

2020 FUTURE LAND USE AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	TBD	Intake Date	February 28, 2020
Application Name	Agricultural Reserve Multiple Land Use	Concurrent?	No
Acres	+/- 39.29 acres	Text Amend?	Yes
PCNs	00-42-43-27-05-054-0070		
Location	Southeast Corner of Boynton Beach Boulevard and Acme Dairy Road		
	Current	Proposed	
Tier	AGR	AGR	
Use	Agricultural Residential Preserve	Multiple Land Use Planned Development including: 432 Residential Dwelling Units 261,360 SF of Commercial Uses including Retail, Restaurant, Grocer, Office, Theater, Hotel, Light Industrial and Fitness Center	
Zoning	AGR	MUPD	
Future Land Use Designation	AGR	MLU	
Underlying Future Land Use Designation	None	CL/5	
Conditions	None	Maximum of 432 Residential Dwelling Units and 261,360 SF Commercial (or mix of Retail, Restaurant, Grocer, Office, Theater, Hotel, Light Industrial and Fitness Center with equivalent trip generation)	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	1 dwelling unit per 5 acres or 39.29 acres of Nursery Retail	5 dwelling units per acre and 0.20 FAR
Maximum Dwelling Units¹ (residential designations)	0.20 du/acre x 39.29 ac. = 8 single-family dwelling units	5 du/acre x 39.29 ac. = 196 DU
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	8 max du x 2.39 = 19 persons	196 max du x 2.39 = 468
Maximum Square Feet^{2, 4} (non-residential designations)	0 FAR x 39.29 ac. = 0 square feet	0.20 FAR x 39.29 ac. = 342,294 square feet

Proposed or Conditioned Potential 3, 4	----	Maximum: 342,294 SF of Commercial including Retail, Restaurant, Grocer, Office, Theater, and Fitness Center Proposed: 432 Residential DU + 261,360 SF Commercial (or mix of Retail, Restaurant, Grocer, Office, Theater, Hotel, Light Industrial and Fitness Center with equivalent trip generation)
Max Trip Generator	Nursery (Garden Center), #817; 108.10 tpd/acre	Multi-Family Mid-Rise Housing, #221; 5.44 tpd/du & General Commercial, #820; $\text{Ln}(T) = 0.68\text{Ln}(X) + 5.57$, $x = 1,000$ S.F.
Maximum Trip Generation	4,247 trips per day	Maximum: 11,315 daily trips Proposed: 9,374 daily trips
Net Daily Trips:	Maximum: 11,315 tpd – 4,247 tpd = 7,068 trips per day Proposed: 9,374 tpd – 4,247 tpd = 5,127 trips per day	
Net PH Trips:	Maximum: AM: 379 pht – 111 pht = 268 AM peak hour trips PM: 923 pht – 317 pht = 606 PM peak hour trips Proposed: AM: 319 pht – 111 pht = 208 AM peak hour trips PM: 723 pht – 317 pht = 406 PM peak hour 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	Bonnie Miskel, Esq. Beth Schrantz, Land Planner
Company Name	Dunay, Miskel, and Backman, LLP
Address	14 SE 4 th Street, Suite 36
City, State, Zip	Boca Raton, FL 33432
Phone / Fax Number	Bonnie: (561) 405-3321 Beth: (786) 763-0565
Email Address	Bonnie: bmiskel@dmbblaw.com Beth: bschrantz@dmbblaw.com

B. Applicant Information

Name	Barbara M. Logan, Trustee
Company Name	Barbara M. Logan Revocable Trust dated August 22, 2007, as amended
Address	651 Village Drive, # 502
City, State, Zip	Pompano Beach, Florida 33060
Phone / Fax Number	Please contact agent.
Email Address	Please contact agent.
Interest	50% ownership of subject property

Name	Cecily DeReuil Fazio and James J. DeReuil, Co-Trustees
Company Name	Unrecorded Barbara R. DeReuil Revocable Trust dated October 6, 2009
Address	Cecily: 1864 River Road James: 4405 Scenic Highway
City, State, Zip	Cecily: Jacksonville, FL 32207 James: Pensacola, FL 32504
Phone / Fax Number	Please contact agent.
Email Address	Please contact agent.
Interest	25% ownership of subject property

Name	David Bargas, Nancy Jankovsky, and Susan J. Griffin, Co-Trustees
Company Name	John Bargas Trust dated 3/10/2004
Address	5036 SW 8 th Place
City, State, Zip	Cape Coral, FL 33914
Phone / Fax Number	Please contact agent.
Email Address	Please contact agent.
Interest	25% ownership of subject property

Name	Lawrence Suchman, Manager
Company Name	Jade Boynton, LLC
Address	1550 Madruga Avenue, Suite 230
City, State, Zip	Coral Gables, FL 33146
Phone / Fax Number	305-667-6461 x 18
Email Address	Larry@suchmangroup.com
Interest	Contract Purchaser

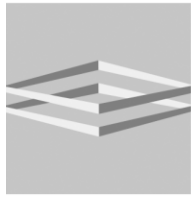
Part 3. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Future Land Use Element Objective 1.5 including Policies 1.5-h, 1.5-k, 1.5-m, and 1.5-n, and Sub-Objective 1.5.1 including Policies 1.5.1-a, 1.5.1-m, and 1.5.1-r; Table 2.2.1-g.1; Table 2.2.1-j.1; Policy 2.4-f; Policy 3.5-d; TABLE III.C.2
Purpose	Please refer to the Statement of Use and Justification attached as Attachment E, which details the purpose of the amendment and how the current Plan language is hindering appropriate development in key locations within the Agricultural Reserve Tier.
Justification	Please refer to the Statement of Use and Justification attached as Attachment E, which details the data and analysis in support of the requested amendment to the Agricultural Reserve Tier.
Consistency	Please refer to the Statement of Use and Justification attached as Attachment E, which details how the proposed amendment furthers other Goals, Objectives or Policies within the Comprehensive Plan, provides an analysis of the implications of the amendment, and demonstrates consistency with other aspects of the Plan.
Text Changes	Please refer to the Proposed Text Amendment attached as Attachment H, which provides a detailed description of the proposed text changes.
ULDC Changes	Please refer to the Proposed Text Amendment attached as Attachment H, which provides a detailed description of the proposed text changes.

Part 4. Attachments

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- A. PCNs, Legal Description and Warranty Deed
 - B. Agent Consent Form
 - C. Applicant's Ownership Affidavit
 - D. Disclosure of Ownership Interests
 - E. Justification Statement
 - F. Survey
 - G. Traffic Statement
 - H. Proposed Text Amendment



**Statement of Use and Justification for
Text Amendment to Palm Beach County (“County”) Comprehensive Plan to allow
Multiple Land Use in the Agricultural Reserve
Submitted: February 28, 2020**

ELEMENTS & POLICIES TO BE REVISED

This application requests that the Board of County Commissioners (“BCC”) initiate changes to Future Land Use Element Objective 1.5 including Policies 1.5-h, 1.5-k, 1.5-m, and 1.5-n, and Sub-Objective 1.5.1 including Policies 1.5.1-d, 1.5.1-m, 1.5.1-q and 1.5.1-r; Policy 2.4-f; Policy 2.4-g, and Policy 3.5-d; and TABLE III.C; and Housing Policy 1.5-g and to create new Future Land Use Element Policy 1.5.1-s.

PURPOSE

The purpose of the requested text amendment is to allow innovative, sustainable, and contextually appropriate mixed use development at strategic locations within the Agricultural Reserve Tier (“Ag Reserve”) in order to provide essential lifestyle services for farm workers and residents of the Ag Reserve and to provide rurally located workforce housing options to ensure that the County’s workforce population is afforded attainable housing opportunities in all areas of the County. The significantly increased population within the Ag Reserve since the area’s establishment as a preservation and conservation zone 40 years ago has created a need for additional non-residential services, including but not limited to retail, restaurant, entertainment, commercial recreation, community and event centers, and employment generating uses. Further, as the County’s population has increased, the cost of housing has also risen while wages for essential workforce personnel have largely remained stagnant. The County is working to provide workforce housing throughout the Urban/Suburban Tier and has not taken advantage of the untapped potential workforce housing opportunities in the Ag Reserve that are attainable by allowing higher densities strategically positioned within mixed use development at major transportation nodes.

