

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

*Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.*

### A. Amendment Data

<b>Round</b>		<b>Intake Date</b>	
<b>Application Name</b>	Faith Farm	<b>Concurrent?</b>	No to LUPA, Yes to Zoning DOA
<b>Acres</b>	87.266 acres	<b>Text Amend?</b>	Yes
<b>PCNs</b>	00424519020020000 & 00424519020010000		
<b>Location</b>	East side of State Road 7, approximately ¼ mile north of Boynton Beach Blvd.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Ag Reserve (AGR) Tier	Ag Reserve (AGR) Tier	
<b>Use</b>	<p><i>Provide a Built Feature and Inventory Map also as Attachment F.</i></p> <p>See Attachment F (Built Feature and Inventory Map)</p>	<p>Development area –</p> <p>Existing: church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Uses allowed include, but are not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities. See attached list of uses on approved site plan of record.</p> <p>Future (in addition to existing):</p> <p>(1) 28,640 square foot family living center and non-residential uses that provide training opportunities and financially support the ministry such as retail, repair, restaurant, recycling.</p> <p>(2) .15 FAR</p> <p>Preserve area –</p> <p>AGR/AGR PUD (preserve area) – uses allowed in AGR PUD preserve regulated under a recorded Conservation Easement.</p>	

<b>Zoning</b>	IPF (R-2016-1559)	IPF on 62.52 acres AGR or AGR PUD P on 24.74 acres
<b>Future Land Use Designation</b>	INST	INST
<b>Underlying Future Land Use Designation</b>	AGR	AGR
<b>Conditions</b>	Per Ordinance 2016-008: Development of the site under the Institutional and Public Facilities (INST) future land use designation shall be limited to the operations of Faith Farm Ministries.	No change

## B. Development Potential

Provide math for each item as indicated (eg. 5 du/acre x 3 acres = 15 units)

	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>Density/ Intensity:</b>	Per Policy 1.5-t of FLUE: (1) 19 residential units; (2) 313 beds; (3) 40,000 square foot family living center. (4) Non residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling; (5) Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities FLU.	Per Policy 1.5-t of FLUE: (1) 19 residential units; (2) 264 beds (-49 beds); (3) 28,640 square foot family living center (-11,360 square feet). (4) Non residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling. (5) Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities FLU on the development area of the site (62.52 acres).
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	19 per Policy 1.5-t	19 per Policy 1.5-t
<b>Maximum Beds (for CLF proposals)</b>	While 313 beds are listed under existing FLUE Policy 1.5-t, these are really beds for residents in the training program (i.e. dormitory beds)	264 beds – beds for residents in the training program (i.e. dormitory beds)
<b>Population Estimate</b>	19 max du x 2.39 = 45 persons 313 beds/dormitory	19 max du x 2.39 = 45 persons 264 beds/dormitory
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	.15 FAR x 87.266 ac. = 570,196 SF Existing: church, a thrift store, educational and work training programs for residents and graduates, as well as a	.15 FAR x 62.52 ac. (development area) = 408,506 SF. Existing: church, a thrift store, educational and work training programs

