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FUTURE LAND USE ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Future Land Use Element (FLUE) is to delineate Palm Beach County's vision of how the communities within it are created, enhanced and maintained. The Element is the nucleus of the County's Comprehensive Plan. It defines the components of the community and the interrelationship among them through integrating the complex relationships between land use and the other elements of the Plan that address the physical, social, and economic needs of the residents and visitors of Palm Beach County.

The FLUE institutes the framework for growth management and land planning in unincorporated Palm Beach County, as authorized by Chapter 163, Florida Statues, the "Local Government Comprehensive Planning and Land Development Act." This act requires the FLUE to be consistent with State and regional plans. The Element was prepared to satisfy all the requirements of Chapter 163, F.S., and Rule 9J-5, F.A.C. (subsequently repealed).

Decisions on the appropriate use of land and delivery of services require a unified approach that respects the character of the County's diverse communities. The Future Land Use Element is intended to guide the location, type, intensity and form of various types of development patterns that respect the characteristics of a particular geographical area. This is needed to ensure development and maintenance of sustainable communities through smart growth practices which protect natural resources; prevent urban sprawl to encourage efficient use of land, facilities and services; provide for appropriate land use distribution and arrangement; and support creating research and development communities. These factors will facilitate: 1) Balancing the physical, social, educational, cultural, environmental and economic needs and economic growth opportunities for current and future County residents; and 2) Creating and maintaining livable communities.

The Goals, Objectives and Policies, and the Future Land Use Atlas (FLUA) that guide land use planning decisions are the foundation of the Future Land Use Element.

County Directions. The County Directions provide the basis for preparation of the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.

Goals, Objectives and Policies. The goals, objectives and policies provide the framework for decisions that direct the location, pattern, character, interrelationship and timing of development, which ultimately affects the distribution of facilities and services to support it. The location of natural resources and resource management areas, the development pattern and the design of residential and nonresidential development and open space, the location and type of employment centers, and the transportation network, provide the framework that establishes the form of the region. The relationship among these elements ultimately dictates the capacity of a community to accommodate growth and its ability to sustain a high quality of life for the citizens.

The Future Land Use Atlas. The Future Land Use Atlas graphically depicts the future land use designations for all parcels of land in unincorporated Palm Beach County. The Atlas is based on the amount of land required to accommodate the projected growth, based on past population trends and future population projections, while allowing for a diversity of lifestyle choices and ensuring protection of the County's natural resources.

The FLUE is organized into three sections. Section I (Introduction) generally describes the Element's purpose and fundamental principles and the County Directions. Section II (Goals, Objectives and Policies) presents the goals, each with supporting objectives and policies, which direct implementation of the County's vision and primary land planning principles. Section III, the Future Land Use Atlas Regulation Section, establishes the future land use designations and permitted densities, intensities, and uses designed to carry out implementation of the Future Land Use Atlas.

B. Assessment & Conclusions

The protection of the quality of life for present and future citizens is undermined by piecemeal development. This requires a framework as the basis for providing land use decisions that create and maintain sustainable communities and ensure resources are maximized and used cost effectively. The Future Land Use Element addresses actions to correct unforeseen problems and opportunities of development, ensures consistency with State and regional plans and implements the County Directions.

The following goals of the Element guide the location and form of development as well as the type of service and facilities to be provided.

Strategic Planning. Recognizing the diverse communities within the County through implementing strategies to create, protect, and maintain quality livable communities that respects the lifestyle choices for current residents, future generations, and visitors is a key component of the Future Land Use Element. The Element establishes Managed Growth Tiers and Overlays to identify unique geographic areas that warrant specific planning strategies.

Balanced Growth and Land Planning. Balanced Growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of a community within the constraints of environmental conditions and resources.

Service Areas and Provision of Services. Cost effective and efficient provision of adequate services is a key component of providing for and maintaining sustainable communities. To meet this goal on a Countywide basis requires coordinated land use planning and service delivery. The Future Land Use Element sets the framework for coordinating these planning efforts.

Community Planning and Design. Community planning is a critical component to foster livable communities; ensure the most efficient and effective use of land, services and natural resources; and, meet the balanced growth objective. Community Planning will allow for the identification and evaluation of smaller geographic areas to create opportunities to improve the balance of land uses and address the specific needs within a definable area. In conjunction with neighborhood planning, good design standards and preservation of historic and cultural resources, this approach will allow for the creation, enhancement, and sustainability of livable communities, diverse in character, that have a strong sense of place and identity.

Natural Resource Protection. To achieve sustainable communities for both existing residents and future citizens of Palm Beach County, resources must be conserved and natural systems and functions maintained. To ensure that the County's resources are protected and managed appropriately, it is imperative that the appropriate State, regional and local land planning agencies, environmental agencies and service providers coordinate and provide accurate information and recommendations to decision makers so that full consideration is given to environmental issues when making land use decisions.

In summary, the Goals, Objectives and Policies will assist the County in planning for future growth beyond the current planning horizon, protecting and managing its natural resources, preventing the proliferation of urban sprawl, providing for its economic vitality, and accommodating the lifestyle choices for its residents.

C. County Directions

The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.

1. **Livable Communities.** Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.

2. **Growth Management.** Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.

3. **Infill, Redevelopment and Revitalization.** Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.

4. **Land Use Compatibility.** Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

5. **Neighborhood Integrity**. Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.

6. **Economic Diversity and Prosperity.** Promote the growth of industries that have relatively high wages and that can diversify the economic base.

7. **Housing Opportunity.** Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of low, moderate, and middle income housing, Countywide, through the Workforce Housing Program.

8. **Economic Activity Centers.** Encourage the development of Planned Industrial Developments primarily designed to accommodate and promote manufacturing industry and other value-added activities.

9. **Research and Development Communities.** Support the location of regional economic development activities in the County, which promote science and/or technology uses and other significant employment opportunities and educational initiatives resulting in new technologies and manufacturing activities.

10. **Level of Service Standards.** Establish specific, public facility level of service standards that are directly linked to the Capital Improvement Program, to accommodate an optimum level of public facility and service improvements needed as a result of growth.

11. **Linear Open Space and Park Systems.** Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches and conservation areas.

12. **Environmental Integrity.** Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress upon these fragile areas.

13. **Design.** Promote the concept of design to direct development, in rural and urban areas. Design is used to prepare and implement policies and plans that guide the physical development of the built environment and make such development functional, orderly, efficient, visually pleasing, environmentally sound, economically viable and supportive of generally accepted community goals.

14. **A Strong Sense of Community.** Encourage citizen involvement, neighborhood spirit, and local pride in the County, and a commitment to working constructively on community problems.

15. **Agricultural and Equestrian Industries.** Support and enhance agriculture and equestrian-based industries.

16. **Historic Preservation.** Preserve and interpret archaeological resources as stewards of the nation's diverse cultural heritage. Retain the local sense of place by preserving and protecting historic places, buildings and structures.

17. **Climate Change.** Increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts.

18. **Externalities.** Recognize major negative externalities and attempt when economically feasible to place economic negative externalities away from neighborhoods.

D. Characteristics of a Livable Community

Among the County Directions is the concept of a Livable Community. A Livable Community comprises certain characteristics that contribute to sustainability and a high quality of life. The primary characteristics include:

For all tiers:

1. Citizen involvement, to foster pride of ownership and responsibility;
2. Employment opportunities;
3. A central neighborhood or community focal point, such as a civic space or commercial area;
4. Civic uses, such as schools, places of worship, and libraries, parks, and government services;
5. Security, police, fire-rescue and community patrols;
6. Health facilities, adult and child care;
7. Preservation of historic sites, structures and natural features and natural resources; and,
8. Elimination of facilities and uses that are incompatible with the community in which they reside.

Housing, in all Tiers, which includes:

1. Accessory apartments behind homes and above shops, where feasible and appropriate;

Housing, in the Urban/Suburban Tier, which includes:

1. Higher density residential near commercial centers, transit lines, and parks;
2. Homes having a stronger relationship to the street through porches, stoops, and walks; and,
3. Compact, diverse mix of housing for a wide range of family and household types, with continuous sidewalks, and alleyways if desired.

Public space, within the Urban /Suburban Tier, which includes;

1. Organized open space, landscaping, plazas, squares, greens, parks, gardens and appealing vistas;
2. Neighborhood and community parks (with walkways, seating, and appropriate recreational facilities);
3. Lighted, safe, and comfortable streets, and sidewalks;
4. Dispersal of parking, including provisions for on-street parking; and,
5. Public and private buildings placed to create human scale and pedestrian-oriented spaces.

Public spaces, within the Exurban and Rural Tiers, which provide:

1. Open space, squares, parks with landscaping, walkways, seating, appropriate recreational facilities and appealing vistas;
2. Comfortable streets, pathways, and trails;

3. Public and private buildings designed and placed to reflect a rural character.

Modes of alternative transportation, including:

1. Pedestrian access appropriate for each tier, which includes safe and physically appealing sidewalks or pathways;
2. Alternative modes of transportation appropriate for each tier, including bike paths and equestrian trails; and,
3. Public transit in the Urban/Suburban Tier, which includes available, timely, and affordable multi-modal opportunities.

Commercial centers addressing the neighborhoods daily needs include:

1. Limited mix of neighborhood-based commercial uses compatible with the character of the tier.

E. Summary of Future Land Uses

The Future Land Use Atlas assigns future land use (FLU) designations for each parcel in unincorporated Palm Beach County. The Future Land Use Element establishes the general range of density or intensity for each FLU designation. The approximate acreage for the gross land area (based upon parcel specific data) for each existing generalized future land use designation is provided in the table below.

Table 1.A Acreage by Existing Generalized Future Land Use Unincorporated County

Generalized Future Land Use	Acres
Low Residential	43,490
Medium Residential	21,120
High Residential	25,630
Rural Residential	61,690
Commercial	4,070
Urban Center & Infill	650
Multiple Land Use	240
Commercial Recreation	1,990
Industrial	14,350
Institutional & Public Facilities	2,510
Utilities/Transportation & Spoil	5,440
Park	5,120
Conservation	346,280
Agricultural Enclave	3,700
Agricultural Reserve	20,350
Agricultural Production	469,700
Lake Okeechobee (not a FLU)	157,360
Total Unincorporated County	**1,183,690**

Source: Planning Division Exlu12, parcel specific data, April 24, 2013

II. GOALS, OBJECTIVES AND POLICIES

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.

OBJECTIVE 1.1 Managed Growth Tier System

Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers to:

1. Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban, and rural living;

2. Preserve, protect, and improve the quality of natural resources, environmentally sensitive lands and systems by guiding the location, type, intensity, and form of development;

3. Accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development;

4. Enhance existing communities to improve or maintain livability, character, mobility, and identity;

5. Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;

6. Protect agricultural land for farm uses, including equestrian uses;

7. Strengthen and diversify the County's economic base to satisfy the demands of the population for employment growth, and provide opportunities for agricultural operations and employment centers; and,

8. Provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.

   Policy 1.1-a: The County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision, and shall map the location of each Tier on the Managed Growth Tier Map located in the Comprehensive Plan Map Series.

   Policy 1.1-b: Tier Re-designation Criteria - In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.

1. The County shall not approve a change in tier boundaries unless each of the following conditions are met:
   a) The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and,
   b) A Study must be conducted to determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by-parcel redesignations. If a neighborhood plan or study recognized by the Board of County Commissioners includes the area and makes recommendations concerning tier boundaries, such neighborhood plan or study may serve as the Study required by this policy.

2. Additionally, the following factors shall be considered, as part of the required Study, to evaluate the merit of the potential Tier redesignation:
   a) The availability of sufficient land to accommodate growth within the long range planning horizon, considering existing development approvals;
   b) The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through the Community Planning process;
   c) For redesignations to the Urban/Suburban Tier, the necessity of designating additional land for urban/suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);
   d) For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and character of these tiers, including maintaining physical contiguity of existing neighborhoods and land use compatibility;
   e) The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;
   f) For redesignations to the Urban/Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,
   g) The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.

If any property is removed from an assigned tier through the future land use amendment process, as allowed for under this policy, the Planning Division shall conduct a Study to determine the property's impact on the tier system, the appropriate tier designation for the property and if and how tier boundaries need to be further adjusted in the area of the property. In making these determinations, the Study shall employ the criteria listed above for evaluating adjustments to the tier system.

Policy 1.1-c: Tier System Review - As part of each Evaluation and Appraisal Review, the County shall review the Tier System to evaluate the need to redesignate lands to reflect the need for additional land to accommodate projections of population growth within the long-range planning horizon and provide opportunities for a range of diverse lifestyle choices. This evaluation shall consider the criteria in Land Use Policy 1.1-b.

Policy 1.1-d: The County shall not modify the Tier System if the redesignation would exhibit the characteristics of urban sprawl, as defined by 163.3164(51), F.S.

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.

Policy 1.1.1-a: Palm Beach County shall continue to participate in the Southeast Florida Regional Climate Change Initiative through a four county Compact. The County shall collaborate to increase regional resilience by sharing technical expertise, participating in annual summits, assessing regional vulnerabilities, advancing agreed-upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 1.1.1-b: Palm Beach County shall coordinate with other agencies, local governments, and the private sector to develop initiatives and goals to address climate change.

Policy 1.1.1-c: Palm Beach County shall encourage local governments to consider climate change adaptation and mitigation measures and shall provide technical support to the extent practical.

Policy 1.1.1-d: Palm Beach County Departments shall integrate consideration of climate change impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.

Policy 1.1.1-e: Palm Beach County shall, by 2017, consider the use of Adaptation Action Areas as provided by section 163.3177(6)(g)(10), Florida Statutes, as a tool to identify areas vulnerable to coastal storm surge and sea level rise impacts, for the purpose of developing policies for adaptation and enhancing funding potential of infrastructure adaptation projects.

Policy 1.1.1-f: Palm Beach County shall consider the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

OBJECTIVE 1.2 Urban/Suburban Tier– Urban Service Area

General: This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older, communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. However, due to the period in which many of the coastal communities were built and the County's efforts to keep pace with rapid growth in its western areas, some of the eastern areas did not receive a full complement of urban services. If the County is to meet its primary goal to create and maintain liveable communities, balance growth throughout the County, protect natural resources and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively.

Objective: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.

Policy 1.2-a: Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:

1. Allowing services and facilities consistent with the needs of urban and suburban development;
2. Providing for affordable housing and employment opportunities;
3. Providing for open space and recreational opportunities;
4. Protecting historic, and cultural resources;
5. Preserving and enhancing natural resources and environmental systems; and,
6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

Policy 1.2-b: Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

SUB-OBJECTIVE 1.2.1 Revitalization, Redevelopment, and Infill Overlay (RRIO)

The County shall establish incentives and make resources available, when feasible, to encourage revitalization, redevelopment, and infill in areas identified as a RRIO that are in need of assistance. The County shall work closely with residents, businesses, property owners, governmental agencies, and stakeholders to advance concepts and strategies that guide future revitalization, redevelopment, and infill activities in these areas.

Countywide Community Revitalization Team (CCRT) Areas

The Office of Community Revitalization (OCR) is responsible for developing and recommending revitalization strategies for, as well as providing technical and financial resources to, designated residential neighborhoods in unincorporated Palm Beach County and the Lake Region municipalities of Belle Glade, Pahokee, and South Bay. These neighborhoods, known as CCRT areas, are communities that have been identified by the Countywide Community Revitalization Team (CCRT), the OCR, and the Board of County Commissioners as neighborhoods that would most benefit from targeted revitalization efforts. There are currently 85 CCRT designated areas in unincorporated Palm Beach County, 64 of which are within the Urban Redevelopment Area.

The OCR serves as the CCRT neighborhood liaison office for Palm Beach County, and has become the main point of contact on issues related to neighborhood revitalization and community outreach and development. The OCR was created to respond to neighborhood concerns and help provide the necessary means to revitalize CCRT neighborhoods while promoting a strong partnership between the County and its residents. This is accomplished by: working closely with residents to help them manage community related issues and facilitate positive neighborhood change; facilitating interdepartmental coordination of actions to meet community needs; and developing as well as carrying out effective programs and community based initiatives to help reverse community decline, restore community vitality, and sustain neighborhood stabilization and revitalization efforts.

