

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20-B	Intake Date	November 6, 2019
Application Name	Boynton Technology Park	Concurrent?	Yes
Acres	+/- 140 acres	Text Amend?	Yes
PCNs	00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-0991, 00-42-43-27-05-050-0992, 00-42-43-27-05-054-0022, & 00-42-43-27-05-054-0050		
Location	Northwest and southwest corner of Boynton Beach Blvd and Florida Turnpike		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Nursery & Agriculture (Herbs & Spices)	Economic Development Center (Industrial, Residential, & Commercial)	
Zoning	Agricultural Reserve (AGR)	Planned Industrial Park (PIPD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Economic Development Center (EDC)	
Underlying Future Land Use Designation	None	None	
Conditions	None	1) Maximum residential development of 420 residential units (40% of total units to be provided as workforce housing & 5% of total units to be provided as for-sale workforce housing units) 2) Maximum commercial development of 185,000 SF and 140 room hotel	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	1 du / 5 acres or 0.15 FAR	3 du/acre and .45 FAR
Maximum Dwelling Units¹ (residential designations)	1 du / 5 acres x 140 ac. = 28 units or 1 du/ac x 140 ac. = 140 units clustered as 80/20 PUD	3 du x 140 ac. = 420 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	28 max du x 2.39 = 67 people	420 max du x 2.39 = 1,004 people
Maximum Square Feet^{2, 4} (non-residential designations)	0.15 FAR x 140 ac. = 914,760 SF of Agriculture Uses	0.45 FAR x 140 ac. = 2,744,280 SF of Industrial Uses
Proposed or Conditioned Potential^{3, 4}	None	3) Maximum residential development of 420 residential units (40% of total

		units to be provided as workforce housing & 5% of total units to be provided as for-sale workforce housing units) 4) Maximum commercial development of 185,000 SF and 140 room hotel
Max Trip Generator	Single Family detached (ITE #210)	
Maximum Trip Generation	90 trips per day	
Net Daily Trips:		
Net PH Trips:		

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.

Part 2. Applicant Data

A. Agent Information

Name	Jennifer Morton & Lauren McClellan
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone Number	(561) 500-5060 & (561) 721-4463
Email Address	jmorton@jmortonla.com & lmcclellan@jmortonla.com

B. Applicant Information

Name	Randall Tim Linkous	Paul Dye, Kimberly Tieran, Martha Ely, Randy Ely, & Randall Thorne	William Mazzoni, Trustee & Thomas Smith, Trustee
Company Name	Valico Nurseries		William A. Mazzoni Revocable Trust u/a/d 6/4/92
Address	8289 W. Boynton Beach Blvd	24018 Willow Rose Drive	950 Greenbriar Drive
City, State, Zip	Boynton Beach, FL 33472	Spring, TX 77389	Boynton Beach, FL 33435
Phone Number			
Email Address			
Interest	Owner	Owner	Owner

Name	Bradley Morton, Manager
Company Name	Morton Group Realty, LLC
Address	7330 Floranada Way
City, State, Zip	Delray Beach, FL 33436
Phone Number	(561) 306-7160
Email Address	brad@mortongroupinc.com
Interest	Contract Purchaser



