

# 2020 FUTURE LAND USE AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	TBD	<b>Intake Date</b>	May 12th, 2021
<b>Application Name</b>	Agricultural Reserve Multiple Land Use	<b>Concurrent?</b>	No
<b>Acres</b>	+/- 39.29 acres	<b>Text Amend?</b>	Yes
<b>PCNs</b>	00-42-43-27-05-054-0070		
<b>Location</b>	Southeast Corner of Boynton Beach Boulevard and Acme Dairy Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	AGR	AGR	
<b>Use</b>	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	
<b>Zoning</b>	AGR	MUPD	
<b>Future Land Use Designation</b>	AGR	MLU	
<b>Underlying Future Land Use Designation</b>	None	CL/5	
<b>Conditions</b>	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

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

<b>Proposed or Conditioned Potential</b> 3, 4	----	Maximum: 342,294 SF of Commercial including Retail, Restaurant, Grocer, Office, Theater, and Fitness Center  <b>Proposed:</b> <b>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)</b>
<b>Max Trip Generator</b>	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.
<b>Maximum Trip Generation</b>	4,247 trips per day	Maximum: 11,315 daily trips <b>Proposed: 9,374 daily trips</b>
<b>Net Daily Trips:</b>	Maximum: 11,315 tpd – 4,247 tpd = 7,068 trips per day <b>Proposed: 9,374 tpd – 4,247 tpd = 5,127 trips per day</b>	
<b>Net PH Trips:</b>	Maximum: AM: 379 pht – 111 pht = 268 AM peak hour trips PM: 923 pht – 317 pht = 606 PM peak hour trips  <b>Proposed:</b> <b>AM: 319 pht – 111 pht = 208 AM peak hour trips</b> <b>PM: 723 pht – 317 pht = 406 PM peak hour trips</b>	

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

<b>Name</b>	Lawrence E. Suchman
<b>Company Name</b>	Suchman Retail Group
<b>Address</b>	1550 Madruga Avenue, Suite 230
<b>City, State, Zip</b>	Coral Gables, FL 33146
<b>Phone / Fax Number</b>	305-667-6461
<b>Email Address</b>	Larry@suchmangroup.com



## B. Applicant Information

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

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

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

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

## Part 3. Text Amendment Application

### A. Proposed Text Amendment Summary

<b>Elements &amp; Policies to be revised</b>	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
<b>Purpose</b>	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.
<b>Justification</b>	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.
<b>Consistency</b>	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.
<b>Text Changes</b>	Please refer to the Proposed Text Amendment attached as Attachment H, which provides a detailed description of the proposed text changes.
<b>ULDC Changes</b>	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

**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 median 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 <sup>1</sup>
Urban Residential	LR, MR, HR	X	---	---	<del>---</del> X <sup>3</sup>	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	---	---
Multiple Land Use		X	---	---	<del>---</del> 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	<b>Note 2 of Table 3.E.3.D, MUPD Property Development Regulations</b>	2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted, <del>and shall include all residential and non-residential buildings.</del>
2	<b>3.E.3.F.2, 60/40 Preserve/Development Requirements</b>	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	<b>5.G.1.A.1, Workforce Housing Program, Purpose and Intent</b>	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	<b>5.G.1.A.2.d, Workforce Housing Program, Location</b>	<p><b>d. Location</b></p> <p><b>1) Urban/Suburban Tier</b> The WHP applies for all new developments with a residential component in the Urban/Suburban Tier, except as follows: [Ord. 2019-033]</p> <p><b>a) URA Priority Redevelopment Areas</b> ...</p> <p><b>b) WCRA</b> ...</p> <p><b>2) Agricultural Reserve Tier</b> <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><b>3.2) Other Tiers</b> 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	<b>5.G.3.C, Transfer of Development Rights, Applicability</b>	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	<b>5.G.3.H.2(a), TDR Receiving Areas, Qualify as a Receiving Area</b>	<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	<b>5.G.3.I.4(a), Transfer of Development Rights, Standard Density Bonus</b>	<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"> <li>1) Receiving areas in the U/S Tier west of Florida's Turnpike: up to two dwelling units per acre; [Ord. 2008-003]</li> <li>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]</li> <li>3) Receiving areas in a Revitalization Redevelopment and Infill Overlay: up to four du/acre; or, [Ord. 2008-003] [Ord. 2009-040]</li> <li>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).</li> </ol> <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>

**Statement of Use and Justification for  
Text Amendment to Palm Beach County (“County”) Comprehensive Plan to allow  
Agricultural Reserve Multiple Use Planned Development (“AGR-MLU”)  
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-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; and TABLE III.C.2.

**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.

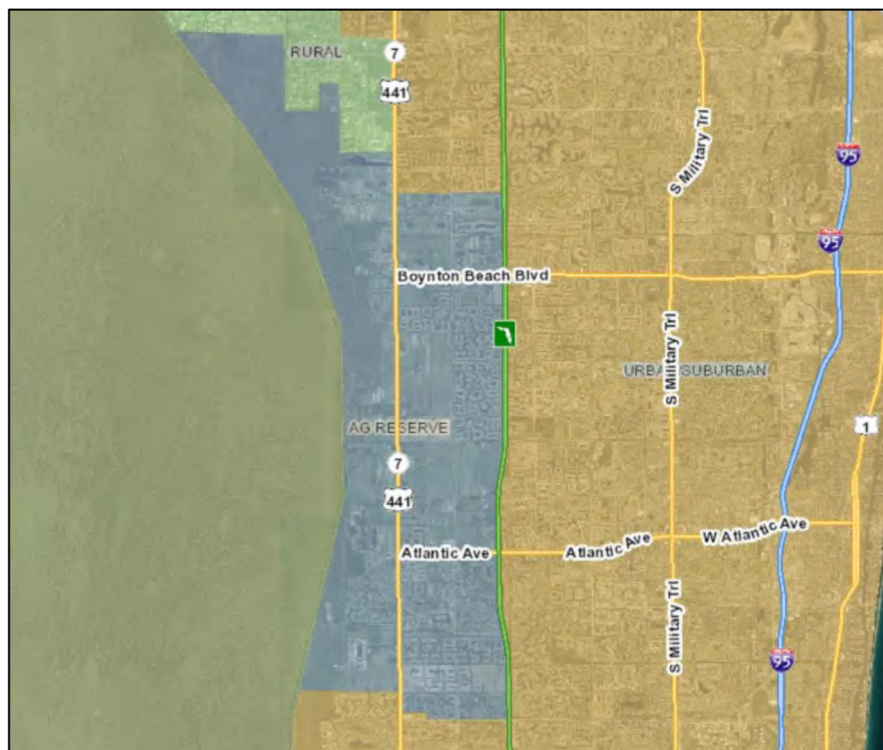
The optimal way to address the County’s needs for services in the Ag Reserve and an appropriate variety of workforce housing options is to provide well-planned mixed use development in a carefully selected location that is adjacent to major transportation networks, existing public facilities, civic uses, 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 provide an Agricultural Reserve Multiple Land Use ("AGR-MLU") designation that allows a complementary mix of uses serving the farm workers and residents of the Ag Reserve, provides strict locational criteria so that any such development is appropriately placed, and establishes 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 AGR-MLU future land use designation.

## **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 20<sup>th</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> phases completed by the Consultants and the 3<sup>rd</sup> and 4<sup>th</sup> 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 establishment of the AGR-MLU future land use designation, 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 AGR-MLU 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 AGR-MLU 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 AGR-MLU Planned Development 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 AGR-MLU 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 AGR-MLU development 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 AGR-MLU 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 AGR-MLU 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 AGR-MLU development. 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. AGR-MLU development 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, AGR-MLU development 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. AGR-MLU development 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. AGR-MLU development will be designed to create a sense of place and community for residents within and surrounding the Ag Reserve. AGR-MLU development 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 AGR-MLU development 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, AGR-MLU development 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 AGR-MLU 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 AGR-MLU 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.

#### **REQUESTED TEXT CHANGES**

The proposed Plan language with changes shown with added text underlined and deleted text struck out is provided below.

#### **OBJECTIVE 1.5 The Agricultural Reserve Tier**

\* \* \* \* \*

##### **Residential**

**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 at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD), Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an 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, or an Agricultural Reserve Multiple Land Use Planned Development (AgR-MLU) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of five (5) dwelling units per acre in addition to density bonuses allowed through the Workforce Housing Program and Transfer of Development Rights Program.

\* \* \* \* \*

##### **Commercial**

**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 AgR-MLU shall be located central to the Agricultural Reserve Tier within a half (1/2) mile of an

exit on an interchange of an Expressway and an Urban Principal Arterial with a minimum width of 126 feet as shown on Map TE 3.1 and Map TE 14.1. At least fifty percent (50%) of an AgR-MLU must be within one-half (1/2) mile of the interchange.

\* \* \* \* \*

**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 two commercial-mixed use centers and to any AgR-MLU. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. 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. The AgR-MLU is intended to be central to the overall Agricultural Reserve Tier and located proximate to roadways with infrastructure existing to allow the intensity and mix of uses needed to properly serve the needs of the farmworker community, existing residents, and future residents of the Agricultural Reserve Tier in a functional sustainable development pattern. In addition, 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.

**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. This total shall not include AgR-MLU development.

\* \* \* \* \*

#### **SUB-OBJECTIVE 1.5.1                      Planned Developments**

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted.

**Policy 1.5.1-a:** In order to preserve and enhance agricultural activity, environmental and water resources, open space, and sustainable development within the Agricultural Reserve Tier, all new residential, commercial, industrial, and/or mixed use developments shall be developed as an Agricultural Reserve Planned Development that contributes to the fulfillment of these objectives by meeting the preserve area requirements, subject to the provisions of this Element, with the exception of 1) Residential subdivisions predating the Ag Reserve Tier and those that are subdivided at 1 unit per 5 acre density; 2) preexisting commercial sites identified in Policy 1.5-i which develop at the square footages identified within the Policy; ~~and~~ 3) the sites which received an industrial future land use designation as part of the adoption of the 1989 Comprehensive Plan; and 4) sites identified as an AgR-MLU in accordance with Policy 1.5.1-r.

\* \* \* \* \*

## Agricultural Reserve Commercial, ~~and~~ Mixed Use, and Multiple Land Use Planned Developments

**Policy 1.5.1-m: Agricultural Reserve Commercial, ~~and~~ Mixed Use, and Multiple Land Use Planned Developments.** All commercial, ~~and~~ mixed use, and Multiple Land 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, and Multiple Land 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, ~~and~~ mixed use, and Multiple Land Use Planned Developments are intended to provide neighborhood and community serving scaled uses. Regional and large-scale big-box uses are not permitted except within an AgR-MLU.

\* \* \* \* \*

**Policy 1.5.1-r: AgR-MLU: The Agricultural Reserve Multiple Land Use Planned Development is a planned development intended to accommodate the mix of uses required to create the entertainment and employment center needed to promote a balanced and healthy lifestyle for the farmworker community, existing residents, and future residents of the Agricultural Reserve Tier. The AgR-MLU differs from the AgR-TMD and AgR-MUPD by providing an entertainment and employment center with cultural elements and vertically integrated mixed uses, as well as standalone commercial, industrial, civic, cultural, and residential uses that are situated to fit within the context of surrounding development. An AgR-MLU shall meet the following requirements:**

- 1. The total land area shall be a minimum of 35 acres;**
- 2. An AgR-MLU shall be located adjacent to a publicly dedicated park of a minimum of 40 acres. For purposes of this section, adjacent shall mean contiguous to or across from a publicly dedicated right-of-way excluding Expressways and Urban Principal Arterial roadways.**
- 3. The development shall be situated central to the Agricultural Reserve Tier at within a half (1/2) mile of an exit on an interchange of an Expressway and an Urban Principal Arterial with a minimum width of 126 feet as shown on Map TE 3.1 and Map TE 14.1. At least fifty percent (50%) of an AgR-MLU must be within one-half (1/2) mile of the interchange.**
- 4. The development shall have access to and frontage on two (2) intersecting roadways that are connected at a signalized intersection.**
- 5. An AgR-MLU may include a Residential Pod of Development not to exceed 50 percent of the gross acreage, which pod shall be comprised of Residential Development Area and Preserve Area;**
- 6. An AgR-MLU shall be provided as a Mixed Use Pod of Development, which pod shall allow vertically, and horizontally integrated mixed use development comprised of residential and non-residential uses, as well as stand-alone commercial, industrial, civic, congregate living, entertainment, and cultural uses. The Mixed Use Pod shall contain uses normally associated with mixed-use development such as the street system, parking, and water retention areas;**

7. The Residential Development Area of the Residential Pod shall not exceed 40 percent of the gross acreage of the Residential Pod less right-of-way as shown on the Thoroughfare Identification Map. The Residential Development Area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas, open space, which is integral to the PDD, and civic center sites;
8. The Preserve Area of the Residential Pod shall consist of at least 60 percent of the gross acreage of the Residential Pod less right-of-way identified on the Thoroughfare Identification Map. Considering the AgR-MLU requirement for adjacency to a publicly dedicated park containing a minimum of 40 acres, up to 50 percent of the preserve area may be located within the Mixed Use or Residential development areas for use as open space or public greenspace. Any portion of the preserve area not located within the development area:
  - a. may be contiguous with the developed area;
  - b. may be agricultural structures such as barns utilized for crop production; pasture; equestrian purposes; water management purposes; commercial recreation uses; workforce housing units; accessory and pump structures; or civic purposes such as schools, libraries, community centers, or fire stations.
9. The Preserve Area of the Residential Pod, except for commercial recreation and Workforce Housing uses, shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-MLU Master Plan as a Preserve Area.
10. Preserve Areas shall not be required for the Mixed Use Pod within an AgR-MLU;
11. The Mixed Use Pod within an AgR-MLU project shall meet the Ag Reserve Design Elements as stipulated in Policy 1.5.1-s; and
12. Density up to 5 dwelling units per acre of the gross acreage for the overall area of an AgR-MLU shall be permitted. A Workforce Housing Program density bonus up to 100 percent of this density may be permitted and a Transfer of Development Rights Program density bonus of 1 dwelling unit per acre may be permitted. A minimum of 25 percent of the dwelling units proposed shall be provided as Workforce Housing units equitably distributed among income categories. Dwelling units that are vertically integrated within the Mixed Use Pod shall not be counted towards the maximum residential density allowed.

**Policy 1.5.1-s: Ag Reserve Design Elements.** In order to maintain the character of the Tier and quality of life for farm workers and residents, all new commercial and mixed use development the Ag Reserve Tier must demonstrate consistency with the following Ag Reserve Design Elements during the development review process. Conditions of approval to further define compliance with these elements may be adopted as part of the associated future land use amendment ordinance and/or zoning resolution:

1. A minimum of 5% usable open space as defined by the Introduction and Administration Element, prominently located within the project to act as a community gathering place;
2. Landscaped, pervious surfaces that incorporate native landscape species in the site design, with an emphasis along roadway frontages, at entry features, and the provision of exceptional landscape buffers to ensure compatibility with adjacent residential or agricultural properties;
3. Interconnected, well landscaped pedestrian systems that link buildings with useable open space, sidewalks and other trail systems, to promote pedestrian circulation and encourage pedestrians to walk between uses;

4. Building placement designed to foster pedestrian connectivity with surrounding parcels;
5. Compatible building heights consistent with the character of the community; and
6. Public amenities such as sidewalks, lighting, seating, signage, gathering space, water features, landscaping, public art, and provisions for outdoor dining and merchant displays.

\* \* \* \* \*

**Table 2.2.1-g.1  
Residential Future Land Use Designation Maximum Density**

Future Land Use Designation		Dwelling Units per Gross Acre <sup>5</sup>
Agricultural Reserve	AGR	0.20 / 1 <sup>3</sup>
Agricultural Enclave <sup>2</sup>	AGE	---
Rural Residential, 1 unit per 20 acres	RR-20	0.05
Rural Residential, 1 unit per 10 acres	RR-10	0.10
Rural Residential, 1 unit per 5 acres	RR-5	0.20
Rural Residential, 1 unit per 2.5 acres	RR-2.5	0.40
Western Communities Residential	WCR	0.80
Low Residential, 1 unit per acre	LR-1	1
Low Residential, 2 unit per acre	LR-2	2
Low Residential, 3 unit per acre	LR-3	3
Medium Residential, 5 unit per acre	MR-5	5
High Residential, 8 unit per acre	HR-8	8
High Residential, 12 unit per acre	HR-12	12
High Residential, 18 unit per acre	HR-18	18
Congregate Living Residential	CLR	12 <sup>4</sup>

1. The Entitlement density is 1 unit per lot or as follows: Rural Residential 0.05 du/acre; Western Communities Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, whichever is greater.
2. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
3. See Agricultural Reserve Policy 1.5-h.
4. The CLR future land use designation allows a maximum density for a Congregate Living Facility Type 3 of up to 12 units per acre in the Urban/Suburban Tier. See Congregate Living Residential Policy 2.2.1-l.
5. For the purposes of calculating the percentage of Workforce Housing Program units, the following units per acre are considered 'standard density' for each future land use designation: **1 for AGR**, 1.5 for LR-2; 2 for LR-3; 4 for MR-5; 6 for HR-8; and 8 for HR-12 and HR-18. The remaining density shall be considered planned unit development density.

\* \* \* \* \*

**Policy 2.2.1-j:** Table 2.2.1-j.1 establishes the consistent residential zoning and planned development district for the Residential Future Land Use Designations. In addition, within the



Urban/Suburban Tier of the Glades Tier, the Agricultural Residential and Agricultural Production zoning districts are consistent with all residential future land use designations.

**Table 2.2.1-j.1**  
**Residential Future Land Use - Zoning Consistency<sup>1</sup>**

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD, <u>MUPD</u>
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
Western Communities Residential	AR	PUD
Low Residential	RE, RT, RTS, RS	PUD, TND, MHPD
Medium Residential	RE, RT, RS, RTU, RM/RH <sup>2</sup>	PUD, TND, MHPD
High Residential	RE, RT, RS, RM, RH	PUD, TND, MHPD
Congregate Living Residential	RM	PUD, TND, TMD, MUPD, MXPDP <sup>3</sup>

1. The RTS, RTU, and RH zoning districts and the Special Exception for a PUD have been discontinued. Properties with these districts shall not be required to rezone and shall utilize the property development regulations of their equivalent districts which are as follows: RTS equals RT; RTU equals RS; RH equals RM, Special Exception for a PUD equals a PUD.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM or RH prior to the Plan's August 31, 1989 adoption.
3. The CLR designation is consistent with the TND, TMD, MUPD and MXPDP when applied as an underlying designation for a mixed or multiple use project. Such planned developments shall utilize the ULDC property development regulations for Institutional and Public Facilities future land use MUPD and the uses allowed shall be those allowed by the RM zoning district.

\* \* \* \* \*

#### **OBJECTIVE 2.4            Transfer of Development Rights**

Palm Beach County shall implement a Transfer of Development Rights (TDR) program. The TDR program is designed to protect Environmentally Sensitive Lands and the Agricultural Reserve and to contribute to the County's attainable, workforce housing inventory.

\* \* \* \* \*

**Policy 2.4-f:** Potential receiving areas shall be inside the Urban/Suburban Tier and Agricultural Reserve Tier 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; and
3. Agricultural Reserve Multiple Use Planned Development Districts (AgR-MUPD) that are requesting an increase in density above their current limits.

**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. Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.

\* \* \* \* \*

**Policy 3.5-d:** The County shall not approve a change to the Future Land Use Atlas which:

- 1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon cumulative traffic comprised of the following parts a), b), c) and d):
  - a) Projected traffic volumes from the MPO’s latest adopted Long Range Transportation Plan (LRTP) as amended to include latest available Future Land Use Atlas amendments that became effective subsequent to the adoption of the LRTP, and
  - b) Projected traffic from proposed land use amendment, and
  - c) Projected traffic from latest available Land Use Atlas amendments that were previously adopted but have not yet become effective, and
  - d) Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

For purposes of applying this Policy, traffic from land use amendments in parts b), and c) shall be layered on top of traffic from part a). If the cumulative traffic from parts a), b), and c) violates this Policy, then the traffic study for the land use amendment shall not be pre-approved by the Traffic Division and the land use amendment application shall not be accepted by the Planning Division for consideration in the current Comprehensive Plan Round.

Traffic from land use amendments in parts b), c), and d) shall then be layered on top of traffic from part a). If the cumulative traffic from parts a), b), c) and d) violates this Policy, then this information shall be provided to the County Commission for

consideration in deciding which land use amendments and what densities/intensities for these amendments can be approved in the current Round to comply with this Policy

Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1**  
**Significant Impact**

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

\* A project has significant traffic: where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

\*\* When calculating net trip increase, traffic associated with all prior Land Use Atlas amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

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

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 an Agricultural Reserve Multiple Land Use Planned Development (AGR-MLU).**

\* \* \* \* \*

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

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
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
	AGE	not allowed	not allowed	See note <sup>10</sup>	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.35	.20	.20	.20 w/MUPD <sup>4</sup>	.20
	CL	.20 w/o PDD <sup>1,3</sup> .25 w/ PDD <sup>1,3</sup>	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 <sup>5</sup> .20 w/MUPD <sup>4</sup> .30 w/AGR-MLU <sup>12</sup> .40 w/ TMD <sup>4</sup>	.10
Commercial High (Community or Regional Commercial)	CH-O	.35 w/o PDD .50-.85 w/ PDD <sup>2</sup>	not allowed	not allowed	not allowed	not allowed
	CH	.35 w/o PDD <sup>1</sup> .50-.85 w/ PDD <sup>2</sup> .85-1.0 <sup>3</sup>	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45-.85 <sup>9</sup>	not allowed	not allowed	.45	.45
	EDC	.45-.85 <sup>9</sup>	not allowed	not allowed	not allowed	not allowed <sup>11</sup>
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 <sup>8</sup>		.1-.45	.20	.10	.15 .35 <sup>6</sup>	.10
Transportation & Utilities		.10-.45	.10	.05	.05 .15 <sup>7</sup>	.05
Traditional Town Development		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 medical or professional offices and self-storage 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 MXPDP, as defined in the ULDC.
3. A maximum FAR up to 1.0 may be permitted to allow for: infill development; mixed-use development (MXPDP); Traditional Neighborhood Development (TND); Traditional Market Place Development (TMD); or Lifestyle Commercial Centers (LCC).
4. For Ag Reserve TMDs and Ag Reserve MUPDs, the FAR is calculated on the total area of the development, including both the developed and preserve area.
5. Commercial properties which received a commercial future land use designation prior to January 31, 2016 and/or identified in Policy 1.5-i are limited to a maximum FAR of .10 unless developed as an AGR-MUPD or AGR-TMD.
6. An FAR greater than .15 is only permitted for a) hospitals and related hospital campus uses, and b) AgR-MUPDs that meet the Preserve Area requirements.
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. Industrial and storage related uses may be approved for up to .85 FAR.
10. The intensity of an Agricultural Enclave shall be determined utilizing the provisions of Policy 2.2.5-d, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
11. Within the Economic Development Center (EDC) future land use designation in the Glades Area Protection Overlay, the FAR of the Urban/Suburban Tier shall apply.
12. For AgR-MLU development, the FAR is calculated on the total area of the development, including the Residential Pod, Mixed Use Pod, and Preserve Area, and is limited to a maximum FAR of 0.30 for non-residential development. Residential development is not subject to FAR limitations.

## **UNIFIED LAND DEVELOPMENT CODE (“ULDC”) CHANGES**

In order to implement the proposed changes to the Plan, a number of modifications must be made to the Unified Land Development Code (“ULDC”) in order to ensure consistency between the Plan and the ULDC. A review of the Multiple Use Planned Development (“MUPD”) regulations shows that the proposed development is consistent with the intent and purpose of the MUPD district and that application of the MUPD standards would allow the proposed development with only minor changes to the ULDC to ensure consistency between the proposed Plan regulations and the ULDC. ULDC Table 3.A.3.C detailing FLU Designation and Corresponding Planned Development Districts identifies that the MUPD zoning is consistent with the MLU future land use designation so no changes to the County’s consistency regulations are anticipated unless staff determines that it is necessary to add a column identifying the AGR-MLU future land use designation separately from the MLU designation. Petitioner anticipates modifications will be required to Article 3 MUPD regulations and to the Article 5 Workforce Housing Program (“WHP”) and Transfer of Development Rights (“TDR”) regulations as detailed in the table below:

#	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 <u>except for projects designated Agricultural Reserve – Multiple Land Use (AGR-MLU) on the County’s FLUA.</u>
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>except for projects designated AGR-MLU on the County’s FLUA.</u> Both areas shall be rezoned to the MUPD district and comply with the following:
3	5.G.1.A.1, 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 all projects designated AGR-MLU 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, Location	<p><u>2) Agricultural Reserve Tier</u>  <u>The WHP applies for all new developments with a residential component that are designated AGR-MLU on the County's FLUA.</u></p>
5	5.G.3.C, Applicability	<p>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 in projects designated AGR-MLU 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.</p>
6	5.G.3.H.2(a), Qualify as a Receiving Area	<p>2. Qualify as a Receiving Area</p> <ol style="list-style-type: none"> <li>Be located within the U/S Tier; [Ord. 2004-040] [Ord. 2008-003]</li> <li><u>Be designated AGR-MLU on the County's FLUA.;</u></li> <li>Be compatible with surrounding land uses and consistent with the Plan;</li> <li>Meet all concurrency requirements;</li> <li>Meet all requirements as outlined in this Code; and,</li> <li><u>Be compatible with adjacent environmentally sensitive lands.</u></li> </ol>
7	5.G.3.I.4(a), 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"> <li>Receiving areas in the U/S Tier west of Florida's Turnpike: up to two dwelling units per acre; [Ord. 2008-003]</li> <li>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]</li> <li>Receiving areas in a Revitalization Redevelopment and Infill Overlay: up to four du/acre; or, [Ord. 2008-003] [Ord. 2009-040]</li> <li>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).</li> </ol> <p><u>5) Receiving areas designated AGR-MLU on the County's FLUA: up to two du/acre.</u></p>



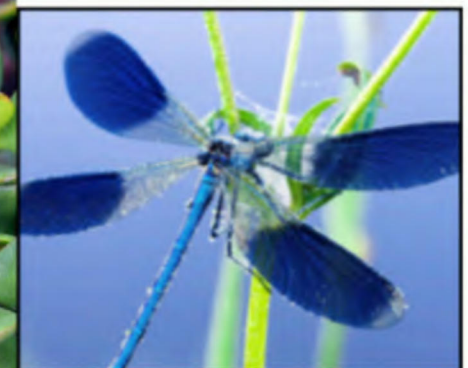
# Statement of Intent, Supplemental Justifications, Information & Background



**JADE**  
BOYNTON BEACH

A WALKABLE, ORGANIC GROCERY-  
ANCHORED, LIFESTYLE,  
FITNESS/ WELLNESS, & FAMILY  
ORIENTED MIXED-USE VILLAGE &  
COMMUNITY

Boynton Beach Blvd. & The Florida Turnpike  
@Acme Dairy Road, Palm Beach County, Florida



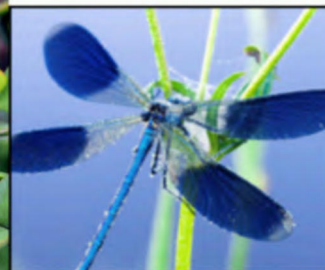
VOTE OR COMMENT



This application it's being filed to facilitate the intention of the applicant to develop an innovative mixed use development it's calling on the subject property.

This approximate 39 acres of land at the important signalized intersection a Boynton Beach Blvd. and Acme Dairy Road, 1/4 mile from the Florida Turnpike, across from an existing elementary school, planned middle school, and 50 acre park planned for ballfields, community center, and library calls for something special.

## Jade Boynton Beach



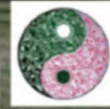
VOTE OR COMMENT



## **Location**

Located at a signalize intersection, less than a quarter of mile from the turnpike interchange, JADE fills a much needed void in the AG Reserve and the many COBWRA communities surrounding it.





JADE



Boynton Beach

Will provide a convenient, walkable, and experiential family entertainment gathering place which will fill a gap in the market serving the AG Reserve and COBWRA Communities!

**AG Reserve**



JADE



**Boynton Beach**



COBWRA

Atlantis

Lantana

Manalapan

Aberdeen

Boynton Beach  
Boulevard

Boynton  
Beach

**Boynton  
Mall**

Golf

AiA

**Delray  
Marketplace**

Merikami Museum

Atlantic Avenue

**Downtown  
Delray**

Highland



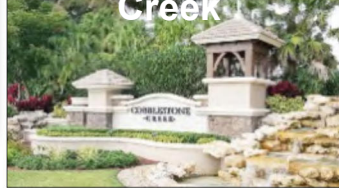
# SURROUNDING

## CONTEXT

Somerset Canyons  
Middle/High School



Cobblestone  
Creek



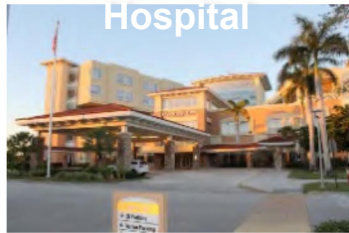
The Grove



Hagen Ranch Commons  
Shopping Center



Bethesda West  
Hospital



Canyon Town &  
Cobblestone Commons  
Shopping Centers



Boynton Beach  
Boulevard

Park,  
Library &  
Communi  
ty Center

Sunset Palms  
Elementary & Canyon  
District Park (incl.