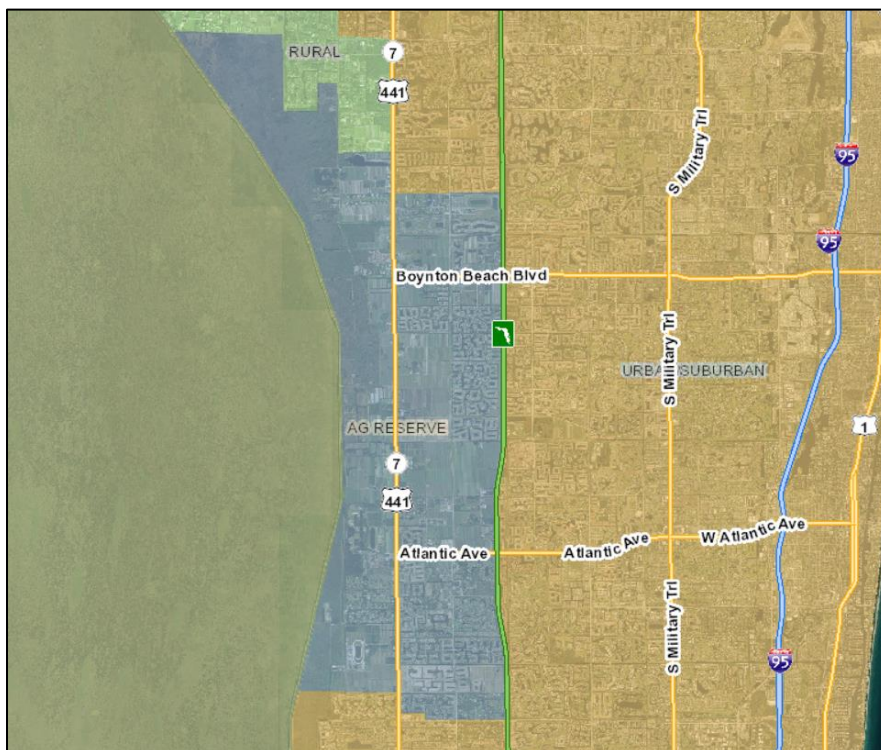
The optimal way to address the County’s needs for services in the Ag Reserve and an appropriate variety of workforce housing options is to provide well-planned mixed use development in a carefully selected location that is adjacent to major transportation networks, existing public facilities, civic uses, and recreational opportunities that is designed and programmed to honor the intent and history of the Ag Reserve. It is important that any such development include additional residential density to provide a rurally located and programmed workforce housing opportunity within the County and to further ensure the viability of the non-residential development. The proposed amendment includes a requirement to provide a minimum of 25% of the residential development allowed by the amendment as workforce housing units. This will provide significant workforce housing opportunities and help ensure that the County’s workforce population has a range of affordable housing options in diverse locations and are not forced by economics and the current regulatory framework to live solely in the County’s denser suburban and urban areas, thereby requiring longer commutes and increasing traffic on the County’s roadways.

The current regulations established for the Ag Reserve do not provide the flexibility needed to promote the innovative land development techniques needed to create the truly unique and viable mixed use development that is needed to serve the existing population within the Ag Reserve and to allow the County's workforce population rural lifestyle options that are currently missing. As such, the proposed text amendment seeks to allow a Multiple Land Use ("MLU") designation in the Ag Reserve to allow a complementary mix of uses serving the farm workers and residents of the Ag Reserve, provide strict locational criteria so that any such development is appropriately placed, and establish design objectives to ensure any development is suitable and considerate of the Ag Reserve context. It is proposed that the MUPD zoning will implement the proposed MLU future land use designation in the Ag Reserve.

JUSTIFICATION FOR PROPOSED TEXT AMENDMENT

History of the Ag Reserve

The Ag Reserve consists of 20,923 acres of southern Palm Beach County and spans the area from Lantana Road (extended) to the north, Clint Moore Road to the south, Florida Turnpike to the east, and Arthur R. Marshall Loxahatchee Wildlife Refuge to the west as shown in blue on the aerial graphic below. The Ag Reserve is adjacent to the Urban/Suburban Tier on the north, south, and east, Rural Tier on the north, and Glades Tier on the west.



The agricultural use of the Ag Reserve area began in the early 1900s and the creation of the Lake Worth Drainage District ("LWDD") in 1915 provided the drainage patterns needed to promote significant agricultural production. By the mid-1950s the area supported approximately 200 vegetable farms, 30 dairy farms, and 35 ranches with nearly 30,000 head of cattle. In the second half of the 20th century, the Ag Reserve allowed for agricultural production of more than 80 varieties of vegetables and 12 different fruits (in addition to citrus) and contributed significantly to the County's economy, providing 10% of the

County's agricultural production value on 2% of County land devoted to agriculture. Several rural residential developments were also approved between 1970 and 1980 as follows:

- Horseshoe Acres (unrecorded subdivision) – 320 acres and 64 dwelling units
- Tierra Del Rey South (1977) – 83 acres and 26 dwelling units
- Rio Poco PUD (1977) – 157 acres and 92 dwelling units
- Delray Lake Estates PUD (1979) – 128 acres 96 dwelling units
- Willis Gliderport PUD (1980) – 105 acres and 43 dwelling units

In sum, by 1980 residential development in the Ag Reserve comprised only 793 acres (+/- 3.8%) of the land area within the Ag Reserve with an estimated 321 homes approved (less than 800 non- agricultural residents) and agricultural production was still operating in full force and with significant economic benefits to the farmworker community and County at large.

In recognition of the important economic and environmental benefits of the Ag Reserve, the County displayed great foresight and formally designated the Ag Reserve in the County's 1980 Comprehensive Plan ("1980 Plan") in order to preserve a majority of the lands for agriculture and prevent premature development within the Ag Reserve. In order to achieve these goals, the 1980 Plan:

- established maximum residential densities of 1 unit per 5 acres,
- provided an opportunity to increase gross densities to 1 unit per acre for planned developments containing a minimum of 40 acres that clustered all development on 20% of their land area ("80/20 Option"), and
- created a transfer of development rights program by designating the Ag Reserve as a sending area for development rights to be used outside of the Ag Reserve at a rate of 4 units per 5 acres (0.8 units per acre).

In 1989, the County adopted a new Comprehensive Plan ("1989 Plan"), which revised the boundaries of the Ag Reserve by removing 5,000 acres, called for a study of the area, placed a moratorium on non-agricultural development, and designated the lands remaining in the Ag Reserve "to be preserved primarily for agricultural uses, if possible, and if not, to be developed at low residential density." The study of the Ag Reserve referenced in the 1989 Plan was initiated but never completed. In 1995, the moratorium that was placed on development for the duration of the study was lifted and the Comprehensive Plan was amended to create an alternative to the 80/20 Option. The alternative created in 1995:

- provided an opportunity to increase gross densities to 1 unit per acre for planned developments containing a minimum of 250 acres that clustered all development on 40% of their land area and preserved the remaining 60% for agricultural uses ("60/40 Option"),
- permitted the preserved area to be noncontiguous with the developed area provided that the preserve area created a minimum of 150 contiguous acres set aside with no future development rights when combined with adjacent areas, and
- restricted the density increase to properties east of State Road 7 with frontage on Atlantic Avenue, Boynton Beach Boulevard, Clint Moore Road, and Lyons Road north of Boynton Beach Boulevard.

The creation of the 60/40 Option stimulated some residential development in the Ag Reserve and created the regulatory framework to allow the approval of the 892.1 acre, 500 dwelling unit Delray Training Center

60/40 development in 1997 and the 405.5 acre, 149 dwelling unit Rainbow PDD development in 1998. Combined with the residential development approved prior to the establishment of the Ag Reserve, the 60/40 developments approved in the mid-1990s resulted in the residential development within the Ag Reserve more than tripling to allow a total of 970 dwelling units and approximately 2,300 non-agricultural residents.

In July 1998, the BCC directed development of a Master Plan for the Ag Reserve with the purpose of preserving and enhancing agricultural activity and environment and water resources in the Ag Reserve and producing a master development plan compatible with these goals (“Master Plan”). The County selected two consultants to complete the Master Plan; CH2M Hill as the primary consultant and Dover Kohl and Partners as the design consultant (“Consultants”). The Master Plan was completed in four phases with the 1st and 2nd phases completed by the Consultants and the 3rd and 4th phases completed by County Planning staff. Phase 1 of the Master Plan involved a series of stakeholder meetings and a design charrette to gather input and suggest alternative patterns of development consistent with the BCC purpose for the Master Plan. Phase 1 resulted in a recommendation in December 1998 from the Consultants that the County pursue a conservation land acquisition bond referendum to acquire land for the preservation of open space, including open spaces used for agricultural purposes. Ultimately, a \$150 million bond was placed on the ballot and was approved by voters, with \$50 million to be used for environmentally sensitive lands throughout the County and \$100 million to be used to acquire land in the Ag Reserve in order to reduce the number of potential new residential dwelling units in the Ag Reserve by approximately 4,000 units. The BCC authorized Phase 2 of the Master Plan following the bond approval.

Phase 2 of the Master Plan involved the Consultants making recommendations for implementation of the Master Plan including identification of the lands most suitable for purchase using the bond, incentives for agriculture, and recommendation of specific Comprehensive Plan and Unified Land Development Code (“ULDC”) modifications needed to implement the Master Plan. Phase 2 of the Master Plan specifically called out the need for mixed use centers in order to promote a sustainable form of development; however, the regulations ultimately adopted allowed only mixed non-residential uses and did not provide for the residential housing within the mixed use centers that is needed to stimulate the mix of uses needed to create a town center with a true sense of community.