2020 COMPREHENSIVE PLAN TEXT AND MAP SERIES AMENDMENT APPLICATION

Palm Beach County Planning Division

2300 North Jog Road, WPB, FL 33411, (561) 233-5300

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Revise FLUE Policies 1.5-h, 1.5-k, 1.5-m, 1.5-n, 2.1-e, 3.5-d and Tables III.C & III.C.2 New FLUE Policy 1.5.1-s
Purpose	<p>On behalf of the Applicant, JMorton Planning and Landscape Architecture is submitting a Comprehensive Plan Text Amendment, Comprehensive Plan Future Land Use Atlas Amendment and a Planned Industrial Park development for the northwest and southwest corners of Boynton Beach Boulevard and Florida Turnpike. The total size of the project is approximately 140 acres. The Applicant is proposing to develop the north portion of the Property with commercial uses and a maximum of 420 dwelling units which will include a total of 40% of the units as workforce housing units and a total of 5% of the units as for-sale workforce housing units to be built on-site. The Applicant is also proposing to a 140 room hotel on the north portion of the Property. The southern portion of the Property will contain a large industrial park and additional commercial uses.</p> <p>The purpose of this text amendment application is to allow for the development of the project as an Economic Development Center (EDC) within the Agricultural Reserve Tier. This text amendment will also allow development of residential density above the maximum 1 du/ac within the Agricultural Reserve Tier for EDC projects providing workforce housing. Finally, this amendment will increase the commercial square footage cap of the Agricultural Reserve Tier.</p>
Justification	<p>In 1999, Palm Beach County adopted the Managed Growth Tier System as part of a Comprehensive Planning effort. The purpose of the Tier System is to protect viable existing neighborhoods and communities while directing the location and timing of future development. A significant objective of the Tier System is to “provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.” The population of Palm Beach County continues to grow as retirees continue to relocate to South Florida, existing businesses are expanding their operations and their workforce, and new companies are relocating to Palm Beach County bringing new residents to the area such as United Technologies, Oxygen and FedEx. The Economic Development Center (EDC) land use provides for housing, employment and shopping at a location where services and infrastructure exist and can accommodate the projected growth.</p> <p>Future Land Use Element (FLUE) Policy 1.1-a states, the “County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision.” To date the Agricultural Reserve has been developed solely with single family residential developments and limited neighborhood commercial uses. Based upon the physical development patterns and existing infrastructure, the proposed EDC Future Land Use designation will provide an appropriate mix of uses that will serve the residents within the immediate area.</p> <p>Twenty years have passed since the adoption of the Agricultural Reserve Master Plan. Significant changes have occurred in Palm Beach County over these same 20 years.</p>

The estimated 2020 population for Palm Beach County is 1,470,338 which represents a 30% population increase from 2000. To address the changed conditions and circumstances, several amendments have been made to the Agricultural Reserve Tier since its original adoption. At the time of the adoption of the Agriculture Master Plan in 2000, 51% of the acreage was being utilized for farming. Since 2000, several large farming families have ceased operations and no longer farm, including Whitworth, Winsberg, Mazzonni, Amestoy, and Dubois. Over the past 20 years, these large tracts of former farmland have been converted into single family residential planned developments, thus significantly impacting the development pattern of the Tier. A majority of the residential developments in the Agricultural Reserve are comprised of single family homes for the more affluent residents of the County. This Tier has been exempted from the County's mandatory workforce housing program and has limited density to 1 dwelling unit per acre; therefore, because of economics, the only residential units being developed and purchased are financially out of reach for the average homebuyer.

Other changes to the Agricultural Reserve include increases to the commercial square footage cap in order to meet the demand for retail, restaurants and other services by the residents of the Agricultural Reserve. This has allowed for more commercial parcels to be developed in addition to the originally designated TMDs located at Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road. Residents of the Agricultural Reserve Tier still have to travel into the Urban/Suburban Tier for a majority of their essential goods and services as the commercial development in the Agricultural Reserve Tier is limited.

The consultants that prepared the Agricultural Reserve Master Plan originally identified a need for 1,100,000 square feet of commercial within the Agricultural Reserve Tier to satisfy the potential 14,000 residential units to be developed within the Tier. However, at the time of the Master Plan adoption, the Board of County Commissioners reduced the square footage cap because of the belief that the potential 14,000 residential units would be significantly less due to the \$100 million bond which was passed to purchase a significant amount of farmland. However, the number of residential units within the Ag Reserve Tier has the potential and is quickly approaching the 14,000 units originally anticipated by the Master Plan. Thus, the proposed increase to the commercial cap is warranted to address the needs and demands of the growing population of the Agricultural Reserve.

The consultants that prepared the Agricultural Reserve Master Plan also recommended for the development of 330,000 square feet of industrial uses to be allowed within the Ag Reserve Tier. The industrial development was originally proposed to be located at the interchanges of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike. These industrial centers were proposed to be developed as Economic Development Centers (EDC) that would provide services and employment opportunities for the residents within the Tier. In addition, the BCC has stated that there is a significant need for industrial land within the County. The importance of industrial development is also demonstrated by the fact that the Comprehensive Plan strongly discourages the elimination of industrial land. According to CBRE, land with industrial zoning continues to be in the highest demand and Palm Beach County is known to have less industrial land than most major distributions markets in the State of Florida.

