

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	TBD	<b>Intake Date</b>	February 22, 2021
<b>Application Name</b>	Boynton Parc Plaza	<b>Control No.</b>	TBD
<b>Acres</b>	47.21 acres	<b>Concurrent Zoning application?</b>	TBD
		<b>Text Amend?</b>	Yes
<b>PCNs</b>	00-42-43-27-05-050-1020, 00-42-43-27-05-050-1010, 00-42-43-27-05-050-1000, 00-42-43-27-05-050-0991, 00-42-43-27-05-050-0992, 00-42-43-27-05-054-0022, & 00-42-43-27-05-054-0050		
<b>Location</b>	Northwest and southwest corner of Boynton Beach Blvd and Florida Turnpike		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Agricultural Reserve	Agricultural Reserve	
<b>Use</b>	Agriculture	Residential – 8 du/ac Industrial - +/-300,000 SF	
<b>Zoning</b>	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Agricultural Reserve (AGR)	Multiple Land Use –Industrial & High Residential, 8 units per acre (MLU/IND/HR-8)	
<b>Underlying Future Land Use Designation</b>	None	None	
<b>Conditions</b>	None	TBD	
<b>Density Bonus</b>	None	None	

## B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	1 du / 5 acres or 0.15 FAR	348 units & 300,000 SF of industrial uses
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	1 du / 5 acres x 47.21 ac. = 9 units	8 du/acre x +/-47 ac. = +/-376 units
<b>Maximum Beds (for CLF proposals)</b>	Not Applicable	None
<b>Population Estimate</b>	9 max du x 2.39 = 22 people	348 max du x 2.39 = 832 people
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.15 FAR x 47.21 ac. = 308,535 SF of Agriculture Uses	Varies for IND acreage
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	None	348 units 300,000 SF industrial
<b>Max Trip Generator</b>	TBD	TBD
<b>Maximum Trip Generation</b>	The trip generation for the maximum potential	The trip generation for the maximum potential AND the proposed potential
<b>Net Daily Trips:</b>	_____ (maximum minus current) _____ (proposed minus current)	
<b>Net PH Trips:</b>	_____ AM, _____ PM (maximum) _____ AM, _____ PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. 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.

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Lauren McClellan & Jennifer Morton
<b>Company Name</b>	JMorton Planning & Landscape Architecture
<b>Address</b>	3910 RCA Boulevard, # 1015
<b>City, State, Zip</b>	Palm Beach Gardens, Florida 33410
<b>Phone Number</b>	(561) 721-4463 & (561) 500-5060
<b>Email Address</b>	<a href="mailto:lmcclellan@jmortonla.com">lmcclellan@jmortonla.com</a> & <a href="mailto:jmorton@jmortonla.com">jmorton@jmortonla.com</a>

### B. Applicant Information

<b>Name</b>	Randall Tim Linkous
<b>Company Name</b>	Valico Nurseries
<b>Address</b>	8289 W. Boynton Beach Blvd
<b>City, State, Zip</b>	Boynton Beach, FL 33472
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Owner

<b>Name</b>	Paul Dye, Kimberly Tieran, Martha Ely, Randy Ely, & Randall Thorne
<b>Company Name</b>	
<b>Address</b>	24018 Willow Rose Drive
<b>City, State, Zip</b>	Spring, TX 77389
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Owner

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<b>Name</b>	Bradley Morton, Manager
<b>Company Name</b>	Morton Group Realty, LLC
<b>Address</b>	7330 Floranada Way
<b>City, State, Zip</b>	Delray Beach, FL 33436
<b>Phone Number</b>	(561) 306-7160
<b>Email Address</b>	<a href="mailto:brad@mortongroupinc.com">brad@mortongroupinc.com</a>
<b>Interest</b>	Contract Purchaser

# **2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION**

## **Part 6. Attachments**

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- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Text Amendment Application**



