TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: February 21, 2014 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County Comprehensive Plan
Amendment No. 14-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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 includes six proposed Future Land Use Atlas amendments and four proposed text amendments. This report includes a summary of the proposed amendments and TCRPC comments.

Summary of Proposed Amendment

A. Proposed Future Land Use Atlas Amendments

1. Burt Reynolds Ranch

The proposed amendment is to revise the Future Land Use (FLU) designation on 152.92 acres located approximately 1.8 acres south of Indiantown Road on the west side of Jupiter Farms Road. This site, which was previously the film production studio for actor Burt Reynolds, is within the Rural Tier of the comprehensive plan managed growth tier system. The site currently has three FLU designations, including: 133.52 acres designated Rural Residential, 1 unit per 10 acres (RR-10); 15 acres designated as Commercial Recreation with an underlying Rural Residential, 1 unit per 10 acres (CR/RR-10); and 4.4 acres designated as Commercial Low with an underlying Rural residential 1 unit per 10
acres (CL/RR-10). The majority of the site is heavily vegetated with native and non-native vegetation. The property also has two warehouses and a feed and supply store.

The proposed amendment is to change the FLU designation on 150.15 acres to Rural Residential, 1 unit per 5 acres (RR-5), and Commercial Low with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5) on 2.77 acres. This would result in the increase of 15 dwelling units for a total of 30 units, and the loss of potential to develop 32,670 square feet of commercial recreation uses as well as 7,100 square feet of commercial low uses. The applicant's intent is also to retain the existing feed store on the portion of the property designated Commercial Low. The land use surrounding the subject property is Rural Residential, 1 unit per 10 acres on all sides. Although the proposed amendment would double the density currently allowed by the existing future land use designation, the proposed density of one unit per 5 acres is less than the one unit per 1.7 acre density, which is the average for Jupiter Farms.

The applicant has stated their intent to develop the subject property as a Rural Residential Planned Unit Development (RR-PUD). The RR-PUD will allow for a development that will be compatible with the existing rural lifestyle by preserving 60 percent of the property for open space, maintaining the rural character of the area through clustering the residential units on a minimum lot size of 1.25 acres, and providing an equestrian trail for continued recreational use of the site.

The subject property is located within the Jupiter Farms Neighborhood Plan (JFNP), which was created by the residents with technical assistance from the County's Planning, Zoning and Building Department as well as the Treasure Coast Regional Planning Council. The plan was adopted by the Board of County Commissioners on July 5, 1994. The JFNP makes specific recommendations regarding future land uses within the document including a recommendation that states, "All existing future land use designations shown on the Palm Beach County Future Land Use Atlas should remain as presently designated. Flexibility should be shown when community support warrants. All properties currently compatible with the RR-10 future land use designation should be encouraged." The County staff report indicates the proposed Rural Residential-5 designation would not be consistent with this recommendation of the plan. Otherwise, the County staff report did not identify any other significant compatibility issues, or significant impacts to public facilities and services related to this amendment.

The County staff report also noted concerns raised by residents, including: existing traffic congestion and speeding along Jupiter Farms Road; the desire to not connect to water and sewer; the potential loss of connectivity to equestrian trail network; whether additional parcels in Jupiter Farms could request Rural Residential-5 land use designation in the future; the desire to maintain a rural character through low lighting and equestrian amenities; and the proposed land use being too dense for the area.

The proposed amendment will allow the rural character of the area to be maintained through clustering the residential units on a minimum lot size of 1.25 acres, and reducing the intensity of commercial development. Clustering the residential units has the
important benefit of allowing 60 percent of the property to be preserved for open space and provides an opportunity for an equestrian trail for continued recreational use of the site. This proposal provides a good opportunity to protect and restore natural communities on the subject property. The County should continue to work with residents in the Jupiter Farms community to illustrate the benefits associated with clustering the residential units, and continue to work with members of the community to resolve outstanding concerns related to the proposed project.

2. Delray Marketplace TMD Expansion

The proposed amendment is to revise the FLU designation on 3.90 acres from Agricultural Reserve (AGR) to Commercial Low with an underlying AGR (CL/AGR) in order to expand the existing Delray Marketplace, Traditional Marketplace Development (TMD), which occurs on an adjacent 33.43 parcel. The Delray Marketplace TMD is currently approved for a maximum of 320,000 square feet of non-residential development and 86 dwelling units. The proposed amendment also includes a revised condition that continues to limit the Delray Marketplace TMD to 320,000 square feet of non-residential development, but increases the limit for residential use to 96 dwelling units.

The subject site is located at the northwest corner of West Atlantic Avenue and Lyons Road in the Agricultural Reserve Tier (Ag Reserve). The Delray Marketplace TMD is a mixed-use development, which consists of commercial and residential components. The first phase of this development is the commercial component, which is mostly constructed. The second phase of this development is the residential component, which has not yet been constructed. The properties adjacent to the subject site on all sides are designated as Agricultural Reserve.