Other non-residential uses, not originally contemplated by the Agricultural Reserve Master Plan, have been developed in the area to support the residents of the Tier. Along the Boynton Beach Boulevard corridor, the Board of County Commissioners approved a land use change to Institutional (INST) to make way for an 80 bed hospital and 135,000 square feet of medical office. There is a Development Order Amendment (DOA) application in process to increase the intensity of that project to include a 236 bed

hospital and 235,000 square feet of medical office. In addition to the hospital and accessory medical offices, the Board of County Commissioners has approved additional smaller Commercial projects (Cobblestone Plaza, Smiegel, and 3 Amigos) and Civic uses (Somerset Academy, Sunset Palms Elementary School, Canyons District Park, Boynton Beach Community Church and preschool) along the Boynton Beach Boulevard corridor.

Another recent change to the Agricultural Reserve Tier includes allowing small 5-acre preserve parcels to meet the preserve requirements for planned developments. This change has allowed for additional development parcels and therefore increased the number of residential units built in the Ag Reserve. The current Ag Reserve Tier now reflects a patchwork development pattern. Many of these 5 acre properties support small nurseries, landscape services, and pastureland for cows, horses, pigs, chickens, sheep and goats. These properties are often squeezed in between development and other preserve parcels which has resulted in incompatible and unsustainable development patterns.

The increasing number of residents moving into the Ag Reserve creates more traffic along the main thoroughfares because the residents are required to drive east for services. In addition, the car and resident traffic conflicts with farm vehicles traveling along the roadway and other farming activity such as offloading tractors and farm equipment. Roads are being added and existing roads are being expanded to accommodate all of the new development.

The Palm Beach County Board of County Commissioners recently transmitted two text amendments which affect the development of commercial and industrial properties within the Agricultural Reserve Tier. One text amendment exempts self-storage facilities from the commercial square footage cap and allows for a higher floor area ratio to be applied to projects proposing to develop a self-storage facilities. This change is in response to the growing needs of the residents of the Tier as they do not want to travel outside of the Agricultural Reserve Tier to access such facilities. The other text amendment will allow the development of a congregate living facility with a maximum density of 8 dwelling units per acre.

In 2004, the County adopted a mandatory workforce housing program in an attempt to ensure an adequate housing stock for the residents of Palm Beach County. The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis which needs to be addressed. The County's Workforce Housing Program was recently revised in an attempt to provide more on-site construction of workforce housing and to ensure that units will meet the needs of the workforce population. Furthermore, a \$100 million bond referendum is currently being proposed in an effort to address this crisis. The average home price in Palm Beach County is approximately \$350,000 which is \$100,000 more than the \$248,820 home sales price for those in the moderate income category. In the Agricultural Reserve the median home sales price is \$650,000 which is over 2½ times the moderate income category home sales price.

Local Housing Solutions (LHS) is a not-for-profit organization created by the National Community of Practice on Local Housing Policy to provide assistance and resources to local governments developing balanced local housing strategies and fostering inclusive neighborhoods. According to the LHS, one of the 4 reasons why housing is unaffordable is due to "government regulation which raises production costs and reduces overall supply of all types of housing. For example, limits on density restrict the number of homes that can be built on available land...cause developers to go elsewhere, making it difficult for the supply of housing to keep pace with increases in demand and rising housing prices..." Further this not-for-profit organization states, "to improve housing affordability, community leaders can adopt policies that encourage the production of