Policy 1.2.1-a: The Office of Community Revitalization shall address the needs of CCRT neighborhoods and facilitate the delivery of appropriate resources to stabilize and revitalize those neighborhoods by:

1. Coordinating the Countywide Community Revitalization Team and Glades Technical Advisory Committee and their initiatives;
2. Organizing and facilitating neighborhood meetings and visioning workshops to identify neighborhood and resident needs, and assisting the preparation of neighborhood plans;
3. Identifying and procuring funding and other resources for neighborhood improvement projects;
4. Assisting neighborhood groups and residents to organize and sustain effective neighborhood associations;
5. Providing technical assistance to neighborhood residents and organizations and educating them on how to effectively access and use County services and other community resources;
6. Coordinating the Neighborhood Street Lighting Program, the Neighborhood Partnership Grant Program, and the Neighborhood Home Beautification Program, and providing community leadership training through the Resident Education to Action Program;

7. Working with citizens, other departments, the County Administrator, and the Board of County Commissioners to identify solutions to neighborhood problems and improve service delivery; and
8. Coordinating with the Sheriff's Office, the Code Enforcement Division, and other appropriate agencies to ensure that services and resources are concentrated in relevant CCRT neighborhoods.

Policy 1.2.1-b: The Office of Community Revitalization shall periodically review and update the "Community Needs Analysis and Resource Assessment" to identify areas in need of attention, assist in the prioritization of improvement projects and resource allocation to address identified needs and evaluate the effectively of stabilization and revitalization efforts.

Policy 1.2.1-c: The Planning, Zoning, and Building Department shall continue to target concentrated code enforcement efforts in the Revitalization, Redevelopment, and Infill Overlay to reduce the number of code violations and improve the physical condition of neighborhoods.

Policy 1.2.1-d: In support of the Community Oriented Policing Program of the Sheriff's Office, the Unified Land Development Code shall be revised to incorporate Crime Prevention Through Environmental Design (CPTED) guidelines, a community design program which is aimed at reducing opportunities for criminal activity by increasing visibility from buildings, along streets, and in public areas.

Policy 1.2.1-e: The Revitalization, Redevelopment, and Infill Overlay (RRIO) shall be designated as a potential receiving area for the Transfer of Development Rights program described under Land Use Objective 2.4. Within this overlay, TDR units may be provided from the County TDR bank at no cost or at a discounted rate.

Lake Worth Park of Commerce Urban Redevelopment Area – The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

Policy 1.2.1-f: The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

Policy 1.2.1-g: The Planning Division in coordination with the Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

Policy 1.2.1-h: The Planning Division in coordination with the Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

Policy 1.2.1-i: By December, 2002, the County shall initiate an amendment to designate the Lake Worth Park of Commerce Urban Redevelopment Area as a Transportation Concurrency Exception Area (TCEA).

SUB-OBJECTIVE 1.2.2 The Urban Redevelopment Area (URA)

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extends to some points as far west as Jog Road.

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 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

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 development/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 develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:

- A balance of land uses including residential, office/employment, and commercial within the transect;
- An interconnected pedestrian-friendly street network, including vehicular connectivity;
- 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 very low, low, and moderate income housing units;
- A range of one to four story buildings;
- Additional height may come from use of "green building" strategies contained in Policy 1.2.2-f (up to eight stories may be allowed);
- 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 are envisioned as urban, mixed-use areas at the edges of existing neighborhoods proximate to an arterial thoroughfare; therefore, the UI Transects are transitional by nature. The UI Transect is intended to support development and redevelopment using the planning strategies documented in the URA Master Plan. The UI Transects are intended to be flexible allowing residential, office, civic, employment generating, and commercial uses. The UI Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:
  - Residential and/or non-residential uses;
  - An interconnected pedestrian-friendly street network, including vehicular connectivity;
  - 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 as appropriate);
  - A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units;
  - A range of one 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.

Policy 1.2.2-c: PRA Standards for Approval. 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 Plan (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 1.2.2;
- 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 TE-7E of Transportation Element Policy 1.2-v, the Transect, the form-based code criteria in the ULDC, and the physical constraints of the site. As an incentive, development or redevelopment projects that comply with all of the above requirements shall be reviewed through an abbreviated review process. Projects within the PRAs, in the Urban Center and Urban Infill Transects shall be exempt from the density restrictions found in Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, and the intensity limitations found in Table 2.2-e.1 Maximum Floor Area Ratios (FARs) for Non-Residential Future Land Use Categories and Non-Residential Uses.

Alternative Standards: In order to allow for flexibility in the requirements for Urban Infill and Urban Centers in Policy 1.2.2-b, the County shall allow projects to apply for relief through the Zoning approval processes, subject to alternative standards—up to a complete deviation from all standards other than those required below. The alternative standards shall ensure that projects are generally desirable and contribute to the furthering of the County Directions and characteristics of a livable community. All projects utilizing the alternative standards shall, at a minimum, conform to the following requirements:

- The Transect/FLU designation shall determine the development intensity and density, and compatibility with surrounding non-transect-based future land use designations (if applicable);
- Meet the inter-connectivity provision in Policy 1.2.2-h;
- Include a plan depicting (as applicable) the block forms, streets, frontages, civic/useable open spaces, and the function and configuration of all uses within the project area.

Policy 1.2.2-d: In the Urban Center and Urban Infill Transects, the shaping of the public thoroughfares as part of the public/civic realm shall foster the use of mixed-use, liner buildings, where appropriate. These are buildings that are wide to the primary street but shallow to the block depth. When done in continuous sections, liner buildings can hide parking lots or blank building walls, frame the public realm, reduce gaps in the streetscape between buildings, or when interrupted, create new pockets of public open spaces in small increments. Parking shall be allowed in the front or sides of buildings as determined to be appropriate during the development review process.

Policy 1.2.2-e: The ULDC shall maintain a clear and concise set of urban, form-based regulations that implement the Urban Center and Urban Infill Transects in the PRAs. This form based-code shall establish an urban, pedestrian-friendly and transit supportive environment, through:

- Precise regulation of building and parking placement;
- Allow for flexibility in building use, and mixing of uses;
- Allow for reduced parking requirements and/or shared parking provisions;
- Stipulate streetscape components, ancillary landscaping, and allow for the creation of micro-climates through urban landscape standards;
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles;
- Provide for public open spaces and recreational needs.

Policy 1.2.2-f: Green Buildings – The Planning, Zoning, and Building Department shall maintain an incentive program to encourage construction of more environmentally friendly "green buildings," consistent with the URA Master Plan. The Program shall include the following:

- All new development, redevelopment, or rehabilitation projects within the PRAs shall utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System in order to be eligible for bonus height consideration, or the appropriate Florida Green Building Coalition's designation standards.
- In order to qualify for the height bonus, the development must guarantee a LEED rating at the Silver level or above, or the appropriate Florida Green Building Coalition's designation standards.
- Projects in the Urban Infill Transect, which can normally build one-to-three story buildings, may build a fourth story.
- Projects located in the Urban Center Transect, which can normally build two-to-four story buildings, may build up to eight stories.

This incentive program shall be implemented in the ULDC.

Policy 1.2.2-g: The Planning Division shall coordinate with interested, affected municipalities in PRAs, to assist them in establishing zoning districts and regulations that allow and encourage the effective integration of residential and non-residential uses, consistent with the URA Master Plan and TE Policy 1.2-v.

Policy 1.2.2-h: The County shall require inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access, which shall be implemented through criteria established in the ULDC.

Policy 1.2.2-i: The County shall seek and encourage affordable and workforce housing opportunities in the URA.

Policy 1.2.2-j: The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

Policy 1.2.2-k: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

Policy 1.2.2-l: By January 2012, Palm Beach County shall conduct a stormwater feasibility study to investigate the creation of an independent, master stormwater drainage district or utility to meet the retention and detention requirements of areas targeted for redevelopment by the URA Master Plan.

Policy 1.2.2-m: Alternative Future Land Use and Zoning: The Urban Center (UC) and Urban Infill (UI) regulations foster an urban form for mixed use development with both residential and non-residential uses in the Priority Redevelopment Areas (PRAs). In order to accommodate development and redevelopment that is not mixed use, the County shall allow properties to utilize the future land use designations and zoning districts in place prior to the adoption of the UC and UI. The County may initiate Future Land Use Atlas amendments to assign the prior or other appropriate future land use designations as an underlying/alternative designation.

SUB-OBJECTIVE 1.2.3 Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)

The Westgate/Belvedere Homes Community Redevelopment Area Overlay was created to encourage development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to prepare and implement a community redevelopment plan for the Westgate area. The Westgate/Belvedere Homes Community Redevelopment Plan (hereafter Redevelopment Plan) is intended to geographically represent the desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan will also consist of a program to rectify the severe infrastructure problems in the area. The County staff shall use the Redevelopment Plan in making recommendations and decisions on land use matters including zoning petitions, land use amendments, bonus criteria, text changes to the Unified Land Development Code and other implementing measures. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163 F.S. The provisions in Sub-objective 1.2.3 are designed to reduce the need for Future Land Use Atlas amendments to implement a community redevelopment plan for the Westgate/Belvedere Homes Area. This does not preclude the ability of property owners to initiate Future Land Use Atlas amendments in the Study Area. Special Overlay designation does not eliminate the requirement to conform to the Traffic Performance Standard, other concurrency management requirements or any other requirement adopted as part of the County's Comprehensive Plan or Unified Land Development Code.

Policy 1.2.3-a: The Westgate Community Redevelopment Area Overlay is depicted on the Special Planning Areas Map in the Map Series. The area is bounded on the south by Belvedere Road, on the north by Okeechobee Boulevard, on the east by Florida Mango Road and on the west by Military Trail.

Policy 1.2.3-b: Bonus Density Pool - The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.

Policy 1.2.3-c: 20% Bonus Commercial Increase - The total amount of acreage in the WCRAO shown with a Commercial land use designation on the Future Land Use Atlas at the time of Comprehensive Plan's adoption in 1989 may be increased 20 percent through the rezoning process, without an amendment to the FLUA. The Board of County Commissioners may approve a zoning change from an Industrial or Residential zoning district to a Commercial zoning district using this provision, once the CRA determines that the proposed change is eligible. The 20 percent increase may be further increased through amendments to the Comprehensive Plan text.

Policy 1.2.3-d: A parcel in the WCRAO may be eligible for rezoning to an industrial zoning district, although its future land use designation does not typically permit industrial uses, provided the parcel is within the Flight Path of the Palm Beach International Airport, as determined by the Airports Department under Article 16 of the Unified Land Development Code.

Policy 1.2.3-e: The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-Objective 1.2.1, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). However, the policies in this Sub-objective shall apply in the case of a conflict.

SUB-OBJECTIVE 1.2.4 Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay

The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The unique future land use provisions of the Overlay are designed to: 1) protect viable, existing neighborhoods from incompatible uses; 2) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

Policy 1.2.4-a: The PBIA Overlay is depicted on the Special Planning Areas Map in the Map Series and delineated as the area bounded on the north by Belvedere Road, on the south by Southern Boulevard, on the west by the Florida Turnpike, and on the east by the Palm Beach International Airport, excluding any lands lying within a municipality.

Policy 1.2.4-b: Land within the PBIA Overlay shall have the potential to be zoned for uses permitted within the Light Industrial or Planned Industrial Park Development zoning districts in the form of a Planned Industrial Park or campus-like industrial development without an amendment to the Future Land Use Atlas (FLUA). Land within the Overlay shall not have the potential to seek commercial zoning unless the land is designated Commercial on the Future Land Use Atlas through a FLUA amendment.

Policy 1.2.4-c: *Contents relocated into FLUE Policy 1.2.4-b in Amendment Round 01-1.*

Policy 1.2.4-d: All future land use designations within the Overlay shall be eligible to convert to Industrial uses. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA).
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:

    a) The Wooded Acres (Timber Run) subdivision;

b) The Lake Belvedere Estates subdivision;
c) The Overbrook subdivision;
d) The area defined by the following boundaries beginning at Wallis and Jog Roads:

Western boundary:	Jog Road between Wallis Road and Belvedere Road;
Northern boundary:	Belvedere Road between Jog Road and the Timber Run subdivision;
Eastern boundary:	The western limits of the Wooded Acres (Timber Run) subdivision and the Royal Palm Estates subdivision;
Southern boundary:	Southern Boulevard extending to the western side of Sunbeam Avenue;
Southwestern boundary:	Sunbeam Avenue between Southern Boulevard and Wallis Road.

Policy 1.2.4-e: The following criteria must be met in order for a residentially built or approved parcel to be converted to industrial uses without a FLUA amendment:

1. At least 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; or
2. At least 5 acres, if the parcel does abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map.

Policy 1.2.4-f: The following criteria must be met in order for a vacant parcel to be converted to industrial uses without a FLUA amendment:

1. 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development; or,
2. 5 acres, if the parcel abuts a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development.

Policy 1.2.4-g: The area of the PBIA Overlay that is bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses subject to the following:

1. All new industrial uses shall be developed as a "Planned Industrial Park Development" (PIPD); and,
2. All new PIPDs shall be a minimum size of twenty-five (25) acres; and,
3. All new industrial development shall utilize a campus-style design as well as conform to the requirements for PIPDs as specified in the Unified Land Development Code (ULDC); and,
4. The following uses shall not be permitted: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment repair and service facilities, petroleum and coal-derivations-manufacturing and storage facilities, heliports, helipads, airstrips, hangers and accessory facilities, and excavations.

Policy 1.2.4-h: The parcels located in the transitional area along the north and south sides of Bishoff Road and Alexander Road and on the west side of Jog Road may be rezoned to an industrial district without a corresponding future land use amendment. These parcels shall remain residential until property owners can assemble the minimum lot size for industrial use as set forth in the Unified Land Development Code.

Policy 1.2.4-i: If vacant land within the Overlay is developed as residential, the County shall require the developer to provide notification to property owners within the new residential areas, that they are located within the PBIA-Overlay, and may experience some airport related noise. The provisions regarding notification shall be incorporated into the Unified Land Development Code (ULDC).

SUB-OBJECTIVE 1.2.5 Indiantown Road Overlay Zone (IOZ)

Palm Beach County shall enhance its intergovernmental coordination with the Town of Jupiter thereby ensuring the Town‘s role in guiding appropriate development, improving overall aesthetics, and to protect the residential neighborhoods in the important gateway area represented by the Indiantown Road Overlay Zone by applying the 1995 joint agreement between the Town and County which details the IOZ.

Policy 1.2.5-a: The Indiantown Road Overlay Zone shall be depicted on the Special Planning Areas Map in the Map Series and apply to properties east of I-95 along Indiantown Road, which include unincorporated properties generally located on the south side of Indiantown Road, east of Limestone Creek Road and west of 61st Terrace North.

Policy 1.2.5-b: Only land use designations by the Town of Jupiter shall apply to unincorporated properties in the Indiantown Road Overlay Zone. The Town has authority for the general administration, application, and comprehensive planning for land development regulations and land use permitting and enforcement in the IOZ.

SUB-OBJECTIVE 1.2.6 Marine Waterfront Commercial Overlay (MWCO)

The purpose of the Marine Waterfront Commercial Overlay (MWCO) area is to protect recreational and commercial working waterfronts, as defined by the Introduction and Administration Element, within Unincorporated Palm Beach County.

Policy 1.2.6-a: Within the Marine Waterfront Commercial Overlay as depicted on Map LU 3.1, the County shall ensure a ‘no net loss’ of recreational and commercial working waterfronts by not approving an amendment or development order for any site that would reduce the amount of recreational and commercial working waterfront uses unless:

- the County determines that the subject site has limited redevelopment potential for recreational and commercial working waterfront uses due to changed circumstances, including but not limited to, changes in the surrounding area or government regulations; or
- the proposal includes the transfer and/or expansion of recreational and commercial working waterfront uses off site.
- denial of the amendment or development order would result in a taking of private property or would inordinately burden an existing use or a vested right to a specific use pursuant to the Bert J. Harris Jr., Private Rights Protection Act.