## 2020 COMPREHENSIVE PLAN TEXT AND MAP SERIES AMENDMENT APPLICATION

### Palm Beach County Planning Division

2300 North Jog Road, WPB, FL 33411, (561) 233-5300

#### A. Proposed Text Amendment Summary

<b>Elements &amp; Policies to be revised</b>	Revise FLUE Policies 1.5-h, 1.5.1-m, 1.5.1-q, 3.5-d and Table III.C New FLUE Policies 1.5-u, 1.5-v, 1.5-w, 1.5.1-s
<b>Purpose</b>	<p>On behalf of the Applicant, JMorton Planning and Landscape Architecture is submitting a Comprehensive Plan Text Amendment and Comprehensive Plan Future Land Use Atlas Amendment for a Multiple Land Use Future Land Use designation with underlying Industrial and High Residential, 8 units per acre on a Property located at the northwest corner of Boynton Beach Boulevard and Florida Turnpike. The total size of the project is approximately 47 acres. The Applicant is proposing to develop the Property with industrial and residential uses including workforce housing units to be built on-site.</p> <p>The purpose of this text amendment application is to allow for a Multiple Land Use (MLU) development within the Agricultural Reserve Tier. This text amendment will allow for development of additional residential density above the maximum 1 du/ac within the Agricultural Reserve Tier for MLU projects providing workforce housing.</p>
<b>Justification</b>	<p>In 1999, Palm Beach County adopted the Managed Growth Tier System as part of a Comprehensive Planning effort. The purpose of the Tier System is to protect viable existing neighborhoods and communities while directing the location and timing of future development. A significant objective of the Tier System is to “provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.” The proposed Multiple Land Use (MLU) project will provide housing, employment and shopping at a location where services and infrastructure exist and can accommodate the projected growth.</p> <p>Future Land Use Element (FLUE) Policy 1.1-a states, the “County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision.” To date the Agricultural Reserve has been developed solely with expensive single family residential developments and limited neighborhood commercial uses. Based upon the physical development patterns and existing infrastructure, the proposed MLU Future Land Use designation will provide an appropriate mix of uses that will serve the residents within the immediate area.</p> <p>Twenty years have passed since the adoption of Comprehensive policies related to the Agricultural Reserve Master Plan. Significant changes have occurred in Palm Beach County over these same 20 years. The 2020 population for Palm Beach County is 1,466,494 which represents a 30% population increase from 2000. The projected 2030 population will be 1,649,079, an increase of 15% over the period of 10 years. The Agricultural Reserve Tier is 22,000 acres. To date, approximately 13,000 acres have been preserved through the County’s Bond Referendum, government ownership, and clustering options for AgR Planned Developments. The Bond Referendum allowed for the purchase of approximately 2,400 acres. Approximately 7,500 acres are preserved as part of approved AgR Planned Developments.</p>

To address the changed conditions and circumstances, several amendments have been made to the Agricultural Reserve Tier since its original adoption. At the time of the adoption of Comprehensive Plan policies related to the Agriculture Master Plan in 2000, 51% of the acreage was being utilized for farming. Since 2000, several large farming families have ceased operations and no longer farm, including Whitworth, Winsberg, Mazzonni, Amestoy, and Dubois. Over the past 20 years, these large tracts of former farmland have been converted into single family residential planned developments, thus significantly impacting the development pattern of the Tier. A majority of the residential developments in the Agricultural Reserve are comprised of single family homes for the more affluent residents of the County. This Tier has been exempted from the County's mandatory workforce housing program and density is limited to 1 dwelling unit per acre; therefore, because of economics, the only residential units being developed and purchased are financially out of reach for the average homebuyer.

Other changes to the Agricultural Reserve include increases to the commercial square footage cap in order to meet the demand for retail, restaurants and other services by the residents of the Agricultural Reserve. This has allowed for more commercial parcels to be developed in addition to the originally designated TMDs located at Boynton Beach Boulevard and Lyons Road and Atlantic Avenue and Lyons Road. Employees of this commercial development as well as the existing institutional and industrial development are often not able to afford the housing available in the Ag Reserve and must travel from outside of the Ag Reserve Tier.

The increasing number of residents moving into the Ag Reserve creates more traffic along the main thoroughfares because the residents are required to drive east for services. Roads are being added and existing roads are being expanded to accommodate all of the new development. In addition, the car and resident traffic conflicts with farm vehicles traveling along the roadway and other farming activity such as offloading tractors and farm equipment.