The BCC then authorized staff to proceed with the Final Phase of the Master Plan, including initiating necessary revisions to the Comprehensive Plan and ULDC, which were focused at maintaining the rural character and the importance of agriculture in the area. The Final Phase of the Master Plan resulted in the creation of the final Master Plan document including Background for Development of the Agricultural Reserve Master Plan, Options to Preserve and Enhance Agricultural Activity, Options to Enhance Environmental Resources, Options to Enhance Water Management Capability, and Options to Produce a Master Plan. The County then adopted policies in the Comprehensive Plan in 2001 in order to implement the recommendations of the Master Plan.

Since the adoption of the Ag Reserve Master Plan, numerous residential developments have been built and the number of residents living within the boundaries of the Ag Reserve has significantly increased. The needs of those residents, as well as good planning practices, have spurred additional changes in the Ag Reserve. These changes included increasing the commercial square footage cap to allow for additional smaller commercial projects, allowing 5-acre standalone preserve parcels, and allowing smaller commercial projects to develop without the need to provide preserve acreage. Additional changes are

being proposed to allow the development of congregate living facilities and self-storage facilities within the Ag Reserve.

Change of Circumstances Necessitating Text Amendment

There are several driving factors – increased population, rising housing costs and static incomes, declining economic viability of the domestic farming industry, and suburban sprawl pattern occurring along the Boynton Beach Boulevard corridor – that have created a need for innovative, well planned mixed use development and workforce housing at strategic transportation and recreation nodes within the Ag Reserve.

Today, 40 years after the initial creation of the Ag Reserve, the County's preservation and conservation efforts have generally been a resounding and award winning success. These efforts have resulted in significant preservation of the County's agricultural lands and the conservation of the areas needed to ensure water quality and aquifer recharge. The bond referendum resulted in County control of hundreds of acres of land and reduction of the potential residential development by hundreds of dwelling units. The fundamental Ag Reserve 60/40 Option strategy ensured preservation of privately held lands throughout the Ag Reserve. As such, development in the Agricultural Reserve has largely occurred as anticipated in the Master Plan, which has resulted in significantly increased non-agricultural residential population (approximately 11,125 dwelling units with approximately 27,000 non-agricultural residents), and approximately 56%, or 12,430 acres, of being set aside as preserve area through public ownership and AGR-PUD preserves as detailed in the December 2019 Staff Memorandum to the BCC regarding Agricultural Reserve Preserves. However, the Final 2000 Master Plan did not properly account for the lifestyle, wellness, and cultural needs of the future residents of the Ag Reserve, nor did it anticipate that housing costs would increase at a rapidly faster rate than wages, thus creating a need to provide workforce housing options for the portion of the workforce that desires a more rurally located lifestyle and the opportunity for residing in closer proximity to job (specifically agricultural) which are located within or near the Ag Reserve. As such, while the Ag Reserve is largely a successful initiative, these issues have resulted in an underserved residential population developed in a pattern of suburban sprawl within the Ag Reserve and a workforce population without a full range of housing options within the County. The significant population growth of non-agricultural residents and sprawling development patterns within the Ag Reserve create a need for centralized, conveniently located, non-residential services and amenities, at strategic transportation and recreation nodes that are centrally located within the Ag Reserve.

In addition to the increase of residents and need for rural workforce housing options, and as foreseen by the creators of the Master Plan, external market factors have changed the agricultural climate and made it more difficult for farmers to make a living in the farming industry. As such, the use of areas set aside for agricultural production is no longer sustainable and it is not practically feasible or economically viable to continue creating new preserve areas for agricultural use. The Final 2000 Master Plan acknowledged evolving market forces and anticipated that there would be significant changes to the agricultural industry in the years following the initial establishment of the Ag Reserve. As detailed above, the Ag Reserve was an active and productive area for agricultural production that contributed significantly to the County's economy at the time that the Ag Reserve designation and regulations were adopted in 1980. The warm climate and a drainage system developed to primarily accommodate agriculture allowed for the production of row crops that were very competitive in the national markets. However, the County's *Agricultural Reserve Master Plan* acknowledges that "studies and discussions with some landowners and

farmers in the Ag Reserve suggest that the traditional row crops grown in the Ag Reserve may not be feasible over the long run due to factors beyond the control of the County.” Further, according to the Master Plan, outside market forces are now combining to adversely impact the dynamics of agriculture in the County, specifically in the Ag Reserve. The continued increase in imported vegetables at a rate of 10% per year place pressures on the domestic vegetable production’s demand and prices. The establishment of substantial regulations in agricultural production practices have increased the cost of production, further contributing to the relative advantage of foreign competition. Further, labor shortages have risen in the agricultural industry due to increased dependence on migrant workers paired with federal mandates limiting the number of farm workers from other countries. Currently the Ag Reserve is comprised of 54% preserved lands. While the Ag Reserve has succeeded in preserving lands as open space, it failed in keeping agriculture as the primary use and suburban residential uses are now the predominant use. As such, it is imperative that a holistic modification is made to the regulations for the Ag Reserve in order to address the needs that the population has for local amenities, services and cultural opportunities.

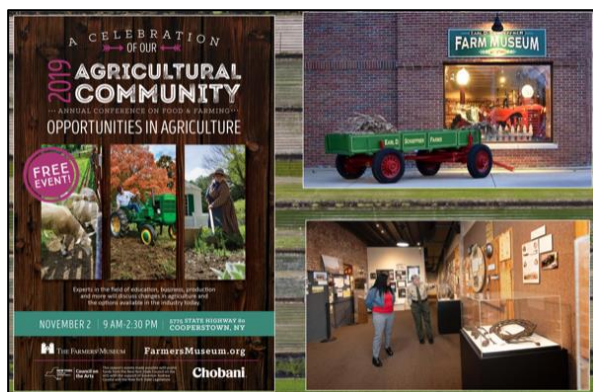
The proposed text amendment creates the ability to establish a much needed mixed use wellness and lifestyle development at the southeast corner of Boynton Beach Boulevard and Acme Dairy Road and provides locational criteria in consideration of the context needed for a successful mixed use development that is beneficial to and helps to provide the mix of uses needed to create a complete community serving the existing residents. The subject property is ideal for such development due to its location at a signalized intersection within one-half mile of the major transportation node of Boynton Beach Boulevard and the Florida Turnpike, adjacency to a large public school and park facility, and proximity to a significant portion of the suburban homes approved and built within the Ag Reserve. A rural lifestyle and wellness town center in this location will allow for a gateway and true entrance to the Ag Reserve to be created to help provide the sense of place and place making that the Ag Reserve is currently lacking. It is important to note that the Boynton Beach corridor is no longer a rural road surrounded by a predominantly agricultural context as shown in the graphic below.



As shown above, the Boynton Beach Boulevard corridor has significantly changed over the past 20 years with the introduction of the Canyon Lakes community to the south. In addition, a Traditional Marketplace Development, the Canyons Town Center, was approved and built at the southeast corner of Boynton Beach Boulevard and Lyons Road, a 16-acre commercial project, Cobblestone Commons, was approved and developed across Boynton Beach Boulevard from the Canyons Town Center Traditional Marketplace, and two schools were approved and developed on the north and south sides of the road to accommodate the increasing number of families with children moving into the Ag Reserve. A certificate of need was approved, and a large hospital was constructed further west at the intersection of Boynton Beach Boulevard and State Road 7. The County has also recognized the pre-existing institutional and commercial uses on Boynton Beach Boulevard through the adoption of several FLUA amendments. All of these changes have been made to address the shifting demographics and the continued influx of residents into the Agricultural Reserve but have not provided the holistic mixed use development needed to serve the Ag Reserve population. This Property is the ideal location to meet this need given the locational criteria described above.

In addition, any resulting development will be designed to give homage to the Ag Reserve, its history, and the farmworker population who built the agricultural industry in the County. It is intended that the development will provide such uses as an agricultural museum, Agri-hood, active retention with natural plantings, and farmer's market. These concepts are graphically demonstrated below.

Concept: Farming Museum



Concept: Agri-Hood



Concept: Active Retention w/Native Plantings



Concept: Farmers Market



In addition, this development will be designed to fit the intended rural context of the Ag Reserve through the use of rustic materials and design features.

