

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ELEMENT AND MAP SERIES (TO ADD REFERENCES TO THE **URBAN REDEVELOPMENT AREA** MASTER PLAN ADDENDUM, TO EXPAND PRIORITY REDEVELOPMENT AREA (PRA) CORRIDORS ALONG MILITARY TRAIL, LAKE WORTH ROAD/CONGRESS AVENUE, TO DELETE THE LAKE WORTH ROAD COMMERCIAL CORRIDOR OVERLAY, TO REVISE URA POLICIES, AND ESTABLISH A NEW PRA NODE AT FLORIDA MANGO AND 10TH AVENUE NORTH, TO ADD A NEW URBAN REDEVELOPMENT AREA REGULATING PLAN MAP LU 9.2 TO THE MAP SERIES TO DEPICT THE NEW REVISED PRA BOUNDARIES); THE TRANSPORTATION ELEMENT AND MAP SERIES (TO EXPAND THE URBAN REDEVELOPMENT AREA TRAFFIC CONCURRENCY EXCEPTION AREA (**URA TCEA**) TO INCLUDE THE EXPANDED PRIORITY REDEVELOPMENT AREA CORRIDORS ALONG MILITARY TRAIL, LAKE WORTH ROAD/CONGRESS AVENUE SOUTH AND THE NODE AT FLORIDA MANGO AND 10TH AVENUE NORTH; AND TO DEPICT THE EXPANDED BOUNDARIES ON THE TCEA AND CRALLS MAPS 15.1, 15.3, 15.5 AND 15.6); AND AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR THE **URBAN REDEVELOPMENT AREA SITE SPECIFIC AMENDMENTS** (MILITARY TRAIL, LAKE WORTH ROAD/CONGRESS AVENUE, AND 10TH AVENUE NORTH PRIORITY REDEVELOPMENT AREAS), COUNTY INITIATED AMENDMENT BY MODIFYING PAGES 71, 77 & 78 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 343.52 TOTAL ACRES OF LAND AS FOLLOWS: URA PRA MILITARY TRAIL NORTH (LGA 2009-089B), GENERALLY LOCATED ALONG MILITARY TRAIL FROM THE L-8 CANAL TO THE L-10 CANAL, APPROXIMATELY 84.63 ACRES OF LAND FROM MULTIPLE FLU DESIGNATIONS TO URBAN CENTER (21.90 ACRES) AND URBAN INFILL (62.73 ACRES); URA PRA MILITARY TRAIL SOUTH (LGA 2009-089B), GENERALLY LOCATED ALONG MILITARY TRAIL FROM THE L-10 CANAL TO THE L-14 CANAL, APPROXIMATELY 97.21 ACRES OF LAND FROM MULTIPLE FLU DESIGNATIONS TO URBAN CENTER (8.35 ACRES) AND URBAN INFILL (88.86 ACRES); URA PRA LAKE WORTH ROAD WEST (LGA 2009-089C), GENERALLY LOCATED ALONG LAKE WORTH ROAD FROM PRICE STREET TO KIRK ROAD, APPROXIMATELY 46.33 ACRES OF LAND FROM MULTIPLE FLU DESIGNATIONS TO URBAN CENTER (21.26 ACRES) AND URBAN INFILL (46.33 ACRES); URA PRA LAKE WORTH ROAD EAST (LGA 2009-089C), GENERALLY LOCATED ALONG LAKE WORTH ROAD FROM KIRK ROAD TO THE WEST SIDE OF THE E-4 CANAL, INCLUDING PORTIONS WEST OF CONGRESS AVENUE FROM VASSALO AVENUE TO THE L-14 CANAL, APPROXIMATELY 96.42 ACRES OF LAND FROM MULTIPLE FLU DESIGNATIONS TO URBAN INFILL; URA PRA 10TH AVENUE NORTH (LGA 2009-089D), GENERALLY NORTHWEST OF THE INTERSECTION OF 10TH AVENUE NORTH AND THE E-4 CANAL, APPROXIMATELY 18.93 ACRES OF LAND FROM MULTIPLE FLU DESIGNATIONS TO URBAN CENTER; AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on June 26, 2009 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 15, 2009 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated September 29, 2009 which was the Department's written review of the proposed Comprehensive Plan amendments; and

WHEREAS, the written comments submitted by the Department of Community Affairs contained **no objections** to the amendments contained in this ordinance; and

WHEREAS, on November 19, 2009 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendments comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the 1989 Comprehensive Plan

Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to this Ordinance in Exhibits 1, 2 and 3:

1. URA Priority Redevelopment Area II, to recognize the Addendum to the Urban Redevelopment Area (URA) Master Plan, to establish three new PRAs (expanded Military Trail, Lake Worth Road and portions of Congress Avenue, and the node at Florida Mango and 10th Avenue North), to delete the Lake Worth Road Commercial Corridor Overlay, to add references to Map LU 9.2, and to add specialized districts,
 - A. Future Land Use Element
 - B. Map Series, to add URA Regulating Plan II Map LU 9.2,
 - C. Map Series, to delete the Lake Worth Road Commercial Corridor Overlay from Special Planning Areas Map LU 3.1,
2. URA Transportation Concurrency Exception Area (TCEA), to modify policies and add tables to expand the URA TCEA to include the three additional PRAs,
 - A. Transportation Element
 - B. Map Series, TCEA & CRALLS Map TE 15.1, 15.3, 15.5, and 15.6, to revise the maps to show the three new PRAs and to add Map TE 15.5,
3. URA Site-specific Amendments II,

Amendment: From multiple future land use designations to Urban Center (UC) and to Urban Infill (UI);

Size: Approximately 343.52 acres are amended as follows:

 - A. **Future Land Use Atlas page 71 is amended as follows:**

Application: URA PRA (LGA 2009-089b) Military Trail North

Location: Generally located along Military Trail from the L-8 Canal to the L-10 Canal;

Size: Approximately 84.63 acres; 21.90 acres to UC and 62.73 acres to UI;
 - B. **Future Land Use Atlas page 77 is amended as follows:**

Application: URA PRA (LGA 2009-089b) Military Trail South

Location: Generally located along Military Trail from the L-10 Canal to the L-14 Canal;

Size: Approximately 97.21 total acres, 8.35 acres to UC and 88.86 acres to UI;

C. **Future Land Use Atlas page 77 is** amended as follows:

Application: URA PRA (LGA 2009-089c) Lake Worth Road West

Location: Generally located along Lake Worth Road from Price Street to Kirk Road;

Size: Approximately 46.33 acres, 21.26 to UC and 25.07 to UI;

D. **Future Land Use Atlas page 78 is** amended as follows:

Application: URA PRA (LGA 2009-089c) Lake Worth Rd East

Location: Generally located along Lake Worth Road from Kirk Road to the west side of the E-4 Canal, including portions west of Congress Avenue from Vassalo Avenue to the L-14 Canal;

Size: Approximately 96.42 acres to UI;

E. **Future Land Use Atlas page 78 is** amended as follows:

Application: URA PRA (LGA 2009-089d) 10th Avenue North

Location: Generally northwest of the intersection of 10th Avenue North and the E-4 Canal;

Size: Approximately 18.93 acres to UC;

F. Deleted Conditions: Previously adopted conditions in Ordinances 2000-019 and 2002-006 are hereby deleted as detailed in Exhibit 3.F.

G. Retained Conditions: Previously adopted conditions in Ordinance 2006-035 are retained to the applicable parcels identified in Exhibit 3.G. and in Ordinance 2006-035 as follows: The applicant shall either utilize the Workforce Housing Program (WHP) or shall deed restrict the property for a minimum of 25 years to a minimum of 20% of the units built on the site for sale to and/or occupancy by moderate income households as defined by the Palm Beach County Comprehensive Plan.

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

APPROVED AND ADOPTED by the Board of County Commissioners of

Palm Beach County, on the 19th day of November, 2009.

ATTEST:

SHARON R. BOCK, CLERK BY ITS BOARD OF COUNTY COMMISSIONERS

BY:  Deputy Clerk  Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

Filed with the Department of State on the ____ day of

_____, 2009.

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Exhibit 1

A. Future Land Use Element, URA Priority Redevelopment Area II

REVISIONS: To revise and update the Urban Redevelopment Area to delete the Lake Worth Road Commercial Corridor Overlay, add references to Map LU 9.2, and add specialized districts. The revisions are numbered below, and shown with the added text underlined, and the deleted text ~~struck out~~.

SUB-OBJECTIVE 1.2.1 Revitalization, Redevelopment, and Infill Overlay (RRIO) *unaltered text omitted for brevity*

~~**DELETE Lake Worth Road Commercial Corridor Overlay (LWRCCO)** – The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCCO) is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The Lake Worth Road Commercial Corridor area is located approximately one mile west of the heart of downtown Lake Worth, and is bounded on the north by 2nd Avenue, on the south by the L-12 Canal, on the east by Congress Avenue, and on the west by Military Trail.~~

~~**Policy 1.2.1-j:** The Office of Community Revitalization shall continue to develop and recommend financial and regulatory incentives to encourage infill and redevelopment along Lake Worth Road.~~

~~**Policy 1.2.1-k:** The Office of Community Revitalization shall continue to work with the Planning Division and the Engineering and Water Utilities departments to formulate a design and financing strategy for the installation of storm drainage and water/waste water improvements along Lake Worth Road.~~

SUB-OBJECTIVE 1.2.2 The Urban Redevelopment Area (URA)

REVISED Policy 1.2.2-a: The Urban Redevelopment Area is depicted on the Special Planning Areas Map LU 3.1 in the map series. Within the URA are ~~two designated~~ Priority Redevelopment Areas (PRAs), depicted in the map series (LU 9.1 and LU 9.2 Urban Redevelopment Area Regulating Plan). The intent of redevelopment within the PRAs of the URA is to:

- Preserve and respect existing intact neighborhoods;
- Maintain and improve the character and the quality of life for those within and adjacent to redeveloped neighborhoods;
- Create a predictable regulatory framework for building form and the resulting physical environment;
- Reduce automobile trips, promote transit and/or alternative modes of transportation;
- Balance housing, with employment, commercial, and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles;
- Create predictability and efficiency in planning and provision of infrastructure

REVISED Policy 1.2.2-b: Within the PRAs, two new urban, mixed-use Future Land Use Designations are established: Urban Center and Urban Infill. These shall be transect-based land use designations and zoning districts. These transect based land use designations and their corresponding zoning districts will feature a primary emphasis on regulating building form and placement in relation to the public realm, over the regulation of specific uses. The locations of Urban Center and Urban Infill transects are depicted in the Map Series, Map LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.

- **Urban Center:** The Urban Center (UC) Transect applies to those areas in the PRAs with the greatest mixed-use redevelopment opportunities, based upon physical location and land area. The UC Transect is intended to support redevelopment using the planning strategies documented in the URA Master Plan. The UC Transects are envisioned as urban, mixed-use neighborhoods, located at prominent intersections developed consistent with the pattern illustrated in the URA Master Plan. The UC Transects shall redevelop with the following characteristics, and will be implemented through the ULDC to require:
 - A balance of land uses including residential, office/employment, and retail within the transect;

- An interconnected pedestrian-friendly street network, including parallel, alternate vehicular connectivity to the PRAs and the creation of new walkable blocks (block perimeters not to exceed 2500 linear feet);
- Vehicular and pedestrian connections to adjacent parcels and roadways;
- Buildings located along the sidewalk with uses that support and enhance pedestrian activity;
- An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments);
- A minimum of 15% of all new housing shall be provided as low, moderate, and middle income workforce housing units;
- A minimum of two, with a range of two-to-four, story buildings;
- Additional height may come from use of “green building” strategies contained in Policy 1.2.2-f (up to six stories may be allowed, and up to eight for block building types);
- Provision for civic and/or institutional functions and spaces: additional density and intensity is permitted in this Transect, in exchange for the allocation of land for public facilities (including but not limited to a public school, significant public recreation facility, or significant component to a stormwater management facility) on portions of the site.