The consultants that prepared the Agricultural Reserve Master Plan also recommended for the development of 330,000 square feet of industrial uses to be allowed within the Ag Reserve Tier identified as an Economic Development Center. The Economic Development Center was originally proposed to be located at the interchanges of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike. These centers intended to provide services and employment opportunities for the residents within the Tier. In addition, the BCC has stated that there is a significant need for industrial land within the County. The importance of industrial development is also demonstrated by the fact that the Comprehensive Plan strongly discourages the elimination of industrial land. According to CBRE, land with industrial zoning continues to be in the highest demand and Palm Beach County is known to have less industrial land than most major distributions markets in the State of Florida.

Other non-residential uses, not originally contemplated by the Agricultural Reserve Master Plan, have been developed in the area to support the residents of the Tier. Along the Boynton Beach Boulevard corridor, the Board of County Commissioners approved a land use change to Institutional (INST) to make way for an 80 bed hospital and 135,000 square feet of medical office. There is a Development Order Amendment (DOA) application in process to increase the intensity of that project to include a 236 bed hospital and 235,000 square feet of medical office. In addition to the hospital and accessory medical offices, the Board of County Commissioners has approved additional smaller Commercial projects (Cobblestone Plaza, Smiegel, and 3 Amigos) and Civic uses (Sommerset Academy, Sunset Palms Elementary School, Canyons District Park, Boynton Beach Community Church and preschool) along the Boynton Beach Boulevard corridor.

Another recent change to the Agricultural Reserve Tier includes allowing small 5-acre preserve parcels to meet the preserve requirements for planned developments. This change has allowed for additional development parcels and therefore increased the number of residential units built in the Ag Reserve. The current Ag Reserve Tier now reflects a patchwork development pattern. Many of these 5 acre properties support small nurseries, landscape services, and pastureland for cows, horses, pigs, chickens, sheep and goats. These properties are often squeezed in between development and other preserve parcels which has resulted in incompatible and unsustainable development patterns.

The Palm Beach County Board of County Commissioners recently transmitted two text amendments which affect the development of commercial and industrial properties within the Agricultural Reserve Tier. One text amendment exempts self-storage facilities from the commercial square footage cap and allows for a higher floor area ratio to be applied to projects proposing to develop a self-storage facility. This change is in response to the growing needs of the residents of the Tier as they do not want to travel outside of the Agricultural Reserve Tier to access such facilities. The other text amendment will allow the development of a congregate living facility with a maximum density of 8 dwelling units per acre.

In 2004, the County adopted a mandatory workforce housing program in an attempt to ensure an adequate housing stock for the residents of Palm Beach County. The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis which needs to be addressed. The County's Workforce Housing Program was recently revised in an attempt to provide more on-site construction of workforce housing and to ensure that units will meet the needs of the workforce population. Prior to the Covid-19 pandemic, a \$100 million bond referendum was proposed in an effort to address this crisis. The average home price in Palm Beach County is approximately \$350,000 which is \$100,000 more than the \$248,820 home sales price for those in the moderate income category.

Local Housing Solutions (LHS) is a not-for-profit organization created by the National Community of Practice on Local Housing Policy to provide assistance and resources to local governments developing balanced local housing strategies and fostering inclusive neighborhoods. According to the LHS, one of the 4 reasons why housing is unaffordable is due to "government regulation which raises production costs and reduces overall supply of all types of housing. For example, limits on density restrict the number of homes that can be built on available land...cause developers to go elsewhere, making it difficult for the supply of housing to keep pace with increases in demand and rising housing prices..." Further this not-for-profit organization states, "to improve housing affordability, community leaders can adopt policies that encourage the production of additional housing units...the most important step is to change land use regulations that limit how much housing can be built." A solution proposed by this organization is to change ordinances and codes to allow for higher residential density. "Zoning codes can limit the number of housing units that can be developed, and those limits should be reassessed in light of what the market and infrastructure will bear."