	<p>staff of pastors, teachers and counselors that live on site. Uses allowed include, but are not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities.</p> <p>Future (in addition to existing):</p> <ol style="list-style-type: none"> <li>(1) 40,000 square foot family living center and non-residential uses that provide training opportunities and financially support the ministry such as retail, repair, restaurant, recycling.</li> <li>(2) .15 FAR</li> </ol>	<p>for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Uses allowed include, but are not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities.</p> <p>Future (in addition to existing):</p> <ol style="list-style-type: none"> <li>(1) 28,640 square foot family living center and non-residential uses that provide training opportunities and financially support the ministry such as retail, repair, restaurant, recycling.</li> <li>(2) .15 FAR</li> </ol>
<p><b>Proposed or Conditioned Potential</b> 3, 4</p>	<p>----</p>	<p><i>Proposed use and square footage or units in associated zoning application, including fuel positions</i></p> <p>Development of the site under the Institutional and Public Facilities (INST) future land use designation shall be limited to the operations of Faith Farm Ministries. (LGA-2016-016/Ord. 2016-008)</p>
<p><b>Max Trip Generator</b></p>	<p><i>Provide the Use Name &amp; the trip generation rate</i></p> <p>See attached Land Use Plan Amendment Application Traffic Equivalency prepared by Simmons &amp; White dated 08/29/2019.</p>	<p><i>Provide the Use Name &amp; the trip generation rate for maximum and proposed potential</i></p> <p>See attached Land Use Plan Amendment Application Traffic Equivalency prepared by Simmons &amp; White dated 08/29/2019.</p>
<p><b>Maximum Trip Generation</b></p>	<p>The trip generation for the maximum potential</p> <p>See attached Land Use Plan Amendment Application Traffic Equivalency prepared by Simmons &amp; White dated 08/29/2019.</p>	<p>The trip generation for the maximum potential AND the proposed potential</p> <p>See attached Land Use Plan Amendment Application Traffic Equivalency prepared by Simmons &amp; White dated 08/29/2019.</p>
<p><b>Net Daily Trips:</b></p>	<p>Will be done with concurrent zoning DOA (maximum minus current) Will be done with concurrent zoning DOA (proposed minus current)</p>	
<p><b>Net PH Trips:</b></p>	<p>See attached Land Use Plan Amendment Application Traffic Equivalency prepared by Simmons &amp; White dated 08/29/2019.</p>	

1. Maximum units per acre see Future Land Use Element Table III.C.1;

2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

# 2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

<b>Name</b>	Kevin Ratterree
<b>Company Name</b>	GL Acquisitions Corporation
<b>Address</b>	1600 Sawgrass Corporate Parkway, Suite 150
<b>City, State, Zip</b>	Sunrise, FL 33323
<b>Phone / Fax Number</b>	954-753-1730, ext. 2240 / 954-575-5240
<b>Email Address</b>	kevin.ratterree@glhomes.com

### B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

<b>Name (Owner)</b>	Brandon Tucker (Board President)
<b>Company Name</b>	FT LAUDERDALE RESCUE TABERNACLE, INC.
<b>Address</b>	9538 US Highway 441
<b>City, State, Zip</b>	Boynton Beach, FL 33472
<b>Phone / Fax Number</b>	Office: 561-737-2259 Fax: 561-737-2355
<b>Email Address</b>	brandon@tucker-group.com
<b>Interest</b>	Owner is the Applicant. <i>Each Property Owner and Contract Purchasers must submit Attachment C &amp; E.</i>

## A. Proposed Text Amendment Summary

<b>Elements &amp; Policies to be revised</b>	<p><i>Indicate the Elements and policy numbers to be revised</i></p> <p>Future Land Use Element, Policy 1.5-t.</p>
<b>Purpose</b>	<p><i>Explain the purpose of the amendment and how the current Plan language is hindering the associated FLUA amendment from being processed. A relationship between the proposed FLUA amendment &amp; text change must be specific.</i></p> <p>G.L. Acquisitions Corporation (G.L. Homes) has entered into contract with Ft Lauderdale Rescue Tabernacle, Inc. (Faith Farm) to purchase the development rights associated with 24.74 acres of the 87.266 acre site for use as AGR PUD preservation area within an AGR PUD. This represents a reduction of 28.4% of the total land area associated with the current Faith Farm development order (R-2016-1559). Palm Beach County initiated both a text amendment (approved via adoption of Ordinance 2016-005 on January 27, 2016) and Future Land Use Atlas amendment (approved via adoption of Ordinance 2016-008 on January 27, 2016 (LGA 2016-012)) for the Faith Farm property. The text amendment adopted Policy 1.5-s (now 1.5-t) relative to the Faith Farm Property, as follows:</p> <p>“Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses: 2. Faith Farm Ministries, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The site includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Accordingly, the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly nonprofit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Residential uses and facilities for employees, students, and their families up to 19 units, 313 beds, and a 40,000 square foot family living center; and</li> <li>2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.</li> </ol> <p>Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.</p> <p>The purpose of this text amendment is to amend Policy 1.5-t to reflect the commensurate reduction of 28.4% of the Faith Farm approvals authorized under this Policy as explained below and for the Policy to authorize the rezoning of the 24.74 acres from the current IPF zoning (R-2016-1559) to either AGR or AGR PUD (preserve). There is no change associated with the adopted Future Land Use designation of INST/AGR needed as the result of this proposed text amendment.”</p> <p>Acreage: The rezone total acreage was 87.266 acres (R-2016-1559). The current Comp Plan is showing 87.28 acres</p>