Cortland West



Greystone Boynton



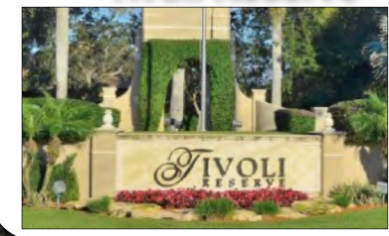
Valencia Reserve



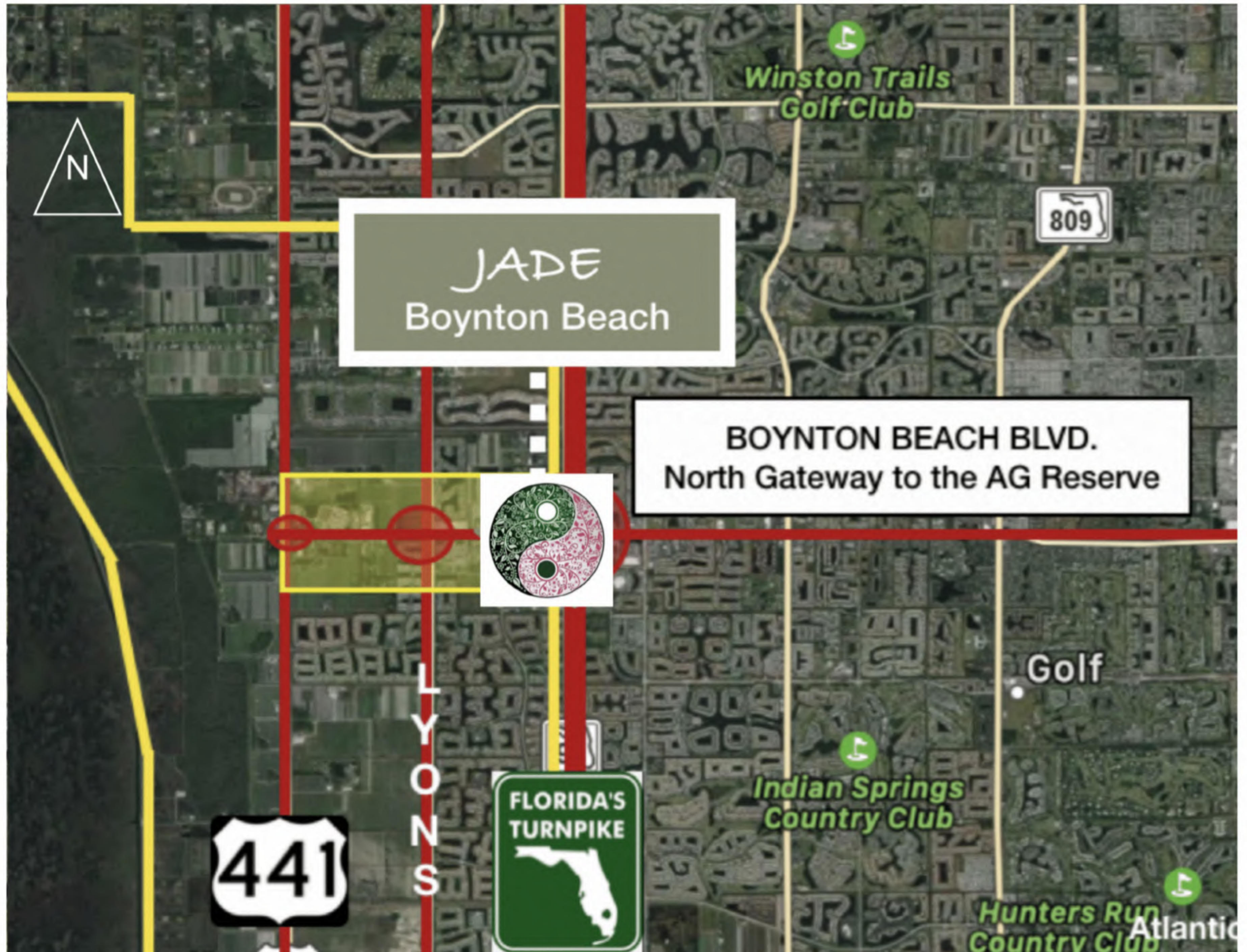
Canyon Lakes, Isles, Trails  
& Springs



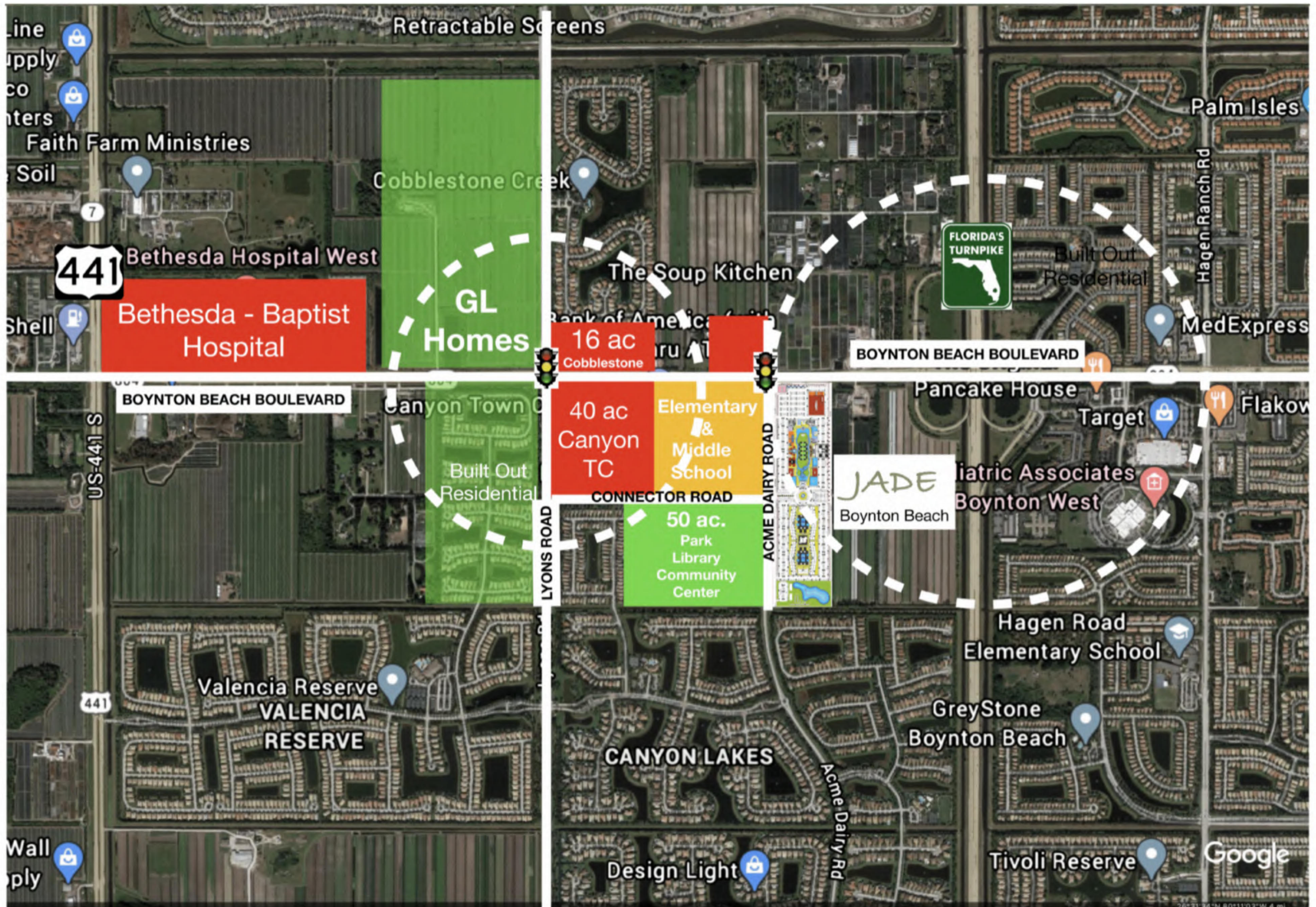
Tivoli Reserve













# WHERE





## Project Description

JADE will be a one of a kind, innovative, walkable, organic grocery anchored, family oriented, mixed use development focused on connectivity, lifestyle, health & wellness, organic grocery, boutique & specialty retail, food and beverage, family entertainment, office and residential developed around a large community “Green” open space complete with water features, walking paths & performance pagoda.

The project is inspired by a small Japanese organic farming & craft village named Aya-Cho in the Miyazaki Prefecture near where the early Twentieth Century (1905) Japanese Yamato Colony originated and who came to Palm Beach County to farm. The Morakami Museum pays tribute to those farmers and the culture.

The meaning of **JADE** is “Nourishment, Balance & Harmony”. JADE seeks to find that balance between the AG Reserve and the “Gathering Place” all communities need to find their goods and services, and where as sense of “community” can be found and fostered.

**JADE** will have three components: a commercial mixed-use component, a residential mixed-use component, and an open space component with water features, active lake, farmers market and fruit stand.

## The Commercial Mixed Use Element

The commercial element called **Aya Village**, will be focused on smaller & micro, local & regional specialty restaurants and retailers including outdoor and rooftop dining, permanent upscale and fun food trucks & a specialty “celebrity & featured chef” driven food hall, upscale kiosks for local & regional vendors to have a brick and mortar presence for their crafts, goods, and services which are being sold on line, or at area farms and nurseries; Jade will also feature boutique upscale theatre and performance space, health, wellness and fitness offerings, together with medical and class A offices. **Aya** means “Design, Colorful & Beautiful”!





JADE  
BOYNTON BEACH

A WALKABLE, ORGANIC GROCERY-  
ANCHORED, LIFESTYLE,  
FITNESS/ WELLNESS, & FAMILY  
ORIENTED MIXED-USE VILLAGE &  
COMMUNITY

Boynton Beach Blvd. & The Florida Turnpike  
@Acme Dairy Road, Palm Beach County, Florida



VOTE OR COMMENT





JADE  
BOYNTON BEACH

A WALKABLE, ORGANIC GROCERY-  
ANCHORED, LIFESTYLE,  
FITNESS/ WELLNESS, & FAMILY  
ORIENTED MIXED-USE VILLAGE &  
COMMUNITY

Boynton Beach Blvd. & The Florida Turnpike  
@Acme Dairy Road, Palm Beach County, Florida





## ■ JADE BOYNTON BEACH

A Walkable, Lifestyle, Wellness, & Family Entertainment

Mixed-Use Community Inspired by a Small, Organic, Japanese, Farming and Craft Village Called Aya-Cho in the Miyazaki Prefecture.

**JADE** will be a green, sustainable, responsible, and innovative mixed-use community which seeks to find a healthy balance between farming and the necessary goods, services, & experience wanted & needed by a community.

**JADE** is located on the southeast corner of Boynton Beach Boulevard & Acme Dairy Road across from Sunset Palms Elementary & a future Middle School, a 50-acre park slated for sports fields, library and community center, and all within a quarter-mile of a Florida Turnpike interchange.

Where East meets West







JADE  
Boynton Beach



"A COBWRA Village & Community"

### A Walkable Lifestyle, Wellness & Family Entertainment Mixed Use Community

- Retail, Restaurants, Fitness, Offices & Family Entertainment surrounding "The Green" an interior open green space with lush landscaping, Japanese garden, water fall and water features, and a meandering river circling the "Green".
- Upscale Theatre, Comedy Club, Bowling, Live Music
- Apartments including Workforce Housing
- Day Care
- Medical and Class A Office
- Roof top restaurants, gardens & Event Space
- Performance Pagoda / Stage
- COBWRA Cultural Arts & Community Center
- Farmers Market & Fruit Stand
- Agri- hood with Community Garden.
- Public Retention Lake



Inspired by the Japanese organic farming village  
*Aya*-Cho in the *Miya*zaki prefecture

## JADE

The meaning of Jade is  
“Nourishment, Balance &  
Harmony”



### Jade Plant

“Prosperity, good fortune,  
& friendship”

## Aya Village

The Japanese meaning of Aya is  
“Design, Colorful & Beautiful”



### Ying & Yang

“The harmonious balance  
between  
opposing energies”

## Miya Residential

The Japanese Meaning of Miya is  
“Sacred House”



### Dragonfly

“Change, transformation,  
adaptability”



MASTER PLAN

ORGANIC GRO CER

INNOVATIVE LIFESTYLE

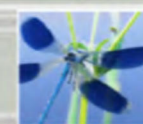
THE GREEN

ENTERTAINMENT

APARTMENTS

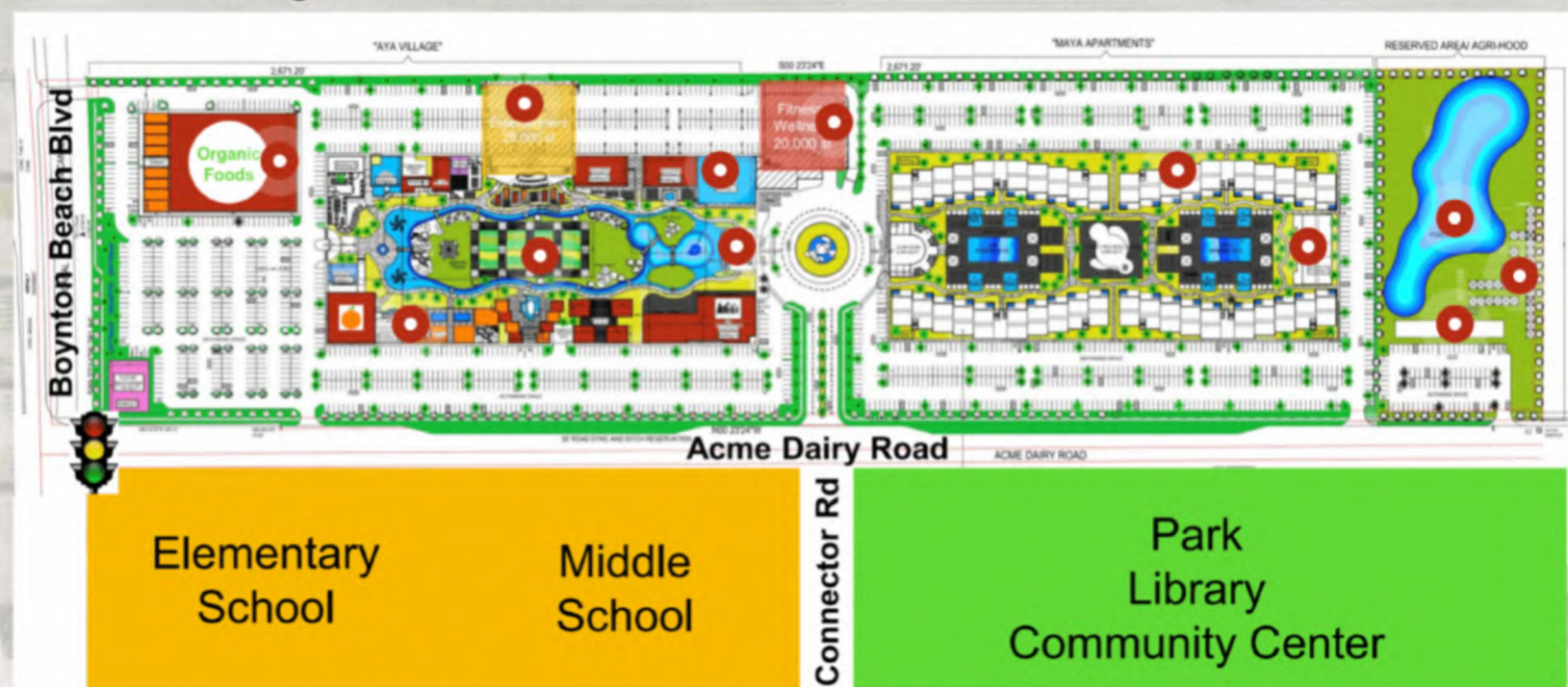


Master Plan



**Aya Village @ JADE**  
"Design, Colorful & Beautiful"

**Miya Residential @ JADE**  
"Sacred House"



VOTE OR COMMENT



# JADE

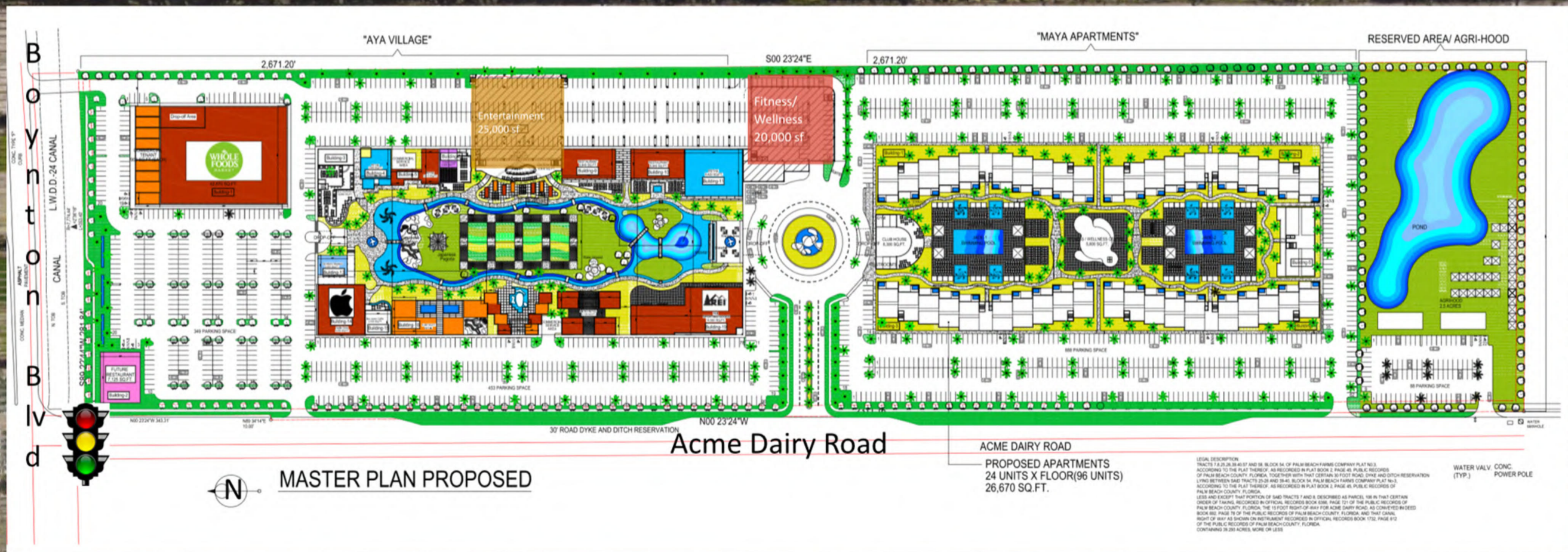
Boynton Beach

## Master Plan



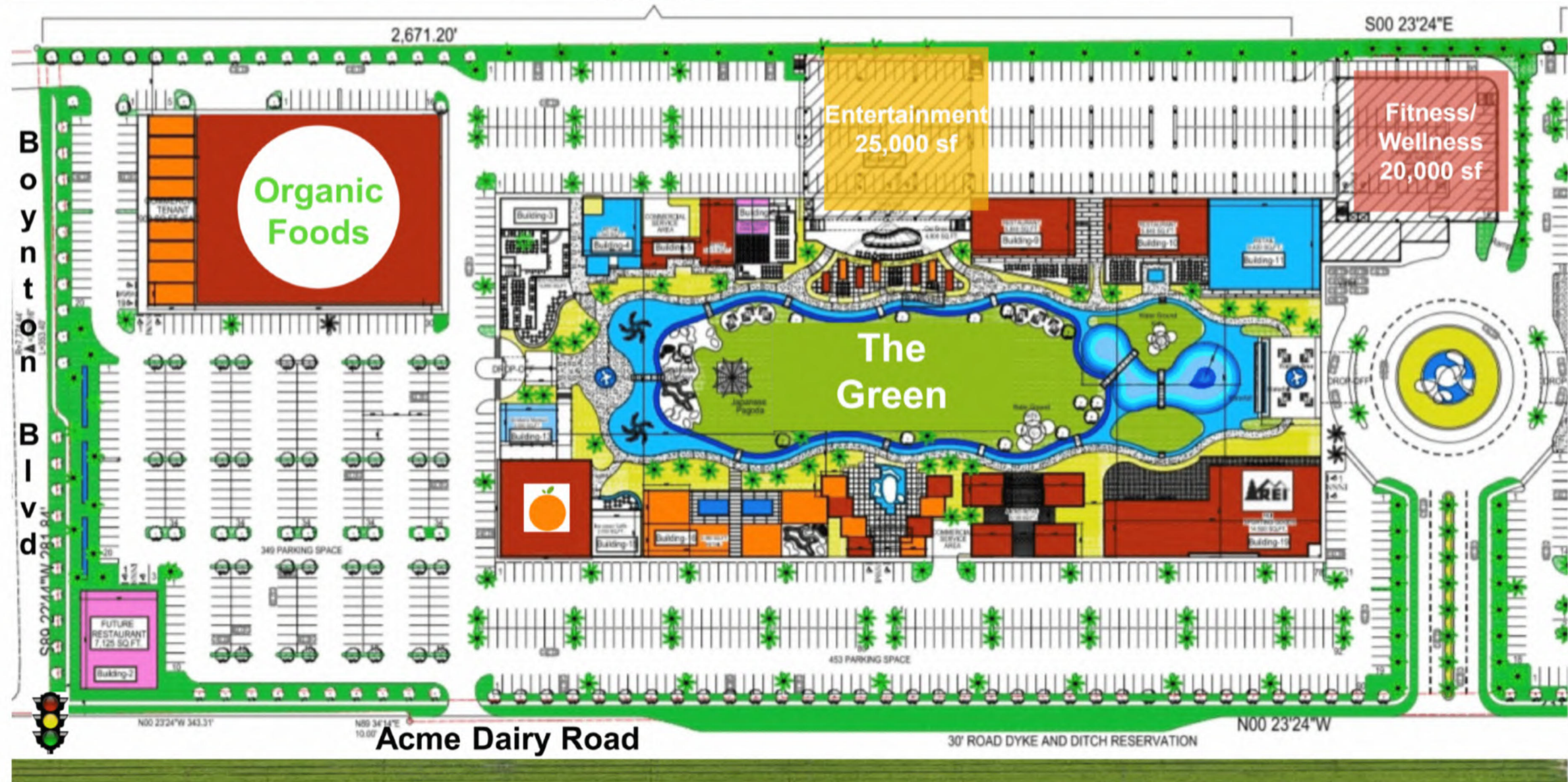
Aya Village @JADE  
"Design, Colorful & Beautiful"

Miya Residential @JADE  
"Sacred House"





## Aya Village



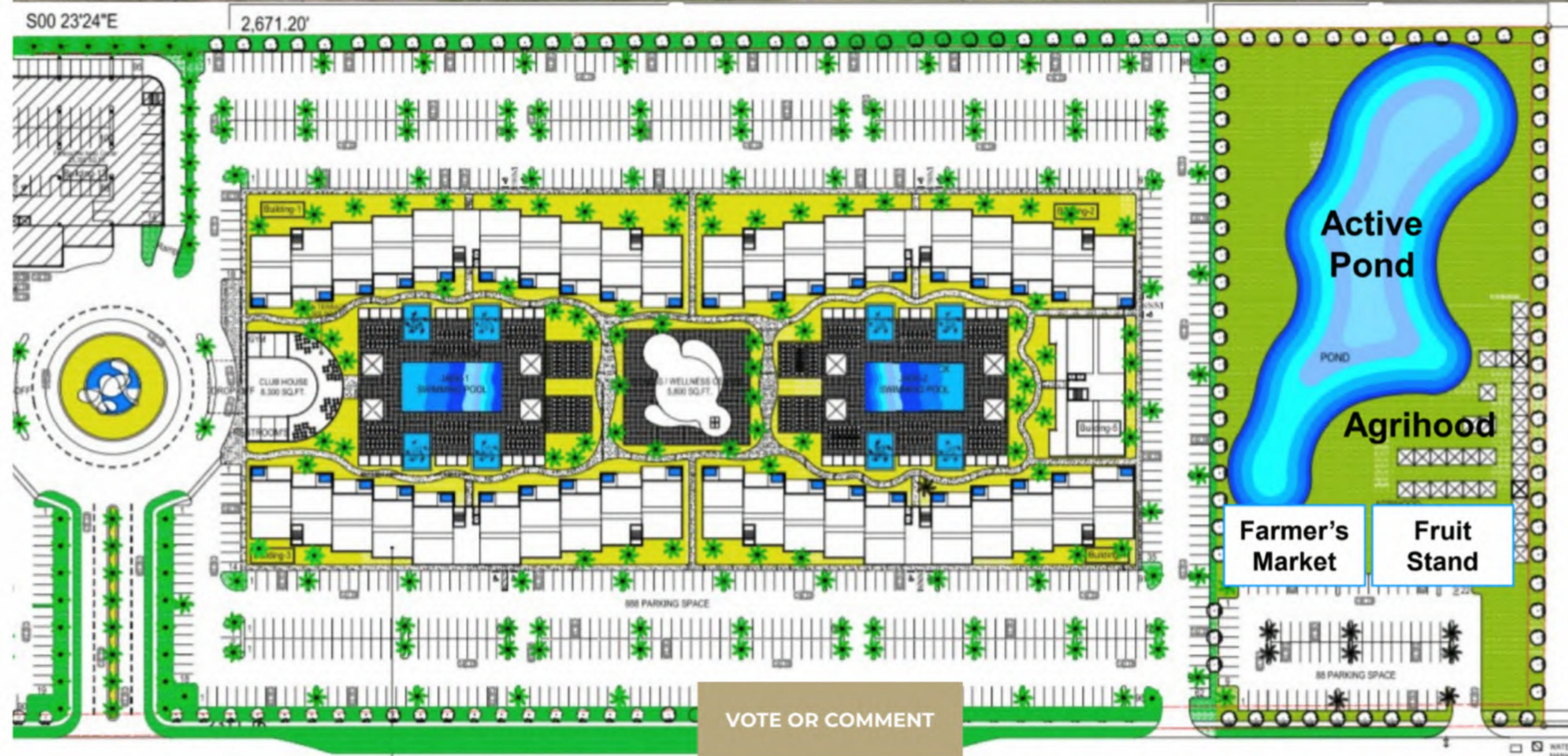


## The Residential Mixed-Use Element

The residential element, called **Miya**, will be a highly landscaped, earthy & organic material designed “for rent” multi-family complex providing the area residents and local labor force, including teachers, doctors, nurses, first responders, and other area employees and work force market rate and workforce housing in a walkable environment, in an area desperately lacking with such housing options. **Miya** means “Sacred House” and will be designed to connect with Aya Village and the schools, parks, library and community center across the street.



**Miya Residential** will consist of approx. 400 Multifamily units and be walkable to Aya Village and the two schools and 50-acre park with planned library and community center directly across the street.





## Active Open Spaces

In the middle of Aya Village will be **The “Green”**; a place for community to come together for concerts and cultural events, art and craft shows, outdoor movie nights, week-end farmers markets or just any day picnics and lunch breaks for the area residents & employees. Additional open space on the southern part of JADE will be an active lake with natural plantings, fishing & kayaking available to the community including an Agri-Hood for community garden and educational studies, a permanent farmers market for local farmers and fruit stand, all tied together with pedestrian walking and biking paths connected to the schools and 50 acres park across the street.



# Aya Village @JADE

The Gardens



Performance Pagoda



The Gateway



Organic Grocer



Yamato Farmers &  
AG Reserve  
Museum  
Retail & Craft



AG Museum





JADE  
BOYNTON BEACH

**SUCHMAN**  
REAL ESTATE GROUP



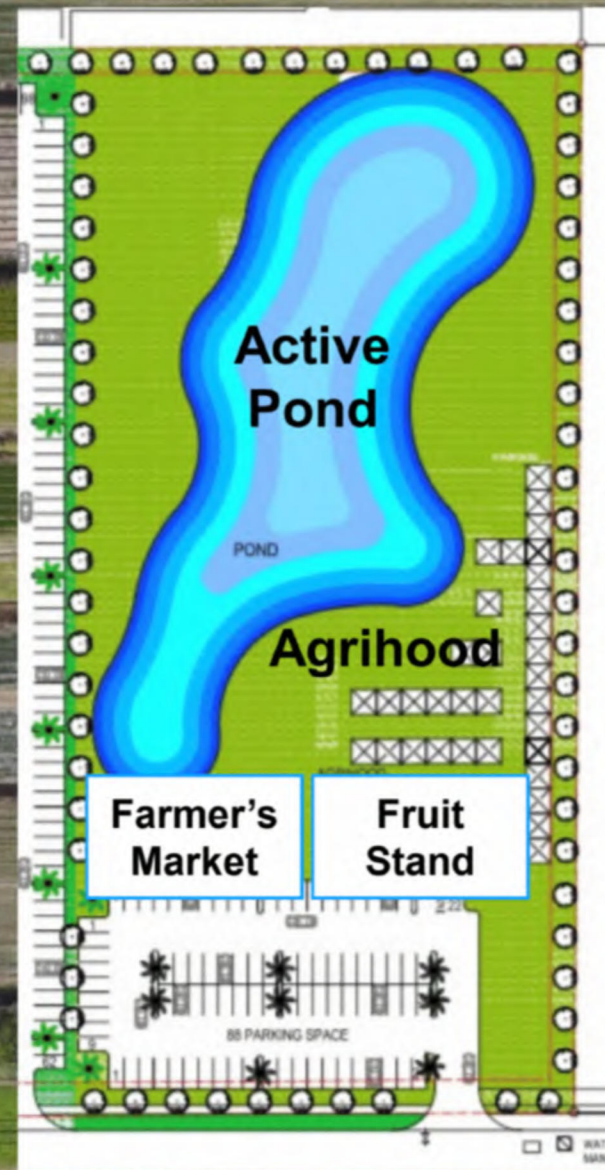




JADE  
Boynton Beach



## Additional Open Space Community Amenities





**Concept: Farming Museum**



**Concept: Agri-Hood**



**Concept: Active Retention w/Native Plantings**



**Concept: Farmers Market**





## **Community Meeting Space**

Jade will also provide a community meeting space for local organizations like COBWRA to hold meetings and a small museum paying tribute to the history of farming in the area, the area farmers, and the Japanese “Yamato” farmers who helped pave the way for such a rich history in the area.

## **Community Partnerships**

Jade will seek the partnership of area stakeholder such as Palm Beach County Cultural Arts Foundation, Bedners Farms, The Morikami Museum, Baptist Hospital and similar important area stakeholders to partner with and be a part of the community centerpiece and gathering place that will be JADE.



## WHAT THE EXPERTS SAY

+ Land Planner

+ Economist

+ Traffic Consultant

— Retail Consultants

Daniel and Monette O'Grady

Retail Consultants

Principals of Prime Sites Inc.

"Larry Suchman and his company have been a fixture and a trusted colleague in the tri-county development picture for many years. His approach on the Boynton Jade project is both ingenious and illuminating as it directly answers the retail, residential and wellness issues that have consumed us in the current business climate affecting commercial real estate. By focusing on the inclusion of the physical aspects of the shopping experience and designing active and inclusive health and wellness programs in an overall community development, The Suchman Group has embarked on a path that will transform our retail and residential challenges. At our company, Prime Sites Inc., we are best known for our Trademark, *"Connecting great brands with great locations"*®, **we** have prided ourselves in delivering landmark Retail locations for the likes of Hillstone, The Fresh Market, Whole Foods, Truluck's, Smith and Wollensky and a myriad of other great brands. By being on the ground from the idea inception to completion allows for the design to be thoughtful and user-friendly for both the brands and guests. We really feel Larry is on to something with the design concept that both benefits the community and liberates all of us from our online only existence and returns us to a more worldly existence we all crave. We are looking forward to collaborating on this very worthy project. "

Daniel & Monette O'Grady

## **Traffic Relief**

Jade will be designed to create desperately needed relief for the traffic congestion currently being experienced on Acme Dairy Road south of Boynton Beach Boulevard as a result of the Canyons community to the south and the school traffic across the street.

JADE has hired Simmons & White to design much needed additional stacking and by-pass lanes, and additional access through the project to Boynton Beach Blvd. to help alleviate the existing and anticipated traffic trips in the area. This improvements are not yet shown on the conceptual site plans contained herein.

