

**ULDC
Changes**

(1) Article 1, Chapter I, Section 3, Abbreviations and Acronyms, add as follows:

ITGO Indian Trails Grove Overlay
WCR Western Communities Residential Development

(2) Table 3.A.3.C – FLU Designations and Corresponding Planned Development Districts, as follows:

	AGR (2)	RR	WCR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU
PUD	√	√	√	√	√	√	√	√	√	√	√	√
MHPD		√			√	√	√	√	√	√	√	
MXPD										(3)	(3)	

	AGR (1)	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			√	√	√	√	√	√	√	√	√
MXPD				√		√				√	
PIPD							√				√
RVPD		√							√		
LCC			√	√							

[Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2014-025]

Notes:

1.	Check (√) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to the FLU designation. [Ord. 2008-037]
2.	PDDs in the AGR Tier are limited to 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]
3.	MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH FLU designation. [Ord. 2010-005]

(3) Add new - Article 3, Chapter B, Section 19 (new Overlay, to be known as “Indian Trails Grove Overlay” (ITGO)):

Section 19 Indian Trails Grove Overlay (ITGO)

A. Purpose and Intent

These regulations are intended to provide supplemental standards for PUD district applications within the Indian Trails Grove Overlay (ITGO), as necessary to ensure compliance with related goals, policies and objectives of the Plan and a Site Specific WCR FLU Amendment. The Plan allows for a WCR to rezone as a PUD as contained in Art. 3.E. of the ULDC. A development utilizing the ITGO allows for a mixed-use design concept comprised of a mixture of land uses, including residential, retail, office, recreation, civic, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities.

B. Boundaries

The boundaries of an ITGO shall be consistent with a WCR Site Specific FLUA amendment.

C. Applicability

The provisions of the ITGO shall apply to any application for a rezoning with a WCR FLUA designation. Properties with a WCR FLUE designation may only be rezoned to a PUD. Commercial pods within the PUD shall be designed consistent with the form of the Traditional Marketplace Development (TMD) provisions of the Comprehensive Plan and Article 3.F.4 of the ULDC. Each residential pod within a WCR PUD may be developed according to the density/intensity assigned on the WCR Site Specific FLUA Amendment Conceptual Plan, and as

shown on the Preliminary Development Plan.

1. Bona-fide Agricultural Uses

Existing or new bona fide agricultural uses shall be permitted in the AR or AP district or an area within an approved Development Order for a rezoning, until such time as a specific area of the WCR physically converts to the uses permitted by the applicable Development Order.

2. For the purposes of contiguity, any land area within the ITGO shall be considered contiguous so long as it is submitted under one unified plan of development (aka Conceptual Plan).

D. Preliminary Development Plan Requirements

Any application for a Development Order for a rezoning, condition use approval, requested use approval, or Development Order Amendment with a WCR FLUA designation shall be consistent with the WCR Site Specific FLUA Amendment Conceptual Plan. The Conceptual Plan shall govern future development. Any interpretation of the Conceptual Plan shall be made by the Planning Director. The Preliminary Development Plan on an ITGO PUD shall include the following to ensure compliance with a WCR Site Specific FLUA Amendment.

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. A minimum gross land area of 900 acres.
3. 300,000 square feet of non-residential commercial retail uses and 50,000 square feet of non-residential commercial office uses, (350,000 square feet cumulative total), to be allocated within the commercial pods of the PUD. The commercial pods shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space).
4. The PUD shall be permitted to denote the developable areas as both Parcels and Pods, with Pods being the specific uses (i.e. residential, civic, commercial, recreation, etc) within a larger Parcel.
5. The PUD shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publically accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.
6. A minimum of 33.33% of the gross site acreage of the PUD shall be provided in one large contiguous open space land area as depicted on the Site Specific FLUA Amendment Conceptual Plan approved by the Board of County Commissioners. The land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space. The 33.33% shall be limited to preservation, conservation, passive recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture,

regional water management, fallow land, and/or equestrian uses only.

7. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial pods; a minimum 40% of the residential units shall be located within one-half mile radius of commercial pods; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial pods or civic uses (public or private) or recreation uses (public or private).
8. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial pod. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial pods/High density residential areas and the Low density residential areas. The Site Specific FLUA Amendment Conceptual Plan denotes the location of the Higher, Medium and Low density residential areas.
9. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards
10. In addition to other public facilities required by Article 3.E.2 of ULDC, the following shall be provided at developer expense:
 - a. Paved on-site roads to serve all uses.
 - b. On-site central water and wastewater service with an off-site loop main that will allow other residences in the vicinity to connect to central services.
 - c. On-site retention and drainage facilities that connect to the L-8 canal.
 - d. A minimum 11 miles of 8-foot-wide paved pedestrian and bicycle pathways, open to the public.
 - e. A minimum 17.5 miles of equestrian trails open to the public.
 - f. On-site bus shelter easements for Palm Tran.
 - g. The developer shall provide a trolley for scheduled seven-day-a-week shuttle service to on-site nonresidential uses and areas, and to commercial centers in Minto West/Westlake project. Service shall be provided at no charge to riders after the developer receives 1,000 certificates of occupancy for on-site residential units. The trolley shall remain in service at the expense of the developer or assigns until such time as the County authorizes the service to end in the event of low ridership.
11. Off-site road improvements that include:
 - a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
 - b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
 - c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
 - d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
12. In addition to the projects fair share proportionate share obligation, fund an additional \$5,000,000.00 payable pro rata as each residential unit is issued a Certification of Occupancy.
13. The developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:
 - a. Upon the date mutually agreed to in written agreement between the Indian Trail Improvement District (ITID) and the developer, a minimum 640-acre parcel will be dedicated to the ITID. The dedication shall stipulate that the use of the 640 acres is

restricted for use by the ITID as a storm water retention/water management area. The dedication shall not count towards the projects minimum required civic dedication.

- b. Upon written request of the Palm Beach County School Board or receipt of no less than 250 building permits, whichever shall later occur, dedicate a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach County. The development shall take all required drainage from the school sites into the development's storm water management system. The dedication shall count towards the projects minimum required civic dedication
- c. Prior to receipt of no less than 250 building permits, a minimum 40 acres adjacent to District Park "F" for its expansion, constructed at County expense. The dedication shall not count towards the projects minimum required civic dedication
- d. Prior to receipt of no less than 250 building permits, a five acre site for a Palm Beach County Fire-Rescue station. The dedication shall not count towards the projects minimum required civic dedication

[EDITORS NOTE: 10-13 above could also be done via condition of approval in the adopting Resolution of Approval rather than specific ULDC requirements].

(4) Table 3.E.1.B., as follows:

	AGR	RR	WCR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
MIN	0.5 du/ac	(1)	(4)	(3)	0.5 du/ac	1 du/ac	2 du/ac	3 du/ac	5 du/ac	5 du/ac	5 du/ac
MAX	1 du/ac	(2)			1 du/ac	2 du/ac	3 du/ac	5 du/ac	8 du/ac	12 du/ac	18 du/ac

[Ord. 2006-004] [Ord. 2010-022]

Notes:

- The minimum density in the RR FLU designation for a PUD are as follows: RR20 = 0.5 unit/20 acres; RR10 0.5 unit/10 acres; RR5 – 0.5 unit/5 acres; RR2.5 – 0.5 unit/2.5 acres
- The maximum density in the RR FLU designation for a PUD are as follows: RR20 = 1 unit/20 acres; RR10 1 unit/10 acres; RR5 – 1 unit/5 acres; RR2.5 – 1 unit/2.5 acres
- Minimum and maximum density shall be in accordance with the specified Transect Zone and Sub-area of the AGE Site Specific FLUA Conceptual Plan.
- Minimum and maximum density shall be in accordance with the specified Land Use Mix of the WCR Site Specific FLUA Amendment Conceptual Plan, not to exceed a maximum gross density of 0.8 du/1 acre.

(5) Table 3.E.2.C. – PUD Minimum Thresholds (Acreage), as follows:

Table 3.E.2.C - PUD Minimum Thresholds (Acreage)

	AGR	RR	WCR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
Minimum Acreage	40 (80/20)	100	900	100 (Rural TZ)	5	5	5	5	3	3	3
	250 (60/40)			3 (Suburban TZ)							

(6) Table 3.E.2.C. – PUD Land Use Mix, as follows:

Table 3.E.2.C - PUD Land Use Mix

	Res. (4)	Civic (1)	Comm. (5)	Rec.	OS (2)	Preserve Area	Dev. Area
--	----------	-----------	-----------	------	--------	---------------	-----------

MIN	60%	2% (1)	-	.006 acre	40%	80/20 AGR - 80%	-
						60/40 AGR - 60%	
MAX	-	65%	1%	-	-	-	80/20 AGR -25% (3)
							60/40 AGR - 40%

[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-001]

Notes:

