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 seven proposed amendments, including: one Future Land Use (FLU) Atlas amendment; four text and map amendments; and two transportation related text and map amendments. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

A. Privately Proposed Future Land Use Atlas Amendments

1. Wellington Club

The proposed amendment is to change the FLU designation from Low Residential, 2 units per acre (LR-2) to Low Residential, 3 units per acre (LR-3) on 36.34 acres located at the northeast corner of State Road 7 and Woodwind Lane. In the 1960's this site was used as a mining operation and much of the property was previously cleared. The property currently contains the Wellington Club Apartments, which consists of 202 multi-family units within seven 3-story buildings, and a 1-story preschool/daycare center. The proposed change would allow 48 additional units providing a maximum
development potential of 250 multi-family units. The maximum development potential includes a density bonus for the Workforce Housing program, and a daycare center. Adjacent land uses include Low Residential, 2 units per acre to the north and south; Park to the east and south; and Commercial Low, with an underlying Low Residential, 2 units per acre to the west. A traffic analysis indicated the amendment would result in an additional 246 net daily trips, but this would not have a significant impact on any roadway segment. The county staff report indicated there are adequate public facilities and services available to support the proposed amendment, and concluded there are no compatibility concerns or consistency issues related to the proposed change.

B. County Proposed Text and Map Amendments

1. Agricultural Reserve Contiguity Requirements for Preserves

The proposed amendment is to revise the text in Policy 1.5.1-i of the FLU Element related to development options in the Agricultural Reserve (AGR). The AGR is approximately 22,000 acres of unincorporated land west of the Florida Turnpike and north of the Broward County line. The AGR was established in 1980 to facilitate preservation of agriculture. Policy 1.5.1-I provides a 60/40 Agricultural Reserve Planned Residential Developments (PRDs) option. This option requires a minimum of 150 acres (60 percent) of preserve area, with development at 1 unit per acre to be clustered on 40 percent of the land. Currently the plan requires preserve parcels less than 150 acres in size to be contiguous to other preserves or conservation areas that aggregate to at least 150 acres. This amendment will eliminate this requirement in order to allow free-standing preserve areas of less than 150 acres. Also, the amendment clarifies the use of the term “contiguous” and corrects an erroneous policy reference. The proposed amendment does not increase the number of units anticipated for the AGR in the Master Plan. The county staff report concluded that the proposed amendment would allow smaller, isolated parcels to become eligible to be preserves, which could facilitate the perpetuation of existing and new small-scale agricultural operations in the area. Also, the proposed amendment may result in additional preserves beyond what could occur under current conditions.

2. Health and Human Services Element Updates

The proposed amendment is to revise the text in fourteen different policies in the Health and Human Service Element to update terminology, reflect agency and program name changes, and correct scrivener errors. The changes have been requested by the county Community Services Department and Citizens Advisory Committee on Health and Human Services. The county staff report indicated that this amendment is designed to more accurately reflect current conditions and departmental changes and will not alter any policy direction or intent within the comprehensive plan.

3. Residential Future Land Use Designation Revisions

The proposed amendment modifies provisions related to the urban residential FLU designations by revising the text in Policy 2.2.1-e, adding new Policies 2.2.1-g through
The intent of the amendment is to eliminate hindrances to infill development and allow greater density flexibility in the Urban Suburban and Urban Suburban Glades Tiers. The proposed amendment includes the following changes: 1) expands the infill policy to recognize existing built densities as consistent with the comprehensive plan; 2) allows properties less than 15 acres to achieve maximum density without being a Planned Unit Development in order to promote infill; 3) eliminates the minimum density requirement for the High Residential designations in order to allow a variety of densities and developments; and 4) establishes the residential Future Land Use Designation/Zoning District Consistency table and broadens the number of districts consistent with each designation in order to alleviate current inconsistencies and to foster infill without the need for properties to be rezoned. The county staff report concluded that the proposed amendment will promote a more efficient use of land at densities that support neighborhood integrity, promote a sustainable land use pattern by allowing infill to occur in existing built areas of the county, promote the use of mass transit, and will combat blight by eliminating vacant and abandoned lots within urban areas.

4. Glades Region Amendments

The proposed amendment is to revise the text in four policies in the FLU Element; add two new policies in the FLU Element; and add four new policies in the Intergovernmental Coordination Element in order to implement the Glades Region Master Plan. The Master Plan was developed through funding provided by the Community Challenge Planning Grant awarded to Palm Beach County by the Department of Housing and Urban Development in 2012. The Master Plan is a comprehensive plan of action detailing existing conditions and areas of improvement in the Glades Region. The plan will serve as a blueprint to enhance economic competitiveness in the Glades Region. Council participated in the development of this plan by conducting workshops in each of the Glades communities. The proposed amendment formally recognizes the Glades Regional Master Plan in the comprehensive plan, corrects outdated information, establishes the Agricultural Production zoning designation as being consistent with all FLU designations except conservation, protects the ability for agricultural operations to continue, and promotes economic development through collaboration with the Glades communities.

