

1.1 Managed Growth Tier System

Policy 1.1-a has been omitted for brevity

Policy 1.1-b: Tier Re-designation Criteria: In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.

Items No. 1 and 2 have been omitted for brevity

If any property not within a Sector Plan area is removed from an assigned tier through the future land use amendment process, as allowed for under this policy, the Planning Division shall conduct a Study to determine the property's impact on the tier system, the appropriate tier designation for the property and if and how tier boundaries need to be further adjusted in the area of the property. In making these determinations, the Study shall employ the criteria listed above for evaluating adjustments to the tier system.

This Policy shall not apply to Agricultural Enclaves established pursuant to Section 163.3162(5), Florida Statutes.

2.2.5 Agricultural

Policy 2.2.5-a through Policy 2.2.5-c have been omitted for brevity

Policy 2.2.5-d: The County shall recognize Agricultural Enclaves pursuant to Florida Statutes section 163.3162(5) by assigning the Agricultural Enclave (AGE) Future Land Use Designation through a Future Land Use Amendment process in accordance with the procedures set forth in Florida Statutes Chapter 163 for Agricultural Enclaves. Utility outparcels lying within and surrounded by a qualifying agricultural enclave may also be assigned the AGE Future Land Use Designation. The assignment or amendment of an Agricultural Enclave pursuant to section 163.3162 shall not be limited by the provisions of the Managed Growth Tier System. Therefore, an Agricultural Enclave is permissible in all areas of the County and may include a mix of any of the land use categories identified in this Plan. The site specific plan amendment ordinance adopting an Agricultural Enclave future land use shall include a Conceptual Plan and implementing principles that establish the mix of land uses, and the range of densities and intensities of each land use, and that demonstrate compliance with s. 163.3162(5), Florida Statutes. The Conceptual Plan shall include a Site Data table establishing an overall density and intensity for each land use within the project consistent with the requirements of s. 163.3162, Florida Statutes, as well as minimum and maximum percentages for the acreages of the Transects shown on the Plan and other binding standards. The Conceptual Plan and Implementing Principles can only be revised through the Future Land Use Atlas amendment process. All development orders must be consistent with the adopted Conceptual Plan and implementing principles. Bona fide agricultural uses shall be permitted until such time as a specific area of the Enclave physically converts to the uses permitted by such development orders.

~~**Policy 2.2.5-e:** The Agricultural Enclave conceptual plan shall include a series of transect zones which act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Enclave and adjacent existing communities. Each Agricultural Enclave shall include at least one Neighborhood Zone and one Village Center. Each neighborhood may be developed according to~~

the appropriate transect zones based on the density assigned on the conceptual plan. The following transect zones and other components are permitted:

- ~~**Natural Transect**~~ shall consist of active recreation, pastures, greenspace within rural parkways and open space including agriculture, preservation, conservation, wetlands, passive recreation, greenways, landscaping, landscape buffers, water management tracts, and wellfields. A minimum of 40% of the Enclave total acreage shall be within this transect. All entitlement density associated with the Natural Transect may only be transferred to another transect within the Agricultural Enclave. The Natural Transect shall define the boundaries of an Agricultural Enclave except where the Enclave abuts schools or commercial areas. The Natural Transect may also be located throughout the Enclave to provide open space and connectivity within and between neighborhoods.
- ~~**Rural Parkways**~~ — The conceptual plan shall recognize Thoroughfare Right-of-Way Identify Map roadways within the Enclave as corridors that act as regional connectors of neighborhoods and zones within the project and connecting to the surrounding communities by designating these roadways as Rural Parkways. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes and equestrian trails. Only the greenspace portions of rural parkways shall contribute to the minimum Natural Transect requirements.
- ~~**Natural Transect Open Space**~~ — Open lands and landscape buffers shall include linked public or private pedestrian, bicycle and equestrian trails when possible and shall be used to define and connect different neighborhoods and zones. The linked open space network shall be available for passive recreation. The Conceptual Plan shall include appropriate separations and buffering from the surrounding existing communities. A minimum of a 100 foot separation edge will be provided.
- ~~**Rural Transect**~~ — The Rural Transect shall consist of sparsely settled lands including managed woodlands, agricultural lands, and equestrian estates. A range of very low densities from one unit per 20 acres to a maximum of one unit per two acres is permitted. Equestrian Centers, accessory commercial recreation facilities associated with the equestrian centers, and Neighborhood and Village Centers are permitted within this Transect zone. A minimum of 20% and a maximum of 25% of the Enclave total acreage shall be within this Transect.
- ~~**Sub-urban Transect**~~ — consists of low-density residential areas with some potential for the mixing of uses. The Sub-urban Transect shall develop at an overall gross density ranging between one unit per two acres to six dwelling units per acre. An interconnected network of streets shall link each sub-zone together to form cohesive neighborhoods and an organized transportation network that allows for bicycle and pedestrian circulation. Each neighborhood shall have a gathering space, such as a green or park, connected by a network of streets that will allow most residents to live within a 5-10 minute walk of a green space. A maximum of up to 40% of the Enclave total acreage shall be within this Transect. The Sub-urban Transect shall consist of the following sub-zones:
 - ~~**Neighborhood Edge Zone**~~ — The Neighborhood Edge Zone shall be developed at a minimum gross density of one unit per two acres and a maximum gross density of one unit per acre. Neighborhood Edge Zones shall comprise a maximum of 20% of the Agricultural Enclave total acreage. The Neighborhood Edge Zone may abut