Benefits of Mixed Use Development

As detailed above, the significantly increased residential population within the Ag Reserve, decreased agricultural production, increased housing costs making it difficult for essential workforce personnel to continue living in the County, and sprawling development pattern in the Ag Reserve demonstrate a clear and present need for a mixed use lifestyle and pedestrian oriented town center development with on-site workforce housing opportunities to serve the residents within the Ag Reserve. It is imperative in providing a high quality of life for these existing residents and the County's essential workforce population that any proposed development provide cultural, entertainment, recreational, retail, restaurant, and community driven uses. It is important to note that these residents must currently travel +/- 7 miles north to the Wellington Mall, +/- 6 miles south to the Delray Marketplace, or +/- 11 miles east to downtown Delray Beach or Rosemary Square for any entertainment, cultural opportunity, community gathering space, or other valued amenities and services. The lack of services and necessary commercial and cultural uses within the community creates a need for residents to travel significant distances, thus further straining the County's transportation network. Over the past several years, there has been an industry trend away from creating large sprawling communities without common amenities and places to gather and toward the creation of compact developments with higher densities and a complementary mix of uses that allow those who live in or nearby these mixed use town center developments a place where they can truly live, work, and play without having to spend their valuable time transporting between their home and their destination. This is a nationally recognized trend, which is demonstrated in publications from the American Planning Association, the University of Delaware's Complete Communities Toolbox in Benefits of Mixed-Use Development, American Public Health Association, and Victoria Transport Policy Institute, among others.

An APA brief on Zoning for Mixed Use indicates that: **"Traditional zoning ordinances can result in large-scale, single use, large-lot residential developments. These subdivisions often require costly and redundant municipal infrastructure to function while furthering dependence on non-renewable energy sources."** Further, the brief also states that **"integrating uses—residential, retail, and childcare in this case—helps to create vibrant neighborhoods in which residents can accomplish several activities walking instead of driving."** Finally, with regard to traffic, "mixed use zoning can reduce the peak-hour congestion paralyzing urban areas across the nation. It provides the tools necessary to develop areas where people have the opportunity to work, shop, and socialize near their homes. By increasing opportunities to combine trips, mixed uses can reduce the vehicle miles traveled by residents of a community."

The University of Delaware's published The Delaware Complete Communities Toolbox in Benefits of Mixed-Use Development and finds that: **"Smart-growth strategies such as mixed-use development are being implemented to mitigate the effects of sprawl, promote a sense of community, and encourage pedestrian-friendly design.** In addition to providing public health benefits, walkable communities that are attractive, convenient, and may also contribute to a sense of place that reaps economic rewards." They also state that, **"With the incorporation of mixed-use development and smart growth practices, sprawling development patterns could be reduced and quality of life may be enhanced."** Approval of the proposed regulations would serve to allow a development within the Ag Reserve that will complete

the provision of the amenities needed to ultimately ensure no additional development is needed within the area to serve the existing residents.

The American Public Health Association published *Urban Sprawl, Smart Growth, and Deliberative Democracy* and finds that: “An urban development pattern that necessitates automobile use will produce more air pollutants, such as ozone and airborne particulates, than a pattern that includes alternatives to automotive transportation... [Smart growth] promotes an urban development pattern characterized by high population density, walkable and bikeable neighborhoods, preserved green spaces, mixed-use development (i.e., development projects that include both residential and commercial uses), available mass transit, and limited road construction. Smart growth was originally conceptualized as an aesthetically pleasing alternative to urban sprawl that would offer residents a high quality of life and the convenience of local amenities, but it also has many potential health benefits, such as diminished air pollution, fewer motor vehicle accidents, lower pedestrian mortality, and increased physical exercise. **Smart growth is different from the concept of “garden suburbs” because it addresses issues of population density and transportation, not just availability of green space and preservation of agricultural land.**” As such, the proposed development will not only provide better services to the Ag Reserve residents, it will also promote a healthier community in the County at large by reducing the number and length of trips originating from the Ag Reserve residents.

Consistent with the scholarly and institutional findings detailed herein, the Chester County Planning Commission has created a Planning Toolbox for Mixed Use Developments and identifies the following advantages of Mixed Use Development:

- “Energy conservation-mixed-use development inherently conserves energy because it promotes efficient land use, reduced reliance on the use of vehicles, and establishes walkable communities based on Smart Growth principles.
- Create a sense of place in a community.
- Achieve higher densities while creating more amenities, and usable and pleasant public open space, which sometimes cannot easily be achieved by single-purpose projects.
- Can result in shared infrastructure (ex. parking), thereby making possible economies of scale in development and operating costs.
- Achieve greater long-term appreciation in land and property values.
- Stimulate revitalization by encouraging redevelopment activity in downtowns, and urban and suburban infill locations.
- Provide a focus for growth in more suburban communities.
- Provides opportunities for increased use of public transit.
- Work in conjunction with tools such as Effective Agricultural Zoning or as a receiving area for Transfer of Development rights to promote growth in the most appropriate areas in conjunction with existing or planned infrastructure including, but not limited to public water and sewer facilities.”

Considering the foregoing, approval of this request will allow for implementation of a widely accepted and utilized strategy of providing compact mixed use development with higher densities, a complementary mix of non-residential, open space, and cultural uses, and additional workforce housing in order to meet the needs of the existing Ag Reserve community. Adoption of regulations that allow mixed use development will have a positive impact on the surrounding area and will ultimately increase

property values of surrounding homes and commercial properties as people want to work and live in or near activity centers that provide convenient goods, services, food and beverage, entertainment, hospitality, and employment opportunities.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendment is consistent with and promotes the County Directions enumerated within the Future Land Use Element as follows:

1. *Livable Communities. Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

Applicant's Response: The Ag Reserve is a unique area within the County; however, the current regulatory framework does not provide the vision or flexibility needed to allow for a harmonious balance of land uses, efficient provision of services, open space organized such that it is usable and preserves natural features, or distinct community design elements unique to the Ag Reserve. The requested amendment provides for the allowance of the MLU future land use designation in the Ag Reserve, which will promote innovative mixed-use development that creates a rural town center with a strong agricultural sense of place and workforce housing opportunities for the County's essential personnel. Approval of the proposed text amendment will allow for the needed balance of uses by allowing the provision of much-needed, centralized local services with the amenities, usable open space and recreation areas, cultural facilities, placemaking, and employment opportunities needed in close proximity to higher density residential uses essential to promoting pedestrian activity, reducing number and length of trips and improving the existing pattern of suburban sprawl that has taken place within the Ag Reserve since its inception. The design standards for the proposed MLU in the Ag Reserve will help to ensure that the proposed development will be designed in a form that is complementary to the surrounding residential uses in the area. The density proposed for the MLU in the Ag Reserve will allow for both market rate and workforce housing thereby ensuring the long term economic viability of the proposed cultural enrichment offerings and employment options. In sum, the proposed MLU in the Ag Reserve is intended to accommodate the mix of uses required to create the entertainment and employment center that is needed to promote a balanced and healthy lifestyle for the farmworker community, existing residents, and future residents of the Ag Reserve. As such, the proposed text amendment will promote the enhancement, creation, and maintenance of livable communities throughout the County and specifically within the Ag Reserve.

2. *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 geographical 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.*

Applicant's Response: Approval of the proposed text amendment will direct development that respects the characteristics of the Ag Reserve to the most appropriate location for mixed use and allow for the timely development of the type and intensity of uses needed to serve the Ag Reserve community. The proposed text amendment will promote the increase in density through the County's Workforce Housing and Transfer of Development Rights programs. The design of any development allowed by the proposed text amendment will be designed to assure smart growth, protection of natural resources, prevention of urban sprawl, provision for efficient use of land, balance of land uses, and provision for facilities and services in a cost efficient and timely manner. Any development allowed by the text amendment will promote Smart Growth principles and will offer residents a high quality of life through convenient access to lifestyle and wellness amenities and services, cultural offerings, employment options, and entertainment opportunities. The development will also provide many potential health benefits such as diminished air pollution, fewer motor vehicle miles traveled for daily local activities, and increased pedestrian and physical activity through the centralization of local services and the provision of extensive active open space and recreational areas. Considering the foregoing, approval of the proposed text amendment will provide for sustainable communities and lifestyle choices.

Infill, Redevelopment and Revitalization. Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.

Applicant's Response: Approval of the proposed text amendment will allow for positive infill development of a property that is ideally situated along one of the County's major transportation networks, adjacent to a large school and park facility, and surrounded by suburban housing development that lacks basic lifestyle and wellness amenities and services. This infill development is adjacent to existing public facilities and services and promotes the efficient use of land and public facilities.

3. *Land Use Compatibility. Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Applicant's Response: Approval of the proposed text amendment is not in conflict with the intensities of land uses with those of surrounding areas. The surrounding context is along a major transportation corridor adjacent to an elementary school, public park, and suburban single-family residential communities. This is not characteristic of a rural area, nor an agricultural area. This is a suburban context, which by its nature is contrary to meeting many of the other goals described in the Comprehensive Plan for the Agricultural Reserve. The proposed text amendment requires a minimum land area of 35 acres, thereby ensuring that any development allowed by this text amendment will not be piecemeal and will create a cohesive mixed-use development. Any development allowed by the proposed text amendment will be programmed and designed to deliver much-needed community amenities in a complimentary scale, density, and intensity of uses situated to fit within the context of surrounding developments. Specifically, development of a unified mixed-use MLU in the Ag Reserve will require that all uses be located and designed to ensure harmony with the existing surrounding context with passive and active open space with ample recreational activity offerings and residential uses buffering the existing residences and commercial and entertainment uses situated closer adjacent to the major thoroughfares. Considering the

foregoing, the densities and intensities of land uses allowed through the proposed text amendment will not be in conflict with those of surrounding areas.