C. Proposed Transportation Related Text and Map Amendments

1. Wellington MAD CRALLS Deletion

The proposed amendment to the Transportation Element is to delete the Wellington Medical Arts District (MAD) Constrained Roadway at Lower Level of Service (CRALLS) designation in Policy 1.2-f.44 and modify the Transportation Concurrency Exception Areas (TCEA) Map TE 15.1 to reflect this deletion. The MAD CRALLS was originally adopted in 2010 in order for the Wellington MAD to meet concurrency regulations. It consolidated nine separate properties, consisting of approximately 210 acres including the existing Wellington Regional Medical Center. The district is located at the intersection of State Road 7 and Forest Hill Boulevard.
One of the provisions of the CRALLS designation required Wellington to execute a legally-binding agreement among all the property owners within the MAD, which allocated traffic capacity, implemented mitigation measures, and provided for an internal road network. The agreement was required to be recorded by January 1, 2014. The MAD CRALLS is proposed for deletion, because the agreement was not executed.

2. Folsom Road TIM Deletion

The proposed amendment is to modify the Thoroughfare Right of Way Identification (TIM) Map TE 14.1 in the Transportation Element to remove the right-of-way for the segment of Folsom Road between Okeechobee Boulevard and Crestwood Boulevard. Folsom Road is built as a 2-lane undivided road generally within an existing 60-foot right-of-way. The road right-of-way is located within the municipal boundary of Loxahatchee Groves and is owned and maintained by Palm Beach County. The 1.4-mile roadway segment currently serves local residents on the west side of the road. These properties consist of residential and agricultural uses. The Town of Loxahatchee Groves has requested that Folsom Road be deleted from the TIM, because the town would like to install traffic calming devices that are not allowed by the existing thoroughfare standards. The county staff report concluded that no adverse impacts from deletion of the roadway are anticipated, because the roadway will continue to exist and be maintained in its current configuration.

**Regional Impacts**

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

**Extrajurisdictional Impacts**

Components of the proposed amendment package were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on March 15, April 20, and June 2, 2015. No extrajurisdictional impacts have been identified.

**Conclusion**

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

**Recommendation**

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

**Attachments**
# List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
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<td>1</td>
<td>General Location Map</td>
</tr>
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<td>4</td>
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<td>B-4 Glades Region – Location Map</td>
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<td>C-1 Wellington MAD CRALLS Deletion – Text Changes Showing Strikethrough and Underline</td>
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<td>13</td>
<td>C-2 Folsom Road TIM Deletion – Location Map</td>
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</table>
Exhibit 2
A-1 Wellington Club – Aerial Map
### Exhibit 3
**A-1 Wellington Club – Location Map**

<table>
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<tr>
<th>Amendment No:</th>
<th>Wellington Club (LGA 2015-011)</th>
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<tbody>
<tr>
<td>FLUA Page No:</td>
<td>81</td>
</tr>
<tr>
<td>Amendment:</td>
<td>From Low Residential, 2 units per acre (LR-2), to Low Residential, 3 units per acre (LR-3).</td>
</tr>
<tr>
<td>Location:</td>
<td>Northeast corner of SR7/US 441 and Woodwind Lane</td>
</tr>
<tr>
<td>Size:</td>
<td>36.34 acres</td>
</tr>
<tr>
<td>Property No:</td>
<td>00-42-44-31-06-001-0000; 00-42-44-31-06-002-0000; 00-42-44-31-06-012-0000; 00-42-44-31-06-018-0000; 00-42-44-31-06-023-0000</td>
</tr>
</tbody>
</table>

**Condition:** None

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[Map Image]

- **CL-O**: Urban Service Area Boundary
- **LR-1**: Residential
- **LR-2**: Residential
- **HR-8**: Commercial
- **CL/2**: Commercial
- **CL/8**: Commercial
- **RR-10**: Residential
- **PARK**: Public Park
- **8 State Ave**: Street
- **Lantana Rd**: Street
A. Future Land Use Element, Agricultural Reserve Tier

A.1. REVISE FLUA 60/40 Planned Development Option Section, Policy 1.5.1-i

REVISIONS: To revise the preserve requirements for 60/40 planned developments, and to clarify a different use of the term "contiguous." The added text is underlined, and the deleted text struck-out.

60/40 Planned Development Option

Policy 1.5.1-i: A 60/40 AgR-PDD shall require the following:

1. a minimum of 250 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;
2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;
3. that the development area and the protected area need not be contiguous;
4. the development area shall be situated east of State Road 7 with frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. Other roadways may be added to this list, by Plan amendment, consistent with the goal of preservation and perpetuation of agriculture in the Agricultural Reserve Tier;
5. the development area shall not be situated west of State Road 7; and
6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:

a) contain a minimum contiguous area of 150 acres; or and,
b) shall have a common boundary with other lands that aggregate to a total of 150 acres and have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space; and

e) be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for
environmental resource values. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PDD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and

that in cases of contiguous preserve areas that are contiguous to the associated development area, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PDD or agricultural users, and operate under common management of an HOA or third party.

A.2. REVISE FLUA Planned Developments Section, Policy 1.5.1-e

REVISIONS: To correct a policy reference. The added text is underlined, and the deleted text struck-out.

Policy 1.5.1-e: Property owners located along a designated rural parkway in the Agricultural Reserve Tier shall receive credit for the parkway easement as a portion of their required preserve area as described in Future Land Use Policy 1.5.1-d without regard to the minimum contiguous acreage requirement for the preserve area of an AgR-PDD established in Future Land Use Policies 1.5.1-i and 1.5.1-l 1.5.1-m.
Exhibit 5
B-1 Agricultural Reserve – Location Map

Source: Agricultural Reserve Master Plan, Palm Beach County Planning Division, October 2000.
A. Health and Human Services Element, Objective and Policies Updates.

REVISIONS: To revise and update to more accurately reflect current conditions and departmental changes. The revisions are shown below with the added text underlined and the deleted text struck out.