The 3.9-acre parcel is currently designated as a preserve area of the Delray Marketplace TMD. This 3.9-acre parcel is currently used for equestrian activities. The request includes a concurrent zoning application that would add and rezone an additional 9.34 acres to the west of the TMD site and designate this land as preserve area. This designation would replace the 3.9-acres of preserve area being converted to development and would provide the required acreage of preserve to maintain the ratio of preserve area to development area (60 percent minimum preserve and 40 percent maximum development) required by County Policy 1.5.1-m.

The purpose of this amendment is to expand the development area of the Delray Marketplace TMD in order to construct additional surface parking. The revised conditions of development allow an increase from 86 to 96 dwelling units, which is a total increase of 10 dwelling units. The condition limiting the non-residential square footage to 320,000 square feet is proposed to remain unchanged. The County staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.
3. Treatment Center of the Palm Beaches

The proposed amendment is to revise the FLU designation on a 10.25-acre site from Medium Residential, 5 units per acre (MR-5) to Institutional and Public Facilities with an underlying Medium Residential, 5 units per acre (INST/5). The subject site is located on the north side of Lantana Road and approximately 350 feet east of Haverhill Road within the Urban/Suburban Tier. On the southern portion of the subject site there is an existing 38,301 square foot congregate living facility, which has been centered on substance abuse treatment for the past five years. In addition, the northern portion of the site has a 2.5-acre upland preserve easement. Surrounding land uses include Medium Residential 5 to the east and south, Commercial Low to the east, and Residential Medium Density in the City of Greenacres to the north.

The applicant has proposed this amendment because circumstances that have changed since the adoption of the County’s Comprehensive Plan and the proposed Institutional and Public Facilities with an underlying Medium Residential, 5 units per acre designation is more appropriate at this time. Also, the proposed FLU designation will allow the expansion of services to include outpatient and overnight stay services.

The subject site is located within the TCRPC Greenacres, Atlantis and Palm Beach County Charrette Report area, which is a study initiated by Palm Beach County and conducted under an interlocal agreement with the cities of Atlantis and Greenacres in 2004. The charrettee report recommends retaining the existing treatment center. The County staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.

4. Gulfstream Properties

The proposed amendment is to revise the FLU designation on 135.04 acres located just south of Lake Worth Road between the Florida Turnpike and Lyons Road. The future land use designation is Low Residential, 2 units per acre on 39.35 acres and Multiple Land Use (MLU) on approximately 95.82 acres. The MLU designation on the 95.82 acres is an umbrella designation that has two sub-designations, Commercial Low-Office with an underlying 3 units per acre (CL-O/3) on the northernmost 17.91 acres and Low Residential, 3 units per acre (LR-3) on 77.91 acres. It is comprised of multiple parcels with multiple owners. The existing land uses are primarily equestrian and agricultural uses with some single-family homes. The Gulfstream Polo Club has operated a polo facility on the majority of the site for over thirty years.

The proposed amendment is to change the FLU designation on the 135.04 acres to Medium Residential, 5 units per acre (MR-5), with conditions. This change would eliminate the potential for up to 273,208 square feet of commercial office and increase the residential development potential from 366 dwelling units to 675 dwelling units. The amendment would delete conditions adopted previously on the 95 acre MLU site and include new conditions to be applied to the entire site that 1) limits the density to 5 dwelling units per acre, and 2) requires vehicular and pedestrian connections to all
existing and future adjacent development as identified in the Lake Worth Road Neighborhood Master Plan.

The proposed Gulfstream Properties amendment site is in the Urban/Suburban Tier and is located within the West Lake Worth Road Neighborhood Plan, which was completed and accepted by the Board of County Commissioners in the fall of 2009. The land uses surrounding the subject property include: Commercial High/Low residential 2 to the north and northwest; Low Residential 2 and the Florida Turnpike generally to the east; Low Residential 3 and Low Residential 2 to the south and southwest; and Medium Residential 5 and Low Residential 3 to the west. The amendment proposes a future land use change that would increase density by 309 dwelling units with a condition to cap the density at 5 units per acre. The condition is consistent with the density in the Master Plan for the West Lake Worth Road Neighborhood, which supports up to 5 units per acre within the area of the proposed amendment. The County staff report included correspondence from the Lake Worth Road Coalition, who developed the Neighborhood Plan, expressing support for the proposed amendment because it reduces commercial use in the Master Plan. The Coalition also indicated that the proposed amendment is consistent with the future plans for this area. The County staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.

5. Palm Tree Farms

The proposed amendment is to revise the FLU designation on 9.94 acres from Low Residential, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5), with conditions. The site is located just south of Lake Worth Road between the Florida Turnpike and Lyons Road, east of Hooks Road. The current use of the site is a palm tree farm. The proposed change would increase the residential development potential from 19 dwelling units to 49 dwelling units.