The UC Transect shall be utilized in conjunction with the provisions of TE Policy 1.2-v and the URA regulations in the ULDC.

- **Urban Infill:** The Urban Infill (UI) Transect should be the predominant land use in the PRAs. The UI Transect applies to existing commercially designated parcels along the corridor adjacent to existing residential uses; therefore, the UI Transects are transitional by nature. The UI Transect is intended to support redevelopment using the planning strategies documented in the URA Master Plan. The UI Transects are intended to be flexible allowing residential, office, retail, civic, and employment generating uses. The UI Transects shall redevelop with the following characteristics, and will be implemented through the ULDC to require:
 - Primarily residential uses, with non-residential uses encouraged in the first story;
 - An interconnected pedestrian-friendly street network, including parallel, alternate vehicular connectivity to the PRAs and the creation of new walkable blocks where feasible (block perimeters not to exceed 1800 linear feet);
 - Vehicular and pedestrian connections to adjacent parcels and roadways;
 - Buildings located along the sidewalk with uses that support and enhance pedestrian activity;
 - An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments);
 - A minimum of 15% of all new housing shall be provided as low, moderate, and middle income workforce housing units;
 - A minimum of two, with a range of two-to-three, story buildings;
 - Additional height may come from the use of “green building” strategies contained in Policy 1.2.2-f (up to four stories may be allowed);

The UI Transect shall be utilized in conjunction with the provisions of TE Policy 1.2-v and the URA regulations in the ULDC.

- **Specialized Districts:** The ULDC shall be amended to establish a Specialized District zoning category, with detailed objectives and standards for approval, for use within Priority Redevelopment Areas. Parcels eligible for Specialized Districts are those that cannot conform to the mixed-use requirements established for the PRAs, nor strictly conform to the provisions of the URA Master Plan, but are generally desirable and contribute to the furthering of the County Directions and characteristics of a livable community. Projects that receive a Specialized District designation may only be exempted from the specific requirements of the building types and the location and configurations of uses as outlined in Policy 1.2.2-d. All Specialized District projects shall, at a minimum, conform to the following requirements:
 - The Transect Zone shall determine the development intensity and density and compatibility with surrounding non-transect-based future land use designations (if applicable).
 - Specialized District projects shall include a regulating plan depicting the block forms, streets, frontages, civic/useable open spaces, and the function and configuration of all uses within the petition area.
 - Specialized District projects may be permitted in any Transect Zone subject to a public hearing, conditions for development, and approval by the BCC.

Specialized Districts for Congress Avenue are specifically established for the following areas with their corresponding exceptions:

- Between L-14 Canal and Melaleuca Lane/6th Avenue South—office and other medical related uses are exempt from use restrictions for Mixed Use Type II buildings (office uses may exist above the second story).
- Between Melaleuca Lane/6th Avenue South and Lake Worth Road—Residential and commercial uses oriented to serve and support the educational and residential needs of Palm Beach Community College are allowed and encouraged.

REVISED Policy 1.2.2-c: Within the PRAs, all approvals for redevelopment and new development intensity/density shall be based on conformity with the following:

- URA Planning Study and Corridor Master Plans, and Addendum;
- Urban Redevelopment Area Regulating Plans (Map Series LU 9.1 and LU 9.2);
- Transportation Element Policy 1.2-v;
- Urban Redevelopment Area TCEA Map (Map Series TE 15.1, TE 15.3, TE 15.5 and TE 15.6);
- The provisions of Sub-Objective 1.2.24 ~~(The Westgate/Belvedere Homes CRA Overlay)~~;
- The form-based code criteria in the ULDC.

During the development review process for each project, the Planning Division shall assign and monitor the allocation of density/intensity based upon the URA TCEA Tables TE-7A through and TE-7BE of Transportation Element Policy 1.2-v, the Transect, building type, the form-based code criteria in the ULDC, and the physical constraints of the site. Projects within the PRAs, in the Urban Center and Urban Infill Transects shall be exempt from the density restrictions found in Table 2.1-1 Residential Categories & Allowed Densities, and the intensity limitations found in Table 2.1-2 Maximum Floor Area Ratios (FARs) for Non-Residential Future Land Use Categories and Non-Residential Uses.

~~**DELETE Policy 1.2.2-m:** Higher development intensity/density should incorporate multi-modal transportation amenities for development and redevelopment projects in the URA where appropriate.~~

~~**DELETE & RELOCATE to a bullet in Policy 1.2.2-b Policy 1.2.2-n:** The ULDC shall be amended to establish a Specialized District zoning category, with detailed objectives and standards for approval, for use within Priority Redevelopment Areas. Parcels eligible for Specialized Districts are those that cannot conform to the mixed-use requirements established for the PRAs, nor strictly conform to the provisions of the URA Master Plan, but are generally desirable and contribute to the furthering of the County Directions and characteristics of a livable community. All Specialized District projects shall, at a minimum, conform to the following requirements:~~

- ~~1. The Transect Zone shall determine the development intensity and density and compatibility with surrounding non-transect-based future land use designations (if applicable).~~
- ~~2. Specialized District projects shall include a regulating plan depicting the block forms, streets, frontages, civic/useable open spaces, and the function and configuration of all uses within the petition area.~~
- ~~3. Specialized District projects may be permitted in any Transect Zone subject to a public hearing, conditions for development, and approval by the BCC.~~

REVISED Policy 4.1-c: The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. The Western Communities Task Force Working Paper, Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics of the Tier(s) containing the neighborhood plan. The following is a list of the County's neighborhood plans and studies:

1. Haverhill Area Neighborhood Plan







2. High Ridge Road Corridor Study
3. Jog Road Corridor Study
4. Jupiter Farms Neighborhood Plan
5. Lake Worth Road Corridor Study
6. Loxahatchee Groves Neighborhood Plan
7. Skees Road Study
8. The Acreage Neighborhood Plan
9. West Boynton Area Community Plan
10. Western Northlake Corridor Land Use Study
11. The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan), and Addendum

Unaltered text omitted for brevity


B. Map Series, Urban Redevelopment Area Regulating Plan Map LU 9.2, URA Priority Redevelopment Area II

NEW: To add Map LU 9.2 to establish new Priority Redevelopment Areas and their corresponding Regulating Plan.


**MAP LU 9.2
URBAN REDEVELOPMENT
AREA REGULATING PLAN II**

-  **URBAN INFILL**
(Predominately Residential With Encouraged Ground Floor Non-Residential Uses; 2 - 4 Story Buildings)
-  **URBAN CENTER**
(Balance Of Uses Including Residential, Retail, & Office Uses; 2 - 6 Story Buildings)
-  Interstate 95
-  Frontage Roads
-  Major Roads
-  Minor Roads

SOURCED: PSC Planning Dept.
Last Amended by Board Resolution 2009-053

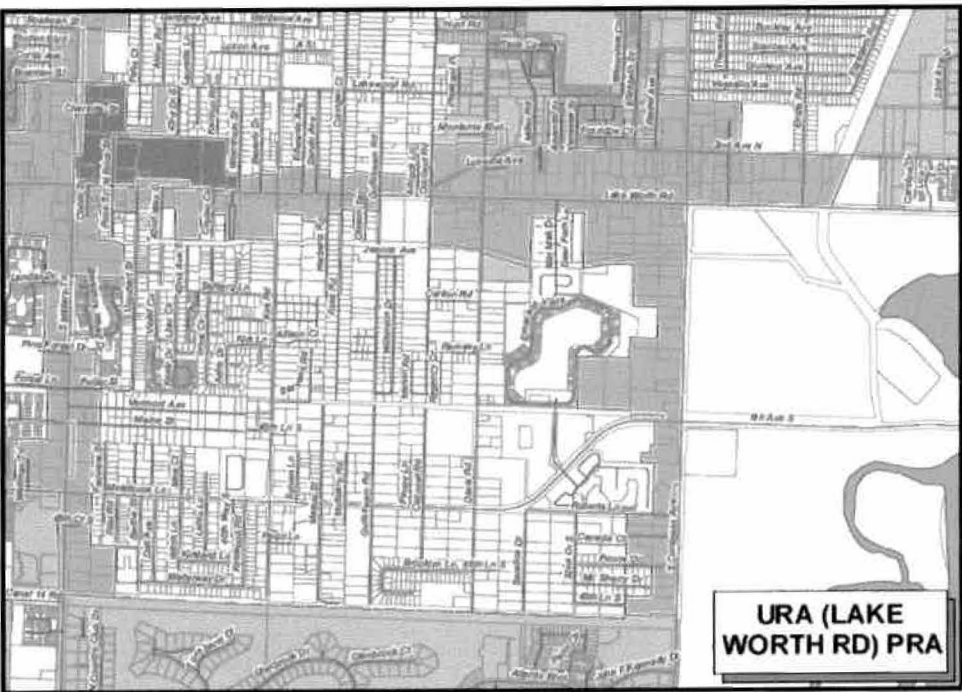


**PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES**



Scale: 0 500 1,000 1,500 2,000 Feet

Drawing Date: T20
Revision: N/A Map Series/Map Subtype:
Contact: PSC Planning Dept.



C. Map Series, Special Planning Areas Map LU 3.1, URA Priority Redevelopment Area II

REVISE: To delete the boundaries of the Lake Worth Road Commercial Corridor Overlay

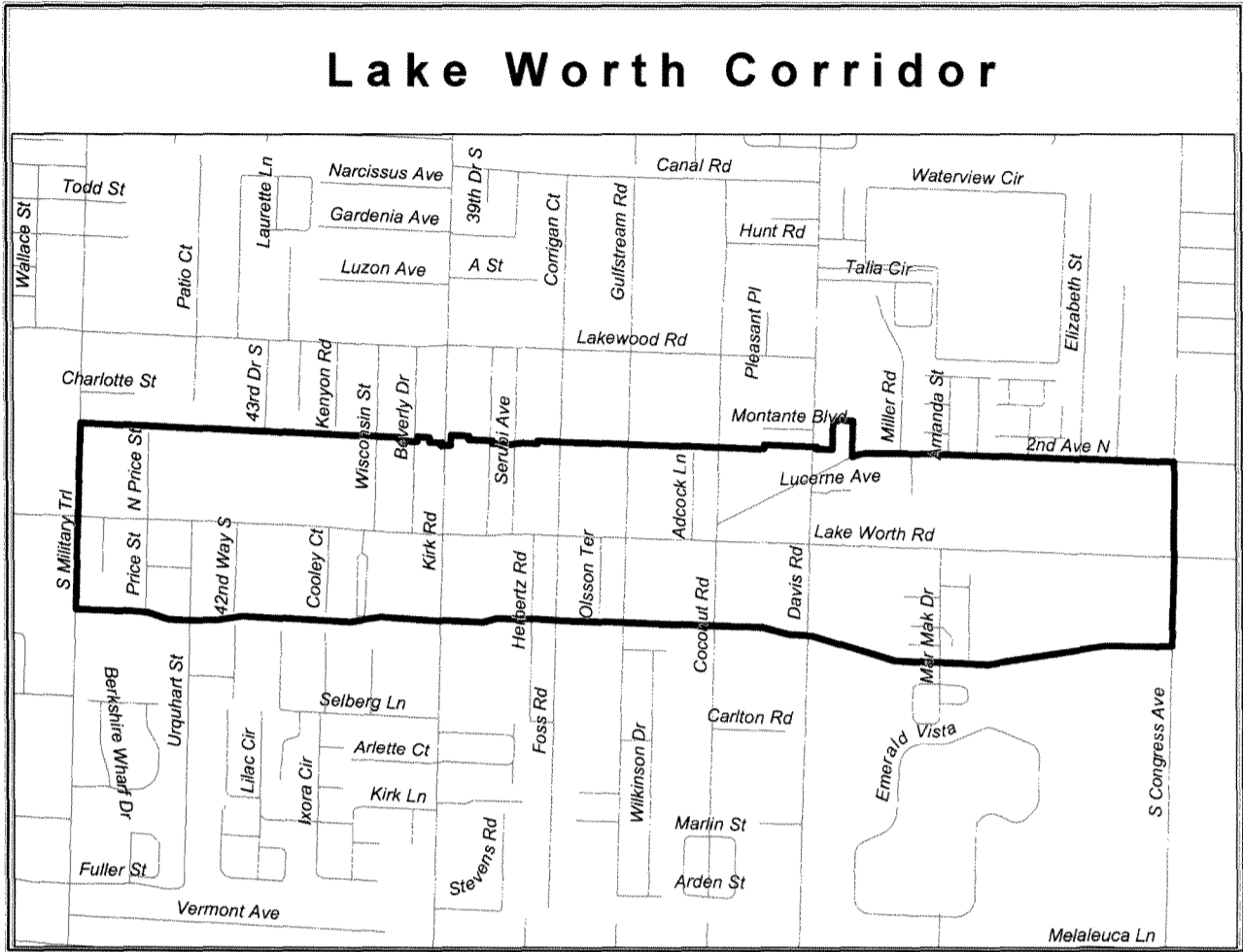


Exhibit 2

A. Transportation Element, Urban Redevelopment Area (URA) Transportation Concurrency Exception Area (TCEA) Expansion

REVISIONS: To modify policies and add tables to expand the URA TCEA to include 3 additional PRAs. The added text is shown underlined and the deleted text ~~struck-out~~

