

Central Western Communities Sector Plan Overlay Settlement Agreement Draft Clean Text

Notes are provided in italics to the reader to highlight changes.

Introduction and Administration Element, Definitions

***New:** This definition is generic to terms of 'open space' used throughout the Comprehensive Plan and has no effect on the CWC Sector Plan specifically. It is verbatim from the ULDC.*

OPEN SPACE, GENERAL – land reserved for as one or more of the following uses: preservation, conservation, passive recreation, wetlands, well site dedicated to a public entity, greenway, landscaping, landscape buffer, and water management tracts.

***New:** This definition provides definitions for Open Space internal to a Rural Traditional Development and to direct the reader to the applicable provisions in the Future Land Use Element for External Open Space requirements.*

OPEN SPACE, RURAL TRADITIONAL DEVELOPMENT – For Internal Open Space, land reserved for as one or more of the following uses: preservation, conservation, passive recreation, wetlands, well site dedicated to a public entity, greenway, landscaping, landscape buffer, public parks, and water management tracts. For Internal Open Space and External Open Space within Rural Traditional Developments, the provisions of Future Land Use Element Sub-Objective 2.10.1 shall apply.

***New:** This definition clearly defines the Development Area of a RTD vs. the External Open Space.*

RURAL TRADITIONAL DEVELOPMENT (RTD) DEVELOPMENT AREA – For the purposes of RTD, the land available for development once the minimum External Open Space requirement has been achieved.

***New:** This definition has been added to allow a transition to rural areas abutting RTDs, further limited in the CWC Sector Plan policies.*

RURAL ESTATES – Residential lots within the Rural Tier which are a minimum of one dwelling unit per 5 acres.

***New:** This definition is pursuant to a new development type proposed in the FLUE.*

TRADITIONAL EMPLOYMENT CENTER – a mixed use development containing a concentration of office parks, manufacturing, light industrial development, research and development, and limited commercial development. Residential units may be permitted provided that the residential supports and serves the needs of the workforce. The Traditional Employment Center shall be designed to promote pedestrian connectivity through placement, design, and mix of uses utilizing a street grid network.

As Adopted: This definition is pursuant to a new development type proposed in the FLUE.

VILLAGE CENTER (VC) – A mixed-use, pedestrian-oriented development that has a main street orientation. The Village Center should be designed to promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking.

Future Land Use Element

Exurban Tier

Policy 1.3-h: Non-residential development shall be designed in the form of a Traditional Marketplace, a Village Center or the development shall comply with rural design standards to ensure protection of the character of the Tier and to minimize impacts on surrounding uses. Standards for Traditional Market Place Developments and Village Centers shall also be developed to reflect the scale and character of the Exurban Tier

Revised: The following policy is revised to replace the Rural Residential Planned Development options with the two types of Rural Traditional Developments – Traditional Village Development and Traditional Town Development. It has also been revised to delete the language for an Economic Development Center, as a significant Employment Center has been proposed to be incorporated within one of the Rural Town Developments later in the text.

Rural Tier

Policy 1.4-a: The following general future land use designations shall be allowed in the Rural Tier:

1. Rural Residential future land use categories ranging from Rural Residential 20 to Rural Residential 5;
2. Commercial, limited to the Commercial Low (CL) categories;
3. Agricultural, limited to the Special Agricultural (SA) category;
4. Parks and Recreation;
5. Commercial Recreation;
6. Conservation;
7. Institutional and Public Facilities;
8. Transportation and Utilities; and

the following limited to the Central Western Communities Sector Plan Overlay:

9. Traditional Village Development; and
10. Traditional Town Development

Policy 1.4-h: Non-residential development shall be designed in the form of a Traditional Marketplace, a Village Center or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on adjacent neighborhoods. Standards for Traditional Marketplace Developments and Village Centers shall also reflect the scale and character of the Rural Tier.

**TABLE 2.1-3
OVERLAY SERIES**

Overlay	Tier	Reference
<i>unaltered text omitted for brevity</i>		
<u>Central Western Communities Sector Plan Overlay (CWCSP0)</u>	<u>Exurban/Rural</u>	<u>Objective 2.10</u>
<i>unaltered text omitted for brevity</i>		

Revised: The following revisions are necessary to incorporate the new Traditional Village Development option.