1. Minimum civic pod requirement may be waived, subject to the following:
Public civic may not be required where two percent of the gross acreage of a PDD is less than 1.5 acres in size, subject to FD&O approval; and,
If located in a CCRT area, shall be labeled as private civic unless waived by the BCC.
2. Calculation of open space may include recreation pods, civic pod and open space areas within residential. A WCR PUD shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. A minimum of 33.33% of the required OS shall be provided in one large contiguous land area. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publically accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Site Specific FLUA Amendment Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space. The 33.33% shall be limited to preservation, conservation, passive recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona-fide agriculture, regional water management, fallow land, and/or equestrian uses.
3. See 80/20 option exception.
4. The required minimum residential area of a WCR PUD shall be based on the gross acreage of the development portion of the PUD only (the development portion being the area of the PUD not within the minimum required 50% Exterior Open Space).
5. The required maximum commercial land area of a WCR PUD shall be as shown on the Site Specific FLUA Amendment Conceptual Plan and shall not be limited to the 1% maximum shown in Table 3.E.2.C. The land area may include the Rural Parkway, to the extent the Rural Parkway is required along a commercial pod frontage.

(7) Article 3, Chapter E, Section 2.E.2., as follows

A commercial pod is intended to provide personal services, retail opportunities, and professional or business offices for use primarily by the residents of the PUD. A commercial pod shall be designated on the master plan as follows:

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B – PDD Use Matrix, Art. 4: Use Regulations; and, Art. 3.E.5.F., SCO PIPD. Uses within the commercial pod of a WCR PUD shall be permitted in accordance with Table 3.F.1.F – Traditional Development Permitted Use Schedule, (TMD, Ex/Rural Land Use Zone).

b. Location

A commercial pod shall comply with the following location and design criteria:

1) Frontage

A commercial pod shall not have frontage on a public arterial or collector street traversing or bordering the PUD. Access shall be limited to an arterial or collector street internal to the PUD only.

a) Exception

1. A private arterial or collector street traversing the PUD is exempt from this requirement;

2. A commercial pod located within a WCR PUD provided the location of the commercial pod is shown on the Site Specific FLUA Amendment Conceptual Plan approved by the Board of County Commissioners is exempt from this requirement.

2) Setback

a) A commercial pod shall be setback a minimum of 1000 feet from the perimeter of the PUD; unless exempted pursuant to Art. 3.E.2.E.2.b.1.a).2, in which case the commercial pod may be located within 1000 feet the perimeter of the PUD.

b) A commercial pod shall be setback a minimum of 1000 feet from a public arterial or collector street traversing the PUD; unless exempted pursuant to Art. 3.E.2.E.2.b.1.a).2, in which case the commercial pod may be located within 1000 feet of a public arterial or collector street traversing the PUD.

e. Property Development Regulations (PDRs)

1) Multiple Uses

A commercial pod meeting the requirements for a MUPD with a CL FLU designation may be development in accordance with the PDRs in Table 3.E.3.D., MUPD Property Development Regulations.

2) Mixed Uses

A commercial pod meeting the requirements for a MXPDP with a CL FLU designation may be development in accordance with the PDRs in Table 3.E.4.D., MXPDP Property Development Regulations.

3) Market Place

A commercial pod meeting the requirements for TMD or a TMD with a CL or WCR FLU designation may be development in accordance with the PDRs in Table 3.D.1.A., Property Development Regulations.

(8) Article 3, Chapter F, Section 4.D.1.a.2).b), as follows

b) Exurban/Rural Tiers

In the Exurban and Rural tiers, 125,000 square feet is required. Additional development may be phased but shall not exceed a total of 200,000 square feet for the Exurban and Rural Tiers.

(1) Agricultural Enclave (AGE) Exception

The minimum square footage for TMDs within an AGE shall be in accordance with an AGE Site Specific FLUA Conceptual Plan.

(2) Western Community Residential (WCR) Exception

The minimum square footage for TMDs within a WCR shall be in accordance with an WCR Site Specific FLUA Amendment Conceptual Plan.

(9) Article 3, Chapter F, Section 4.D.1.b., as follows

Permitted Locations

1) Within the CL designations in Exurban, Rural and AGR Tiers

2) Within the CL/CH designations in the U/S Tier

3) Within an area designated as a Village Center within an AGE.

4) Within an area designated as commercial within an WCR PUD as reflected on the WCR Site Specific FLUA Amendment Conceptual Plan.

5) A TMD must have at least 200 feet of frontage along an arterial or collector street.