## — Traffic Consultant



Bryan Kelley

Traffic Consultant

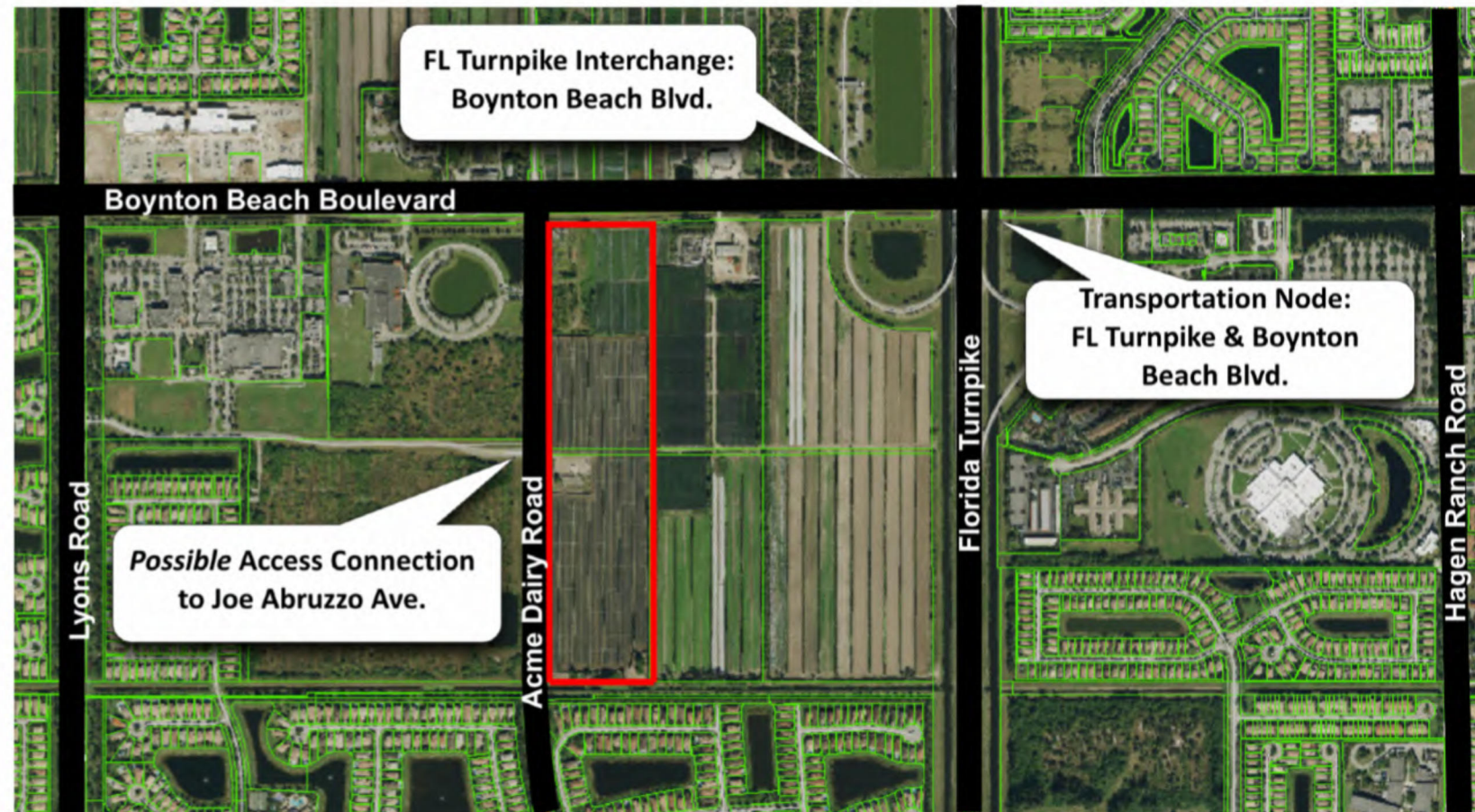
Simmons & White, Inc.

We were engaged by Jade Boynton Beach to perform a traffic analysis in connection with its proposed project and text amendment. We believe that mixed-use development of this nature is appropriate at the transportation hubs such as Boynton Beach Boulevard and the Florida Turnpike. Locating a mix of uses and diversified product types in a walkable, lifestyle, mixed-use community will reduce traffic trips and is consistent with development and transportation policies for infill properties and locations such as Jade's.



# TRAFFIC

- Dedication of Right of Way on Boynton Beach Boulevard and Acme Dairy Road to allow much-needed intersection capacity improvements.
- Potential access connection to Joe Abruzzo Avenue to relieve traffic from Boynton Beach Boulevard.
- Non-residential use will capture many local residential trips and reduce travel distances between living, work, and commercial destinations.
- Mixed Use development will allow for internal capture and reduced traffic impact.
- Project does not create any NEW roadway failures to the 2045 transportation system.
- Applicant is voluntarily restricting development potential of MLU land use by approximately 20% of trip potential. Actual development will likely be much less.
- Proximity to Florida Turnpike reduces east-west County arterial vehicle miles traveled.



## Go East Young Man!

Located at the one of the two gateways into the AG reserve, rather than a further westward “intrusion” into the AG Reserve towards the Everglades and our precious water resources, Jade represents a **“retreat from”** the heart of the AG reserve to the eastern edge where it can better access the major transportation nodes and serve the area residents without requiring them to travel deep into the AG reserve to Boynton and Lyons or Atlantic & Lyons where the current master plan requires commercial development of this nature.

Jade Boynton Beach represents 0.17% (less than 1%) of the entire 22,000 acres comprising the AG reserve, and has the opportunity to contribute to the AG reserve in a unique way that no other development to date has, providing convenient walkable lifestyle and family entertainment opportunities surrounded by a highly amenitized open space and “Green” with year round community programming and events.

Canyon Town Center satisfies many of the goods and services of the community as does Cobblestone Commons, but in the end, these well done commercial developments are more straight forward and do not promote year round community events and unique “experiential lifestyle, office, fitness, retail and restaurants” extended visits, and “community building and engagement” as contemplated by Jade, which will provide something unique, experiential and distinct, which is what’s wanted and needed in the area, and the development trend around the country and well into the future.

Although the 2000 AG Reserve called for mixed use development to be focused around the intersections of Boynton Beach Boulevard & Lyons Road and Atlantic Ave. & Lyons Road, at the intersection of Boynton Beach Blvd. and Lyons Road there’s only one remaining vacant corner owned by GL homes which will most likely be earmarked for residential.



# APPLICATION REQUEST

**Text Amendment to the Comprehensive Plan Future Land Use Element  
to create the opportunity for a Multiple Land Use future land use designation  
with underlying Commercial Low and Medium Residential, 5 units per acre**




Concurrent Future Land Use Amendment will be submitted for the 39.29-acre property to allow:

432 Residential Dwelling Units  
261,360 SF of Commercial Uses including Retail, Restaurant, Grocer, Office, Theater  
Hotel, Light Industrial and Fitness Center

## **Key Points: This Text Amendment will:**

- Allow additional residential density and exempt commercial development from Commercial Cap;
- Establish locational criteria requiring adjacency to public park and location within 0.40 miles of an interchange with an expressway;
- Allow Development in either a Mixed-Use Component or Residential Component;
- Apply the 60/40 Preserve Area requirement only to the Residential Component, and exempt the Mixed Component from the 60/40 Preserve Area requirement; and
- Establish design standards with a rural/agricultural focus to highlight the entry into Ag Reserve.

## CONSISTENCY WITH COUNTY DIRECTIONS PER COMPREHENSIVE PLAN






<b>Livable Communities</b>	<b>The Text Amendment will promote the enhancement, creation, and maintenance of livable communities throughout the County and specifically within the Ag Reserve.</b>	
<b>Growth Management</b>	<b>Approval of the 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.</b>	
<b>Infill, Redevelopment and Revitalization</b>	<b>Approval of the Text Amendment will allow for positive infill development of a property that is ideally situated.</b>	
<b>Land Use Compatibility</b>	<b>Approval of the proposed Text Amendment is not in conflict with the intensities of land uses with those of surrounding areas.</b>	
<b>Neighborhood Integrity</b>	<b>The Project features and its design will respect the integrity of the surrounding neighborhoods and become a key part of their social fabric.</b>	
<b>Economic Diversity and Prosperity</b>	<b>The Text Amendment will promote the growth of industries that have relatively high wages and that can diversify the economic base.</b>	
<b>Housing Opportunity</b>	<b>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.</b>	



## CONSISTENCY WITH COUNTY DIRECTIONS PER COMPREHENSIVE PLAN

<b>Economic Activity Centers</b>	The Text Amendment is not within an Industrial Land Use and does not entail development of Planned Industrial Developments.	
<b>Research and Development Communities</b>	The Text Amendment does not entail the location of a Research and Development Community. As such, the text amendment does not impact this County Direction.	
<b>Level of Service Standards</b>	Approval of the Text Amendment would allow for the location of development for the County to provide an optimum level of public facility while accommodating growth occurring in the County.	
<b>Linear Open Space and Park Systems</b>	The 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 within the Ag Reserve.	
<b>Environmental Integrity</b>	The Text Amendment will encourage and promote environmental integrity.	
<b>Design</b>	The Text Amendment and AGR-MLU development 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.	

## CONSISTENCY WITH COUNTY DIRECTIONS PER COMPREHENSIVE PLAN

<b>Strong Sense of Community</b>	<b>The 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.</b>	
<b>Agricultural and Equestrian Industries</b>	<b>The proposed AGR-MLU development will pay homage to the history of the agricultural community in the County through the provision of community spaces and amenities that honor agricultural industries. This will help to support and enhance those uses.</b>	
<b>Historic Preservation</b>	<b>The Text Amendment does not entail historic preservation, as the Project is not located within a historically designated area.</b>	
<b>Climate Change</b>	<b>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 by creating a single 'hub' for services and amenities.</b>	
<b>Externalities</b>	<b>The proposed Text Amendment recognizes major negative externalities and attempts to place economic negative externalities away from neighborhoods.</b>	



## COMMUNITY BENEFIT

### Social Equity

25% Workforce Housing On-Site

Improve Area Housing Options  
and Neighborhood Services

Usable Open Space

Improved Walkability



## SUSTAINABILITY

### Economic Vitality

Job Creation

Increase Taxable Value  
and Property Taxes

Increase Surrounding  
Property Values

Impact Fees

### Environmental Integrity

Reduction in Vehicle Miles  
Travelled and Greenhouse  
Gases

Infrastructure  
Improvements

Green Building Practices





# SUMMARY OF NEED

## Existing Conditions:

25,000 Residents in Ag Reserve Lacking a Core Community Center

Results in 77% of Spending Leaking Out of Ag Reserve

Longer and Additional Trips Straining Roadways

Much-Needed Workforce Housing in Ag Reserve Provide Housing Opportunities  
for All Income Groups

Farmers Struggle to Survive in Constrained Lands and Market Conditions

## With This Text Amendment...

All of the Above are Resolved or Significantly Mitigated

1999 Consultants Recognized Need for Mixed-Use in Proximity to Project  
Location

***Providing Sustainability and Good Urban Planning!***

# **APPROVAL ALLOWS SMART GROWTH CONSISTENT WITH COUNTY DIRECTIONS**

**Livable Communities**

**Infill, Redevelopment and Revitalization**

**Growth Management**

**Housing Opportunity**

**Strong Sense of Community**

**Linear Open Space and Parks Systems**



## Benefits of Mixed -Use Projects

- Provides more diversified housing product.
- Reduces traffic and pollution by allowing residents to use cars less.
- Creates pedestrian-friendly environments thanks to short distances between living, working, commercial and recreational destinations.
- Reduces Infrastructure Costs and better services and response times.
- Increases municipal tax revenue
- Reduces travel times from residents and thereby reduces traffic.
- Encourages a more active and healthy lifestyle reducing chronic obesity and related health issues. Studies show that 50% more Americans would walk and bike ride given the opportunity.
- Creates a sense of “place” promoting a greater sense of community and economic benefits.
- Encourages more dense development within more compact land area.
- Increases property values within and around these developments as people want to be near quality lifestyle developments providing wanted and needed entertainment, food, goods and services.
- Increased density within mixed use developments takes pressure off the need for urban sprawl by accommodating the residential and commercial demand in a more condensed and concentrated manner if located at infill locations proximate to major transportation roads, corridors and intersections. These mixed use developments are best located at major transportation hubs reducing traffic, travel times, and providing greater public transportation, and help preserve our valued agricultural and wetlands!
- Provides a more affordable and enjoyable lifestyle reducing transportation costs and commuting times.

FACT:

The AG Reserve and COBWRA Communities do not have a central gathering place that serves as the heart of the community.

Again...Residents drive long distances to find special goods and service, dining & entertainment and a pleasant environment and experience.

So they trek to Delray and Wellington and hither and yon to have a unique and pleasant experience.

Why can't they have that here?



The unmet demand of 600,000 sf  
for goods, services and entertainment needs  
requires well over 70 acres of land to accommodate it  
at a low density of 20 FAR.

The Commercial cap of 1,000,000 SF is either built or reserved.  
There is no more capacity and the designated intersections of Lyons Road and Boynton  
Beach Blvd. & Atlantic Ave. do not have sufficient amount of land to accommodate the  
needs of the community.

So rather than go further west, the logical place is to retreat back east from the center of the  
AG reserve towards the major transportation nodes and the eastern edge at the Turnpike  
where the COBWRA communities immediately east of the Turnpike do not have to venture  
into the heart of the AG reserve while still serving the COBWRA and AG reserve residents  
who live on either side.

## FACT:

Other than the lands around Boynton Beach Blvd. & The Turnpike there is NOT sufficient or appropriate land to accommodate any significant additional commercial development on Boynton Beach Boulevard except GL's land at the NWC of Lyons & BBB as the SW corner is built out for residential and the SE & NE corners are already built out with commercial.

The same exists at Atlantic Ave. & Lyons where Delray Marketplace is located on the NWC.

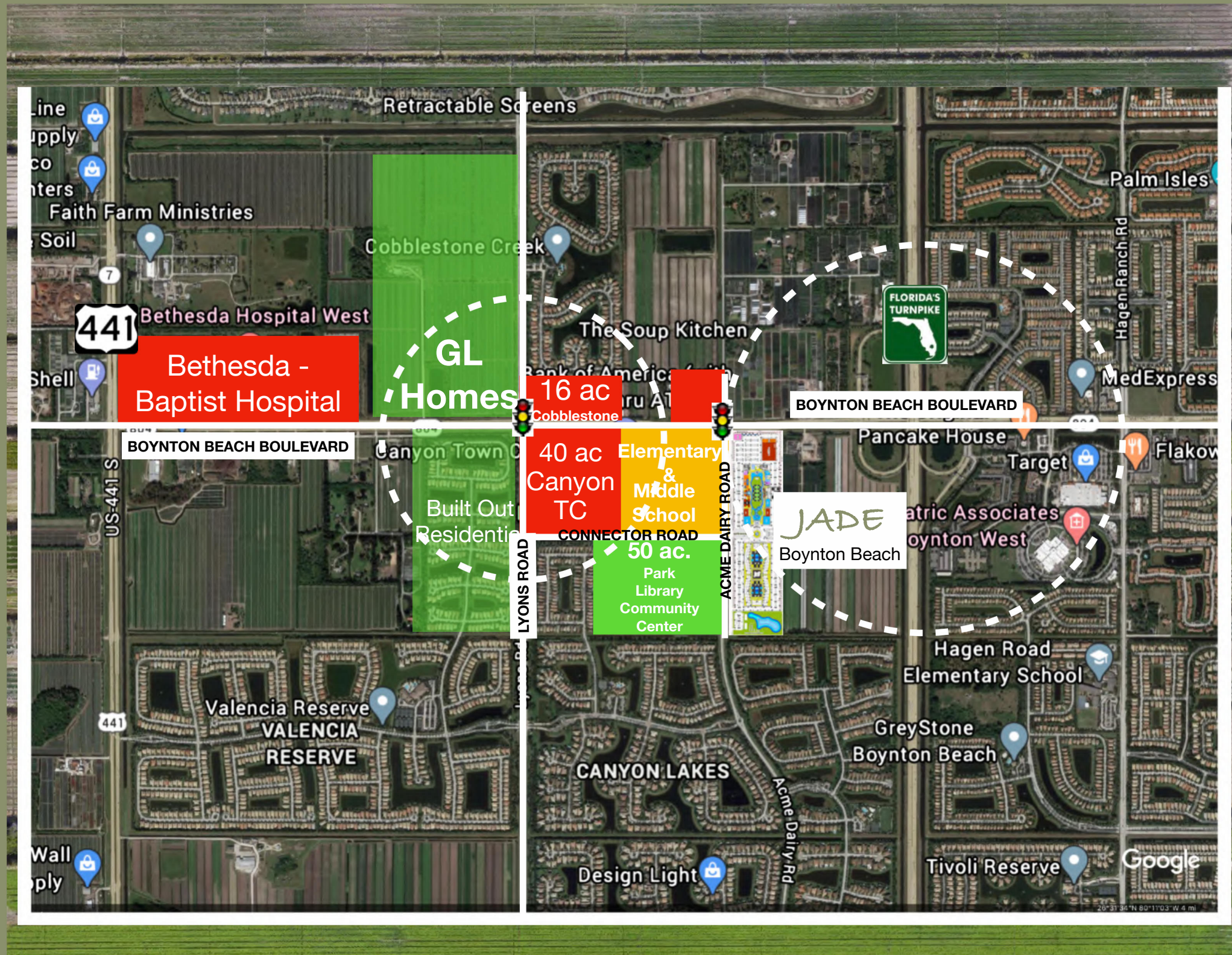
Joseph's is on the SEC. (Nice)

GL now owns the SWC (Former Mecca Farms)

And the Lionel Gray 157 acre Preserve & Retention Pond take up the entire NEC except for two small uses including a dentist office.

Unless you want to go further west of Lyons on Boynton or Atlantic... the turnpike intersections is all that's left, and perhaps where it should have been all along.







So even though commercial was anticipated and called for on Lyons at Boynton Blvd. & Atlantic, no restrictions or place savers were imposed ensuring they would be used as needed commercial to accommodate future growth. So the commercial land inventory was not protected or reserved leaving the AG Masterplan deficient in its planning.

Likewise, no restrictions were put on what lands could be placed into preserve and resulted in two important properties that were restricted from orderly well planned and logical development of your important Atlantic Ave Gateway corridor. The 100 acres owned by Wolf/Bowman surround ding Delray Marketplace and Lionel Gray Property across the street on the NEC of Lyons & Atlantic.

Leaving the logical Morningstar / O’Kean 50 acres as the lone opportunity to do something special at the Atlantic Gateway.

Delray Marketplace could have benefitted from that residential density to flourish and thrive.

That’s why BOVE development’s proposal is worthy of consideration as workforce housing and some diversified product type and residential density is wanted and needed to energize Delray Marketplace.

But that is 5 miles from Jade and Jade sits in the middle of a void where the AG reserve residents and COBWRA want and need a place to call their own in addition to Delray Marketplace.



And yet...

Fact:

The AG Reserve is underserved by over  
600,000 sf of Commercial space.

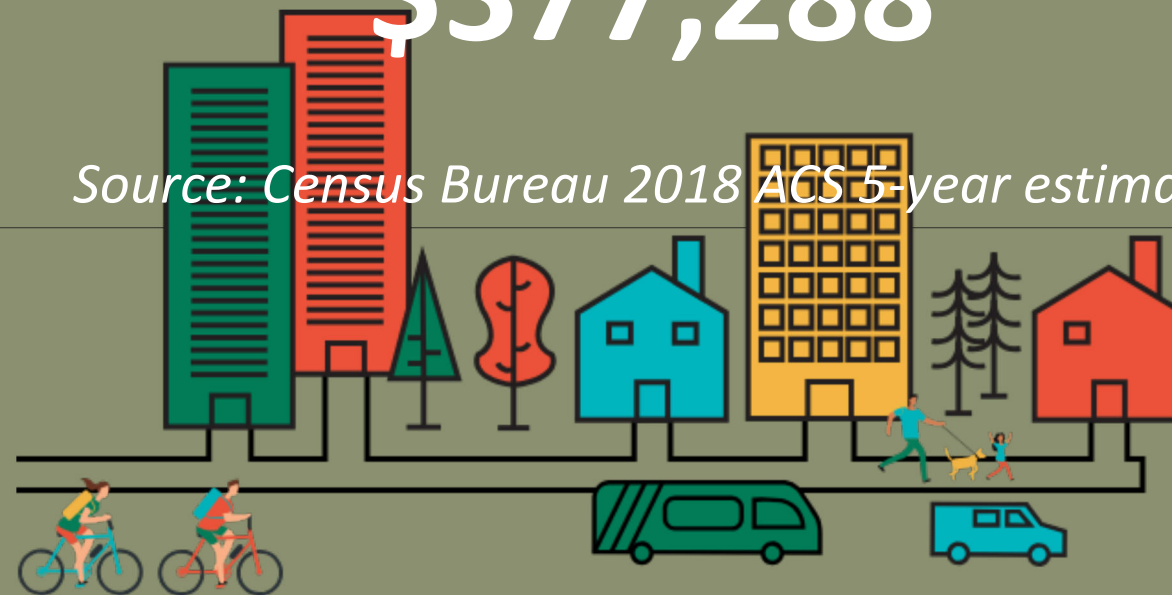
# WORKFORCE HOUSING IN AG RESERVE

Allowance for MLU in Agricultural Reserve will require that 25% of all residential units be provided as Workforce Housing Program

**Median Home Cost in Ag Reserve:**

**\$377,288**

*Source: Census Bureau 2018 ACS 5-year estimate*





## Economic Study

Jade Boynton LLC engaged Stan Geberer and **PFM / Fishkind & Associates** to perform an economics study looking at both the demand and needs of the AG reserve itself and the needs of a 3 mile radius from the site. Aside from jobs and additional tax revenue for the county, the report concluded that out of the **\$373 million worth of spending power** in the AG reserve, **77% for almost \$290 million LEAK OUT** of the AG Reserve and is being spent elsewhere resulting in longer drive times for residence, and money being spent outside the community, resulting in demand for an additional **685,000 ft.<sup>2</sup> of neighborhood and community retail, restaurants and entertainment uses, over 100,000 sf of office, and additional hotel needs** within the AG Reserve with virtually no where to accommodate it. A copy of that study is included in this submittal as additional justification for this application.

## WHAT THE EXPERTS SAY

+ Land Planner

— Economist



Stanley Geberer  
Senior Managing Consultant  
PFM / Fishkind & Associates

We were engaged to prepare an economic study for various trade areas surrounding the proposed Jade Boynton Beach Project. The key findings are as follows:

1. The AG Reserve alone has an unbuilt commercial need of over an additional **600,000 sf.**
2. 77% of the purchasing power of aprox. \$230,000,000 within the AG Reserve is being spent outside the AG Reserve. This means residents are travelling greater distances for their goods, services, and experiences and are spending over \$190,000,000 elsewhere.

Jade Boynton Beach represents the perfect location and opportunity to provide convenient goods, services, and experiences to its residents, while increasing the county tax base and providing desperately needed jobs and workforce housing.



## **COBWRA / Cotleur & Hearing: Boynton Corridor Study:**

One year ago, COBRWA engaged Don Hearing of Cotleur Hearing Land Planners to perform a Boynton Boulevard “corridor study” to make its recommendations on a proposed pattern of development for the area and to assist COBWRA, who has been one of the most influential and trusted overseers of this area and the AG Reserve, to come up with a vision and responsible development plan for this important gateway and corridor. Rather than being reactive and on the defense to applications as they haphazardly come in, it is the applicants understanding that COBWRA is trying to come up with a template or pattern of development that addresses the needs of the community and represents a reasonable and responsible development template and direction for this corridor recognizing that farming along this busy and important roadway/corridor from the Turnpike to SR 441 is not the highest and best use, especially for those lands which are proximate to the main transportation roads & nodes such as Boynton Beach Boulevard and the Florida Turnpike.

Although this applicant has not seen the final recommendations and report which we understand is now complete and in the hands of the COBWRA representatives, we were asked to participate and collaborate in this one year fact finding and development study, and participated in over a dozen tele-meetings with Don Hearing over the past year. It is our understanding that this report identifies the properties located between Acme Dairy Road and the Florida Turnpike to be important properties where more intense and dense development should occur especially where in direct proximity to the important community amenities such as the schools and parks. It has been communicated to us that there will be emphasis on connectivity, focus on active open space, traffic disbursement and circulation, and the establishment of green buffers and open space along Boynton Beach Blvd. and Acme Dairy Road, all of which Jade intends to honor and accomplish.

This specific text amendment application on the Logan Property is one of many applications that will need to be filed on this property in order to create the framework to accomplish Jade and the type of development contemplated by this applicant, and what we believe to be the direction of the Cotleur Hearing recommendations.

This text amendment does call for a waiver of the 60% in the Mixed-Use components of the project while maintaining the 60/40 requirement in the Residential Component, and then only properties that are within a .40 miles from the Florida Turnpike where we believe greater density and intensity is being recommended by the Cotleur Hearing report, and **only where a project adjoins or is across the street from a minimum of a 40 acre park.** This will prevent wide spread application of this amendment and 60/40 relief throughout the AG Reserve and would appropriately allow for greater density and intensity **ONLY** on the eastern edge of the AG Reserve where within .40 miles of the Florida Turnpike and where served by a traffic signal, and only where across from at least a 40 acre park.

Of this entire 39 acre property, a 60% preserve would represent approximate 23 acres. The proposed amendment and project for properties within .40 miles of the turnpike, and fronting on a gateway corridor such as Boynton Beach Blvd., and where across from an already dedicated 50 acre park, will provide much more benefit to the county, the AG Reserve, City of Boynton Beach, and the COBWRA constituents, than a **another** 23 acres of remnant preserve land.

This propose text amendment is designed to utilize existing parks, library's and schools rather than creating a development that requires more and to create density that will utilize these community assets in a walkable way while providing some diverse housing options. The intent of this text amendment is to allow more dense development where located within proximity to the Florida Turnpike and on the eastern edge of the AG reserve therefore not disturbing the integrity of the Everglades and conservation of area wetlands and without straining the communities water resources.



# **ECONOMIC STUDY – AG RESERVE**

**\$373 million spending power in AG Reserve**

**77% of spending or almost \$290 million**

**LEAKS OUT OF THE AG RESERVE!!**

**The result is longer drive times for residents and demand for an additional 685,000 square feet of neighborhood and community retail within the Ag Reserve with virtually nowhere to accommodate it.**

## **The AG Reserve:**

The establishment of the 22,000 acre AG Reserve has been an overwhelming success having placed 45% in private preserve, and 32.5% in county controlled property. That's 77.5% of the total Ag Reserve or just over 17,000 acres.

The commercial zoning within the AG Reserve represents less than 1% of the entire AG Reserve or only 143.48 acres with an additional 64 acres of industrial land.

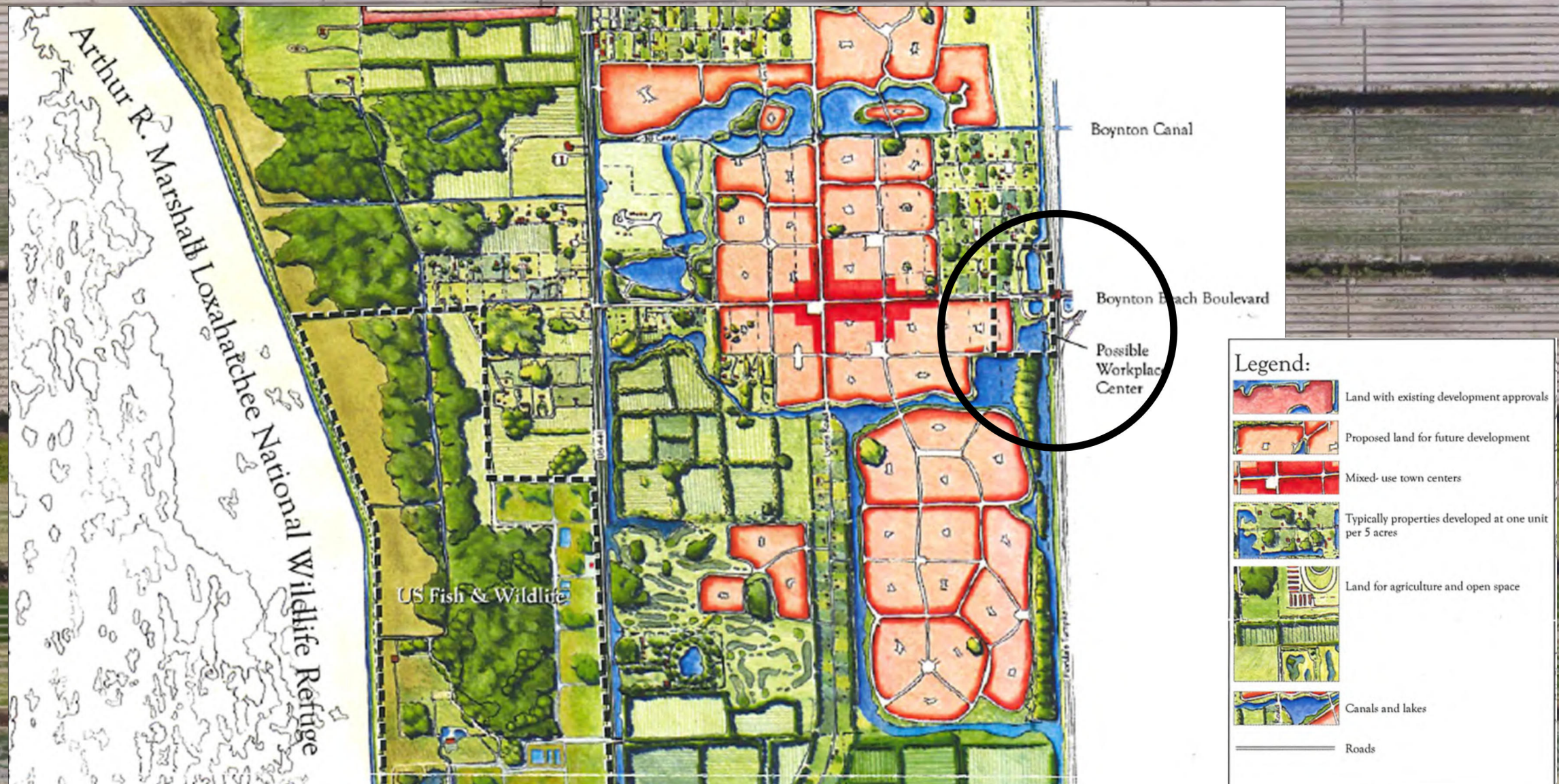
Jade's 39 acres represents less than .17% (20% of that 1%) and of that only 20 acres, or less than 10% of that 1% is your marked for commercial development. The balance is earmarked for sorely needed multi family and workforce housing.

The 2000 comprehensive master plan for the AG Reserve called for a certain amount of multi family product. To date, there is no such product built in the AG reserve. This means that there is a lack of diversified housing product, which means that not all of the housing needs of the community are being met.

In addition the Master Plan contemplates a maximum of approximately 14,000 units to be developed in the AG Reserve. Currently there are just over 9000 units built with 11,000 units approved. Approved on built units will add approximately 5200 homes and well over 10,000 additional residents increasing the need for additional services.



# ORIGINAL CONSULTANT RECOMMENDATION NOVEMBER 1999 – PRIOR TO EXISTING GROWTH





The AG Reserve Master Plan  
Contemplated future development  
Then & Now!

In fact...