7. Revised FLUE Table 2.4-1:

**TABLE 2.4-1
MIXED-USE DEVELOPMENT PATTERNS**

Mixed-use Development Pattern	Reference	Tiers				
		Urban/ Suburban Obj. 1.2	Exurban Obj. 1.3	Rural Obj. 1.4	Ag Reserve Obj. 1.5	Glades Obj. 1.6
TTD Traditional Town Development	Sub-Objective 2.2.10 and Sub-Objective 2.10.1	X	--	X	--	--
TVD Traditional Village Development	Sub-Objective 2.10.1	X	--	X	--	--
TMD Traditional Marketplace Development	Policies 1.2.1-d, 2.4-c	X	X	X	X	--
VC Village Center	Sub-Objective 2.10.2	--	X	X	--	--
<i>unaltered text omitted for brevity</i>						

Generally as adopted: The Objective for the CWC Sector Plan and the Guiding Principals have been slightly modified to reflect the addition of the Rural Traditional Development options which offer the opportunity to add a variety of residential unit styles and an increased amount of non-residential development.

OBJECTIVE 2.10 Central Western Communities Sector Plan Overlay

The purpose of the Central Western Communities (CWC) Sector Plan Overlay is to address the impacts of the growth associated with the established development pattern in the CWC and to plan for the future of the region. The CWC Sector Plan Overlay addresses the needs for increasing demands on services and facilities, as this area continues to grow. It provides opportunities to protect the rural character in the area and enhance the environment. The sector plan shall address items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment/economic opportunities.

The following Guiding Principles describe the broad objectives important to planning and development decisions within the CWC and are derived from the stated mission of the CWC Sector Plan:

1. **Preserve Rural Character and Conserve Open Space:** Respect the character of the area in the type of uses allowed, their allocation and their design. Devise strategies that retain and enhance important values and assets, reduce threats to sustained residential character, preserve significant land in open space, support agricultural and equestrian activities, and minimize wide, high volume roads. Create a Linked Open Space System consisting of ecological, conservation and recreational greenways and providing connectivity.
2. **Promote Sustainable and Livable Communities:** Design communities with a strong sense of place. Encourage new development within mixed use centers and expand the range of housing choice by type and affordability. Complement residential development with appropriately scaled non-residential development and integrate public uses into community design. Maximize accessibility for daily needs including shopping, work, recreation and public uses and services.
3. **Promote Environmental Sustainability:** Preserve, conserve and enhance the natural environment within the area and the surrounding region with particular emphasis on the CWC's relationship with the Everglades Restoration Program and the Loxahatchee Greenways Project. Minimize pollutant loadings into surface and subsurface waters. Create continuous and connected wildlife corridors and encourage land restoration to more natural environments. Retain options for regional water storage and management facilities.
4. **Manage Water Resources:** Effectively manage stormwater to reduce flood hazards while maintaining water quality and the hydrologic balance of the region. Require new development to fully mitigate stormwater impacts. Protect the quality and sufficiency of the water resources within the project area from adverse impacts with wastewater disposal.
5. **Provide Adequate Services and Facilities:** Link development decisions to the availability and demand for services. Coordinate school needs with planning and development decisions. Integrate schools, libraries and community centers as key components of community design. Enhance public safety by maintaining effective fire protection, law enforcement, emergency response, and medical services. Provide park and recreational facilities to serve a broad range of age and interest.
6. **Minimize Traffic Impacts:** Address the existing transportation imbalance by the reallocation of non-residential land uses and employment opportunities to reduce vehicle miles traveled. Limit development to patterns, densities, and intensities that minimize impacts on roadways and natural areas.
7. **Promote Economic Sustainability:** Establish an environment for the long-term sustainability of agriculture, equestrian activities, home-based business, and commercial and service activities that support the area. Improve the balance of jobs to labor force.
8. **Promote Fiscal Sustainability:** Balance revenues generated within the community to the infrastructure and services needs of the community to the extent possible.

Revised: The following policy has been reworded for clarity, but the intent remains the same.

Policy 2.10-a: The CWC Sector Plan Overlay shall consist of two primary components:

1. A Conceptual Overlay Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay, which reflects the long-term build-out of the Overlay and has no effect on the issuance of development orders or the applicability of Chapter 380.06, F.S., governing Developments of Regional Impact; and
2. A series of Specific Area Plans (SAPs) to be established through individual site specific amendments to the Future Land Use Atlas consistent with the provisions that implement the CWC Sector Plan Overlay and authorize issuance of development orders, and within which Chapter 380.06, F.S., is waived. Each SAP must comply with the requirements for 'detailed specific area plans' outlined in Section 163.3245 F.S. Optional Sector Plans. An application for rezoning of property shall be filed concurrently with each SAP site specific amendment application. Until such time as a SAP is adopted, the adopted future land use designations depicted on the FLUA shall apply.

Policy 2.10-b: All future developments in the CWC Sector Plan Overlay shall protect and encourage residential, equestrian and agricultural areas by preserving open space resources and ensuring that development is compatible with the scale, mass, intensity of use, height, and character of the surrounding communities.