	<p><b>Beds:</b> The number of beds has been amended from 313 beds (current comp plan) to 264 as there are 142 existing beds on site, leaving 171 potential beds. Therefore, the text amendment reduces the 171 potential beds by 28.4%, which is a reduction of 49 beds (313-49=264).</p> <p><b>Family Living Center:</b> The family living center (not built to date) was reduced from 40,000 sf to 28,640 sf (-28.4%).</p> <p><b>Residential Units:</b> The 19 residential units are existing and remain as currently stated in the Comp Plan.</p> <p><b>Future Development Potential on Faith Farm Development Site:</b> The amended language clarifies that the .15 FAR (operations and expansion language of current policy) applies to the development portion (Faith Farm) of the site and does not apply to the portion rezoned AGR or AGR PUD (preserve).</p>
<p><b>Justification</b></p>	<p><i>Provide a justification statement and supporting data and analysis for the amendment. During the initial review phase, the Planning Division will review the adequacy of the data provided and may require additional data at the time of the submittal of the FLUA Amendment.</i></p> <p>The text amendment done in Round 16-A recognized the BCC direction regarding the continuation of existing Institutional sites (such as Faith Farm) within the AGR tier. The amendment expanded existing language in Policy 1.5-b “to provide greater specificity to allow these properties to continue and expand as conforming uses, and allow these properties to be assigned Commercial Low (CL) and Institutional and Public Facilities (INST) future land use designations.” (Staff Report Agricultural Reserve Pre-Existing Sites Text) This action was consistent with Board of County Commission direction “to make the pre-existing non-residential sites conforming as a result of.....” (Staff Report Agricultural Reserve Pre-Existing Sites Text).</p> <p>The existing policy and the proposed policy text amendment allow for the continued operation and expansion of the facilities at Faith Farm, but at a comenserate reduction of 28.4% of the future potential.</p> <p>Faith Farm Ministries, Inc. (FFM) is a 67 year-old faith based drug and alcohol addiction ministry that serves over 400 men and women in Palm Beach, Broward and Okeechobee Counties 365 days a year. The Boynton Beach campus serves over 120 men and women and is the main revenue generator for the ministry via the thrift store business located at the campus. For many years, the ministry has been in dire need of new housing at the Boynton Campus but has lacked the funds to take on such a large and expensive project. The sale of the development rights will enable FFM to greatly enhance the current Boynton Beach campus in order to better serve those in need, throughout Palm Beach County and beyond.</p> <p>Faith Farm Ministries, Inc. (FFM) provides a 10 month drug and alcohol rehabilitation program at NO cost to the client. FFM is a registered not-for-profit 501c3 organization and operates, and is governed as a church. 95% of all operating funds are generated by micro-business enterprises such as farming, thrift stores, salvage and other business ventures.</p> <p>FFM looks forward to another 67 years of serving, those in need, in Palm Beach County. The proceeds of the sale with GL will fund the operations and allow for its continuation.</p>