Policy 1.2-v: Urban Redevelopment Area (URA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Only projects that are consistent with the Urban Redevelopment Area Master Plan as adopted by the BCC shall utilize the provisions of this TCEA. The boundaries of the TCEA are shown in TE Maps 15.1, and 15.3, 15.5 and 15.6 in the Map Series. Projects within municipalities, ~~except industrial development and industrial parcels generally located at the northwest corner of Congress Avenue and Forest Hill Boulevard,~~ may utilize this TCEA provided that municipalities adopt regulations consistent with this policy, adopt affordable housing policy consistent with the County's workforce housing regulations if proposing residential development, be consistent with the URA Master Plan and the County's land development regulations adopted to implement this plan. The ~~industrial~~ residential and non-residential developments and ~~industrial~~ projects described above may be able to utilize this TCEA, at any time, provided Palm Beach County determines that these projects are generally consistent with the goals and objectives of the URA Master Plan and Regulating Plan. The TCEA shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in Tables ~~TE-7a and TE-7b~~ TE-7A through TE-7E of this policy. Any project utilizing this TCEA and significantly impacting the Strategic Intermodal System (SIS) shall be required to address its impacts on SIS facilities pursuant to the ULDC.

Prior to issuance of any Development Order for a project within the TCEA, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic in the area to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Tables ~~TE-7A and TE-7B~~ TE-7A through TE-7E.

Beginning March 1, 2011, the County's Planning Division in coordination with the Traffic Division shall prepare a biennial report to demonstrate compliance with the conditions set forth in this policy. Upon review by the Planning Director and the County Engineer, the biennial report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below are not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. By ~~January 2009~~ July 2010, the County's Zoning Division in coordination with the Planning Division shall develop land development regulations designed to implement the objectives of the URA master plan. No developments shall be allowed to utilize this TCEA until the new regulations are adopted and are in effect.
2. The development approvals utilizing this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips set in Tables ~~TE-7a and TE-7b~~ TE-7A through TE-7E of this policy. No building permits shall be issued for new development when the applicable maximum allowable limit for that land use is reached.
3. Beginning with the March 1, 2015 biennial report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000 square-foot approved office space shall remain above the minimum allowable ratios identified in Tables ~~TE-7a and TE-7b~~ TE-7A through TE-7E.
4. Beginning with the March 1, 2015 biennial report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000 square-foot approved other non-residential space shall remain above the minimum allowable ratios identified in Tables ~~TE-7a and TE-7b~~ TE-7A through TE-7E.

TABLE TE-7A
Urban Redevelopment Area–TCEA for Military Trail Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail²	Industrial/ Warehouse	Office	Other Non-Residential
<u>Existing Land Use Totals</u>	<u>677</u>	<u>1,368,176</u>	<u>150,313</u>	<u>89,315</u>	<u>247,426</u>
Planned Land Use Totals ¹	2766	1,432,127	300,669	153,266	247,426
Allowable variance +/- (%)	15%	25%	10%	10%	10%
Maximum Allowable	3181	1,790,159	330,736	168,593	272,169
Minimum Allowable	2351	1,074,095	270,602	137,939	222,683
Allowable Vehicle Trips	Daily Traffic		PM Peak Hour Traffic		
Planned Land Use Net New Trips	15785 <u>21,210</u>	1590 <u>2,207</u>			
Allowable Land Use Ratios at Buildout	Residential/Office		Residential/Other Non-Residential (Incl. Industrial)		
Minimum Allowable Ratios ³	14.0		3.9		

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial).

TABLE TE-7B
Urban Redevelopment Area–TCEA for Congress Avenue Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail²	Industrial/ Warehouse	Office	Other Non-Residential
<u>Existing Land Use Totals</u>	<u>1,743</u>	<u>574,144</u>	<u>35,146</u>	<u>134,716</u>	<u>58,188</u>
Planned Land Use Totals ¹	1,743	619,949	815,146	180,521	58,188
Allowable variance +/- (%)	15%	25%	15%	25%	25%
Maximum Allowable	2,004	774,936	937,418	225,651	72,735
Minimum Allowable	1,482	464,962	692,874	135,391	43,641
Allowable Vehicle Trips	Daily Traffic		PM Peak Hour Traffic		
Planned Land Use Net New Trips	13,379 <u>17,417</u>	1,641 <u>1,872</u>			
Allowable Land Use Ratios at Buildout	Residential/Office		Residential/Other Non-Residential (Incl. Industrial)		
Minimum Allowable Ratios ³	6.6		1.47		

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

TABLE TE-7C
Urban Redevelopment Area–TCEA for Military Trail South Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail²	Industrial/ Warehouse	Office	Other Non-Residential
<u>Existing Land Use Totals</u>	<u>168</u>	<u>1,032,180</u>	<u>120,880</u>	<u>119,302</u>	<u>117,109</u>
Planned Land Use Totals ¹	<u>4,871</u>	<u>1,954,540</u>	<u>582,060</u>	<u>1,041,662</u>	<u>117,109</u>
Allowable variance +/- (%)	<u>15%</u>	<u>25%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
Maximum Allowable	<u>5,602</u>	<u>2,443,175</u>	<u>640,266</u>	<u>1,145,828</u>	<u>128,820</u>
Minimum Allowable	<u>4,140</u>	<u>1,465,905</u>	<u>523,854</u>	<u>937,496</u>	<u>105,398</u>
Allowable Vehicle Trips	Daily Traffic		PM Peak Hour Traffic		
Planned Land Use Net New Trips	<u>84,340</u>		<u>8,792</u>		
Allowable Land Use Ratios at Buildout	Residential/Office		Residential/Other Non-Residential (Incl. Industrial)		
Minimum Allowable Ratios ³	<u>3.6</u>		<u>5.4</u>		

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

TABLE TE-7D
Urban Redevelopment Area–TCEA for Lake Worth Rd/Congress Ave South Corridor
MONITORING TABLE

<u>Allowable Land Use Intensities</u>	<u>Residential/Rental Units</u>	<u>Retail²</u>	<u>Industrial/Warehouse</u>	<u>Office</u>	<u>Other Non-Residential</u>
Existing Land Use Totals	<u>266</u>	<u>403,369</u>	<u>240,275</u>	<u>222,571</u>	<u>86,967</u>
Planned Land Use Totals ¹	<u>1,152</u>	<u>914,009</u>	<u>495,595</u>	<u>733,211</u>	<u>86,967</u>
Allowable variance +/- (%)	<u>15%</u>	<u>25%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
Maximum Allowable	<u>1,325</u>	<u>1,142,511</u>	<u>545,151</u>	<u>806,532</u>	<u>95,664</u>
Minimum Allowable	<u>979</u>	<u>685,507</u>	<u>446,039</u>	<u>659,890</u>	<u>78,270</u>
<u>Allowable Vehicle Trips</u>	<u>Daily Traffic</u>		<u>PM Peak Hour Traffic</u>		
Planned Land Use Net New Trips	<u>34,390</u>		<u>3,773</u>		
<u>Allowable Land Use Ratios at Buildout</u>	<u>Residential/Office</u>		<u>Residential/Other Non-Residential (Incl. Industrial)</u>		
Minimum Allowable Ratios ³	<u>1.2</u>		<u>1.5</u>		

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

TABLE TE-7E
Urban Redevelopment Area–TCEA for Florida Mango & 10th Avenue Node
MONITORING TABLE

<u>Allowable Land Use Intensities</u>	<u>Residential/Rental Units</u>	<u>Retail²</u>	<u>Industrial/Warehouse</u>	<u>Office</u>	<u>Other Non-Residential</u>
Existing Land Use Totals	<u>13</u>	<u>90,095</u>	<u>NA</u>	<u>95,705</u>	<u>NA</u>
Planned Land Use Totals ¹	<u>107</u>	<u>223,715</u>	<u>66,810</u>	<u>229,325</u>	<u>NA</u>
Allowable variance +/- (%)	<u>15%</u>	<u>25%</u>	<u>10%</u>	<u>10%</u>	
Maximum Allowable	<u>123</u>	<u>279,644</u>	<u>73,491</u>	<u>252,258</u>	<u>NA</u>
Minimum Allowable	<u>91</u>	<u>167,786</u>	<u>60,129</u>	<u>206,393</u>	
<u>Allowable Vehicle Trips</u>	<u>Daily Traffic</u>		<u>PM Peak Hour Traffic</u>		
Planned Land Use Net New Trips	<u>7,644</u>		<u>859</u>		
<u>Allowable Land Use Ratios at Buildout</u>	<u>Residential/Office</u>		<u>Residential/Other Non-Residential (Incl. Industrial)</u>		
Minimum Allowable Ratios ³	<u>.36</u>		<u>1.24</u>		