The subject property is in the Urban/Suburban Tier and is located within the West Lake Worth Road Neighborhood Plan, which was completed and accepted by the Board of County Commissioners in the fall of 2009. The land uses surrounding the subject property include: Low Residential-2 to the north and south; Low Residential-3 to the west; and the Florida Turnpike to the east. The properties directly adjacent to the south and west are part of the Gulfstream Properties amendment site described above, which is also proposed to be changed to Medium Residential-5.

The amendment includes conditions that: 1) limits the density to 5 dwelling units per acre, and 2) requires vehicular and pedestrian connections to all existing and future adjacent development as identified in the Lake Worth Road Neighborhood Master Plan. The amendment proposes a future land use change that would increase density by 30 dwelling units. The proposed density is consistent with the density in the Master Plan for the West Lake Worth Road Neighborhood, which supports up to 5 units per acre within the area of the proposed amendment. The County staff report did not identify any
significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.

6. Seminole Orange Plaza

The proposed amendment is to revise the conditions of development associated with an 11.88-acre site that has a current FLU designation of Commercial Low with underlying Rural Residential, one unit per 2.5 acres (CL/RR-2.5). The subject site is located at the southeast corner of the intersection of Seminole/Pratt-Whitney Road and Orange Boulevard. The property is within the Exurban Tier of the Managed Growth Tier System, and is located within “The Acreage” community and the Indian Trail Improvement District. The property is also located within the boundaries of the Acreage Neighborhood Plan. The Board of County Commissioners formally received this plan in 1996.

The subject site is approved for a maximum 50,000 square feet of development. Currently, 19,624 square feet have been built; 4,006 square feet are under construction; and 26,370 square feet are unbuilt. The proposed amendment would revise the conditions of development by modifying how pedestrian gathering spaces are designed and distributed on the project site. Also, the amendment would eliminate a requirement for 15 percent of the parking spaces to be pervious or semi-pervious surfaces. The County staff report indicates that the Engineering and Public Works Department does not recognize pervious pavement as a valid drainage solution due to its high maintenance and likelihood to fail, yielding no benefit.

No change is proposed to the future land use designation of Commercial Low with an underlying Rural Residential, 1 unit per 2.5 acres. Also, no further density or intensity increase is proposed. The proposed changes to the conditions of development will allow for additional design options for the development. The County staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.

B. Proposed Text Amendments

1. Inland Logistics Center Definition

The proposed amendment is to revise the definition of Inland Logistics Center (ILC) in the Introduction and Administration Element of the comprehensive plan, to allow the 850-acre ILC site to develop with most uses permitted in a Planned Industrial Park Development (PIPD). The site is located between Belle Glade and South Bay. The ILC site received a FLU designation of Industrial (IND) with conditions from the Board of County Commissioners in 2010. One of the conditions limits allowed uses at the site to those contained in the definition of “Inland Logistics Center” in the Introduction and Administration Element of the comprehensive plan. The amendment is to revise this definition as follows:
INLAND LOGISTICS CENTER: An inland multimodal facility, receiving/sending cargo to/from south Florida ports, that provides off-port cargo storage, consolidation, repackaging and transfer of goods. The facility may include other intermodal terminals, and related transportation facilities, warehousing/distribution, and associated office, light industrial, manufacturing, and assembly uses. Structures and uses not accessory to the foregoing facilities and allowed uses are prohibited in an Inland Logistics Center. Transportation modes to and from the center may include roads, rail and air.

A planned industrial development that includes a mix of uses that may be accessed through multiple modes of transportation. The development may include: processing or handling of cargo to/from ports or other modes of transportation; industrial uses such as the manufacture, assembly, storage, consolidation, repackaging, distribution, and warehousing of goods and products, but excluding heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Any other use which may be permitted within a PIPD zoning district, including commercial, institutional, recreational, and residential may be included.

The proposed revision to the definition allows uses permitted in a PIPD on the ILC site, including residential, commercial and recreational uses to support the anticipated workforce. The definition excludes heavy industrial uses in order to address concerns about possible environmental impacts to Lake Okeechobee and the surrounding community. Development of the ILC is a key economic development objective for the Glades area, and the private sector catalyst in the Glades Region Master Plan effort currently underway. Council is actively involved in assisting with this planning effort.

2. County Directions

The proposed amendment is to revise the FLU Element to consolidate the various County directions and directives currently found in four locations within the comprehensive plan. This proposed amendment would create one merged set of directions that would more clearly reflect the fundamental policy concepts on which the comprehensive plan is based. The merged directions are listed under eighteen different headings in the revised Introduction, County Directions Section of the comprehensive plan. The complete text changes associated with this amendment are included in the exhibits attached to this report. The amendment does not introduce new policy concepts, nor eliminate any policy concepts.