I. OBJECTIVE 2.1 Protection of Vulnerable Populations

Palm Beach County will promote, fund and provide services that protect vulnerable populations, with specific focus on reducing the incidence of abuse, neglect and exploitation, Institutionalization, and at risk status. [no change]

REVISED Policy 2.1-i: The Division of Senior Services will coordinate with Jewish Family and Children Services Ruth & Norman Raedges Jewish Family Services and the Alzheimer's Community Care association to avoid duplication of administrative processes and services by utilizing the CIRTS database for documentation.

REVISED Policy 2.1-j: The Department of Public Safety, Division of Youth Services The Palm Beach County Youth Services Department, will provide prevention and intervention services to divert at risk youth from the juvenile justice system.

II. OBJECTIVE 2.2 Access to Care

Palm Beach County will promote and provide access to affordable health care. [no change]

REVISED Policy 2.2-c: The Head Start and Children Services Program Palm Beach County will collaborate with other community partners in providing health services to enrolled children, including medical, dental, mental health, vision, hearing, developmental assessment and therapies.

III. REVISED OBJECTIVE 2.6 Reducing Homelessness

Palm Beach County will fund and provide prevention and intervention services that reduce the incidence of homeless individuals and families. Such efforts will be consistent with the goals and objectives delineated in the Housing Element and the Ten Year Plan to End Homelessness in Palm Beach County as amended.

REVISED Policy 2.6-a: On an annual basis, the Division of Human Services/Veterans Services will participate in the assessment of utilization levels, need and service gaps, and the delineation of roles and responsibilities among providers who serve homeless individuals and families in Palm Beach County. This assessment will be used to apply for HUD and other funds to serve the homeless, as well as avoid duplication of effort and resources among providers.

REVISED Policy 2.6-b: The Division of Human Services/Veterans Services will assist homeless individuals (emancipated minors and adults over age 18) by providing eviction prevention services, outreach and assessment services, emergency shelter and transitional permanent housing. Eligible individuals may be referred for self-sufficiency services within the Division.
REVISED Policy 2.6-c: The Division of Human Services/Veterans Services will serve as the Collaborative Applicant with the Palm Beach County Homeless Continuum of Care.

REVISED Policy 2.6-d: The Division of Human Services/Veterans Services will utilize the Client Services Network service provider database for client documentation to avoid duplication of administrative processes and transmit pertinent client information across the continuum of care.

REVISED Policy 2.6-e: The Division of Human Services/Veterans Services will serve as the contract monitor for the County’s Homeless Resource Center, which is the central point of access for homeless services.

IV. OBJECTIVE 3.4 Prevention/Early Intervention

Palm Beach County will support prevention/early intervention efforts in collaboration with other community partners.[no change]

REVISED Policy 3.4-a: The Palm Beach County Department of Community Services, (Head Start and Children’s Services Division) Program (Human Service/Veteran Services Division, Senior Services Division), and the Citizens Advisory Committee on Health and Human Services in collaboration with other community partners will define prevention/early intervention activities.

REVISED Policy 3.4-b: The Department of Public Safety, Division of Youth Affairs The Palm Beach County Youth Services Department will outreach to the School Board, law enforcement, community agencies, and mental health providers, in order to identify youth in need of the Division’s services and to make referrals to other providers/agencies as appropriate.

REVISED Policy 3.4-c: The Department of Public Safety, Division of Youth Affairs The Palm Beach County Youth Services Department will provide parent skills building and other services to prevent development of issues, which would lead to behavioral health problems.

REVISED Policy 3.4-d: The Department of Public Safety, Division of Youth Affairs The Palm Beach County Youth Services Department will provide a program of family therapy for “at-risk” adolescents both in residential treatment and in community treatment.

V. OBJECTIVE 3.5 Diversion Programs-Youth

Palm Beach County will provide or fund programs to enable youth to avoid institutionalization and/or incarceration.[no change]

REVISED Policy 3.5-a: The Department of Public Safety, Division of Youth Affairs The Palm Beach County Youth Services Department will provide services to divert “at-risk” youth to prevent entry into the Juvenile Justice system or hospitalization.
A. Future Land Use Element, Residential Future Land Use Designations

REVISIONS: To make changes to residential future land use designations to promote infill development. The added text is underlined, and the deleted text struck out.

OBJECTIVE 2.2 Future Land Use Provisions - General

A.1. REVISE Policy 2.2.1-e: Infill Density Exemption: The County shall encourage infill development within the Urban Suburban Tier through the Infill Density Exemption. A legally approved residential development or subdivision in existence at the time of Plan’s August 31, 1989 adoption shall be considered in conformance with the Plan, regardless of whether the density exceeds the maximum permitted by the applicable Future Land Use designation. In addition, undeveloped parcels within such subdivisions may be allowed to develop at a density consistent with the subdivision density provided that the parcel is less than 3 acres in size and the proposed development does not introduce multi-family housing into a subdivision that is exclusively single family. Property owners may seek the Infill Density Exemption through a Planning Division Letter of Determination or through the Development Review Process.

To encourage redevelopment and infill, the County shall allow a parcel of land that cannot fulfill the minimum acreage requirement under its land use designation and, when applicable, frontage and/or depth requirements, for a Planned Development to develop consistent with the character, intensity, and density of the: 1) Existing built environment; and/or 2) Potential built environment, whose density is calculated at the standard density permitted by the land use designation(s) applicable to this environment, provided that:

1. The parcel is: 1) Is less than five (5) acres in size for a property designated LR-1, LR-2, LR-3, or MR-5; and 2) Is less than three (3) acres in size for a property designated HR-8, HR-12, or HR-18;
2. The proposed development does not exceed the maximum density or intensity permitted by the applicable future land use designation; and,
3. The proposed development can meet the requirements of concurrency.