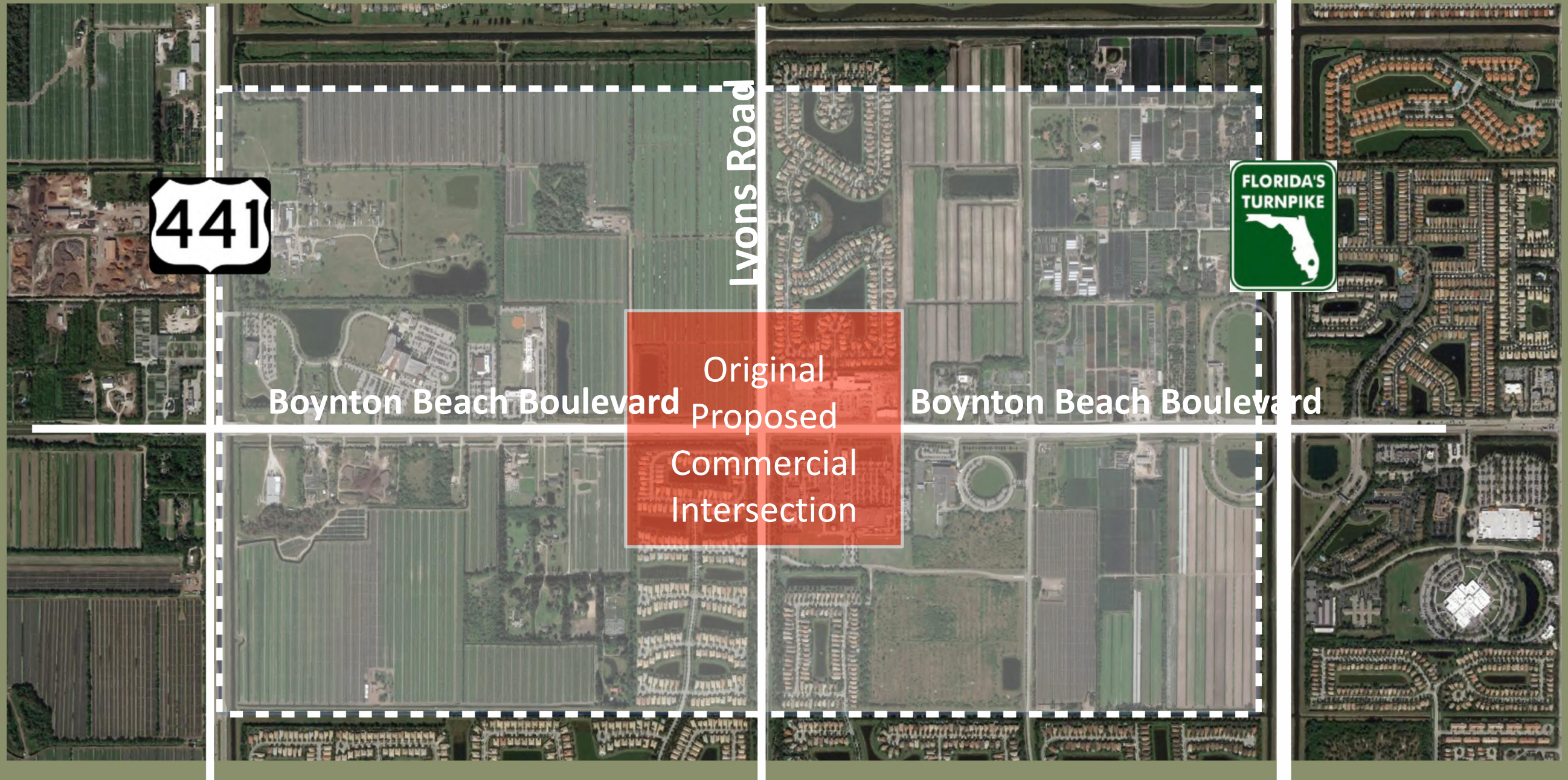
14,000 Homes were Planned & Anticipated  
8,000 Built to Date  
6,000 still to be Built  
That's a 75% increase... yet to come

Of the \$230,000,000 of spending power in the AG reserve ....  
77% is being spent outside the AG Reserve.

That's \$190,000,000 of leakage that could be spent locally.  
This means residents are driving further and longer  
resulting in more traffic trips on the road  
and the all bad stuff that goes with it.

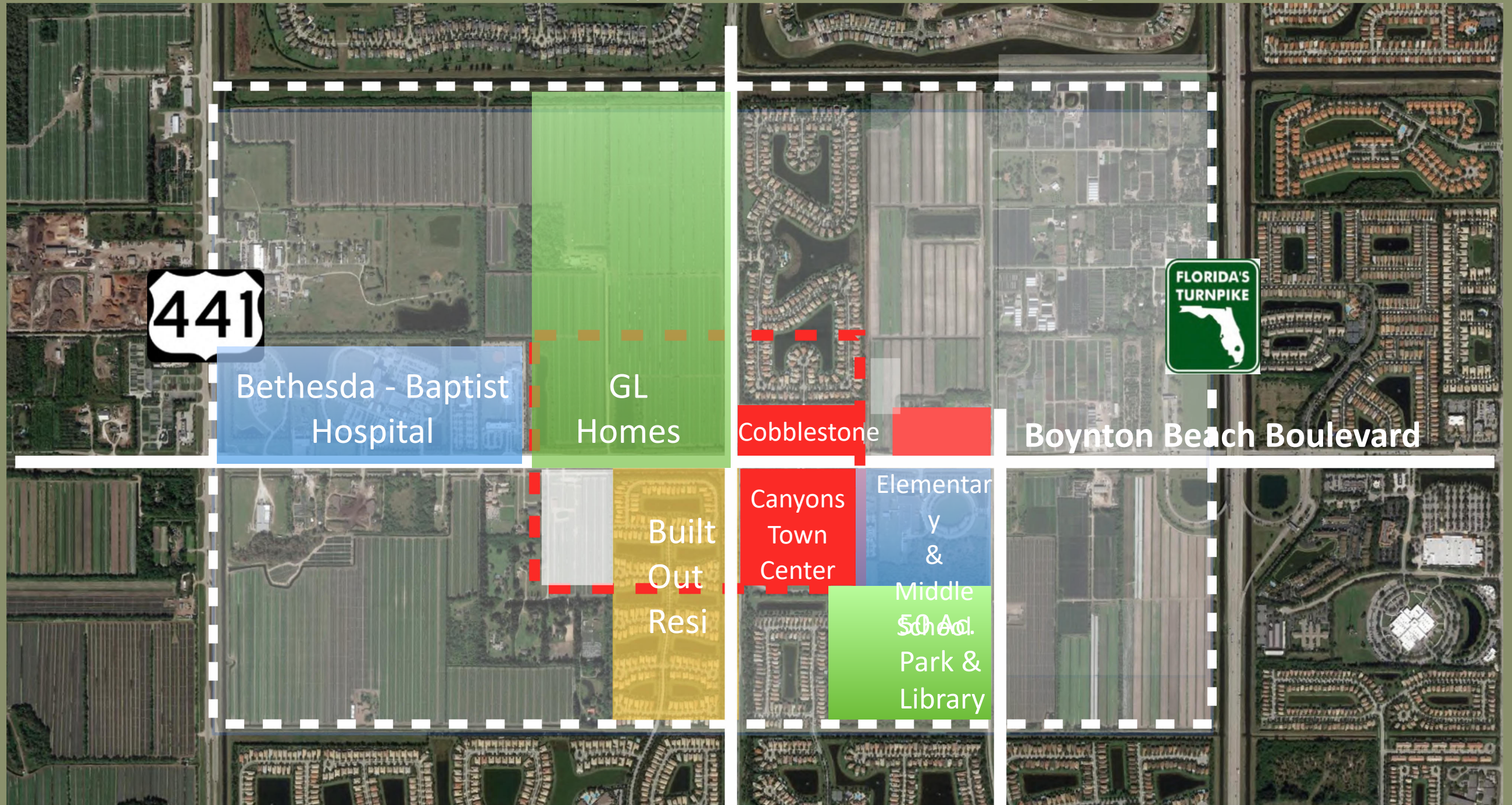


## NORTHERN GATEWAY INTO THE AG RESERVE





## North Gateway into the AG Reserve - Existing Condition



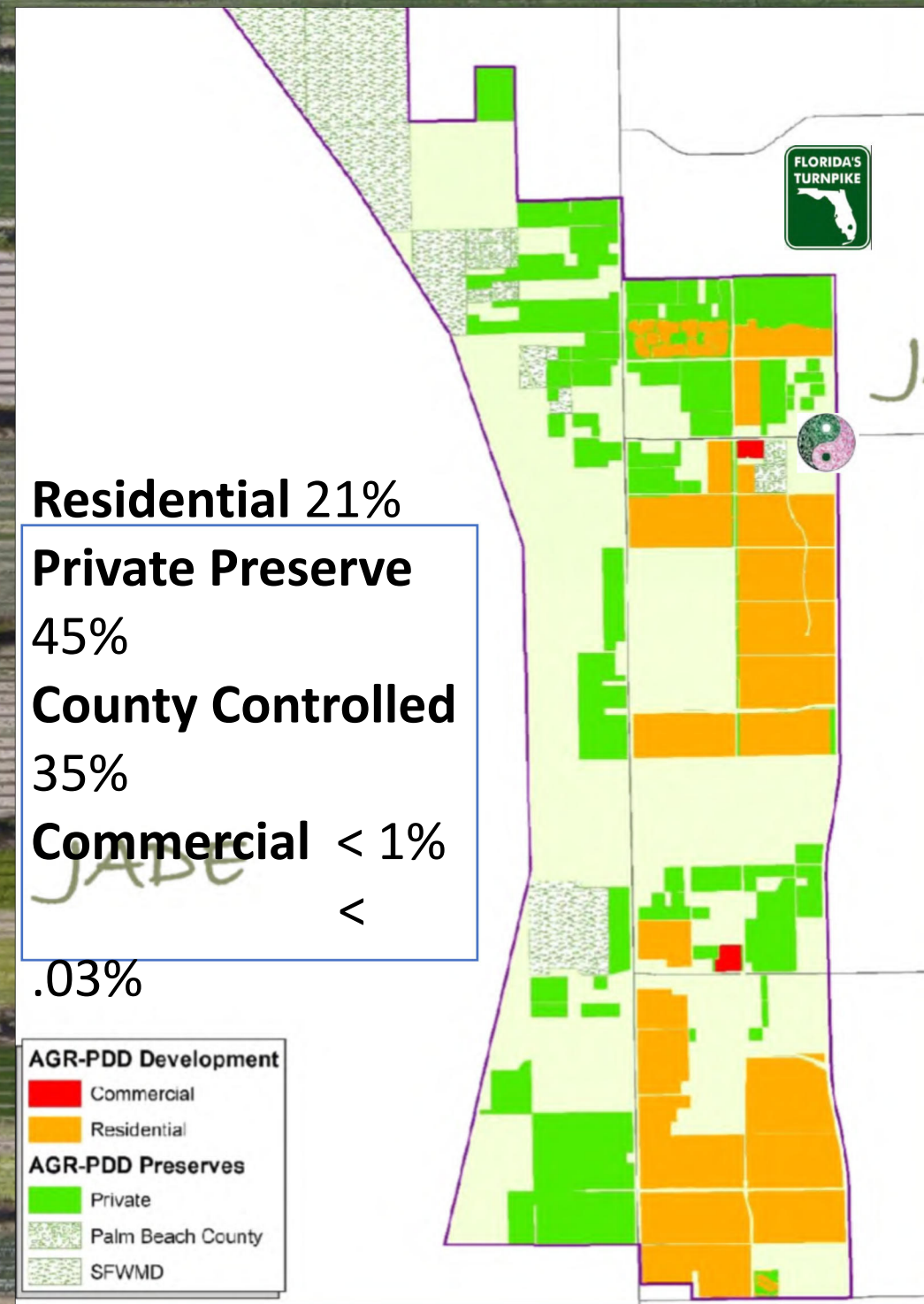
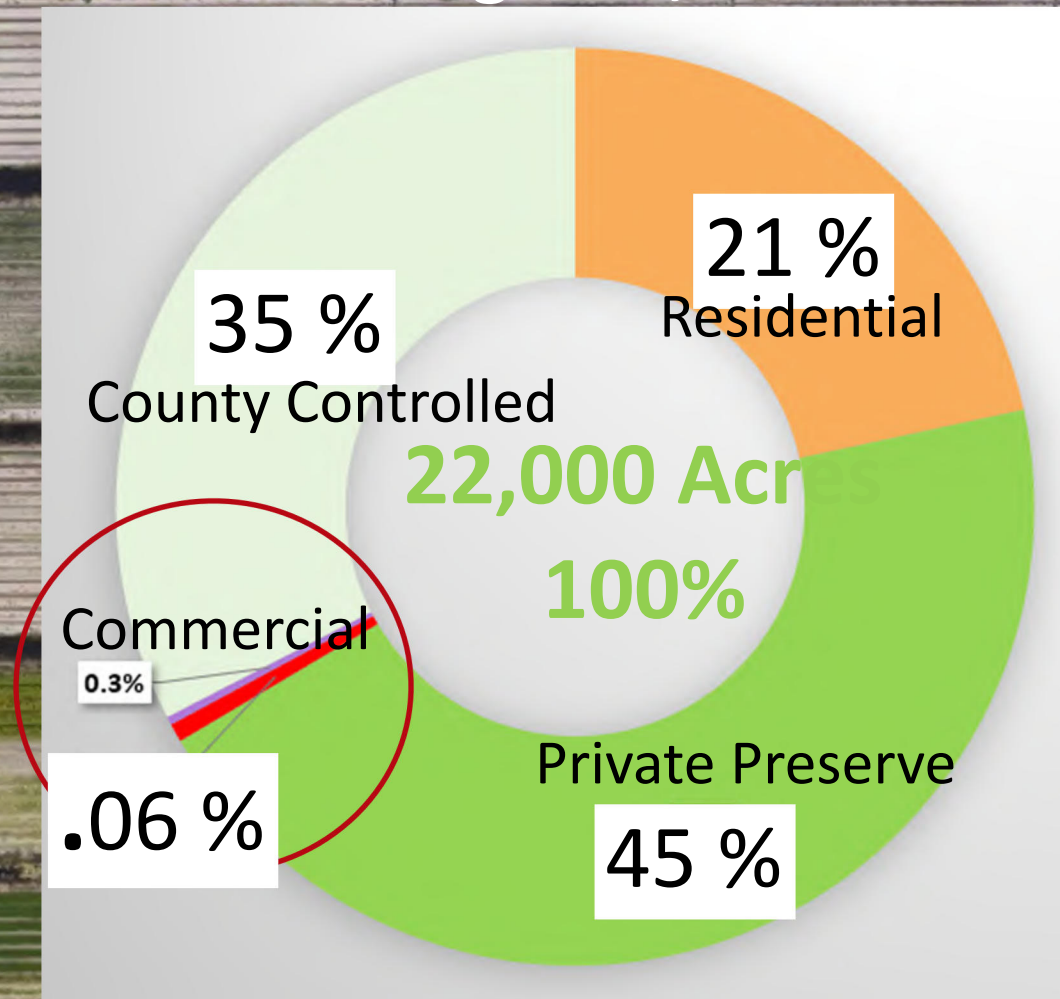






# Ag Reserve Land Allocation

Total Acreage: 22,000 Acres



Boynton Beach  
Blvd

Atlantic  
Boulevard





# **Palm Beach County Agricultural Reserve Master Plan Phase II Final Report**

A Cooperative Agreement Between



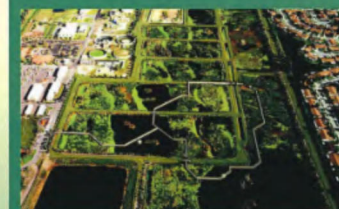
Palm Beach County  
Planning, Zoning, and Building  
Department  
Planning Division



South Florida Water  
Management District

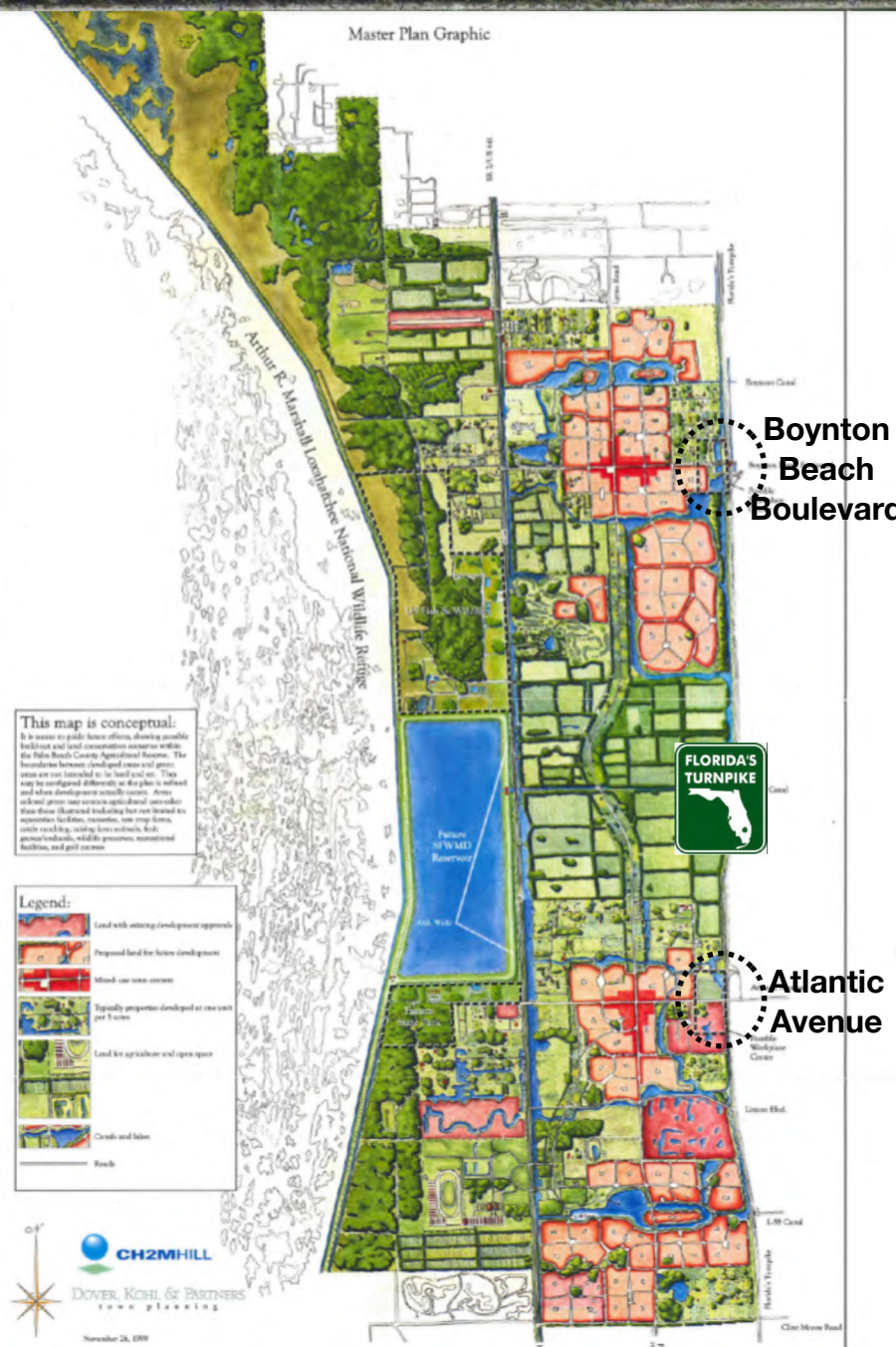
**CH2MHILL**  
and  
**Dover, Kohl & Partners**

November 1999



**CH2MHILL**  
and  
**Dover, Kohl & Partners**

Master Plan Graphic





The Phase 2 Final report of the 2000 AG Reserve Master Plan calls for mixed use center development along the Boynton Beach Blvd. corridor intensified around the Boynton Beach Blvd. and Lyons Road intersection. They defined “mixed use” centers as developments that “ combine neighborhood shops, offices, civic institutions, and housing to facilitate community growth, reduce traffic, and maintain open space.” It went on to further say that to meet the objective of creating a sustainable form of development, the mix used center is recommended for the northern and southern portions of the AG Reserve areas expected to experience some future growth.

The Master Plan Exhibit identifies to “economic centers” where the Florida Turnpike intersects with both Boynton Beach Blvd. and Atlantic Avenue. Like the Mixed Use centers, these centers are intended to be Employment Hubs for the AG reserve in this region.

The report goes on to say that “Situating these centers near the Florida Turnpike reduces the impact of traffic caused by regional employees and patrons, yet offers greater job variety for AG Reserve residents that is likely to be found elsewhere in the AG Reserve. The Central location of these centers also serves farmers in need of a second job to supplement their income.”

## Background & History

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The Ag Reserve has had a long history of agricultural diversity. At one time or another over the last five decades, the farmers of the Ag Reserve have learned to cultivate more than 80 varieties of vegetables and twelve types of fruit, not including citrus. This effort has had a considerable economic impact to the County. The per-acre productive value of the Ag Reserve is considerably higher than any other agricultural acreage in the county. The Ag Reserve represents approximately 10% of the total agricultural economic impact to the County on less than 3% of the total acreage dedicated to agricultural production. Over the last few years, increased fresh vegetable imports in conjunction with growing development pressure has had the effect of increased speculative land values and lower profit margins in agriculture production.

In recognition of this increased pressure, the BCC joined with the South Florida Water Management District (SFWMD) in the funding of a Master Plan for the Ag Reserve in 1998. CH2M Hill and Dover, Kohl and Partners were selected to develop the Master Plan, and began a two-step process for the Plan. To guide this effort, the BCC established the following purpose statement:

*To preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve, and produce a master development plan compatible with these goals.*

In December of 1998, Phase I of the Master Plan was presented to the BCC. This element of the Plan, which was developed with significant stakeholder input through workshops and a charrette, resulted in three alternative development scenarios for the Agricultural Reserve: (1) a Status Quo Alternative reflecting the likely outcome of continuing to use existing regulations, (2) a Bond Alternative, which assumed approval of a bond issue for the acquisition of land for the preservation of open space, which would result in a reduction in the number of development rights associated with the Ag Reserve; and (3) a No Bond Alternative, which attempted to reflect a likely development scenario with revised regulations but no land acquisition program. Each alternative was developed and evaluated considering the following objectives:

1. *Preserve and Enhance the Potential for Agriculture, including Equestrian Uses*
2. *Enhance Environmental Resource Value*
3. *Enhance Water Management Capability*
4. *Enhance Accessible Open Space*
5. *Create a Functional, Self-Sustaining Form of Development*
6. *Minimize Cost/Impacts to Countywide Taxpayers*

Following the presentation of Phase I, the BCC directed a bond referendum on land acquisition for conservation in the County, with a portion of the proceeds dedicated to land acquisition in the Ag Reserve. The success of the referendum led the County to authorize Phase II of the Master Plan.

Phase II built upon the assumptions used in Phase I, seeking to refine the Bond Alternative and suggest the programs and regulatory revisions necessary to implement the Bond Alternative. The results of this stage of the Consultants' work were presented to the BCC in December



3.2.4 Enhance Open Space Enhancing open space also stemmed from the first public workshop in Phase 1, and was designed to examine each alternative's ability to enhance open space. Open space is defined as publicly accessible open land areas, such as parks and greenways, and excludes agriculture, ESLs, and water management areas, all of which are covered under the first three objectives.

3.2 Master Plan Objectives The various groups, including the County and Consultants, the Extended Working Group (EWG), the Land Use Advisory Board (LUAB), and the workshop attendees, who provided feedback during various phases of the project, developed a set of issues that they felt were important to address. The issues, along with results from the public opinion survey and workshop, were used to formulate a set of primary objectives, which the BCC approved and prioritized as follows: • Enhance Potential for Agriculture, including Equestrian Uses • Enhance Environmental Resource Value • Enhance Water Management Capability • Enhance Accessible Open Space • Create a Functional, Self-Sustaining Form of Development • Minimize Cost/Impacts to Countywide Taxpayers Exhibit 8 shows how the value model defines the relationship between the purpose statement (goal) and these six primary objectives approved by the BCC to measure the performance of the Master Plan.

In July 1998, the Palm Beach County Board of County Commissioners (BCC) directed CH2M HILL and Dover, Kohl, and Partners (referred to in this report as the Consultants) to proceed with the development of a Master Plan for the Agricultural Reserve (Ag Reserve) area in south-central Palm Beach County (County). The purpose of this plan, as directed by the BCC, is: To preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve, and produce a master development plan compatible with these goals. The master planning effort is a cooperatively funded agreement between the County and the South Florida Water Management District (SFWMD).

3.2.5 Create a Functional, Self-Sustaining Form of Development Also during the first public workshop, it became clear that the form of development in the Ag Reserve required some discussion. The public workshop, then, prompted the development of the fifth objective: creating a functional, self-sustaining form of development. This objective focused on the functionality of the development under each land use alternative, and how well the alternative can serve area residents with respect to providing employment, shopping, recreation, services, and quality of life. Reducing the necessity for area residents to travel outside the area to receive services lessens the impact on surrounding area services and roads. Three criteria were developed to measure this objective:

- The first criterion treated the entire Ag Reserve as an individual Planned Unit Development (PUD) and was used to examine the estimated external trip generation (peak hour) based on estimated number of units. An external trip generation refers to the estimated number of trips made by vehicles traveling outside of the Ag Reserve.
- The second criterion was used to describe the mix of uses expected to occur within each of the three alternatives, including residential, commercial, office, institutional, recreational, and open space.
- The third criterion was used to measure the amount of vistas expected to be created from each of the three alternatives. Those vistas were seen as an essential part of maintaining the rural character of the area. This criterion assumed that a vista would occur along the major north-south roads (i.e., SR7 /US441 and Lyons Road) where no development or reservoir (due to the height of the levees) exists.

3.2.6 Minimize Costs/Impacts to Taxpayers Another objective brought up at the first public workshop in Phase I involved minimizing costs/impacts to County taxpayers. The types of costs or impacts considered include infrastructure and services costs, as well as the public acquisition of land through a bond issue. The Bond alternative developed in Phase I meets all of these objectives, which were approved by the BCC in January 1999, and thus served as the basis for developing the final plan graphic and recommendations for implementing the plan.



Mixed-Use Center. Mixed-Use Centers combine neighborhood-serving shops, offices, civic institutions, and housing to facilitate community growth, reduce traffic, and maintain open space. To meet the objective of creating a sustainable form of development, the Mixed-Use Center is recommended for the northern and southern portions of the Ag Reserve, areas expected to experience some future growth.

Economic Centers.

The Master Plan graphic identifies two Economic Centers where the Florida Turnpike intersects with both Boynton Beach Boulevard and Atlantic Avenue. Like the Mixed-Use Centers, these centers are intended to be employment hubs for the Ag Reserve and the region. Situating these centers near the Florida Turnpike reduces the impact of traffic caused by regional employees and patrons, yet offers greater job variety for Ag Reserve residents than is likely to be found elsewhere in the Ag Reserve. The central location of these centers also serves farmers in need of a second job to supplement their income.

#### **MODIFICATIONS TO A TOO RESTRICTIVE AG RESERVE:**

- Initially the county imposed an 80/20 rule requiring 80% preserve on all property within the AG Reserve. It later became apparent that the 80/20 rule was too restrictive and only allowed for the development for large scale properties and did not allow for the sale and development of smaller properties, thereby preventing small property owners from selling and/or developing their property in a more intensive way.

#### **REDUCED VIABILITY OF FARMING IN THE AG RESERVE:**

- The nature of agriculture changed and farming these lands became less viable due to more imported product, higher labor and operating costs, regulatory costs, and inefficiencies in operation in an increasing checkerboard development pattern and more traffic. This was compounded by various economic downturns and economic and natural catastrophes and the impact of certain trade agreements.

#### **FARMERS WANT THE OPPORTUNITY TO ACCESS THEIR EMBEDDED LAND VALUE:**

- After a lifetime of hard work and dedication to an industry and community, many farmers now want to sell their real estate and convert their equity to cash so that they may enjoy the sunset of their life in comfort vs being forced to continue to operate in an increasingly difficult and costly agricultural business and where there are less second and third generations that want to continue being a farmer, and fewer operators to step up and buy an existing small agricultural tract of land and business.
- There are a number of smaller owned parcels farmed by independent small family businesses, like the Logan property and partners, who are unduly burdened and restricted by a policy that was created to preserve large areas of farmland which has been largely accomplished.

#### **EXAMINING THE 60/40 PRESERVE RULE:**

- The 80/20 rule was modified to the current 60/40 rule in an effort to create some more value in the remaining lands but it has not been enough as the 60% "set aside preserve" is too onerous on the value of the property and serves no real purpose for the following reasons:

1. In smaller parcels of, say, 50 acres or less, 60% represents 30 acres which is on the small side for farming and a shrinking industry, thereby leaving another remnant property with little public benefit or enjoyment, creating another disjointed operating nightmare if one of the larger farmers picks it up. These smaller disjointed/remnant parcels create the public dangers associated with machinery on the public roads, passing schools and residential neighborhoods, and spraying pesticides near families and children. These remnant and preserved tracts are also taking away from a desperately needed land supply for increasing residential and commercial demand.

**VOTE OR COMMENT**



#### **LIMITATION OF ONLY TWO LARGE SCALE COMMERCIAL CENTERS AT THE WRONG LOCATION:**

- Boynton Beach Boulevard and Lyons Road, and Atlantic Avenue and Lyons Road were earmarked as the commercial nodes where anticipated commercial development would occur. To date, two large scale developments have occurred. Canyons Town Center (XXX SF), at Boynton Beach Boulevard and Lyons Road, and Delray Marketplace (XXX SF) at Atlantic and Lyons Road, thinking that these locations were central to the AG Reserve and were appropriate locations for commercial development to occur.

#### **UNINTENDED CONSEQUENCE OF THE PRESERVE EASEMENTS & LACK OF ADEQUATE PLANNING:**

- An unintended consequence happened through the advent of 80/20 and 60/40 rule, and the location of the commercial node's interior to the AG Reserve as opposed to at the Eastern edge at Boynton Beach Boulevard and the Turnpike and Atlantic Avenue and the Turnpike. Large parcels of land have been put into preserve, thereby creating a checkerboard of development and not allowing for good urban/suburban planning and the proper planning and development of the gateway corridors into the AG Reserve from the Turnpike to Lyons Road on both Boynton Beach Boulevard and Atlantic Aves. Delray Marketplace, as a good example, provides many of the entertainment and food and beverage options that the residents and employees of the AG Reserve so desperately want and need. However, the placement, one mile west of the Turnpike, into the AG Reserve, and where large pieces of land around the development and in between the Turnpike and Lyons forced community members and patrons to have to drive a mile into the AG Reserve in order to get to this desirable destination while insufficient density surrounding the Marketplace has not occurred because of the various preservation parcels thereby depriving Delray Marketplace of brisk traffic and business. This is evidenced by a Publix supermarket that is doing average store volume and business and increasing vacancy at Delray Marketplace as the first 5-year terms of many of the restaurants and stores come due and where these stores and restaurants opt not to renew their lease for lack of business.

#### **BALANCE & WHAT'S NEEDED:**

- It's important to find a balance between density and commercial development such that the needed commercial development can thrive and be successful and be located at locations that are served by infrastructure such as Boynton and Atlantic and strategically located at Turnpike intersections.
- Locating more intensity of commercial and residential units and densities at these intersections allows for greater access to a larger community, takes westward pressure off the AG Reserve and urban sprawl, and gives the communities and patrons of these destinations mixed use developments a more convenient location with less drive time and less traffic burdens on the east/west thoroughfares.

## Background

In June of 2019, Jade Boynton LLC entered into a contract with the Logan family trust for the approximate 39 acres which is the subject of this application. The principles of Suchman Retail Group and Jade Boynton LLC immediately met with the land-use committee of COBWRA.

In that meeting, we shared our vision for what we thought was missing in the area and especially at this important intersection of Boynton Beach Boulevard and the Florida Turnpike.

The vision was for a walkable and experiential mixed use development that promoted wellness, community, family, offices, restaurants, boutique retail and entertainment. It was the sentiment of that group that this was the type of development that the community was missing at this intersection and that the vision was a shared vision.

We emphasized that it was not our desire to impose a development that was not wanted in the community and that if it was their desire, we would pack up our bags, cancel our contract, and not pursue this challenging and innovative development. We were encouraged to stay and proceeded to engage in a three hour productive dialogue.

We continued to collaborate with various COBWRA representatives developing a site plan, concept plans and exploring uses with them. It was with that sense of partnership and collaboration that we filed the first text amendment in May of 2019, identical to the one being filed here today, and proceeded to spend over \$150,000 with professionals including, lawyers, land planners, architects, traffic engineers, economic studies, application fees etc.

We were told by the county staff that it was unlikely that we would get a favorable recommendation as they were there to implement policy and follow the will of the County commission.

It also was made clear to us through our due diligence that without the support of the area commissioner that it would be next to impossible to gain the necessary votes as the other commissioners typically look for guidance and the will of the area commissioner to set the tone and direction for that area. It also became clear that no approval would be forthcoming without the blessing and endorsement of COBWRA with its over 125,000 communities and constituents, as one of the leading overseers of the AG Reserve.