The Board of County Commissioners and the County Administrator have stated that Palm Beach County has a housing crisis. The County's Workforce Housing Program was recently revised in an attempt to provide more on-site construction of workforce housing and to ensure that units are being constructed and will meet the needs of the workforce population. To date, the housing being provided in the Agricultural Reserve Tier serves the top 5% of Palm Beach County residents. The average home price in the Agricultural Reserve is approximately \$700,000 which is over 2½ times the \$261,030 home sales price for those in the moderate income category.



	<p>The proposed comprehensive plan text amendment will allow for the development of multi-family units including rental workforce housing units. Allowing an increase to density will offset the cost of providing the workforce housing rental units. Workforce housing is needed in the Agricultural Reserve to meet the housing demand for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.</p> <p>The objectives of the Agricultural Reserve Tier include the creation of a functional sustainable development pattern that minimizes the costs and impacts to County taxpayers. The current development pattern within the Agricultural Reserve is not sustainable as it requires most residents to travel into the Urban/Suburban Tier for services and employment opportunities while a majority of the workers within the Agricultural Reserve Tier come from the Urban/Suburban Tier. If additional housing options were available within the Ag Reserve Tier, much of the workforce would have the opportunity to live close to their place of employment. By adding more housing options to the Agricultural Reserve Tier, travel distance and time is reduced. The addition of a large 47 acre MLU including industrial at the important transportation node of Boynton Beach Boulevard and Florida Turnpike will reduce the need for the residents and workers of the Agricultural Reserve Tier to travel into the Urban Suburban Tier. These reductions in trip length and number of trips outside of the AgR Tier would lessen the impacts on the major rights-of-way in the Tier. Reducing travel times also benefits the environment as it reduces carbon dioxide gas emissions.</p> <p>The proposed exemption for Policy 3.5-d is being requested as a precaution should the proposed development not meet Test 1 of the Policy as a concurrent zoning application will be submitted to ensure that Test 2 can be met.</p>
<b>Consistency</b>	<p>This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan and Agricultural Reserve Master Plan, as follows:</p> <p><b>County Goals</b></p> <p>Balanced Growth and Land Planning. Balanced growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural and economic needs of a community within the constraints of environmental conditions.</p> <p><i>Response: Allowing additional housing opportunities within the Agricultural Reserve will encourage balanced growth. The Agricultural Reserve is comprised of affluent residents living in single family homes, most of which are planned gated communities. This is a homogeneous development pattern with little to no economic diversity. The recent changes to the Agricultural Reserve Master Plan have allowed increased services to be developed to support the increasing amount of residential development. However, no accommodation of housing for those working in the service, education, and healthcare industries has been provided.</i></p> <p><i>Allowing additional industrial uses will increase the services and employment opportunities available to the residents of the Agricultural Reserve Tier and contribute to an appropriate balance of uses. The mix of residential and non-residential land uses contribute to a diversified community and ensure balanced growth which ensures efficient use of land and public utilities and facilities.</i></p> <p>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.</p> <p><i>Response: As described above, the proposed comprehensive plan text amendment will allow for the development of multi-family units including critical workforce housing.</i></p>

*Allowing an increase to density and reduction of preserve area in exchange for providing the workforce housing rental units. Workforce housing is needed in the Agricultural Reserve to provide much needed housing options for the people working at the existing hospital, schools, post office, solid waste facility, retail, and restaurants located within the Tier.*

*There is generally agreement among the elected officials, Economic Development Council, Business Development Board and professional staff that Palm Beach County has a housing “crisis”. In order to address this crisis in a meaningful way, Palm Beach County Administrators, elected officials and developers must come together to identify new opportunities to provide workforce housing. The proposed MLU will provide this opportunity. Without changes to current policies, the current crisis will only be exacerbated.*

#### **County Directions**

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 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.