A.2. NEW Policy 2.2.1-g: [Language relocated from the FLUA Regulation Section] Density. The County shall establish and maintain maximum densities, as specified in Table 2.2.1 H.G.4, in the residential future land use designations categories. To obtain the maximum density for a property of The Standard density is the highest density permitted for properties greater than 15 total acres with Low Residential 2 or greater, the development must unless developed as receive a development order for a Planned Development District, Traditional Development District, or be granted an exemption pursuant to provisions of this element. Development which at the time of Plan August 31, 1989 adoption, has zoning that allows the maximum density is exempted from this requirement.
### A.3. REVISE and RELOCATE from the FLUA Regulation Section, TABLE III.C.4

#### Table 2.2.1-q.1 Residential Future Land Use Designation Maximum Density

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<tr>
<th>Future Land Use Designation Category</th>
<th>Density Per Gross Acres¹</th>
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<tr>
<td></td>
<td>Standard ²</td>
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<td>Special Agriculture</td>
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<td>Not to exceed 1 du per 10 acres</td>
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<td>Rural Residential 6</td>
<td>RR-5</td>
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<td>Rural Residential 2-5</td>
<td>RR-2.5</td>
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<td>Not to exceed 1 du per 2.5 acres</td>
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<td>Low Residential 4</td>
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<td>Not to exceed 1 du per 1 acre</td>
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<td>Low Residential 2</td>
<td>LR-2</td>
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<td>Up to 2 du per 1 acre</td>
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<td>Low Residential 3</td>
<td>LR-3</td>
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<tr>
<td>Up to 3 du per 1 acre</td>
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<td>Medium Residential, 5</td>
<td>MR-5</td>
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<td>Up to 5 du per 1 acre</td>
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<td>High Residential 8</td>
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<td>5 to 8 du per 1 acre</td>
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<td>High Residential 12</td>
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<td>6 to 12 du per 1 acre</td>
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<td>High Residential 48³</td>
<td>HR-18</td>
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<tr>
<td>5 to 18 du per 1 acre</td>
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1. The Standard density is the highest density permitted in each future land use category, unless the parcel is developed as a Planned Development District, Traditional Development District, or is granted an exemption pursuant to this Element.

2. The Entitlement density is 1 unit per lot or as shown, follows: Rural Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, or 1 unit per lot, whichever is greater.

3. The High Residential 12 is the maximum density allowed by the Comprehensive Plan except for an area that has a future land use designation of High Residential as the equivalent to the designation the area had under the prior Comprehensive Plan effective from 1980 to 1989 or for development that qualifies for a density bonus provided for in FLUA Policy 2.2.1-6.

4. The density calculation for a property is based on the property's gross acreage.

5. That portion of a property dedicated for right of way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

6. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
A.4. NEW Policy 2.2.1-h: [Relocated from the FLUA Regulation Section] Density Calculations. The number of units permitted by the Plan for any parcel of land can be obtained by multiplying the gross acreage of the parcel by the density permitted by the residential category, as indicated in Table 2.2.1 III.C.1. The number of units permitted shall always be rounded down to the nearest dwelling unit when the fractional remainder resulting from this calculation is less than 0.50. The number of units shall be rounded up to the nearest dwelling unit when the fractional remainder is 0.50 or greater provided the rounding up would not introduce multi-family development in an existing exclusively single family subdivision. [Relocated from Note 5, in Table III.C.1] That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

A.5. NEW Policy 2.2.1-i: [Language relocated from Note 8 Table III.C.1] High Residential 12. High Residential 12 is the maximum future land use designation allowed by the Comprehensive Plan except for parcels which were assigned a High Residential 18 future land use designation as part of the adoption of the Comprehensive Plan in 1989 or for those properties which were built at a density greater than 12 units per acre prior to the 1989 adoption of the Comprehensive Plan and subsequently assigned through a corrective amendment.

A.6. NEW Policy 2.2.1-j: Table 2.2.1.i.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>
<thead>
<tr>
<th>Future Land Use Designation</th>
<th>Consistent Zoning</th>
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<td>Zoning District</td>
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<td>Agricultural Reserve</td>
<td>AGR</td>
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<td>AR, RE</td>
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<tr>
<td>High Residential</td>
<td>RE, RT, RS, RM, RH</td>
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</tbody>
</table>

Table 2.2.1-i.1 Residential Future Land Use - Zoning Consistency

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 prior to the Plan's August 31, 1989 adoption.
A.7. DELETE

Density

**Urban/Suburban-Tier:**

**Minimum Density Exemptions.** To promote the most efficient use of infrastructure and reduce the potential for urban sprawl, development shall not be permitted lower than the established minimum density of a future land use category, unless exempted as provided below:

1. The Planning Director may approve a 25% exemption from the minimum density requirement subject to the following:
   a) The proposed density reduction shall not exceed 25% of the specified minimum density of the applicable future land use category; and,
   b) An analysis must be completed by the applicant that demonstrates:
      i) That the impact of the reduction in density does not negatively impact or result in the underutilization of the overall infrastructure system; and,
      ii) The resulting density of the proposed project is compatible with existing and proposed adjacent future land uses.

2. Property which, at the time of Plan adoption (August 1986), had zoning approval that allowed fewer dwelling units than the minimum required by the plan may also be exempted from the minimum density requirements.

