

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

<p>Elements & Policies to be revised</p>	<ul style="list-style-type: none"> • Revise Future Land Use Element Objectives and Policies related to Agricultural Reserve Tier, Western Communities Residential Overlay (WCRO), and Western Communities Residential (WCR) • Revise Map Series to identify new Overlay within Agricultural Reserve Tier
<p>Purpose</p>	<p>Amend Sub-Objective 1.5.1 (Planned Developments) and create new Sub-Objective 1.5.2 (West Hyder Overlay (WHO)) of the Future Land Use Element to establish a new overlay specific to the Hyder West property located west of State Road 7 and south of Rio POCO Planned Unit Development within the Agricultural Reserve (AGR) Tier. The WHO overlay would:</p> <ol style="list-style-type: none"> (1) Allow specific existing approved AGR PUDs preserve areas (inclusive of acreage and units) to be re-allocated and satisfied within the Western Communities Residential Overlay (WCRO); (2) Allow new 60/40 AGR PUD development areas within the WHO Overlay, inclusive of public and private civic uses; and, (3) Allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUDs approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO). <p>Amend Objective 1.11 (Western Communities Residential Overlay (WCRO)) and Objective 4.5 (Western Communities Residential) of the Future Land Use Element to:</p> <ol style="list-style-type: none"> (1) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for specific AGR PUDs currently approved within the new WHO Overlay. (2) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for new 60/40 AGR PUD development areas approved within the proposed WHO Overlay. (3) Establish the transfer rate of units from the 1,600 acre water resource/agriculture regional benefits bank at .8 du/ac. (4) Amend specific Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments. <p>Amend other Objective and Policies of the Comprehensive Plan, as needed, to implement the above.</p>
<p>Justification</p>	<p>The re-allocation of existing AGR PUD required preserve areas (both acreage and units) from the West Hyder Overlay (WHO) to the Western Communities Residential Overlay (WCRO), and the approval of the new 60/40 PUDs within the WHO Overlay and allowing the required preserve (both acreage and units) for new AGR PUDs within the WHO Overlay to be satisfied within the Western Communities Residential Overlay (WCRO) will result in the dedication of 1,600 acres of the Indian Trails Grove PUD land to Palm Beach County. The potential regional environmental benefits of the 1,600 acres being in</p>

	<p>public ownership include (either alone or in combinations with connections to nearby properties and canals): water storage; flow way connections between the L-8 Canal and M0 Canal; fresh water flows to the Loxahatchee River and Grassy Waters Preserve; decreased harmful discharge to the Lake Worth Lagoon; and, flood control to benefit the Acreage community. Overall, the proposed text amendments would increase the amount of preservation land in Palm Beach County as well as add 1,600 acres of preserve land under the ownership and direct control of Palm Beach County. Additionally, overall, the proposed text amendments would result in a decrease in the number of units approved by 35 units (a reduction of 1,285 units at Indian Trails Grove and the addition of 1,250 units within the WHO Overlay).</p>
<p>Consistency</p>	<p>This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan as follows:</p> <p>County Goals</p> <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.</p> <p>Goal 2. Land Planning. It is the goal of Palm Beach County to create and maintain livable communities, promote 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 natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.</p> <p>Goal 3. Service Areas and Provision of Services. It is the goal of Palm Beach County to create and maintain livable communities, promote 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 natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.</p> <p>Goal 5. Natural and Historic Resource Protection. It is the goal of Palm Beach County to provide for the continual protection, preservation, and enhancement of the County's various high quality environmental communities and historic resources for the benefit of its current and future residents and visitors.</p> <p>County Objectives</p> <p>Sub-Objective 1.1.1. Climate Change. Palm Beach County shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.</p> <p>Objective 1.4. Rural Tier. Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special</p>