3. Climate Change

The proposed amendment is to: 1) add Climate Change to the list of County Directions in the FLU Element; 2) add Sub-Objective 1.1.1 and six policies to the FLU Element addressing Palm Beach County climate change efforts; and 3) delete Policy 2.1-1 in the FLU Element because it is outdated. The purpose of this amendment is to reflect ongoing efforts by Palm Beach County to address climate change, and to provide guidance for
future efforts consistent with the County’s participation in the Southeast Florida Regional Climate Change Compact. Palm Beach County, Broward, Miami-Dade, and Monroe counties entered into the Compact in January 2010, as part of a collaborative effort to foster sustainability and climate resilience at a regional scale and address climate change impacts in a coordinated manner. Energy efficient land use patterns, energy conservation, and greenhouse gas reduction strategies that were previously included in Policy 2.1-l are now recognized as mitigation strategies in new Policy 1.1.1-f. The proposed amendment introduces the concept of climate change in the comprehensive plan and broadens efforts to address energy efficiency and greenhouse gas reduction in Palm Beach County.

4. Pioneer Road Neighborhood Plan

The proposed amendment is to revise the FLU Element by adding the Pioneer Road Neighborhood Plan to the list of Neighborhood Plans in Policy 4.1-c, and to add the neighborhood plan boundary to the Special Planning Areas Map LU 3.1 of the Map Series. The Pioneer Road Neighborhood is located south of Southern Boulevard and west of Jog Road within the Urban/Suburban Tier. The neighborhood consists primarily of low density residential with several parcels used for agriculture. The residents prepared the plan in order to express the desire of the community should any land use or zoning applications occur within the boundaries of the plan area. The plan was received and filed by the Board of County Commissioners on July 23, 2013.

Extrajurisdictional Impacts

The proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse for review on October 24, 2013. No extrajurisdictional impacts have been identified.

Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP. Regarding the Burt Reynolds Ranch amendment, Council recommends that the County continue to work with residents in the Jupiter Farms community to illustrate the benefits associated with clustering the residential units, and continue to work with members of the community to resolve outstanding concerns related to the proposed project.

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

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<th>Exhibit</th>
<th>Description</th>
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<tbody>
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<td>General Location Map</td>
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<td>Burt Reynolds Ranch Location Map</td>
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<td>4</td>
<td>Delray Marketplace TMD Expansion Aerial Map</td>
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<td>Delray Marketplace TMD Expansion Location Map</td>
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<tr>
<td>7</td>
<td>Treatment Center of the Palm Beaches Location Map</td>
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<td>8</td>
<td>Gulfstream Properties Aerial Map</td>
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<td>9</td>
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<td>12</td>
<td>Seminole Orange Plaza Aerial Map</td>
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<td>13</td>
<td>Seminole Orange Plaza Location Map</td>
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<td>14</td>
<td>Inland Logistics Center Definition Text Amendment</td>
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<tr>
<td>15</td>
<td>County Directions Text Amendment</td>
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<tr>
<td>16</td>
<td>Climate Change Text Amendment</td>
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<td>17</td>
<td>Pioneer Road Neighborhood Plan Text Amendment</td>
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Exhibit 2
Burt Reynolds Aerial Map
### Exhibit 3
**Burt Reynolds Location Map**

<table>
<thead>
<tr>
<th>Amendment No:</th>
<th>Burt Reynolds Ranch (LGA 2014-003)</th>
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<td>FLUA Page No:</td>
<td>13</td>
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**Amendment:**
- From Rural Residential, 1 unit per 10 acres (RR-10) on 133.52 acres, Commercial Recreation with an underlying Rural Residential, 1 unit per 10 acres (CR/RR-10) on 15 acres and Commercial Low with an underlying Rural Residential, 1 unit per 10 acres (CL/RR-10) on 4.4 acres to Rural Residential, 1 unit per 5 acres (RR-5) on 150.15 acres and Commercial Low with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5) on 2.77 acres.

**Location:**
Southside of Indiantown Road, along west side of Jupiter Farms Road

**Size:**
152.92 acres

**Property No:**
00-41-41-12-00-000-5020

**Conditions:**
none
Exhibit 4
Delray Marketplace TMD Expansion Aerial Map
Exhibit 5
Delray Marketplace TMD Expansion Location Map

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<th>Amendment No:</th>
<th>Delray Marketplace Expansion (LGA 2014-005)</th>
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<tr>
<td>Amendment:</td>
<td>From Agricultural Reserve (AGR) to Commercial Low/AGR (CL/AGR) on 3.90 acres w/conditions, and revise conditions on 33.43 acres of CL/AGR</td>
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<tr>
<td>Location:</td>
<td>Northwest corner of Atlantic Avenue and Lyons Road</td>
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<tr>
<td>Size:</td>
<td>37.33 total acres (approximately)</td>
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<tr>
<td>Property No:</td>
<td>00-42-46-18-09-002-0000 (3.90 acres - a portion of a 12.99 tract)</td>
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<td></td>
<td>00-42-46-17-08-001-0000 (Ord. 2005-040, 32.46 acres)</td>
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<td></td>
<td>00-42-46-17-08-002-0000 (Ord. 2006-034, 0.97 acres)</td>
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Revise Condition in Ord. 2005-040 (32.46 acres) and apply to entire land area: The site shall be limited to a maximum of 320,000 square feet of non-residential use and 88 dwelling units.