SUB-OBJECTIVE 1.2.7 Pioneer Road Rural Enclave Overlay

The purpose of the Pioneer Road Rural Enclave Overlay is to establish policies that provide a framework to preserve the low density rural character within the Neighborhood, by limiting residential densities, protecting the natural environment and wildlife, and promoting the use of agriculture. *(Ord. 2022-005)*

Policy 1.2.7-a: Boundaries. The boundaries of the Pioneer Road Rural Enclave Overlay are generally located south of Southern Boulevard, west of Jog Road, north of Okeeheelee Park, and east of the Florida's Turnpike. The specific boundaries of the Pioneer Road Rural Enclave Overlay are depicted on the Special Planning Areas Map, LU 3.1. *(Ord. 2022-005)*

Policy 1.2.7-b: Residential Density. The County encourages low residential densities within the Pioneer Road Rural Enclave Overlay. Applications that result in a higher residential density, including but not limited to future land use amendments, residential rezonings, Transfer of Development Rights Program, and Workforce Housing Program bonus, that require approval by the Board of County Commissioners (BCC) shall require approval by at least five members of the BCC. *(Ord. 2022-005)*

Policy 1.2.7-c: Natural Environment. The retention of native vegetation and canopy trees within the Pioneer Road Rural Enclave Overlay is encouraged. *(Ord. 2022-005)*

Policy 1.2.7-d: Agriculture. The ability for properties, including residential properties, to incorporate agricultural uses is encouraged within the Pioneer Road Rural Enclave Overlay. *(Ord. 2022-005)*

SUB-OBJECTIVE 1.2.8 Rural Enclave Overlay

The purpose of the Rural Enclave Overlay is to establish policies in the Urban/Suburban Tier to recognize the unique, low density character of communities within the Tier that assist in providing a diversity of lifestyles and promotes the continuation of agriculture. *(Ord. 2023-031)*

Policy 1.2.8-a: Boundaries. The County supports and recognizes the following communities as Rural Enclaves, which further Policy 2.2.1-p:

a. Biltmore Acres and Fearnley/Colbright Road

The specific boundaries of the Rural Enclave Overlay are depicted on the Special Planning Areas Map, LU 3.1. *(Ord. 2023-031)*

Policy 1.2.8-b: Residential Density. The County encourages low residential densities within the Rural Enclave Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in a higher residential density, including but not limited to future land use amendments, residential rezoning, Transfer of Development Rights Program, and Workforce Housing Program bonus shall require approval by at least five members of the BCC. *(Ord. 2023-031)*

Policy 1.2.8-c: Agriculture. The continuation of agricultural uses is encouraged within the Rural Enclave Overlay. *(Ord. 2023-031)*

Policy 1.2.8-d: Natural Environment. The retention of native vegetation within the Rural Enclave Overlay is encouraged. *(Ord. 2023-031)*

OBJECTIVE 1.3 Exurban Tier

General: The Exurban Tier supports residential subdivisions, created prior to 1970 before the adoption of the Comprehensive Plan and its regulations. Historically, these areas have been considered rural due to a sparse development pattern, large heavily treed lots, presence of small agricultural operations including equestrian uses, and a desire for minimal services and regulation. However, growth has marked a change in the character from rural to more suburban and semi-rural, or exurban, as the existing and vested 1.25 acre lots develop with single family homes. The corresponding increase in population, which is anticipated in the Plan has caused an escalating increase in the demand for services. A recognition of the existing development pattern, demand for services and desire to maintain the rural character, warrants a specific set of strategies.

Objective: Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area in antiquated subdivisions created prior to the adoption of the 1989 Comprehensive Plan with platted densities greater than 1 dwelling unit per 5 acres while protecting the exurban lifestyle. The Exurban Tier shall include The Acreage and Palm Beach Country Estates Subdivisions and shall be provided with a mix of urban and rural services.

Policy 1.3-a: The County shall protect and maintain the semi-rural residential, equestrian, and agricultural communities within the Exurban Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;
2. Allowing services and facilities consistent with the character of the area;
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the exurban community.

Policy 1.3-b: The Rural Residential 2.5 (RR-2.5) Future Land Use category shall be established to maintain a rural residential lifestyle for the Exurban Tier. The County will initiate an amendment to the Future Land Use Atlas to designate qualifying subdivisions, which meet the criteria listed below, as RR-2.5.

1. The average lot size is less than 5 acres;
2. The number of lots eligible for further subdivision does not exceed 15% of the total number of existing lots, consistent with the County's 85% Rule described in Lot Combination Requirements in the FLUA Regulation Section; and,
3. The number of potential new lots created has minimal impact on the transportation network as defined in Land Use Policy 3.5-d.

This future land use category shall recognize all existing lots as of the date of the designation, but shall require a minimum of 2.5 acres for all newly created lots thereafter, unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Development Orders or Permits that require a specific plan for development shall comply with the provisions of the concurrency management system of the County.

Policy 1.3-c: In order to protect the rural residential life style in the Exurban Tier, minimum density requirements shall not be established.

Policy 1.3-d: Any parcel of land in the Exurban Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless: all parcels have a minimum lot size of 2.5 acres or is developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units for the reconfigured lots may not exceed the original number of units calculated for the parcels prior to their reconfiguration.

Policy 1.3-e: All contiguous lots which are owned by the same person or entity as of December 1, 1989 shall comply with the density requirement of the applicable land use designation under the Comprehensive Plan, as amended, unless exempted by the 85% Rule defined in the FLUA Regulation Section. A lot(s) not exempted under this policy shall be combined with another commonly owned contiguous lot(s) to: (1) Comply with the density requirement; or (2) Reduce the density inconsistency if there are not sufficient contiguous lots to fully comply with the density requirement.

Policy 1.3-f: The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a Commercial Low future land use designation, or such development is planned as a Traditional Marketplace Development (TMD). *(rev. Ord. 2022-022)*

Policy 1.3-g: Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards to ensure protection of the character of the Tier and to minimize impacts on surrounding uses. Standards for Traditional Marketplace Development shall also be developed to reflect the scale and character of the Exurban Tier.

Policy 1.3-h: The County shall promote the development of central community places where feasible, considering the existing development pattern, by clustering and co-locating neighborhood commercial uses, day care, places of worship, and public community-serving uses. Such uses may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Buildings in these central community places should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, and landscaping of non-residential development should reflect the character of a rural community.

Policy 1.3-i: The County shall continue to maintain the rural zoning regulations for areas designated Rural Residential in order to protect and preserve the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

1. Retain the Agricultural Residential zoning category and the agricultural uses permitted by the Unified Land Development Code;
2. Provide for zoning districts which appropriately accommodate residential and/or agricultural uses consistent with the applicable Rural Residential Future Land Use designation;
3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood;
4. Guarantee the keeping of livestock;
5. Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and

provide for locational criteria, which will prohibit the scattering of such uses throughout the Exurban Tier;

6. Provide limitations on the types and number of uses permitted by the conditional use process;
7. Allow home occupation uses that will not degrade the rural character of the area;
8. Include provisions for non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act;
9. Include provisions that: encourage maximizing the preservation of open space and protection of native vegetation and tree canopy in front, rear, and side yards; preserve environmental systems; protect wildlife; and, retain the rural character of the Exurban Tier; and,
10. Provide protection for Rural Residential areas in the Exurban Tier from the impacts associated with commercial mining operations and excavation, such as, but not limited to, hauling activity, blasting, vibration, noise, dust, and glare.

Policy 1.3-j: In order to allow transitional uses on Seminole Pratt Whitney Road adjacent to the commercial node at the intersection of Orange Boulevard, the County shall allow exceptions to location criteria for low-intensity office uses that have a residential design and appearance. The ULDC shall be revised to incorporate this new "Exurban Office" as a subcategory of Commercial Low Office Zoning, and shall establish a minimum of a DRO approval for all uses allowed within this zoning on sites utilizing this policy. *(Ord. 2020-022)*

1. **Property Requirements.** Properties that do not meet the Exurban Tier Commercial Location Criteria in Policy 1.3-f may apply through the future land use amendment process for a Commercial Low-Office (CL-O) future land use designation subject to the following:
   a. Is an adjacent lot, as defined by the Introduction & Administration Element, to existing Commercial Low future land use;
   b. Has legal access to Orange Boulevard, 69th Court North, 70th Street North, 71st Street North, 71st Place North, or 72nd Road North; and
   c. Has a lot depth of no greater than 300 feet west of Seminole Pratt-Whitney Road. *(Ord. 2020-022)*

2. **Design Requirements.** The development of the CL-O sites subject to this policy shall be residential in scale, be comprised of a single building, and designed with architectural and landscaping features that enhance the rural character and preserves and protects The Acreage's unique rural lifestyle as recommended by the Acreage Neighborhood Plan, and shall comply with the following:
   a. Minimum 50-foot building setback from a residential property line;
   b. Minimum 15 foot landscape buffer along all property lines;
   c. Preserve a minimum 25% existing native vegetation on site;
   d. The building front façade and primary entrance shall not face Seminole Pratt Whitney Road, and enhanced landscaping and vegetative screening shall be provided on Seminole Pratt Whitney Road;
   e. Maximum 0.05 FAR; and
   f. Not include drive through uses. *(Ord. 2020-022)*

OBJECTIVE 1.4 Rural Tier

General: The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO), the Trotting Center Overlay, and the Loxahatchee Estates Overlay (LEO). These areas support large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.

Objective: 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), the Trotting Center Overlay and the Limited Urban Service Area within the Glades Area Protection Overlay.

Policy 1.4-a: The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;
2. Providing facilities and services consistent with the character of the area;
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community.

Policy 1.4-b: The Rural Residential (RR-5) Future Land Use category shall be established to maintain a rural residential lifestyle for the Rural Tier. The County will initiate an amendment to the Future Land Use Atlas to designate qualifying subdivisions which meet the criteria listed below, as RR-5:

1. The average lot size is less than 10 acres;
2. The number of lots eligible for further subdivision does not exceed 15% of the total number of existing lots, consistent with the County's 85% Rule described in the FLUA Regulation Section; and,
3. The number of potential new lots created has minimal impact on the transportation network as defined in Land Use Policy 3.5-d.

This future land use category shall recognize all existing lots as of the date of the designation, but shall require a minimum of 5 acres for all newly created lots thereafter, unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Development Orders or Permits, which require a specific plan for development, shall comply with the provisions of the concurrency management system of the County.

Policy 1.4-c: To protect rural areas and provide for preservation of agriculture, minimum density requirements shall not be established in the Rural Tier.

Policy 1.4-d: Any parcel of land in the Rural Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless each parcel created is consistent with the minimum lot size required by its respective future land use designation or is developed as one of the following:

1. Rural Residential (RR) Cluster;
2. Variable-Lot-Size development; or
3. Planned Unit Development developed under the Western Communities Residential (WCR) Future Land Use Category, within the Trotting Center Overlay or within the Limited Urban Service Area within the Glades Area Protection Overlay subject to LGA 2023-009.

Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units of the reconfigured lots may not exceed the original number of units calculated for the lots being reconfigured.

Policy 1.4-e: All contiguous lots which are owned by the same person or entity as of December 1, 1989 shall comply with the density requirement of the applicable land use designation under the Comprehensive Plan, as amended, unless exempted by the 85% Rule defined in the FLUA Regulation Section. A lot(s) not exempted under this policy shall be combined with another commonly owned contiguous lot(s) to:

1. Comply with the density requirement; or
2. Reduce the density inconsistency if there are not sufficient contiguous lots to fully comply with the density requirement.

Policy 1.4-f: The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a non-residential future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).

Policy 1.4-g: Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on adjacent neighborhoods. Standards for Traditional Marketplace Development shall also reflect the scale and character of the Rural Tier.

Policy 1.4-h: The County shall promote the development of central community places where feasible, considering the existing development pattern, by clustering and co-locating neighborhood commercial uses, day care, places of worship, and public community-serving uses. Community-serving uses may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Buildings in these central community places should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, and landscaping of non-residential development should reflect the character of a rural community.

Policy 1.4-i: Future development in the Rural Tier shall be consistent with native ecosystem preservation and natural system restoration, regional water resource management protection, and incorporation of greenway/linked open space initiatives.

Policy 1.4-j: The existence of public facilities of any kind, including potable water, wastewater and/or reclaimed water pipelines, shall not be used as justification for making future land use decisions that increase density and/or intensity in the Rural Tier. In order to ensure system efficiency, properties within an area where a public or privately owned potable water, reclaimed water, and/or wastewater utility has been granted or assigned utility service area rights by Palm Beach County, the utility may extend lines and the properties may connect to the utility's system.

Policy 1.4-k: The County shall continue to assign areas with a RR-20 Future Land Use designation as TDR sending areas as an incentive to preserve wetlands, consistent with Future Land Use Objective 2.4 regarding the TDR program.

Policy 1.4-l: The County shall continue to provide the rural zoning regulations for areas designated Rural Residential in order to protect and maintain the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

1. Retain the Agricultural Residential zoning designation and the agricultural uses permitted by the Unified Land Development Code.
2. Provide for zoning districts, which appropriately accommodate residential and/or agricultural uses consistent with the applicable Rural Residential future land use category;
3. Provide assurances that agricultural uses shall be allowed in rural residential neighborhoods;
4. Guarantee the keeping of livestock;
5. Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and provide for locational criteria, which will prohibit the scattering of such uses throughout the Rural Tier;
6. Provide limitations on the types and number of uses permitted by the conditional use process;
7. Allow home occupation uses that will not degrade the rural character of the area;
8. Include provisions for non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act;
9. Include provisions that restrict clear-cutting for residential purposes to encourage: preservation of open space and protection of native vegetation and tree canopy in front, rear and side yards: preservation of environmental systems, protection of wildlife and retention of the rural character of the Rural Tier.
10. Provide protection for Rural Residential areas in the Rural Tier from the impacts associated with commercial mining operations and excavation, such as, but not limited to, hauling activity, blasting, vibration, noise, dust, and glare.
11. Provide for the enhancement and continuation of equestrian uses and facilities to support equestrian operations and events.

SUB-OBJECTIVE 1.4.1 Trotting Center Overlay

The purpose of the Trotting Center Overlay is to preserve the low-density rural character of the area, by allowing transitional residential densities that are compatible with the rural lifestyle in Heritage Farms and promote the use of agriculture in those areas that are proximate to and have access from State Road 7. *(Ord. 2023-008, Ord. 2024-002)*

Policy 1.4.1-a: Boundaries. The Trotting Center Overlay is located within the Rural Tier, generally bounded by State Road 7 on the east, 700 feet south of Heritage Farms Road on the north, Park Lane Road on the west and the Agricultural Reserve Tier on the south. The specific boundaries of the Trotting Center Overlay are depicted on the special Planning Areas Map, LU 3.1. *(Ord. 2023-008, Ord. 2024-002)*

Policy 1.4.1-b: Transitional Density Option. In order to provide a transition from the Urban Suburban Tier, the County shall allow residential development within the Trotting Center Overlay at transitional densities, subject to the following criteria:

1. **Approval Process.** A Future Land Use Atlas amendment shall be accompanied by a concurrent zoning application and master plan in order to demonstrate that the proposal meets the requirements of this policy;
2. **Acreage.** The site shall be a minimum of 95 contiguous acres;
3. **Density.** The maximum density is 2 units per acre with no further density increases permitted through density bonus programs, such as the Transfer of Development Rights Program, the Workforce Housing Program or the Affordable Housing Program. The maximum density shall be identified in the adopting ordinance;
4. **Workforce Housing.** Pursuant to Housing Element Policies 1.5-g and 1.5-i and ULDC Article 5, Chapter G, Sections 1 and 2, the Workforce Housing Program and Affordable Housing Program are not applicable in the Trotting Center Overlay;
5. **Location.** The site must be located contiguous to the Urban/Suburban Tier (contiguous includes being directly across a right-of-way) with frontage and access only onto State Road 7 and be located east of Park Lane;
6. **Design Features.** The lot sizes shall transition with the smallest lots located closest toward State Road 7 and the largest lots located towards the western property line. A minimum 20% of the planned unit development within the Overlay shall be comprised of lots (including the associated roadways serving these lots) that are a minimum of 0.5 acres in size;
7. **Expanded Buffers.** Residential planned development within the Overlay shall provide increased buffers for property lines coterminous with the boundaries of the Overlay as provided below:
    a. A minimum 50- foot buffer along the western property line;
    b. A minimum 50-foot buffer along the southern property line abutting single-family properties that predate the adoption of the Overlay;
    c. A minimum 30-foot buffer for any other southern property line; and
    d. A minimum buffer pursuant to ULDC regulations along the northern property line.
8. **Native Vegetation.** 100% of the landscaping within the perimeter buffers shall be native vegetation;
9. **Access.** Access to development within the Trotting Center Overlay is limited to State Road 7; and