<p><b>Consistency</b></p>	<p><i>Identify how the proposed amendment furthers other Goals, Objectives or Policies within the Comprehensive Plan. The supporting data and analysis must provide an analysis of the implications of the amendment and demonstrate consistency with other aspects of the Plan.</i></p> <p>FLUE C, County Directions (1. Livable Communities, 2. Growth Management, 4. Land Use Compatibility, 5 Neighborhood Integrity). As noted in the Round 16-A staff report, the changes to the Policy do not detract from these directions. Faith Farm pre-dated the development regulations and rules associated with development and preservation in the Agricultural Reserve. As noted in the Justification above, for many years, the ministry has been in dire need of new housing at the Boynton Campus but has lacked the funds to take on such a large and expensive project. The sale of the development rights for the 24.74 acres will enable FFM to greatly enhance the current Boynton Beach campus in order to better serve, those in need, throughout Palm Beach County and beyond.</p> <p>The portion of the property being utilized for AGR or AGR PUD (preserve), 24.74 acres, will assure the continuation of agricultural and other open space uses, which is a primary directive of the Agricultural Reserve Tier.</p> <p>Objective 1.5 Guiding principles prioritized by the BCC for the Ag Reserve Master Plan (preserve and enhance agriculture; enhance environmental resource value; enhance water management capability; enhance open space; create a functional sustainable development pattern; and minimize costs/impacts to County taxpayers). This objective is met as the transaction allows for the continuation and expansion of the existing Faith Farm facilities proportional to the acreage being utilized for this specific purpose (i.e. the development area) and sets aside the remaining 24.74 acres for open space uses allowed under a recorded Conservation Easement (if rezoned AGR-PUD (preserve)) or other related AGR uses if zoned AGR, both of which are consistent with the above Objective to preserve and enhance open space within the Agricultural Reserve Tier. The General objective states that, “The Agricultural Reserve Tier encompasses unique farmland and wetlands that are to be preserved primarily for agricultural based on policy direction adopted by the Board of County Commissioners in 1995.” Note that since FFM ownership of the entire 87 acre site (last 67 years), the 24.74 acres was never utilized for agricultural row crop production.</p>
<p><b>Text Changes</b></p>	<p><i>Provide a description of the proposed amendments. The changes must directly related to and required in order to process the FLUA amendment; broad policy implications shall not be processed. Following the submittal of the Text Amendment Application, staff will identify whether the text amendment is sufficient for processing and will identify any additional data and analysis that will be required as part of the FLUA intake. Any text amendment sufficiency issues must be resolved prior to the FLUA intake or the FLUA application will not be accepted for processing. Optional – provide the actual Plan language with changes shown with added text underlined and deleted text struck out.</i></p> <p><b>PROPOSED TEXT CHANGE TO FLUE Policy 1.5-t:</b>  Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:  2. Faith Farm Ministries, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The</p>



	<p><u>development portion of the site, consisting of approximately 62.5+ acres, includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. The remainder of the site, consisting of approximately 24.7+ acres, may utilize either AGR zoning or AGR PUD (preserve) zoning.</u> Accordingly, the <u>development portion of the site</u> is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly nonprofit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Residential uses and facilities for employees, students, and their families up to 19 units, <del>313</del> <u>264</u> beds, and a <del>40,000</del> <u>28,640</u> square foot family living center; and</li> <li>2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.</li> </ol> <p>Operations <u>on the development portion of the site</u> may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.</p>
<p><b>ULDC Changes</b></p>	<p><i>Provide a description of associated ULDC amendments required by this amendment. Optional – show changes with added text underlined and deleted text struck out.</i></p> <p>No changes are required to the ULDC as the result of this text amendment.</p>