Policy 2.10-c: The County shall continue its commitment to planning an integrated Open Space/Trail Network that provides connections of the various sector planning areas in addition to those areas adjacent to the Sector Plan boundaries=

Revised: The following policy has been revised to adopt the Conceptual Open Space/Trail Network Map as a guide for future trails and open space, and to delete the references to fallow land.

Policy 2.10-d: The Open Space/Trail Network shall be guided by the Conceptual Open Space/Trail Network Map, LU ##, and shall serve as a framework around which Sector Plan components must be planned and shall with the following principles to the greatest extent possible:

- preserve the rural character of the community by offering visual relief;
- connect neighborhoods and communities with open space;
- provide public space for non-motorized recreation;
- reinforce and connect equestrian activity; and
- provide contiguous boundary and linkages with other agricultural lands=or open space land.

Policy 2.10-e: The County shall pursue the Community Stewardship Concept (CSC) by creating a group or modifying an existing group's role in order to organize and promote the conservation of open space within the Central Western Communities. The CSC is envisioned to include a public/private partnership that could include the following purposes: advocate for and coordinate the conservation of open space; plan, design, develop and demarcate a greenway/trail system; maintain selected lands; manage facilities under its jurisdiction; and secure funding sources. Development of implementation strategies regarding the formation and function of the CSC shall be undertaken.

Revised: The first part of this policy was deleted as it was redundant with changes to FLUE Policy 3.5-6. The second/remaining part has been revised to establish a time frame.

Policy 2.10-f: In order to preserve the rural character of the existing communities, within 1 year of the effective date of the CWC Sector Plan Overlay, the County shall proceed with the following:

1. Initiate amendments to remove from the Thoroughfare Right of Way Identification Map (TIM) and the Long Range Transportation Plan Map the “E” Road/140th Street connector;
2. Further evaluate removal of the proposed extension of Okeechobee Boulevard, west of Seminole Pratt Whitney Road.

Revised: The following policy has been revised to reflect the County’s Intergovernmental Plan Amendment Review Committee process (IPARC). The second part of the policy is not necessary as it is an option through the IPARC process.

Policy 2.10-g: To provide for intergovernmental coordination and to ensure that a Specific Area Plan (SAP) or site specific amendment does not adversely impact an adjacent local government, the County shall provide notice of any application for a SAP or site specific amendment to all local governments adjacent to the CWC Sector Plan Overlay boundaries as part of the Intergovernmental Plan Amendment Review Committee (IPARC) process.

SUB-OBJECTIVE 2.10.1 Rural Traditional Development Options

Revised: The Settlement Agreement amendments propose to replace the Rural Residential Planned Development options with two forms of mixed use development patterns that are intended to provide for a greater amount of non-residential development to balance the needs of the existing residents and to provide a more sustainable form of development.

Policy 2.10.1-a: The following Rural Traditional future land use designations are established in order to provide sustainable development options for new development, while maintaining the character of the surrounding area, balance land uses, and preserve significant open space and agricultural opportunities:

- Traditional Village Development;
- Traditional Town Development.

New: This policy establishes the intent and form of the RTDs; that the developments have two primary component with a distinct purpose.

Policy 2.10.1-b: Rural Traditional Developments shall be comprised of two primary components, a Development Area and External Open Space, which are based on the following principles:

1. A concentrated Development Area is necessary:
 - to establish minimum density and mix of uses to achieve a compact, walkable community;
 - to promote mass transit and alternate modes of transportation; and
 - to establish sustainable growth patterns.
2. External Open Spaces are necessary:

- for the long-term health and welfare of new communities in rural areas;
- to preserve the natural and rural character surrounding new development;
- to provide a clear separation of urban and rural uses;
- provide a network of connected open spaces for passive recreation and environmental protection;
- provide opportunities for agricultural preservation; and
- to help mitigate the environmental impact of the new development.

Policy 2.10.1-c: The Development Area of a Rural Traditional Development shall be the remainder of the acreage once the External Open Space requirements have been met.

New: This policy establishes a minimum acreage for the RTDs, and allows individual RTDS that meet the minimum acreage, but are in two or more non-contiguous parcels, to be developed as a whole, provided that the entire acreage is depicted on the Conceptual Overlay Map (this language was part of the CWC Overlay text as adopted).

Policy 2.10.1-d: All Rural Traditional Developments shall be a minimum of 600 contiguous acres. Non-contiguous properties under common ownership that exceed the minimum acreage threshold of 600 acres when combined shall be construed as one property for development purposes provided the properties are permitted under one overall Specific Area Plan provided that all property is located within the boundaries of associated tract identified on Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay.

New: This policy establishes that the maximum density shall be affixed at the time of adoption, establishes the standard densities for each RTD type, and established the community-wide benefits and other attributes that RTDs must establish to be granted approval.