	<p>planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).</p> <p>Objective 1.11. Western Communities Residential Overlay. The Western Communities Residential Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area. The WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other benefits.</p> <p>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 natural resources through the long-range planning horizon.</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>County Policies</p> <p>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.</p> <p><i><u>Response:</u> The proposed changes to the Comprehensive Plan will create a new Overlay within the Agricultural Reserve Tier, and amend Objectives and Policies of the Agricultural Reserve, WCRO Overlay, and WCR land use. Approval of these changes will result in the conveyance of 1,600 acres from the Indian Trails Grove Planned Unit Development to Palm Beach County that could provide water resource/agriculture regional benefits to the residents of Palm Beach County. The regional benefits as a water resource include (either alone or in combination with connections to nearby properties and canals), water storage, water filtration, and/or flow ways that will be beneficial in assisting with saltwater intrusion to the Loxahatchee River, decreased harmful discharges to the Lake Worth Lagoon and Grassy Waters Preserve, and water storage for flood mitigation in the Acreage area.</i></p>
<p>Text Changes</p>	<p>The proposed text changes generally include:</p> <ul style="list-style-type: none"> • The creation of new West Hyder Overlay (WHO) within the AGR Tier that would allow specific existing AGR PUD preserve areas (inclusive of acreage and units) approved within the WHO Overlay to be re-allocated and satisfied within the Western Communities Reserve Overlay (WCRO), allow 60/40 AGR PUD development areas, inclusive of public and private civic uses, and preserve areas within the WHO Overlay; and, allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUD development areas approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO).

	<ul style="list-style-type: none"> • Amend objectives and policies related to the Western Communities Residential Overlay (WCRO) and Western Communities Residential (WCR) to allow 1,600 acres of the Indian Trails Grove Planned Unit Development to be utilized as a water resource/agriculture regional benefits bank to meet the required preserve acreage and density for PUDs approved within the WHO Overlay. • Amend Sub Objective 1.5.1, Objective 1.11 and/or Sub-Objective 4.5 of the Future Land Use Element to identify the specific acreage/units/project name and control number of the Planned Unit Developments that are authorized to utilize the 1,600 acre water resources/agriculture regional benefits bank within the WCRO Overlay as required 60/40 PUD preservation area . • Establish the transfer rate of units for the 1,600 acre water resource/agriculture regional benefits bank at .8 du/ac. • Amend Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments. • Reduce the total number of approved units within Objective 1.11 WCRO Overlay, Policy 1.11-c from 3,897 to 2,612 (a reduction of 1,285 units). • Amend WCR Policies to expand opportunities for providing workforce housing through on-site, off-site or exchange programs (and also specifically precluding cash out option). • Restrict the maximum number of total residential units that can be built within the proposed WHO Overlay 60/40 PUD development areas at 1,250, of which 250 will be on-site workforce housing units.
ULDC Changes	Proposed ULDC amendments will be modified to match proposed Comprehensive Plan text as needed.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

(West Hyder Overlay)

A. Amendment Data

Round	22-B2	Intake Date	February 9, 2022
Application Name	West Hyder Overlay / Indian Trails Grove		
Acres	682.36 Acres (inclusive of LWDD canal rights-of-way)	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-41-46-25-00-000-1050 00-41-46-25-00-000-1040 00-41-46-25-00-000-5020 00-41-46-25-00-000-5030 00-41-46-25-00-000-5040	00-42-43-27-05-069-0011 00-42-43-27-05-069-0012 00-42-43-27-05-069-0092 00-42-43-27-05-069-0132 00-41-46-35-00-000-1010	
Location	West side of State Road 7, approximately 1.3 miles south of Atlantic Avenue		
	Current	Proposed	
Tier	Agricultural Reserve Tier	Agricultural Reserve Tier	
Use	Agriculture Preserve Parcel	Planned Unit Development, including residential and civic uses	
Zoning	Agricultural Reserve - Planned Unit Development (AGR-PUD) Preserve	Agricultural Reserve - Planned Unit Development (AGR-PUD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Agricultural Reserve (AGR)	
Underlying Future Land Use Designation	There are no existing underlying designations.	There are no existing underlying designations and applicant is not requesting to add any.	
Conditions	None	None	
Density Bonus	None	None	
Total Number of Units	Not Applicable	Not Applicable	