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

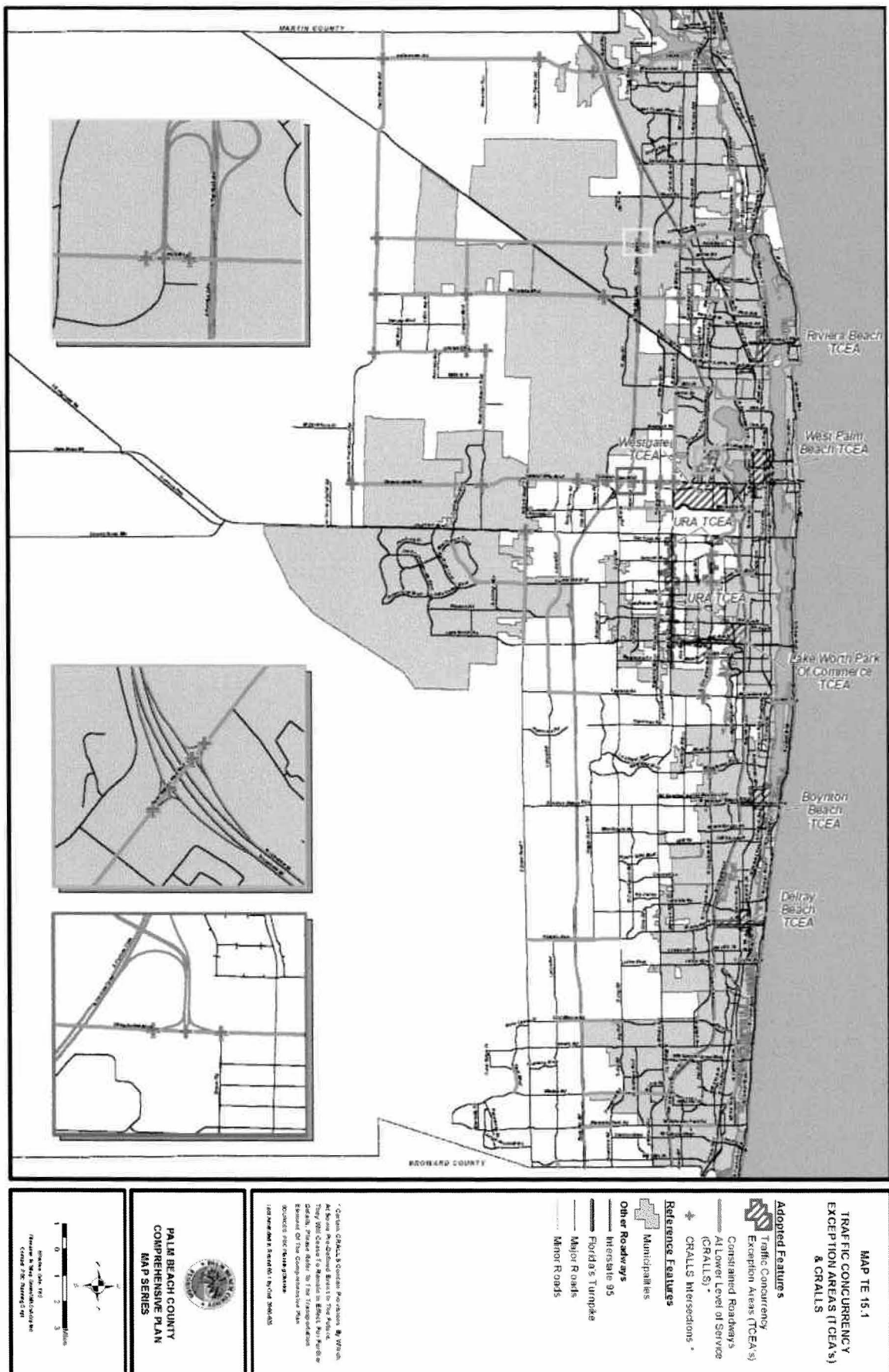
5. Mixed use urban centers should be strategically spaced preferably located at major corridor intersections and should have frontage roads with parallel on-street parking.
6. By January ~~2009~~ 2011, the County's Planning Division in coordination with the County's Engineering Department, Palm Tran and the Metropolitan Planning Organization (MPO) shall undertake a detailed transit study to augment the existing Palm Tran bus services (Route 2 connects Congress Avenue to the Tri-Rail stations in West Palm Beach, Delray Beach and Boca Raton and Route 40 connects the junction of Southern Boulevard and Military Trail to the Tri-Rail station in West Palm Beach) and to explore shuttle bus services from the major employment centers in the URA TCEA corridors to the two closest Tri-Rail stations in West Palm Beach and Lake Worth.
7. Transit stations for the ~~two~~ four corridors and one node should be built at locations identified in the URA master plan.
8. Projects utilizing this TCEA must meet at least three mitigation strategies out of the fourteen strategies available in the Okeechobee Boulevard Point System outlined in detail in Chapter P, Section 4 of the Traffic Performance Standards in the Unified Land Development Code.
9. Military Trail, Lake Worth Road and Congress Avenue shall maintain its current roadway sections accommodating a maximum of six lanes of traffic; three through lanes in each direction. The node at Florida Mango and 10th Avenue shall also maintain its current roadway sections as of 2009.
10. Consistent with the URA Master Plan, projects should increase ~~North-South~~ connectivity through the development or redevelopment of small and large parcels by requiring

continuous frontage roads, connection of commercial parcels, consolidation of driveways through elimination of curb cuts, provision of access in the front and rear of existing and future developments and utilization of parking lot driveways to connect existing streets or frontage streets.

11. Consistent with the URA Master Plan projects should increase corridor capacity through neighborhood connectivity by requiring connectivity to all existing right-of-ways from all new developments or redevelopments, elimination of street closures, avoidance of right-of-way abandonment and by connecting missing links

B. Map Series, TCEA & CRALLS Map TE 15.1, Map TE 15.3, 15.5, 15.6: Urban Redevelopment Area (URA) Transportation Concurrency Exception Area (TCEA) Expansion

REVISIONS: To revise Map TE 15.1, modify Map TE 15.3 & 15.5, and create TE 15.6 to depict the expanded boundaries of the URA TCEA.





MAP TE 15.3
TRAFFIC CONCURRENCY
EXCEPTION AREAS (TCEA's)
DETAILS 2

Traffic Concurrency Exception Areas (TCEA's) *

Interstate 95

Florida's Turnpike

Major Roads

Minor Roads

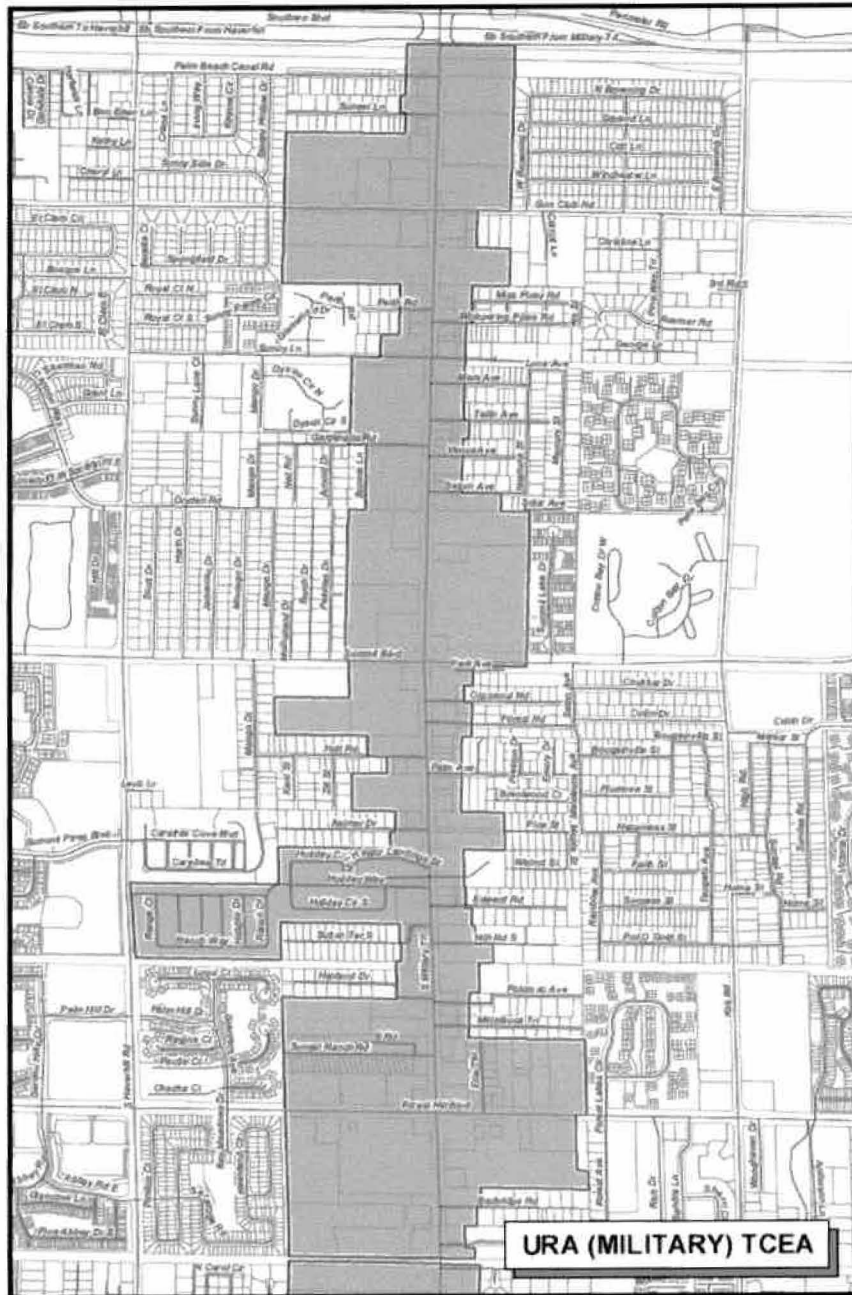
* For Further Detail Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan

SOURCE: FPC Planning Division
 Last Amended by Board 05-1 by Ord. 2015-035






PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES

Feet
 0 500 1,000 1,500

Effective Date: TBD
 Prepared by: Map Series/MS/Updated
 Contact: FPC Planning Dept




MAP TE 15.5
TRAFFIC CONCURRENCE
EXCEPTION AREAS (TCEA's)
DETAILS 4


-  Traffic Concurrence Exception Areas (TCEA's)*
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan

SOURCE: PDC Planning Office
 Last Amended: Bound 15 by Ord. 2000-610

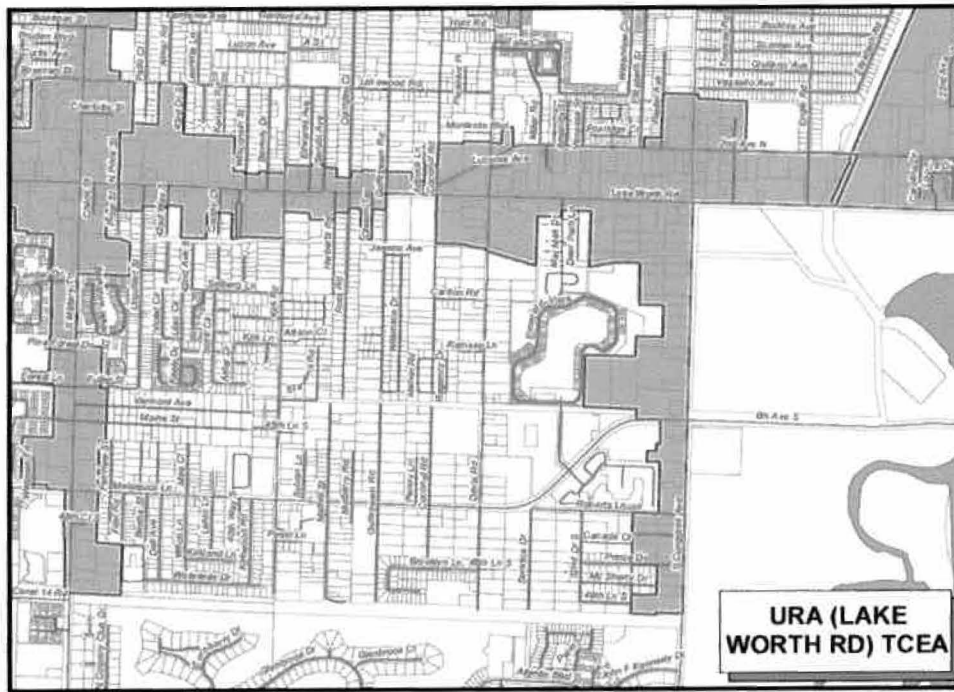
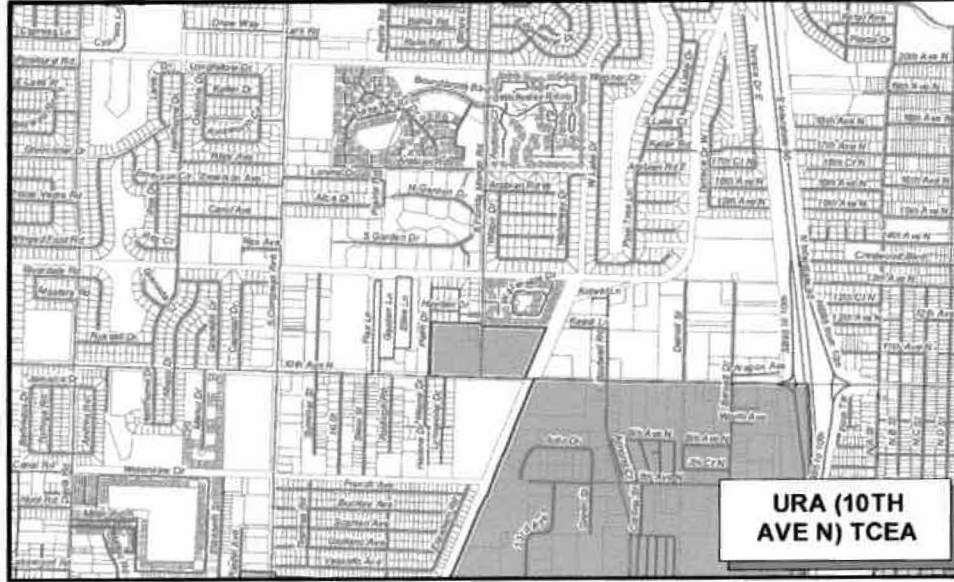
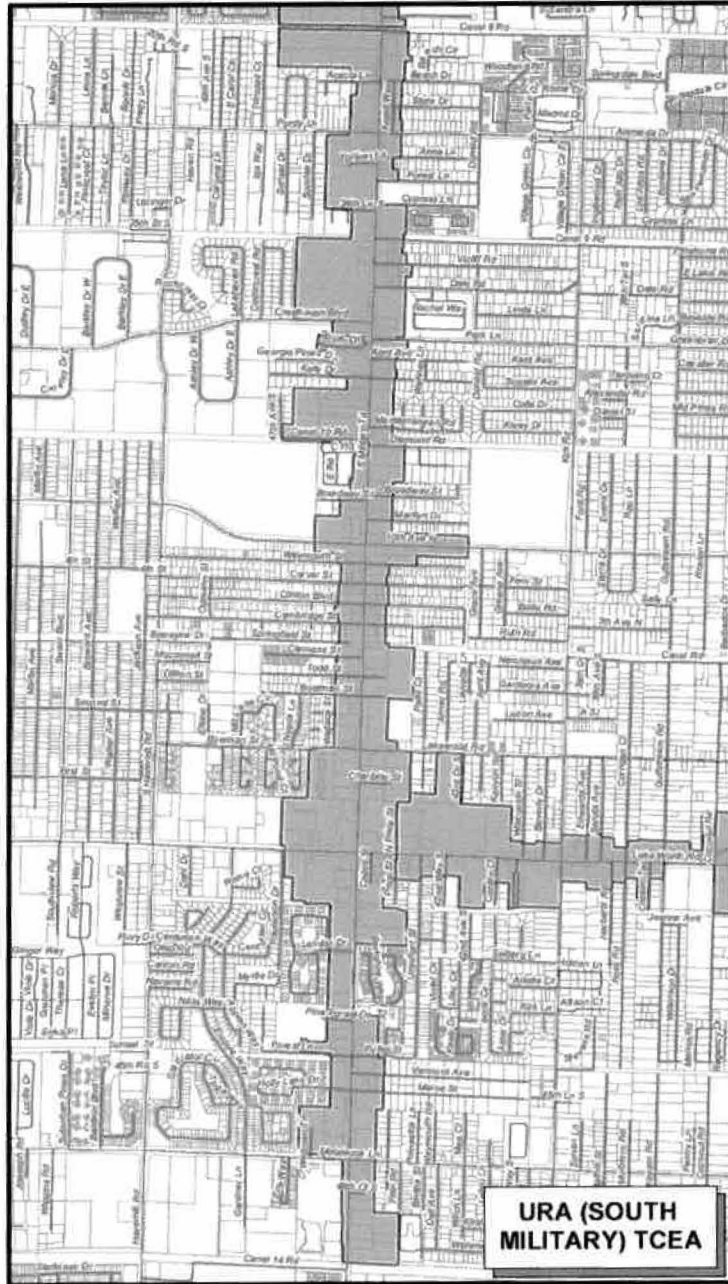


PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



0 500 1,000 Feet

Effective Date: TSO
 Revision: N. M. G. Submittal District
 Created: PDC Planning Dept



MAP TE 15.6
TRAFFIC CONCURRENCY
EXCEPTION AREAS (TCEA's)
DETAILS 5

- Traffic Concurrency Exception Areas (TCEA's) *
- Interstate 95
- Florida's Turnpike
- Major Roads
- Minor Roads

* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan

SOURCES: PBC Planning Division
 Local Amended Ordinance, by Ord. _____

PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES

Scale: 0 500 1,000 1,500 2,000 Feet
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 File name: N:\Map Series\MCD\MapSeries
 Contact: PBC Planning Dept.

Exhibit 3

A. Future Land Use Atlas Page 71 is amended as follows:

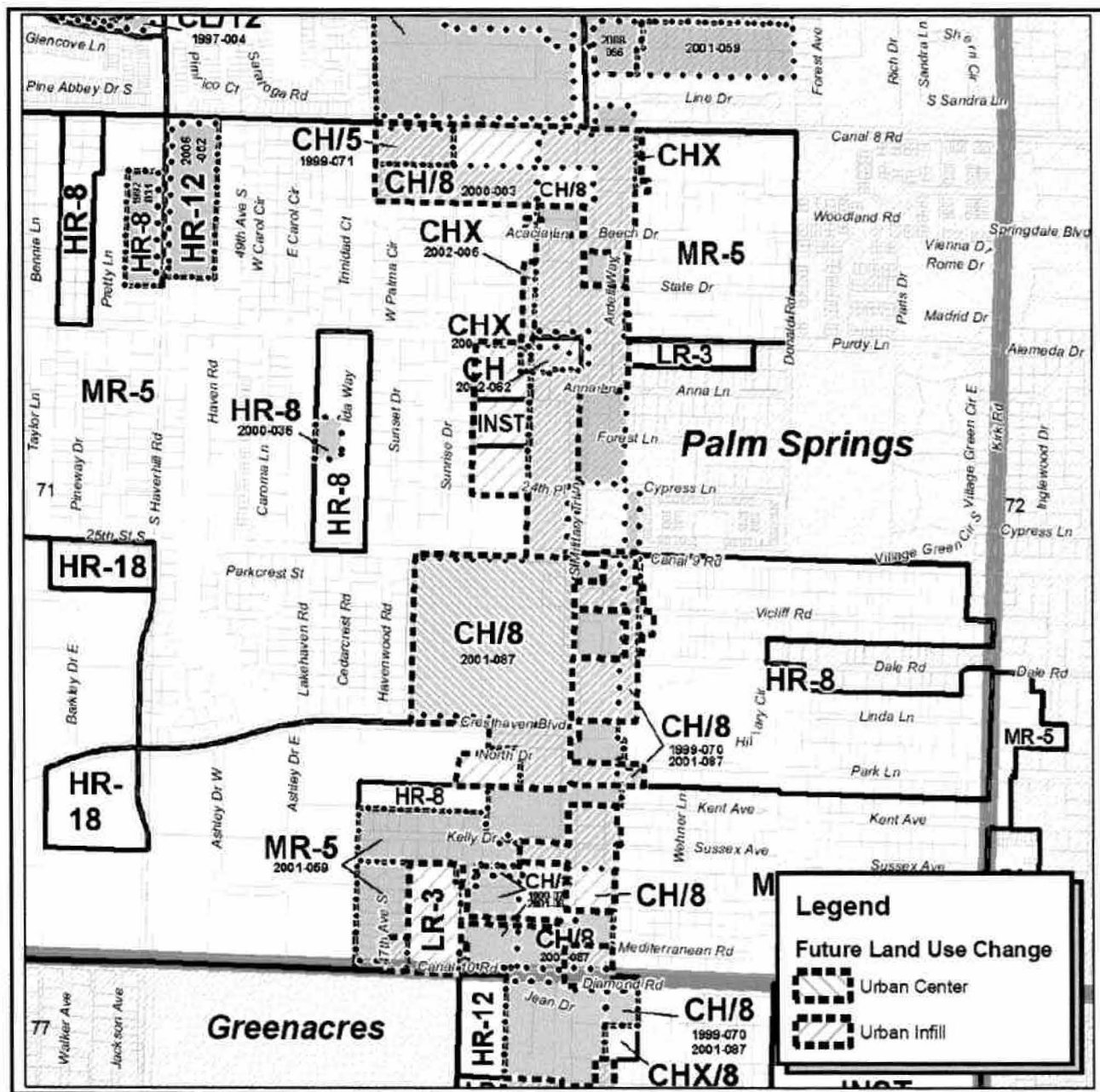
Amendment No.: URA Priority Redevelopment Area (LGA 2009-089b) Military Trail North

Amendment: Multiple FLU designations to Urban Center (UC) and Urban Infill (UI)

Location: Generally located along Military Trail from the L-8 Canal to the L-10 Canal.

Size: Approximately 84.63 total acres, 21.90 to Urban Center and 62.73 to Urban Infill

Property No.: See attached



PCN	FLU	Acres	Address	Amendment(s)
Priority Area: LGA 2009-089(b) - URA South Military Trail				
FLUA Page: 71				
Proposed FLU: Urban Center				
00424413410020000	CH/8	21.28	2601 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413410010000	CH/8	0.62	2525 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
Urban Center Acres: 21.9				
Proposed FLU: Urban Infill				
00424413000007040	LR3	2.50	4657 CANAL 10 RD	
00424413000005060	CH/8	1.45	2890 S MILITARY TRL	
00424413000007030	LR3	2.38	2945 S MILITARY TRL	
00424413090020451	HR8	0.22	4408 VICLIFF RD	
00424413000003250	MR5	0.23	4598 PURDY LN	
00424413460010000	CHX/8	2.79	2187 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES; 2002-006, MILITARY / PURDY
00424413030020071	CH/8	0.49	2145 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413010030280	CH/8	0.25	2140 ARDEL WAY	2001-087, COMMERCIAL CATEGORIES
00424413010040271	CH/8	0.32	PURDY LN	2001-087, COMMERCIAL CATEGORIES
00424413030020072	CH/8	0.26	4558 ACACIA LN	2001-087, COMMERCIAL CATEGORIES
00424413000001060	CH/8	0.46	4457 BEECH DR	2001-087, COMMERCIAL CATEGORIES
00424413000001230	CH/8	0.96	CANAL 8 RD	2001-087, COMMERCIAL CATEGORIES
00424413000001051	CH/8	0.94	2072 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000007370	CH/8	0.09	CRESTHAVEN BLVD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413000005050	CH/8	0.76	2976 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000007120	CH/8	0.03	S MILITARY TRL	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413000007050	MR5	0.58	4701 CANAL RD	2001-059, 47TH AVENUE SOUTH
00424413000007110	CH/8	0.74	MILITARY TRL	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413000007070	MR5	0.12	47TH AVE S	2001-059, KELLY DRIVE
00424413040010020	CH/8	0.23	4462 SUSSEX AVE	2001-087, COMMERCIAL CATEGORIES
00424413040010010	CH/8	0.53	2866 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413070000221	CH/8	0.62	2859 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413040020250	CH/8	0.27	4443 SUSSEX AVE	2001-087, COMMERCIAL CATEGORIES
00424413040020241	CH/8	0.48	2838 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413040020020	CH/8	0.20	4452 KENT AVE	2001-087, COMMERCIAL CATEGORIES
00424413040020011	CH/8	0.48	MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000005030	CH/8	1.07	4476 PARK LN	2001-087, COMMERCIAL CATEGORIES
00424413000007090	HR12	3.63	2767 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000007100	CH/8	0.95	4556 CRESTHAVEN BLV	2001-087, COMMERCIAL CATEGORIES
00424413000005100	CH/8	2.84	2650 MILITARY TRL	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413090020090	CH/8	0.29	VICLIFF RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413090020470	CH/8	0.29	4426 VICLIFF RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413020010210	CH/8	0.62	4458 PURDY LN	2001-087, COMMERCIAL CATEGORIES
00424413010040010	CH/8	0.25	4460 STATE DR	2001-087, COMMERCIAL CATEGORIES
00424413010020010	CH/8	0.74	2222 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413030010091	MR5	0.23	4561 ACACIA LN	2001-087, COMMERCIAL CATEGORIES
00424413000003001	CH/8	6.57	2021 S MILITARY TRL	1999-071, BELL SOUTH; 2000-003, MILITARY TRAIL CHX
00424413000003240	CH	1.12	2269 S MILITARY TRL	2002-062, MOBIL OIL PROPERTY
00424413020010250	CH/8	0.47	2298 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000003230	CH/8	0.62	2295 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000003820	CH/8	8.37	2341 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000003810	CH/8	1.97	2449 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000001170	CH/8	0.48	2070 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413450020000	CH/8	0.50		2000-003, MILITARY TRAIL CHX
00424413450010000	CH/8	6.50	2051 MILITARY TRL	2000-003, MILITARY TRAIL CHX
00424413000001231	CH/8	0.90	2028 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES

PCN	FLU	Acres	Address	Amendment(s)
Priority Area:		LGA 2009-089(b) - URA South Military Trail		
FLUA Page:		71		
00424413010010080	CH/8	0.24	2140 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413050010480	CH/8	0.32	4430 CANAL 9 RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413090010040	CH/8	0.34	2550 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413050010070	CH/8	0.32	4443 VICLIFF RD	2001-087, COMMERCIAL CATEGORIES
00424413090010060	CH/8	0.16	4457 VICLIFF RD	2001-087, COMMERCIAL CATEGORIES
00424413030020011	CH/8	0.36	2213 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413050010090	CH/8	0.32	4427 VICLIFF RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424413090010500	CH/8	0.16	4430 CANAL 9 RD	2001-087, COMMERCIAL CATEGORIES
00424413090010510	CH/8	0.16	4458 CANAL 9 RD	2001-087, COMMERCIAL CATEGORIES
00424413020010230	CH/8	0.47	2270 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413050010030	CH/8	0.15	2540 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424413000003210	MR5	2.94	4600 PURDY LN	2001-087, COMMERCIAL CATEGORIES
Urban Infill Acres: 62.73				

B. Future Land Use Atlas Page 77 is amended as follows:

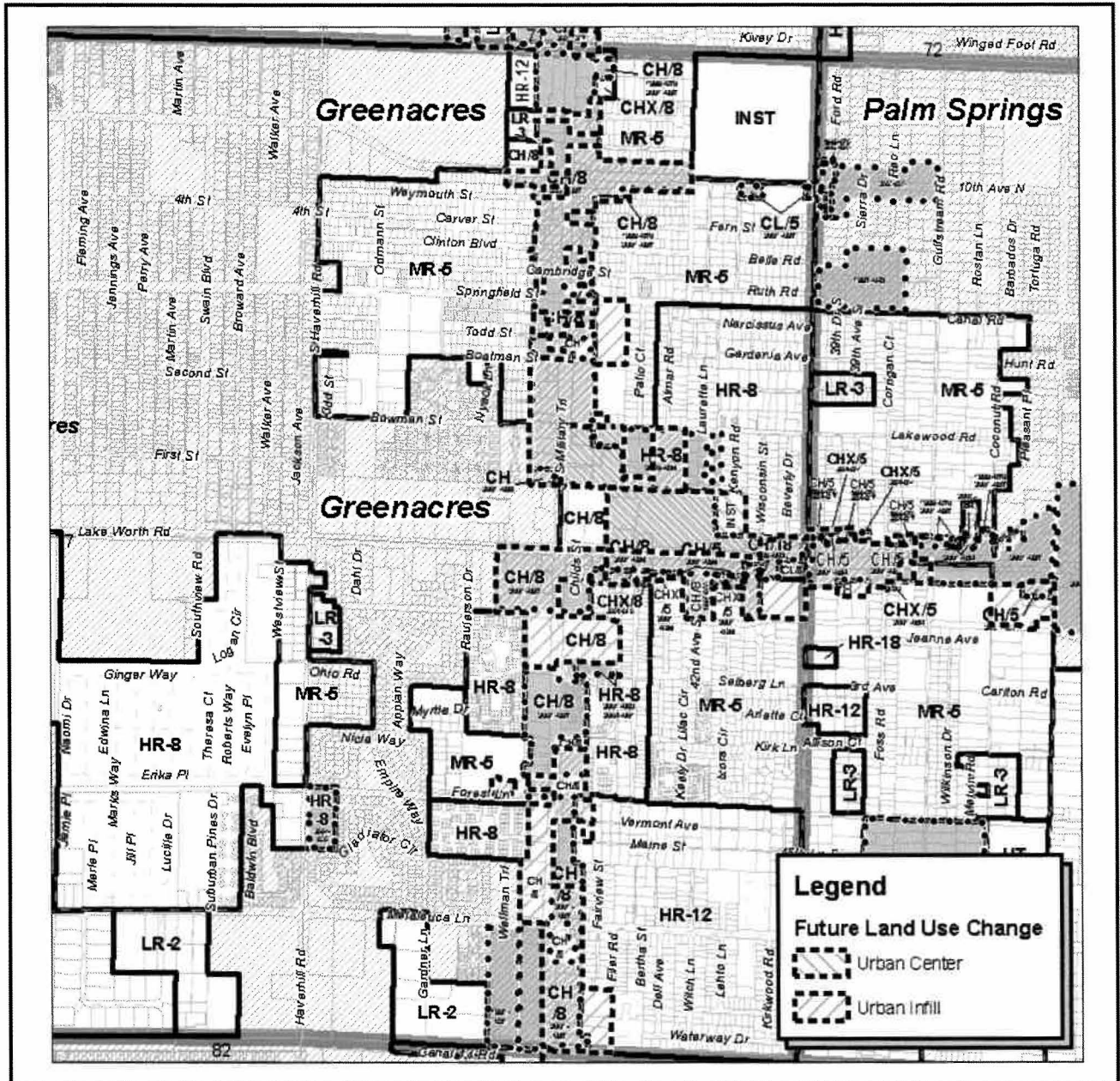
Amendment No.: URA Priority Redevelopment Area (LGA 2009-089b) Military Trail South

Amendment: Multiple FLU designations to Urban Center (UC) and Urban Infill (UI)

Location: Generally located along Military Trail from the L-10 Canal to the L-14 Canal.

Size: Approximately 97.21 total acres, 8.35 acres to Urban Center and 88.86 acres to Urban Infill

Property No.: See attached



PCN	FLU	Acres	Address	Amendment(s)
Priority Area:	LGA 2009-089(b) - URA South Military Trail			
FLUA Page:	77			
Proposed FLU:	Urban Center			
00424424310090010	CH/8	1.21	3854 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000005680	CH/8	0.48	LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424310080010	CH/8	1.32	3800 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
0042442439	HR8	1.42		2000-036, LAKEWOOD RD
0042442433	CH/8	2.93		2001-087, COMMERCIAL CATEGORIES
00424424310070010	CH/8	0.11	3772 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424310070050	CH/8	0.88	3772 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES

Urban Center Acres: 8.35

Proposed FLU: Urban Infill

00424425000006330	HR12	0.89	1215 FILER RD	
00424425000006320	HR12	2.11	1213 FILER RD	
00424425000006350	CH/8	1.62	4774 S MILITARY TRL	
00424425370010000	CH/8	1.35	4703 S MILITARY TRL	
00424425370020000	CH/8	2.18	4655 S MILITARY TRL	
00424425210010000	CH/8	0.99	MILITARY TRL	
00424425000005180	HR12	0.46	5225 VERMONT AVE	
00424425210020000	CH/8	1.64	MILITARY TRL	
00424425000005020	HR12	0.56	5300 VERMONT AVE	
00424425000003340	MR5	0.20	4579 FOREST LN	
00424425000003350	MR5	0.40	4600 FOREST LN	
00424425000003380	MR5	0.29	4308 FOREST LN	
00424425000001460	CH/8	3.27	4210 S MILITARY TRL	
00424425000003000	CH/8	3.29	S MILITARY TRL	
00424425380010000	CH/8	3.59	4166 S MILITARY TRL	
00424424000005160	MR5	0.34	4423 LAKEWOOD RD	
00424424320100010	CH/8	1.07	3600 MILITARY TRL	
00424424000005670	MR5	5.00	TODD ST	
00424425000006310	CH/8	2.63	4960 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424010000224	CH/8	0.69	4400 10TH AVE N	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00424424000007161	CH	1.03	3855 S MILITARY TRL	2001-088, EXQUISITE AUTO BODY
00424425000006410	CH/8	0.82	960 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000006390	CH/8	1.24	4950 S MILITARY TRL N	2001-087, COMMERCIAL CATEGORIES
00424425000006400	CH/8	1.23	4880 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000006380	CH/8	0.83	4866 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000006340	CH/8	0.83	4848 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000006360	CH/8	0.23	1011 PENN GROVE ST	2001-087, COMMERCIAL CATEGORIES
00424425000006690	CH/8	0.18	4460 MELALEUCA LN	2001-087, COMMERCIAL CATEGORIES
00424424000007070	CH/8	0.18	MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000001510	CH/8	1.56	4474 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000001520	CH/8	1.80	4424 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080070060	CH/8	0.19	S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080040110	CH/8	0.12	CHILDS ST	2001-087, COMMERCIAL CATEGORIES
00424425000003020	CH/8	0.47	4025 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007590	CH/8	1.05	3797 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424070020170	CH/8	0.38	4546 CLEMENS ST	2001-087, COMMERCIAL CATEGORIES
00424424320120010	CH/8	0.72	3520 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100002430	CH/8	0.23	4454 CAMBRIDGE ST	2001-087, COMMERCIAL CATEGORIES
00424424100000630	CH/8	0.11	4552 CAMBRIDGE ST	2001-087, COMMERCIAL CATEGORIES
00424424100003440	CH/8	0.40	4557 CAMBRIDGE ST	2001-087, COMMERCIAL CATEGORIES
00424424100003390	CH/8	0.29	3435 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100005290	CH/8	0.11	4450 CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100005260	CH/8	0.18	4460 CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100009170	CH/8	0.06	CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100009070	CH/8	0.27	3333 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES

PCN	FLU	Acres	Address	Amendment(s)
Priority Area:		LGA 2009-089(b) - URA South Military Trail		
FLUA Page:		77		
00424424100991170	CH/8	0.28	WEYMOUTH	2001-087, COMMERCIAL CATEGORIES
00424424010000223	CH/8	0.47	10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000280	CH/8	0.26	4259 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000150	CH/8	0.27	4391 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000120	CH/8	0.40	4409 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000030	CH/8	0.97	3222 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424010000140	CH/8	0.63	4599 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424040000390	CH/8	0.50	3170 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424010000200	CH/8	0.54	3141 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007160	CH/8	1.06	3825 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080040090	CH/8	0.24	CHILDS ST	2001-087, COMMERCIAL CATEGORIES
00424424200000012	CH/8	3.60	3716 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000006370	CH/8	0.18	4446 MELALEUCA LN	2001-087, COMMERCIAL CATEGORIES
00424424320110150	CH/8	0.50	4453 TODD ST	2001-087, COMMERCIAL CATEGORIES
00424424070030110	CH/8	0.32	3593 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007080	CH/8	0.39	3639 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424320110010	CH/8	0.26	3564 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000003430	CH/8	0.72	S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424320100160	CH/8	0.31	4447 BOATMAN ST	2001-087, COMMERCIAL CATEGORIES
00424424070020030	CH/8	0.25	4545 TODD ST	2001-087, COMMERCIAL CATEGORIES
00424424070020010	CH/8	0.13	4559 TODD ST	2001-087, COMMERCIAL CATEGORIES
00424424000007090	CH/8	0.80	3745 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007061	CH/8	0.51	3735 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007062	CH/8	0.12	MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424000007150	CH/8	1.05	3757 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080040010	CH/8	0.54	4420 LAKE WORTH RD	2001-086, LW RD CORRIDOR 2, 7-11; 2001-087, COMMERCIAL CATEGORIES
00424424000007060	CH/8	2.26	3735 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000003070	CH/8	1.05	4065 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080040060	CH/8	0.24	PRICE ST	2001-086, LW RD CORRIDOR 2, 7-11
00424425080040080	CH/8	0.12	CHILDS ST	2001-087, COMMERCIAL CATEGORIES
00424425000003040	CH/8	0.72	4101 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080070040	CH/8	0.18	4040 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000005010	CH/8	1.21	4526 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425000005960	CH/8	2.11	4475 MELALEUCA LN	2001-087, COMMERCIAL CATEGORIES
00424425000003050	CH/8	5.53	4558 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424425000003610	CH/8	0.16	4644 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424425000003021	CH/8	0.21	4562 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424425080070010	CH/8	0.20	4000 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424425080040120	CH/8	0.30	LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424010000221	CH/8	0.10	4310 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000170	CH/8	0.27	4363 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000061	CH/8	0.25	3240 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424050000190	CH/8	0.14	4349 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000200	CH/8	0.26	4343 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000220	CH/8	0.27	4307 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000240	CH/8	0.27	4297 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000260	CH/8	0.27	4281 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000260	CH/8	1.41	10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424100009040	CH/8	0.19	3311 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424050000110	CH/8	0.13	4433 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000230	CH/8	0.22	4300 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000220	CH/8	0.57	10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000240	CH/8	0.29	4290 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000430	CH/8	0.21	4262 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424100991200	CH/8	0.22	4512 WEYMOUTH ST	2001-087, COMMERCIAL CATEGORIES
00424424100991174	CH/8	0.56	S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100991166	CH/8	0.23	WEYMOUTH	2001-087, COMMERCIAL CATEGORIES