10. **Urban Services.** All development within the Trotting Center Overlay shall connect to County water and sewer services located within the State Road 7 right-of-way. *(Ord. 2023-008, Ord. 2024-002)*

SUB-OBJECTIVE 1.4.2 Heritage Farms Rural Overlay

The purpose of the overlay is to recognize Heritage Farms as a long-standing rural residential, agricultural, and equestrian community within Palm Beach County, and to preserve its rural character by discouraging the encroachment of incompatible urban densities, while allowing for the continuation and expansion of agricultural and equestrian uses. (*Ord. 2023-037)*

Policy 1.4.2-a: Boundaries. The boundaries of the Heritage Farms Rural Overlay are generally located south of Lantana Road, west of State Road 7, north of the Agricultural Reserve Tier, and east of the Homeland Subdivision. The specific boundaries of the Heritage Farms Rural Overlay are depicted on the Special Planning Areas Map, LU 3.1. (*Ord. 2023-037)*

Policy 1.4.2-b: Residential Density. The County encourages rural residential densities within the Heritage Farms Rural Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in a density greater than Rural Residential, 1 unit per 5 acres (RR-5), including but not limited to tier changes, future land use amendments, and residential rezonings, shall require approval by at least five members of the BCC. (*Ord. 2023-037)*

Policy 1.4.1-c: Natural Environment. The planting and retention of native vegetation within the Heritage Farms Rural Overlay shall be encouraged. (*Ord. 2023-037)*

Policy 1.4.1-d: Agriculture and Equestrian. The continuation and expansion of agricultural and equestrian uses as allowed by the ULDC shall be encouraged within the Heritage Farms Rural Overlay. (*Ord. 2023-037)*

SUB-OBJECTIVE 1.4.3 Loxahatchee Estates Overlay (LEO)

The purpose of the Loxahatchee Estates Overlay is to preserve the low-density rural character of the area by allowing residential density of one unit per acre that is consistent with the existing lot pattern of the surrounding areas. (*Ord. 2025-006)*

Policy 1.4.3.a: Boundaries. The boundaries of the Loxahatchee Estates Overlay are within the Rural Tier, generally bounded by 180th Avenue North on the east, Murray Lane on the south, the Indian Trail Improvement District Canal “A” and Impoundment Facility on the west and the Indian Trail Improvement District Canal “C” on the north. The specific boundaries of the Loxahatchee Estates Overlay are depicted on the Special Planning Areas Map, LU 3.1. (*Ord. 2025-006)*

Policy 1.4.3.b: Overlay Criteria. In order to preserve the low-density rural character of the surrounding area, the County shall allow residential development within the Loxahatchee Estates Overlay subject to the following criteria:

1. **Approval Process**. A Future Land Use Atlas amendment shall be accompanied by a concurrent zoning application and a preliminary master plan or preliminary subdivision plan in order to demonstrate compliance with this policy.
2. **Acreage**. Shall be a minimum of 100 contiguous acres. For the purpose of this policy, contiguous includes sites owned by the same owner and separated by land owned by the Indian Trail Improvement District.
3. **Density**. The maximum density is one unit per acre with no further density increases permitted through density bonus programs, such as the Transfer of Development Rights Program, the Workforce Housing Program, or the Affordable Housing Program. The maximum density shall be identified in the adopting ordinance.
4. **Minimum Lot Size**. The minimum lot size shall be one (1) acre. (*Ord. 2025-006)*

Policy 1.4.3.c: The ULDC shall be revised to implement the LEO, including establishing access requirements and property development regulations. (*Ord. 2025-006)*

OBJECTIVE 1.5 The Agricultural Reserve Tier

General: The Agricultural Reserve Tier encompasses unique farmland and wetlands that are to be preserved primarily for agriculture based on policy direction adopted by the Board of County Commissioners in 1995. The Agricultural Tier Objective and Policies were revised in 2001 to incorporate the findings contained within the Ag Reserve Master Plan dated October 2000. This document was a summary of consultant and staff recommendations, and Board direction, for the Ag Reserve Master Planning effort which took place over a period of years with several phases. The purpose of the Master Planning effort was: "*To preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve, and produce a master development plan compatible with these goals."* A major emphasis of the initial phase was public outreach and the preparation of a set of guiding objectives that were prioritized by the Board of County Commissioners (BCC) during the development of the Ag Reserve Master Plan as follows:

- Preserve and enhance agriculture
- Enhance environmental resource value
- Enhance water management capability
- Enhance open space
- Create a functional sustainable development pattern
- Minimize costs/impacts to County taxpayers

Three possible development scenarios were prepared and weighted against their fulfillment of these objectives, the Status Quo Alternative, the Bond Alternative, and the No Bond Alternative. At the completion of Phase I, the BCC selected the Bond Alternative with direction for a bond referendum on land acquisition and for the Consultants to prepare Phase II. The $150 million Conservation Bond Referendum was passed in March 1999 with $100 million for the Ag Reserve. The Phase II of the Master Plan included a series of recommendations that were based on an overall framework that centered on the following concepts:

- Preserving open space was more efficient and could better accommodate a variety of public, agricultural, equestrian, and environmental uses when it consisted of large areas.
- Development areas should be concentrated east of SR7 (in the vicinity of Boynton Beach Boulevard and in the vicinity and south of Atlantic Avenue) in order to protect the environmentally sensitive lands within and surrounding the Loxahatchee National Wildlife Refuge, foster the preservation of agriculture in the center of the Tier, and to reduce infrastructure costs and impacts on tax payers.
- New development should occur as planned developments with a preserve area.

In December 1999, the BCC did not take action on the Phase II document, but directed staff to assess and return with additional information. Staff presented the Master Plan Addendum in May 2000 with additional information and modifications to the Consultant recommendations. The BCC provided direction on each of these items that was later summarized in the final Ag Reserve Master Plan dated October 2000. The BCC did not adopt the Master Plan, but adopted amendments to the Comprehensive Plan in Round 01-1 incorporating the recommendations of the final Master Plan. The amendments carried forward the concepts within the final Master Plan.

Objective: Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to primarily low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The

Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

Agriculture and Open Space

Policy 1.5-a: *Deleted in Amendment Round 08-2*

Policy 1.5-b: The Board of County Commissioners, through the Cooperative Extension Service and the Office of Economic Development, shall establish economic development programs for agriculture that promote development of alternative and niche crops and programs that provide opportunities for cost sharing for improvements in farming practices.

Policy 1.5-c: The Board of County Commissioners shall develop and implement a land acquisition and/or development rights acquisition program, utilizing the Conservation Land Acquisition Selection Committee with staffing from County departments. This program will address obstacles to the future sustainability of agriculture. This program shall incorporate mechanisms that permit lands acquired by the County within the Agricultural Reserve Tier to be leased to farmers interested in continuing farm practices. Other methods of acquiring development rights in the Agricultural Reserve, such as the less than fee simple conservation easements may also be considered by the County.

Policy 1.5-d: The County shall administratively revise the Future Land Use Atlas to identify areas purchased by the County with bond funds for Ag Preserve purposes as an Agricultural Reserve Preserve. Any development rights and/or dwelling unit potential associated with the County purchased properties shall be retired upon the identification of these parcels as Preserve, and there shall be no ability to develop such properties with any use other than agriculture or for environmental purposes. These parcels shall continue to be identified as Agricultural Reserve Preserves with no development rights nor ability to be developed with residential uses even if a change in ownership occurs.

Policy 1.5-e: The Agricultural Reserve Tier shall be designated as a sending area for the Transfer of Development Rights (TDR) program established under Future Land Use Objective 2.4. TDR credits shall be assigned to lands within the Agricultural Reserve Tier at a transfer rate of one (1) du/acre.

Policy 1.5-f: Farm worker quarters and grooms quarters shall be accommodated within the Agricultural Reserve Tier, provided the property proposed for such purpose has density assigned to it. Farm worker quarters and grooms quarters shall not be located on property on which no residential density is assigned by the Future Land Use Atlas.

Policy 1.5-g: High-value added agricultural uses (such as packing houses, canneries, specialty food processing, etc), which are buffered to address compatibility with other permitted uses, will be permitted in the Agricultural Reserve Tier, except on land designated as the preserve area of a planned development designated pursuant to Future Land Use Sub-Objective 1.5.1. Packing plants may be permitted in AgR-PDD preserve areas provided the preserve area meets the following:

1. located on a roadway classified as an arterial road on Map TE 3.1 – Functional Classification of Roads; and
2. located on or adjacent to active agricultural crop production. *(rev. Ord. 2012-015)*

Residential

Policy 1.5-h: Residential uses shall be permitted within the Agricultural Reserve Tier as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop as follows:

1. Within the Agricultural Reserve future land use designation with Agricultural Reserve zoning, the maximum density is one dwelling unit per five acres;
2. Within the Agricultural Reserve Tier with a Planned Development zoning, the maximum future land use densities are as follows, with density calculated for the total land area and clustered onto the development area of the projects.
    a. Agricultural Reserve future land use designation with AgR-PUD zoning, the maximum density is up to one dwelling unit per acre;
    b. Commercial Low future land use designation with an underlying AGR FLU and TMD or MUPD zoning, the maximum density is up to one dwelling unit per acre;
    c. Multiple Land Use future land use designation with MUPD zoning, the underlying future land use density pursuant to Policy 1.5.1-s;
    d. Essential Housing future land use designation with 60/40 AGR-PUD, MUPD or TMD zoning, the maximum density is 8 units per acre.

Policy 1.5-h-1: Any future land use amendment requesting the EH FLU shall be accompanied by a concurrent zoning application in order to demonstrate that the proposal meets the requirements of Policy 1.5.1-j and the design, scale, and character requirements of the Tier.

Policy 1.5-i: Residential subdivisions and Planned Development Districts (PDDs) located in the Agricultural Reserve Tier and approved by the Board of County Commissioners prior to January 1, 1990 shall be exempt from the Agricultural Reserve Tier provisions and shall be governed by the terms and conditions of their existing approvals. Any modifications to an approved Agricultural Reserve Planned Development District (AgR-PDD) shall comply with the terms of this section. A residential development approved prior to 1990 shall have the ability to develop a residual parcel that is contiguous to the subdivision and that would serve to square off the residential development under the AGR land use designation at a density that is consistent with the existing subdivision, thus exempting it from the terms of this section.

Policy 1.5-j: To support small-scale agricultural operations, while continuing to encourage large scale preserve areas, the County recognizes certain agricultural operations with residences on site as eligible preserves for 60/40 AGR-PUDs.

In order for the non-residential portion of the parcel to be eligible as preserve area, the property-owner must obtain, through the Planning Division Letter of Determination process, verification that:

1. the parcel has an active agricultural use, demonstrated through either a) a valid agricultural tax classification, or b) a sworn affidavit of farm use and supporting documentation reflecting a minimum of three consecutive years of agricultural use; and,

2. the parcel is eligible to transfer density at a rate of one unit per acre, excluding a minimum of one acre associated with an existing or planned residence and any other uses not permitted in preserve areas.

The Letter of Determination shall remain valid for a period of three years, and must be valid at the time of the 60/40 AGR-PUD approval. A caretaker's quarter as defined in the Unified Land Development Code shall not be considered a residence for the purposes of this policy. Uses within the preserve area shall be subject to the preserve requirements of the associated 60/40 AGR-PUD.

Preserve areas subject to a conservation easement recorded on or after Jan. 1, 2016 are permitted one residence per parcel; however, for preserve parcels of 150 acres or more, one residence per each 150 acres of preserve can be accommodated on the preserve parcel, provided that development rights are retained on the preserve parcel for this purpose. The acreage associated with the residence, or other uses not permissible in a preserve area, shall not be counted toward the 60/40 AGR-PUD preserve area requirement.

Preserve areas subject to a conservation easement recorded prior to Jan 1, 2016 shall not be eligible to accommodate residences through acquisition of a development right. However, this does not prohibit the replacement of a preserve area through restoration of all development rights previously transferred by a single conservation easement.

For purposes of this policy, a parcel is the property described by a single Property Control Number as configured on January 1, 2016.

Commercial

Policy 1.5-k: Commercial and mixed uses in the Agricultural Reserve Tier shall be located central to the Tier and designed at a neighborhood or community scale in order to be limited to serving the needs of the farmworker community, existing residents, and future residents the Tier.

Policy 1.5-l: Pre-Existing Commercial Sites. Within the Agricultural Reserve Tier there are existing and/or approved commercial sites which are benign to the purposes of the Tier and/or which provide essential services for farm workers and residents of the Tier. The commercial sites below are conforming uses under the Agricultural Reserve (AGR) future land use designation (FLU) and the Tier.

1. **4 Points Market**, 2.56 acres located at the northwest corner of Boynton Beach Boulevard at SR7 is allowed up to 5,000 square feet of commercial uses consistent with Commercial Low FLU and 9 fuel pumps, under the AGR Zoning with AGR FLU.

2. **Stop and Shop**, 5.13 acres located at the southwest corner of Atlantic Avenue and SR7 is allowed for up to 7,980 square feet of commercial uses consistent with the Commercial Low FLU and 6 fuel pumps, under the AGR Zoning with AGR FLU.

3. **3 Amigos Convenience Store**, 0.34 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed up to 4,437 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 4.49 acres through the FLUA amendment process.

4. **Fina Gas Station Hey 4 U Trucking**, 1.50 acres located at the northeast corner of Atlantic Avenue and Lyons Road is allowed up to 1,923 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Zoning with Commercial Low FLU up to 1.50 acres through the FLUA amendment process.

5. **Dells Suburban Market**, 1.69 acres on the north side of Atlantic Avenue, east of Lyons Road, is allowed up to 1,800 square feet of uses consistent with Commercial Low FLU utilizing AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 1.69 acres through the FLUA amendment process.

6. **West Boynton Center**, 2.50 acres located at the northwest corner of Boynton Beach Boulevard and Acme Dairy Road, is allowed up to 16,118 square feet of commercial uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 6.85 acres through the FLUA amendment process.

7. **Delray Growers**, 0.69 acres located at the northeast corner of Atlantic Avenue and Smith Sundy, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 11.25 acres through the FLUA amendment process.

8. **PF at West Boynton**, 4.57 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 4.57 acres through the FLUA amendment process.

Policy 1.5-m: In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial and mixed use future land use designations within the Agricultural Reserve Tier to within two commercial-mixed use centers. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. The two commercial-mixed use centers define the areas within 1/4 mile of the intersection of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue. In addition, the pre-existing commercial properties identified in Policy 1.5-i are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy 1.5-i to square off those locations.

Policy 1.5-n: The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service and office) within the Tier. Self-storage uses and office uses allowed within the Commerce future land use designation are not subject to the commercial cap.

Policy 1.5-o: All future land use amendments seeking a Commercial designation in the Agricultural Reserve Tier are encouraged to be accompanied by a concurrent zoning application in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier.

Policy 1.5-p: In order to reflect the unique and limited commercial opportunities within the Agricultural Reserve Tier and the function of Acme Dairy Road as a collector roadway for 60/40 AGR-PUDs as identified by Policy 1.5.1-i, the intersection of Acme Dairy Road and Boynton Beach Boulevard shall be considered a Major Intersection and as meeting collector/arterial requirements for the purposes of location criteria in the ULDC.

Commercial Recreation

Policy 1.5-q: Freestanding golf courses and recreational vehicle parks shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier, as further described below:

1. **Freestanding golf course.** All development rights shall be removed from the freestanding golf course site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:

    a. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
    b. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
    c. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
    d. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

2. **Recreational Vehicle Park.** Recreational Vehicle Parks are permitted with a Commercial Recreation (CR) future land use designation subject to the following criteria:

    a. a minimum of 5 acres;
    b. located on the northside of Atlantic Avenue adjacent to the entrance of the West Delray Regional Park (Palm Beach Downs Road); and
    c. provide a preserve area consistent with AGR-MUPD as outlined in Policy 1.5.1-q. *(rev. Ord. 2025-012)*

Policy 1.5-r: Gaming, parimutuel wagering, off-track betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier. *(relocated from Policy 1.5-q, rev. Ord 2025-012)*

Institutional

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

Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:

1. **Eternal Light Cemetery**, 48.46 acres located on the east side of SR7, south of Boynton Beach Boulevard, is allowed for a cemetery and related uses utilizing AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities Zoning with Institutional and Public Facilities FLU.