3. Parcels within the Glades Tier may be granted a density exemption pursuant to FLUE Policy 1.6-c.

**Minimum Density Exemption—Vested Projects.** The Development Review Officer (DRO) may approve density below the minimum density requirement, regardless of the number of units approved by the Board of County Commissioners, provided a valid local development order was approved prior to the adoption of the 1986 Comprehensive Plan, development of the Planned Development has commenced; and:

1. Units were transferred to the remaining unbuilt pod(s) in the development, thereby inflating the density in these pod(s) to a density that is out of character with the constructed portions of the Planned Development; or
2. The remaining unbuilt pod(s) shall be built at a density greater than, or equal to, the density of the approved and/or built pod(s) within the Planned Development to ensure conformity within the development; or
3. The Planning Division approved, prior to an approval by the Development Review Officer, the proposed decrease in density based on compatibility with adjacent future land uses, and efficient use of infrastructure.
A. Future Land Use Element, Glades Future Land Use

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

OBJECTIVE 1.6 Glades Tier

General: The Glades Tier is generally located west of the Conservation Areas and Twenty Mile Bend, and includes the Glades Communities. This area is designated primarily for specialized agricultural operations. Communities within the Glades Tier are engaged in their own efforts with regard to planning and development. This effort is mainly in the form of economic development programming. The geographical distance and the nature of the issues faced by the Glades communities differ from the challenges faced by the coastal communities to manage growth. These factors warrant a separate initiative to further develop the Glades Tier, in conjunction with the Glades municipalities, business community and area residents.

Objective: Palm Beach County shall work with the communities in the western areas to preserve and enhance the unique characteristics of the Glades and protect the economically viable agricultural base in this area. The Glades Tier shall include all lands west of the Water Conservation Areas, Twenty Mile Bend, and the J.W. Corbett Wildlife Management Area. The area outside the Urban Service area predominantly supports large-scale agricultural operations, which shall be afforded rural levels of service.

Policy 1.6-a: This policy was deleted in Amendment Round 08-2. The County recognizes the Glades Region Master Plan as presented to the Board of County Commissioners on July 28, 2015.

Policy 1.6-b: Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/Suburban Tier shall apply.

Policy 1.6-c: Minimum residential density does not apply in the Glades Tier. The Board of County Commissioners may consider the waiver of the minimum density requirement for proposed development in the Glades Tier when:

1. The proposed development is consistent with the provisions of any “Joint Planning Area” agreement (Policy 1.4-d, Intergovernmental Coordination Element); and,

2. An analysis is completed that addresses:
   a) the impact of a reduced density development on the overall infrastructure system; and,
   b) the compatibility of the proposed development with adjacent land uses; and,
   c) the effect of the reduced density development on the ability of the County to meet its Goals, Objectives and Policies related to affordable housing.

If the development is located in a municipal annexation area, the analysis must be performed by the annexing municipality.
Policy 1.6-d: By January 2002, the County’s Planning Division shall initiate coordination of policy development for the Glades Tier, in cooperation with the cities of Belle Glade, South Bay, and Pahokee, and other local and regional organizations. The purpose shall be to provide an overall plan for promoting the revitalization of the Glades area. The County shall work with the existing communities to jointly plan for timely and managed growth in order to prevent urban sprawl, protect native vegetation and address the unique character and challenges of the unincorporated Glades area. The Glades Tier development shall also consider revision of the Glades Economic Overlay. In order to allow the continuation of both agricultural and residential uses, and to promote infill development within the Glades Urban/Suburban Tier and the unincorporated communities of Lake Harbor and Canal Point, the following table shall establish the Future Land Use/Zoning consistency. In addition, within Lake Harbor, RE is consistent with AP for such properties which received RE prior to August 31, 1989.

Table 1.6-a
Glades Tier Residential Future Land Use/Zoning Consistency

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Consistent Zoning Districts</th>
<th>Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation</td>
<td>Zoning District</td>
<td></td>
</tr>
<tr>
<td>Rural Residential</td>
<td>AR, RE</td>
<td>RR-PUD, MHPD, RVPD</td>
</tr>
<tr>
<td>Low Residential</td>
<td>AR, RE, RT, RS</td>
<td>PUD, TND, MHPD</td>
</tr>
<tr>
<td>Medium Residential</td>
<td>AR, RE, RT, RS, RM²</td>
<td>PUD, TND, MHPD</td>
</tr>
<tr>
<td>High Residential</td>
<td>AR, RE, RT, RS, RM, RH</td>
<td>PUD, TND, MHPD</td>
</tr>
</tbody>
</table>

1. The RH zoning districts has been discontinued. Properties with RH shall not be required to rezone and shall utilize the property development regulations of the RM zoning district.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM prior to the Plan's August 31, 1989 adoption.

Policy 1.6-e: In order to protect the ability for agricultural operations to continue within the Glades Tier the Agricultural Production zoning district is consistent with all future land use designations, excluding Conservation.

Policy 1.6-f: The County will continue to encourage the preservation and rehabilitation of properties with the potential for historic designation. Such regulations will allow for the expansion and redevelopment of the property, and the retention of development density and intensity for the property.

SUB-OBJECTIVE 1.6.1 Glades Area Economic Development Overlay

Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades communities, residents and organizations to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning while complying with all applicable environmental regulations and constraints by applying the provisions of the Glades Area Economic Development Overlay.

