

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	26-B	Intake Date	August 13, 2025
Application Name	Eternal Light – Expanded Civic Text Amendment	Revised Date	N/A
Acres	+/- 77 acres	Control Number	1975-011
		FLUA Page	93
		Text Amend?	Yes
PCNs	00-42-43-27-05-060-0593 (+/-51 acres) & 00-42-43-27-05-060-0591 (+/-26 acre portion of)		
Location	East side of State Road 7, approximately 1.5 miles south of Boynton Beach Boulevard		
BCC District	District 5 – Maria Sachs		
	Current	Proposed	
Tier	Agricultural Reserve (AgR)	Agricultural Reserve (AgR)	
Use	Cemetery & Agriculture	Cemetery	
Zoning	Institutional & Public Facilities (IPF) & AGR-PUD/P (Planned Unit Development/Preserve)	Planned Unit Development (AGR-PUD)	
Future Land Use Designation	Institutional, with and underlying Agricultural Reserve (INST/AGR) & Agricultural Reserve (AGR)	Institutional, with and underlying Agricultural Reserve (INST/AGR) & Agricultural Reserve (AGR) (No Change proposed)	
Conditions	N/A	N/A	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	0.15 FAR x +/- 77 ac. = +/-503,118 SF	0.15 FAR x +/- 77 ac. = +/-503,118 SF
Maximum Units (for residential)	1 du/5 acres x 77 ac. = 15 units	1 du/5 acres x 77 ac. = 15 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable

Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, Florida 33410
Phone Number	(561) 721-4463 & (561) 500-5060
Email Address	lmcclellan@jmortonla.com & jmorton@jmortonla.com

B. Applicant Information

Name	Timothy Birch
Company Name	NorthStar Cemetery Services of FL, LLC
Address	1900 Saint James Place, Suite 300
City, State, Zip	Houston, Texas 77056
Phone Number	(561) 737-7411
Email Address	Tim.birch@nsmg.com
Interest	Property Owner and Contract Purchaser

Name	N. Maria Menendez
Company Name	Boynton Beach Associates 30 LLLP
Address	1600 Sawgrass Corporate Parkway, Suite 400
City, State, Zip	Sunrise, Florida 33323
Phone Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

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Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Future Land Use Element Revised Policy 1.5-t Revised Policy 1.5.1-i
Purpose	<p>The purpose of the proposed text amendment is to support the continued operation and future expansion of existing civic uses by addressing current Comprehensive Plan policies that unintentionally hinder these uses within the Agricultural Reserve. The proposed text amendment is particularly important in the Agricultural Reserve Tier where such uses, including schools, religious institutions, and cemeteries like Eternal Light Cemetery, provide essential community services.</p> <p>Under the current policy framework, civic uses are at a competitive disadvantage compared to residential development. Residential developers are often unwilling to set aside additional land for civic purposes because current regulations require 1.5 acres of preservation for every additional acre of civic land. In addition, civic uses are counted against the required 40 percent maximum Development Area, further discouraging their inclusion or expansion within a Planned Development. As a result, necessary civic uses are constrained, even when there is a demonstrated community need. Eternal Light Cemetery is a clear example of a use that is long-established, serves a vital function, and needs to expand but is unable to do so due to these limitations.</p> <p>The amendment addresses these issues by modifying Comprehensive Plan language to more clearly support the expansion of civic uses. This is accomplished by incorporating language that authorizes additional civic areas (those above the currently required 2 percent) to be included within the Development Area without the penalty of reducing the 40 percent Development Area limit, requiring additional preservation acreage for the additional civic land, or restricting expansion through an inflexible Development Area-to-Preserve Area ratio. Instead, the changes will allow for a different Development Area/Preserve Area ratio to incentivize projects that provide additional civic land, thereby increasing opportunities for necessary community-serving facilities.</p> <p>If the Board of County Commissioners initiates the proposed text amendment, Eternal Light Cemetery will acquire the 26+/- acre parcel located along State Road 7, adjacent to the existing 51+/- acre cemetery. The combined 77+/- acre area would be incorporated into the Development Area of the Whitworth PUD as a private civic pod, allowing for expansion of the existing cemetery to better serve the surrounding community.</p> <p>A Development Order Amendment to the Whitworth PUD would be submitted to the Zoning Division to:</p> <ol style="list-style-type: none">1. Add the existing 51+/- acre cemetery to the Development Area of the PUD as a private civic pod;2. Redesignate the 26+/- acres from preservation area to private civic pod within the Development Area (for a now combined private civic pod of 77+/- acres); and3. Remove 79+/- acres currently designated as preserve from the PUD.