Policy 2.10.1-e: All Rural Traditional Developments shall be assigned a maximum gross density at the time of adoption and shall be depicted on the Future Land Use Atlas subsequent to adoption, subject to the following provisions:

1. Traditional Village Development (TVD). The standard density for a TVD shall be .80 dwelling units per acre provided that the following community-wide benefits have been provided in the Master Plan and are condition of approval in the adopting ordinance;
 - Provision of 60% External Open Space pursuant to Policies 2.10.1-g & h;
 - Dedication of public facilities pursuant to Policy 2.10.1-i; and
 - Provision of 10% Workforce housing pursuant to Policy 2.10.1-j.
2. Traditional Town Development (TTD). The standard density for a TTD shall be 1.2 dwelling units per acre provided that in addition to the above the following items to the above have been provided in the Master Plan and are condition of approval in the adopting ordinance:
 - Community-wide benefits:
 - Provision of an additional 10% Workforce housing (20% total);
 - Provision of a minimum of 25% of the External Open Space designed as a compact area of green space dedicated to environmental restoration, bona fide agriculture, equestrian uses, a regional park or other use accessible to the public (excluding golf courses); and

- Dedication of land for regional water management facilities, including where appropriate environmental mitigation, enhancement and/or restoration activities;
- Design element:
 - A compact Development Area that achieves a minimum net density of 5 dwelling units per acre on the residential component (excluding Rural Estates); and
- Location criteria:
 - Direct access and frontage on a County roadway identified on the Thoroughfare Right of Way Identification Map, which is paved and used for access.

New: This policy establishes specific language regarding each of the four tracts that may pursue RTDs, and establishes specific guidelines for the location of External Open Space within each. This language continues to allow Lion Country Safari to utilize the existing animal park as External Open Space as in the adopted CWC Sector Plan text.

Policy 2.10.1-f: The following four sites depicted on Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay shall have the ability to apply for a Specific Area Plan to be designated as a Rural Traditional Development. Each location is unique and shall be reviewed as such during each SAP site specific amendment process, pursuant to the following requirements.

1. Central: Due to its location in the center of the CWC, the Central tract shall act as the central hub of the CWC Sector Plan Overlay, and shall include a mix of uses that meet a regional commercial, institutional, and employment need for the entire Overlay. As such, the Central tract it is anticipated to be in the form of a Traditional Town Development, and its densities and intensities may be greater than that of the other tracts. In addition to the requirements of this section, External Open Space shall be designed in a manner to provide a regional water management flow way and to provide open space connectivity to the Western tract.
2. Western: Due to its location at the western fringe of the CWC, with limited access and with close proximity to environmentally sensitive lands, the Western tract shall be designed in a manner that provides the bulk of the external open space along the western and northern edges of the site and include a flow way. In addition, the external open space shall also provide open space connectivity to the Central tract.
3. Southern: Due to its location at the southwest corner of the CWC surrounded by large lot development to its northern and eastern boundaries and its location on a major thoroughfare, the Southern tract shall be designed in a manner that provides the bulk of the external open space along the northern and eastern edges of the site and the more intense development located towards Southern Boulevard.
4. Lion Country: Due to its current approval as a commercial recreation facility and to its smaller size, the Lion Country tract may be permitted to count existing facilities under operation at the time of the adoption of this RTD toward the External Open Space requirement provided that a deed restriction is recorded which requires that if the facilities are abandoned, then at that time its uses shall be converted to uses that are consistent with the external open space requirements.

New: This policy provides details to distinguish between the two forms of open space within an RTD – Internal to the Development Area and External. There are limited instances when a RTD may obtain ‘credit’ for internal open space within the Development Area – for the dedication of public parks and for open space that is accessible to the public. This policy also establishes the purpose of the types of open space and establishes community-wide benefits for External Open Space to achieve.

Policy 2.10.1-g: Open Space within an Rural Traditional Development shall consist of two components which serve essential, but separate, functions and are subject to the following requirements:

1. **Internal Open Space:** A minimum of 10% of the Development Area of the Rural Traditional Development shall be Internal Open Space. Internal Open Space and/or Usable Open Space uses (as defined by the Introduction and Administration Element of the Comprehensive Plan) within the Development Area shall provide benefits for the new residents and development related open space needs such as water retention, buffers, etc. pursuant to the provisions of the ULDC; and
2. **External Open Space:** A minimum of 60% of the gross acreage, less rights-of-way as shown on the Thoroughfare Identification Map, shall be dedicated as External Open Space in order to provide the following community-wide benefits:
 - Links the internal communities together and contributes to an overall open space network with neighboring communities; and
 - Provides a clear separation between the proposed new uses and the surrounding communities.
 - Development related Internal Open Space uses, including water retention and buffers, necessary for the development, shall be credited towards achieving the External Open Space requirements if these uses provide a community-wide benefit such as being accessible to the general public for recreation opportunities and/or provide environmental mitigation, enhancement and/or restoration activities as defined below:
 - “Accessible to the general public for recreation opportunities” shall include Internal Open Space uses which are designed to be accessible to the general public for any of the following: pedestrian and/or equestrian pathways, greenways, picnic areas, fishing, canoe or boating access, pedestrian gathering areas, passive and active recreation areas, etc.
 - “Environmental mitigation, enhancement and/or restoration activities” shall include wet retention systems that provide a public purpose by enhancing biodiversity and habitat restoration and have functions and contours similar to a natural system or serve a regional purpose. The siting and location of wet retention systems shall not conflict with other open space functions and purposes.
 - Internal Open Space uses completely contained within a pod and/or gated communities, and PUD recreation amenities required by the ULDC shall not be counted towards External Open Space.
 - Land dedicated to the County for public parks or environmental purposes over and above minimum ULDC requirements shall be credited towards the External Open Space requirements.

New: This policy defines the uses permitted in External Open Space and allows three types of uses not specified under the General or Internal Open space – bona fide agriculture, equestrian uses, and regional water management facilities. The policy also provides location guidelines. Much of the text was taken from adopted language.

Policy 2.10.1-h: The External Open Space of a Rural Traditional Development shall be subject to the following requirements:

1. The uses shall be limited to land reserved for as one or more of the following uses:
 - preservation,
 - conservation,
 - passive recreation,
 - wetlands,
 - greenway,
 - bona fide agriculture,
 - equestrian uses,
 - regional water management/CERP facilities as certified by the South Florida Water Management District,
 - water retention pursuant to Policy 2.10.1-g,
 - buffers pursuant to Policy 2.10.1-g; and
 - lands dedicated or conveyed to the County for public parks or environmental purposes in addition to that required by the ULDC pursuant to Policy Policy 2.10.1-g.

2. The location shall be designed to the greatest extent possible to:
 - Provide a clear separation between the proposed new uses and the surrounding communities.
 - Link the internal communities together and contributes to an overall open space network with neighboring communities.
 - Provide a contiguous boundary with other open space areas that include agricultural lands, regional water resource/CERP Projects, open space land, and/or greenways and trails depicted as a guide on the Conceptual Open Space/Trail Network Map, LU #####.

New: This policy has been revised from previously adopted text that allowed RRPDs to provide public facilities as a community wide benefit, to now requiring the dedication of sites.

Policy 2.10.1-i: All Rural Traditional Developments shall be designed to balance the public facilities needs of the new and surrounding communities through the dedication of land for public facilities such as schools, parks, public community centers, libraries, governmental offices and public safety facilities to support the new residents and surrounding communities. The amount of dedication shall be proportionally based upon the size and density of the RTD.

Revised: The following policy has been revised throughout to reflect other changes, and to reduce the amount of workforce housing from 20% to 10%.

New Policy 2.10.1-j: The Development Area of RTDs shall:

1. not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;

2. be appropriately buffered so as not negatively impact existing communities;
3. contain uses normally associated with development including the internal street system, road right of ways, water retention/detention areas, water amenity areas, active recreational areas, open space which is integral to the development, and civic sites. The civic dedication requirement for the RTD shall be based on the Development Area only.
4. provide at least 10% of the units in each phase of the development area consistent with the County's Workforce Housing Program with regard to: a) required affordability ranges b) design requirements, and c) affordability requirements. All units shall be constructed on site and no additional bonus density shall be available.
5. provide residential units within Village Centers and Traditional Marketplaces to allow and encourage a mix of uses,
6. include a minimum of 10% of the total residential units within a TMD or VC and/or in the form of a TND located within ¼ mile of the perimeter of a TMD or VC to establish a pedestrian oriented, walkable core for the RTD.
7. allow as an optional development pattern, up to 10% of the Development Area to be developed as Rural Estates (1 dwelling unit per 5 acres) in order to contribute to the transition from the surrounding communities.

New: The following policy establishes the types of development patterns and intensities allowed in RTDs.

Policy 2.10.1-k: Rural Traditional Developments shall consist of a series of neighborhoods and at least one town center in the form of a Traditional Marketplace or Village Center, linked by an interconnected vehicular and pedestrian network. The mix of patterns in the Development Area is established in Table 2.10.1-1, and range of density/intensity is established in Table 2.10-1-2.