With that information we sat down with COBWRA leadership and commenced to explore what the wants and needs of the community were and their vision for this property.



Given that staff follows policy in the will of the commission we did not anticipate staff recommendations in support of our application and in fact anything that is not directly consistent with the underlying land use and master plan could not be supported by staff.

Therefore it can only take the vision, guidance, and leadership of the planning commission and County Commission to set new guidelines and direction in the AG Reserve at a time when hyper-growth and residential housing pressures on the AG Reserve and surrounding area, are insufficient in terms of providing adequate goods and services, and diversified residential housing to meet existing needs and those of the rapid future growth of the area.

Staff did not support our application, nor did the planning committee.

Just prior to the initiation hearing, COBWRA decided to hire Cotleur Hearing to take a look at the Boynton Beach Boulevard Corridor as previously stated. As a result, COBWRA leadership asked if we would defer our application to give them an opportunity to study the findings and recommendations and to give us an opportunity to collaborate with them to find a mutually beneficial and satisfactory development plan for this property that met the needs of the community.

We were delighted and amenable to defer our application and work with COBWRA staff and the community as evidenced by the below correspondence which was delivered to the commission prior to the initiation hearing. Notwithstanding this collaborative approach, the deferral was denied, and further the application was denied without giving the applicant the opportunity to make its presentation to the board for its consideration at that hearing.



# DELRAY ALLIANCE ACKNOWLEDGES

MEMBER COMMUNITIES  
Abbey Village  
Addison Reserve  
Addison Trace  
Aspen Ridge  
Barwick Ranch  
Boca Delray  
Bonaire Village  
Bridgeview  
Bristol Pointe  
Carnot Village  
Casabella  
Clearbrook  
Cluster Del Mar  
Eco Wood Lakes  
Country Lake  
Crosswinds of Delray  
Deauville Village  
Delaine Country Club  
Delray Grande  
Delray Harbor Club  
Delray Lakes Estates  
Delray Villas Plat 1  
Delray Villas Plat 4/5  
Delray West Townhouses  
Evergreen 1  
Floral Lakes

Alliance of Delray Residential Associations, Inc.

10290 West Atlantic Avenue #480504  
Delray Beach, FL 33448  
Phone: 561.495.9670 Fax: 561.495.0888  
www.allianceofdelray.com



June 11, 2020

Palm Beach County Board of Commissioners  
301 North Olive Avenue West Palm Beach, Florida  
Palm Beach County Planning Commission  
2300 North Jog Road West Palm Beach, Florida

RE: Three Text Amendments to be presented to the Planning Commission on  
June 12, 2020

Dear Commissioners:

The Alliance (and in support increasing intensity or density in the Agricultural Reserve at this time however, two of the three sites which are the subject of the Amendments are located in the vicinity of the major intersection of The Florida Turnpike and Boynton Beach Boulevard. This major node as well as the Florida Turnpike/Atlantic Avenue node can benefit from the County's detailed planning process so that these two gateways to the Agricultural Reserve can be sculpted in order to provide amenities for the western Boynton Beach and Delray Beach communities.

Rio Pico  
Saturnia Isles  
Seven Bridges  
Shadywoods  
Spanish Wells  
Stone Creek Ranch  
The Bridges  
The Club  
Tierra Del Rey  
Tierra Verde  
Tropic Bay  
Tropic Isle  
Tuscany  
Valencia Falls  
Valencia Palms  
Villa Borghese  
Village at Sainton Square  
Villaggio Reserve  
Vizcaya  
Waterways  
Whisper Walk  
Woodlake

eventual County Commission meeting.

Thank you Commissioners, for always considering the public's concerns in your decisions and all your work in making Palm Beach County a better place in which to live, work, and enjoy all the amenities it has to offer.

Sincerely,  
Bob Schulbaum  
Bob Schulbaum, President

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Robert Schulbaum, President  
Lori Vinkoor, Executive Vice President  
Norma Arnold, Vice President Allen Hamlin, Vice President  
Arnold Katz, Vice President Ken Markovitz, Vice President  
Evelyn Spielholz, Secretary Deborah Borenstein, Treasurer  
Directors: Paul Finkelstein Carol Klausner Phyllis Levine Susan Zuckerman  
Assistants to the President: Rose DeSanto Madalyn Freund John Gentilhes Rhoda Greifer Karen Rose Joel Vinkoor  
Legal Counsel: Joshua Gerstin

Sent via e mail to: Mayor D. Kerner, Vice Mayor R. Weinroth, Commissioners M. Berger, M. Bernard, M. McKinlay, G. Weiss, H. Valeche  
Planning Dir. Patricia Behn, PZB  
Exec. Dir. R. Bulkeley, Admin. V. Baker, Assist. Admin. P. Rutter, County Staff: Prin. Planner Lisa Amara



## Summary

We have taken the last year to work with Don Hearing and believe that the direction and tone of our intended development is one that is in great measure consistent with the recommendations of that study. However, without actually having seen that study and having heard back from COBWRA as to what parts they are willing to endorse and support, we were not in a position to modify our application at this time to reflect the desires and vision of COBWRA, the planning council, the county commissioners and staff, and the community at large.

Therefore, this application is intended to start the process in the hopes that it will be initiated this time giving us the opportunity to work with Cotleur Hearing, COBWRA, staff, the commission, and other area stakeholders to craft amendments to the comprehensive plan and the zoning code that will allow for the type of mixed use development being contemplated. The ultimate approvals will require many many hearings, and many many opportunities for input from staff, the commissioners, and the community.

This text amendment, site plans and renderings found herein are for discussion and illustrative purposes and do not intend to be the final product. Design, density, intensity and uses will be developed over time and in concert with the community and stakeholders.

We hope we are afforded the opportunity to collaborate towards a development that will honor and advance the goals and objectives of the AG Reserve Master Plan and those of the COBWRA communities and other area stakeholders.

Suchman Real Estate Group has been creating special places, spaces, and experiences in South Florida for over 60 years with vision, creativity, relationships, and integrity.

[www.suchmangroup.com](http://www.suchmangroup.com)

**SUCHMAN**  
REAL ESTATE GROUP



CLIFFORD SUCHMAN

Founder



LAWRENCE SUCHMAN

President & CEO

— Note from the Developer

When I was first introduced to the Logan Property, I couldn't believe that this infill piece of property was undeveloped at this important intersection of Boynton Beach Boulevard and the Florida Turnpike. As I studied the history of the AG Reserve and spoke to countless farmers, landowners, community residents, and leaders, I was able to see that the efforts to protect the AG Reserve, its farmers, and its industry have been an overwhelming success with over 56% of the 22,000-acre AG Reserve protected. I found out from the farmers that the relatively small remnant and checker boarded farming properties are hardly viable anymore and yet values are suppressed by onerous land use rules and restrictions denying the ability to extract their embedded equity from their now valuable land.

I also found out, through my discussions with various residents and community leaders, that most of the residents have to leave the AG Reserves to get many of the goods, services, food, entertainment, and experiences they want and need. I was encouraged by many to make the effort to change the zoning and build a unique and special mixed-use community that will give the AG Reserve residents a place they can call their own.

Jade Boynton Beach will be such a place where the community can gather locally in a safe and green environment while enjoying life and having a unique experience in a sustainable, well-balanced, walkable, mixed-use, lifestyle, family entertainment community.

VOTE OR COMMENT



The AG Reserve was meant to  
**GROW & THRIVE AND EVOLVE!**

It was **NOT....NO GROWTH!**

Well planned mix of uses including Commercial & Residential  
(including workforce Housing)

is **CRITICAL** to  
a healthy and balanced community!

# OUR REQUEST

**Initiate This Worthy Conversation**

**This is just the start....**

**There Will Be Many More Hearings Before Development  
Could Occur**

Allow us to continue this collaboration  
with community stakeholders  
and reach a desirable outcome that  
the County and Ag Reserve residents will be proud of  
- a true community center for the Ag Reserve.

**This is the seed from which the plant will grow!**





# **JADE BOYNTON BEACH**

## **Commercial Land Use Market Study**

Prepared for:  
Suchman Retail Group

Prepared on April 4, 2020

**PFM Group Consulting LLC**  
12051 Corporate Blvd.  
Orlando, FL 32817



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## *Executive Summary*

- The market for neighborhood and community retail space surrounding the Jade Boynton site is underserved. Market conditions support development of 350,000 square feet of neighborhood and community retail space, based on levels of current retail demand.
- The office market in both Palm Beach County and in the 3-mile market surrounding the subject site is on the cusp of pent up office demand. Office absorption has significantly outperformed historic absorption levels in the 3-mile market surrounding the subject site, in recent years. The subject site can accommodate and absorb an estimated 60,000 to 75,000 square feet of office space over the medium term horizon.
- There are no hotel rooms within the 3-mile market surrounding the subject site. Substantial demand exists at the subject site due to the interchange access with the Florida Turnpike. Hotel demand is further supported from the nearby Bethesda West Hospital, plus friends and relatives visiting nearby residents, seasonal equestrian activities at Wellington and high out-of-area visitor volumes at the nearby Loxahatchee National Wildlife Refuge. A 130 room hotel is supportable at occupancy levels higher than break-even at the subject site location.
- The mixed use synergies from the Jade Boynton Project will enhance internal support for the proposed uses which, based on the market analysis, have substantial market support.



## 1.0 Project Background

The Jade Boynton Project will consist of 38 acres. Proposed commercial uses will include 250,000 square feet of retail space, 50,000 square feet of office. This report describes the market demand which supports these uses.

The project will be located at the southwest corner of the Florida Turnpike and Boynton Beach Blvd. This site is at the central eastern edge of the Agricultural Reserve area of Palm Beach County. It is located less than 1.5 miles east of the new 80 bed, critical care, Bethesda West Hospital and at an interchange location with the Florida Turnpike.

There is a large concentration of population within a 3-mile radius of the site. Population today is 70,000 residents. The site is also centrally located with good access to the population within the Agricultural Reserve area. In recent years substantial population growth has occurred within the Agricultural Reserve and population there now exceeds 34,000 residents, some of which overlaps with the 3-mile site radius. (Please see demographic profile data in Appendix 1)

This location, with substantial 3-mile population concentration, Turnpike interchange access and central access to the Agricultural Reserve makes the site a favored and viable candidate for development from a real estate/market perspective.

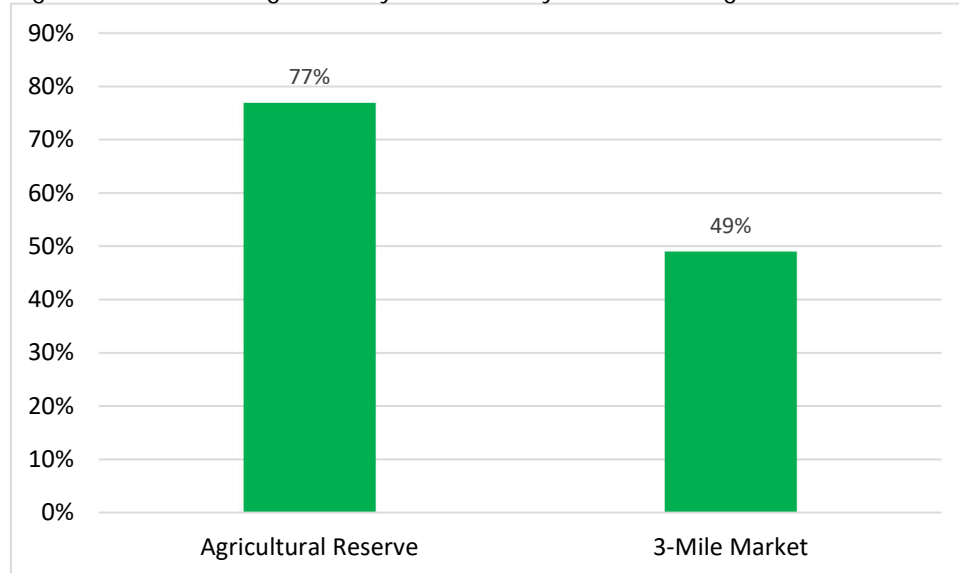
## 2.0 Retail Market Conditions

The retail market analysis was conducted on two levels. One for retail demand within the Agricultural Reserve Area only and the second for demand within the 3-mile radius of the subject site. Both analyses indicate there is substantial purchasing power within each of these two study areas. Further, market data regarding retail sales to existing store supply within these areas indicates very high levels of retail spending leakage. This means high proportions of the household retail spending generated within these areas takes place outside of these areas. For neighborhood and community retail spending a high degree of spending leakage indicates a high level of unmet need for additional retail space within the study areas. Figure 1 shows the retail leakage rate indicating unmet retail need within the Agricultural Reserve and within the 3-mile study area.





Figure 1 Retail Leakage Rate by Market Study Area Indicating Unmet Retail Need



Source: PFM Group Consulting; ESRI

For the Agricultural Reserve there is a total of \$373 million in spending power for neighborhood and community retail demand. Retail sales data and existing inventory of retail space within the study area indicates 77% of neighborhood and community spending leaks out of the study area. This represents an unmet demand of \$287 million, an estimated 685,000 square feet of neighborhood and community retail space, of unmet retail space need within the Agricultural Reserve market.

For the 3-mile study area there is a total of \$1.0 billion in spending power for neighborhood and community retail demand. Retail sales data and existing inventory of retail space within the study area indicates almost 50% of neighborhood and community spending leaks out of the study area. This represents an existing unmet annual demand of \$471 million, an estimated 1.2 million square feet of neighborhood and community retail space, of unmet retail space need within the 3-mile market.

Because the study area is generally suburban/urban in nature, with high mobility and workforce commute, some retail spending will naturally occur outside the study area. In addition, any new retail space developed is unlikely to capture all of the unmet need. Some of that need will go to other new locations as may be developed at a later time. Typically, within a small, sub-county study area, capture rates of available market demand may vary from 20% to 75%. The rate of available market share capture for any individual site depends on the study area size, availability of viable competing sites and the strength and attractiveness of the subject site to capture available market share. In this market, the subject site is among the strongest of sites in terms of attractiveness, access and ability to capture market share, from a real estate development perspective. There are limited competing vacant sites. Existing facilities outside the study area are effective competitors for regional space and so all regional space has been eliminated from potential market capture at the subject site. The subject site is likely to capture a high percentage of available market share to accommodate the unmet neighborhood and community retail need.



In the case of the Agricultural Reserve study area the subject site is likely to capture 45% of existing unmet need. This indicates retail shoppers in the Agricultural Reserve Area prefer to shop for neighborhood and community type goods in locations west of the Florida Turnpike, generally not venturing eastward when the opportunity to remain local is provided. North/south access to the subject site is very good within this area due to multiple north/south arteries including US 441, Lyons Road, and the Florida Turnpike itself. This allows for higher market capture for the subject site, within the Agricultural Reserve.

In the case of the 3-mile market area capture rate, the region is more compact and slightly smaller in total area than the Agricultural Reserve area. Considerable portions of the 3-mile population reside east of the Turnpike and so capture of available market is smaller, despite there being extremely limited additional sites within the 3-mile study area to accommodate future retail. Many residents in the 3-mile radius area will continue to shop at existing locations, notably to the east. The subject site can be expected to capture 30% of the existing unmet need based on access, attractiveness of the site location and lack of future competition within the 3-mile market.

Based on these analyses, we find a total of 685,000 square feet of unmet neighborhood and community retail demand within the Agricultural Reserve study area today; with up to 20% growth in demand (137,000 square feet) expected through 2025. The 45% capture of Agricultural Reserve unmet need would support 308,000 square feet of neighborhood and community retail space at the subject site today, growing to 370,000 square feet by 2025.

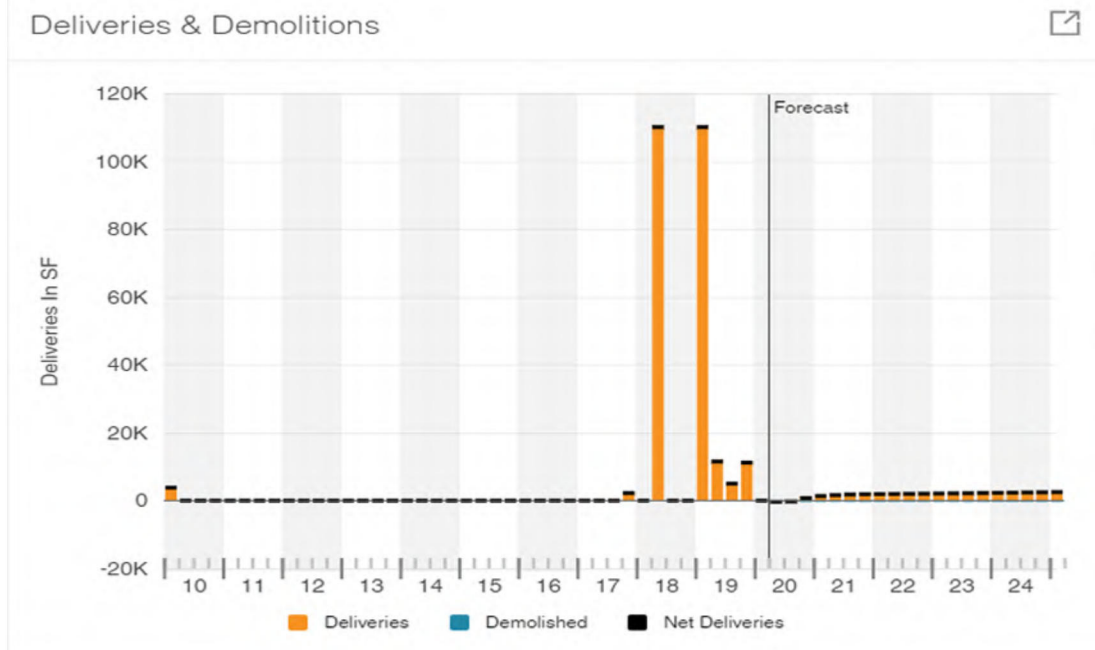
In the 3-mile market, we find a total of 1.2 million square feet of unmet neighborhood and community retail demand today; with almost 10% growth in demand (120,000 square feet) expected through 2025. This alternative 3-mile market view would support 358,000 square feet of neighborhood and community retail space at the subject site today, growing to 394,000 square feet by 2025, in the 3-mile market area. **Based on both geographic views of the retail market analysis, the subject site can support 350,000 square feet of neighborhood and community retail space, based on available market demand today, in conjunction with modest estimated future growth in market demand.**

Last, the existing supply of retail space has average occupancy at about 3% within both the 3-mile market and the Agricultural Reserve area. This is a sign of a very healthy retail market. There is an estimated 103,000 square feet in the known/proposed permitting pipeline, meaning the subject site capture rates may be low, given the low volume of known potential future retail competition. None of the proposed pipeline spaces are larger than 38,000 square feet. Figures 2 and 3 describe retail space deliveries and expected pipeline additions in the study areas. Figures 4 and 5 describe the declining vacancy and improving rental rates in each of the study areas.



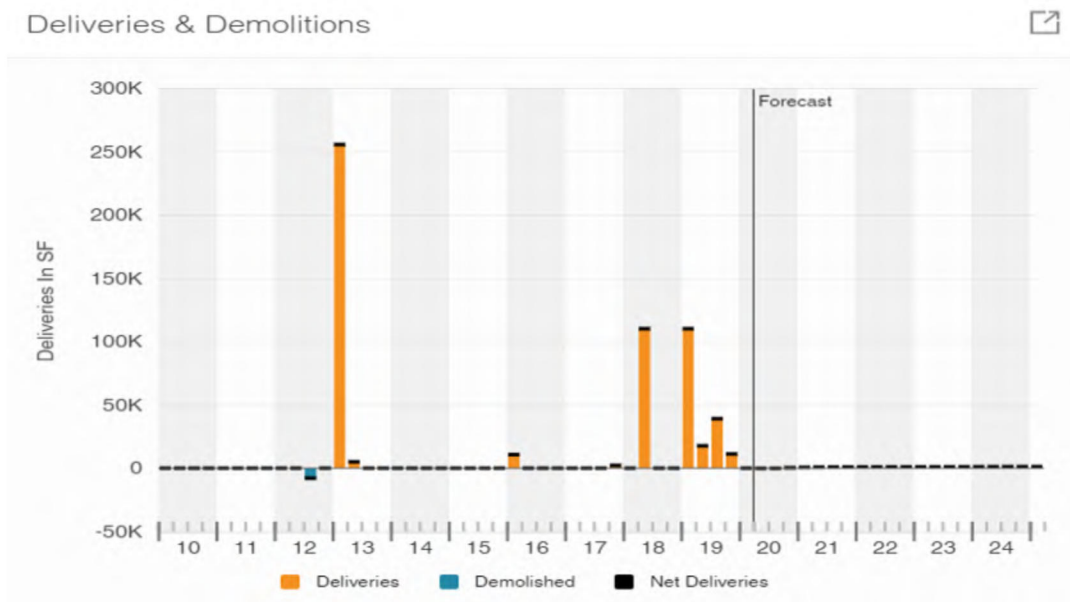


Figure 2 New Retail Construction Within the 3-Mile Market



Source: CoStar; PFM Group Consulting

Figure 3 New Retail Construction Within the Agricultural Reserve Market



Source: CoStar, PFM Group Consulting



Figure 4 Retail Space Vacancy and Market Rent Within the 3-Mile Market

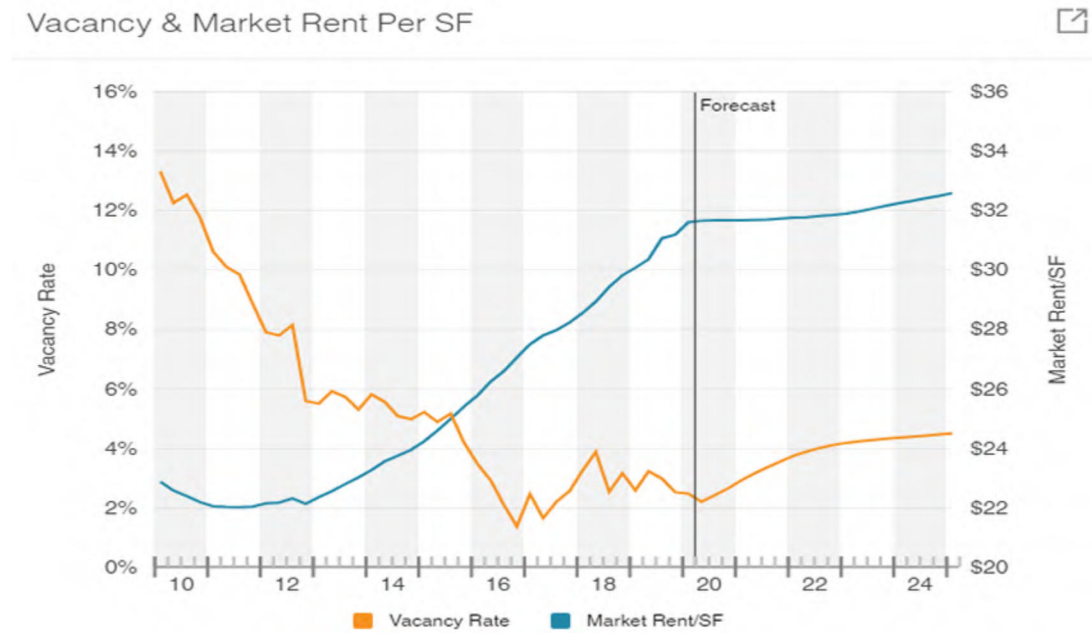
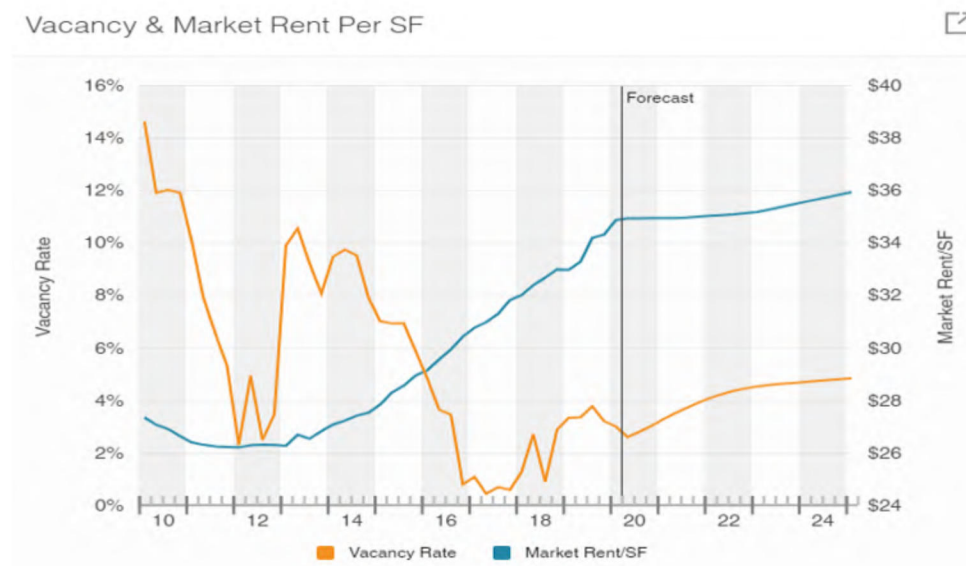


Figure 5 Retail Space Vacancy and Market Rent Within the Agricultural Reserve







The supportable retail demand of approximately 350,000 square feet breaks down by retail type and category as shown in Table 1. This includes, but is not limited to, market support for a grocery/specialty foods store of 31,000 square feet; restaurant and bars supporting 57,000 square feet; gym and fitness space of 28,000 square feet, in-line general merchandise retailers of 100,000 square feet, plus clothing and shoes of 35,000 square feet and pharmacy, health and personal care of 35,000 square feet. The table below details supportable demand for additional retail space within the three mile market. The Agricultural Reserve market demand by type is quite similar and reflective of the overlap between the two areas.

**Table 1 Supportable Square Foot Demand by Store Type within the 3-Mile Market**

2017 Industry Group	NAIC	Demand (Retail)	Supply (Retail Sales)	Retail Gap	Sales PSF	Unmet Sq Ft Demand	Capture @30%
Furniture Stores	4421	\$25,251,178	\$0	\$25,251,178	400	63,128	18,938
Home Furnishings Stores	4422	\$21,396,844	\$1,517,485	\$19,879,359	400	49,698	14,910
Electronics & Appliance Stores	443	\$36,208,415	\$9,651,179	\$26,557,236	400	66,393	19,918
Grocery Stores	4451	\$193,941,272	\$135,651,471	\$58,289,801	600	97,150	29,145
Specialty Food Stores	4452	\$8,878,528	\$4,181,687	\$4,696,841	700	6,710	2,013
Beer, Wine & Liquor Stores	4453	\$10,846,032	\$2,352,368	\$8,493,664	300	28,312	8,494
Health & Personal Care Stores	446,44	\$84,148,820	\$37,786,204	\$46,362,616	400	115,907	34,772
Clothing Stores	4481	\$41,465,965	\$4,742,829	\$36,723,136	400	91,808	27,542
Shoe Stores	4482	\$9,330,785	\$1,008,756	\$8,322,029	400	20,805	6,242
Jewelry, Luggage & Leather	4483	\$11,280,938	\$4,621,255	\$6,659,683	500	13,319	3,996
Fitness and Sporting Goods	4511	\$25,380,185	\$1,650,360	\$23,729,825	250	94,919	28,476
Book, Periodical & Music Stores	4512	\$5,068,732	\$0	\$5,068,732	300	16,896	5,069
Other General Merchandise	4529	\$59,106,770	\$1,696,863	\$57,409,907	300	191,366	57,410
Miscellaneous Store Retailers	453	\$50,378,537	\$7,713,982	\$42,664,555	300	142,215	42,665
Special Food Services	7223	\$2,129,574	\$314,188	\$1,815,386	550	3,301	990
Drinking Places - Alcoholic	7224	\$11,326,474	\$481,112	\$10,845,362	350	30,987	9,296
Restaurants/Other Eating Places	7225	\$119,814,704	\$31,620,899	\$88,193,805	550	160,352	48,106
<b>TOTAL</b>		<b>\$960,944,391</b>		<b>\$470,963,115</b> 49%		<b>1,193,266</b>	<b>357,980</b>

Source: PFM Group Consulting; ESRI

As noted earlier, market growth through 2025 is expected to add approximately 125,000 square feet in additional retail demand in the study area. The retail market surrounding the subject site is robust and reflective of existing underserved conditions. The subject site is an appropriate location to accommodate market demand of up to 350,000 square feet of neighborhood and community retail space due to its central location and convenient access.



### 3.0 Office Market Conditions in Palm Beach County and Boynton Beach

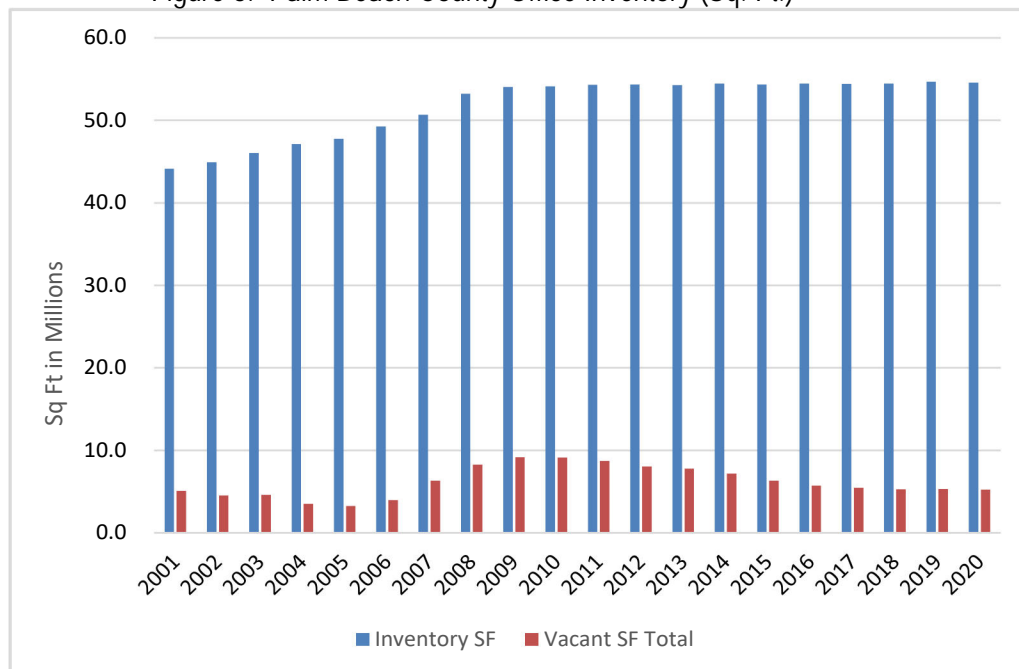
The 38 acre mixed-use plan for Jade Boynton Beach includes up to 50,000 square feet of office development. This section of the report describes recent and historical conditions in the Palm Beach County office market, the western Boynton Beach office market corridor and the outlook for future office uses at the subject site, based on market trends and site conditions.

#### 3.1 Existing Office Market Conditions in Palm Beach County

Palm Beach County has an improving office market. The office space inventory is large at 54.5 million square feet. It has the highest rent growth in Florida, a vacancy rate near the national average and a steady construction pipeline.<sup>1</sup> The county has continued to experience strong population growth and households increased by almost 4.5 percent over the past five years, leading to improvement in office market conditions.