4. *Neighborhood Integrity. Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

Applicant's Response: Approval of the proposed text amendment will respect the integrity of the surrounding suburban neighborhoods, including their geographic boundaries and social fabric. As detailed above, the resulting development is intended to honor the history and intent of the Ag Reserve through the provision of a farming museum, Agri-hood, active lakes with native plantings, and farmers markets. As demonstrated above by the University of Delaware, mixed-use developments are being implemented to mitigate the impacts and externalities of sprawl and to strengthen a sense of community. The densification of residential uses with the provision of lifestyle, wellness, and cultural amenities and services in close proximity will alleviate the demand for space throughout the County to serve the residents of the Ag Reserve and work to prevent further urban sprawl. These aspects and the ultimate design of the development will respect the integrity of the surrounding neighborhoods and become a key part of their social fabric.

5. *Economic Diversity and Prosperity. Promote the growth of industries that have relatively high wages and that can diversify the economic base.*

Applicant's Response: The proposed text amendment will promote the growth of industries that have relatively high wages and that can diversify the economic base. The Project proposes to provide an entertainment and employment center with cultural elements and vertically integrated mixed uses, as well as standalone commercial, industrial, civic, cultural, and residential uses. Specifically, the proposed cultural arts center, ample recreational and entertainment activity opportunities will create a development that is uniquely poised to bring a level of economic vitality and new employment opportunities that currently do not exist within the Ag Reserve. As such, the Project will not only be a driver of new, sustainable economic activity in the area, but will also significantly diversify the economic base for the farmworker community, existing residents, and future residents of the Ag Reserve. Considering the foregoing, the proposed text amendment will promote the growth of industries that have relatively high wages and that can diversify the economic base.

6. *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.*

Applicant's Response: The proposed text amendment will ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of workforce housing within the Ag Reserve. The proposed text amendment requires that any MLU development in the Ag Reserve participate in, and utilize, the Workforce Housing Program and Transfer of Development Rights Programs offered by the County. A minimum of 25 percent of the dwelling units proposed will be required to be provided as Workforce Housing units equitably distributed among income categories. Workforce housing opportunities do not currently exist in the Ag Reserve and the rural lifestyle options afforded in this area are only available to the County's wealthier residents. Implementation of the Workforce Housing and Transfer of Development

Rights programs within the MLU in the Ag Reserve will ensure that the County's essential workforce population have housing options in all areas of the County and are not forced by economics to reside in the eastern urban and suburban areas. As such, the proposed text amendment will ensure that housing opportunities are compatible with the County's economic opportunities and that the County's Workforce Housing Program is adequately and equitably distributed throughout the County.

7. *Economic Activity Centers. Encourage the development of Planned Industrial Developments primarily designed to accommodate and promote manufacturing industry and other value-added activities.*

Applicant's Response: The proposed text amendment is not within an Industrial Land Use designated area and does not entail the development of Planned Industrial Developments. As such, the text amendment does not impact this County Direction. However, it is important to note that the proposed mixed use context of development allowed by the MLU in the Ag Reserve text amendment will encourage economic activity centers and value added activities.

8. *Research and Development Communities. Support the location of regional economic development activities in the County, which promote science and/or technology uses and other significant employment opportunities and educational initiatives resulting in new technologies and manufacturing activities.*

Applicant's Response: The proposed text amendment does not entail the location of a Research and Development Community. As such, the text amendment does not impact this County Direction.

9. *Level of Service Standards. Establish specific, public facility level of service standards that are directly linked to the Capital Improvement Program, to accommodate an optimum level of public facility and service improvements needed as a result of growth.*

Applicant's Response: The proposed text amendment directs development to areas served by existing public facilities so that the County's public facilities would not have to be extended in order to serve any MLU development in the Ag Reserve. As such, approval of this text amendment would allow for the location of development in order for the County to provide an optimum level of public facility while accommodating growth occurring in the County.

10. *Linear Open Space and Park Systems. Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches and conservation areas.*

Applicant's Response: Approval of the proposed text amendment will enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. MLU development in the Ag Reserve will be designed to be thoughtfully linked to the adjacent Canyon Community Park for additional green and field recreation, walking and biking. In addition, the Project will supply access to active retention lakes and community scale agricultural activities. Specifically, the intended provision of a active and passive open space opportunities alongside the Canyon Community Park will work together create a strong sense of place while contributing to the functional organization of recreational open space and natural resources for the greater community. Considering the

foregoing, the proposed text amendment is needed in order to allow for the provision of an open space network that will become a visual and functional organizer and asset of recreational activities, natural resources and other open space areas to provide a northern gateway to the Ag Reserve.

11. *Environmental Integrity. Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress up-on these fragile areas.*

Applicant's Response: Much of the existing Ag Reserve land is reserved for agricultural uses. Traditional preserve areas are frequently blighted, overgrown parcels, with no use or direct benefit to the community. Rather than establishing 60 percent of open space to be reserved per the Ag Reserve standards, the Project proposes greater usable open spaces and water bodies that will help with water retention and improve water quality treatment. In addition, the Design Guidelines will include lateral planting and cultivation practices for the use and benefit of the community. With the above foregoing, the proposed Text Amendment will encourage and promote environmental integrity.

12. *Design. Promote the concept of design to direct development, in rural and urban areas. Design is used to prepare and implement policies and plans that guide the physical development of the built environment and make such development functional, orderly, efficient, visually pleasing, environmentally sound, economically viable and supportive of generally accept-ed community goals.*

Applicant's Response: Approval of the proposed text amendment will promote the concept of design to direct development, in rural and urban areas. As discussed in greater detail above, MLU development in the Ag Reserve will be designed to employ Smart Growth design principles with a thoughtful, organized mix of uses that are visually appealing while bringing an authentic sense of place that honors the history and intent of the Ag Reserve. MLU development in the Ag Reserve will be designed to make the uses functional, orderly, efficient, and situated to fit within the context of surrounding development and to create a sustainable pattern of development that allows the design to direct development. Considering the foregoing, the proposed text amendment will promote the concept of design to direct development, in rural and urban areas.

13. *A Strong Sense of Community. Encourage citizen involvement, neighborhood spirit, and local pride in the County, and a commitment to working constructively on community problems.*

Applicant's Response: The proposed text amendment will promote a strong sense of community, encourage citizen involvement, neighborhood spirit, and local pride in the County, and a commitment to working constructively on community problems. MLU development in the Ag Reserve will be designed to create a sense of place and community for residents within and surrounding the Ag Reserve. MLU development in the Ag Reserve will provide an entertainment and employment center with cultural elements and vertically integrated mixed uses, as well as standalone commercial, industrial, civic, cultural, and residential uses. The combination of commercial, entertainment and residential uses alongside active open spaces will activate a sense of community and create an entertainment and employment center for the farmworker community, existing residents, and future residents of the Ag Reserve. Considering the foregoing, the proposed Text Amendment will promote a strong sense of community.

14. *Agricultural and Equestrian Industries. Support and enhance agriculture and equestrian-based industries.*

Applicant's Response: As detailed above, the proposed MLU development in the Ag Reserve will pay homage to the history and benefits of the agricultural community in the County through the provision of well programmed and designed community spaces and amenities that honor agricultural industries. The education and visibility provided to the agricultural industry will help to support and enhance those uses.

15. *Historic Preservation. Preserve and interpret archaeological resources as stewards of the nation's diverse cultural heritage. Retain the local sense of place by preserving and protecting historic places, buildings and structures.*

Applicant's Response: The proposed text amendment does not entail historic preservation, as the Project is not located within a historically designated area. As such, the text amendment does not impact this County Direction.

16. *Climate Change. Increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts.*

Applicant's Response: The proposed text amendment will increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts. As aforementioned, MLU development in the Ag Reserve will be designed to utilize Smart Growth design principles in a mixed-use district. Smart growth not only curbs urban sprawl, but it also has many potential health and environmental benefits, such as diminished air pollution, reduced motor vehicle miles traveled for daily activities, and increased pedestrian activity and physical exercise. The Project will entail compact development which will efficiently utilize land and infrastructure resources, while its mix of uses will promote walkability and more efficient transportation behavior for the area by creating a single 'hub' for services and amenities. Considering the foregoing, the proposed text amendment will increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts.