	<p>As amended, the Whitworth PUD would total approximately 1,175 gross acres, with the Development Area comprising approximately 550 acres and the Preserve Area comprising approximately 625 acres. The changes would result in a slight reduction in the overall PUD acreage (a decrease of approximately 2 acres) and reduce the permitted maximum number of residential units from 1,177 to 1,175.</p> <p>Additionally, a site plan application for a Place of Worship will be submitted to the Zoning Division. With lands now extracted from the Whitworth PUD and unencumbered by preserve an application for a Place of Worship will be submitted for a 5+/- acre parcel of land.</p>
Justification	<p>The proposed text changes are necessary to correct unintended consequences in the current Comprehensive Plan that discourage the inclusion and expansion of civic uses in the Agricultural Reserve. The existing policy structure creates a regulatory imbalance by applying land preservation requirements and Development Area limits in a manner that disproportionately affects civic uses compared to residential development. This has resulted in a lack of flexibility for established civic institutions to grow, even when they provide essential services and have demonstrated community need.</p> <p>Additionally, once 79+/- acres is redesignated as AGR property and the preserve designation is removed, a place of worship will be permitted to be developed on a parcel of land with newly instated development rights.</p> <p>The amendment is justified as a means to remove these structural disincentives and to align the Comprehensive Plan with long-standing planning goals related to community-serving uses, equity in land use, and balanced development. Civic institutions often require expansion over time, and without a clear policy framework that supports them, these uses may become constrained, leading to service gaps in areas already experiencing population growth. The proposed changes provide the necessary clarity and support to ensure that the Comprehensive Plan facilitates, rather than hinders, the ability of civic uses to continue serving the public interest.</p> <p>Recent land use and development trends support the need for policy reform. Between 2015 and 2023, the Agricultural Reserve has seen more than 3,500 residential units approved or constructed through Agricultural Reserve Planned Developments (AgR-PUDs), while no applications for new or expanded public or private civic uses have been processed. This sharp disparity illustrates how the current framework favors residential growth while inadvertently suppressing the integration of essential community facilities.</p> <p>The effect is especially evident in the case of institutions like Eternal Light Cemetery, which has operated within the Agricultural Reserve since 1978. Despite growing demand for services and limited alternative locations for expansion, the cemetery has been unable to pursue expansion under current policy due to escalating land prices, competition with developers and the burdensome requirements that are inconsistent with the community needs.</p> <p>From a planning standpoint, allowing for the reasonable expansion of civic uses promotes land use balance, reduces travel times to essential services, and helps foster complete communities. When civic institutions are excluded or pushed to fringe areas, it increases vehicle miles traveled, places additional burdens on infrastructure, and erodes the sense of place within the Tier.</p>