Delete Condition in Ord. 2006-034 (0.97 acres):
1) There shall be no density or intensity allocated to this site.
2) Prior to the adoption public hearing for this proposed amendment, the applicant must submit a rezoning application for this parcel to the Traditional Marketplace Development (TMD) Zoning District.
Exhibit 6
Treatment Center of the Palm Beaches Aerial Map
Exhibit 7
Treatment Center of the Palm Beaches Location Map

<table>
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<tr>
<th>Amendment No:</th>
<th>Treatment Center of the Palm Beaches (LGA 2014-004)</th>
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<tr>
<td>FLUA Page No:</td>
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<td>Amendment:</td>
<td>From Medium Residential, 5 units per acre (MR-5), to Institutional and Public Facilities with an underlying Medium Residential, 5 units per acre (INST/5)</td>
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<tr>
<td>Location:</td>
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<td>Size:</td>
<td>10.25 acres (approximately)</td>
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<td>Property No:</td>
<td>00-42-44-36-33-000-0000</td>
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Conditions: Hospital or medical center uses on the site shall be subject to the following: The northernmost 200 feet of the site, excluding access and/or publicly dedicated right of way for Nash Trail, shall be limited to parking, water retention, landscaping, and/or drainage.
Exhibit 8
Gulfstream Properties Aerial Map
**Exhibit 9**

**Gulfstream Properties Location Map**

<table>
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<tr>
<th>Amendment No:</th>
<th>Gulfstream Properties (LGA 2014-001)</th>
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<td>FLUA Page No:</td>
<td>76</td>
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**Amendment:** From Multiple Land Use (Low Residential, 3 units per acre on 77.91 acres and Commercial Low Office/LR-3 on 17.91 acres), and Low Residential, 2 units per acre (LR-2) on 39.35 acres, to Medium Residential, 5 units per acre (MR-5).

**Location:** East of Lyons Road, South of Lake Worth Road

**Size:** 135.04 acres

**Property No:**

- 00-42-43-27-05-028-0471 (+/-5.020-ac)
- 00-42-43-27-05-028-0132 (+/-17.911-ac)
- 00-42-43-27-05-028-0200 (+/-58.625-ac)
- 00-42-43-27-05-028-0372 (+/-16.815-ac)
- 00-42-43-27-05-028-0371 (+/-2.460-ac)
- 00-42-43-27-05-028-0141 (+/-10.754-ac)
- 00-42-43-27-05-028-0191 (+/-1.213-ac)
- 00-42-43-27-05-028-0300 (+/-9.997-ac)
- 00-42-43-27-05-028-0472 (+/-5.0199-ac)

**Add Conditions:** Development of the site is limited to a maximum of 5 dwelling units per acre, with no residential density increases permitted above 675 dwelling units. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development as identified in the Lake Worth Road Neighborhood Master Plan (at a minimum).
Exhibit 10
Palm Tree Farms Aerial Map
Exhibit 11
Palm Tree Farms Location Map

<table>
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<tr>
<th>Amendment No:</th>
<th>Palm Tree Farms (LGA 2014-002)</th>
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<tr>
<td>FLUA Page No:</td>
<td>76</td>
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<tr>
<td>Amendment:</td>
<td>From Residential Low, 2 units per acre (LR-2) to Medium Residential, 5 units per acre (MR-5).</td>
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<tr>
<td>Location:</td>
<td>East side of Hooks Road, east of Lyons Road, south of Lake Worth Road</td>
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<td>Size:</td>
<td>9.94 acres</td>
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<td>Property No:</td>
<td>PCN: 00-42-43-27-05-028-0332</td>
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Add Condition: Development of the site is limited to a maximum of 5 dwelling units per acre, with no residential density increases permitted above 49 dwelling units. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development as identified in the Lake Worth Road Neighborhood Master Plan (at a minimum).
Exhibit 12
Seminole Orange Plaza Aerial Map
Exhibit 13
Seminole Orange Plaza Location Map

<table>
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<tr>
<th>Amendment No:</th>
<th>Seminole Orange Plaza (LGA 2013-007)</th>
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<tr>
<td>FLUA Page No:</td>
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<tr>
<td>Future Land Use:</td>
<td>Commercial Low with an underlying Rural Residential, one unit per 2.5 acres (CL/AGR), subject to conditions</td>
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<tr>
<td>Location:</td>
<td>Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard</td>
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<td>Size:</td>
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<td>Property No:</td>
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</tr>
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**Additional Staff Proposed Condition:** A total of 6,015 square feet of pedestrian gathering space(s) shall be provided in one or more locations with each being a minimum of 500 square feet.