PCN	FLU	Acres	Address	Amendment(s)
Priority Area:		LGA 2009-089(b) - URA South Military Trail		
FLUA Page:		77		
00424424100991088	CH/8	0.35	4538 WEYMOUTH ST	2001-087, COMMERCIAL CATEGORIES
00424424040000010	CH/8	0.22	4447 BROADWAY ST	2001-087, COMMERCIAL CATEGORIES
00424424040000020	C/8	0.22	4443 BROADWAY ST	2001-087, COMMERCIAL CATEGORIES
00424424010000164	CH/8	0.25	4555 BROADWAY ST	2001-087, COMMERCIAL CATEGORIES
00424424050000080	CH/8	0.27	4441 10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424050000100	CH/8	0.13	10TH AVE N	2001-087, COMMERCIAL CATEGORIES
00424424010000222	CH/8	0.50	3274 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424040000370	CH/8	0.43	4448 BROADWAY ST	2001-087, COMMERCIAL CATEGORIES
00424424100006200	CH/8	0.30	3365 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100003360	CH/8	0.18	MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100006060	CH/8	0.11	CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100009120	CH/8	0.15	CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100008030	CH/8	0.11	4556 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100006080	CH/8	0.20	4455 CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100009150	CH/8	0.11	4537 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100008070	CH/8	0.11	4538 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100005170	CH/8	0.52	4518 CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100006160	CH/8	0.23	3358 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100008100	CH/8	0.17	4460 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100008130	CH/8	0.15	4446 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100006310	CH/8	0.23	4557 CLINTON BLVD	2001-087, COMMERCIAL CATEGORIES
00424424100006240	CH/8	0.40	3379 S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100006120	CH/8	0.22	S MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100009000	CH/8	0.59	3316 MILITARY TRL	2001-087, COMMERCIAL CATEGORIES
00424424100008050	CH/8	0.11	4546 CARVER ST	2001-087, COMMERCIAL CATEGORIES
00424424100040000	CH/8	0.07		2001-087, COMMERCIAL CATEGORIES
Urban Infill Acres: 88.86				

PCN	FLU	Acres	Address	Amendment(s)
Priority Area: LGA 2009-089(c) - URA Lake Worth Rd				
FLUA Page: 77				
Proposed FLU: Urban Center				
00424424110000010	CH/8	0.53	4111 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424000005131	CH/8	0.47	4331 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424340000020	CH/8	1.07	4335 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424340000010	CH/8	2.37	4301 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424000005620	INST	4.81	4151 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424340000030	CH/8	12.01	4241 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
Urban Center Acres: 21.26				

Proposed FLU: Urban Infill				
00424425080030050	CH/8	0.60	9 URQUHART ST	2001-086, LW RD CORRIDOR 2, 7-11; 2001-087, COMMERCIAL CATEGORIES
00424425000001430	CHX/5	0.23	42ND WAY S	2001-086, LW RD CORRIDOR 2, 4-5
00424425080030100	CH/8	0.12	14 S PRICE ST	2001-086, LW RD CORRIDOR 2, 7-11; 2001-087, COMMERCIAL CATEGORIES
00424425080010040	CH/8	0.36	4050 URQUHART ST	2001-086, LW RD CORRIDOR 2, 7-11; 2001-087, COMMERCIAL CATEGORIES
00424425000001380	CH/8	5.59	4051 KIRK RD	2001-087, COMMERCIAL CATEGORIES
00424425000001370	CH/18	2.36	4118 LAKE WORTH RD	2009-003, LAKE WORTH / KIRK SW COMMERCIAL
00424425080030110	CH/8	0.12	8 PRICE ST	2001-087, COMMERCIAL CATEGORIES
00424425000001010	CH/8	0.81	4140 LAKE WORTH RD	2001-086, LW RD CORRIDOR 2, 1-2; 2001-087, COMMERCIAL CATEGORIES
00424425000001020	CHX/5	0.92	4053 COOLEY CT	2001-086, LW RD CORRIDOR 2, 4-5; 2001-087, COMMERCIAL CATEGORIES
00424425000001030	CH/8	4.18	4236 LAKE WORTH RD	1998-055, LAKE WORTH / 42ND WAY; 2001-087, COMMERCIAL CATEGORIES
00424425000001420	CH/8	0.80	4266 LAKE WORTH RD	2001-086, LW RD CORRIDOR 2, 1-2; 2001-087, COMMERCIAL CATEGORIES
00424425000001410	CH/8	0.51	4300 LAKE WORTH RD	2001-086, LW RD CORRIDOR 2, 1-2; 2001-087, COMMERCIAL CATEGORIES
00424425080010010	CH/8	0.34	4326 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424425080030010	CH/8	0.43	4360 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424425080030130	CH/8	0.20	4388 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424110000021	CH/8	0.49	4077 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424020010010	CH/8	0.70	4021 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424020020010	CH/8	0.39	4053 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00424424000006070	HR8	0.92	PATIO CT	2000-036, LAKEWOOD RD
00424424000005030	HR8	5.00	LAKWOOD RD	2000-036, LAKEWOOD RD
Urban Infill Acres: 25.07				

D. Future Land Use Atlas Page 78 is amended as follows:

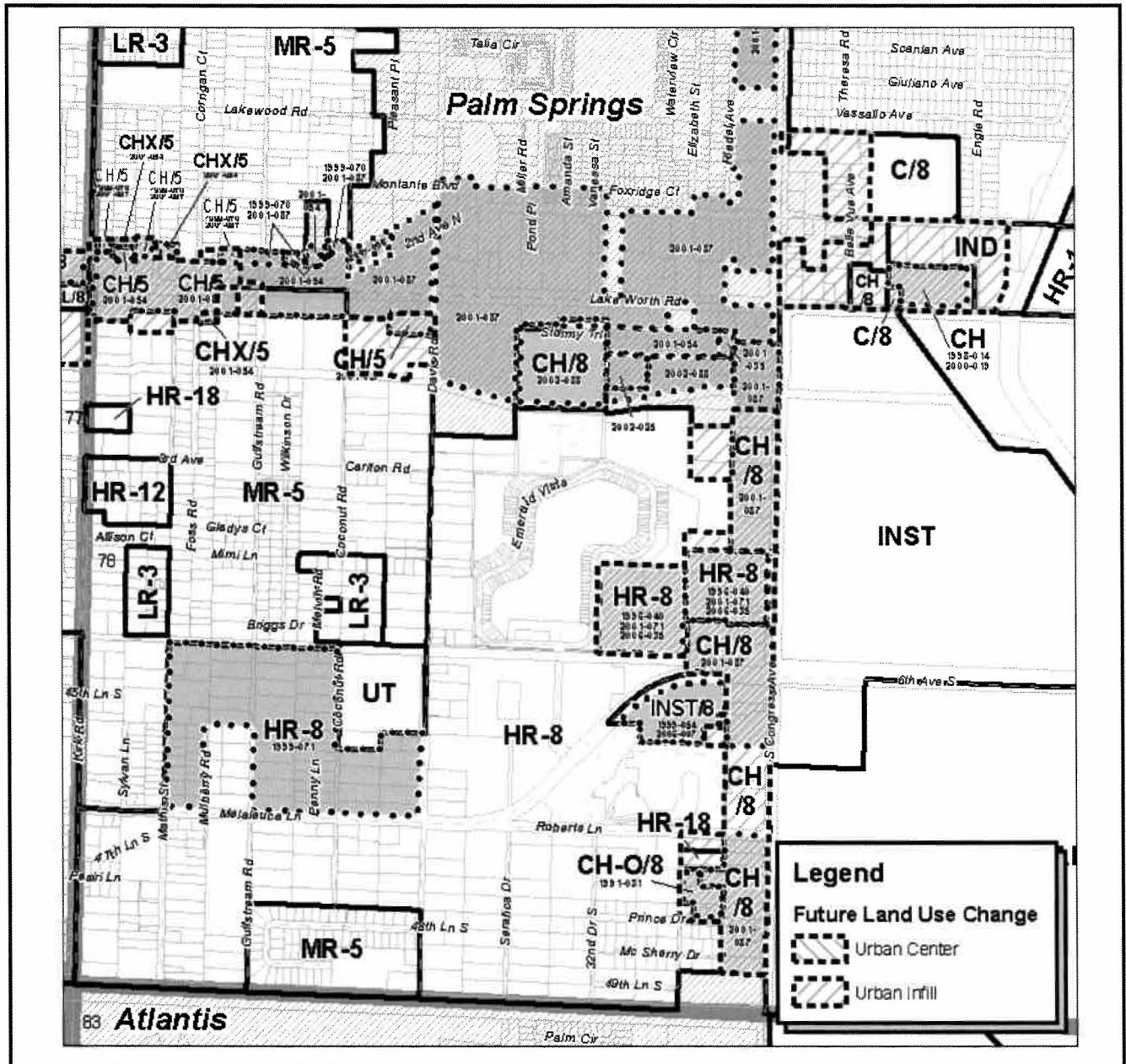
Amendment No.: URA Priority Redevelopment Area (LGA 2009-089c) Lake Worth Rd East

FLUA Page No.: 78

Amendment: Multiple FLU designations to Urban Infill (UI)

Location: Generally located along Lake Worth Road from Kirk Road to the west side of the E-4 Canal, including portions west of Congress Avenue from Vassalo Avenue to the L-14 Canal.