2. **Faith Farm Ministries**, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard has an Institutional and Public Facilities with underlying Agricultural Reserve (INST/AGR) future land use designation, and accordingly, can utilize either of these designations on the entire site or portions of the site up to .15 FAR. The INST future land use designation allows multiple primary institutional uses including, but not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities. Faith Farm Ministries is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. As of 2020, the site includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site.

   The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services by recognizing supporting non-institutional uses that were built on the site through 2020 as conforming uses, and by allowing expansion of such uses. Supporting non-institutional uses are allowed on the portion of the site utilizing INST future land use, provided that this land area, including all facilities and uses, remain under ownership of Faith Farm Ministries or another single non-profit entity whose primary mission is a residential treatment and recovery program. Supporting non-institutional uses include, but are not limited to, the following:

   1. Residential uses and facilities for employees, students, and their families up to 19 units, 264 beds, and a 28,640 square foot family living center; and
   2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

   The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

3. **Caridad**, 6.7 acres located on the north side of Boynton Beach Boulevard, west of Acme Dairy Road, is allowed for assembly non-profit with supporting uses, including but not limited to medical care, utilizing AGR Zoning with AGR FLU. Operations may continue and expand utilizing AGR Zoning with AGR FLU. Or, may include medical care with supporting uses in addition to assembly non-profit utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

Policy 1.5-u: The Congregate Living Residential (CLR) future land use designation is allowed within in the Agricultural Reserve Tier subject to the following:

1. **Density.** The maximum density is up to 8 units per acre for the land area assigned the CLR designation for the purposes of calculating congregate living facility beds.
2. **Separation.** Residential uses shall be setback 50 feet from any agricultural use.
3. **Location.** Sites are limited to locations fronting:
   a. Lyons Road between Atlantic Avenue and Linton Boulevard; or,
   b. Boynton Beach Boulevard between Florida's Turnpike and Acme Dairy Rd;
4. **Minimum Acres.** The minimum acreage for the CLR future land use designation is 5 acres.
5. **Preserve Area.** Preserve Areas are required as provided below.
   a. **Single Use Project.** Projects utilizing the AGR-PUD option shall be subject to the preserve percentage and use requirements of Policy 1.5.1-i, and may represent a portion of a larger AGR-PUD.
   b. **Multiple Use Project – Offsite Preserve Option.** Projects utilizing CLR as an underlying designation to Institutional and Public Facilities (INST) future land use designation for a multiple use project shall be subject to the following:
      1) **Preserve Area Uses.** Uses allowed shall be those permitted within AgR TMD preserves by Policy 1.5.1-n. In addition, an Agriculture Marketplace with a development order approved prior to May 31, 2013 is allowed within the required offsite preserve area.
      2) **Preserve Area Acreage.**
         a) A minimum of 10% of the land area with the CLR designation shall be Onsite Preserve Area; and
         b) A minimum acreage equivalent to 50% of the acreage of the CLR designation shall be provided as Offsite Preserve Area.
         c) Offsite Preserve Area may retain AGR future land use provided that no density or intensity is transferred to the Development Area and that the preserve is subject to a conservation easement which restricts uses allowed to those permitted per the Preserve Area Uses described above.
      3) **Design Features.** A development with INST/CLR future land use is not considered mixed use, and is not subject to the design elements in Policy 1.5.1-r or the Usable Open Space Requirements for Multiple Use Planned Developments (MUPD) in the ULDC.
   c. **Multiple Use Project – Onsite Preserve Option.** Projects utilizing CLR as an underlying designation to Institutional and Public Facilities (INST) future land use designation for a multiple use project shall be subject to the following:

1) **Preserve Area Uses.** Uses allowed shall be those permitted within EH preserves by Policy 1.5.1-j;
2) **Preserve Area Acreage.** A minimum of 40% of the total gross acreage less right-of-way dedication shall be provided as Onsite Preserve Area; and
3) **Design Features.** A development with INST/CLR future land use is not considered mixed use and is not subject to the Design Elements in Policy 1.5.1-r or Usable Open Space Requirements for Multiple Use Planned Development (MUPD) in the ULDC. *(Ord. 2022-011, 2023-035, 2024-017)*

Industrial

Policy 1.5-v: Industrial. The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations adjacent to specified roadways to provide a balance of land uses for current and new residents of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements:

1. Limited to the Commerce (CMR) future land use designation;
2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 along the Boynton Beach Boulevard (100th Street South) and Atlantic Avenue corridors must share a common border with a property with commercial or industrial future land use;
3. Be accompanied by a concurrent zoning application and conceptual site plan in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier;
4. Have a minimum of 3 acres and a maximum of 50 acres (with the exception of lands dedicated to rights of way); and
5. Preserve shall be required for Commerce sites utilizing Light Industrial, Multiple Use Planned Development, or Planned Industrial Park Development zoning pursuant to FLUE Policy 1.5.1-q and subject to the following exceptions:
   a. The preserve area requirements shall be based upon the acreage over 16 acres, shall be a minimum of 40% of the total land area over 16 acres, and allow water management tracts in preserve areas contiguous to the development area that provide enhanced environmental features and improved water quality as demonstrated through the future land use amendment process. *(Ord. 2022-024, Ord. 2023-032)*

SUB-OBJECTIVE 1.5.1 Planned Developments

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted.

Policy 1.5.1-a: In order to preserve and enhance agricultural activity, environmental and water resources, open space, and sustainable development within the Agricultural Reserve Tier, all new residential and/or mixed use developments shall be developed as an Agricultural Reserve Planned Development that contributes to the fulfillment of these objectives by meeting the preserve area requirements, subject to the provisions of this Element, with the exception of 1) Residential subdivisions predating the Ag Reserve Tier and those that are subdivided at 1 unit per 5 acre density; 2) pre-existing commercial sites identified in Policy 1.5-i which develop at the square footages identified within the Policy; and 3) the sites which received an industrial future land use designation as part of the adoption of the 1989 Comprehensive Plan. The following Planned Development Districts (PDDs) are available in the AGR Tier, subject to eligibility requirements:

80/20 Agricultural Reserve Planned Unit Development (80/20 AgR PUD)
60/40 Agricultural Reserve Planned Unit Development (60/40 AgR PUD)
Agricultural Reserve Multiple Use Planned Development (AgR MUPD)
Agricultural Reserve Traditional Marketplace Development (AgR TMD)

Residential Planned Developments

Policy 1.5.1-b: A residential PUD in the AgR Tier shall require the following:

1. that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. For this purpose, a meandering or intrusion of the development area into the preserve area would only be considered in an equestrian community;
2. that the development area be situated adjacent to other existing, planned, or projected development areas.
3. that the development area provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer between non-agricultural uses and agricultural uses, though water features shall not have to be located adjacent to the buffers of the development;
4. that preserve areas not be regarded as part of any development lot;
5. that preserve areas be used only for agriculture or open space uses;
6. that any structures built within preserve areas be for agricultural uses only (as further specified in the ULDC), and shall be considered common resources of the development's residents or agricultural users;
7. that the dedication requirements (e.g. civic use) and calculations for land uses (e.g. non-residential pods) be based only upon the development area; and
8. that the development area use native or drought tolerant species for at least 60% of any landscape requirement; and
9. that the preserve area be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the PUD Master Plan as a Preserve Area.

Policy 1.5.1-c: At least one stub street in each of the four cardinal directions may be required in all AgR-PDDs unless the property is adjacent to a designated preserve area or lies west of State Road 7 or lies adjacent to the Ronald Reagan Turnpike.

Policy 1.5.1-d: Agricultural Reserve Planned Developments shall be subject to the following minimum preserve area requirements:

1. 80/20 AgR-PUD, 75 percent of the total land area;
2. 60/40 AgR-PUD, 60 percent of the total land area; and
3. TMD or MUPD, 60 percent of the total land area pursuant to Policy 1.5.1-s and 1.5.1-q.

Policy 1.5.1-e: Property owners located along a designated rural parkway in the Agricultural Reserve Tier shall receive credit for the parkway easement as a portion of the required preserve area of the AgR-PDD.

Policy 1.5.1-f: Nonresidential land uses, limited to those uses which the County allows in residential developments within the Urban/Suburban Tier, may be allowed as a pod within the development area of a AgR-PUD master plan, provided that the nonresidential uses are situated to serve the residents of the AgR-PUD as opposed to the general public. If the nonresidential land uses are government uses, such as fire stations, libraries, etc., they are not required to be situated to serve only the residents of the AgR-PUD.

Policy 1.5.1-g: The County Planning Division shall administratively identify the preserve areas of all Ag Reserve Planned Developments on the Future Land Use Atlas as an Agricultural Reserve Preserve after approval of the Ag Reserve Planned Developments If development rights are retained on the preserve area, for purposes of providing farm worker quarters consistent with Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters consistent with Future Land Use Policy 1.5.1-k, the number of farm worker quarters or grooms quarters which may be located on the preserve area shall also be administratively identified on the Future Land Use Atlas.

80/20 Agricultural Reserve Planned Unit Development Option

Policy 1.5.1-h: An 80/20 AgR-PUD shall require the following

1. a minimum of 40 contiguous acres, with a future land use designation of Agricultural Reserve (AGR);
2. that the buildable area be contained in one compact area and not exceed 20 percent of the gross acreage. Land dedicated as rights-of-way for the County's Thoroughfare System, land allocated for the internal street system, and water areas required for on-site drainage retention may be deducted from the 80 percent; however, in no event shall the buildable area be increased to greater than 25 percent of the gross acreage;
3. that the remainder of the gross acreage be maintained in agriculture, passive recreation or other open space use, except that water features may only be considered within the preserve area if the feature is designated by the South Florida Water Management District as a Water Preserve Area (WPA). No other open space or recreational use that is intensive in nature, such as a golf course; or, which would interfere with the future practice of agriculture on the subject property; or continued practice of agriculture on adjacent properties shall be permitted; and

4. that the preserve area be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PUD or agricultural users, and operate under common management of an HOA or third party.

60/40 Agricultural Reserve Planned Unit Development Option

Policy 1.5.1-i: A 60/40 AgR-PUD with a future land use designation of Agricultural Reserve (AGR) shall require the following:

1. a minimum of 250 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;
2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;
3. the development area and the protected area need not be contiguous;
4. that the development area shall be situated east of State Road 7 with frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. Other roadways may be added to this list, by Plan amendment, consistent with the goal of preservation and perpetuation of agriculture in the Agricultural Reserve Tier;
5. the development area shall not be situated west of State Road 7; and
6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:
    a) contain a minimum area of 150 acres; and
    b) be utilized for crop production, pasture, equestrian purposes, retained as fallow land, or serve water management purposes per one or more of the following:
        1) designated by the South Florida Water Management District (SFWMD) as either a Water Preserve Area, or certified by SFWMD as serving regional water management purposes; or
        2) to serve regional water management purposes as certified by the Lake Worth Drainage District (LWDD). Lands owned by LWDD as of May 5, 2021 shall be limited to lands adjacent to existing preserve areas and limited to a maximum 276.509 acres of preserved area identified in Zoning Application PDD/DOA 2021-0122. For the purposes of this provision, adjacent includes lands separated from existing preserves by lands owned by LWDD. Any changes to the LWDD-owned lands provisions above shall require approval by at least five members of the Board of County Commissioners; or
        3) for water management purposes not directly related to the 60/40 AgR-PUD if approved by the Department of Environmental Resources Management, and managed for environmental resource values.

c) Accessory agricultural structures such as barns and pump structures shall be permitted.

d) Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PUD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and

e) that in cases of preserve areas that are contiguous to the associated development area, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PUD or agricultural users, and operate under common management of an HOA or third party.

60/40 AgR Planned Unit Development with Essential Housing FLU

Policy 1.5.1-j: A 60/40 AgR-PUD with a future land use designation of Essential Housing shall require the following:

1. a minimum of 30 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;
2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;
3. the development area and the protected area need not be contiguous;
4. that the development area shall be situated with frontage on either: State Road 806 (Atlantic Avenue), extending from ½ mile west of Lyons Road (Half-mile Road), to Florida's Turnpike; or, State Road 804 (Boynton Beach Boulevard), extending from ½ mile west of Lyons Road, to Florida's Turnpike;
5. a minimum of 25% of all units to be provided as workforce housing units onsite, evenly distributed among 4 income categories for households ranging from 60% to 140% of area median income, and subject to the requirements of Article 5.G.1 of the Unified Land Development Code.
6. that the development have buildings that vary in the number of stories when the number of units exceeds two-hundred.
7. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:
   a) contain a minimum area of 18 acres; and,
   b) be utilized for crop production, pasture, equestrian purposes, retained as fallow land, or serve water management purposes per one or more of the following:
      1) designated by the South Florida Water Management District (SFWMD) as either a Water Preserve Area, or certified by SFWMD as serving regional water management purposes; or
      2) to serve regional water management purposes as certified by the Lake Worth Drainage District (LWDD) . Lands owned by LWDD as of May 5,

2021 shall be limited to lands adjacent to existing preserve areas and limited to a maximum 276.509 acres of preserved area identified in Zoning Application PDD/DOA 2021-0122. For the purposes of this provision, adjacent includes lands separated from existing preserves by lands owned by LWDD. Any changes to the LWDD-owned lands provisions above shall require approval by at least five members of the Board of County Commissioners; or

3) for water management purposes not directly related to the 60/40 AgR-PUD if approved by the Department of Environmental Resources Management, and managed for environmental resource values.
4) for stormwater management purposes directly related to the development area, provided that the stormwater management feature:
   (a) is located in preserve area located contiguous to the development area;
   (b) is limited to no more than 10% of the total project preserve area;
   (c) is designed with enhanced environmental features and managed in a manner that promotes sustainability and improved water quality;
   (d) is privately maintained; and,
   (e) if public access is to be provided:
      (1) any vehicular parking is accommodated in the development area;
      (2) parking is provided in the preserve area only for bicycles and other non-vehicular modes, and for golf carts; and
      (3) an easement is recorded providing for public access.

c) Accessory agricultural structures such as barns and pump structures shall be permitted.
d) Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PUD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and
e) that in cases of preserve areas that are contiguous to the associated development area, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PUD or agricultural users, and operate under common management of an HOA or third party.
f) Community vegetable gardens, as defined in the Unified Land Development Code, shall be permitted in the preserve area.
g) The exchange of preserve areas shall be prohibited.
h) Implementing provisions may include monitoring requirements for compliance with workforce housing requirements. *(Ord. 2022-023)*

[Previous Policy 1.5.1-j relocated to Policy 1.5.1-b in Round 22-B]

Policy 1.5.1-k: To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of a 60/40 AgR-PUD. Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters – a minimum site size of 25 acres per Housing Policy 1.4-d and a maximum density of one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farm workers.

2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For 60/40 AgR-PUD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the 60/40 AgR-PUD is platted.

Policy 1.5.1-l: The Unified Land Development Code shall require that any golf course, which is constructed in the Agricultural Reserve Tier as a part of a 60/40 AgR-PDD have a management plan, which at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

Agricultural Reserve Commercial and Mixed Use Planned Developments

Policy 1.5.1-m: Agricultural Reserve Commercial and Mixed Use Planned Developments. All commercial and mixed use Planned Developments are intended to provide one or more uses in a manner that is compatible with the scale and character of the surrounding residential uses and designed to promote a sense of place. The commercial and mixed use Planned Developments provide uses that can include shopping, entertainment, business, services, employment, cultural, civic, schools, places of worship, government services, and/or housing opportunities in a manner that increases a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space, while dispersing parking and respecting and maintaining the character of the surrounding area. The commercial and mixed use Planned Developments are intended to provide neighborhood and community serving scaled uses. Regional and large-scale big-box uses are not permitted.