Policy 1.6.1-a: The Glades Area Economic Development Overlay (GA-O) shall apply to all land within the Urban Service Area in the Glades, including the State-designated enterprise zone for the municipalities of Belle Glade, South Bay and Pahokee.
Policy 1.6.1-b: Within the GA-O, the County shall provide flexibility in the range of uses and land development regulations allowed to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area.

Policy 1.6.1-c: By January 2022, the County shall review and revise the Glades Economic Overlay Zone to increase opportunities for establishing home-based businesses and other mixed future land uses.

B. Intergovernmental Coordination Element, Glades Region Master Plan Amendments

REVISIONS: To remove add policies. Added text is underlined.

1. Objective 2.1 Glades Enhancement and Economic Diversification New Policy 2.1-d

Policy 2.1-d: The County shall prioritize needs according to the Glades Region Master Plan to further economic development, redevelopment and renewal.

Policy 2.1-e: The County shall coordinate with the Glades communities, including the incorporated cities and the unincorporated communities of Lake Harbor and Canal Point, to assist in the development of incentives for new development as requested.

2. Objective 2.2 Communication with Glades Communities

Policy 2.2-d: The County Planning, Zoning & Building Department will coordinate with the cities in the Glades Tier to analyze unincorporated areas identified within their future annexation areas, and to assist in facilitating the annexation.

Policy 2.2-e: The County Planning Division will reach out to cities to offer assistance in revising their comprehensive plan and/or land development regulations to further the Glades Region Master Plan.
Exhibit 9
B-4 Glades Region – Location Map
A. Transportation Element, MAD CRALLS Deletion

REVISIONS: To delete the MAD CRALLS.

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

44. a. The following roadway segments and intersections are hereby designated as CRALLS facilities exclusively for the purposes of concurrency for Wellington Medical Arts District ("District") intensities and densities:
   1) Okeechobee Boulevard from Royal Palm Beach Boulevard to Wildeat Way
      Peak hour directional standard: 2,826 vehicles per hour;
   2) Southern Boulevard from Forest Hill Boulevard to Royal Palm Beach Boulevard;
      Peak hour directional standard: 3,535 vehicles per hour;
   3) Southern Boulevard from Royal Palm Beach Boulevard to SR 7;
      Peak hour directional standard: 4,593 vehicles per hour;
   4) Southern Boulevard from SR 7 to Sansbury’s Way;
      Peak hour directional standard: 4,654 vehicles per hour;
   5) Southern Boulevard from Sansbury’s Way to Pike Road;
      Peak hour directional standard: 4,328 vehicles per hour
   6) SR 7 from Forest Hill Boulevard to Pioneer Road;
      Peak hour directional standard: 3,994 vehicles per hour;
   7) Lyons Road from Forest Hill Boulevard to Southern Boulevard;
      Peak hour directional standard: 1,111 vehicles per hour;
   8) Intersection of SR 7 and Southern Boulevard (SR 80)
      HCM Average Control Delay = 133.9 secs/veh;
      CMA = Critical Sum: 1,569.

In addition, the maximum queue length (95th percentile) projected by the HCM signalized intersection analysis shall not exceed the available storage on the east and west ramps from SR 80 to their at grade intersections with SR 7 so as not to interfere with the movement of east-west through traffic on SR 80.
9) Intersection of SR 7 and Forest Hill Boulevard: CMA - Critical Sum: 1805
   b. This CRALLS designation shall no longer be in effect after December 31, 2030.
   c. The development uses and intensities will be restricted to the following uses or uses permitted within the Medical Arts District with equivalent net AM and PM peak hour directional trip generation:

   • 101,330 SF Self-Storage;
   • 210 DUs Apartments;
   • 200 Bed Congregate Care Facility (CCF);
   • 150 Room Hotel;
   • 692 Students: University/Medical/Technical College; including dormitories
   • 420,125 SF Hospital;
   • 367,522 SF General Office;
   • 707,742 SF Medical Office;
   • 6,000 SF Government Office;
   • 587,949 SF Research & Development; and
   • 142,292 SF Retail (including restaurant).

Retail development shall be limited to no more than 233,296 sf and shall be oriented to employees and residents of the district, except in the case of current approved site plans for property within MAD that may provide limited retail uses available to both internal and external users. A minimum of 210 residential units (exclusive of dormitory and CCF units) shall be included in the District.

The mix of uses within the District shall maintain a minimum of 65 percent of the total square footage as medical and related uses that are measured in square feet as noted above (hospital, medical office, medical manufacturing and biotech research & development excluding any accessory uses). Also, building permits for non-medical uses (that are measured in square feet as noted above) shall not be issued unless it can be demonstrated that medical related uses will comprise at least 65 percent of the total built and permitted uses when the permit being sought is included in the totals.

d. No County Traffic Performance Standards approval letter, development order or permit that is dependent on this CRALLS shall be issued unless and/or until:

1) all unincorporated properties located on the west side of State Road 7 between Old Hammock Way to the north and Forest Hill Boulevard to the south are annexed into Wellington;

2) a legally binding agreement, initiated by Wellington, that allocates the traffic capacity and responsibility for implementation of the mitigation measures required by this CRALLS between all properties and/or owners within the MAD, and provides for an internal roadway network (consistent with the overall Master Plan dated September 16, 2010) is recorded in the public record. This agreement must be signed by all parties and recorded in the public record by January 1, 2014; and
3) A Master Plan for the entirety of the MAD is approved by the Wellington Council that:
   i) allows for mixed/multiple uses;
   ii) requires shared use of points of ingress/egress to State Road 7 and Forest Hill Boulevard by all properties within the MAD;
   iii) requires pedestrian, bicycle, transit and vehicular connections to and between all properties within the MAD; and
   iv) requires for a common storm water management system.

