



Palm Beach County Privately Proposed Comprehensive Plan Text Amendment

Name:	Tenderly Reserve Text Initiation
Text Request:	<p>The privately proposed text amendment request is to revise the Future Land Use Element policies regarding the Agricultural Reserve Tier, specifically to:</p> <ul style="list-style-type: none"> • Add a third commercial mixed use intersection to the Tier; • Allow additional commercial and mixed uses to be located at the intersection of the Florida's Turnpike and Atlantic Avenue; • Increase the amount of commercial square footage allowed in the Tier; • Establish the Essential Housing Mixed Use Center which permits projects to utilize 100% of the residential density (8 units per acre) and commercial intensity (.20 FAR) calculated over the entire site; and • Exempt site from the long range traffic requirement FLUE Policy 3.5-d.
FLUA Request:	If the Board of County Commissioners initiate this text amendment, the applicant will seek a land use amendment from Agricultural Reserve (AGR) to Commercial Low with an underlying Essential Housing (CL/EH) on a 50.99-acre parcel as shown in red in the map below.
District:	Vice Mayor Maria Sachs, District 5
Project Manager:	Bryce Van Horn, Senior Planner