**Table 2.10.1-1
Patterns in a RTD Development Area by Acreage***

Pattern	Traditional Village Dev.		Traditional Town Dev.	
	Minimum %	Maximum %	Minimum %	Maximum %
Traditional Neighborhood Development (TND)	8%	98%	60%	85%
Planned Unit Development (PUD) and Rural Residential Planned Development (RRPD)	0%	90%	0%	10%**
Traditional Marketplace Development (TMD) Village Center (VC)	2%	20%	10%	25%
Traditional Employment Center (TEC)	0%	15%	5%	15%

* Percentages are based on Development Area only.

** In a TTD, the total amount of land utilized for PUD, RRPD, and Rural Estates combined cannot exceed 10% of the Development Area.

**Table 2.10.1-2
Land Use Densities and Intensities within a RTD Development Area**

Land Uses	Density (DU/AC) or Intensity (FAR)	
	Minimum	Maximum
Residential*	5*	18
Commercial	.10	1.5
Industrial	.10	1.5
Institutional and Public Facilities	.10	1.0
Parks and Recreation	0	0.25

* Minimum Residential density is limited to the TTD option and shall be calculated by dividing the total number of units in the TTD by the total number of acres assigned to residential uses (excluding Rural Estate Lots).

New: The following policy establishes requirements for the associated master plan.

Policy 2.10.1-I: Future Land Use Amendment Applications for Rural Traditional Developments (RTD) shall require a master plan, which shall be a condition of approval of the amendment and shall serve as a guide for all future development within the RTD. Prior to the adoption of the amendments the applicant shall provide for dissemination of the proposals, opportunity for written comments, public workshops, provision for open discussion, information services, and consideration of and response to public comments. The Master Plan shall contain the following elements which will serve as a guide for evaluating the consistency of all subsequent development processes and approvals with the Master Plan.

1. The boundary of the RTD along with clearly marked connections between the RTD and surrounding properties.
2. General boundaries of individual TNDs, TMDs, PUDs, TECs, and Open Space areas and proposed interconnections between these area.
3. Any Thoroughfares identified in the Palm Beach County Thoroughfare Identification Map.
4. A Graphic that illustrates general neighborhood structure and relationships between residential and non-residential uses and relationships between different intensities of similar uses. The Graphic shall provide information pertaining to the prototypical network of streets and blocks including relationships between residential, retail, commercial, civic uses and public open spaces.
5. Delineation of any cultural and natural resources that are to be protected or maintained.
6. A Chart providing a maximum allowed development program including residential, retail, office, industrial, and civic uses.
7. If a project is to be built in phases, a general phasing chart showing that a balance of different uses will be constructed within each phase.

The Master Plan is intended to be a guide to the future long term development of the RTD. A change in the master plan resulting from requirements imposed by the Department of Environmental Protection or any water management district created by Florida Statutes Section 373.069 or any of their successor agencies or by any appropriate federal regulatory agency shall be presumed to be consistent with the master plan.

New: The following language mirrors that of the existing TTD text for TTDs in the Urban Service Area, and is intended to allow the Board to revisit the development if the conditions of approval are not met.

Policy 2.10.1-m: An adopted Rural Traditional Development is subject to revocation if the development fails to meet the conditions and regulations outlined in the Comprehensive Plan and the Unified Land Development Code. The Board of County Commissioners may initiate a future land use amendment to revoke the approval and consider returning all undeveloped portions of the property to their original future land use designations or modify conditions of approval.

Revised: The following language is nearly the same as adopted, but removes references to the Equestrian PUD option and adds language regarding Caretakers Quarters.

Policy 2.10.1-n: To accommodate farm worker housing or grooms quarters on open space areas that are utilized for bona fide agriculture, some density may be retained on the open space areas provided that they are necessary for the function of the bona fide agriculture area in which they reside. All such agricultural support housing shall require that density be left on the site of the open space area at the time the RTD is platted. Such housing may be located on these open space areas at the following densities:

1. Farm worker quarters - one unit per 5 acres, provided such units are clustered onto a single compact area of the open space area and are restricted to occupancy by farm workers.
2. Grooms quarters – For equestrian oriented developments that include significant equestrian amenities, grooms quarters shall be clustered onto a single compact area of the open space area and be based upon the number of stalls in the open space area with a maximum of 20 grooms quarters allowed with no density requirement.
3. Security/Caretakers Quarters shall be permitted in accordance with the ULDC.

Revised: The bulk of the following policy was adopted as part of the original CWC Sector Plan text.

Policy 2.10.1-o: Within one year of the effective date of the CWC Sector Plan Overlay, the ULDC may be amended to incorporate the following standards to the greatest extent possible for Rural Traditional Developments:

1. Development Area provisions:
 - Expand Rural Design Standards in the ULDC to consider Florida vernacular design standards;
 - Native or drought tolerant species for at least 60% of any landscape requirement;
 - Dark Skies guidelines pursuant to the Dark Skies Outdoor Lighting Code Handbook, December 2000/September 2002 shall be required throughout the development area to protect open space areas, natural systems and surrounding communities from light pollution and light trespass, as appropriate;
 - to allow Rural Estates within Traditional Neighborhood Developments.