~~the Natural Transect, Rural Transect the Neighborhood General Zone or the Neighborhood Center Zone.~~

- ~~○ **Neighborhood General Zone** — The Neighborhood General Zone shall be developed at a minimum gross density of 1 unit per acre and a maximum gross density of 3 units per acre, and may include small-scale, neighborhood-serving uses where appropriate. Neighborhood General Zones shall comprise a maximum of 30% of the Agricultural Enclave total acreage. The Neighborhood General Zone may abut the Natural Transect, Rural Transect, or the Neighborhood Edge and Neighborhood Center Zones of the Sub-urban Transect.~~
- ~~○ **Neighborhood Center Zone** — The Neighborhood Center Zone shall contain a minimum gross density of 4 units per acre, and shall contain a minimum of 20% of the Enclave's units. Neighborhood Centers shall be pedestrian-friendly, incorporate residential uses integrated in mixed-use buildings, which enfront publicly accessible open spaces, and shall be linked to the adjacent residential neighborhoods through pedestrian and vehicular interconnections. The mixed-use component shall be designed as a Traditional Marketplace Development, or utilize the Neighborhood Center provisions of a Traditional Neighborhood Development in the ULDC. Those portions of the Neighborhood Center Zone not developed as a TMD or TND Neighborhood Center, shall be located within a ¼ mile (5 minute walk) radius to commercial, mixed uses, public spaces, or schools to encourage alternative modes of transportation. Neighborhood Center Zones shall comprise no more than 10% of the land area of the entire Agricultural Enclave. The Neighborhood Center Zone may abut the Neighborhood General Zone, or the Natural Transect where it consists of a Rural Parkway, and arterial roadways.~~
- ~~○ **Village Center** — A portion of the Neighborhood Center Zone may be designated as a Village Center. The Village Center shall be designed as a Traditional Marketplace Development, a pedestrian-friendly retail and office development. The Village Center shall incorporate some residential uses integrated in mixed-use buildings and shall be linked to the adjacent residential areas through pedestrian and vehicular interconnects.~~

Policy 2.2.5-f has been omitted for brevity

Policy 2.2.5-g: The Agricultural Enclave Zoning shall be rezoned through one of the following options:

- The Agricultural Enclave shall be rezoned to Agricultural Enclave Overlay, a Traditional Town Development including a Traditional Market Development and a A Master Plan shall be submitted at the time of the rezoning application. ~~The Master Plan shall be submitted in compliance with the Unified Land Development Code (ULDC) and the Technical Requirement Manual;~~
- The Agriculture Enclave Overlay can be rezoned as a A single development order or series of individual development orders consistent with:
 - a. The Conceptual Plan and i]Implementing p]Principles of the Ordinance adopting the Future Land Use Atlas Amendment establishing the Agricultural Enclave, required in Policy 2.2.5-d and 2.2.5-e;

- b. ~~New Urbanism Design Guiding Principles of the Ordinance adopting the Future Land Use Atlas Amendment establishing the Agricultural Enclave. [This is redundant]~~

Policy 2.2.5-h has been omitted for brevity

Policy 2.2.5-i: ~~At the time of rezoning The Site Plan submitted for any portion of an Agricultural Enclave shall incorporate appropriate new urbanism concepts, which may include: will include design requirements, including the following new urbanism concepts:~~