	<p>The proposed text changes are therefore a targeted and appropriate response to these conditions. They help correct structural disincentives, support the long-term viability of essential community services, and ensure that the Agricultural Reserve evolves in a manner consistent with the County’s stated goals of livability, equity, and sustainability.</p>
Consistency	<p>Goal 1. Strategic Planning. It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance. <i>Response: Allowing expanded civic sites in exchange for reduced preserve requirements is consistent with Palm Beach County’s stated goal: to recognize the County’s diverse communities, support quality livable communities, and promote the enhancement of areas in need of assistance. Civic uses, such as schools, places of worship, cemeteries, and other community-serving institutions, are essential to the creation and maintenance of livable communities. These uses support the social and cultural infrastructure of neighborhoods and are integral to the lifestyle choices of current and future residents.</i></p> <p><i>Currently, existing civic uses within the Agricultural Reserve face significant limitations when it comes to growth and long-term viability. This is due in large part to land availability and the regulatory burden tied to preservation requirements when incorporated into a PUD. Unlike residential developers, civic institutions often lack the financial leverage or access to land needed in order to develop or expand within the Ag Reserve. As a result, essential services risk becoming stagnant or displaced, creating gaps in access and undermining the County’s vision for vibrant and equitable communities.</i></p> <p><i>The proposed approach to allow for the expansion of existing civic sites with modified preserve requirements provides a targeted and practical strategy to promote the enhancement of community-serving uses without compromising the broader goals of the Comprehensive Plan. By facilitating the responsible growth of institutions that serve educational, spiritual, cultural, and memorial functions, the County can ensure that these critical components of community life remain viable and accessible. In doing so, the County reinforces its commitment to planning policies that are responsive, inclusive, and aligned with the goal of supporting diverse and livable communities across Palm Beach County.</i></p> <p>Objective 1.1. Managed Growth Tier System. Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers to:</p> <ol style="list-style-type: none"> 1. Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban, and rural living; 2. Preserve, protect, and improve the quality of natural resources, environmentally sensitive lands and systems by guiding the location, type, intensity, and form of development; 3. Accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development; 4. Enhance existing communities to improve or maintain livability, character, mobility, and identity; 5. Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;

6. Protect agricultural land for farm uses, including equestrian uses;
7. Strengthen and diversify the County's economic base to satisfy the demands of the population for employment growth, and provide opportunities for agricultural operations and employment centers; and,
8. 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.

Response: Allowing expanded civic sites in exchange for reduced preserve requirements is consistent with Palm Beach County's Comprehensive Plan objective to implement the Managed Growth Tier System strategies. This policy framework is intended to balance preservation, agricultural protection, and community development by directing the form, timing, and location of future growth. Facilitating the expansion of existing civic uses directly supports multiple elements of this objective in the following ways:

1. *Ensuring sufficient land and services for diverse lifestyles: Civic institutions such as schools, cemeteries, and places of worship are foundational to supporting the full spectrum of lifestyle choices across urban, suburban, exurban, and rural communities. In the Agricultural Reserve, where land is scarce and competition from residential development is high, the ability of civic uses to expand is constrained. Providing flexibility in preserve requirements and incentivizing the development of civic uses helps ensure that residents have continued access to necessary facilities regardless of their preferred living environment.*
2. *Preserving natural resources while guiding sustainable development: Rather than introducing new development areas for civic uses or limiting the uses to remnant smaller parcels or encouraging dispersed land use, the proposed strategy focuses on the targeted expansion of existing civic sites. This supports compact and efficient development patterns, guiding growth where it already exists and limiting further environmental disturbance such as development on the west side of State Road 7.*
3. *Accommodating growth while limiting sprawl: Civic uses do not contribute to residential sprawl and often anchor communities by providing centralized, long-term services. Allowing these uses to expand within their current footprint or in adjacent areas helps accommodate population growth while reinforcing orderly, sustainable development.*
4. *Enhancing livability and character: Civic institutions contribute to community identity, connectivity, and cohesion. Enabling their expansion strengthens neighborhoods by enhancing access to services that define community character and improve quality of life. Without this flexibility, essential uses may become insufficient, negatively impacting community livability.*
5. *Facilitating infill and coordinated infrastructure delivery: Supporting the expansion of existing civic sites promotes infill development and avoids unnecessary infrastructure extensions into undeveloped areas. It leverages existing utility and transportation networks, aligning with the County's objective for efficient service delivery and cost-effective growth.*
6. *Protecting agricultural land while balancing public needs: The Agricultural Reserve was designed to protect agricultural uses, and that remains a central goal. However, certain civic functions such as cemeteries or religious institutions are low-impact and often compatible with surrounding agriculture. To this point Eternal Light has been in operation since 1978 and has served the needs of the community before the Agricultural Reserve Tier was established. The proposed*

flexibility adjusts the balance to accommodate essential public services without undermining the broader intent of farmland protection.