Policy 1.5.1-n: AGR-Traditional Marketplace Development. The Agricultural Reserve Traditional Marketplace Development (AgR-TMD) is a planned development intended to provide an integrated mix of uses. The AgR-TMD differs from that AgR-MUPD by requiring a minimum of 51% of the commercial square footage to be designed as a “Traditional Main Street” that allows the floors above the shops and offices to have the potential to be used for either housing or residential/business as live/work spaces. An Agricultural Reserve Traditional Marketplace Development (AgR-TMD) shall meet the following requirements:

1. The total land area shall be a minimum of 25 acres;
2. The Development Area shall be contained in one compact area not to exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare

Identification Map. The development area shall contain uses normally associated with commercial development such as the street system, parking and water retention areas;

3. The Development Area shall be located within 1/4 mile of the intersections of Lyons Road and Atlantic Avenue or Lyons Road and Boynton Beach Boulevard;
4. The Development Area shall meet the Ag Reserve Design Elements;
5. The Preserve Area shall consist of at least 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map. Up to 10 percent of the preserve area may be located within the development area for use as open space or public greenspace. Any portion of the preserve area not located within the development area:
    a) may be contiguous with the developed area;
    b) shall be utilized for crop production; pasture; equestrian purposes; or serve water management purposes per one or more of the following:
        1) designated by the South Florida Water Management District (SFWMD) as either a Water Preserve Area, or certified by the SFWMD as serving regional water management purposes; or
        2) to serve regional water management purposes as certified by Lake Worth Drainage District (LWDD), Lands owned by LWDD as of May 5, 2021 shall be limited to lands adjacent to existing preserve areas and limited to a maximum 276.509 acres of preserved area identified in Zoning Application PDD/DOA 2021-0122. For the purposes of this provision, adjacent includes lands separated from existing preserves by lands owned by LWDD. Any changes to the LWDD-owned lands provisions above shall require approval by at least five members of the Board of County Commissioners; or
        3) for water management purposes not directly related to the AgR-TMD if approved by the Department of Environmental Resources Management, and managed for environmental resource values.
    c) Accessory agricultural structures such as barns and pump structures shall be permitted
    d) Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-TMD;
    e) new residential uses shall not be accommodated thereon except for farm worker quarters or grooms quarters as described in Future Land Use Policy 1.5.1-p
    f) civic purposes such as schools, libraries, or fire stations if located east of State Road 7 and adjacent to a development area.

Policy 1.5.1-o: The preserve area of an AgR-TMD shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-TMD Master Plan as a Preserve Area.

Policy 1.5.1-p: To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of Agricultural Reserve Traditional Marketplace Development (AgR-TMD). Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters - one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farmworkers
2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For AgR-TMD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the AgR-TMD is platted.

Policy 1.5.1-q: AGR-Multiple Use Planned Development. New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:

1. Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right of Way Identification Map;
2. Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term 'property' is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;
3. The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; and
4. Required Preserve Areas shall be subject to the standards and requirements of an AgR-TMD preserves. An Agriculture Marketplace, as defined in the Introduction and Administration Element, is allowed within the required preserve area of an AGR-MUPD consistent with Policy 1.5-u. *(rev. Ord 2024-017)*

Policy 1.5.1-r: Ag Reserve Design Elements. In order to maintain the character of the Tier and quality of life for farm workers and residents, all new commercial and mixed use development the Ag Reserve Tier must demonstrate consistency with the following Ag Reserve Design Elements during the development review process. Conditions of approval to further define compliance with these elements may be adopted as part of the associated future land use amendment ordinance and/or zoning resolution:

1. A minimum of 5% usable open space as defined by the Introduction and Administration Element, prominently located within the project to act as a community gathering place;
2. Landscaped, pervious surfaces that incorporate native landscape species in the site design, with an emphasis along roadway frontages, at entry features, and the provision of exceptional landscape buffers to ensure compatibility with adjacent residential or agricultural properties;
3. Interconnected, well landscaped pedestrian systems that link buildings with useable open space, sidewalks and other trail systems, to promote pedestrian circulation and encourage pedestrians to walk between uses;

4. Building placement designed to foster pedestrian connectivity with surrounding parcels;
5. Compatible building heights consistent with the character of the community; and
6. Public amenities such as sidewalks, lighting, seating, signage, gathering space, water features, landscaping, public art, and provisions for outdoor dining and merchant displays.

Essential Housing Residential MLU Option

Policy 1.5.1-s: The County shall foster the provision of workforce housing in the Agricultural Reserve Tier by allowing densities greater than one unit per acre for planned developments utilizing the Essential Housing Residential (EHR) Option for projects with the Multiple Land Use future land use designation (FLUE 4.4.2-a). The EHR Option is a 60/40 planned development (MUPD) that is subject to the following:

1. **Acreage.** The total land area, consisting of the Development area and Preserve area, shall be a minimum of 35 acres. The minimum acreage for the Preserve Area is 21 acres.
2. **Density.** The base density is up to 1 unit per acre for the total land area, clustered onto the Development Area. Additional density may be assigned to the Development Area by ordinance provided that a minimum of 25% percent of the total units are built on-site as workforce housing units for household incomes from 60 to 140% of area median income up to a maximum of 8 units per acre for the total land area.
3. **Location.** The Development Area is limited to sites located east of State Road 7, fronting on Atlantic Avenue and within ¼ mile of an AgR-TMD or IND future land use designation.
4. **Design Features.** A development with no commercial uses is not considered mixed use, and is not subject to the Usable Open Space Requirements for Multiple Use Planned Development (MUPD) in the ULDC. *(Ord. 2022-017)*

Policy 1.5.1-t: Land designated EH FLU shall be permitted in an Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) at a density of up to 8 units per acre, provided that the project size, preserve area and other minimum requirements for a 60/40 AGR PUD with EH FLU are met. *(Ord. 2022-023)*

OBJECTIVE 1.6 Glades Tier

General: The Glades Tier is generally located west of the Conservation Areas and Twenty Mile Bend, and includes the Glades Communities. This area is designated primarily for specialized agricultural operations. Communities within the Glades Tier are engaged in their own efforts with regard to planning and development. This effort is mainly in the form of economic development programming. The geographical distance and the nature of the issues faced by the Glades communities differ from the challenges faced by the coastal communities to manage growth. These factors warrant a separate initiative to further develop the Glades Tier, in conjunction with the Glades municipalities, business community and area residents.

Objective: Palm Beach County shall work with the communities in the western areas to preserve and enhance the unique characteristics of the Glades and protect the economically viable agricultural base in this area. The Glades Tier shall include all lands west of the Water Conservation Areas, Twenty Mile Bend, and the J.W. Corbett Wildlife Management Area. The area outside the Urban Service area predominantly supports large-scale agricultural operations, which shall be afforded rural levels of service.

Policy 1.6-a: The County recognizes the Glades Region Master Plan as presented to the Board of County Commissioners on July 28, 2015.

Policy 1.6-b: Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/ Suburban Tier shall apply.

Policy 1.6-c: Minimum residential density does not apply in the Glades Tier.

Policy 1.6-d: In order to allow the continuation of both agricultural and residential uses, and to promote infill development within the Glades Urban/Suburban Tier and the unincorporated communities of Lake Harbor and Canal Point, the following table shall establish the Future Land Use/Zoning consistency. In addition, within Lake Harbor, RE is consistent with AP future land use for such properties which received RE prior to August 31, 1989.

Table 1.6-a

Glades Tier Residential Future Land Use/Zoning Consistency[1]

Future Land Use Designation	Consistent Zoning Districts	
	Zoning District	Planned Development
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
Low Residential	AR, RE, RT, RS	PUD, TND, MHPD
Medium Residential	AR, RE, RT, RS, RM/RH[2]	PUD, TND, MHPD
High Residential	AR, RE, RT, RS, RM, RH	PUD, TND, MHPD

1. The RH zoning districts has been discontinued. Properties with RH shall not be required to rezone and shall utilize the property development regulations of the RM zoning district.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM or RH prior to the Plan's August 31, 1989 adoption.

Policy 1.6-e: Within the Glades Tier the Agricultural Production zoning district is consistent with all future land use designations, excluding Conservation.

Policy 1.6-f: The County will continue to encourage the preservation and rehabilitation of properties with the potential for historic designation. Such regulations will allow for the expansion and redevelopment of the property, and the retention of development density and intensity for the property.

Policy 1.6-g: Within the Glades Tier, including within the Urban/Suburban portion of the Glades Tier, Farmworker Housing is allowed in conjunction with bona fide agricultural operations as follows:

1. Farmworker Housing is allowed as an accessory use on bona fide agricultural land and as further regulated in the ULDC.
2. Farmworker Housing is allowed as a principal use on land that is not being used for bona fide agriculture subject to the following:
    a) The property owner shall be required to demonstrate that the use is consistent and meets all applicable ULDC, state, and federal regulations at the time of approval and thereafter periodically as further regulated in the ULDC;
    b) The use of any structures for other housing purposes is prohibited unless residential use of these structures meets the density and all requirements of the Comprehensive Plam, the ULDC, the PBC Housing Code, and Florida Building Code; and
    c) Farmworker Housing is allowed in any future land use designation within the Glades Tier with the exception of Conservation, Transportation and Utilities, and Parks. *(Ord. 2025-020)*

SUB-OBJECTIVE 1.6.1 Glades Area Economic Development Overlay

Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades communities, residents and organizations to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning while complying with all applicable environmental regulations and constraints by applying the provisions of the Glades Area Economic Development Overlay.

Policy 1.6.1-a: The Glades Area Economic Development Overlay (GA-O) shall apply to all land within the Urban Service Area in the Glades, including the State-designated enterprise zone for the municipalities of Belle Glade, South Bay and Pahokee.

Policy 1.6.1-b: Within the GA-O, the County shall provide flexibility in the range of uses and land development regulations allowed to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area.

Policy 1.6.1-c: By January 2022, the County shall review and revise the Glades Economic Overlay Zone to increase opportunities for establishing home-based businesses and other mixed future land uses.

SUB-OBJECTIVE 1.6.2 Sugar Cane Growers Cooperative of Florida Protection Area Overlay

The purpose of the Sugar Cane Growers Cooperative of Florida Protection Area Overlay (Sugar Cane Growers Cooperative Overlay) area is to provide for the protection of the sugar industry, a significant agricultural industry from encroachment of incompatible uses and activities; as well as to provide opportunities for the location of accessory, auxiliary, and supporting industrial uses in close proximity to the existing SCGCF mill and related facilities.

Policy 1.6.2-a: The Sugar Cane Growers Cooperative Overlay is depicted on the Special Planning Areas Map in the Map Series, and is generally described as the area east of State Road 15, east and north of Belle Glade's city limits south of State Road 80, and west of the adopted Urban Service Area for the Glades. The overlay includes all of Sections 21, and 28, the eastern half of sections 20 and 29, Township 43 Range 37, excluding completely the western half of Section 29, which has been selected by the City of Belle Glade to build a Business Park and as a potential future annexation area. The specific boundaries of the Sugar Cane Growers Cooperative of Florida Protection Area Overlay are depicted on the Special Planning Areas Map in the Map Series.

Policy 1.6.2-b: All lands within the Sugar Cane Growers Cooperative Overlay shall be designated as Industrial on the Future Land Use Atlas. Uses permitted in and adjacent to the Overlay shall be limited to those, including agriculture, that are compatible with or complement the operations of the Sugar Cane Growers Cooperative of Florida, and the purpose of the Overlay, and allow the continuation and future development of the sugarcane industry.

Policy 1.6.2-c: Uses permitted within and adjacent to the Sugar Cane Growers Cooperative Overlay shall be compatible with or complement the operations of the purpose of the Overlay, and allow the continuation and future development of the sugarcane industry.

Policy 1.6.2-d: Should production and processing at the Sugar Cane Growers Cooperative of Florida be discontinued, this Overlay and Sub-objective 1.6.2 of the Future Land Use Element will be revisited, and will also be reviewed as part of the Evaluation and Appraisal Review (EAR) process for the Comprehensive Plan.

SUB-OBJECTIVE 1.6.3 Lake Okeechobee Scenic Trail Overlay

The purpose of the Lake Okeechobee Scenic Trail Overlay is to increase job opportunities and improve the economic vitality of the area by supporting the development of tourist-related facilities in conjunction with the Lake Okeechobee Scenic Trail, a segment of the Florida National Scenic Trail atop of the Herbert Hoover Dike.

Policy 1.6.3-a: The Lake Okeechobee Scenic Trail Overlay (LOST-O) consists of the area shown outside the Urban/Suburban Tier on the Managed Growth Tier System Map located between the Herbert Hoover Dike and 250 feet South of U.S. 27, and between the Herbert Hoover Dike and 250 feet East of Conners Highway as depicted on the Special Planning Areas Map in the Map Series.

Policy 1.6.3-b: The LOST-O shall accommodate uses such as inns, cabins, restaurants, and trail outfitters (e.g. bicycle and boat rentals) which support outdoor recreational activities. Within the Overlay, such tourist-related uses shall be allowed in all Future Land Use designations.

Policy 1.6.3-c: Only properties which represent a lot of record as of December 31, 2000, at least 50% of which lies within the LOST-O, may utilize the provisions of the LOST-O.

OBJECTIVE 1.7 United Technologies Corporation (Pratt-Whitney) Protection Area Overlay

General: The purpose of the Overlay is to provide for the protection of a critical manufacturing and research and development employer from encroachment by incompatible uses and activities; as well as to provide opportunities to locate accessory, auxiliary, and supporting industrial uses in close proximity to the existing facilities. Locations of such uses may ultimately lead to the continuation and future development of the Pratt-Whitney facilities. In order to enhance the operation of Pratt-Whitney, it is necessary to provide compatible adjacent land uses and activities in the Overlay area, which complement the operations and/or are related to the continuation and future development of the facility. In 1957/58, the Pratt-Whitney facilities were established in the area designated as Industrial, immediately south of the Beeline Highway and west of Seminole Pratt-Whitney Road. The siting of these facilities was purposely in an isolated and rural setting, to minimize or eliminate any inconsistencies with adjacent land uses. Pratt-Whitney is a major industrial employer within the County, and its continuation and potential expansion of its employment base supports the Comprehensive Plan's economic goal to expand the County's manufacturing/industrial base. The Unified Land Development Code shall specifically identify the uses permitted within this Overlay, and must provide for regulations and restrictions consistent with the provisions of this Overlay.

Objective: Palm Beach County shall protect critical industrial, manufacturing and research and development activities, from encroachment of incompatible uses and activities, which would be unable to withstand the noise generated by jet and rocket propulsion engine testing in the Overlay, while providing the opportunity to locate compatible office and industrial uses together with compatible supporting, accessory, and ancillary uses in proximity to the existing facilities facilitating the continuation and further development of this manufacturing and research and development area through designation of the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay.

Policy 1.7-a: The United Technologies Corporation (Pratt-Whitney) Protection Area Overlay, generally described as the area east and north of the Beeline Highway and the Pratt-Whitney facility, encompassing all or portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Township 41 Range 40; Sections 5, 6, 7, 8, 9, 17, 18, Township 41 Range 41; and, Section 13, Township 41 Range 39, is depicted on the Special Planning Areas Map in the Map Series.

Policy 1.7-b: The following future land use designations shall be allowed in the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay:

1. Industrial, including the Economic Development Center category; and,
2. Conservation, including the Water Resources Area category.

Commercial and Commercial Recreation future land use designations are prohibited, except for those parcels which held Commercial or Commercial Recreation designations prior to the adoption of the 1989 Comprehensive Plan.

Policy 1.7-c: The County shall designate the Overlay as a Limited Urban Service Area based on the nature of the industrial operations and need for urban levels of potable water and sanitary sewer. The boundaries of the Limited Urban Service Area shall be depicted on the "Service Areas Map" contained in the Comprehensive Plan Map Series.

Policy 1.7-d: The County shall limit permitted uses within the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay to those uses that are ancillary or accessory to, and/or compatible with and do not endanger the continuation and expansion of the existing industrial, manufacturing, and research and development operations within the Overlay. Certain uses permitted within the allowed future land use designations may generate conflicts with the Pratt-Whitney facilities, and shall be prohibited. Such incompatible uses (due to their sensitivity to noise) include, but are not limited to, the following:

1. Residential (excluding Caretakers quarters);
2. Hotels, motels;
3. Medical and dental offices; and
4. Hospitals, medical centers.

Uses (not listed above) which generally would not be allowed within the Overlay may be permitted as accessory uses to a permitted primary use.

OBJECTIVE 1.8 Glades Area Protection Overlay

General: The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.