	<p>additional housing units...the most important step is to change land use regulations that limit how much housing can be built.” A solution proposed by this organization is to change ordinances and codes to allow for higher residential density. “Zoning codes can limit the number of housing units that can be developed, and those limits should be reassessed in light of what the market and infrastructure will bear.”</p> <p>The proposed comprehensive plan text amendment will allow for the development of multi-family units, rental workforce housing units as well as for-sale workforce housing units. Allowing an increase to density will offset the cost of providing the workforce housing rental units. Workforce housing is needed in the Agricultural Reserve to meet the housing demand for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.</p> <p>The objectives of the Agricultural Reserve Tier include the creation of a functional sustainable development pattern that minimizes the costs and impacts to County taxpayers. The current development pattern within the Agricultural Reserve is not sustainable as it requires most residents to travel into the Urban/Suburban Tier for services and employment opportunities while a majority of the workers within the Agricultural Reserve Tier come from the Urban/Suburban Tier. If additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. The addition of a large 140 acre Economic Development Center at the important transportation node of Boynton Beach Boulevard and Florida Turnpike with limited commercial services, will reduce the need for the residents and workers of the Agricultural Reserve Tier to travel into the Urban Suburban Tier. These reductions in trip length and number of trips outside of the AgR Tier would lessen the impacts on the major rights-of-way in the Tier. Reducing travel times also benefits the environment as it reduces carbon dioxide gas emissions.</p>
<p>Consistency</p>	<p>This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan and Agricultural Reserve Master Plan, as follows:</p> <p>County Goals</p> <p>Balanced Growth and Land Planning. Balanced growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural and economic needs of a community within the constraints of environmental conditions.</p> <p><i>Response: Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of housing for those working in the service, education, and healthcare industries has been provided.</i></p> <p><i>Allowing additional commercial and industrial uses will increase the services and employment opportunities available to the residents of the Agricultural Reserve Tier and contribute to an appropriate balance of uses. The mix of residential and non-residential land uses contribute to a diversified community and ensure balanced growth which ensures efficient use of land and public utilities and facilities.</i></p> <p>Housing Opportunity. Ensure that housing opportunities are compatible with the County’s economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.</p>

Response: As described above, the proposed comprehensive plan text amendment will allow for the development of multi-family units, rental workforce housing units as well as for-sale workforce housing units. Allowing an increase to density and reduction of preserve area in exchange for providing the workforce housing rental units. Workforce housing is needed in the Agricultural Reserve to provide much needed housing options for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.

It has been stated that Palm Beach County has a housing “crisis”. In order to address this crisis in a meaningful way, Palm Beach County Administrators, elected officials and developers must come together to identify new opportunities to provide workforce housing. The proposed EDC will provide this opportunity.

County Directions

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

Response: Development in the Agricultural Reserve is comprised mainly of exclusive gated communities developed with single family homes. This homogeneous development pattern does not contribute to smart growth or an efficient use of land. Incorporating various housing types ensures that those who work in the service, education, and healthcare industries are able to live close to their employment. As described above limiting density discourages the development of various housing types and ensures no provision for workforce housing.

The increase of non-residential development reduces the urban sprawl development pattern that has occurred in the Agricultural Reserve Tier. Smart Growth principles advocate for locating commercial and other service sectors and employment near housing opportunities to reduce travel time and carbon dioxide emissions. Allowing additional commercial and industrial uses within the Ag Reserve Tier encourages people to live near their place of employment and necessary services. This type of development pattern ensures that existing facilities are maximized. Roads are currently over capacity due to residents of the Ag Reserve Tier constantly needing to travel outside of the Tier to access employment and other services. The proposed text amendment will allow for residents to remain in the Tier, thus decreasing impacts on the adjacent roadways.

Objectives

Objective 1.5 Agricultural Reserve Tier - “Create a functional sustainable development pattern” and “minimize costs/impacts to County taxpayers”.

Response: As mentioned above, if additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing and non-residential development options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. The Agricultural Reserve is considered a Limited Urban Service Area (LUSA) which means that services are available. Water and sewer lines have been installed along Boynton Beach Boulevard to serve the various residential, commercial, institutional and civic projects within the Agricultural Reserve. Allowing development of the Property with an Economic Development Center (EDC) that includes workforce housing would be an efficient use of these existing public facilities. The location of non-residential development within close proximity of the existing residential will ensure that trips are reduced, thus reducing impacts on area roadways. Another contribution to a sustainable development pattern would be the reduction of carbon dioxide gas emissions as travel times are reduced.