e. The following CRALLS Mitigation Measures are to be implemented in conjunction with the Wellington Medical Arts District CRALLS including:

1) The applicant for each building permit within the MAD shall provide an additional contribution ("mitigation fee") to help cover some of the funding shortfall for various transportation-related improvements in the amount of 0.25 times the applicable road impact fee, to be used towards non-site-related roadway, intersection, and multi-modal improvements within the western communities (west of the Florida Turnpike) including, but not limited to:
   i) the Lyons Road extension from Stribling Way to Lake Worth Road;
   ii) operational improvements at the SR 80/SR 7 intersection
   iii) operating funds for PalmTran express bus service from the Wellington/Royal Palm Beach area to the City of West Palm Beach.
   iv) Any improvement to intersection of SR 7 and Forest Hill Boulevard.

   This mitigation fee shall be paid concurrent with building permit issuance and shall not be creditable against road impact fees for the Project.

2) The District master plan shall propose vehicular, bicycle, and pedestrian interconnectivity to existing residential developments of Black Diamond and Polo Lakes. Such interconnectivity shall be recommended by Wellington staff as conditions of approval in conjunction with any development order amendments or agreements requested by these residential developments.

3) The District master plan shall require pedestrian, bicycle, and vehicular interconnectivity between all parcels within the Medical Arts District consistent with the overall Master Plan dated September 15, 2010. Pedestrian connections between adjacent parcels or between building clusters within a single parcel shall be required at a minimum spacing of every 500 feet of building frontage or property line, and should be designed and located to maximize safe and convenient access to buildings, roadway corridors, transit stops, and parking areas.

4) Due to internal connectivity between parcels, the District shall limit new
access points along SR 7 to no more than the number and spacing permitted by the applicable State Access Management Classification. In addition, only one additional traffic signal along SR 7 may be requested for MAD and it shall be located as far from the intersection as possible to establish a 0.25 mile spacing between signals, subject to permit approval.

5) Prior to issuance of final certificates of occupancy for new development of a principal structure on each MAD parcel, each parcel shall provide a bus shelter in the location and type approved by PalmTran and other applicable permit agencies. Improvements shall include pathway connections from the bus shelter to existing sidewalks and buildings. In addition, special attention shall be given to the design of the bus shelters and their surroundings to provide an attractive environment and minimize heat buildup. The design of shelters shall include the creative use of native landscaping to ensure maximum shading. This requirement shall be applicable only when a bus shelter is required by PalmTran.

6) Prior to final site plan approval for new development on each MAD parcel, the site plan shall identify covered bicycle racks or lockers to accommodate commuters using alternative modes of transportation. Minimum requirements for Bicycle-Parking Facility shall be:

- 1 bicycle space per 25 vehicle parking spaces for Non-Residential land uses and
- 1 bicycle space per 4 dwelling units for multi-family Residential land uses.

The secure bicycle parking facility must be provided within 75 feet of the entrance to buildings that cyclists will most likely use. Where there is more than one building on a site, or where a building has more than one main entrance, the bicycle parking must be distributed to serve all buildings or main entrances.

7) Prior to final site plan approval for new development on each MAD parcel, the site plan shall implement parking strategies that allocate a minimum of 5% of all parking spaces as preferred parking for alternative vehicles and car pool vehicles per LEED requirements. Preferred parking programs shall include special decals or other Program-identification on participant vehicles and special marking or signs for the parking spaces. Preferential parking spaces shall be delineated on each District Site Plan and must be located closest to building entrances, with the exception of reserved spaces required by the ADA.

8) Prior to issuance of building permit(s) that would result in the overall District trip generation of greater than or equal to 1,771 total PM peak hour trips (or 60% of the total 2,951 PM peak hour trips), Wellington shall enter into a partnership agreement with South Florida Commuter Services to develop and implement a ridesharing program in which all employers of more than 50 employees within the MAD shall be required to participate.

9) At the time of application for a building permit(s) that would result in the overall District trip generation of greater than or equal to 1,771 total PM peak hour trips (or 60% of the total 2,951 PM peak hour trips), Wellington shall cause a development district or similar entity to be formed that encompasses the MAD. That Entity shall encourage the use of public transportation by providing a shuttle bus service to connect all on-site
buildings and the PalmTran-timed transfer location at the Wellington Mall. At a minimum, transit service shall be operated at 20-minute frequency during the AM weekday peak hour and PM weekday peak hour and shall also include up to two (2) additional peak hours, if necessary to serve shift-change times that coincide with PalmTran operating hours for the Hospital and other employers of over 200 employees within the District.

i) That Entity must specify dedicated funding commitments to provide for direct costs of the shuttle bus for a minimum of 2 years, or make a fair-share contribution to be determined by and paid to the appropriate local transit agency for new or expanded services. The funding commitment for transit service shall be continued beyond 2 years as long as there is average weekday ridership of at least 15 passengers per hour for the hours of service. Ridership totals shall be included in the annual monitoring report for the District. If it involves an equivalent service by the local transit agency, there must be a written commitment to provide such service for at least two (2) years from the agency prior to approval of this Strategy and no monitoring report shall be required.

ii) The Shuttle Bus or PalmTran service stops shall be no more than 0.25 mile walking distance from entrances of all MAD buildings that are occupied by 100 or more employees.

iii) If Palm Tran provides equivalent transit service within the Medical Arts District, the Entity can cease operation of the shuttle bus service at that time.