Size: Approximately 96.42 acres to Urban Infill



PCN	FLU	Acres	Address	Amendment(s)
Priority Area:	LGA 2009-089(c) - URA Lake Worth Rd			
FLUA Page:	78			
Proposed FLU:	Urban Infill			
00434420011060020	CH/8	1.56	2887 LAKE WORTH RD	
00434430000001010	HR8	0.42		
00434430010980051	HR8	0.22	3115 PRINCE DR	
00434430010980020	HR18	0.77	3083 FERRELL DR	
00434430010980010	HR8	0.71	3075 ROBERTS LN	
00434430150000010	CH/8	2.41	4685 CONGRESS AVE	
00434430150000020	CH/8	2.10	4665 CONGRESS AVE	
00434430010340040	HR8	1.00	4320 S CONGRESS AVE	
00434430010310050	HR8	1.00	S CONGRESS AVE	
00434430010310030	HR8	1.98	4175 S CONGRESS AVE	
00434430010090030	MR5	0.78	4063 DAVIS RD	
00434430010090040	MR5	4.19	4090 COCONUT RD	
00434420011060040	C/8	0.29	2843 LAKE WORTH RD	
00434420020000161	C/8	0.27	2935 LAKE WORTH RD	
00434420011040080	C/8	0.48	2981 LAKE WORTH RD	
00434420011040070	C/8	0.84	2961 LAKE WORTH RD	
00434420011040030	C/8	0.15	3952 CONGRESS AVE	
00434420020000130	C/8	0.69	3973 BELLE VUE AVE	
00434420020000270	CH/8	0.13	BELLE VUE AVE	
00434420011040010	C/8	0.22	CONGRESS AVE	
00434420020000101	C/8	0.42	BELLE VUE AVE	
00434420020000280	C/8	0.26	3930 BELLE VUE AVE	
00434420011040060	C/8	0.15	3928 CONGRESS AVE	
00434419120000030	MR5	0.30	3940 CORRIGAN CT	
00434420011040020	C/8	0.15	3920 CONGRESS AVE	
00434420020000300	C/8	0.19	3916 BELLE VUE AVE	
00434420020000081	C/8	0.36	3921 BELLE VUE AVE	
00434420011040050	C/8	0.15	3912 CONGRESS AVE	
00434420011080010	C/8	2.85	2701 LAKE WORTH RD	
00434420011070040	C/8	1.38	3801 ENGLE RD	
00434420230010000	C/8	1.90	2800 2ND AVE N	
00434420230020000	C/8	1.00	2826 2ND AVE N	
00434420011060010	C/8	1.04	2862 2ND AVE N	
00434420011020080	C/8	0.62	2921 2ND AVE N	
00434420011020090	C/8	0.17	BELLE VUE AVE	
00434420011010020	C/8	1.12	2921 2ND AVE N	
00434420011020070	C/8	0.28	BELLE VUE AVE	
00434420011020030	C/8	0.17	3705 BELLE VUE AVE	
00434420011030060	CH/8	0.45	3800 S CONGRESS AVE	
00434420011010030	C/8	0.37	2887 2ND AVE N	
00434420011020040	C/8	0.41	3785 BELLE VUE AVE	
00434420011010050	C/8	0.12	2887 2ND AVE N	
00434420011030050	CH/8	1.02	3796 S CONGRESS AVE	
00434420011010060	C/8	0.20		
00434420011010040	C/8	0.13	2887 2ND AVE N	
00434420011020012	C/8	0.05	2ND AVE N	
00434420011020011	C/8	1.27	BELLE VUE AVE	
00434420011030020	C/8	1.11	3678 S CONGRESS AVE	
00434420011060060	C/8	3.77	2745 LAKE WORTH RD	1998-014, SAFE & SECURE; 2000-019, SAFE & SECURE 2
00434430011280030	CH/8	0.90	4949 CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430011280010	CH/8	0.69	4889 CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010980053	CHO/8	0.29	3075 PRINCE DR	1991-031, 91-78 COM 12
00434430010980052	CHO/8	0.23	3097 PRINCE DR	1991-031, 91-78 COM 12
00434430010980040	CHO/8	0.99		1991-031, 91-78 COM 12
00434430010970030	CH/8	2.86	4801 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010980030	CHO/8	0.33	3098 FERRELL DR	1991-031, 91-78 COM 12
00434430010970020	CH/8	0.74	4787 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES

PCN	FLU	Acres	Address	Amendment(s)
Priority Area: LGA 2009-089(c) - URA Lake Worth Rd				
FLUA Page: 78				
00434430010970010	CH/8	0.67	4765 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
0043443011	CH/8	0.91		2001-087, COMMERCIAL CATEGORIES
00434430010650031	CH/8	2.39	4611 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010650032	CH/8	0.59	S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010650010	CH/8	1.00	4567 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430160020000	CH/8	0.74	4483 CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430160010000	CH/8	3.78	4469 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010640031	HR8	0.72	S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010640032	HR8	0.34	S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010620010	HR8	5.09	S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010610010	HR8	5.18	S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010330050	HR8	0.89	S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010340050	HR8	5.88	4411 S CONGRESS AVE	1996-040, CORAL LAKES 17.85 TOTAL; 2001-071, CONGRESS / MELALEUCA; 2006-035, CONGRESS / MELALEUCA RESIDENTIAL
00434430010330030	CH/8	1.90	4320 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010330020	CH/8	0.96	S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010330010	CH/8	0.93	S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010320050	CH/8	0.96	S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010320030	CH/8	1.86	4177 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010320020	CH/8	0.95	4163 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434430010090020	CH/5	1.22	4037 DAVIS RD	2001-087, COMMERCIAL CATEGORIES
00434430040000010	CH/5	0.59	3850 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434430010130012	CH/5	0.48	GULFSTREAM RD	2001-087, COMMERCIAL CATEGORIES
00434430040000040	CH/5	0.43	FOSS RD	2001-087, COMMERCIAL CATEGORIES
00434430010150010	MR5	2.11	3900 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434430010160011	CH/5	1.19	3970 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434430010160012	CH/5	0.21	3984 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434419120000010	CH/5	0.43	3982 CORRIGAN CT	2001-087, COMMERCIAL CATEGORIES
00434419120000160	CH/5	0.43	LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434419200660150	CH/5	0.51	3959 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434419320010020	CH/5	0.40	3981 LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434419170000282	CH/5	0.51	LAKE WORTH RD	2001-087, COMMERCIAL CATEGORIES
00434419200660290	CH/5	0.20	3969 EDWARDS AVE	2001-054, LW RD CORRIDOR PARCELS 5-7
00434419110010012	CH/5	0.40	LAKE WORTH RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00434419110010011	CH/5	0.40	LAKE WORTH RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00434419200660140	CH/5	0.20	3955 EDWARDS AVE	2001-054, LW RD CORRIDOR PARCELS 5-7
00434419140030140	CH/8	0.72	3939 S CONGRESS AVE	2001-087, COMMERCIAL CATEGORIES
00434419200660130	CHX/5	0.20	3941 EDWARDS AVE	2001-054, LW RD CORRIDOR PARCELS 8-11
00434419320010010	CH/5	0.41	3958 KIRK RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES
00434419170000010	CH/5	0.99	3923 LAKE WORTH RD	1999-070, CROSS - HATCHING REMOVAL; 2001-087, COMMERCIAL CATEGORIES

Urban Infill Acres: 96.42

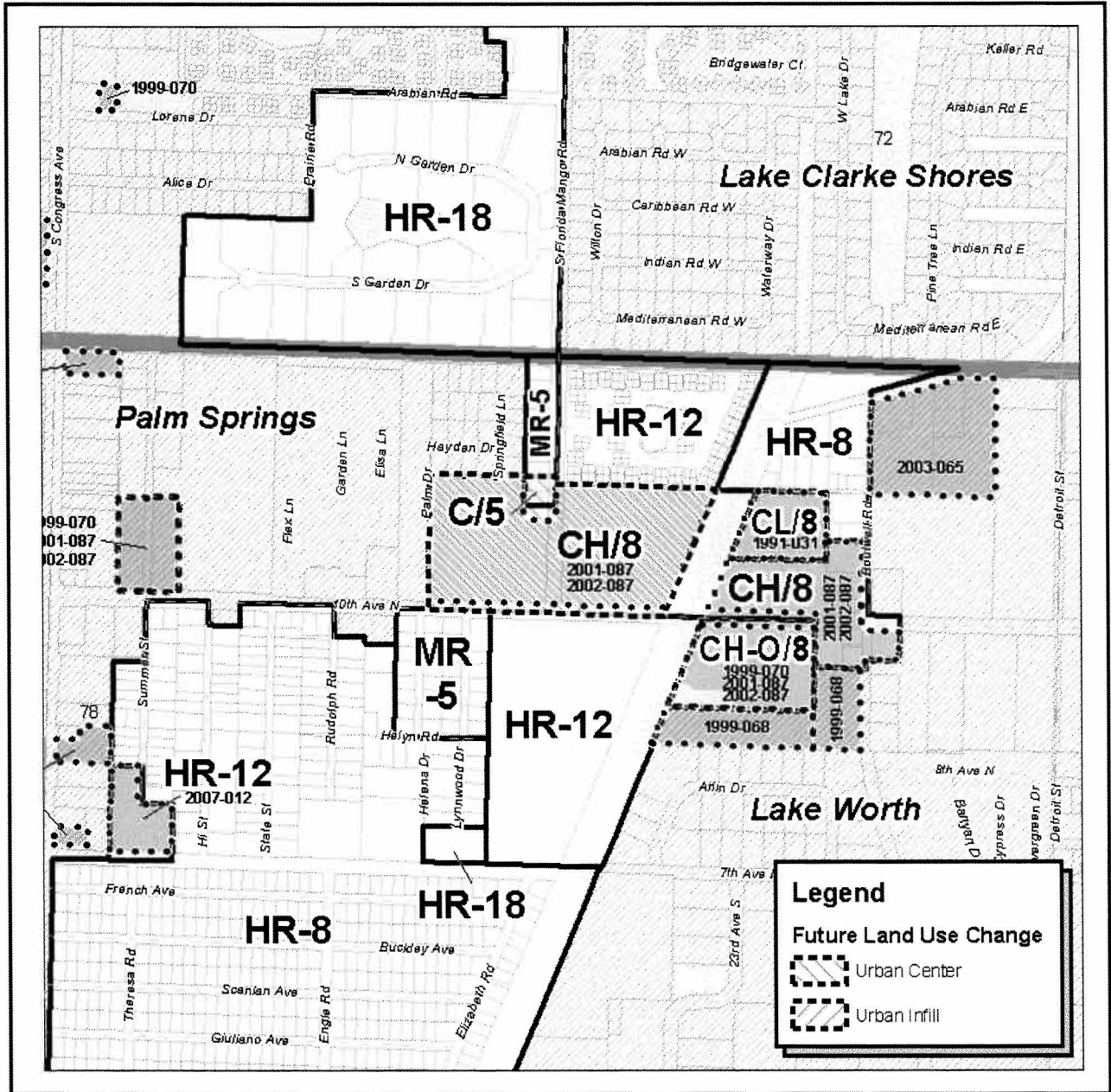
E. Future Land Use Atlas Page 78 is amended as follows:

Amendment No.: URA Priority Redevelopment Area (LGA 2009-089d) 10th Avenue North

Amendment: Multiple FLU designations to Urban Center (UC)

Location: Generally northwest of the intersection of 10th Avenue North and the E-4 Canal

Size: Approximately 18.93 acres to Urban Center



PCN	FLU	Acres	Address	Amendment(s)
Priority Area:	LGA 2009-089(d) - URA 10th Ave N			
FLUA Page:	78			
Proposed FLU:	Urban Center			
00434420010230010	C/5	0.46	3141 FLORIDA MANGO R	
00434420010080060	C/5	0.23	3195 FLORIDA MANGO R	
00434420010240010	CH/8	9.58	2407 10TH AVE N	2001-087, COMMERCIAL CATEGORIES; 2002-087, COMMERCIAL CATEGORIES
00434420010080080	CH/8	8.66	2601 10TH AVE N	2001-087, COMMERCIAL CATEGORIES; 2002-087, COMMERCIAL CATEGORIES
Urban Center Acres: 18.93				

F. Deleted Conditions: The following conditions are eliminated:

Ordinance	Amendment	Prior Amend	Acres	PARID	Past Amendment Conditions
2000-019 <i>(1998-014 superceded)</i>	Safe & Secure 2 (00 SCA-78 COM 1)	IND to CH	3.8	00434420011060060	Commercial retail uses on the site shall be limited to a maximum of 36,500 square feet of floor area.
2002-006	Military/Purdy (02 SCA-71 COM 2)	MR-5 to CHX/8	0.78	00424413460010000	There shall be no commercial square footage associated with this site.

G. Retained Conditions: The following conditions adopted in Ordinance 2006-035 for the parcels indicated below for the land area indicated on the exhibit map in Ordinance 2006-035 are hereby being retained:

Ordinance	Amendment	Prior Amend	Acres	PARID	Past Amendment Conditions
2006-035 <i>(2001-071 superceded)</i>	Congress/Melalueca (LGA 2006-00013)	CH to HR8	18.26	00434430010330050 00434430010340050 00434430010610010 00434430010620010 00434430010640031 00434430010640032	The applicant shall either utilize the Workforce Housing Program (WHP) or shall deed restrict the property for a minimum of 25 years to a minimum of 20% of the units built on the site for sale to and/or occupancy by moderate income households as defined by the Palm Beach County Comprehensive Plan.