(Indian Trail Groves)
A. Amendment Data

Acres	4,866.10 Acres	Concurrent application?	Zoning	Yes
		Text Amend?		Yes
PCNs	00-40-42-17-00-000-7000 00-40-42-27-00-000-9000 00-40-42-18-00-000-7000 00-40-42-31-00-000-9000 00-40-42-19-00-000-9000 00-40-42-30-00-000-9000 00-40-42-20-00-000-9000 00-40-42-34-00-000-1010 00-40-42-21-00-000-9000 00-40-43-03-00-000-3020 00-40-42-22-00-000-1010 00-40-43-04-00-000-9010			
Location	Approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard			
	Current	Proposed		
Tier	Rural Tier	Rural Tier		
Use	Agriculture / Drainage, with approval for residential with accessory commercial.	Residential with accessory Commercial		
Zoning	Western Communities Residential – Planned Unit Development	Western Communities Residential – Planned Unit Development		
Future Land Use Designation	Western Communities Residential	Western Communities Residential		
Underlying Future Land Use Designation	There are no existing underlying designations.	There are no existing underlying designations and applicant is not requesting to add any.		
Conditions	Ordinance No. 2016-041, please see attached for listing of current conditions.	Please see the attached for listing of proposed condition modifications, shown with newly proposed text <u>underlined</u> and text to be deleted as struck out .		
Density Bonus	Ten (10%) percent WHP (3,897 DU x 10% = 390 units)	Ten (10%) percent (2,612 DU x 10% = 261 units)		
Total Number of Units	3,897 Dwelling Units	2,612 Dwelling Units		

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

(Comprehensive Plan Text Amendment Application)

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

(Indian Trail Groves FLUA Amendment)

Name	Collene Walter / Sandra Megrue
Company Name	Urban Design Studio
Address	610 Clematis Street Suite CU-02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561-366-1100 / 561-366-1111
Email Address	cwalter@udsflorida.com / smegrue@udsflorida.com

Co-Agent (both amendments)

Name	Kevin Ratterree / Gladys Digirolamo
Company Name	GL Homes of Florida
Address	1600 Sawgrass Corporate Parkway, Suite 400
City, State, Zip	Sunrise, FL 33323
Phone / Fax Number	954-753-1730
Email Address	kevin.ratterree@glhomes.com / gladys.digirolamo@glhomes.com

B. Applicant Information

Name	Kevin Ratterree, Authorized Signatory
Company Name	GL Homes of Palm Beach Associates LTD & Palm Beach West Associates I, LLLP
Address	1600 Sawgrass Corporate Parkway, Suite 400
City, State, Zip	Sunrise, FL 33323
Phone / Fax Number	954-753-1730
Email Address	kevin.ratterree@glhomes.com
Interest	Property Owner

Attachment G

West Hyder Overlay/Indian Trails Grove
Text Amendment Initiation Application
Initial Submittal: December 28, 2021

ELEMENTS & POLICIES TO BE REVISED

- Revise Future Land Use Element Objectives and Policies related to Agricultural Reserve Tier, Western Communities Residential Overlay (WCRO), and Western Communities Residential (WCR)
- Revise Map Series to identify new Overlay within Agricultural Reserve Tier

PURPOSE

Amend Sub-Objective 1.5.1 (Planned Developments) and create new Sub-Objective 1.5.2 (West Hyder Overlay (WHO)) of the Future Land Use Element to establish a new overlay specific to the Hyder West property located west of State Road 7 and south of Rio POCO Planned Unit Development within the Agricultural Reserve (AGR) Tier. The WHO overlay would:

- (1) Allow specific existing approved AGR PUDs preserve areas (inclusive of acreage and units) to be re-allocated and satisfied within the Western Communities Residential Overlay (WCRO);
- (2) Allow new 60/40 AGR PUD development areas within the WHO Overlay, inclusive of public and private civic uses; and,
- (3) Allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUDs approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO).

Amend Objective 1.11 (Western Communities Residential Overlay (WCRO)) and Objective 4.5 (Western Communities Residential) of the Future Land Use Element to:

- (1) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for specific AGR PUDs currently approved within the new WHO Overlay.
- (2) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for new 60/40 AGR PUD development areas approved within the proposed WHO Overlay.
- (3) Establish the transfer rate of units from the 1,600 acre water resource/agriculture regional benefits bank at .8 du/ac.
- (4) Amend specific Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments.

Amend other Objective and Policies of the Comprehensive Plan, as needed, to implement the above.