Population growth and employment gains have been strong. The county added 13.2 million square feet of new office space during the period 1999-2009. However, during the period 2009-2019 just 615,000 square feet of net new space was added, less than 5% of the volume added in the prior decade (Figure 6). Office space growth has slowed county-wide over the past decade, despite strong population and employment growth. The limited square footage growth while employment returned, has driven post-recession high vacancy rates down and allowed rents to rise. As a result, today the office market in Palm Beach has regained stability. Still, vacancy rates exceed 9%, almost double the rate considered to be a healthy office market.

Figure 6: Palm Beach County Office Inventory (Sq. Ft.)



Source: CoStar; PFM Group Consulting

<sup>1</sup> CoStar; Office Market Report Palm Beach Florida; Feb 27, 2020.





Palm Beach County has over a dozen office sub-markets. Table 2 shows that largest office sub-markets are North Palm Beach, West Palm Beach and the Boca Raton markets. The Jade office site is located within the western portion of the Boynton/Lantana sub-market. With 2.8 million square feet of office, it is ranked as the 9<sup>th</sup> largest sub-market for office space within the county, containing 5% of the County office supply.

**Table 2: Palm Beach County Office Sub-Markets Inventory**

No.	Submarket	Inventory				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs.	SqFt (000)	Percent	Rank
1	Boca Raton East	297	6,028	10.7%	4	0	-	-	-
2	Boca Raton North	85	7,159	12.8%	3	0	-	-	-
3	Boca Raton West	89	4,506	8.0%	6	0	-	-	-
4	Boynton/Lantana	214	2,893	5.2%	9	0	-	-	-
5	Delray Beach	379	4,002	7.1%	7	3	103	2.6%	4
6	Jupiter	221	3,591	6.4%	8	1	2	0.1%	7
7	North Palm Beach	393	8,845	15.8%	1	2	172	1.9%	3
8	Palm Bch Cty	127	1,720	3.1%	11	0	-	-	-
9	Palm Beach	60	1,143	2.0%	12	0	-	-	-
10	Palm Springs/Lake	127	1,094	2.0%	13	1	26	2.4%	6
11	Royal Palm	88	1,798	3.2%	10	1	35	1.9%	5
12	West Palm Beach	584	8,012	14.3%	2	1	176	2.2%	2
13	West Palm Beach	235	5,290	9.4%	5	2	673	12.7%	1

Source: CoStar; PFM Group Consulting

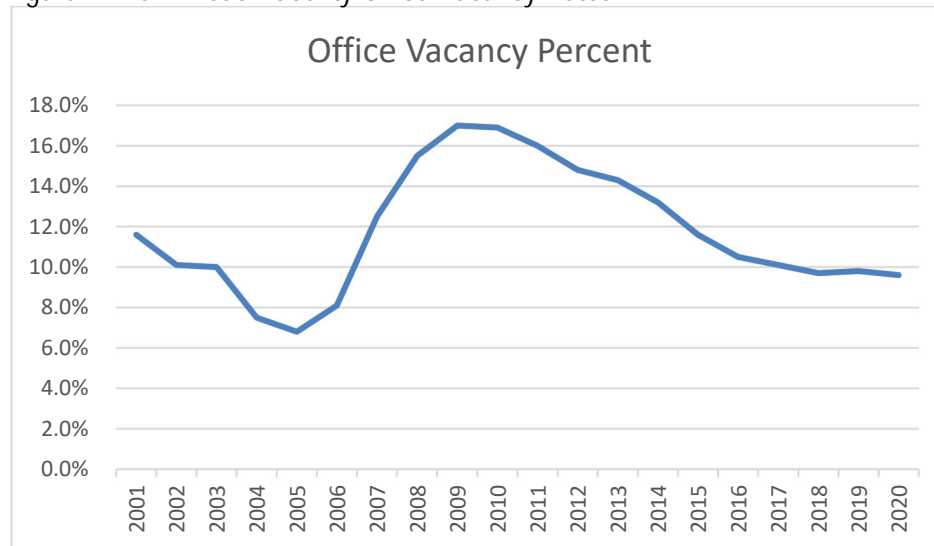
Countywide, there is 1.2 million square feet of office construction underway, representing a 2.3 percent expansion of the existing inventory. "The construction is well spaced to deliver over the next three years and does not represent a supply overload."<sup>2</sup>The most current construction and activity is occurring in the West Palm Beach, West Palm CBD and North Palm Beach areas. These areas alone have more than 1 million square feet of office under construction. The Boynton/Lantana sub-market does not currently have any office under construction, though some projects are in planning (Table 3).

Vacancy rates are variable and dependent upon the available supply and demand. Over the past twenty years, vacancy rates have varied between 7 and 16.9 percent in Palm Beach County (Figure 7). During the 2007-2009 recession, most construction halted and vacancy rates escalated into the double digits. Vacancy peaked in 2010 at 16.9 percent. The vacancy rate has been decreasing each year since then and now near pre-recessionary, and has stabilized over the past three years at around 9.6 percent.

<sup>2</sup> IBID



Figure 7: Palm Beach County Office Vacancy Rates



Source: CoStar; PFM Group Consulting

Table 3 shows the current vacancy rates within the sub-markets. The Royal Palm, Jupiter and Boynton/Lantana sub-markets have the lowest vacancy rates, but they are ranked 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> in overall market size. The addition of the Bethesda West Hospital in west Boynton and strong population growth have fueled office demand in the Boynton/Lantana submarket, yet vacancy rates at 7.1% remain above healthy levels normally considered to be 5% or less.

Table 3: Palm Beach County Office Vacancy and Absorption

No.	Submarket	SF	Vacancy Percent	Rank	12 Month Net Absorption SF	% of Inv	Rank
1	Boca Raton East	607,488	10.1%	8	(31,838)	-0.5%	9
2	Boca Raton North	891,225	12.4%	12	(169,948)	-2.4%	13
3	Boca Raton West	503,304	11.2%	10	58,249	1.3%	2
4	Boynton/Lantana	204,040	7.1%	3	42,720	1.5%	5
5	Delray Beach	303,186	7.6%	4	44,374	1.1%	4
6	Jupiter	196,440	5.5%	2	(39,106)	-1.1%	10
7	North Palm Beach	789,252	8.9%	7	55,827	0.6%	3
8	Palm Bch Cty	142,980	8.3%	5	79,249	4.6%	1
9	Palm Beach	145,622	12.7%	13	23,845	2.1%	6
10	Palm Springs/Lake	94,301	8.6%	6	(30,602)	-2.8%	8
11	Royal Palm	65,727	3.7%	1	16,527	0.9%	7
12	West Palm Beach	819,438	10.2%	9	(43,627)	-0.5%	11
13	West Palm Beach	629,179	11.9%	11	(52,471)	-1.0%	12

Source: CoStar; PFM Group Consulting

Table 4 shows that the total employment within Palm Beach County is 651,000 employees. The largest industries include: professional and business services; trade, transportation and utilities; education and health services; and leisure and hospitality. The same table shows that the 5-year forecast for annual percentage growth is for: natural resource mining; professional and business services; trade transportation and utilities; education and health services; government; and retail trade. With the





exception of resource mining and retail, the major growth industries all require office space. Palm Beach County's projected overall percentage employment growth over the next five years is 154.5 percent of the growth projected percentage growth for the U.S. Based on the growth rates and sector sizes in Table 4, employment growth county-wide in sectors requiring office space will generate demand for more than 2.8 million square feet through 2025. Expected demand is more than double the currently known pipeline for future office space construction. At 5% market share of county-wide office space, the Boynton/Lantana market could potentially support future office demand of 142,000 square feet of office space, some 5% of the projected new demand. However, for now, most new office space is being concentrated and developed in the CBD, elsewhere in West Palm Beach and in the North Palm Beach submarkets.

Table 4: Palm Beach County Employment by Sector (thousands)

NAICS Industry	Current Jobs Jobs (000's)	LQ	Current Growth Market	US	10 Yr Historical Market	US	5 Yr Forecast Market	US
Manufacturing	21	0.4	2.38%	0.29%	3.31%	1.14%	-0.64%	-0.31%
Trade, Transportation and Utilities	118	1.0	-0.31%	0.45%	2.05%	1.32%	0.65%	0.26%
Retail Trade	78	1.2	-1.73%	-0.07%	1.73%	0.94%	0.60%	0.21%
Financial Activities	45	1.2	2.81%	1.42%	2.45%	1.24%	0.48%	0.33%
Government	66	0.7	2.21%	0.68%	0.17%	0.07%	0.73%	0.63%
Natural Resources, Mining and Construction	39	1.1	1.17%	1.65%	4.43%	2.87%	1.14%	0.23%
Education and Health Services	107	1.0	3.51%	2.54%	2.81%	2.17%	0.61%	0.57%
Professional and Business Services	120	1.3	1.72%	2.02%	3.67%	2.74%	1.06%	0.87%
Information	10	0.8	-4.17%	0.91%	1.04%	0.38%	0.53%	0.49%
Leisure and Hospitality	93	1.3	2.08%	1.94%	3.34%	2.71%	0.45%	0.55%
Other Services	32	1.3	-1.56%	1.37%	1.75%	1.15%	0.74%	0.28%
<b>Total Employment</b>	<b>651</b>	<b>1.0</b>	<b>1.53%</b>	<b>1.35%</b>	<b>2.58%</b>	<b>1.62%</b>	<b>0.68%</b>	<b>0.44%</b>
Source: Oxford Economics, CoStar			LQ = Location Quotient					

Table 5 provides the average market rents for office space within each of the sub-markets. Rents in the county are averaging \$34.00 per square foot, with some higher-end building asking \$60.00 per square foot in the West Palm Beach CBD.<sup>3</sup> The highest average rent is in Palm Beach. The Boynton/Lantana sub-market has the 11<sup>th</sup> lowest average market rent in the county, at just under \$31 per square foot. The forecast is for rent growth to remain relatively stable in Palm Beach County for the coming year.

<sup>3</sup> IBID, page7



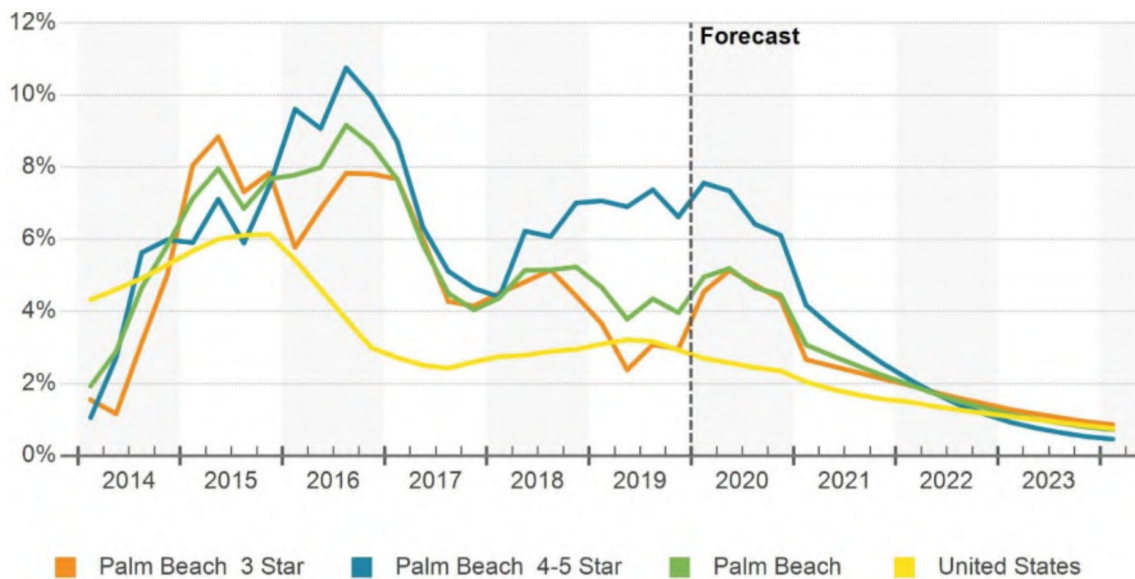
Table 5: Average Office Rent by Sub-Market

	Submarket	Market Rent	
		Per SF	Rank
1	Boca Raton East	\$33.73	6
2	Boca Raton North	\$33.81	5
3	Boca Raton West	\$39.13	3
4	Boynton/Lantana	\$30.93	11
5	Delray Beach	\$33.16	7
6	Jupiter	\$32.29	9
7	North Palm Beach	\$31.21	10
8	Palm Bch Cty	\$36.90	4
9	Palm Beach	\$57.02	1
10	Palm Springs/Lake	\$28.43	12
11	Royal Palm	\$33.12	8
12	West Palm Beach	\$26.01	13
13	West Palm Beach	\$42.99	2

Source: CoStar; PFM Group Consulting

Figure 8 shows the percentage growth in office rental rates from 2014 by class. The average rental rate in Palm Beach County is \$33.34 per square foot.<sup>4</sup> CoStar forecasts increases in rental rates will decline to about 1 percent per year by 2023. This may be optimistic as employment growth slows.

Figure 8: Office Rental Rate Growth



Source: CoStar; PFM Group Consulting

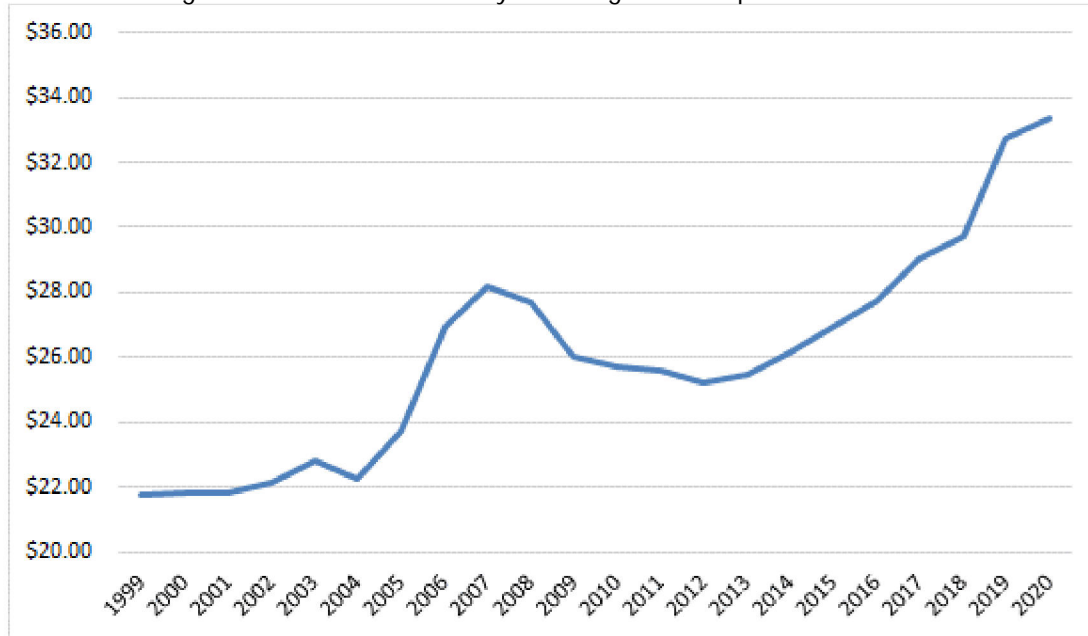
<sup>4</sup> CoStar; Office Market Report-Palm Beach Florida; February 2020; page 7.





Figure 9 provides the historical average rental rates for office space in Palm Beach County. After peaking in 2007 at \$28.18 per square foot, rates fell during the great recession, remaining below peak for a decade, until 2017. As employment finally recovered, rents improved. Average office rent is now \$33.34 per square foot. Improved employment gains and resulting increasing occupancy rates are leading to additional office space development, as evidenced by the significant pipeline of new office development projects.

Figure 9: Palm Beach County – Average Office Space Lease Rates



Source: PFM Group Consulting LLC; CoStar

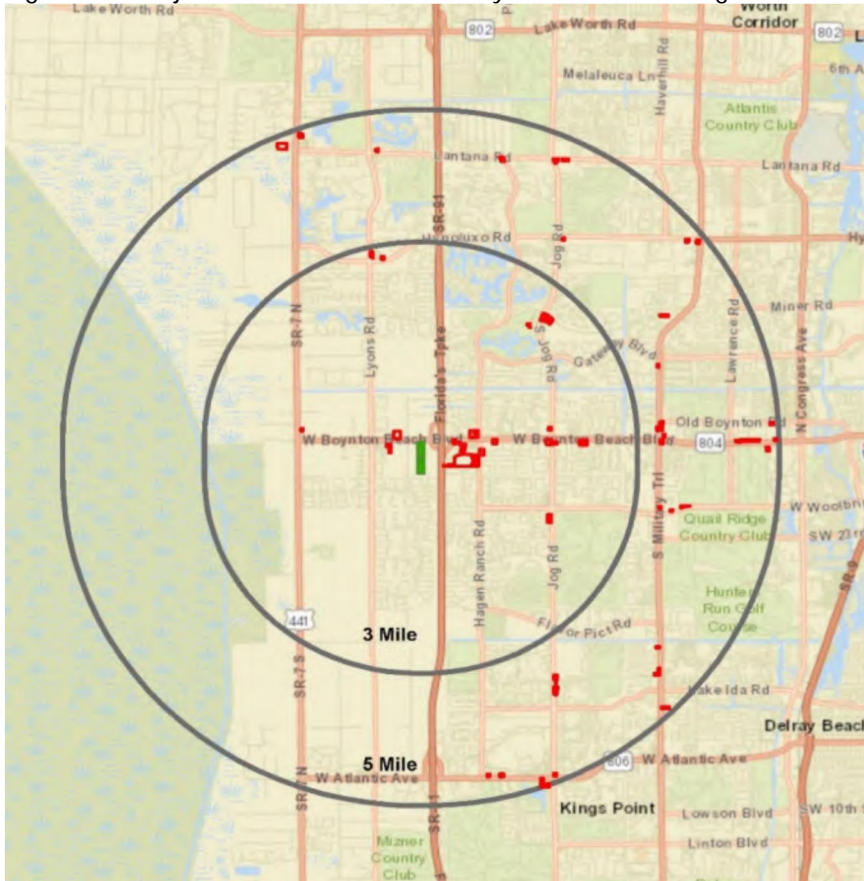
### 3.2 Subject Property: Jade Office Market Area

The proposed Jade Boynton Beach mixed use project is located within the Boynton/Lantana office sub-market. As shown in previous tables, this sub-market is 9<sup>th</sup> in size overall with 2.89 million square feet of office development. Most of this office development is in the eastern portions of the market area between Interstate-95 and the beach. While occupancy is higher than most other sub-markets, the average rent ranks 11<sup>th</sup> out of the 13 sub-markets.

The Jade Boynton Beach project is located west of the Turnpike where the market conditions are different from most of the development east of Interstate-95. Therefore, the subject market area has been delineated as a 3-mile ring around the subject property in the west end of Boynton/Lantana sub-market (Figure 10).



Figure 10: Subject Site Office Market Study Area – 3 Mile Ring



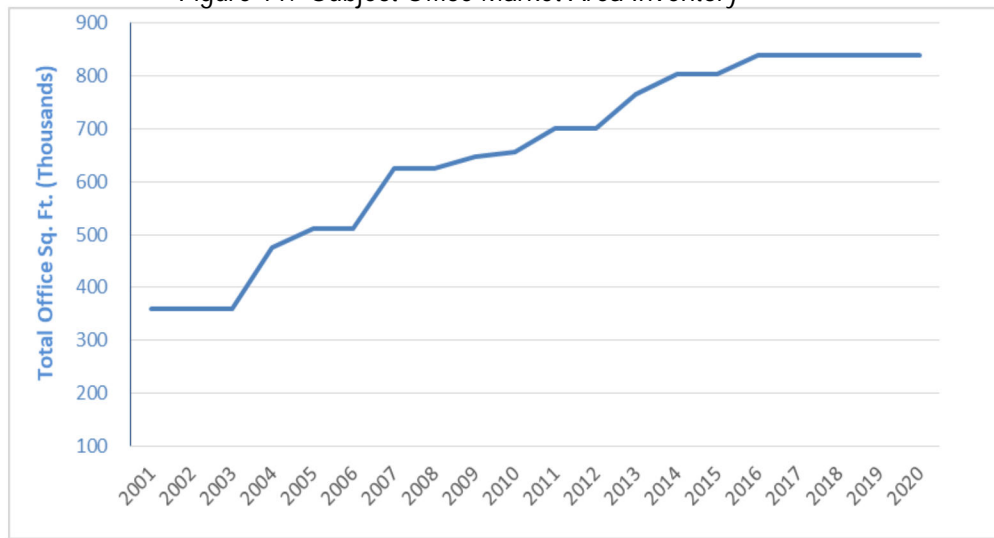
Source: PFM Group Consulting; Palm Beach County Property Appraiser

The subject site 3-mile study area has grown from 358,449 square feet of office in 2001 to 838,416 square feet in 2020, adding 479,967 square feet over this time period; an increase of 134 percent. The average increase in office space has been 23,998 square feet annually, over the past twenty years. The market however has been weaker in the post-recession period. No new office space has been developed in the subject market area in the past five years (Figure 11). It is likely there is localized pent-up demand for new office space in the 3-mile market.





Figure 11: Subject Office Market Area Inventory



Source: PFM Group Consulting LLC; CoStar

Three 30,000+ square feet office buildings are in the planning stages for the 3-mile market area, increasing the total inventory by 100,478 square feet. These office projects are primarily planned as support for the Bethesda West Hospital. Their development will occur as demand for additional medical office space occurs.

Figure 12 shows the total square feet of vacant office space within the 3-mile market area. While vacancy typically peaks after new construction, the market area has averaged 65,924 square of vacant office space over the past twenty years.

Figure 12: Office Square Feet Vacancy in the 3-Mile Market Area

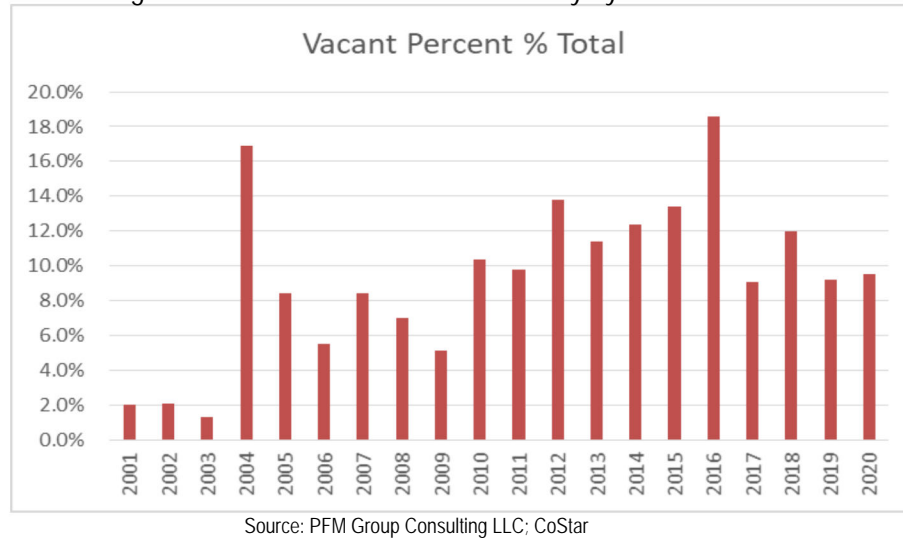


Source: PFM Group Consulting LLC; CoStar



The average percentage vacancy has been 9.2 percent. The current vacancy rate of 9.3 percent is close to the long-term average (Figure 13).

Figure 13: 3-Mile Market Office Vacancy by Percent.



### 3.3 Jade Boynton Beach Office Development Potential

The Palm Beach office market consists of 13 submarkets with 54.5 million square feet of office space. The proposed Jade Boynton Beach project lies within the Boynton/Lantana submarket. This submarket has 2.89 million square feet of office space, 5.2 percent of the total office market. The subject market is a 3-mile ring around the subject site. The 3-mile market has 838,416 square feet, representing 29 percent of the Boynton/Lantana submarket. The vast majority of the office development in the Boynton/Lantana submarket is located east of Interstate-95.

The 3-mile market area is comprised of primarily low-density residential with good north south arterial access roads supporting limited commercial development. The residential population is 70,882 and the employment is 10,361, about 15 employees per 100 residents.<sup>5</sup> The primary employment sectors are: retail trade at 22.7 percent; finance/insurance/real estate at 11.7 percent; and services at 48.8 percent. Within the 5,055 employees in the services sector, 1,996 are involved in health care.

The proposed Jade Boynton Beach office development is located on West Boynton Beach Boulevard, just west of and adjacent to the Florida Turnpike. This site will be developed as mixed-use and may include residential, retail, office and hotel development. The key positive elements in the development of this site include its location along Boynton Beach Boulevard, a major arterial road; the interchange access to the Turnpike; the surrounding residential development and the recent addition of Bethesda Hospital West. The key negative elements affecting the development of office space is the current vacant office inventory.

<sup>5</sup> ESRI Business Summary, 3-Mile Market Area, February, 2020.





The subject site is located on the west side of the Florida Turnpike. Boynton Beach Boulevard is one of the few access points to the Turnpike within Palm Beach County. The subject site is well located with considerable pass-by vehicle trips. The vehicle volume on the Turnpike along the subject site frontage is 94,400 daily trips. The site also benefits from a large number of local trips along the Boynton Beach Blvd. frontage, numbering 36,000 trips per day. Interchange access to the Turnpike and the large pass-by trip volume benefit the office development potential of the subject site.

Palm Beach County has a current inventory of 54.5 million square feet of office development. The county has added 10.4 million square feet of office in the past 20 years with average absorption of 521,664 square feet per year. Much of that growth took place from 2000-2010 with limited office space growth in recent years. This has led to pent up demand for new office space. Estimates of office space demand from new employment growth is double the volume of new office space development in the known pipeline county-wide. The Boynton/Lantana submarket is 5.2 percent of the overall county market. Its share of the annual increase is 27,127 square feet. The 3-mile market area is 29 percent of the Boynton/Lantana submarket. Thus, the average annual office absorption, based on historic trends, is 7,867 square feet per year, in the 3-mile market. There are 79,539 square feet of office space that are vacant within the 3-mile market area. This vacant office space represents approximately 10 years' worth of absorption at historic absorption rates. There is also another 100,000+ square feet of proposed office space, though it is not built nor under construction, within 3-mile market area. If the additional planned space is approved and constructed, this would add another 12.7 years' worth of inventory at the average historic absorption levels.

However, the 3-mile market area has experienced sharply faster absorption rate than expected based on its average share of the Boynton/Lantana submarket totals. In recent years the 3-mile market has absorbed about 18,145 square feet per year, equating to 66.9 percent of the submarket's total absorption; more than double the historic average. This faster rate has been a result of the newer residential development in the subject market as compared to the eastern, more urban and older part of the submarket, the new hospital and medical campus, and Turnpike interchange access. At this rate, the existing vacant office supply will last from 2 to 4 years, given normalized vacancy rates. If all the additional known proposed new space is approved and constructed, additional inventory could be added. However, it is unlikely all of the proposed space will be constructed.

Based on more recent historic conditions, it is likely office space absorption within the 3-mile market area will average from 12,000 to 15,000 square feet per year. At these rates, the 10-year demand for additional office in the 3-mile market is from 120,000 to 150,000 square feet of office space. The Jade Boynton Beach site will be competing with existing vacant and other proposed/planned office projects. Based on market demand conditions, we project from 60,000 to 75,000 square feet of office can be accommodated and absorbed at the Jade Boynton Beach project. This indicates an office capture rate of 50% of demand within the 3-mile market, due to the Turnpike interchange access, good north south arterial road connections and potential office building visibility from the Turnpike frontage, depending on site design, and internal project design synergy with other uses.

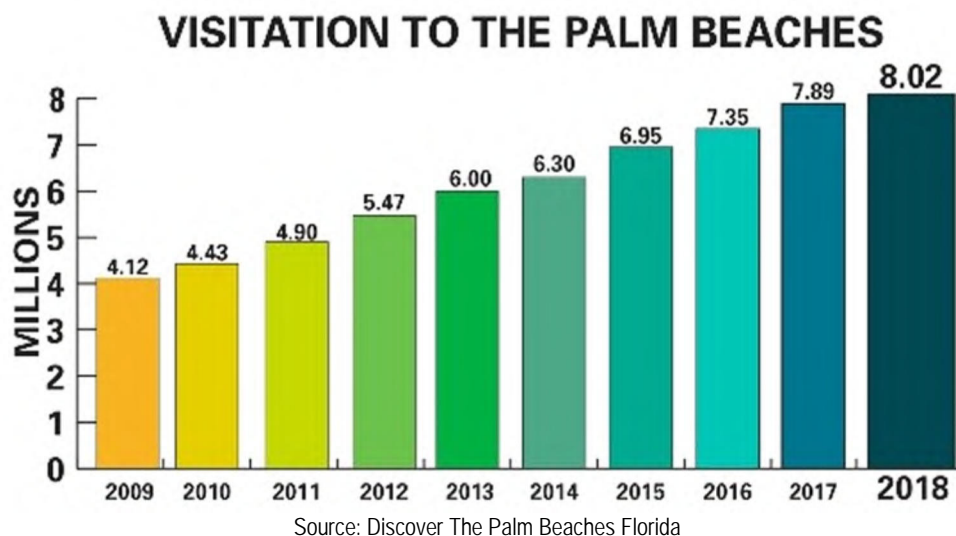


## 4.0 Hotel Development Potential

### 4.1 Overview of Palm Beach County Visitor Market

Palm Beach County is a major tourist and business destination. The total visitors to the county has almost doubled between 2009 and 2018, from 4.12 million to 8.02 million visitors in 2018 (Figure 14). Domestic visitors increased to 4.5 million visitors from outside of Florida, with 2.8 million visitors from within Florida. International visitors increased to 749,000 visitors in 2018 with major increases from the United Kingdom, Brazil and Columbia. Another major factor is the increase in the meeting and conventions market. This strong visitor volume and continuous growth generates demand for additional hotel rooms in the Palm Beach market.

Figure 14: Palm Beach County Visitor Totals



### 4.2 Locational Attributes of Jade Boynton Beach

The location of Jade Boynton Beach, west of the Florida Turnpike, is well west of the primary tourist zones along the beach and outside of the major central business districts. As such, the success of a hotel at the subject site is dependent upon demand from traffic along the Turnpike; demand generated from the hospital; demand generated from tourist activities on the west side of the county; and demand generated from the local residents and businesses.