2. External Open Space provisions:
 - Native or drought tolerant species for at least 70% of any landscape requirement;
 - A maintenance plan for the External open space areas and be approved for certification by the County concurrent with Master Plan certification for public hearing. The maintenance plan shall include: the party or entity that is legally responsible to maintain the open space, management plan that provides details as to the use and continual maintenance practices for the open space, and a financial statement of obligation to fund the required upkeep and function of the open space. ; and
 - External Open Space shall be shown on the Master Plan, Site Plan, and Plat and designated appropriately. Further, a restrictive covenant, conservation easement, or other legal dedication document, limiting it to such use, made in favor of Palm Beach County or other entity as approved by the County, shall be recorded concurrent with the plat. As an alternative, the open space area may be deeded to the County, or other entity as approved by the County that is willing to assume responsibility for the property given the restrictions placed upon its use.
3. Revise existing Planned Unit Development regulations or develop a new Rural Planned Development option to specifically address the unique needs of residential development within the CWC Overlay, including to address equestrian related uses as necessary.

SUB-OBJECTIVE 2.10.2 Non-Residential Development

Policy 2.10.2-a: All future Commercial uses in the CWC Sector Plan shall be developed as a Traditional Marketplace Development (TMD) or a Village Center (VC), except for the Southern/Seminole commercial development. TMDs and VCs are mixed-use, pedestrian-oriented developments that shall have an internal main street orientation. They shall constitute a commercial, cultural and social focal point for the residents of the CWC Sector Plan Overlay. The specific purpose of the TMDs and VCs shall be to:

1. Provide a concentrated area for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, residential, and institutional uses;
2. Promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking;
3. Promote the conservation of open space and the retention of agriculture by providing compact commercial areas; and
4. Offer locations for civic and institutional activities and a gathering place for local residents. TMDs and VCs shall be focal points of activity and community life. They may be organized around a community center, a library, a school, a church or a neighborhood-shopping district. They may focus on a public park or “town green” concept. Post offices, fire stations and other public services may be included.

Revised: *This policy proposes to remove the maximum cap on the TMDs, as the maximum FAR is further defined in other sections of the Plan.*

Policy 2.10.2-b: Within the CWC Sector Plan Overlay, each TMD shall contain a minimum of 200,000 square feet of floor area. VCs will differ in size, layout, and orientation to the adjacent neighborhood and the commercial and service needs they are designed to address. However, no VC shall exceed 200,000 square feet of floor area. The square footage of civic and institutional uses shall not count towards the maximum square footage restrictions of the TMDs or VCs.

New: *This policy is proposed to provide specific requirements for the non-residential development within the RTDs. The County has developed these figures based upon an analysis of the commercial/office/industrial needs of the entire CWC Sector Plan Area, to be provided in the supporting data and analysis.*

Policy 2.10.2-c: The specific locations and extent of the Traditional Market Place Developments and Village Centers within Rural Traditional Developments shall be located within the Development Area and shall be assigned as part of the adopting ordinance of each Specific Area Plan (SAP), subject to the provisions regarding commercial and industrial/employment uses below. During the SAP amendment process, each proposed RTD shall be reviewed to consider balancing the needs of the existing residents and newly proposed residents and the supply of additional uses approved or built as part of any previously approved RTD and/or non-residential development in the CWC Sector Plan area. All industrial/employment uses must be in the form of a Traditional Employment Center.

1. Central: Due to its location in the center of the CWC, the Central RTD shall act as the central hub of the CWC Sector Plan Overlay, and shall include a mix of uses that meet a regional need for the entire Overlay, including the bulk of the Industrial and Employment related uses, subject to the following:
 - Commercial Retail: 1,300,000 square feet maximum
 - Commercial Office: 500,000 square feet maximum
 - Industrial/Employment: 2,000,000 square feet maximum
2. Western: Due to its location at the western fringe of the CWC, with limited access and with close proximity to environmentally sensitive lands, the Western RTD shall be designed in a manner that clusters the TMDs and VC's towards the eastern portion of the site subject to the following:
 - Commercial Retail/Office: 550,000 square feet maximum
 - Employment/Office: 350,000 square feet maximum
3. Southern: Due to its location at the southwest corner of the CWC surrounded by large lot development to its northern and eastern boundaries and its location on a major thoroughfare, the Southern RTD shall be designed in a manner that clusters the TMDs and VCs towards Southern Boulevard subject to the following:
 - Commercial Retail/Office: 100,000 square feet maximum
 - Employment/Office: 50,000 square feet maximum
4. Lion Country: Due to the amount of non-residential development as part of the existing commercial recreation facility and to its smaller size, the Lion Country RTD is

exempt from the minimum non-residential requirements. Should a commercial development be proposed as part of the SAP, the following maximums shall apply:

- Commercial Retail/Office: 60,000 square feet maximum

Revised: The following policy is revised to reflect the new policy relating to RTD non-residential (above). The figures and development types for each previously adopted node remains the same as adopted, with only minor revisions proposed for clarity.