17. *Externalities. Recognize major negative externalities and attempt when economically feasible to place economic negative externalities away from neighborhoods.*

Applicant's Response: The proposed Text Amendment recognizes major negative externalities and attempts to place economic negative externalities away from neighborhoods. The Ag Reserve is suffering from major negative externalities including decline of agricultural production due to external market forces, steadily increasing population within the County, rising housing costs combined with static wages, and a suburban growth pattern that has dominated the Boynton Beach corridor within the Ag Reserve. Mixed-use developments utilizing Smart Growth design principles are powerful in curbing negative externalities that result from inefficient land use practices and urban sprawl, including unintended health and environmental impacts related to a lifestyle of automobile reliance that stem largely from traditional, decentralized development patterns. As demonstrated above by APA's brief *Zoning for Mixed Uses*, "In addition to providing public health benefits, walkable communities that are attractive, convenient, and may also contribute to a sense of place that reaps economic rewards. With the incorporation of mixed-use development and smart

growth practices, sprawling development patterns could be reduced and quality of life may be enhanced.” The proposed MLU in the Ag Reserve is poised to strengthen the area’s economic vitality, provide attainable housing to the County’s workforce and ultimately create a more sustainable community that offers convenient access to local services and amenities in close proximity to one another, as well as to existing and planned residences. The proposed MLU in the Ag Reserve will result in fewer and shorter vehicular trips in the area and promote a balanced and healthy lifestyle for the farmworker community, existing residents, and future residents of the Ag Reserve. Considering the foregoing, the proposed text amendment will help the County combat major negative externalities and attempts to place economic negative externalities away from neighborhoods.

The proposed text amendment is consistent with the County Directions as described above and is therefore consistent with the County’s Comprehensive Plan.

A. Future Land Use Element, Agricultural Reserve MLU

REVISIONS: To introduce allow Multiple Land Use future land use in the Agricultural Reserve. The revisions are shown below with the added text underlined and the deleted text in ~~strike out~~.

OBJECTIVE 1.5 The Agricultural Reserve Tier

1. **REVISE Policy 1.5-k:** Commercial and mixed uses in the Agricultural Reserve Tier shall be located 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 in the Tier. An MLU in the Agricultural Reserve Tier shall be located central to the Tier in proximity to roadways with existing infrastructure as further defined and subject to the location requirements in Policy 1.5-m to foster the intensity and mix of uses in a functional sustainable development pattern.
2. **REVISE 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 and mixed use future land use designations within the Agricultural Reserve Tier to within specific locations ~~two commercial-mixed use centers~~. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. Commercial and mixed-use 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 mixed use center with Multiple Land Use (MLU) future land within .40 mile of the Florida Turnpike interchange, south of Boynton Beach Boulevard, and adjacent (as defined by the Introduction and Administration Element) to a publicly owned park of a minimum of 40 acres. At least fifty percent (50%) of an MLU must be within .40 of a mile of the interchange.
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 square feet of commercial uses (retail, service and office) within the Tier. The commercial cap shall not apply to sites with the MLU future land use designation.
4. **NEW Policy 1.5.1-s: Multiple Land Use:** The Multiple Land Use (MLU) future land use designation in the Agricultural Reserve Tier is intended to accommodate the mix of uses required to create an entertainment and employment center to promote a balanced and healthy lifestyle for the farmworker community, existing residents, and future residents of

the Agricultural Reserve Tier. The MLU provides cultural elements and vertically integrated mixed uses that are situated to fit within the context of surrounding development. A proposed MLU site shall meet the MLU requirements of Policy 4.4.2-a, subject to the following:

1. **Acreage.** The total land area shall be a minimum of 35 acres.
2. **Conceptual Plan.** The MLU is exempt from the concurrent zoning process required by Policy 4.4.2-a provided that the adopting ordinances includes a conceptual site plan depicting the location of the various land uses, open space, and linkages which functionally integrate the different land use categories.
3. **Adopting Ordinance** The maximum density, including workforce and transfer of development rights, 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. **Zoning.** The MLU shall utilize MUPD Zoning, or any zoning allowed by Table 2.2-f.1 and Table 2.2.1-j.1 consistent with the underlying future land use designations.
5. **Underlying Future Land Uses.** The allowable underlying future land uses are the future land use designations allowed in the Agricultural Reserve Tier as identified in Table III.C.
6. **Density.** The highest underlying residential future land use designation allowed is Medium Residential, 5 units per acre. Density is calculated on the gross land area of the MLU. Dwelling units that are vertically integrated within the Mixed Use Area shall not be counted towards the maximum residential density.
 - a. **Workforce Housing.** The adopting ordinance shall require a minimum of 25% of the residential units as workforce housing units for household incomes from 60 to 140% of area medium income.
 - b. **Density Bonus.** A Workforce Housing Program density bonus up to 100 percent and a Transfer of Development Rights Program density bonus of 1 dwelling unit per acre are allowed concurrent with the approval of the MLU future land use designation.
7. **Development Area**
 - a. The development area may be comprised of a mixed use component and a residential component, as further described herein.
 - b. The development area shall contain uses normally associated with commercial development such as the street system, parking and water retention areas.
 - c. **Mixed Use Component**
 - 1) The entire development area may be comprised of a Mixed Use Component.
 - 2) The Mixed Use Component shall allow vertically and horizontally integrated mixed use development comprised of residential and non-residential uses, including mixed use or stand-alone commercial, industrial, civic, congregate living, entertainment, and cultural uses.
 - 3) The Mixed Use Component is exempt from the MUPD 60% Preserve Area requirement.
 - d. **Residential Component**

- 1) Up to 50% of the total land area may be comprised of the Residential Component. Of the Residential Component, not more than 40% of the gross acreage may be used for residential uses.
- 2) A Residential Component is comprised of only residential uses which are not integrated vertically or horizontally with any non-nonresidential uses through direct pedestrian and vehicular connectivity.

8. Preserve Area

- 1) The Preserve Area shall be subject to the standards and requirements of an AgR-TMD preserves subject to the following:
 - a. The 60% Preserve Area requirement shall be calculated on the gross acreage of the Residential Component rather than the total land area.
 - b. Up to 50 percent of the Preserve Area may be located within the Development Area as open space or greenspace.
 - c. In addition to the preserve uses allowed by Policy 1.5.1-n, commercial recreation, workforce housing, and community center uses are allowed within the Preserve area, but not subject to the agricultural conservation easement required by Policy 1.5.1-o.

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. Multiple Land Use with MUPD zoning, the underlying future land use density is up to five units per acre as identified in Table 2.2.1-g.1 for the underlying residential designation.

~~(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 1.5.1-d:** ~~Utilization of these planned development options may result in a maximum density for an AgR-PDD of 1 du/ac for a residential AgR-PDD except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the preserve area. For a residential AgR-PDD or an AgR-TMD, the Agricultural Reserve Planned Developments shall be subject to the following minimum preserve area requirements shall be established as:~~
1. ~~a-80/20 AgR-PUD development, 75 percent of the total land area;~~
 2. ~~a-60/40 AgR-PUD development, 60 percent of the total land area; and~~
 3. ~~a-TMD, 60 percent of the total land; and~~
 4. MUPD, 60 percent of the total land area unless exempted by Policy 1.5.1-q & Policy 1.5.1-s.
7. **REVISE Policy 1.5.1-m: Agricultural Reserve Commercial Mixed Use Planned Developments.** All commercial mixed use Planned Developments are intended to provide one or more uses in a manner that is compatible with the scale and character of the surrounding residential uses and designed to promote a sense of place. The commercial ~~and~~ mixed use Planned Developments provide uses that can include shopping, entertainment, business, services, employment, cultural, civic, schools, places of worship, government services, and/or housing opportunities in a manner that increases a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space, while dispersing parking and respecting and maintaining the character of the surrounding area. The commercial mixed use Planned Developments are intended to provide neighborhood and community serving scaled uses. Regional and large-scale big-box uses are not permitted except on sites with an MLU future land use designation.
8. **REVISE Policy 1.5.1-q: ~~AGR-Multiple Use Planned Development.~~ The Multiple Use Planned Development zoning is allowed in the Agricultural Reserve Tier consistent with the future land use designations identified in Table 2.2-f.1 and Table 2.2.1-j.1.** New Agricultural Reserve Multiple Use Planned Developments (~~AgR-MUPD~~) in the Ag Reserve Tier shall meet the following requirements unless otherwise exempted by this Element:
1. Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right of Way Identification Map;
 2. Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;

3. The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; and
4. Required Preserve Areas shall be subject to the standards and requirements of an AgR-TMD preserves.

9. 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	---	---	--- X ³	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	---	---
Multiple Land Use		X	---	---	--- X	---
Traditional Town Development &		X	---	---	---	---

1. and 2. Unaltered and omitted for brevity

3. Within the Agricultural Reserve Tier, the Low or Medium Residential land use designations are allowed as an underlying density within the Multiple Land Use future land use designation.