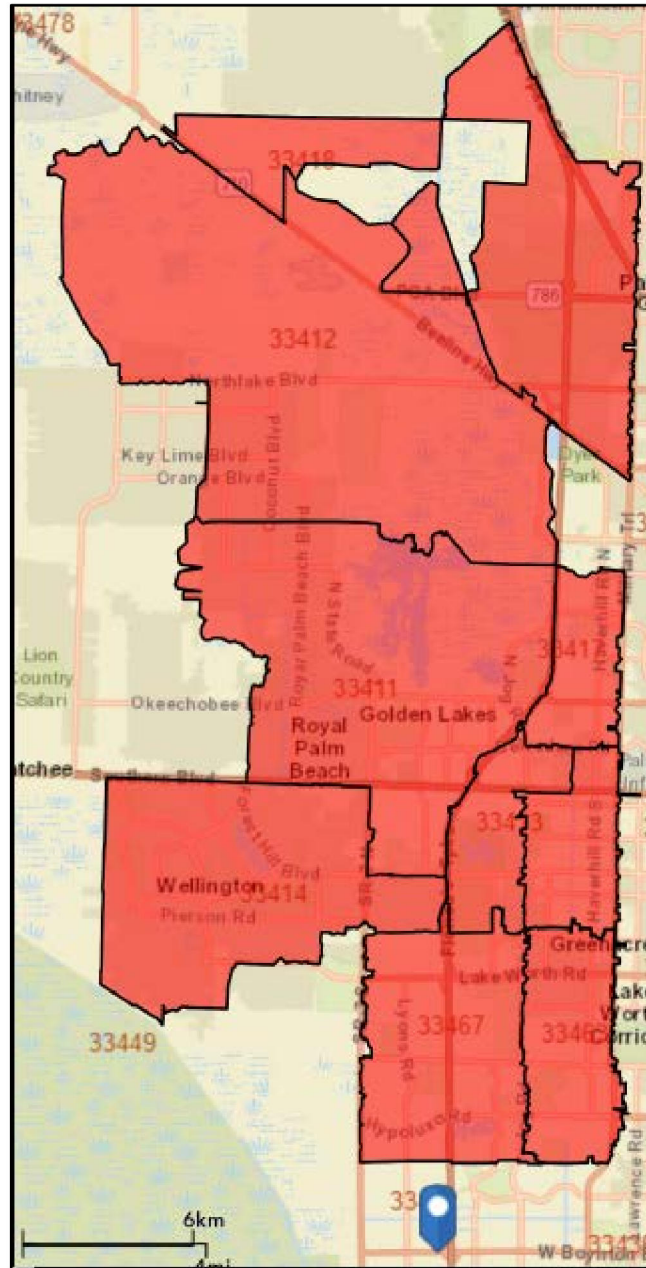
The market area for a hotel is significantly different than that of residential or office development. With the subject site location on the western side of the county and at a Turnpike access point, the primary hotel market is related to Turnpike travelers. The secondary hotel market stems from the local demand from the hospital, residents, businesses and specialty recreation areas and amenities. The hotel market has been defined by the zip codes to the north of the subject site (33411, 33414, 33415, 33417, 33418, 33463, 33467), with the understanding the hotel market south, in Boca Raton and





Delray Beach is different in both character and market drivers. Figure 15 shows the zip codes used in the analysis.

Figure 15 Map of the Hotel Market Area by Zip Code North of the Subject Site



Source: PFM Group Consulting LLC; ESRI



The subject site is located on the west side of the Florida Turnpike. Boynton Beach Boulevard is one of the few access points to the Florida Turnpike within Palm Beach County. The subject site is well located with considerable pass-by vehicle trips. The average daily trips along that section of the Turnpike is 94,400 trips. The site also benefits from a large number of local trips on the Boynton Beach Blvd frontage numbering 36,000 trips per day. The access to the Turnpike and the large pass-by trip volume benefit the hotel development potential of the subject site.

In 2013, Bethesda Hospital West opened as an 80-bed, all private room, state-of-the-art, medical/surgical and ICU community hospital, with a 24-hour Emergency Department for adults and children, located on the northeast corner of Boynton Beach Boulevard and US-441, less than 1.5 miles west of the subject site. Bethesda Hospital West provides general medical, surgical and intensive care services, as well as diagnostic imaging and rehabilitation. To date, no hotel has been constructed in the immediate area to service those who may be visiting patients, participating in training at the hospital, or undergoing outpatient procedures. The close proximity of the Jade Boynton Beach project will allow it to accommodate hotel demand generated by the hospital.

Western Palm Beach County is home to major equestrian events. These events are held primarily in the Wellington and Jupiter areas during the winter months. The events include dressage, eventing, hunter/jumper and polo. These equestrian events are major economic drivers for the county and attract national and international competition. The last economic study completed for these events determined that a total of 97,267 room nights were utilized for the 2011 Winter Equestrian Festival. These room nights included 47,139 hotel room nights along with apartment, condo, timeshare and RV nights. Demand for accommodation is very strong during these events leading many to buy condos and timeshares for use during the festival. The demand also leads to very high room rates. Room rates near Wellington in February 2020 were quoted well above \$500 per night. The subject hotel at Jade Boynton Beach is located within a 20 minute drive and sufficiently close to take advantage of the demand generated by the equestrian festival.

The local residents also generate some demand for hotel rooms from visits from friends and family. Local businesses generate demand for hotel rooms for suppliers, salesmen, trainees, and etcetera. Last, the Loxahatchee National Wildlife Refuge receives more than 430,000 visitors per year, with an estimated 150,000 of those attendees coming from further than 50 miles. This also generates nearby demand for hotel roomnights. A 130-room hotel at Jade Boynton Beach may include some conference and event space. The development of conference and event space will enhance hotel financial viability.

#### 4.4 Hotel Supply

The growth of the greater Palm Beach County visitor and business market will continue to drive tourist-oriented development. Table 6 summarizes the class mix of the competing hotels within the defined market area. As the data shows, over 36% of the hotel market includes hotels of the upscale class or better and most of the others are upper midscale class. Figure 16 provides the locations of the hotels within the defined market. The Appendix includes the Smith Travel Research (STR) data on the hotels within the market.



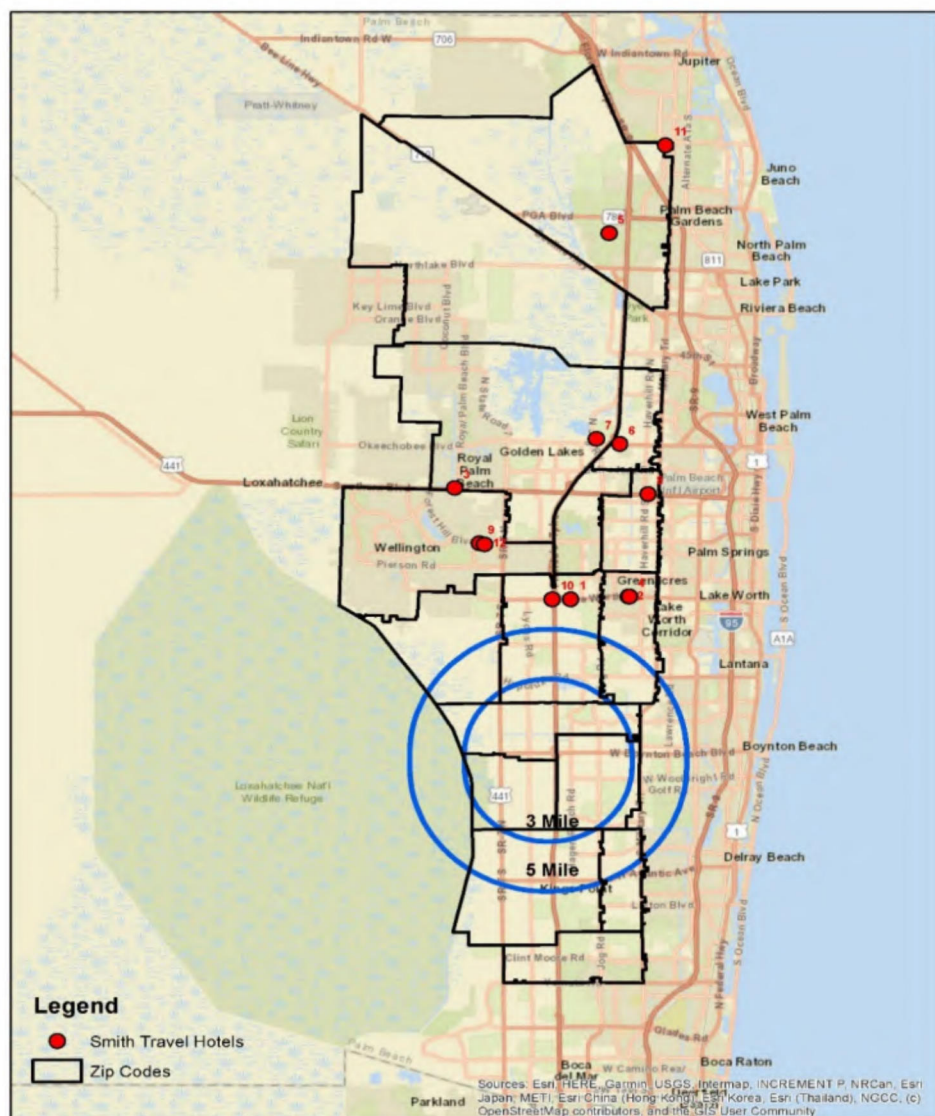


Table 6: Summary of Hotel Market Competition Class Mix

Class	Rooms	Percent
Economy Class	198	16.7%
Upper Midscale Class	557	46.9%
Upscale Class	94	7.9%
Upper Upscale Class	339	28.5%
<b>Total Rooms</b>	<b>1,188</b>	

Source: Smith Travel Research; PFM Group Consulting

Map 16: Market Area Existing Hotels



Source: Smith Travel Research; PFM Group Consulting



The map shows that there are not many hotels in western Palm Beach County along the turnpike. Only 12 hotels are located within the defined market area. None of the existing hotels are within 5 miles of the subject site, meaning the immediate market has limited competition. Most of the competing hotels are heavily clustered to the north in Wellington and Lake Worth and West Palm Beach. These areas have heavy pass-by traffic and have an assortment of restaurant, retail and activity options. The Wellington hotels have been built to accommodate the equestrian activities in the area. The subject hotel will have a user base comprised of Turnpike travelers, visitors to residents, hospital, Loxahatchee, and equestrian participants. The subject hotel will also be able to compete on another level once the conference and business center is developed. No additional pipeline hotel development within the defined market area is known at this time.

#### 4.5 Hotel Demand

Overall, this market includes 12 active hotels with 1,188 hotel rooms. Of this total, 36.4 percent (433 rooms) are upscale or upper-upscale quality. The majority of rooms, 557 rooms, are upper midscale class. Since 2001, 5 new hotels and 453 rooms have been constructed within the defined market, equal to 38.1 percent of the market. The upscale hotels have added 94 of these rooms and the upper midscale hotels have added 359 rooms over the same period. The market has added an annual average of 22.6 hotel rooms each year over 20 years. Table 7 summarizes the overall hotel development by year.

**Table 7: Hotel Rooms by Year Built**

Open Date	Economy	Upper Midscale	Upscale
Unknown	19		
1955	24		
1960	111		
1980	24		
1981			339
1988		114	
2001		110	
2003	20		
2005		122	
2006		104	
2007			94
2018		107	
Total	198	557	433
Percent	16.7%	46.9%	36.4%

Source: Smith Travel Research; PFM Group Consulting

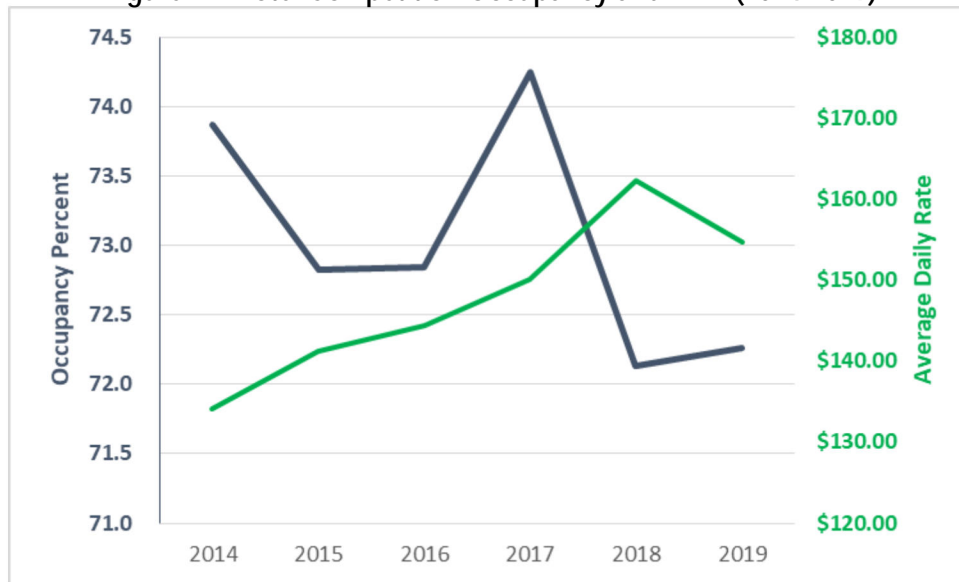
Figure 17 and Table 8 summarize the aggregate occupancy and average daily rate information for the market hotels. As the data shows, the occupancy has dropped by 2.6 percent from the 2017 high of 74.3 percent. Most of this drop can be attributable to the addition of 107 new rooms in 2018. The average daily rate (ADR) has increased fairly consistently since 2014, from \$134.17 to \$154.72 in 2019. The increase in ADR from 2014 to 2019 represents a 15.3 percent increase. Both occupancy





and ADR's are both well above the operational break-even point for hotels. The market can absorb additional, properly located hotels at these levels.

**Figure 17. Hotel Competition Occupancy and ADR (2014-2019)**



Source: Smith Travel Research; PFM Group Consulting

**Table 8. Hotel Competition Occupancy and ADR**

Year	Occupancy	ADR
2014	73.9	\$134.17
2015	72.8	\$141.23
2016	72.8	\$144.40
2017	74.3	\$150.13
2018	72.1	\$162.36
2019	72.3	\$154.72

Source: Smith Travel Research

In addition to occupancy and ADR, PFM analyzed the Revenue per Available Room (RevPAR) data for the overall market as well. As the data shows, the RevPAR for the hotels within the market has seen steady growth until 2019 (Table 9). The recent drop in RevPAR is most likely due to the rooms added in 2018. The 2019 RevPAR shows average RevPAR at \$111.81 with average annual growth of 2.5%.



Table 9. Hotel Competition RevPAR

Year	RevPAR	% Change
2014	\$99.11	
2015	\$102.86	3.8%
2016	\$105.19	2.3%
2017	\$111.47	6.0%
2018	\$117.11	5.1%
2019	\$111.81	-4.5%

Source: Smith Travel Research

#### 4.6 Tourist-Based Demand for a Hotel at the Subject Site

A hotel at the Subject site would be located adjacent to the turnpike and Boynton Beach Boulevard. The Jade Boynton Beach project will include significant retail, commercial, office and residential development which will generate demand for the hotel as well as make the location of the hotel attractive to travelers. There are currently 12 hotels in the defined market area with 1,188 rooms. Occupancy is currently at 72.3 percent. This rate equates to 858 rooms occupied fulltime (Table 10).

Table 10: Hotel Occupancy Projections-Current Conditions

Year	Rooms Available	Historical Occupancy	Rooms Occupied	Resulting Occupancy
2014	1081	73.9%	799	73.9%
2015	1081	72.8%	787	72.8%
2016	1081	72.8%	787	72.8%
2017	1081	74.3%	803	74.3%
2018	1188	72.1%	857	72.1%
2019	1188	72.3%	858	72.3%
2020	1188		871	73.3%
2021	1188		884	74.4%
2022	1188		898	75.6%
2023	1318		911	69.1%
2024	1318		925	70.2%
2025	1318		939	71.2%

Source: Smith Travel Research; PFM Group Consulting

According to the Smith Travel Research data, these hotels have had years of stable occupancy. Table 10 shows the total number of hotels rooms within the market area with the additional rooms from the Jade Boynton Beach project available in 2023. We have projected occupancy increasing at 1.5 percent each year and calculated the resulting occupancy. With the addition of a 130-room hotel at the Subject site, the occupancy drops temporarily to 69 and 70 percent. Under the status quo scenario, without the impact of the convention and business center or the additional commercial and residential development, the proposed hotel could be financially viable within one year of opening if construction were started by 2021.



This status quo scenario takes into consideration the likely demand generated by the hospital, the equestrian festivals and Loxahatchee NWR. Today hospital visitors and many of the equestrian and Loxahatchee NWR visitors must stay in hotels elsewhere in the market due to the lack of room availability in western West Boynton and western Palm Beach County. Many of these visitors will likely find that a hotel located at Jade Boynton Beach will make for easier access more convenient to appointments and activities. For this reason, we project that the proposed hotel at Jade Boynton Beach will maintain occupancy at or above 70 percent.

The occupancy projected above will be supported by the following factors: the development of convention and business meeting facilities at the hotel, the proximity to the Bethesda West hospital, the significant increase in retail and office space in the adjacent area, and the demand generated by approximately 1,380 new residential units in the adjacent area.

The development of convention and business meeting space at the hotel allows the hotel to generate some occupancy and additional RevPAR over and above that from the general market. We estimate that this business could improve RevPAR above the current average.

Up to 300,000 square feet of retail and office development are planned for the 38 acre Jade Boynton Beach project. These businesses will generate additional demand for hotel rooms for salespersons, distributors, trainers, and etcetera. In addition, the mixed use development will make the Boynton Beach exit of the turnpike a favorable overnight stop for pass-by travelers. The retail and office development planned for the area will provide a valuable base of support for the planned hotel.

The demand generated by Visitors to the existing residents, to the hospital, to equestrian activities and to the Loxahatchee NWR provide a valuable base of support for the planned hotel.

## 5.0 Conclusions

The market for neighborhood and community retail space is underserved whether looking at the Agricultural Reserve area or examining a 3-mile market surrounding the subject site. While there is some market overlap between these two study areas, conditions examined in both geographies support development of 350,000 square feet of neighborhood and community retail space, based on levels of current retail demand.

The office market in both Palm Beach County and in the 3-mile market surrounding the subject site is on the cusp of pent up office demand. Office absorption has significantly outperformed historic absorption levels in the 3-mile market surrounding the subject site, in recent years. The subject site can accommodate and absorb an estimated 60,000 to 75,000 square feet of office space over the medium term horizon.

There are no hotel rooms within the 3-mile market surrounding the subject site. Substantial demand exists at the subject site due to the interchange access with the Florida Turnpike. Hotel demand is further supported from the nearby Bethesda West Hospital, plus friends and relatives visiting nearby residents, seasonal equestrian activities at Wellington (a 15 minute drive to the north) and high visitor





volumes at the nearby Loxahatchee National Wildlife Refuge. A 130 room hotel is supportable at occupancy levels higher than break-even at the subject site location.

The mixed use synergies from the Jade Boynton Project will enhance support for the proposed uses which, based on the market analysis, have substantial market support.



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## APPENDIX 1 DEMOGRAPHICS



## Demographic and Income Profile

8346-8404 W Boynton Beach Blvd  
8346-8404 W Boynton Beach Blvd, Boynton Beach, Florida, 33472  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 26.52787  
Longitude: -80.17770

Summary	Census 2010	2019	2024
Population	56,324	70,252	76,737
Households	24,251	28,378	30,437
Families	17,828	21,182	22,804
Average Household Size	2.30	2.46	2.50
Owner Occupied Housing Units	21,970	25,558	27,555
Renter Occupied Housing Units	2,281	2,819	2,881
Median Age	54.7	52.8	52.3
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.78%	1.37%	0.77%
Households	1.41%	1.31%	0.75%
Families	1.49%	1.26%	0.68%
Owner HHs	1.52%	1.60%	0.92%
Median Household Income	3.05%	2.37%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,190	4.2%	996	3.3%
\$15,000 - \$24,999	1,501	5.3%	1,236	4.1%
\$25,000 - \$34,999	1,698	6.0%	1,444	4.7%
\$35,000 - \$49,999	2,771	9.8%	2,522	8.3%
\$50,000 - \$74,999	5,081	17.9%	4,913	16.1%
\$75,000 - \$99,999	4,119	14.5%	4,265	14.0%
\$100,000 - \$149,999	5,600	19.7%	6,346	20.8%
\$150,000 - \$199,999	3,186	11.2%	4,402	14.5%
\$200,000+	3,232	11.4%	4,313	14.2%

Median Household Income	\$85,035	\$98,807
Average Household Income	\$112,644	\$130,464
Per Capita Income	\$45,318	\$51,545

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,688	4.8%	3,374	4.8%	3,953	5.2%
5 - 9	2,780	4.9%	3,877	5.5%	4,285	5.6%
10 - 14	2,684	4.8%	4,179	5.9%	4,476	5.8%
15 - 19	2,306	4.1%	3,343	4.8%	3,939	5.1%
20 - 24	1,471	2.6%	2,276	3.2%	2,455	3.2%
25 - 34	3,865	6.9%	5,064	7.2%	6,561	8.5%
35 - 44	6,260	11.1%	6,589	9.4%	7,012	9.1%
45 - 54	6,264	11.1%	8,166	11.6%	8,009	10.4%
55 - 64	6,546	11.6%	7,639	10.9%	8,581	11.2%
65 - 74	9,849	17.5%	10,811	15.4%	10,364	13.5%
75 - 84	9,177	16.3%	10,043	14.3%	11,633	15.2%
85+	2,435	4.3%	4,889	7.0%	5,470	7.1%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,061	85.3%	55,798	79.4%	58,590	76.4%
Black Alone	4,708	8.4%	8,122	11.6%	10,195	13.3%
American Indian Alone	49	0.1%	62	0.1%	70	0.1%
Asian Alone	1,758	3.1%	3,127	4.5%	3,923	5.1%
Pacific Islander Alone	6	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	877	1.6%	1,591	2.3%	2,061	2.7%
Two or More Races	865	1.5%	1,545	2.2%	1,892	2.5%
Hispanic Origin (Any Race)	5,690	10.1%	10,874	15.5%	14,338	18.7%

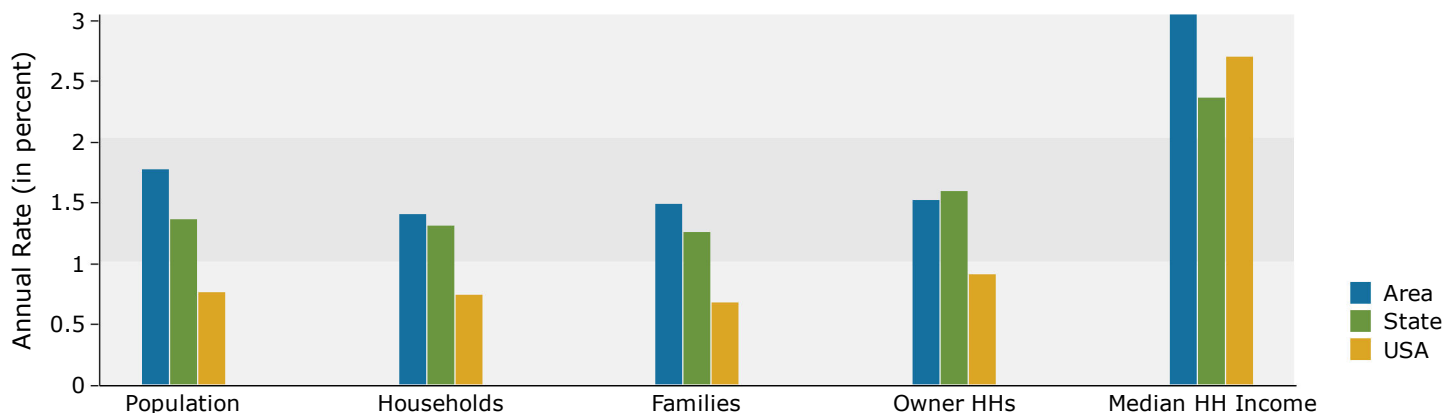
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

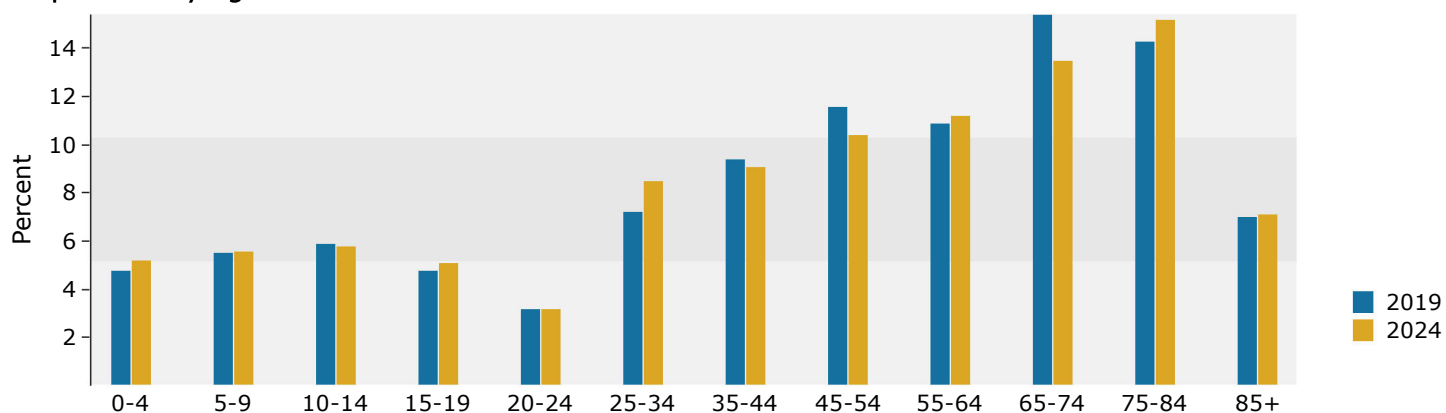
April 01, 2020



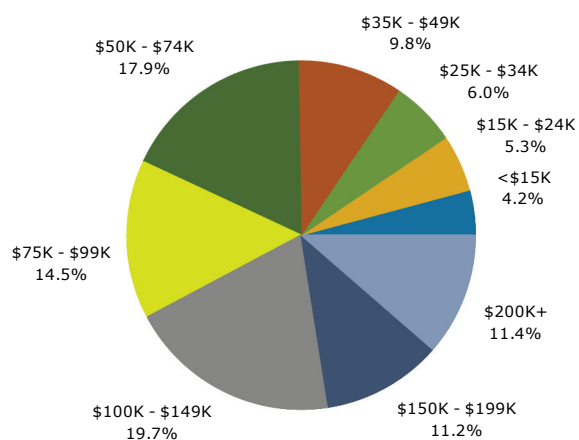
## Trends 2019-2024



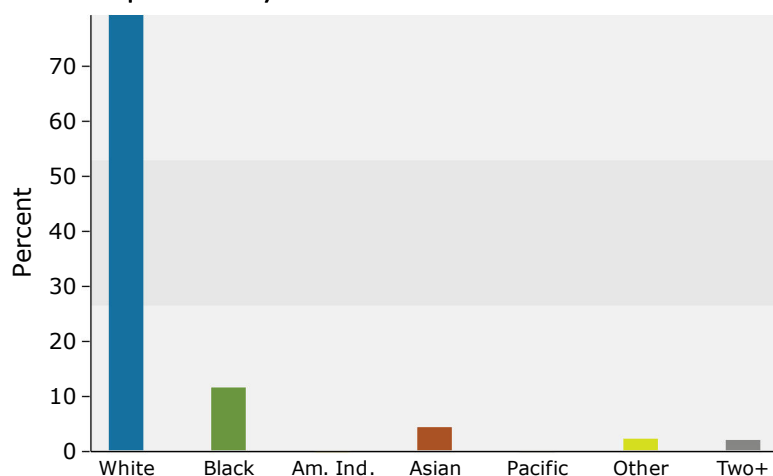
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 15.5%



## Retail Demand Outlook

8346-8404 W Boynton Beach Blvd  
8346-8404 W Boynton Beach Blvd, Boynton Beach, Florida, 33472  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 26.52787  
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Top Tapestry Segments	Percent	Demographic Summary	2019	2024
The Elders (9C)	28.6%	Population	70,252	76,737
Silver & Gold (9A)	17.8%	Households	28,378	30,437
Boomburbs (1C)	17.3%	Families	21,182	22,804
Soccer Moms (4A)	11.4%	Median Age	52.8	52.3
In Style (5B)	6.2%	Median Household Income	\$85,035	\$98,807
		2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
<b>Apparel and Services</b>		\$75,670,476	\$94,151,829	\$18,481,353
Men's		\$14,491,447	\$18,020,519	\$3,529,072
Women's		\$26,493,354	\$32,878,243	\$6,384,889
Children's		\$10,023,101	\$12,588,092	\$2,564,991
Footwear		\$16,528,910	\$20,565,932	\$4,037,022
Watches & Jewelry		\$5,510,039	\$6,845,524	\$1,335,485
Apparel Products and Services (1)		\$2,623,626	\$3,253,518	\$629,892
<b>Computer</b>				
Computers and Hardware for Home Use		\$5,938,337	\$7,385,068	\$1,446,731
Portable Memory		\$165,682	\$206,150	\$40,468
Computer Software		\$353,210	\$439,168	\$85,958
Computer Accessories		\$741,023	\$919,872	\$178,849
<b>Entertainment &amp; Recreation</b>		\$119,480,570	\$148,320,445	\$28,839,875
Fees and Admissions		\$27,028,454	\$33,654,864	\$6,626,410
Membership Fees for Clubs (2)		\$9,035,414	\$11,231,605	\$2,196,191
Fees for Participant Sports, excl. Trips		\$4,563,020	\$5,669,416	\$1,106,396
Tickets to Theatre/Operas/Concerts		\$2,820,465	\$3,495,434	\$674,969
Tickets to Movies		\$2,007,270	\$2,504,541	\$497,271
Tickets to Parks or Museums		\$1,111,511	\$1,384,255	\$272,744
Admission to Sporting Events, excl. Trips		\$2,337,175	\$2,911,016	\$573,841
Fees for Recreational Lessons		\$5,131,332	\$6,431,055	\$1,299,723
Dating Services		\$22,267	\$27,542	\$5,275
TV/Video/Audio		\$44,138,273	\$54,667,522	\$10,529,249
Cable and Satellite Television Services		\$32,035,217	\$39,614,507	\$7,579,290
Televisions		\$3,946,941	\$4,896,045	\$949,104
Satellite Dishes		\$56,875	\$70,880	\$14,005
VCRs, Video Cameras, and DVD Players		\$226,036	\$281,238	\$55,202
Miscellaneous Video Equipment		\$871,713	\$1,086,800	\$215,087
Video Cassettes and DVDs		\$412,842	\$513,084	\$100,242
Video Game Hardware/Accessories		\$852,576	\$1,063,989	\$211,413
Video Game Software		\$459,772	\$573,747	\$113,975
Rental/Streaming/Downloaded Video		\$1,614,748	\$2,011,436	\$396,688
Installation of Televisions		\$62,321	\$76,567	\$14,246
Audio (3)		\$3,497,128	\$4,352,619	\$855,491
Rental and Repair of TV/Radio/Sound Equipment		\$102,104	126,610	\$24,506
Pets		\$23,653,449	\$29,326,733	\$5,673,284
Toys/Games/Crafts/Hobbies (4)		\$3,995,211	\$4,983,936	\$988,725
Recreational Vehicles and Fees (5)		\$5,614,708	\$6,954,415	\$1,339,707
Sports/Recreation/Exercise Equipment (6)		\$8,058,574	\$10,063,643	\$2,005,069
Photo Equipment and Supplies (7)		\$1,902,007	\$2,367,428	\$465,421
Reading (8)		\$4,209,198	\$5,206,334	\$997,136
Catered Affairs (9)		\$880,696	1,095,568	\$214,872
<b>Food</b>		\$317,357,263	\$394,007,683	\$76,650,420
Food at Home		\$185,497,318	\$230,026,893	\$44,529,575
Bakery and Cereal Products		\$24,220,796	\$30,040,515	\$5,819,719
Meats, Poultry, Fish, and Eggs		\$40,788,479	\$50,564,417	\$9,775,938
Dairy Products		\$19,273,177	\$23,888,658	\$4,615,481
Fruits and Vegetables		\$37,092,274	\$45,992,965	\$8,900,691
Snacks and Other Food at Home (10)		\$64,122,592	\$79,540,338	\$15,417,746
Food Away from Home		\$131,859,945	\$163,980,790	\$32,120,845
Alcoholic Beverages		\$21,551,387	\$26,773,311	\$5,221,924

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2019 and 2024; Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics.