10) All employers with more than 100 employees within the MAD shall offer reimbursement on a monthly basis for the cost of PalmTran bus passes that require employee identification for use for a minimum of 20% of the employees. Reimbursement of these bus passes shall be provided to those on-site employees for a minimum of 2 years after the final certificate of occupancy is issued for the building of each qualifying employer.

11) At the time of application for a building permit(s) that would result in the overall District trip generation of greater than or equal to 1,771 total PM peak hour trips (or 60% of the total 2,951 PM peak hour trips), the employers within the District shall appoint a transportation coordinator for the entire District. The Transportation Coordinator shall be responsible for administering the Free Transit Pass program and coordinating the Ridesharing Program Promotion and Information in conjunction with South Florida Commuter Services.

12) To facilitate monitoring of these CRALLS mitigation conditions, copies of all final site plans for MAD parcels shall be provided to the County Engineer’s Office either by hard copy or by posting on a website within 3 months of approval.

13) At the time of application for a building permit that would result in exceedance of the trip threshold(s) identified below the proportionate share of the cost for construction of the following roadway improvements
noted below shall be paid even if the transportation deficiency occurs without the District traffic:

i) Prior to issuance of building permits for development that generates more than 1,418 total PM peak hour exiting trips, a payment of 10.4% of the construction cost for the 6-laning of SR 80 from Big Blue Tree to Forest Hill Boulevard;

ii) Prior to issuance of building permits for development that generates more than 2,077 PM peak hour exiting trips, a payment of 1.2% of the construction cost for the 4-laning of Lyons Road from Lake Worth Rd to Lantana Road; and

iii) Prior to issuance of building permits for the development that generates more than 1,826 total PM peak hour trips significant Project traffic on any approach to the SR 7/Forest Hill Boulevard intersection, a payment of 44.6% of the construction cost as the Project District’s proportionate share of the following improvements to the SR7/Forest Hill Boulevard intersection: second westbound right turn lane.

The percentages shown above shall be applied to the total cost of construction as estimated at the time of payment. The total cost shall include but not be limited to design services, right of way acquisition, and the Construction Engineering and Inspection Costs as well as the construction of the improvement. This payment shall be in addition to the mitigation fee payment required in paragraph e.1 above and shall be creditable against road impact fees paid for any building permits issued in the District after the CRALLS has become effective as a result of the requirements of 44.d having been completed and a concurrency traffic study for the District as a single Project having been approved.

14) a) Development of the Medical Arts District shall be consistent with the proposed master plan dated September 16, 2010, or as adopted by the Wellington Council. Amendments to the master plan may be approved by the Wellington Council provided such changes do not:

i) Add a principal use or uses not included in Sec. 44.c above;

ii) Eliminate internal vehicular and pedestrian/bicycle connectivity in the District, or

iii) Allow retail uses which exceed the retail threshold specified in Sec. 44.c above

b) The overall development shall be limited to the following trip thresholds: 2,920 total AM peak hour trips - 2,902 entering and 558 exiting; and 2,951 total PM peak hour trips - 828 entering and 2,123 exiting.

15) Development of the Medical Arts District shall comply with Policy 7.1.4.2 of the Treasure Coast Regional Planning Council Strategic Regional Policy Plan to include the following:

i) installation of sidewalks or similar pedestrian paths leading from the major entrances of all principal buildings to each of the transit shelter;

ii) installation of transit shelters at locations determined in conjunction
with Palm Tran or the provider of transit service, as applicable;

iii) provision of route information and schedules at transit shelters; and

iv) installation of electronic signs to display real-time information regarding bus arrival and departure times, etc., for routes serving the Medical Arts District.

16) Wellington shall provide an annual monitoring report to the County Planning Director and the County Engineer, commencing on January 31st of the year following the satisfaction of all four criteria in paragraph d above and continuing every year thereafter until the District is built out or until CRALLS expires. The annual report shall include the following information for the subject reporting period:

i) any future land use map amendments to the City’s Comprehensive Plan affecting property within the Medical Arts District;

ii) any text amendments to the City’s Comprehensive Plan affecting property within the Medical Arts District;

iii) any rezoning affecting property within the Medical Arts District;

iv) any site plans approved within the Medical Arts District;

v) any building permits issued within the Medical Arts District;

vi) an annual cumulative update of traffic generated from the Medical Arts District, based on current trip generation rates applied to the existing uses and intensities and to the uses and intensities which have received building permits;

vii) total daily ridership with hourly subtotals for the shuttle service (when implemented); and

viii) the status of implementation of all of the above CRALLS mitigation strategies.

17) Any new development within the District that includes more than 10 dwelling units (not including dormitory and CCF units) must set aside at least 10 percent of the total units for occupancy by low-income households (Adjusted Median Income $60% but less than $80%) and at least 10 percent for moderate-income households (Adjusted Median Income $80% but less than $100%). The occupancy restrictions for these workforce units shall be enforced through the use of a deed restriction requiring the units to be sold, resold, or rented to a qualifying low or moderate-income household. Rental units shall be deed restricted for a non-recurring term of 30 years. Fee simple or condominium units shall be deed restricted for a term of 15 years which shall be recurring if resold within the 15-year term.
Exhibit 11
C-1 Wellington MAD CRALLS Deletion – Location Map
Exhibit 12
C-2 Folsom Road TIM Deletion – Aerial Map
Exhibit 13
C-2 Folsom Road TIM Deletion – Location Map