10. 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 designated as Multiple Land Use (MLU) on the southwest corner of Glades Road and 95th Avenue South, Boca Raton, as amended by FLUA Amendment Johns Glades West (LGA 2017-003) Ord. 201714. This policy shall not be applicable to the area designated as Multiple Land Use (MLU) in the Agricultural Reserve Tier amended by FLUA Amendment AgR-MLU Boynton (LGA XXX) Ord. XXX.

OBJECTIVE 2.4 Transfer of Development Rights

11. **REVISE Policy 2.4-f:** Potential receiving areas shall be inside the Urban/Suburban Tier or inside the Agriculture Reserve Tier limited to sites with the Multiple Land Use (MLU) future land use designation and shall include:
 1. Planned Development Districts (PDD) and Traditional Development Districts (TDD) that are requesting an increase in density above their current limits; and,
 2. Subdivisions requesting a bonus density above the standard land use designation density.

12. **REVISE Policy 2.4-g:** In order to encourage eastward development and a tapering off of density towards the western edge of the Urban/Suburban Tier and support development within the Urban/Suburban Tier in the Glades, or to protect rural residential areas by concentrating needed housing units where urban residential future land use designations already exist, bonus densities may be applied for as follows:
 1. Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;
 2. Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;
 3. In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional;
 4. In the Urban/Suburban Tier in the Glades area:
 - (a) But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or
 - (b) In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional; and
 6. Inside the Agriculture Reserve Tier limited to sites with the Multiple Land Use future land use designation, up to 1 du/acre additional;
 7. Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.

B. Housing Element, Agricultural Reserve MLU

REVISIONS: To introduce allow workforce housing bonus program 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-g:** The County's mandatory Workforce Housing Program is established to facilitate development of workforce housing. The Program requires new residential developments to provide a percentage of housing units for households with incomes from 60% to 140% of area median income as a means to meet workforce housing needs and to disperse that needed housing in the unincorporated County. The Workforce Housing Program applies in the Urban/Suburban Tier. The program also applies in the Agricultural Reserve Tier ~~is exempt from this Program to sites with the Multiple Land Use future land use designation.~~

The Workforce Housing Program shall address specific criteria, including but not limited to:

1. Eligible developments must have a minimum number of 10 permitted units;
2. Workforce units can be both rental units and for sale units;
3. Workforce units built on site will be designed to be compatible with the overall development;
4. Workforce units built on-site can be clustered or integrated within the development;
5. Rental unit and resale unit affordability controls shall be guaranteed for a period to be set forth in the Unified Land Development Code (ULDC);
6. Workforce units may be allowed based on location, and land use compatibility, in any of the following land use categories: Commercial (mixed use); Industrial (mixed use); Economic Development Center; Institutional and Public Facilities, Traditional Town Development (TTD); and Multiple Land Use (MLU).

Incentives may include:

1. For all urban residential land use designations, a density bonus of up to 100%.
2. Traffic performance standards mitigation,
3. An expedited permit, zoning, and land use site plan approval process including engineering platting procedures.
4. A method to effectively offset impact fees and other development fees for the Workforce units.

A density bonus up to 100% shall be permitted when all program criteria are met and the increased density creates no compatibility issues with adjacent properties. For projects requesting greater than a 50% density bonus, the Workforce Housing development evaluation shall consider factors specified in the ULDC including, but not limited to: compatibility with adjacent properties, provision of workforce housing onsite, concentration of workforce housing, and proximity to employment centers.

UNIFIED LAND DEVELOPMENT CODE (“ULDC”) CHANGES

#	A. Article/Title	B. Proposed Amendment
1	Note 2 of Table 3.E.3.D, MUPD Property Development Regulations	2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted, and shall include all residential and non-residential buildings.
2	3.E.3.F.2, 60/40 Preserve/Development Requirements	2. New applications for an MUPD in the AGR Tier greater than 16 acres in size as of January 1, 2016, as determined by FLUE Policy 1.5.1 of the Plan, shall consist of two areas, the Preservation Area and the Development Area <u>unless exempted by FLUE Objective 1.5 or related policies.</u> Both areas shall be rezoned to the MUPD district and comply with the following:
3	5.G.1.A.1, Workforce Housing Program, Purpose and Intent	The WHP is intended to increase the supply of housing opportunities for persons employed in PBC in jobs that residents rely upon to make the community viable. The WHP implements Policies 1.1-o and 1.5-g of the Housing Element of the Comprehensive Plan, among others, by establishing an inclusionary WHP to provide Low, Moderate 1, Moderate 2, and Middle-Income housing. The program mandates the provision of workforce housing for all new developments in the Urban/Suburban Tier <u>and projects in the Agricultural Reserve Tier with a Multiple Land Use future land use designation on the County's FLUA</u> with a residential component of ten or more dwelling units; encourages the development of additional workforce housing through a density bonus and other incentives; encourages the equitable geographic distribution of workforce housing units; and, ensures a minimum affordability period. The WHP is implemented by the Planning Division of the Planning, Zoning and Building Department, and the Department of Housing and Economic Sustainability.
4	5.G.1.A.2.d, Workforce Housing Program, Location	<p>d. Location</p> <p>1) Urban/Suburban Tier The WHP applies for all new developments with a residential component in the Urban/Suburban Tier, except as follows: [Ord. 2019-033]</p> <p>a) URA Priority Redevelopment Areas ...</p> <p>b) WCRA ...</p> <p>2) Agricultural Reserve Tier <u>The WHP applies for all new developments with a residential component in the Agricultural Reserve Tier with a Multiple Land Use future land use designation on the County's FLUA.</u></p> <p>3 2) Other Tiers The WHP may be required by the Board of County Commissioners in developments in other Tiers through Conditions of Approval. [Ord. 2019-033]</p>
5	5.G.3.C, Transfer of Development Rights, Applicability	This Chapter shall apply to property in unincorporated PBC which is located within designated sending areas, as defined in Art. 5.G.3.F, Sending Areas. Development rights may be transferred from sending areas pursuant to the procedures contained in this Chapter, to property which meets the qualifications to receive such density according to Art. 5.G, Density Bonus Programs, and the standards contained herein. The use of TDR shall be allowed in all residential zoning districts within the U/S Tier <u>and projects in the Agricultural Reserve Tier with Multiple Land Use future land use designation on the County's FLUA,</u> and shall be approved pursuant to this Chapter. TDR units may be utilized for all housing types. Additionally, TDR units may be converted to CLF beds subject to the provisions of Art. 4.B.1.C.1, Congregate Living Facility (CLF), whereby the total approved density, including TDR units, is utilized when calculating permissible CLF occupants per Art. 4.B.1.C.1.d.3), Type 3 CLF.
6	5.G.3.H.2(a), TDR Receiving Areas, Qualify as a Receiving Area	<p>2. Qualify as a Receiving Area</p> <p>a. Be located within the U/S Tier; [Ord. 2004-040] [Ord. 2008-003]</p> <p>b. <u>Be located within the Agricultural Reserve Tier limited to projects with the Multiple Land Use future land use designation on the County's FLUA;</u></p>

		<p>c. Be compatible with surrounding land uses and consistent with the Plan;</p> <p>d. Meet all concurrency requirements;</p> <p>e. Meet all requirements as outlined in this Code; and,</p> <p><u>f.</u> Be compatible with adjacent environmentally sensitive lands.</p>
7	5.G.3.I.4(a), Transfer of Development Rights, Standard Density Bonus	<p>a. Standard Density Bonus</p> <p>Approved receiving areas may receive a bonus density as follows: [Ord. 2008-003] [Ord. 2008-037]</p> <ol style="list-style-type: none"> 1) Receiving areas in the U/S Tier west of Florida's Turnpike: up to two dwelling units per acre; [Ord. 2008-003] 2) Receiving areas in the U/S Tier east of Florida's Turnpike, but not in a Revitalization and Redevelopment and Infill Overlay: up to three dwelling units per acre; [Ord. 2008-003] [Ord. 2009-040] 3) Receiving areas in a Revitalization Redevelopment and Infill Overlay: up to four du/acre; or, [Ord. 2008-003] [Ord. 2009-040] 4) The bonus density may be less than the total bonus density indicated in paragraphs 1), 2), and 3) above when an additional WHP or AHP density bonus has also been utilized. (See paragraph d. below). <p><u>5) Receiving areas in the Agricultural Reserve Tier with the Multiple Land Use future land use designation: up to one du/acre.</u></p>



February 28, 2020

Suchman Retail Group, Inc.
1550 Maruga Avenue, #230
Coral Gables, Florida 33146

Attention: Mr. Larry Suchman

Reference: 39.29 Acre Text Amendment Application
Palm Beach County

Dear Mr. Suchman

The subject site is located in the southeast corner of Boynton Beach Boulevard and Acme Dairy Road in Palm Beach County, Florida and contains approximately 39.29 acres. The applicant is requesting a change in the property's future land use from AGR to AGR-MLU. The purpose of this letter is to formally document the trip generation for the existing future land use, the proposed future land use (maximum potential), and the proposed future land use (conditioned potential).