- 7. Supporting economic and institutional diversity: Civic uses contribute to the County's economic base not only through employment but also by meeting the demands of the population for education, spiritual needs, and other services. Allowing reasonable expansion supports institutional longevity and keeps land available for uses that benefit the broader public.*
- 8. Aligning development with service availability: By focusing on existing civic sites, the proposed text amendment ensures that expansion occurs where infrastructure and access already exist. This approach supports the County's efforts to match development with adequate facilities and avoids overextension of public resources by encouraging developers and community service providers to work together for the good of the community.*

In summary, the proposed modification aligns with the Managed Growth Tier System by enhancing livable communities, maintaining sustainable development patterns, and supporting essential civic infrastructure without compromising the overarching goals of environmental stewardship and agricultural preservation.

Policy 1.5-s: Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.

Response: *The proposed amendment is consistent with the Comprehensive Plan policy allowing Institutional and Public Facilities uses in the Agricultural Reserve Tier while explicitly prohibiting such uses west of State Road 7. The revised text maintains this restriction by clearly stating that the expansion of existing civic uses through the proposed provisions is not permitted west of State Road 7, ensuring continued alignment with the policy's geographic limitation. The amendment focuses solely on providing flexibility for existing civic uses located east of State Road 7, where institutional uses have long been recognized as appropriate and supportive of the Agricultural Reserve Tier's intent. The revision does not introduce new locations for institutional development, nor does it alter the allowable use framework within the AGR Zoning District. Instead, it addresses a policy gap that currently limits the ability of existing civic uses such as churches, schools, and cemeteries to expand and continue serving the surrounding community. By preserving the boundary set by the State Road 7 restriction and reinforcing the continuation of institutional uses only east of this clear line of demarcation, the proposed amendment remains fully consistent with the Comprehensive Plan policy. It strikes a balance between maintaining the spatial integrity of the Tier and supporting the essential role that civic uses play in sustaining livable, functional communities.*

Goal 2. Land Planning. It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the material and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Response: *The proposed text amendment supports the County's overarching goal to create and maintain livable communities by ensuring that essential civic uses such as*

schools, religious institutions, and cemeteries are not unintentionally constrained by regulations that favor residential development alone. These civic institutions are foundational to the physical, social, and cultural fabric of communities, and their ability to grow in response to demand is critical to long-term livability. The amendment promotes a more equitable distribution of land uses within the Agricultural Reserve Tier by enabling civic uses to coexist with residential and agricultural development, thereby achieving the Plan's objective of offering a diversity of land uses at appropriate intensities. Current regulations make civic uses disproportionately difficult to establish or expand, which limits community options and disrupts the intended land use balance. In terms of social and cultural needs, these uses, especially long-established ones like Eternal Light Cemetery, provide vital services that residents rely on across generations. Facilitating their continued operation and expansion ensures that the County maintains access to meaningful institutions that serve both current and projected populations. From a public facilities and services standpoint, the amendment improves the County's ability to provide those services in a timely and cost-effective manner. Allowing civic institutions to expand avoids the need to seek new sites, keeps families together, undergo additional infrastructure extensions, or increase travel burdens for residents. This helps reduce the cost of service delivery and contributes to more efficient land use patterns. Finally, by removing unnecessary barriers to civic expansion, the amendment respects and maintains a diversity of lifestyle choices. It supports the full range of community needs including religious, educational, and cultural, within a growing and diversifying population.

Objective 2.1. Balanced Growth. Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and material resources through the long-range planning horizon.

Response: *The proposed text changes directly support the County's objective of achieving Balanced Growth by promoting a more equitable and functional distribution of land uses within the Agricultural Reserve Tier. While current policy strongly supports residential and agricultural uses, the regulatory framework has inadvertently hindered the ability to accommodate essential civic uses that serve the growing population. This imbalance limits the capacity of communities to meet the full spectrum of service needs associated with long-term growth. The amendment helps to correct this imbalance by clarifying the role of civic uses within the Agricultural Reserve, thereby supporting the County's ability to direct development to appropriate locations in a way that includes not just housing, but also the services, institutions, and community facilities that residents depend on. This aligns with the Objective's intent to manage land use designations to support population growth and its need for services, without undermining environmental or agricultural priorities. Importantly, the proposed changes allow for limited, appropriate expansion of civic uses within already planned development areas ensuring that service delivery keeps pace with residential development. This is a strategic adjustment that better aligns long-term land use planning with population trends and demonstrated community needs. By improving the policy framework to allow for the reasonable expansion of civic institutions, the amendment strengthens the County's ability to maintain a balanced growth pattern that incorporates residential, agricultural, civic, and open space functions each of which plays a critical role in sustaining a complete and well-functioning community.*

Objective 2.2. Future Land Use Provisions – General. Palm Beach County shall ensure development is consistent with the County’s diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provision of facilities and services shall be consistent with the property’s future land use designation, and the applicable Goals, Objectives and Policies of this Element.