Policies

Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing of planned capacities of urban services.

Response: The Agricultural Reserve is a Limited Urban Service Area (LUSA) where urban services and facilities are available. Water and sewer lines are in place and serving the existing and planned residential uses within the Agricultural Reserve. The proposed Economic Development Center (EDC) is an infill parcel. The Urban/Suburban Tier is to the east and a proposed commercial and self-storage facility is proposed to the west. Infill development is a preferred development pattern because it ensures appropriate use of public facilities and services.

Policy 2.2.4-a: The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.

Response: The proposed Economic Development Center (EDC) will encourage economic development and provide additional job opportunities to the residents of the Agricultural Reserve Tier. The need for industrial land continues to grow in Palm Beach County due to the favorable tax laws, e-commerce delivery demands, very high passive income community, access to railways, ports and airports as well as very strong Chambers of Commerce, Business Development Board and Economic Development Board. The addition of an EDC, as originally contemplated by the consultants of the Master Plan, will ensure that the Agricultural Reserve Tier has the necessary economic diversity to be sustainable. The location of jobs, residential uses, and services within close proximity of one another and the turnpike ensure a diverse economy.

Agricultural Reserve Master Plan

The Ag Reserve Master Plan recognized the need for affordable housing within the Ag Reserve by allowing and encouraging vertical and horizontal integration of residential units within the Traditional Marketplace Developments. However, this type of forced design was not affordable, feasible or marketable, especially at a density of 1 dwelling unit per acre. The Consultant recommended that the County permit density bonuses as a means of encouraging vertical integration and ensuring a greater diversity of housing types.

The Agricultural Reserve Master Plan originally identified a need for 1,100,000 square feet of commercial within the Agricultural Reserve Tier to satisfy the potential 14,000 residential units to be developed within the Tier. Although that original square footage was reduced by the Board of County Commissioners the number of residential units within the Agricultural Reserve Tier continues to grow and approach the projected 14,000 units. Thus, the proposed increase to the commercial cap is consistent with the original intent of the Master Plan. Additional commercial uses are necessary in order to address the needs and demands of the growing population of the Agricultural Reserve.

The Agricultural Reserve Master Plan also called for the development of 330,000 square feet of industrial uses to be developed as an Economic Development Center (EDC) and located at the interchanges of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike. These EDCs were intended to provide needed employment opportunities for the residents of the Agricultural Reserve Tier. The location

	of the EDCs was also strategically located at the intersections with the Florida Turnpike so as to allow ease of access to major transportation facilities.
Text Changes	<i>See Attached Exhibit.</i>
ULDC Changes	No ULDC text changes are proposed. The proposed Planned Industrial Park Development (PIPD) may not meet the 5% internal trip capture requirement. The Applicant intends to request a variance from this section of the code should that internal trip capture threshold not be attainable.

Exhibit

A. **Future Land Use Element, Boynton Technology Park Private Text**

REVISIONS: To introduce an employment center in the Agricultural Reserve. The revisions are shown below with the added text underlined and the deleted text in ~~strike-out~~.

1. **REVISE Policy 1.5-k:** The County shall foster the development of Commercial and mixed uses in the Agricultural Reserve Tier shall be located at locations central to the Tier and designed at a neighborhood or community scale in order to be limited to serving the needs of the farmworker community, existing residents, and future residents of the Tier. The County shall provide for employment opportunities and housing diversity for existing and future residents of the community through the economic development center located at the intersection of Boynton Beach Boulevard and Florida Turnpike.

2. **REVSE Policy 1.5-m:** In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial, employment and mixed use future land use designations within the Agricultural Reserve Tier to within specific locations ~~two commercial-mixed use centers. These~~ The two primary mixed-use centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. Commercial, mixed-use, and employment centers are allowed within the Tier as follows:
 1. The two commercial-mixed use centers define the areas within 1/4 mile of the intersection of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue.
 2. In addition, the ~~The~~ pre-existing commercial properties identified in Policy 1.5-i are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy 1.5-i to square off those locations.
 3. The employment and mixed use center with Economic Development Center future land use designation within .40 mile of the Florida Turnpike interchange on the north and south sides of Boynton Beach Boulevard.