Objective: The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

Policy 1.8-a: The Glades Area Protection Overlay is depicted on Special Planning Areas Map LU 3.1 in the Map Series and consists of approximately 3,510 acres generally located on the north side of Southern Boulevard (SR-80), beginning approximately 1.75 miles west of Seminole Pratt Whitney Road and extending westward approximately 2.4 miles. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded westward to incorporate areas other than the ones described in this policy.

Policy 1.8-b: The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

a. West of the L-8 Canal:
   Future Land Use Designation: Rural Residential 10 (RR-10) and Economic Development Center (EDC).
   Specific Uses: Existing uses; Mining, excavation and other related uses consistent with the Overlay, and for Everglades restoration and water management purposes; Conservation, including wildlife corridors; Florida Power and Light (FPL) Power Plant and related cooling areas; and Employment Center.
b. East of the L-8 Canal:
   Future Land Use Designation: Low Residential 2 (LR-2) and related complementary uses as approved by the Board of County Commissioners.

Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and 202.79 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series. *(rev. Ord. 2025-004)*

OBJECTIVE 1.9 *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-a: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-b: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-c: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-d: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-e: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-f: *Deleted in Amendment Round 25-A by Ord. 2025-004*

Policy 1.9-g: *Deleted in Amendment Round 25-A by Ord. 2025-004*

OBJECTIVE 1.10 Lion Country Safari Overlay (LCSO)

General: The purpose of this Overlay is to acknowledge the importance of Lion Country Safari as a unique tourist attraction in Palm Beach County and recognize that the viability of the park is important for the County's tourism industry. Since its opening in 1967, the park has served as a major tourist attraction with an average of 500,000 visitors per year and serves as a major employer in the central western communities. The park was the nation's first cage-less zoo providing tourists and residents the experience of an African safari adventure. The park was situated at this location as the area at that time was isolated and provided a naturalistic setting to resemble the African savannah. Subsequently, the site has been encircled by low-density residential development in both the Rural and Exurban Tiers. In recognizing that there are density disparities between the park and adjacent land uses, the LCSO allows for future residential development that is consistent with the surrounding area. *(Ord. 2010-028)*

Objective: This Overlay encourages the preservation of the Lion Country Safari Park by accommodating the Commercial Recreation designation, while allowing for residential development at a density that is compatible with the surrounding area. *(Ord. 2010-028)*

Policy 1.10-a: The Lion Country Safari Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of one square mile generally located north of Southern Boulevard and west of Seminole Pratt Whitney Road. *(Ord. 2010-028)*

Policy 1.10-b: Notwithstanding Table III.C of this Element, the Commercial Recreation future land use designation (with a maximum FAR of 0.05), with an underlying rural residential designation, including RR-2.5 shall be allowed within the Lion Country Safari Overlay. *(Ord. 2010-028)*

Policy 1.10-c: In order to reduce urban sprawl, encourage the mixing of uses and create a more sustainable land use pattern, residential development shall be required to exhibit the following characteristics:

1. Open Space shall comprise a minimum of 60% of the gross acreage achieved either through (a) or (b).
    a. Open Space is limited to preservation, conservation, passive recreation, wetlands, bona fide agriculture, regional water management projects and equestrian trails.
    b. For the purposes of this Overlay only, the Lion Country Safari park (excluding hotel approval) shall be permitted to count toward the open space requirement provided that prior to the issuance of the final development order, a deed restriction/conservation easement is recorded that limits uses on the site to preservation, conservation, passive recreation, wetlands, bona fide agriculture, regional water management projects and equestrian trails, if the commercial recreation uses (including the RV Park) on the site were to cease. In order to allow for a clustering of residential units, the LCSO is exempt from FLUE Policy 1.3-d.

2. The Development Area, including all improvements, streets, water management tracts for on-site and street drainage, shall comprise a maximum of 40% of the gross area and shall include:

    a. Clustered residential units which provide a variety of lot sizes to allow for a range of housing choices.

    b. Smaller sized lots shall be located towards the center of the Development Area and should transition to larger lot sizes located at the edge, adjacent to the existing residential neighborhoods.

3. The development shall preserve existing native vegetation and other natural features throughout the community including a minimum of 37 acres of upland native vegetation.
4. The development shall include interconnectivity between the uses.
5. A overall master plan is required at the time of development order approval.
6. A neighborhood serving commercial store is permitted up to 3,500 square feet. *(Ord. 2010-028)*

Policy 1.10-d: Golf Courses are prohibited within the LCSO. *(Ord. 2010-028)*

OBJECTIVE 1.11 Western Communities Residential Overlay

General: The Purpose of the Western Communities Residential Overlay (WCRO) is to provide a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into conservation areas. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through the additional non-residential uses and residential support for other projects whose non-residential development is intended to do so, including but not limited to the City of Westlake.

Objective: 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.

Policy 1.11-a: The Western Communities Residential Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,871 acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.

Policy 1.11-b: The Western Communities Residential (WCR) Future Land Use category shall be established to allow a compatible density with the existing rural residential lifestyle adjacent to the Western Communities Residential Overlay.

Policy 1.11-c: Development within the Western Communities Residential Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to 3,897; the maximum amount of non-residential commercial retail uses shall be limited to 300,000 square feet; and, the maximum amount of non-residential commercial office uses shall be limited to 50,000 square feet.

Policy 1.11-d: For the purposes of contiguity, any land area within the Western Communities Residential Overlay shall be considered contiguous so long as it is submitted under one unified plan of development (a.k.a. Conceptual Plan).

Policy 1.11-e: In addition to other public facilities required by the ULDC, the following within the Western Communities Residential Overlay shall be provided at developer expense:

1. Paved on-site roads to serve all uses.
2. On-site central water and wastewater service and facilities adequate to meet adopted level of service standards, with an off-site loop main that will allow other residences in the vicinity to connect to central services.
3. On-site retention and drainage facilities that connect to the L-8 canal.
4. A minimum 11 miles of 8-foot-wide pedestrian and bicycle pathways, open to the public.
5. A minimum 17.5 miles of equestrian trails open to the public.
6. On-site bus shelter easements for Palm Tran.
7. Off-site road improvements that include:
    a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
    b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
    c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
    d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
8. In addition to the project's fair share proportionate share obligation, fund an additional $5,000,000.00 for road improvements in the Central Western Communities.

Policy 1.11-f: The Western Communities Residential Overlay developer shall provide a trolley for scheduled seven-day-a-week shuttle service to on-site nonresidential uses and areas, and to commercial centers in Westlake. Service shall be provided at no charge to riders after the developer receives 1,000 certificates of occupancy for on-site residential units. The trolley shall remain in service at the expense of the developer or assigns until such time as the County authorizes the service to end in the event of low ridership.

Policy 1.11-g: A range of housing choices shall be provided within the Western Communities Residential Overlay through the provision of three different density ranges as depicted on the Conceptual Plan.

Policy 1.11-h: The Western Communities Residential Overlay developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:

1. Upon the date mutually agreed to in written agreement between Indian Trail Improvement District and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District or the County. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID/County as a storm water retention/water management area.
2. Upon written request of the Palm Beach County School Board and receipt of at least 250 building permits, whichever shall later occur, dedicate a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach County. The development shall take all required drainage from the school sites into the development's storm water management system.
3. Prior to receipt of no less than 250 building permits, a minimum 40 acres adjacent to District Park "F" for its expansion, constructed at County expense.
4. Prior to receipt of no less than 250 building permits, a five acre site for a fire/police/utility site.

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.

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.

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.

Policy 2.1-b: The County shall utilize a range of residential future land use categories to plan for growth and non-residential land use designations to support and serve the residential and tourist populations as described in the FLUA Regulation Section of this Element. The entitlement, minimum, and maximum densities and the intensities allowed within each land use designation and category are specified in the FLUA Regulation Section.

Policy 2.1-c: The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location, timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.

Policy 2.1-d: The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.

Policy 2.1-e: The Future Land Use Atlas may depict underlying residential densities or alternative designations as provided below. The County may initiate a land use amendment to remove the non-utilized future land use designation after the property is developed.

1. The Future Land Use Atlas may depict residential or industrial underlying/alternative land uses for properties designated Commercial or Commercial Recreation. The alternative use will permit development provided maximum allowable densities or intensities are not exceeded.

2. Industrially designated parcels may be assigned an underlying residential density for the development of a PIPD without a land use amendment. The Planning Director shall assign the underlying density based upon the densities of adjacent residential properties.

3. The Future Land Use Atlas may depict underlying/alternative residential future land uses for properties designated as Institutional and Public Facilities. If an underlying/alternative designation is not depicted on the Atlas, the Planning Director may assign an underlying density based on the densities of adjacent residential parcels without a land use amendment. Underlying densities that are higher than adjacent residential parcels shall only be assigned through the TDR Program, the Workforce Housing Program, the Affordable Housing Program, or a site-specific amendment to the Future Land Use Atlas or rezoning that is conditioned in the adopting ordinance or resolution to limit the additional density to an institutional use.

4. The Transportation and Utilities future land use designation may be applied as a designation or as an underlying designation to property owned or operated by the Department of Airports.

5. The Future Land Use Atlas may depict underlying/alternative residential land uses for properties designated Special Agriculture (SA).

Policy 2.1-f: Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

1. The natural environment, including topography, soils and other natural resources;
2. The availability of facilities and services;
3. The adjacent and surrounding development;
4. The future land use balance;
5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;
6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

Policy 2.1-g: The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

Policy 2.1-h: The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.

Policy 2.1-i: Residual Parcel - As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.

Policy 2.1-j: Palm Beach County shall maintain the flexibility to respond to changing economic conditions while guiding future economic development through implementation of the Strategic Economic Development Plan adopted by the Board of County Commissioners on March 13, 2007. This will assist the County in maintaining a balanced, diversified and resilient economy.

Policy 2.1-k: Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.

Policy 2.1-l: *Deleted in Amendment Round 14-1 by Ord. 2014-014*

OBJECTIVE 2.2 Future Land Use Provisions - General

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

Policy 2.2-a: Future Land Use Provisions – General - All development approvals and actions within the unincorporated limits of the County shall be consistent with the provisions contained within the Comprehensive Plan, as amended. Such approvals shall also be consistent with any restrictions or special conditions attached to a Comprehensive Plan amendment, as referenced on the Future Land Use Atlas and contained within the Ordinance adopting the amendment.

Policy 2.2.b: All zoning related decisions, including revisions to the Zoning Quad Maps, shall be consistent with the Comprehensive Plan and Future Land Use Atlas. The Unified Land Development Code may limit or restrict any of the land uses allowed by the Future Land Use Element. The County may initiate a district change to the appropriate Zoning Quad Map to eliminate inconsistent land uses and further the Goals, Objectives and Policies of the Comprehensive Plan. *[See Introduction & Administration Element for additional details]*

Policy 2.2.c: The County shall ensure its Unified Land Development Code is consistent with the appropriate elements of the Comprehensive Plan. This consistency shall, at a minimum:

1. Ensure that no development permits will be issued to a development whose impact may degrade adopted levels of service, pursuant to the Concurrency Management Program contained in the Capital Improvement Element;
2. Ensure future land uses are consistent with the Future Land Use Atlas;
3. Ensure compatibility with adjacent future land uses;
4. Protect residential areas from adverse impacts and undesirable effects from adjacent land uses;
5. Regulate subdivision of land;
6. Protect areas subject to seasonal or periodic flooding, as provided in the Utility and Conservation Elements;
7. Regulate stormwater management and drainage;
8. Protect potable water wellfields and aquifer recharge areas;
9. Protect open spaces and natural resources;
10. Protect historically significant properties, as provided in the Historic Preservation Element;
11. Provide efficient service delivery systems;
12. Regulate landscaping;
13. Regulate lighting; and,
14. Incorporate the Characteristics of Livable Communities listed in the Introduction of the Future Land Use Element.

Policy 2.2-d: The County shall encourage the elimination or reduction of existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are prohibited, regulated or restricted under the terms of this Plan. This shall be accomplished by limiting the enlargement, expansion, or extension of non-conforming future land use activity unless the action decreases the nonconformity. Non-conforming uses shall only be permitted to expand under limited circumstances, specified in the Palm Beach County Unified Development Code, which are designated to curtail any substantial investment in non-conforming uses to preserve the integrity of the Comprehensive Plan.

Policy 2.2-e: Intensity. The County shall establish and maintain maximum floor area ratios (FAR) specific to each future land use designation in order to establish the maximum non-residential intensity of development, as specified in Table 2.2-e.1. The allowable intensity on a specific parcel may be reduced through the development review process in order to account for the attributes of the subject site, the scale of adjoining properties, and the character of the area. The maximum FAR applies to non-residential uses within these designations; for underlying residential designations and density governed by density in Table 2.2.1-g.1, the maximum FAR does not apply.

TABLE 2.2-e.1
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
	AGE	not allowed	not allowed	See note[10]	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.50[1]	0.05-.20[12]	.20	.20 w/MUPD[4]	.20
	CL	.50[1]	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 [5] .20 w/MUPD[4, 9] .40 w/ TMD [4]	.10
Commercial High (Community or Regional Commercial)	CH-O	.85	not allowed	not allowed	not allowed	not allowed
	CH	.85[3]	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45-.85[9]	not allowed	not allowed	.45	.45
	EDC	.45-.85[9]	not allowed	not allowed	not allowed	not allowed[11]
	CMR	.45-.85[9]	not allowed	not allowed	.35-.45[13]	not allowed
Commercial Recreation		.50	not allowed	.05	.05	.05
Parks & Recreation		.45	.10	.10	.10	.10
Conservation		.05	.05	.05	.05	.05
Institutional & Public Facilities[8]		.45	.20	.10	.15 .35[6]	.10
Transportation & Utilities		.45	.10	.05	.05 .15[7]	.05
Traditional Town Development		1.0	not allowed	not allowed	not allowed	not allowed

Notes:

1. For Commercial Low Office (CL-O) and Commercial Low (CL), the maximum allowable FAR for self-storage use is up to .85.
2. *Deleted by Ord. 2020-11*
3. For Commercial High (CH), the maximum allowable FAR is up to 1.0 for Traditional Neighborhood Development (TND) and Traditional Market Place Development (TMD).
4. For Ag Reserve TMDs and Ag Reserve MUPDs, the FAR is calculated on the total area of the development, including both the developed and preserve area.
5. Commercial properties which received a commercial future land use designation prior to January 31, 2016 and/or identified in Policy 1.5-i are limited to a maximum FAR of .10 unless developed as an AGR-MUPD or AGR-TMD.
6. An FAR greater than .15 is only permitted for a) hospitals and related hospital campus uses, and b) AgR-MUPDs that meet the Preserve Area requirements.
7. An FAR greater than .05 is only permitted east of S.R. 7
8. Institutional and Public Facilities uses within any FLU designation are allowed to utilize the maximum allowable FAR of the Institutional and Public Facilities FLU designation per the applicable Tier. In the case of multiple or mixed use projects, only proposed institutional and public facility uses shall be permitted to exceed the FAR of the project's FLU designation.
9. Industrial and self-storage uses may be approved for up to .85 FAR in the industrial future land use designations the Urban Suburban Tier, and self-storage uses may be approved for up to .65 FAR in the commercial future land use designations in the Agricultural Reserve Tier on sites that meet the Major Intersection Criteria in the ULDC (see also FLUE Policy 1.5-p).
10. The intensity of an Agricultural Enclave shall be determined utilizing the provisions of Policy 2.2.5-d, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
11. Within the Economic Development Center (EDC) future land use designation in the Glades Area Protection Overlay, the FAR of the Urban/Suburban Tier shall apply.
12. Properties subject to Policy 1.3-j are limited to a maximum of 0.05 FAR.
13. Commerce properties are limited to an FAR of .35, unless the property received a Commerce future land use designation prior to August 30, 2023, in which case the property is limited to a maximum FAR of .45.

Policy 2.2-f: Table 2.2-f.1 establishes the consistent non-residential zoning and planned development districts for the Non-Residential Future Land Use Designations.