Response: The proposed text amendment is consistent with the County’s objective to ensure that development aligns with both the County’s diverse character and its future land use designations. Within the Agricultural Reserve Tier, the Future Land Use Element already contemplates a balanced mix of uses that includes not only agriculture and residential development, but also civic and institutional uses that serve the broader public interest. The amendment does not alter the intended character of the Tier. Instead, it provides policy clarity to ensure that the Comprehensive Plan supports the continuation and appropriate expansion of existing civic uses such as schools, religious institutions, and cemeteries that are consistent with the existing Future Land Use designation and have operated consistently and compatibly within the Agricultural Reserve for decades. By explicitly supporting these uses, the amendment ensures that both public and private development activities remain in harmony with the Goals, Objectives, and Policies of the Future Land Use Element. It facilitates the provision of facilities and services where they are needed and avoids regulatory outcomes that unintentionally conflict with the County’s intent to support livable, complete communities within designated growth areas. Furthermore, the amendment reinforces the County’s commitment to coordinated land use planning by enabling civic institutions to align their long-term operational plans with the Comprehensive Plan, ensuring consistency, predictability, and continued compatibility within the existing development framework.

Policy 2.2.8-a: Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provision of the Comprehensive Plan and ULDC. Animal Shelters, Animal Control Facilities, and Humane Societies (as defined by the ULDC) shall be limited to Commercial, Industrial, Institutional and Public Facilities, and Transportation and Utilities categories, and may include co-located veterinary clinics operated by a licensed veterinarian for the care of the animals kept in its shelter facility and which may also offer services to the public.

Response: The proposed text amendment is consistent with the Comprehensive Plan policy allowing Institutional and Public Facility uses in all future land use designations, provided they align with the overall provisions of the Plan and the Unified Land Development Code (ULDC). The amendment supports this policy by removing unintended barriers to the continued operation and expansion of civic uses such as schools, religious institutions, and cemeteries that are fully consistent with both the intent and criteria of the Comprehensive Plan and ULDC. These uses are already recognized as appropriate in a variety of future land use designations, including within the Agricultural Reserve Tier. The amendment does not propose new uses or categories of development but rather clarifies and reinforces the ability of these existing civic institutions to expand in a way that remains compatible with the character and policy intent of the Tier. The proposed changes are narrowly focused on civic uses that provide essential community services and have historically operated in compliance with both Plan and Code requirements. By ensuring that the Comprehensive Plan more clearly supports these uses where appropriate, the amendment enhances internal consistency across Plan policies and enables the County to more effectively implement its land use