- **Neighborhood Design** – ~~As appropriate,~~ Neighborhoods ~~within the Sub-urban Transect~~ shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, bike lanes and/or equestrian trails. Neighborhoods shall consist of ~~low density~~ residential areas, which may include the mixing of uses. ~~As appropriate,~~ Neighborhoods shall contain centrally located gathering places, and major buildings.
- **Internal Street Network** – ~~Land use categories within the Conceptual Plan Sub-urban Transects~~ shall be developed, to the extent practicable, with enhanced connectivity, such as providing connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. Streets shall be configured to provide efficient circulation systems for pedestrians, non-motorized vehicles and motorists, and serve to functionally integrate the various activities in each zone. Streets and squares that are internal to the neighborhoods should be designed to be a safe, comfortable, and interesting environment to the pedestrian.
- **Civic & Recreation** – Appropriately scaled concentrations of civic and institutional activity shall be distributed in proximity to the individual neighborhoods and within all land use categories to the extent practicable ~~Natural, Rural and Sub-urban Transect zones~~. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to ball fields and passive parks should be distributed within or near residential neighborhoods.
- ~~Water~~ **Stormwater Management Systems** – The water retention systems shall be designed to provide connectivity with the open spaces and buffers where appropriate.

2.4 Transfer of Development Rights

Policy 2.4-a has been omitted for brevity

Policy 2.4-b: The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or
2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or

3. an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:
 - a. West Lake Worth Road Neighborhood Plan, or
4. This Policy shall not apply to Agricultural Enclaves established pursuant to Section 163.3162, Florida Statutes.

III. FUTURE LAND USE ATLAS REGULATION

C. FUTURE LAND USE DESIGNATIONS

This section identifies the categories, uses, design criteria and any special requirements associated with the future land use designations contained in Goals 1 and 2 of the Element.

Table III.C

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA
Rural Residential	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
Urban Residential	LR, MR, HR	X	---	---	---	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	<u>X</u>	<u>X</u>	X	<u>X</u>	<u>X</u>
Commercial Low	CL-O	X	X	X	X	---
	CL	X	X	X	X	---
Commercial High	CH-O	X	---	---	---	---
	CH	X	---	---	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	---	---
Commercial Recreation		X	---	X	X	X
Parks & Recreation		X	X	X	X	X
Conservation		X	X	X	X	X
Institutional & Public Facilities		X	X	X	X	---
Spoil		X	---	---	---	X
Transportation & Utilities		X	X	X	X	X
Traditional Town Development & Multiple Land Use		X	---	---	---	---

**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/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades
Rural Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
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
	Ag Enclave	(9)	(9)	(9)	(9)	(9)
Commercial Low	CL-O	.35	.20	.20	.20	.20
	CL	.20 w/o PDD ^{1,3} .25 w/ PDD ^{1,3}	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 .40 w/ TMD	.10
Commercial High	CH-O	.35 w/o PDD .50-.85 w/ PDD ²	Not allowed	Not allowed	Not allowed	Not allowed
	CH	.35 w/o PDD ¹ .50-.85 w/ PDD ² .85-1.0 ³	Not allowed	Not allowed	Not allowed	Not allowed
Industrial	IND	.45	Not allowed	Not allowed	.45	.45
	EDC	.45	Not allowed	Not allowed	Not allowed	Not allowed
Commercial Recreation		.10-.50	Not allowed	.05	.05	.05
Parks & Recreation		.10-.45	.10	.10	.10	.10
Conservation		.05	.05	.05	.05	.05
Institutional & Public Facilities		.1-.45	.20	.10	.15 .35 ⁶	.10
Transportation & Utilities		.10-.45	.10	.05	.05 .15 ⁷	.05
Traditional Town Development & Multiple Land Use		1.0	Not allowed	Not allowed	Not allowed	Not allowed

Notes:

1. For Commercial Low (CL) and Commercial High (CH), the maximum allowable FAR for non-retail projects is .50.
2. For Commercial High (CH) and Commercial High Office (CH-O), the maximum allowable FAR is .50 for MUPD, and .85 for MXP, as defined in the ULDC.
3. A maximum FAR up to 1.0 may be permitted to allow for: infill development; mixed-use development (MXP); Traditional Neighborhood Development (TND); Traditional Market Place Development (TMD); or Lifestyle Commercial Centers (LCC).
4. For Ag Reserve TMDs the FAR is calculated on the total area of the development, including both the developed and preserve area.
5. Only future land use designations of Commercial Low located in the Agricultural Reserve Tier and approved prior to January, 2002, shall be allowed to develop at this FAR.
6. An FAR greater than .15 is only permitted for hospitals and related hospital campus uses.
7. An FAR greater than .05 is only permitted east of S.R. 7
8. Institutional and Public Facilities uses within any FLU designation are allowed to utilize the maximum allowable FAR of the Institutional and Public Facilities FLU designation per the applicable Tier. In the case of multiple or mixed use projects, only proposed institutional and public facility uses shall be permitted to exceed the FAR of the project's FLU designation.
9. Maximum FARs for non-residential uses within an Agricultural Enclave shall be indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.