3. **REVISE Policy 1.5-n:** The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of ~~1,015,000~~ 1,200,000 square feet of commercial uses (retail, service and office) within the Tier.

4. **NEW Policy 1.5.1-s: Economic Development Center:** The Economic Development Center (EDC) future land use designation is allowed in the Agricultural Reserve Tier. Within the Tier, the EDC is intended to provide employment opportunities and housing diversity for the existing and future residents of the Agricultural Reserve Tier. A proposed EDC site shall be subject to the following:
 1. Acreage. The total land area shall be a minimum of 130 acres.
 2. Zoning. The EDC shall utilize Planned Industrial Park Development (PIPD) Zoning.

3. **Adopting Ordinance.** The maximum density and the maximum intensity shall be affixed in the adopting ordinance. The minimum percentage of workforce housing units shall be affixed in the adopting ordinance.
4. **Density.** The allowable underlying residential density is 3 units per acre. Density is calculated on the gross land area of the EDC. No density bonuses are allowed above the 3 units per acre.
 - a. **Workforce Housing.** The adopting ordinance shall require a minimum of 40% of the residential units as workforce housing units for household incomes from 60 to 140% of area median income. A minimum of 5% of the total units shall be provided onsite as for-sale workforce housing units.

5. **REVISE Policy 1.5-h:** Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop as follows:

1. Within the Agricultural Reserve future land use designation with Agricultural Reserve zoning the maximum density is ~~at a density of~~ one dwelling unit per five acres;
2. Within the Agricultural Reserve Tier with a Planned Development zoning, the maximum future land use densities are as follows, with density calculated for the total land area and clustered onto the development area of the projects.
 - a. Agricultural Reserve future land use designation with AgR-PUD zoning, the maximum density is up to one dwelling unit per acre;
 - b. Commercial Low future land use designation with TMD or MUPD zoning, the maximum density is up to one dwelling unit per acre;
 - c. Economic Development Center future land use designation with PIPD zoning, the underlying future land use density is up to 3 units per acre.

~~(1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Development (AgR-PDD), Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre;~~

6. **REVISE Policy 3.5-d:** The County shall not approve a change to the Future Land Use Atlas which: *(unaltered text omitted for brevity)*

This policy shall not be applicable to an Agricultural Enclave adopted pursuant to Policy 2.2.5-d. This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024). This policy shall not be applicable to the Western Communities Residential Overlay. This policy shall not be applicable to the area with an Economic Development Center future land use designation amended by FLUA Amendment Boynton Technology Park (LGA 2020-xxx).

7. REVISE

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

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA ¹
Urban Residential	LR, MR, HR	X	---	---	--- ³	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	--- X ³	---
Traditional Town Development & Multiple Land Use		X	---	---	---	---

1. and .2 unaltered omitted for brevity

3. Within the Agricultural Reserve Tier, the Economic Development Center future land use designation allows an underlying 3 units per acre density per Policy 1.5.h.

8. REVISE

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

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
	AGE	not allowed	not allowed	See note ¹⁰	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.35	.20	.20	.20 w/MUPD ⁴	.20
	CL	.20 w/o PDD ^{1,3} .25 w/ PDD ^{1,3}	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 ⁵ .20 w/MUPD ⁴ .40 w/ TMD ⁴	.10
Industrial	IND	.45-.85 ⁹	not allowed	not allowed	.45	.45
	EDC	.45-.85 ⁹	not allowed	not allowed	.45 not allowed	not allowed ¹¹

9. **REVISE Policy 2.1-e:** The Future Land Use Atlas may depict underlying residential densities or alternative designation as provided below:

Unaltered text omitted for brevity

2. Industrially designated parcels may be assigned an underlying residential density for the development of a PIPD without a land use amendment. The Planning Director shall assign the underlying density based upon the densities of adjacent residential properties for projects located within the Urban/Suburban Tier. The Board of County Commissioners may approve an underlying density for Economic Development Center (EDC) future land use in the Agricultural Reserve Tier pursuant to Policy 1.5-h.