**Additional PLC Recommended Proposed Condition:** A total of 6,015 square feet of pedestrian gathering space(s) shall be provided in one or more locations. The minimum size of any gathering space is 350 square feet. A minimum of 50% of the square footage in gathering spaces shall be within gathering spaces of 1,500 square feet or greater.

**Revise Conditions as proposed by Applicant:**
1. The southernmost 50 feet of the site north of the road right-of-way and the easternmost 100 feet of the site shall be crosshatched, limited to drainage and landscaping.
2. The site shall have no vehicular access to 63rd Court North.
3. Development shall be in the form of a Village Center that:
   A. Is limited to a maximum of 50,000 square feet of non-residential uses;
   B. Provides for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, and institutional uses;
   C. Promotes a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, pedestrian gathering areas, common open space and dispersed parking;
   D. At a minimum, complies with the following design requirements:
      - Building design and landscaping shall be designed to reflect the rural character of the community.
      - The building height shall not exceed 30 feet.
      - All ground floor commercial frontages must have a minimum of 70% transparent glazed area which provides views into a commercial use or window display.
      - Parking shall be located to the rear of the buildings, to the greatest extent possible, consistent with the rural character of this area, at least 15% of the parking spaces shall have pervious or semi-pervious surfaces.
      - Parking areas shall be landscaped with at least one canopy tree planted for every six parking spaces.
      - At least 50% of sidewalk surfaces shall be shaded or covered.
      - All outdoor lighting must be fully shielded and shall be a maximum of 20 feet in height; and
      - A centrally located pedestrian gathering area of sufficient size to promote civic activities shall be included. At least 50% of this area shall be shaded by landscaping or shade structures. One or more public gathering and/or pedestrian space(s) should be provided throughout the site and may be incorporated in smaller more appropriately sized areas to better suit the rural character of the area. These areas may be shaded by landscaping or shade elements.
Exhibit 13 (continued)
Seminole Orange Plaza Location Map
A. **Introduction and Administration Element, Inland Logistics Center Definition**

**REVISIONS:** To revise the Inland Logistics Center Definition

**INLAND LOGISTICS CENTER:** An inland multimodal facility, receiving/sending cargo to/from south Florida ports, that provides off-port cargo storage, consolidation, repackaging and transfer of goods. The facility may include other intermodal terminals, and related transportation facilities, warehousing/distribution, and associated office, light industrial, manufacturing, and assembly uses. Structures and uses not accessory to the foregoing facilities and allowed uses are prohibited in an Inland Logistics Center. Transportation modes to and from the center may include roads, rail and air.

A planned industrial development that includes a mix of uses that may be accessed through multiple modes of transportation. The development may include: processing or handling of cargo to/from ports or other modes of transportation; industrial uses such as the manufacture, assembly, storage, consolidation, repackaging, distribution, and warehousing of goods and products, but excluding heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Any other use which may be permitted within a PIPD zoning district, including commercial, institutional, recreational, and residential may be included.
Exhibit 15
County Directions Text Amendment

A. Future Land Use Element, County Directions

REVISIONS: To consolidate County directions, directives and principles found in various places in the Future Land Use Element, to relocate and revise text accordingly. The added text is underlined, and the deleted text struck out.

1. REVISE Introduction, Purpose Section

The purpose of the Future Land Use Element (FLUE) is to delineate Palm Beach County’s vision of how the communities within it are created, enhanced and maintained. The Element is the nucleus of the County’s Comprehensive Plan. It defines the components of the community and the interrelationship among them through integrating the complex relationships between land use and the other elements of the Plan that address the physical, social, and economic needs of the residents and visitors of Palm Beach County.

The FLUE institutes the framework for growth management and land planning in unincorporated Palm Beach County, as authorized by Chapter 163, Florida Statutes, the “Local Government Comprehensive Planning and Land Development Act.” This act requires the FLUE to be consistent with State and regional plans. The Element was prepared to satisfy all the requirements of Chapter 163, F.S., and Rule 9J-5, F.A.C (subsequently repealed).

Seven broad principles guide sustainable land use planning and development:

(1) Conserve and protect natural and man made resources, and restore and maintain key ecosystems to provide adequate supplies of clean and safe water for natural, human and economic systems;
(2) Prevent urban sprawl through establishing urban development areas and encouraging urban revitalization and redevelopment;
(3) Provide for sufficient open space to protect wildlife, and provide natural and recreational areas for public use;
(4) Create quality livable communities by balancing, distributing and integrating the relationship among land uses to meet the needs of the diverse communities and their associated lifestyle choices, and improve the quality of life through better housing, recreational, and cultural opportunities for all;
(5) Manage the development of land and service delivery, so that its use is appropriate, orderly, timely and cost effective; and;
(6) Promote sustainable economic development initiatives in the County to diversify its economic base and enhance the quality of life of current and future County generations.
(7) Promote energy efficient land use planning, greenhouse gas reduction strategies, energy conservation and the use of renewable energy resources.
2. REVISE Introduction, Assessment & Conclusions Section