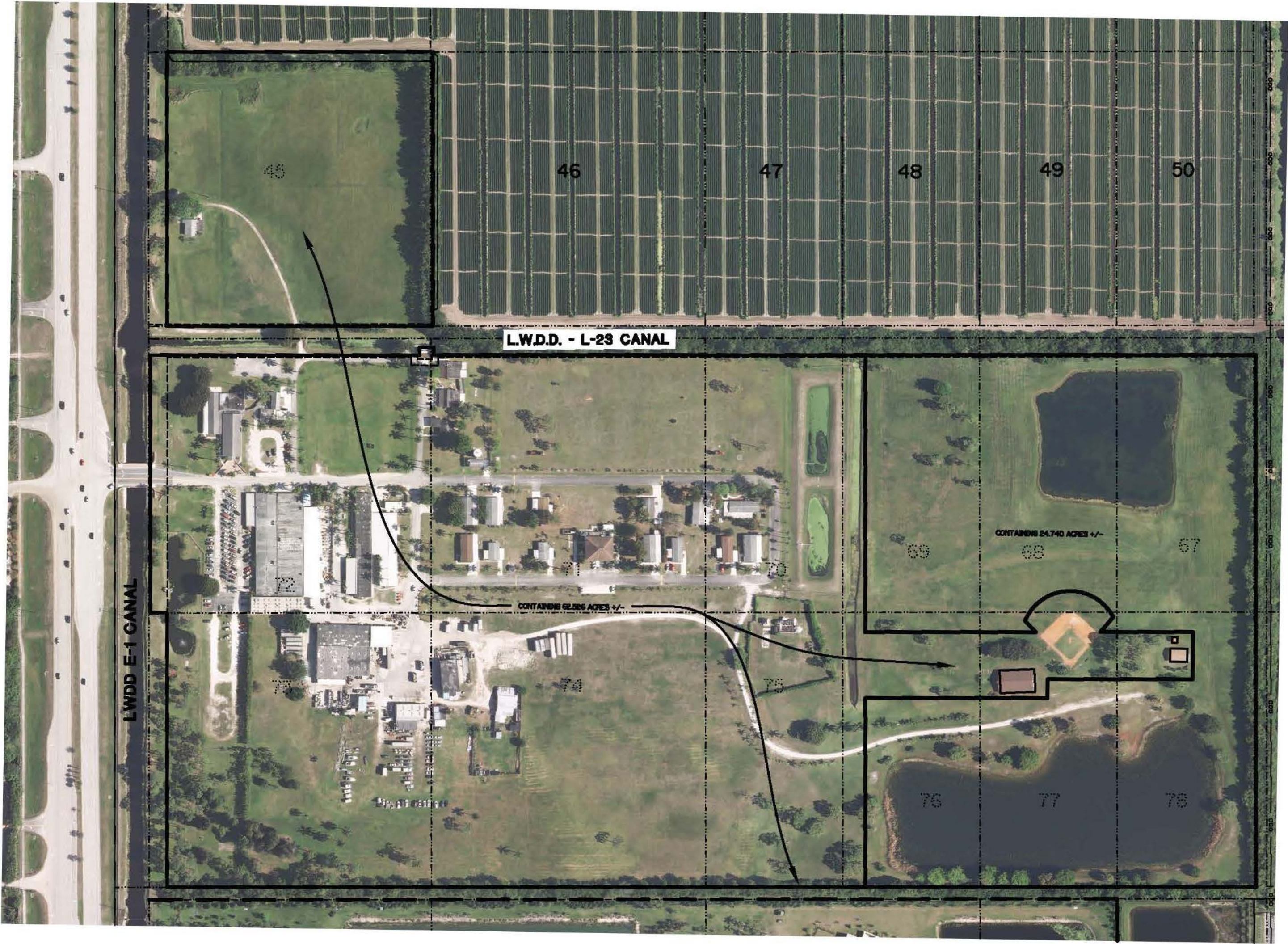
PROPOSED TEXT CHANGE TO FLUE Policy 1.5-t:

Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:

2. Faith Farm Ministries, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The development portion of the site, consisting of approximately 62.5+ acres, includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. The remainder of the site, consisting of approximately 24.7+ acres, may utilize either AGR zoning or AGR PUD (preserve) zoning. Accordingly, the development portion of the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly nonprofit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:

1. Residential uses and facilities for employees, students, and their families up to 19 units, ~~313~~ 264 beds, and a ~~40,000~~ 28,640 square foot family living center; and
2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

Operations on the development portion of the site may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.