The trip generation calculations for each of the three scenarios have been calculated utilizing the rates published by the Palm Beach County Traffic Division and are consistent with the ITE Trip Generation, 10 Edition. The trip generation calculations are provided in Tables 1-3 attached to this letter and are summarized as follows:

Existing Future Land Use (AGR) Maximum Potential
39.29 Acres Nursery Retail

Daily Traffic Generation	=	4,247 tpd
AM Peak Hour Traffic Generation (In/Out)	=	111 pht
PM Peak Hour Traffic Generation (In/Out)	=	317 pht

Mr. Larry Suchman
February 28, 2020 – Page 2

Proposed Future Land Use (AGR-MLU) Maximum Potential
432 Dwelling Units and 513,442 S.F. Commercial

Daily Traffic Generation = 15,134 tpd
AM Peak Hour Traffic Generation (In/Out) = 512 pht
PM Peak Hour Traffic Generation (In/Out) = 1,324 pht

Proposed Future Land Use (AGR-MLU) Conditioned Potential
432 Dwelling Units and 261,360 S.F. Commercial

Daily Traffic Generation = 9,374 tpd
AM Peak Hour Traffic Generation (In/Out) = 319 pht
PM Peak Hour Traffic Generation (In/Out) = 723 pht

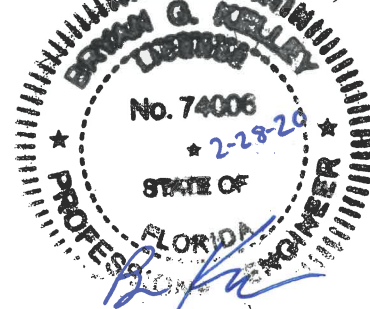
Net New Trips (Conditioned Potential Minus Existing Future Potential)

Daily Traffic Generation = 5,127 tpd
AM Peak Hour Traffic Generation (In/Out) = 208 pht
PM Peak Hour Traffic Generation (In/Out) = 406 pht

This letter documents the trip generation maximum potential for the 39.29-acre parcel's existing future land use and proposed future land use. A formal Land Use Plan Amendment Traffic Study will also be prepared documenting the application's impact to the surrounding roadway network and consistency with the Palm Beach County Comprehensive Plan.

Sincerely,

SIMMONS & WHITE, INC.



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

ATTACHMENT 1

EXISTING FUTURE LAND USE (AGR) TRIP GENERATION

39.29 ACRE LUPA

02/28/2020

TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION - 39.29 ACRES NURSERY RETAIL

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Nursery (Garden Center)	817	39.29	Acre	108.10			4,247		0	4,247	0%	0	4,247
			Grand Totals:				4,247	0.0%	0	4,247	0%	0	4,247

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center)	817	39.29	Acre	2.82	0.50	0.50	56	55	111	0.0%	0	0	0	56	55	111	0%	0	56	55	111
			Grand Totals:				56	55	111	0.0%	0	0	0	56	55	111	0%	0	56	55	111

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center)	817	39.29	Acre	8.06	0.50	0.50	159	158	317	0.0%	0	0	0	159	158	317	0%	0	159	158	317
			Grand Totals:			159	158	317	0.0%	0	0	0	159	158	317	0%	0	159	158	317	

ATTACHMENT 2

PROPOSED FUTURE LAND USE (AGR- MLU) MAXIMUM POTENTIAL TRIP GENERATION

TABLE 2
PROPOSED AGR-MLU FUTURE LAND USE DESIGNATION - MAXIMUM POTENTIAL - 432 DU AND 513,442 S.F. COMMERCIAL

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation		Dir Split		Gross Trips		Internalization		External Trips		Pass-by		Net Trips	
						In	Out		%	Total				%	Trips		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	5.44				2,350	22.7%	535	1,815	0%	0	1,815			
Gen. Commercial ^e	820	513,442	S.F.	Ln(T) = 0.68 Ln(X) + 5.57 ^d				18,288	2.7%	497	17,791	25%	4,472	13,319			
			Grand Totals:					20,638	5.0%	1,032	19,606	23%	4,472	15,134			

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	0.36	0.26	0.74	41	115	156	1.3%	1	1	2	40	114	154	0%	0	40	114	154
Gen. Commercial ^e	820	513,442	S.F.	0.94	0.62	0.38	299	184	483	0.4%	1	1	2	298	183	481	25%	121	223	137	360
			Grand Totals:				340	299	639	0.9%	3	3	6	337	296	633	19%	121	262	250	512

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	0.44	0.61	0.39	116	74	190	44.2%	53	31	84	63	43	106	0%	0	63	43	106
Gen. Commercial ^f	820	513,442	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89$	0.48	0.52	875	948	1,823	4.6%	31	53	84	844	895	1,739	25%	437	632	670	1302
			Grand Totals:				991	1,022	2,013	12.5%	137	115	252	854	907	1,761	25%	437	642	682	1,324

INTERNAL CAPTURE

AM PEAK

Land Use A -		Retail/Restaurant	
ITE LUC 820			
	Total	Internal	External
Enter	299	1	298
Exit	184	1	183
Total	483	2	481
%	100.0%	0.4%	99.6%

17.0%	51	1	1	1.0%
←				
→				
14.0%	26	1	1	2.0%

Land Use B -		Residential	
ITE LUC 220			
	Total	Internal	External
Enter	41	1	40
Exit	115	1	114
Total	156	2	154
%	100.0%	1.3%	98.7%

PM PEAK

Land Use A -		Retail/Restaurant	
ITE LUC 820			
	Total	Internal	External
Enter	875	31	844
Exit	948	53	895
Total	1,823	84	1,739
%	100.0%	4.6%	95.4%

13.0%	114	31	31	42.0%
←				
→				
34.0%	322	53	53	46.0%

Land Use B -		Residential	
ITE LUC 220			
	Total	Internal	External
Enter	116	53	63
Exit	74	31	43
Total	190	84	106
%	100.0%	44.2%	55.8%

Legend

XX%	Unconstrained Trip Percentage
XX	Balanced Trips - Lowest of the two uses

ATTACHMENT 3

PROPOSED FUTURE LAND USE (AGR- MLU) RESTRICTED POTENTIAL TRIP GENERATION

TABLE 3
PROPOSED AGR-MLU FUTURE LAND USE DESIGNATION - RESTRICTED POTENTIAL - 432 DU AND 261,360 S.F COMMERCIAL

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation		Dir Split		Gross Trips		Internalization		External Trips	Pass-by		Net Trips
						In	Out		%	Total		%	Trips		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	5.44				2,350	22.7%	535	1,815	0%	0	1,815	
Gen. Commercial ^e	820	261,360	S.F.	Ln(T) = 0.68 Ln(X) + 5.57 ^d				11,554	4.6%	533	11,021	31%	3,462	7,559	
			Grand Totals:					13,904	7.7%	1,068	12,836	27%	3,462	9,374	

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	0.36	0.26	0.74	41	115	156	1.3%	1	1	2	40	114	154	0%	0	40	114	154
Gen. Commercial ^e	820	261,360	S.F.	0.94	0.62	0.38	153	93	246	0.8%	1	1	2	152	92	244	31%	77	104	63	167
			Grand Totals:				194	208	402	1.5%	3	3	6	191	205	396	19%	77	143	176	319

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	432	Dwelling Units	0.44	0.61	0.39	116	74	190	44.2%	53	31	84	63	43	106	0%	0	63	43	106
Gen. Commercial ^f	820	261,360	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89^d$	0.48	0.52	531	575	1,106	7.6%	31	53	84	500	522	1,022	31%	321	343	358	701
			Grand Totals:				647	649	1,296	19.4%	137	115	252	510	534	1,044	31%	321	353	370	723

INTERNAL CAPTURE

AM PEAK

Land Use A -		Retail/Restaurant	
ITE LUC 820			
	Total	Internal	External
Enter	153	1	152
Exit	93	1	92
Total	246	2	244
%	100.0%	0.8%	99.2%

17.0%	26	1	1	1.0%
←				
→				
14.0%	13	1	1	2.0%

Land Use B -		Residential	
ITE LUC 220			
	Total	Internal	External
Enter	41	1	40
Exit	115	1	114
Total	156	2	154
%	100.0%	1.3%	98.7%

PM PEAK

Land Use A -		Retail/Restaurant	
ITE LUC 820			
	Total	Internal	External
Enter	531	31	500
Exit	575	53	522
Total	1,106	84	1,022
%	100.0%	7.6%	92.4%

13.0%	69	31	31	42.0%
←				
→				
34.0%	196	53	53	46.0%

Land Use B -		Residential	
ITE LUC 220			
	Total	Internal	External
Enter	116	53	63
Exit	74	31	43
Total	190	84	106
%	100.0%	44.2%	55.8%

Legend

XX%	Unconstrained Trip Percentage
XX	Balanced Trips - Lowest of the two uses