The protection of the quality of life for present and future citizens is undermined by piecemeal development. This requires a framework as the basis for providing land use decisions that create and maintain sustainable communities and ensure resources are maximized and used cost effectively. The Future Land Use Element addresses actions to correct unforeseen problems and opportunities of development, ensures consistency with State and regional plans and implements the County Directions provided by the Board of County Commissioners to:

1. Maintain lifestyle choices;
2. Create new land use designations to more closely reflect development patterns in the rural residential areas;
3. Strengthen and facilitate revitalization and redevelopment and infill development programs;
4. Protect agricultural land and equestrian based industries;
5. Balance growth throughout the county;
6. Support opportunities for economic growth to enhance the quality of life and well-being of current and future county generations;
7. Increase the integration between land use planning, natural resource protection, water resource management, transportation planning, and economic planning;
8. Provide incentives for mixed-use and new town developments and urban design;
9. Establish a timing and phasing program to provide for orderly growth;
10. Address the needs of developed urban areas that lack basic services;
11. Coordinate growth with the provision of infrastructure;
12. Define how growth services will be managed in rural residential areas;
13. Define service areas and the type of services to be provided within each service area.

3. REVISE Introduction, County Directions Section

The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.

1. Livable Communities. Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.

2. Growth Management. Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases, (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use
of land, balancing land uses; and, (ed) providing for facilities and services in a cost efficient timely manner.

3. **Infill, Redevelopment and Revitalization Development.** Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land; and existing public facilities and services.

4. **Land Use Compatibility.** Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

5. **Neighborhood Integrity.** Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.

6. **Economic Diversity and Prosperity.** Promote the growth of industries that have relatively high wages and that can diversify the economic base.

7. **Housing Opportunity.** Ensure that housing opportunities are compatible with the County’s economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.

8. **Economic Activity Centers.** Encourage the development of Planned Industrial Developments primarily designed to accommodate and promote manufacturing industry and other value-added activities.

9. **Research and Development Communities.** Support the location of regional economic development activities in the County, which promote science and/or technology uses and other significant employment opportunities and educational initiatives resulting in new technologies and manufacturing activities.

10. **Level of Service Standards.** Establish specific, public facility level of service standards that are directly linked to the Capital Improvement Program, to accommodate an optimum level of public facility and service improvements needed as a result of growth.

11. **Linear Open Space and Park Systems.** Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches and conservation areas.

12. **Environmental Integrity.** Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress upon these fragile areas.

13. **Design.** Promote the concept of design to direct development, in rural and urban areas. Design is used to prepare and implement policies and plans that guide the physical development of the built environment and make such development functional, orderly, efficient, visually pleasing, environmentally sound, economically viable and supportive of generally accepted community goals.
14. A Strong Sense of Community. Encourage citizen involvement, neighborhood spirit, and local pride in the County, and a commitment to working constructively on community problems.


16. Historic Preservation. Preserve and interpret archaeological resources as stewards of the nation’s diverse cultural heritage. Retain the local sense of place by preserving and protecting historic places, buildings and structures.

(number 17 being added in 14-1 Climate Change amendment)

16-18. Externalities. Recognize major negative externalities and attempt when economically feasible to place economic negative externalities away from neighborhoods.

4. ADD to Introduction, new section: Characteristics of a Livable Community

D. Characteristics of a Livable Community

Among the County Directions is the concept of a Livable Community. A Livable Community comprises certain characteristics that contribute to sustainability and a high quality of life. The primary characteristics include:

(Note: the amendment relocates the text below from the Future Land Use Regulation Section without revisions—see Item 5 below)

For all tiers:

1. Citizen involvement, to foster pride of ownership and responsibility;
2. Employment opportunities;
3. A central neighborhood or community focal point, such as a civic space or commercial area;
4. Civic uses, such as schools, places of worship, and libraries, parks, and government services;
5. Security, police, fire-rescue and community patrols;
6. Health facilities, adult and child care;
7. Preservation of historic sites, structures and natural features and natural resources; and,
8. Elimination of facilities and uses that are incompatible with the community in which they reside.

Housing, in all Tiers, which includes:

1. Accessory apartments behind homes and above shops, where feasible and appropriate;

Housing, in the Urban/Suburban Tier, which includes:
1. Higher density residential near commercial centers, transit lines, and parks;
2. Homes having a stronger relationship to the street through porches, stoops, and walks; and,
3. Compact, diverse mix of housing for a wide range of family and household types, with continuous sidewalks, and alleyways if desired.