*Response:* *Development in the Agricultural Reserve is comprised mainly of exclusive gated communities developed with single family homes. This homogeneous development pattern does not contribute to smart growth or an efficient use of land. Incorporating various housing types ensures that those who work in the service, education, and healthcare industries are able to live close to their employment. As described above limiting density discourages the development of various housing types, ensures no provision for workforce housing, and continues the outdated urban sprawl development pattern.*

*The increase of non-residential development reduces the urban sprawl development pattern that has occurred in the Agricultural Reserve Tier. Smart Growth principles advocate for locating employment near housing opportunities to reduce travel time and carbon dioxide emissions. Allowing additional industrial uses within the Ag Reserve Tier encourages people to live near their place of employment and necessary services. This type of development pattern ensures that existing facilities are maximized. Roads are currently over capacity due to residents of the Ag Reserve Tier constantly needing to travel outside of the Tier to access employment and other services. The proposed text amendment will allow for residents to remain in the Tier, thus decreasing impacts on the adjacent roadways.*

#### **Objectives**

**Objective 1.5** Agricultural Reserve Tier - “Create a functional sustainable development pattern” and “minimize costs/impacts to County taxpayers”.

*Response:* *As mentioned above, if additional housing options were available within the Ag Reserve Tier, much of the workforce which includes recent high school and college graduates as well as seasoned professional and technicians would have the opportunity to live close to their place of employment. By adding more housing and non-residential development options to the Agricultural Reserve Tier, travel distance and time is reduced. This reduction would lessen the impacts on the major rights-of-way in the Tier, thus decreasing the burden for service provision on County taxpayers. The Agricultural Reserve is considered a Limited Urban Service Area (LUSA) which means that services are available. Water and sewer lines have been installed along Boynton Beach Boulevard to serve the various residential, commercial, institutional and civic projects within the Agricultural Reserve. Allowing development of the Property with a Multiple*

*Land Use (MLU) project that includes workforce housing would be an efficient use of these existing public facilities.*

*The location of non-residential development within close proximity of the existing residential will ensure that trips are reduced, thus reducing impacts on area roadways. Another contribution to a sustainable development pattern would be the reduction of carbon dioxide gas emissions as travel times are reduced.*

*Finally, the Property is located at the Florida Turnpike interchange. With direct access to the Florida Turnpike and frontage on a major east/west State Road, the Property's location is ideal for the proposed MLU development. As our natural resources grow scarce, the importance of good stewardship of the land should be a top priority. The infrastructure is in place to accommodate much more intensity than one dwelling unit per acre on the Property.*

#### **Policies**

**Policy 2.1-a:** The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.

*Response:* *The Agricultural Reserve is a Limited Urban Service Area (LUSA) where urban services and facilities are available. Water and sewer lines are in place and serving the existing and planned residential uses within the Agricultural Reserve. The proposed MLU is an infill parcel. The Urban/Suburban Tier is to the east and a proposed commercial and self-storage facility is proposed to the west. Infill development is a preferred development pattern because it ensures appropriate use of public facilities and services.*

**Policy 2.2.4-a:** The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.

*Response:* *The proposed MLU will encourage economic development and provide additional job opportunities to the residents of the Agricultural Reserve Tier. The need for industrial land continues to grow in Palm Beach County due to the favorable tax laws, e-commerce delivery demands, very high passive income community, access to railways, ports and airports as well as very strong Chambers of Commerce, Business Development Board and Economic Development Board. The addition of a mixed use project with light industrial, employment generating uses, as originally contemplated by the consultants of the Master Plan, will ensure that the Agricultural Reserve Tier has the necessary economic diversity to be sustainable. The location of jobs, residential uses, and services within close proximity of one another and the turnpike ensure a diverse economy. Further in 2008, the Palm Beach County Light Industrial Land Use Study recognized the need for Industrial land to maintain a stable economy.*

#### **Agricultural Reserve Master Plan**

The Ag Reserve Master Plan recognized the need for affordable housing within the Ag Reserve by allowing and encouraging vertical and horizontal integration of residential units within the Traditional Marketplace Developments. However, this type of forced design was not affordable, feasible or marketable, especially at a density of 1 dwelling unit per acre. The Consultant recommended that the County permit density bonuses as

	<p>a means of encouraging vertical integration and ensuring a greater diversity of housing types.</p> <p>The Agricultural Reserve Master Plan also called for the development of 330,000 square feet of industrial uses to be developed as an Economic Development Center and located at the interchanges of Boynton Beach Boulevard and the Florida Turnpike and Atlantic Avenue and the Florida Turnpike. These Economic Development Centers were intended to provide needed employment opportunities for the residents of the Agricultural Reserve Tier. The location of the Economic Development Center was also strategically located at the intersections with the Florida Turnpike so as to allow ease of access to major transportation facilities.</p>
<b>Text Changes</b>	<i>See Attached Exhibit.</i>
<b>ULDC Changes</b>	No ULDC text changes are proposed.