45

46

47

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49

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L.W.D.D. - L-23 CANAL

LWDD E-1 CANAL

CONTAINS 24.740 ACRES +/-

69

68

57

CONTAINS 62.565 ACRES +/-

72

74

75

76

77

78

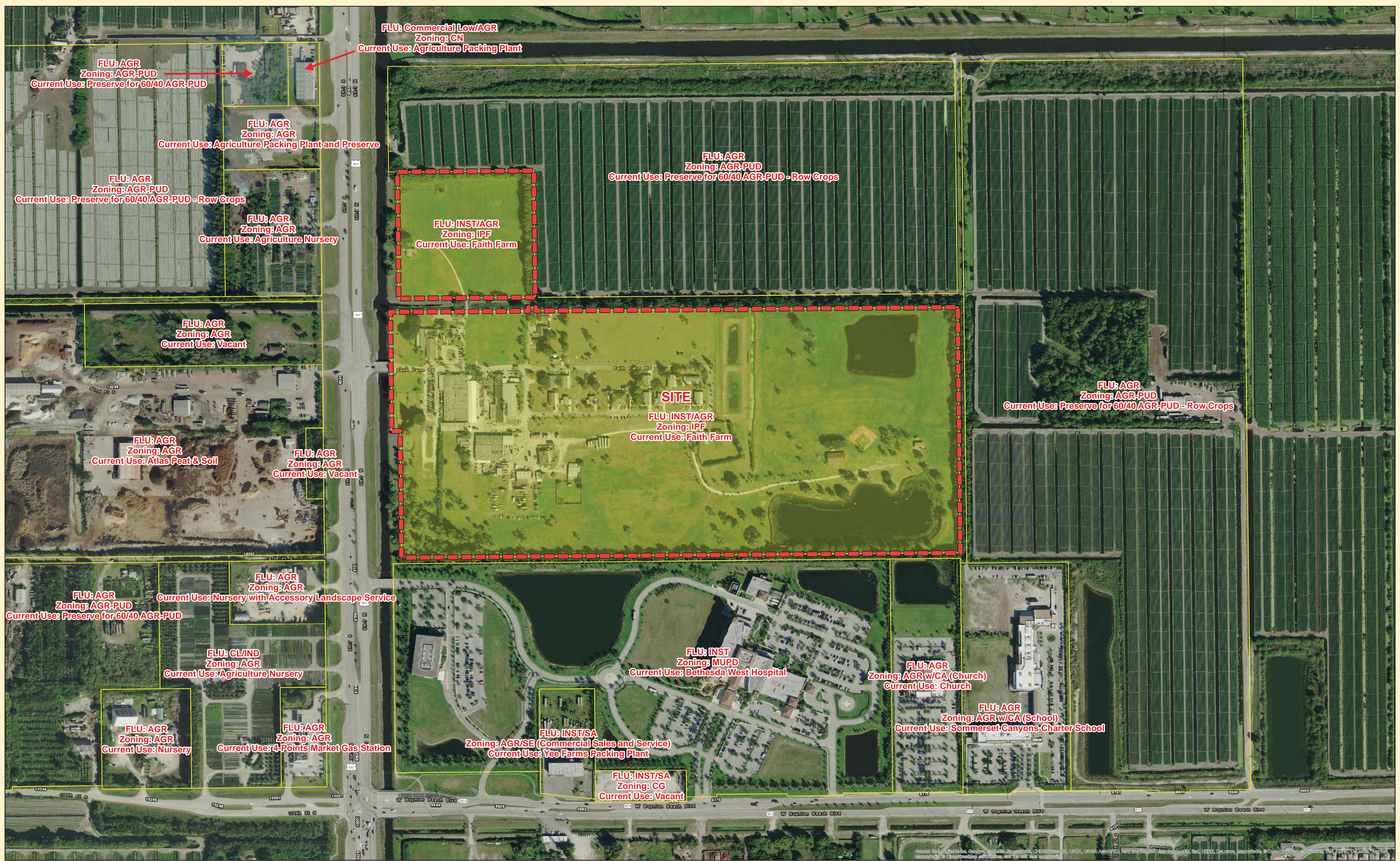
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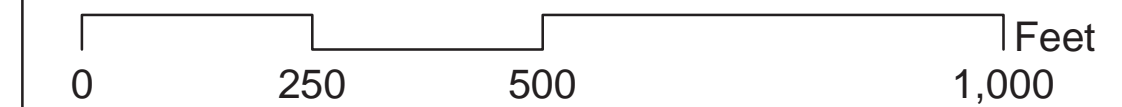
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0 100 200 300 400 500 600 700 800 900 1000