JUSTIFICATION

The re-allocation of existing AGR PUD required preserve areas (both acreage and units) from the West Hyder Overlay (WHO) to the Western Communities Residential Overlay (WCRO), and the approval of the new 60/40 PUDs within the WHO Overlay and allowing the required preserve (both acreage and units) for new AGR PUDs within the WHO Overlay to be satisfied within the Western Communities Residential Overlay (WCRO) will result in the dedication of 1,600 acres of the Indian Trails Grove PUD land to Palm Beach County. The potential regional environmental benefits of the 1,600 acres being in public ownership include (either alone or in combinations with connections to nearby properties and canals): water storage; flow way

connections between the L-8 Canal and M0 Canal; fresh water flows to the Loxahatchee River and Grassy Waters Preserve; decreased harmful discharge to the Lake Worth Lagoon; and, flood control to benefit the Acreage community. Overall, the proposed text amendments would increase the amount of preservation land in Palm Beach County as well as add 1,600 acres of preserve land under the ownership and direct control of Palm Beach County. Additionally, overall, the proposed text amendments would result in a decrease in the number of units approved by 35 units (a reduction of 1,285 units at Indian Trails Grove and the addition of 1,250 units within the WHO Overlay).

CONSISTENCY

This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan as follows:

County Goals

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.

Goal 2. Land Planning. It is the goal of Palm Beach County to create and maintain livable communities, promote 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 natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Goal 3. Service Areas and Provision of Services. It is the goal of Palm Beach County to create and maintain livable communities, promote 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 natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Goal 5. Natural and Historic Resource Protection. It is the goal of Palm Beach County to provide for the continual protection, preservation, and enhancement of the County's various high quality environmental communities and historic resources for the benefit of its current and future residents and visitors.

County Objectives

Sub-Objective 1.1.1. Climate Change. Palm Beach County shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Objective 1.4. Rural Tier. Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).

Objective 1.11. Western Communities Residential Overlay. The Western Communities Residential

Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area. The WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other benefits.

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 natural resources through the long-range planning horizon.

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.

County 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 proposed changes to the Comprehensive Plan will create a new Overlay within the Agricultural Reserve Tier, and amend Objectives and Policies of the Agricultural Reserve, WCRO Overlay, and WCR land use. Approval of these changes will result in the conveyance of 1,600 acres from the Indian Trails Grove Planned Unit Development to Palm Beach County that could provide water resource/agriculture regional benefits to the residents of Palm Beach County. The regional benefits as a water resource include (either alone or in combination with connections to nearby properties and canals), water storage, water filtration, and/or flow ways that will be beneficial in assisting with saltwater intrusion to the Loxahatchee River, decreased harmful discharges to the Lake Worth Lagoon and Grassy Waters Preserve, and water storage for flood mitigation in the Acreage area.

TEXT CHANGES

The proposed text changes generally include:

- The creation of new West Hyder Overlay (WHO) within the AGR Tier that would allow specific existing AGR PUD preserve areas (inclusive of acreage and units) approved within the WHO Overlay to be re-allocated and satisfied within the Western Communities Reserve Overlay (WCRO), allow 60/40 AGR PUD development areas, inclusive of public and private civic uses, and preserve areas within the WHO Overlay; and, allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUD development areas approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO).
- Amend objectives and policies related to the Western Communities Residential Overlay (WCRO) and Western Communities Residential (WCR) to allow 1,600 acres of the Indian Trails Grove Planned Unit Development to be utilized as a water resource/agriculture regional benefits bank to meet the required preserve acreage and density for PUDs approved within the WHO Overlay.
- Amend Sub Objective 1.5.1, Objective 1.11 and/or Sub-Objective 4.5 of the Future Land Use Element to identify the specific acreage/units/project name and control number of the Planned Unit

Developments that are authorized to utilize the 1,600 acre water resources/agriculture regional benefits bank within the WCRO Overlay as required 60/40 PUD preservation area .

- Establish the transfer rate of units for the 1,600 acre water resource/agriculture regional benefits bank at .8 du/ac.
- Amend Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments.
- Reduce the total number of approved units within Objective 1.11 WCRO Overlay, Policy 1.11-c from 3,897 to 2,612 (a reduction of 1,285 units).
- Amend WCR Policies to expand opportunities for providing workforce housing through on-site, off-site or exchange programs (and also specifically precluding cash out option).
- Restrict the maximum number of total residential units that can be built within the proposed WHO Overlay 60/40 PUD development areas at 1,250, of which 250 will be on-site workforce housing units.

ULDC CHANGES

Proposed ULDC amendments will be modified to match proposed Comprehensive Plan text as needed.