## **Exhibit**

### **A. Future Land Use Element, Boynton Parc Plaza Private Text**

**REVISIONS:** To introduce an employment center 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-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 future land use designation with MUPD zoning, the underlying future land use density is up to 8 units per acre.

~~(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;~~
2. **NEW HEADING Workplace, Employment & Economic Development**

**NEW Policy 1.5-u:** The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing for a Workplace, Employment and Economic Development center which generates jobs for the current residents and provides essential housing opportunities for the existing employees within the Agricultural Reserve Tier.
3. **NEW Policy 1.5-v:** Workplace, Employment and Economic Development centers in the Agricultural Reserve Tier shall be located where the Florida Turnpike intersects with Boynton Beach Boulevard and designed to serve as an employment hub for the Ag Reserve and the region in accordance with the Agricultural Reserve Master Plan Phase II Report. Situating this center 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.
4. **NEW Policy 1.5-w:** Workplace, Employment and Economic Development centers shall be developed as a Multiple Land Use development in conformance with Policy 1.5.1-s to allow a campus-like office and research park that contains uses for assembly of products,

office, research and development wholesale distribution and storage of products. Residential uses shall also be permitted in the centers.

5. **REVISE Policy 1.5.1-m: Agricultural Reserve Commercial and Mixed Use Planned Developments.** All commercial and 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, light industrial, and/or housing opportunities in a manner that increases a sense of community by creating a variety of housing stock with 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, economic, and mixed use Planned Developments are intended to provide neighborhood and community serving appropriately scaled uses to serve the surrounding neighborhoods, community and where suitable. Regional and large-scale big-box uses are not permitted.
6. **REVISE Policy 1.5.1-q: AGR-Multiple Use Planned Development.** New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:
  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; and
  5. Preserve Areas shall not be required for Multiple Land Use development with AgR-MUPD zoning designation providing on-site open space per Policy 1.5.1-s.
7. **NEW Policy 1.5.1-s: Multiple Land Use:** The Multiple Land Use (MLU) future land use designation is allowed in the Agricultural Reserve Tier. Within the Tier, the MLU is intended to provide services, commercial and employment opportunities, and housing diversity for the existing and future residents of the Agricultural Reserve Tier. A proposed MLU site shall be subject to the following:
  1. **Acreage.** The total land area shall be a minimum of 40 acres.
  2. **Zoning.** The MLU shall utilize Multiple Use Planned Development (MUPD) Zoning.
  3. **Adopting Ordinance.** The maximum density 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. **Density.** The allowable underlying residential density is 8 units per acre. Density is calculated on the gross land area of the MLU. No density bonuses are allowed above the 8 units per acre.

- a. **Workforce Housing.** The adopting ordinance shall require a minimum of 30% of the residential units as workforce housing units for household incomes from 60 to 140% of area median income. A minimum of 30 units shall be provided onsite as for-sale workforce housing units.
5. **Open Space.** A minimum of 10% of the development shall be utilized for open space. Open space may include passive and active recreation uses, common area with pedestrian amenities, landscape buffer/areas, retention/detention areas, community garden, or other similar uses.
8. **REVISE (if project traffic cannot meet Test 1 or Test 2) 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 with a Multiple Land Use future land use designation amended by FLUA Amendment Boynton Parc Plaza MLU (LGA 2021-xxx).

9. **REVISE**

**TABLE III.C**  
**FUTURE LAND USE DESIGNATION BY TIER**  
*(unaltered portions of table omitted for brevity)*

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	---	---	--- <sup>3</sup>	---
Traditional Town Development & Multiple Land Use		X	---	---	--- X <sup>3</sup>	---

1. and 2. *unaltered omitted for brevity*

3. Within the Agricultural Reserve Tier, the Multiple Land Use future land use designation allows an underlying 8 units per acre density per Policy 1.5.h.