**Faith Farm**  
Palm Beach County

### Built Feature Inventory Map - Attachment F



Plot Name: Faith Farm Built Feature Inventory Map  
Created By: Jim Mays  
Plot Date: 08-22-19

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# LAND USE PLAN AMENDMENT APPLICATION TRAFFIC EQUIVALENCY STATEMENT

## FAITH FARM COMPREHENSIVE PLAN TEXT AMENDMENT PALM BEACH COUNTY, FLORIDA

### Prepared for:

G.L. Homes  
1600 Sawgrass Corporate Parkway  
Suite 230  
Sunrise, Florida 33323

Job No. 19-114

Date: 08/29/2019

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Bryan G. Kelley, P.E.  
FL Reg. No. 74006

**Bryan G. Kelley, P.E., State of Florida, Professional  
Engineer, License No. 74006**

**This item has been electronically signed and  
sealed by Bryan G. Kelley, P.E. on 08/29/2019 using  
a SHA-1 Authentication Code.**

**Printed copies of this document are not considered signed  
and sealed and the SHA-1 Authentication Code must  
be verified on any electronic copies.**

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## 1.0 SITE DATA

The subject parcel is located on the east side of State Road 7 approximately ¼ mile north of Boynton Beach Boulevard in Palm Beach County and contains approximately 87.266 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-45-19-02-001-0000  
00-42-45-19-02-002-0000

The property is currently designated as Institutional and Public Facility with an underlying Agricultural Reserve (INST/AGR). No changes are proposed to the Future Land Use. However, the property owner is requesting a Comprehensive Plan text change that will limit the development portion of the site to approximately 62.52 acres. The remaining 24.74 acres of the site can be used for either AGR zoning or AGR PUD (preserve) zoning. The purpose of this statement is to determine the traffic impact of the proposed Comprehensive Plan text change. Pages from the existing Palm Beach County Land Use Element and the proposed text change are attached to this report.

## 2.0 EXISTING DEVELOPMENT POTENTIAL

Pursuant to Policy 1.5-t of the Palm Beach County Future Land Use Plan (attached), the subject site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly nonprofit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:

1. *Residential uses and facilities for employees, students, and their families up to 19 units, 313 beds, and a 40,000 square foot family living center; and*
2. *Non-residential uses that provide opportunities and financial support to the ministry such as retail, repair, restaurant, recycling, etc.*

*Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.*

Based on a 15% floor area ratio (FAR) and the site area consisting of 87.266 acres, the maximum allowable intensity for the designated acreage under the existing land use is 570,196 S.F. calculated as follows:

$$87.266 \text{ Acres} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.15 = 570,196 \text{ S.F.}$$

As noted above, the 570,196 S.F. can utilize either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities future land uses. However, the proposed use must be under the ownership and supportive uses of Faith Farm Ministries.