## Retail Demand Outlook

8346-8404 W Boynton Beach Blvd  
8346-8404 W Boynton Beach Blvd, Boynton Beach, Florida, 33472  
Ring: 3 mile radius

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	2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	\$933,579,258	\$1,151,574,783	\$217,995,525
Value of Retirement Plans	\$3,867,932,370	\$4,788,151,239	\$920,218,869
Value of Other Financial Assets	\$243,254,594	\$298,996,081	\$55,741,487
Vehicle Loan Amount excluding Interest	\$101,375,863	\$126,346,334	\$24,970,471
Value of Credit Card Debt	\$87,753,470	\$108,986,826	\$21,233,356
<b>Health</b>			
Nonprescription Drugs	\$5,699,376	\$7,039,510	\$1,340,134
Prescription Drugs	\$14,091,722	\$17,391,321	\$3,299,599
Eyeglasses and Contact Lenses	\$3,338,413	\$4,134,764	\$796,351
<b>Home</b>			
Mortgage Payment and Basics (11)	\$394,198,259	\$490,331,003	\$96,132,744
Maintenance and Remodeling Services	\$92,174,000	\$114,331,928	\$22,157,928
Maintenance and Remodeling Materials (12)	\$18,253,309	\$22,670,970	\$4,417,661
Utilities, Fuel, and Public Services	\$172,656,518	\$213,999,593	\$41,343,075
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	\$3,664,338	\$4,548,002	\$883,664
Furniture	\$22,565,303	\$28,055,404	\$5,490,101
Rugs	\$1,116,889	\$1,394,377	\$277,488
Major Appliances (14)	\$13,513,277	\$16,773,760	\$3,260,483
Housewares (15)	\$3,989,086	\$4,948,443	\$959,357
Small Appliances	\$1,672,231	\$2,076,022	\$403,791
Luggage	\$509,799	\$635,338	\$125,539
Telephones and Accessories	\$2,613,927	\$3,267,307	\$653,380
<b>Household Operations</b>			
Child Care	\$16,801,489	\$21,112,481	\$4,310,992
Lawn and Garden (16)	\$19,012,591	\$23,548,284	\$4,535,693
Moving/Storage/Freight Express	\$2,528,907	\$3,142,722	\$613,815
Housekeeping Supplies (17)	\$28,292,355	\$35,061,089	\$6,768,734
<b>Insurance</b>			
Owners and Renters Insurance	\$22,705,991	\$28,141,549	\$5,435,558
Vehicle Insurance	\$54,793,920	\$67,960,327	\$13,166,407
Life/Other Insurance	\$17,202,111	\$21,320,847	\$4,118,736
Health Insurance	\$149,111,153	\$184,537,965	\$35,426,812
Personal Care Products (18)	\$18,371,802	\$22,824,506	\$4,452,704
School Books and Supplies (19)	\$5,339,447	\$6,651,695	\$1,312,248
Smoking Products	\$11,991,198	\$14,823,990	\$2,832,792
<b>Transportation</b>			
Payments on Vehicles excluding Leases	\$87,423,104	\$108,931,021	\$21,507,917
Gasoline and Motor Oil	\$78,310,038	\$97,290,818	\$18,980,780
Vehicle Maintenance and Repairs	\$41,761,960	\$51,783,370	\$10,021,410
<b>Travel</b>			
Airline Fares	\$21,536,675	\$26,754,498	\$5,217,823
Lodging on Trips	\$24,133,253	\$29,951,893	\$5,818,640
Auto/Truck Rental on Trips	\$995,184	\$1,239,079	\$243,895
Food and Drink on Trips	\$20,687,997	\$25,692,376	\$5,004,379

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## Retail Demand Outlook

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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## Retail MarketPlace Profile

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Ring: 3 mile radius

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Latitude: 26.52787  
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### Summary Demographics

2019 Population	70,252
2019 Households	28,378
2019 Median Disposable Income	\$68,978
2019 Per Capita Income	\$45,318

### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,367,617,480	\$342,776,869	\$1,024,840,611	59.9	173
Total Retail Trade	44-45	\$1,234,346,729	\$310,360,671	\$923,986,058	59.8	123
Total Food & Drink	722	\$133,270,751	\$32,416,198	\$100,854,553	60.9	50

### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$264,962,347	\$30,874,886	\$234,087,461	79.1	6
Automobile Dealers	4411	\$210,166,335	\$30,265,630	\$179,900,705	74.8	4
Other Motor Vehicle Dealers	4412	\$31,441,628	\$609,256	\$30,832,372	96.2	2
Auto Parts, Accessories & Tire Stores	4413	\$23,354,385	\$0	\$23,354,385	100.0	0
Furniture & Home Furnishings Stores	442	\$46,648,022	\$1,517,485	\$45,130,537	93.7	5
Furniture Stores	4421	\$25,251,178	\$0	\$25,251,178	100.0	0
Home Furnishings Stores	4422	\$21,396,844	\$1,517,485	\$19,879,359	86.8	5
Electronics & Appliance Stores	443	\$36,208,415	\$9,651,179	\$26,557,236	57.9	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$89,631,825	\$9,751,839	\$79,879,986	80.4	14
Bldg Material & Supplies Dealers	4441	\$83,205,676	\$2,901,064	\$80,304,612	93.3	4
Lawn & Garden Equip & Supply Stores	4442	\$6,426,149	\$6,850,775	-\$424,626	-3.2	10
Food & Beverage Stores	445	\$213,665,832	\$142,185,525	\$71,480,307	20.1	17
Grocery Stores	4451	\$193,941,272	\$135,651,471	\$58,289,801	17.7	7
Specialty Food Stores	4452	\$8,878,528	\$4,181,687	\$4,696,841	36.0	7
Beer, Wine & Liquor Stores	4453	\$10,846,032	\$2,352,368	\$8,493,664	64.4	3
Health & Personal Care Stores	446,4461	\$84,148,820	\$37,786,204	\$46,362,616	38.0	21
Gasoline Stations	447,4471	\$123,413,354	\$16,019,508	\$107,393,846	77.0	2
Clothing & Clothing Accessories Stores	448	\$62,077,687	\$10,372,841	\$51,704,846	71.4	19
Clothing Stores	4481	\$41,465,965	\$4,742,829	\$36,723,136	79.5	12
Shoe Stores	4482	\$9,330,785	\$1,008,756	\$8,322,029	80.5	2
Jewelry, Luggage & Leather Goods Stores	4483	\$11,280,938	\$4,621,255	\$6,659,683	41.9	4
Sporting Goods, Hobby, Book & Music Stores	451	\$30,448,917	\$1,650,360	\$28,798,557	89.7	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$25,380,185	\$1,650,360	\$23,729,825	87.8	4
Book, Periodical & Music Stores	4512	\$5,068,732	\$0	\$5,068,732	100.0	0
General Merchandise Stores	452	\$200,595,518	\$40,646,863	\$159,948,655	66.3	6
Department Stores Excluding Leased Depts.	4521	\$141,488,749	\$38,950,000	\$102,538,749	56.8	1
Other General Merchandise Stores	4529	\$59,106,770	\$1,696,863	\$57,409,907	94.4	5
Miscellaneous Store Retailers	453	\$50,378,537	\$7,713,982	\$42,664,555	73.4	16
Florists	4531	\$2,237,631	\$275,145	\$1,962,486	78.1	1
Office Supplies, Stationery & Gift Stores	4532	\$11,083,924	\$888,138	\$10,195,786	85.2	5
Used Merchandise Stores	4533	\$10,984,112	\$2,860,786	\$8,123,326	58.7	5
Other Miscellaneous Store Retailers	4539	\$26,072,870	\$3,689,912	\$22,382,958	75.2	6
Nonstore Retailers	454	\$32,167,455	\$2,189,998	\$29,977,457	87.3	3
Electronic Shopping & Mail-Order Houses	4541	\$27,506,328	\$1,985,837	\$25,520,491	86.5	2
Vending Machine Operators	4542	\$519,861	\$0	\$519,861	100.0	0
Direct Selling Establishments	4543	\$4,141,266	\$194,312	\$3,946,954	91.0	1
Food Services & Drinking Places	722	\$133,270,751	\$32,416,198	\$100,854,553	60.9	50
Special Food Services	7223	\$2,129,574	\$314,188	\$1,815,386	74.3	2
Drinking Places - Alcoholic Beverages	7224	\$11,326,474	\$481,112	\$10,845,362	91.9	1
Restaurants/Other Eating Places	7225	\$119,814,704	\$31,620,899	\$88,193,805	58.2	47

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.  
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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April 01, 2020

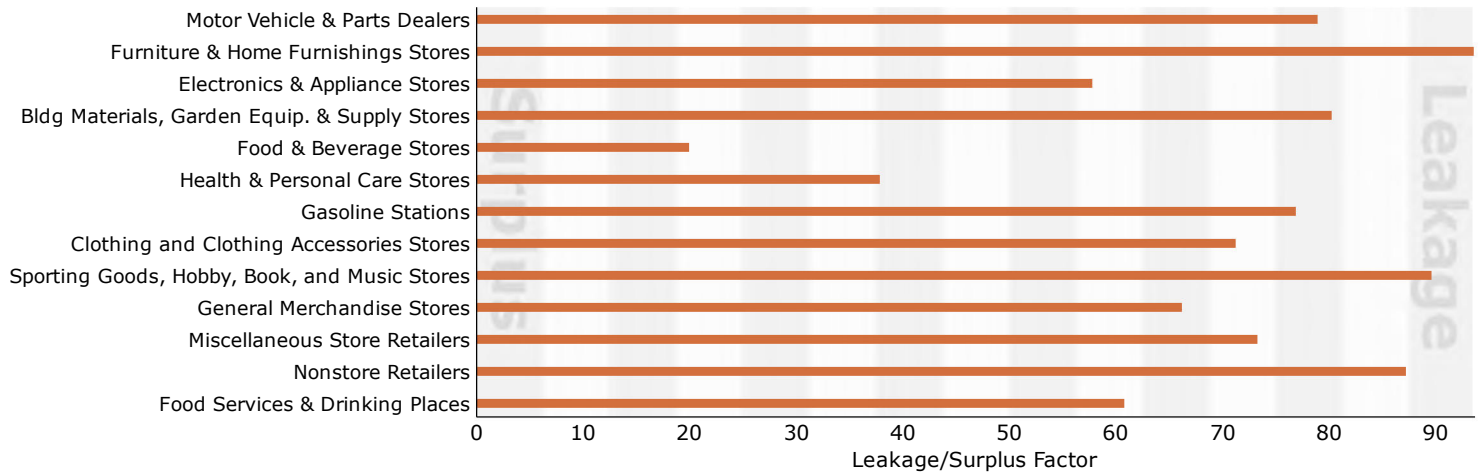


## Retail MarketPlace Profile

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Ring: 3 mile radius

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### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



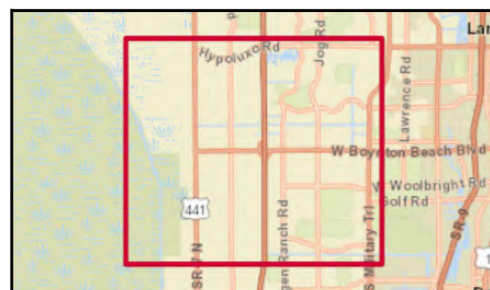
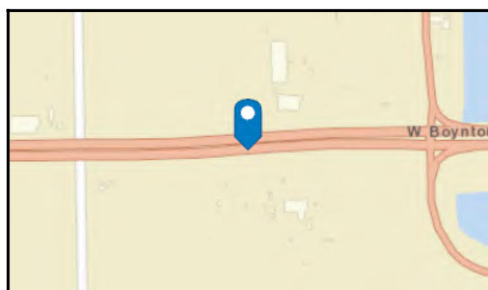
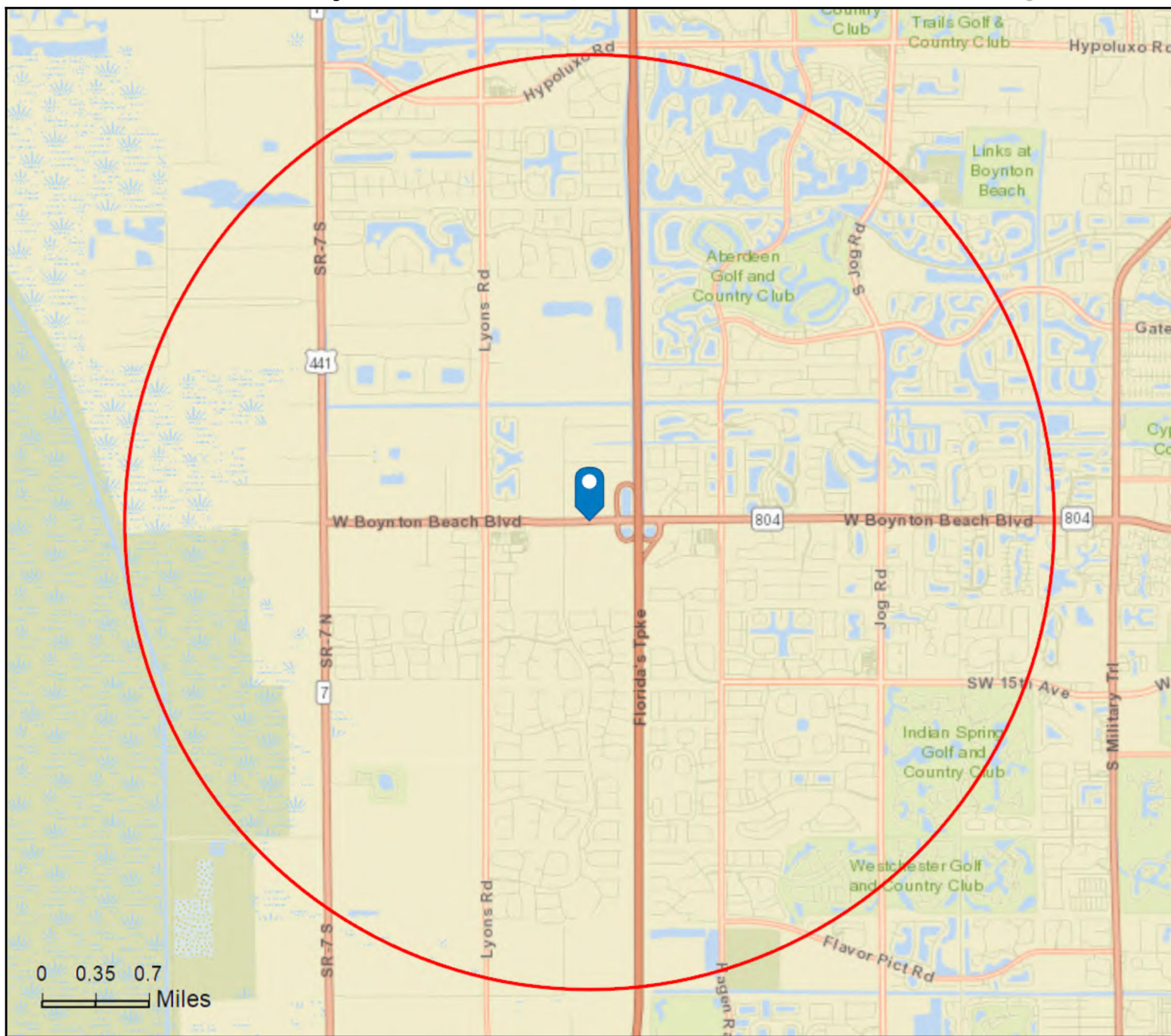
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# Retail MarketPlace Profile

Agricultural Reserve  
Area: 35.72 square miles

Prepared by Esri

## Summary Demographics

2019 Population	34,239
2019 Households	10,759
2019 Median Disposable Income	\$104,373
2019 Per Capita Income	\$58,087

## 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$722,127,645	\$186,964,911	\$535,162,734	58.9	110
Total Retail Trade	44-45	\$649,413,149	\$175,926,984	\$473,486,165	57.4	91
Total Food & Drink	722	\$72,714,496	\$11,037,927	\$61,676,569	73.6	19

## 2017 Industry Group

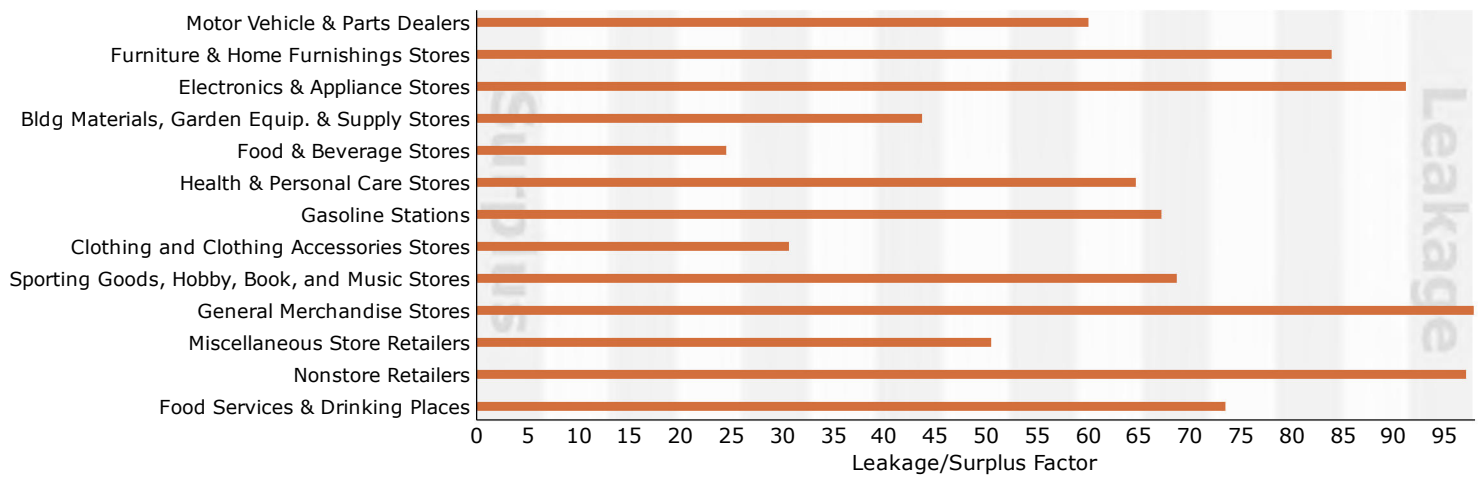
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$139,371,590	\$34,626,442	\$104,745,148	60.2	3
Automobile Dealers	4411	\$110,472,000	\$27,694,975	\$82,777,025	59.9	1
Other Motor Vehicle Dealers	4412	\$16,777,747	\$6,931,467	\$9,846,280	41.5	2
Auto Parts, Accessories & Tire Stores	4413	\$12,121,843	\$0	\$12,121,843	100.0	0
Furniture & Home Furnishings Stores	442	\$25,187,030	\$2,180,923	\$23,006,107	84.1	4
Furniture Stores	4421	\$13,730,917	\$1,724,147	\$12,006,770	77.7	2
Home Furnishings Stores	4422	\$11,456,113	\$456,776	\$10,999,337	92.3	2
Electronics & Appliance Stores	443	\$19,495,910	\$878,127	\$18,617,783	91.4	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$48,280,931	\$18,809,421	\$29,471,510	43.9	23
Bldg Material & Supplies Dealers	4441	\$44,680,368	\$4,532,177	\$40,148,191	81.6	4
Lawn & Garden Equip & Supply Stores	4442	\$3,600,563	\$14,277,244	-\$10,676,681	-59.7	19
Food & Beverage Stores	445	\$110,566,238	\$66,940,760	\$43,625,478	24.6	11
Grocery Stores	4451	\$100,081,682	\$31,541,788	\$68,539,894	52.1	3
Specialty Food Stores	4452	\$4,595,218	\$34,518,730	-\$29,923,512	-76.5	7
Beer, Wine & Liquor Stores	4453	\$5,889,338	\$880,242	\$5,009,096	74.0	1
Health & Personal Care Stores	446,4461	\$41,345,402	\$8,829,703	\$32,515,699	64.8	6
Gasoline Stations	447,4471	\$63,300,209	\$12,331,650	\$50,968,559	67.4	1
Clothing & Clothing Accessories Stores	448	\$34,606,451	\$18,300,535	\$16,305,916	30.8	16
Clothing Stores	4481	\$22,973,704	\$15,938,288	\$7,035,416	18.1	12
Shoe Stores	4482	\$5,264,389	\$309,011	\$4,955,378	88.9	1
Jewelry, Luggage & Leather Goods Stores	4483	\$6,368,358	\$2,053,235	\$4,315,123	51.2	3
Sporting Goods, Hobby, Book & Music Stores	451	\$16,637,526	\$3,066,553	\$13,570,973	68.9	7
Sporting Goods/Hobby/Musical Instr Stores	4511	\$13,826,555	\$2,435,670	\$11,390,885	70.0	6
Book, Periodical & Music Stores	4512	\$2,810,971	\$630,883	\$2,180,088	63.3	1
General Merchandise Stores	452	\$107,596,370	\$1,067,562	\$106,528,808	98.0	3
Department Stores Excluding Leased Depts.	4521	\$76,850,994	\$402,000	\$76,448,994	99.0	1
Other General Merchandise Stores	4529	\$30,745,376	\$665,562	\$30,079,814	95.8	2
Miscellaneous Store Retailers	453	\$26,441,313	\$8,665,851	\$17,775,462	50.6	14
Florists	4531	\$1,335,338	\$642,722	\$692,616	35.0	3
Office Supplies, Stationery & Gift Stores	4532	\$5,877,262	\$349,460	\$5,527,802	88.8	3
Used Merchandise Stores	4533	\$6,013,174	\$2,232,934	\$3,780,240	45.8	2
Other Miscellaneous Store Retailers	4539	\$13,215,539	\$5,440,735	\$7,774,804	41.7	6
Nonstore Retailers	454	\$16,584,179	\$229,458	\$16,354,721	97.3	1
Electronic Shopping & Mail-Order Houses	4541	\$14,122,040	\$196,562	\$13,925,478	97.3	1
Vending Machine Operators	4542	\$269,375	\$0	\$269,375	100.0	0
Direct Selling Establishments	4543	\$2,192,764	\$32,897	\$2,159,867	97.0	1
Food Services & Drinking Places	722	\$72,714,496	\$11,037,927	\$61,676,569	73.6	19
Special Food Services	7223	\$1,253,932	\$0	\$1,253,932	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$6,412,133	\$956,584	\$5,455,549	74.0	2
Restaurants/Other Eating Places	7225	\$65,048,431	\$10,081,343	\$54,967,088	73.2	17

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

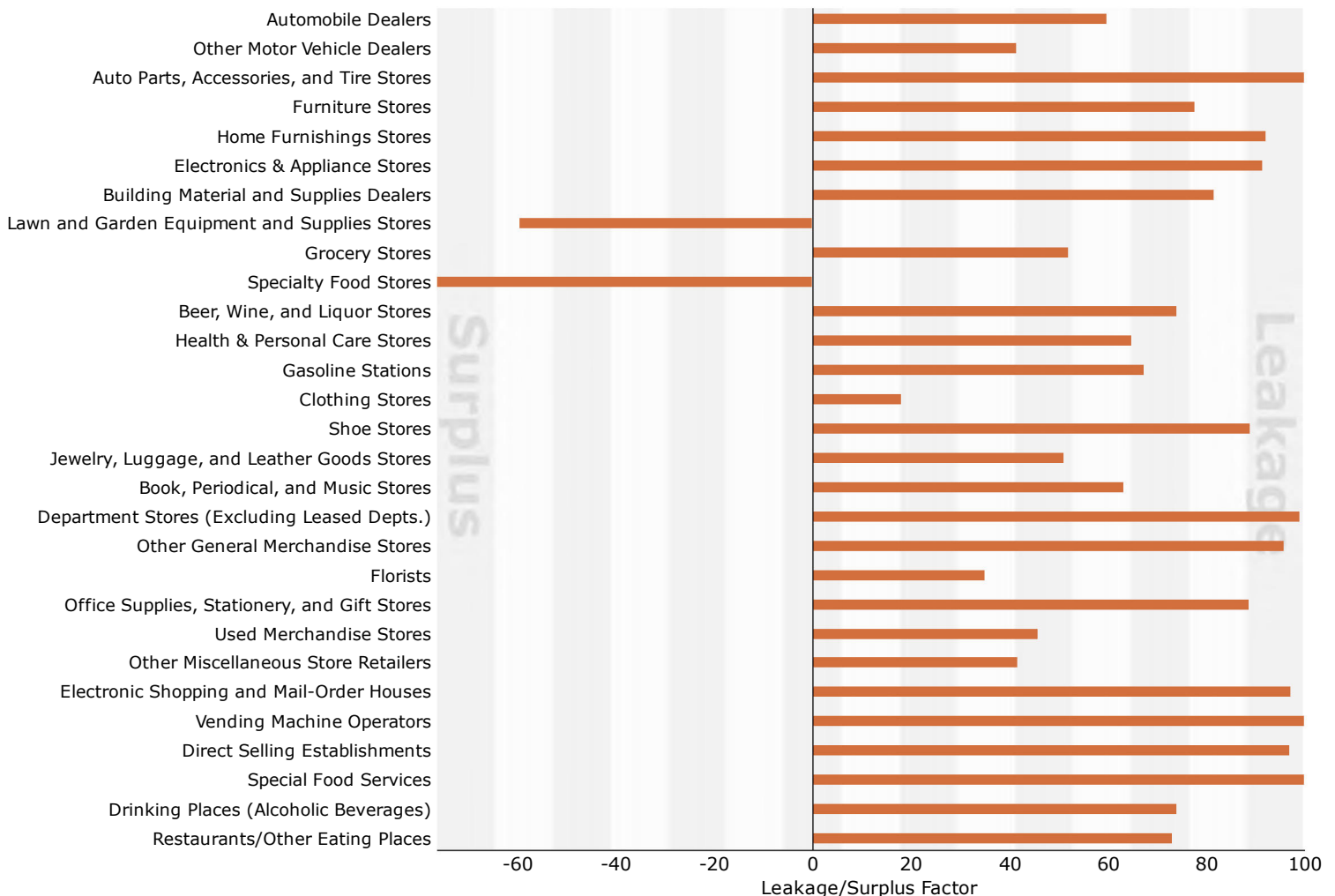
Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

March 06, 2020

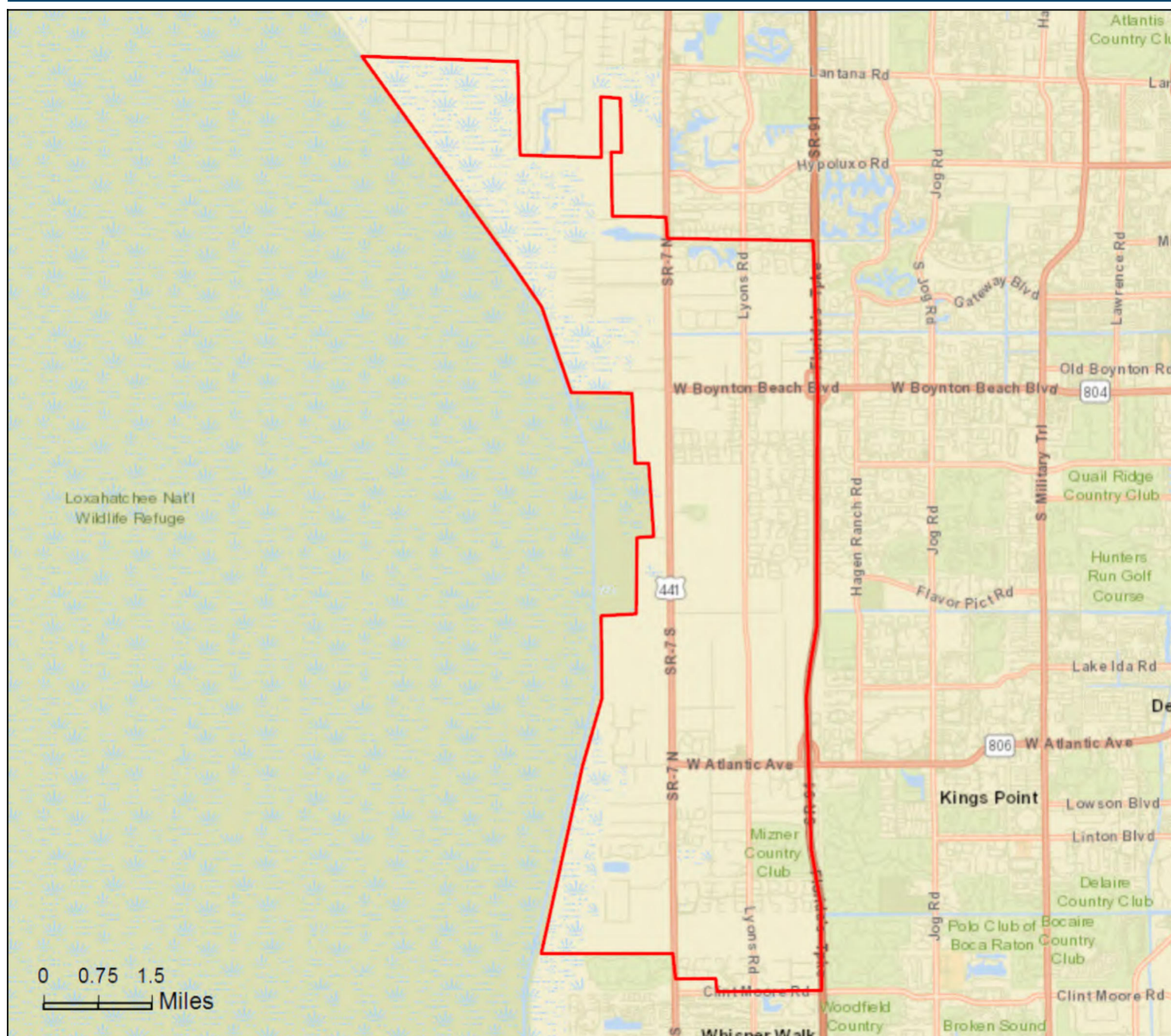
## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group







**This site is located in:**

**City:** ---  
**County:** Palm Beach County  
**State:** Florida  
**ZIP Code:** 33473  
**Census Tract:** 12099980400  
**Census Block Group:** 120999804001  
**CBSA:** Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area



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

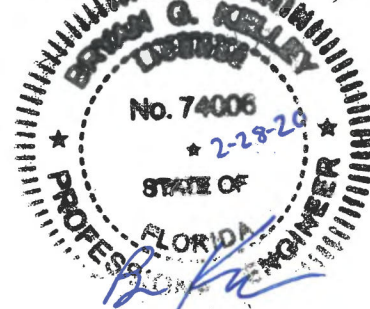
**Net New Trips (Conditioned Potential Minus Existing Future Potential)**

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

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

**Daily Traffic Generation**

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

**AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net 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%	56 55 111
Grand Totals:					56 55 111	0.0% 0 0 0	56 55 111	0%	56 55 111

**PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net 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%	159 158 317
Grand Totals:					159 158 317	0.0% 0 0 0	159 158 317	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 <sup>f</sup>	820	513,442	S.F.	Ln(T) = 0.68 Ln(X) + 5.57 <sup>d</sup>				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 <sup>f</sup>	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 <sup>f</sup>	820	513,442	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89^d$	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%
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>←</span> <span>→</span> </div>				
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%
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>←</span> <span>→</span> </div>				
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			2,350			22.7%	535		1,815		0%	0	1,815
Gen. Commercial <sup>F</sup>	820	261,360	S.F.			11,554			4.6%	533		11,021		31%	3,462	7,559
<b>Grand Totals:</b>						<b>13,904</b>			<b>7.7%</b>	<b>1,068</b>		<b>12,836</b>		<b>27%</b>	<b>3,462</b>	<b>9,374</b>

**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 <sup>6</sup>	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 <sup>f</sup>	820	261,360	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89$	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