Policy 2.10.2-d: The commercial development within the CWC Sector Plan Overlay, excluding commercial within a Rural Traditional Development, shall be limited as follows:

1. NE Orange/Seminole Village Center (Expanded): This Village Center shall be developed as an expansion of the existing shopping plaza located in the northeast corner of the intersection of Orange Boulevard and Seminole Pratt Whitney Road. This Village Center shall be limited to a maximum of 130,000 square feet (an additional 36,000 square feet over the previously adopted approval of approximately 94,000 square feet) of non-residential uses (including existing uses and vested approvals). Any future expansion of the existing plaza shall be limited to the northeast corner of this intersection and shall be limited to neighborhood serving commercial uses along with public open space, and civic uses.
2. SE Orange/Seminole Village Center: This Village Center shall be developed at the southeast corner of the intersection of Orange Boulevard and Seminole Pratt Whitney Road. It shall be limited to a maximum of 50,000 square feet of non-residential uses. Due to the configuration of this site, this Village Center is not required to include a street orientation.
3. Southern/Seminole Commercial Development: The Southern/Seminole Commercial Development shall be located at the northwest corner of the intersection of Southern Boulevard and Seminole Pratt Whitney Road and be limited to a maximum of 250,000 square feet of retail and office uses. The development shall comply with Land Use Policy 2.10.2-e lighting, parking, landscaping, and building design requirements. Public spaces shall be interspersed throughout the development. A naturalistic landscape buffer shall be provided along the western and northern areas to mitigate any potential impacts to the existing adjacent rural residential areas. At least 10 contiguous acres of land shall be dedicated for open space uses consistent with the use and legal instrument requirements for the open space areas of Sub-Objective 2.10.1. Equestrian amenities in the open space area and connections to neighboring trails are highly encouraged.

Revised: This policy is revised to require that the ULDC shall be amended to add the TEC and VC forms of development. Subsequent to the adoption of the CWC Sector Plan, the ULDC was amended to provide for Rural Design Guidelines.

Policy 2.10.2-e: Within one year of the effective date of the CWC Sector Plan Overlay, the ULDC shall be amended to:

- establish the Traditional Employment Center Development, a mixed use development containing a concentration of office parks, manufacturing, light industrial development, research and development, and limited commercial development. Residential units may be permitted provided that the residential supports and serves the needs of the workforce. The Traditional Employment Center shall be designed to promote pedestrian connectivity through placement, design, and mix of uses utilizing a street grid network;
- establish the Village Center Development, a mixed-use, pedestrian-oriented development that has a main street orientation and is designed to promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking.

Revised: This policy has been revised to limit this exception to the RTDs as opposed to all non-residential development in the CWC Sector Plan Overlay as adopted.

Policy 3.5-d: The County shall not approve a change to the Future Land Use Atlas which: a) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon the MPO’s 2025 Long Range Transportation Plan dated March 18, 2002. Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1
Significant Impact**

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 – up	Five (5) miles*

* A project has significant traffic: (1) when net trips increase will cause the currently adopted LOS for FIHS facilities to be exceeded; and/or (2) where net trips increase impacting roads not on the FIHS are is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the currently adopted level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the adopted MPO's 2025 Long Range Transportation Plan dated March 18, 2002.

** When calculating net trips increase, consideration will be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

b) results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b.

This Policy shall not be applicable to Rural Traditional Developments located within the CWC Sector Plan Overlay.

III. Implementation, E. Overlays, CWC Sector Plan Overlay

Central Western Communities (CWC) Sector Plan Overlay

The purpose of the Central Western Communities (CWC) Sector Plan Overlay is to address the impacts of the growth associated with the established development pattern in the CWC and to plan for the future of the region. The CWC Sector Plan Overlay addresses the needs for increasing demands on services, as this area continues to grow. It provides opportunities to protect the rural character in the area and enhance the environment. The sector plan seeks to address items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment/economic opportunities.

Map Series, Central Western Community Sector Plan Conceptual Plan Overlay:

REVISIONS: To revise Map LU 3.1 Special Planning Areas to reflect the boundaries of the sector plan area, to adopt Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay, and to adopt the Conceptual Open Space/Trail Network Map, Map LU ##.