### 3.0 PROPOSED DEVELOPMENT POTENTIAL

The proposed text change will limit the development portion of the site to approximately 62.52 acres while the remaining 24.74 acres of the site can be used for either AGR zoning or AGR PUD (preserve) zoning. The text change will incorporate the following changes to the supporting non-institutional uses:

1. *Residential uses and facilities for employees, students, and their families up to 19 units, ~~313~~ 264 beds, and a ~~40,000~~ 28,640 square foot family living center; and*
2. *Non-residential uses that provide opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.*

*Operations on the development portion of the site may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.*

Therefore, the .15 FAR utilization will only be able to occur on the 62.52 acres (development portion of the site).

Based on a 15% floor area ratio (FAR) and the development site area consisting of 62.52 acres, the maximum allowable intensity for the designated acreage under the proposed land use text changes is 408,506 S.F. calculated as follows:

$$62.52 \text{ Acres} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.15 = 408,506 \text{ S.F.}$$

The maximum trip generation potential for the remaining 24.74 acres under the AGR zoning or AGR PUD (preserve) zoning would be nursery retail.



#### **4.0 CONCLUSION**

Based on the decrease in supporting non-institutional uses (reduction of 49 beds and 11,360 S.F. of family living center) and the reduction of 161,690 S.F. (570,196 S.F. – 408,506 S.F.) of maximum FLU utilization, the proposed text change will result in an overall reduction for the trip generation potential. Therefore, no additional analysis is required and the proposed change meets the applicable requirements of Policy 3.5-d of the Palm Beach County Comprehensive Plan.

# APPENDIX A

## PAGES FROM THE PALM BEACH COUNTY FUTURE LAND USE ELEMENT

## Commercial Recreation

**Policy 1.5-q:** Freestanding golf courses shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier. All development rights shall be removed from the site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. Gaming, parimutuel wagering, off-track betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.

**Policy 1.5-r:** All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

## Institutional

**Policy 1.5-s:** Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.

**Policy 1.5-t:** The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:

1. **Eternal Light Cemetery**, 48.46 acres located on the east side of SR7, south of Boynton Beach Boulevard, is allowed for a cemetery and related uses utilizing AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities Zoning with Institutional and Public Facilities FLU.
2. **Faith Farm Ministries**, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The site includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Accordingly, the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:

1. Residential uses and facilities for employees, students, and their families up to 19 units, 313 beds, and a 40,000 square foot family living center; and
2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

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

#### **SUB-OBJECTIVE 1.5.1 Planned Developments**

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted.

**Policy 1.5.1-a:** In order to preserve and enhance agricultural activity, environmental and water resources, open space, and sustainable development within the Agricultural Reserve Tier, all new residential, commercial, industrial, and/or mixed use developments shall be developed as an Agricultural Reserve Planned Development that contributes to the fulfillment of these objectives by meeting the preserve area requirements, subject to the provisions of this Element, with the exception of 1) Residential subdivisions predating the Ag Reserve Tier and those that are subdivided at 1 unit per 5 acre density; 2) pre-existing commercial sites identified in Policy 1.5-i which develop at the square footages identified within the Policy; and 3) the sites which received an industrial future land use designation as part of the adoption of the 1989 Comprehensive Plan.

**Policy 1.5.1-b:** A residential AgR-PDD shall require the following:

1. that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. For this purpose, a meandering or intrusion of the development area into the preserve area would only be considered in an equestrian community;
2. that the development area be situated adjacent to other existing, planned, or projected development areas.
3. that the development area provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer

# APPENDIX B

## PROPOSED COMPREHENSIVE PLAN TEXT CHANGES

PROPOSED TEXT CHANGE TO FLUE Policy 1.5-t:

Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:

2. Faith Farm Ministries, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The development portion of the site, consisting of approximately 62.5+ acres, includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. The remainder of the site, consisting of approximately 24.7+ acres, may utilize either AGR zoning or AGR PUD (preserve) zoning. Accordingly, the development portion of the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly nonprofit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:

1. Residential uses and facilities for employees, students, and their families up to 19 units, ~~313~~ 264 beds, and a ~~40,000~~ 28,640 square foot family living center; and
2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

Operations on the development portion of the site may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.