Public space, within the Urban/Suburban Tier, which includes:

1. Organized open space, landscaping, plazas, squares, greens, parks, gardens and appealing vistas;
2. Neighborhood and community parks (with walkways, seating, and appropriate recreational facilities);
3. Lighted, safe, and comfortable streets, and sidewalks;
4. Dispersal of parking, including provisions for on-street parking; and,
5. Public and private buildings placed to create human scale and pedestrian-oriented spaces.

Public spaces, within the Exurban and Rural Tiers, which provide:

1. Open space, squares, parks with landscaping, walkways, seating, appropriate recreational facilities and appealing vistas;
2. Comfortable streets, pathways, and trails;
3. Public and private buildings designed and placed to reflect a rural character.

Modes of alternative transportation, including:

1. Pedestrian access appropriate for each tier, which includes safe and physically appealing sidewalks or pathways;
2. Alternative modes of transportation appropriate for each tier, including bike paths and equestrian trails; and,
3. Public transit in the Urban/Suburban Tier, which includes available, timely, and affordable multi-modal opportunities.

Commercial centers addressing the neighborhoods daily needs include:

1. Limited mix of neighborhood-based commercial uses compatible with the character of the tier.

5. REVISE Future Land Use Atlas Regulation, County Directions Section

B. County Directions Characteristics of a Livable Community

The Characteristics of a Livable Community, as contained in the County Directions, involve certain outline the components necessary to provide for sustainable communities with a high quality of life. The primary characteristics include are outlined in the Characteristics of a Livable Community in the Introduction to this Element, and guide the preparation of future land use atlas regulation.

(remainder of text relocated to the introduction Section--see item 4 above)
6. REVISE Policy 2.2.c: The County shall ensure its Unified Land Development Code is consistent with the appropriate elements of the Comprehensive Plan. This consistency shall, at a minimum:

...omitted for brevity...

14. Incorporate the Principles Characteristics of Livable Communities listed in the County Directions Introduction of the Future Land Use Element.
A. Future Land Use Element, Climate Change

REVISIONS: To add Climate Change to the list of County Directions in the Future Land Use Element. The added text is underlined, and the deleted text struck out.

County Directions
The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.

... omitted for brevity...

17. Climate Change. Increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts.

REVISIONS: To add a sub-objective and policies to the Future Land Use Element addressing County climate change efforts. The added text is underlined, and the deleted text struck out.

Sub-Objective 1.1.1
Palm Beach County shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 1.1.1-a: Palm Beach County shall continue to participate in the Southeast Florida Regional Climate Change initiative through a four county Compact, and in the Climate Resilient Communities Program of the ICLEI (International Council for Local Environmental Initiatives)-Local Governments for Sustainability. The County shall collaborate to increase regional resilience by sharing technical expertise, participating in annual summits, assessing regional vulnerabilities, advancing agreed-upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 1.1.1-b: Palm Beach County shall coordinate with other agencies, local governments, and the private sector to develop initiatives and goals to address climate change.

Policy 1.1.1-c: Palm Beach County shall encourage local governments to consider climate change adaptation and mitigation measures and shall provide technical support to the extent practical.

Policy 1.1.1-d: Palm Beach County Departments shall integrate consideration of climate change impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.
**Policy 1.1.1-e:** Palm Beach County shall, by 2017, consider the use of Adaptation Action Areas as provided by section 163.3177(6)(g)(10), Florida Statutes, as a tool to identify areas vulnerable to coastal storm surge and sea level rise impacts, for the purpose of developing policies for adaptation and enhancing funding potential of infrastructure adaptation projects.

**Policy 1.1.1-f:** Palm Beach County shall consider the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

**REVISIONS:** To delete an outdated policy in the Future Land Use Element. The deleted text is struck-out.

**Policy 2.1.1:** The 2011 Palm Beach County Evaluation Appraisal Report (EAR) and its subsequent EAR-based amendments shall evaluate opportunities to include energy-efficient land use patterns, energy conservation and greenhouse reduction strategies into the Comprehensive Plan. These strategies could include, but are not limited to, requiring interconnectivity among adjoining parcels, clustering residential densities along transit routes, providing incentives for green building methods, encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, and creating higher density nodes.
A. Future Land Use Element, Pioneer Road Neighborhood Plan

REVISIONS: To make general updates including updating cross-references to policies in other Elements. The added text is underlined, and the deleted text struck out.

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. Community Plans, Neighborhood Plans, and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document. The following is a list of the County’s neighborhood plans and studies:

Community and Neighborhood Plans

- Haverhill Area Neighborhood Plan
- Jupiter Farms Neighborhood Plan
- Loxahatchee Grove Neighborhood Plan
- The Acreage Neighborhood Plan
- West Boynton Area Community Plan
- West Lake Worth Road Neighborhood Plan
- West Gun Club Road Neighborhood Plan
- Pioneer Road Neighborhood Plan

unaltered text omitted for brevity
REVISIONS: To add the Pioneer Road Neighborhood Plan boundaries to Map LU 3.1