	<p>vision while continuing to protect compatibility, environmental resources, and public interest.</p> <p>Objective 3.1. Service Areas – General. Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.</p> <p><i><u>Response:</u> The proposed text amendment is consistent with the policy establishing graduated service areas, as it supports the continued provision of appropriate services within the Agricultural Reserve Tier while maintaining the distinct character and development pattern of the area. The amendment helps align service delivery with actual community needs by facilitating the expansion of long-standing civic uses such as cemeteries, religious institutions, and schools that are essential to protecting the health, safety, and welfare of both residents and visitors. The Agricultural Reserve Tier is a unique service area with a development pattern that emphasizes lower residential densities, agricultural preservation, and environmental protection. However, this low intensity character must still accommodate the functional needs of a growing population. The proposed amendment provides a planning mechanism that allows civic institutions serving the public good to grow in place, rather than forcing them to relocate or duplicate services in other Tiers, which would undermine cost-effective service provision. By supporting civic uses that already exist and operate within the Agricultural Reserve, the amendment reduces the need for additional infrastructure expansion and improves service accessibility for nearby residents. This approach is fully consistent with the County’s objective to provide graduated levels and types of services tailored to each Tier’s characteristics, while ensuring that the needs of the community can be met without altering the fundamental land use intent of the area. In this way, the amendment strengthens the County’s ability to plan for and deliver services efficiently and equitably, without compromising the Agricultural Reserve’s distinct identity or the long-term goals of the Tier system.</i></p>
Text Changes	<p>Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Agricultural Reserve Tier and shall be considered conforming uses.</p> <ol style="list-style-type: none"> Eternal Light Cemetery, 48.46 acres located on the east side of SR 7, south of Boynton Beach Boulevard, is allowed for a cemetery and related uses utilizing AGR Zoning with AGR FLU, or may utilize Institutional and Public Facilities Zoning with Institutional and Public Facilities FLU. <p><u>The County recognizes Eternal Light Cemetery as a longstanding provider of essential services to the community and supports its continued operation and long-term viability. To facilitate the preservation and expansion of this existing institutional use, the site may be rezoned to AgR-PUD in accordance with Policy 1.5.1-i(7).</u></p> <ol style="list-style-type: none"> [Retain existing language for Faith Farm Ministries.] [Retain existing language for Caridad.] <p>60/40 Agricultural Reserve Planned Unit Development Option</p> <p>Policy 1.5.1-i: A 60/40 AgR-PUD with a future land use designation of Agricultural Reserve (AGR) shall require the following:</p> <ol style="list-style-type: none"> a minimum of 250 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;

	<ol style="list-style-type: none"> 2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites; 3. the development area and the protected area need not be contiguous; 4. that the development area shall be situated east of State Road 7 with frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. Other roadways may be added to this list, by Plan amendment, consistent with the goal of preservation and perpetuation of agriculture in the Agricultural Reserve Tier; 5. the development area shall not be situated west of State Road 7; and 6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall: <ol style="list-style-type: none"> a) contain a minimum area of 150 acres; and b) be utilized for crop production, pasture, equestrian purposes, retained as fallow land, or serve water management purposes per one or more of the following: <ol style="list-style-type: none"> 1) designated by the South Florida Water Management District (SFWMD) as either a Water Preserve Area, or certified by SFWMD as serving regional water management purposes; or 2) to serve regional water management purposes as certified by the Lake Worth Drainage District (LWDD). Lands owned by LWDD as of May 5, 2021 shall be limited to lands adjacent to existing preserve areas and limited to a maximum 276.509 acres of preserved area identified in Zoning Application PDD/DOA 2021-0122. For the purposes of this provision, adjacent includes lands separated from existing preserves by lands owned by LWDD. Any changes to the LWDD-owned lands provisions above shall require approval by at least five members of the Board of County Commissioners; or 3) for water management purposes not directly related to the 60/40 AgRPUD if approved by the Department of Environmental Resources Management, and managed for environmental resource values.50/50 Agricultural Reserve Planned Unit Development with Civic Expansion Option c) Accessory agricultural structures such as barns and pump structures shall be permitted. d) Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PUD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing
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	<p>Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and</p> <p>e) that in cases of preserve areas that are contiguous to the associated development area, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PUD or agricultural users, and operate under common management of an HOA or third party.</p> <p>7. <u>For projects that provide a minimum of 10% of the gross development area as public and/or private civic area, the preserve area may be reduced to 50% of the gross acreage less right-of-way identified on the Thoroughfare Identification Map, and the development area may be increased to 50% of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and less the expanded civic area. The expanded civic area shall be construed as the civic area provided above the minimum required 2% , and:</u></p> <p><u>a) be designated for public and/or private civic uses serving the needs of the existing residents and future residents of the Tier; and</u></p> <p><u>b) be identified in Policy 1.5-t(1).</u></p>
ULDC Changes	<p><i>The proposed Comprehensive Plan Text Amendment changes do not warrant any map amendments to the Comprehensive Plan. Concurrent zoning applications will be required to: 1) relocate preserve and development area associated with the Whitworth PUD; 2) amend the approved site plan for the Eternal Light Cemetery in order to incorporate it into the Whitworth PUD as a Civic Pod; and 3) obtain administrative site plan approval for a Place of Worship on a parcel of land following removal of land from Whitworth PUD as preserve land.</i></p> <p><i>Proposed ULDC Amendments are being discussed with Zoning Division.</i></p>