transit stop exceeding the maximum of 0.25 mile. Connections shall be weather-protected by landscaping or other canopy as shown on the Project's site plan. Cross access easements shall be platted or recorded as a restrictive covenant, to ensure the access will remain should redevelopment of the site occur.~~

~~**Policy 1.10-o:** The Folke Peterson Center for Animal Welfare, and other legally conforming uses existing on the effective date of this SR-7 EDO shall be allowed to continue their operations, to expand, and to continue as legally conforming uses.~~

~~**Policy 1.10-p:** Projects within this SR-7 EDO shall be accessed through Public Rights-of-Way that are platted to Palm Beach County standards and permanently deeded for the use of the general public. Land use amendment proposals within the SR-7 EDO shall specify the location and dimension of said ROW, and shall include sidewalks on both sides, and, where necessary, landscape buffers and screening to protect existing abutting residential uses.~~

~~**Policy 1.10-q:** Notwithstanding the provisions within 3.5-d, projects within the SR-7 EDO shall meet the requirements of and mitigate impacts to SIS (Strategic Intermodal Transportation System) facilities affected by the project.~~

~~**Policy 1.10-r:** Land Use Amendments requesting approval of SR-7 EDO-approved uses shall demonstrate street connectivity with other existing or planned roads within the SR-7 EDO and adjacent areas. Truck traffic shall not utilize roads that service residential properties within the SR-7 EDO.~~