Table 2.2-f.1

Non-Residential Future Land Use - Zoning Consistency[1, 2]

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Special Agriculture	AR, AGR, AP	---
Agricultural Production	AR, AP	---
Multiple Land Use [3]	---	MUPD, PIPD, PUD
Commercial Low-Office	CLO	MUPD
Commercial Low [4]	CLO, CN, CC	MUPD
Commercial High-Office	CLO, CHO	MUPD
Commercial High [3]	CLO, CHO, CN, CC, CG	MUPD
Industrial	IL, IG	MUPD, PIPD
Economic Dev. Center	IL	MUPD, PIPD
Commerce	IL	MUPD
Commercial Recreation	CRE	MUPD, RVPD
Parks & Recreation	IPF	--
Conservation	PC	--
Institutional & Public Facilities	IPF	MUPD
Utilities & Transportation	IPF	--
Conservation	PC	--

Notes:

1. The Public Ownership (PO) zoning district is allowed in all future land use designations.
2. Within the Glades Tier, the AP and AR districts are consistent with all future land use designations, excluding Conservation. Within all Tiers, AR is consistent with all non-residential future land use designations, excluding Conservation.
3. The Mixed Use Planned Development (MXPD) zoning district is allowed in the MLU and CH future land use designations.
4. The Commercial General (CG) and Commercial Special (CS) zoning districts are consistent with the Commercial Low future land use designation on sites located within the Urban Suburban Tier which were granted these zoning districts prior to the assignment of the CL designation on the Future Land Use Atlas.

2.2.1 Residential

Policy 2.2.1-a: Coastal High Hazard Area - The County shall coordinate with coastal municipalities to control population densities in coastal high-hazard areas, in accordance with Coastal Management Objective 2.3. The County shall not increase the density in unincorporated areas located within the coastal high-hazard areas.

Policy 2.2.1-b: Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.

Policy 2.2.1-c: Residential Uses – A residential use consists of the use of land that is predominately for the purposes of housing. The following uses are defined as residential uses:

1. Residential housing uses typically utilize density (dwelling units per acre) to calculate the maximum development potential. Each residence is considered one dwelling unit. Residential housing uses include, but are not limited to, the following:

    - Single Family, Zero Lot Line, Townhomes, and Multi-Family.
    - Community Residential Homes defined in F.S. ch. 419.
    - Congregate Living Facilities defined as a type of housing with individual or shared housing units that typically share a common dining room, recreational room, or other facilities. Congregate Living Facilities provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more persons who are not relatives of the owner or administration. “Personal services” means direct physical assistance with or supervision of the activities of daily living (such as bathing, dressing, grooming and meal preparation) and the self-administration of medication as defined by §400.402(6), Florida Statutes. Examples of Congregate Living Facilities include, but are not limited to, group homes, assisted living, independent living, and memory care.

2. Residential living quarters are typically associated with or accessory to a residential or non-residential use and typically do not utilize density to calculate maximum development potential. The number of beds or residents allowed is typically established in the Unified Land Development Code. Examples of residential living quarters include dormitories, caretaker quarters, and farmworker quarters. *(Ord. 2017-036)*

Policy 2.2.1-d: Density > HR-12 - The County may allow an increase in density greater than the HR-12 Future Land Use category in appropriate areas within the County to direct growth away from natural resources and to use infrastructure more efficiently if the proposed development applies one of the following:

1. The Workforce Housing Program or the Affordable Housing Program, which allow an opportunity to set aside a certain percentage of units for workforce or affordable housing, as described in the policies in Housing Element Objective 1.1 and 1.5 and within the ULDC;
2. The Transfer of Development Rights (TDR) Program as described in Objective 2.4;
3. The provisions of a Special Overlay; or
4. The Traditional Neighborhood Development, Traditional Marketplace Development, Traditional Town Development, Mixed-use Planned Development districts, or Transit Oriented Development option.

Policy 2.2.1-e: *Deleted in Amendment Round 19-A2 by Ord. 2019-032*

Policy 2.2.1-f: Density. The County shall establish and maintain maximum densities, as specified in Table 2.2.1-g.1, in the residential future land use designations. The following applies to the assignment of density within a residential development as applied during the development review process:

1. **Density Transfers.** Densities may be transferred within a parcel covered by more than one Urban Residential category except where the transfer results in a net negative impact on a roadway shown on the County's Thoroughfare-Right-of-Way Identification Map. The total number of units allowed for the entire parcel shall not exceed the total number of units allowed by each future land use category.
2. **Arrangement of Dwelling Units.** Any arrangement of dwelling units on a parcel of land is allowed, as long as the maximum number of dwelling units designated for the parcel is not exceeded, the list of permitted land uses is not violated and the arrangement is allowed by the ULDC.

Policy 2.2.1-g: Density Calculations. The number of units permitted by the Plan for any parcel of land can be obtained by multiplying the gross acreage of the parcel by the density permitted by the residential category, as indicated in Table 2.2.1-g.1. The number of units permitted shall always be rounded down to the nearest dwelling unit when the fractional remainder resulting from this calculation is less than 0.50. The number of units shall be rounded up to the nearest dwelling unit when the fractional remainder is 0.50 or greater provided the rounding up would not introduce multi-family development in an existing exclusively single family subdivision. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

Table 2.2.1-g.1

Residential Future Land Use Designation Maximum Density

Future Land Use Designation		Dwelling Units per Gross Acre[5]
Agricultural Reserve	AGR	0.20 / 1[3]
Essential Housing	EH	8[6]
Agricultural Enclave[2]	AGE	---
Rural Residential, 1 unit per 20 acres	RR-20	0.05
Rural Residential, 1 unit per 10 acres	RR-10	0.10
Rural Residential, 1 unit per 5 acres	RR-5	0.20
Rural Residential, 1 unit per 2.5 acres	RR-2.5	0.40
Western Communities Residential	WCR	0.80
Low Residential, 1 unit per acre	LR-1	1
Low Residential, 2 unit per acre	LR-2	2
Low Residential, 3 unit per acre	LR-3	3
Medium Residential, 5 unit per acre	MR-5	5
High Residential, 8 unit per acre	HR-8	8
High Residential, 12 unit per acre	HR-12	12
High Residential, 18 unit per acre	HR-18	18
Congregate Living Residential	CLR	8/12[4]

1. The Entitlement density is 1 unit per lot or as follows: Rural Residential 0.05 du/acre; Western Communities Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, whichever is greater.
2. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
3. See Agricultural Reserve Policy 1.5-h.
4. The CLR future land use designation allows a maximum density for a Congregate Living Facility Type 3 of up to 12 units per acre in the Urban/Suburban Tier, and up to 8 units per acre in the Agricultural Reserve Tier. See Congregate Living Residential Policy 2.2.1-l.
5. For the purposes of calculating the percentage of Workforce Housing Program units, the following units per acre are considered 'standard density' for each future land use designation: 1.5 for LR-2; 2 for LR-3; 4 for MR-5; 6 for HR-8; and 8 for HR-12 and HR-18. The remaining density shall be considered planned unit development density.
6. See Agricultural Reserve Policy 1.5.1-t.

Policy 2.2.1-h: Standard and Maximum Density Exemptions. Densities greater than those indicated in Table 2.2.1-g.1 may be granted as follows:

1. Urban/Suburban Tier

a. Pursuant to FLUE Infill Policy 2.2.1-i;
b. Pursuant to provisions for mobile home parks under Policy 2.2.1-t;
c. Pursuant to the Transfer of Development Rights Program, Workforce Housing Program, Affordable Housing Program, and/or a Special Overlay outlined in this Element;
d. Within Traditional Town Developments.

2. Exurban and Rural Tiers

a. Pursuant to the 85% Rule detailed in the Lot Combination Requirements in Policy 2.2.1-r.

Policy 2.2.1-i: Infill Density Exemption - The County shall encourage infill development within the Urban Suburban Tier through the Infill Density Exemption. A legally approved residential development or subdivision in existence at the time of Plan's August 31, 1989 adoption shall be considered in conformance with the Plan, regardless of whether the density exceeds the maximum permitted by the applicable Future Land Use designation. In addition, parcels within such subdivisions may be allowed to develop at a density consistent with the subdivision density provided that the parcel is less than 3 acres in size and the proposed development does not introduce multi-family housing into a subdivision that is exclusively single family. Property owners may seek the Infill Density Exemption through a Planning Division Letter of Determination or through the Development Review Process.

Policy 2.2.1-j: Table 2.2.1-j.1 establishes the consistent residential zoning and planned development district for the Residential Future Land Use Designations. In addition, within the Urban/Suburban Tier of the Glades Tier, the Agricultural Residential and Agricultural Production zoning districts are consistent with all residential future land use designations.

Table 2.2.1-j.1

Residential Future Land Use - Zoning Consistency[1]

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Essential Housing		60/40 PUD, MUPD, TMD
Rural Residential	AR[4], RE[5]	RR-PUD, MHPD, RVPD
Western Communities Residential	AR	PUD
Low Residential	AR[4], RE, RT, RTS, RS[4]	PUD, TND, MHPD
Medium Residential	AR[4], RE, RT, RS, RTU, RM/RH[2]	PUD, TND, MHPD, MUPD[6]
High Residential	AR[4], RE, RT, RS, RM, RH	PUD, TND, MHPD, MUPD[6]
Congregate Living Residential	RM	PUD, MUPD, MXPD[3]

Notes:

1. The RTS, RTU, and RH zoning districts and the Special Exception for a PUD have been discontinued. Properties with these districts shall not be required to rezone and shall utilize the property development regulations of their equivalent districts which are as follows: RTS equals RT; RTU equals RS; RH equals RM, Special Exception for a PUD equals a PUD.
2. The RM District is consistent with the MR-5 designation only for those properties that were zoned RM or RH prior to the Plan's August 31, 1989 adoption or are 3+ acres utilizing the Transfer of Development Rights and/or Workforce Housing Program.
3. The CLR designation is consistent with the MUPD and MXPD for mixed or multiple use projects. The uses allowed in the CLR designation, and associated approval processes, are the same as the uses allowed in RM or PUD zoning with the limitation that any residential uses are limited to congregate living facilities.
4. A lot with AR that was legally subdivided shall be considered a conforming lot. Properties with AR zoning with a residential future land use designation in the Urban Suburban Tier are not required to rezone when subdividing for a residential use provided that the newly subdivided density is a maximum of 1 unit per acre, or when developing a non-residential use that is allowed in AR.
5. The RE zoning district is consistent with RR-5, RR-10, and RR-20 only for parcels which held RE prior to the adoption of the 1989 Plan.
6. The Multiple Use Planned Development (MUPD) zoning is consistent with the Medium and High Residential future land use designations within the Urban/Suburban Tier for sites that have and utilize a non-residential future land use designation on a portion of the MUPD.

Policy 2.2.1-k: High Residential 12. High Residential 12 is the maximum future land use designation allowed by the Comprehensive Plan except for parcels which were assigned a High Residential 18 future land use designation as part of the adoption of the Comprehensive Plan in 1989 or for those properties which were built at a density greater than 12 units per acre prior to the 1989 adoption of the Comprehensive Plan and subsequently assigned through a corrective amendment.

Policy 2.2.1-l: Congregate Living Residential. The purpose of the Congregate Living Residential (CLR) future land use designation is to facilitate the review of proposed Congregate Living Facilities (CLF) Type 3 that require a future land use amendment to increase residential density. The CLR designation is subject to the following:

1. Proposed future land use amendments requesting an increase in density for the purposes of developing a CLF Type 3 shall apply for the CLR designation unless the site is proposed within a project that has multiple or mixed land uses. Amendments requesting to be co-located non-residential uses may apply for a non-residential future land use designation with an underlying CLR and be subject to the location requirements of the non-residential designation.
2. Proposed future land use amendments to the CLR designation shall retain the original residential future land use designation as an underlying residential density to be used if the site is developed with residential uses other than a CLF Type 3.
3. Proposed future land use amendments to the CLR designation for a CLF Type 3 are subject to the maximum density depicted in FLUE Table 2.2.1-g.1. The maximum density for individual sites may be limited through the future land use amendment process to ensure compatibility with surrounding land uses. In order to determine the compatible maximum density and design of the site, proposed CLR amendments require a zoning application to be submitted within the amendment review process. *(Ord. 2017-036)*

Policy 2.2.1-m: Non-Residential Uses Allowed in Residential Future Land Use Designations. Limited non-residential uses are allowed in residential future land use designations through the associated zoning districts as identified in the Unified Land Development Code. Non-residential uses are limited to those that serve the residential area, and may be further limited through the development review process to ensure that the individual projects are appropriate in size, scale, and character with the surrounding residential area. The following land uses may be permitted within areas designated Residential on the Future Land Use Atlas (FLUA), but are further restricted by the Unified Land Development Code (ULDC).

1. Park and Recreation uses designed to serve the residential area;
2. Institutional uses designed to serve the residential area such as schools, child care facilities and adult day care facilities, governmental administration, law enforcement substations, fire protection facilities, libraries, civic centers, community service centers and similar uses. Some uses may be appropriate in residential areas if limited, such as: nursing homes subject to special criteria;
3. Places of worship designed to serve the residential area. In the Urban Redevelopment Area depicted on Special Planning Areas Map 3.1, developments with 100% of units restricted pursuant to the Affordable Housing Program may utilize up to 100% of the underlying density and the institutional intensity associated with the place of worship;
4. Utility and communication facilities designed to serve the residential area and subject to special criteria;
5. Limited commercial uses within a Planned Development District designed for the convenience of the residents;

6. Agricultural uses compatible with the residential area pursuant to Policy 2.2.1-v; and,

7. Limited excavation operations.

Policy 2.2.1-n: Non-Residential Uses Criteria. In areas with a Residential future land use designation, the County may allow non-residential uses allowed in the Parks and Recreation, Institutional and Public Facilities, or Utilities and Transportation future land use designations. Non-residential uses permitted in residential areas shall only be allowed if they meet the criteria below. The ULDC adopted pursuant to this Comprehensive Plan shall ensure that non-residential uses allowed by residential zoning districts shall satisfy the Goals, Objectives and Policies of the Comprehensive Plan. All decisions of the Board of County Commissioners that implement the provisions of the ULDC which allow a non-residential use in a residential area must be based on a determination that:

1. The residential neighborhood is protected from the undesirable impacts of non-residential uses and adjacent and surrounding development;
2. The non-residential use is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan;
3. The non-residential use satisfies any special siting criteria adopted by the Board of County Commissioners;
4. The density or intensity is comparable to and compatible with the density of the residential development within areas designated Residential on the FLUA;
5. More intense non-residential uses may be allowed in residential zoning districts along major thoroughfares and roadways that are not residential streets; and
6. Conditions of approval are included, if necessary, to ensure compatibility with surrounding residences. These conditions may include but are not limited to: compatibility analysis; controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and, such other conditions of operation or other limitations found in the ULDC. Conditions would be imposed concurrent with development approval either as a conditional use, a site plan, or any other process identified in the ULDC.

Policy 2.2.1-o: Uses Discouraged in Residential Future Land Use Categories. Large-scale Park and Recreation uses, Institutional and Public Facility uses, and Utilities and Transportation uses designed to serve regional needs, including regional parks, regional water and wastewater treatment plants, power transmission facilities not related to Renewable Energy, Electrical Power Facilities (utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power), correctional facilities, solid waste transfer stations and disposal sites are discouraged in residentially designated areas and may be permitted only subject to the siting criteria of the appropriate regulatory authority(ies) as well as any special review and siting criteria adopted by the Board of County Commissioners.

Policy 2.2.1-p: Rural Enclaves in Urban Service Area. The County recognizes that there are long established rural residential enclave communities and homesteads in locations within the Urban Suburban Tier that have Low Residential future land use designation. The County supports the continuation of these rural areas in order to encourage a high quality of life and lifestyle choices for County residents. In addition, within these areas the County may apply the ULDC standards for rural residential development as follows:

1. in low density areas in Urban Residential future land use categories;
2. on parcels presently used for agricultural purposes; or
3. on parcels with a Special Agricultural future land use category.

Policy 2.2.1-q: Lot Requirements. The County shall apply the following criteria to determine if a parcel may be developed for residential purposes:

1. The lot is described and identified in a deed or agreement for deed, dated prior to February 5, 1973, and has the same boundaries as shown on that deed; or,
2. The lot is delineated on the current plat of record for that property, or in a duly approved affidavit of exemption or affidavit of waiver; or,
3. It is demonstrated that the lot in its current configuration resulted from a division of land on or subsequent to February 5, 1973, and prior to June 16, 1992, and complied with the density requirements of the Plan in effect at the time the lot was created.

Policy 2.2.1-r: Lot Combination Requirements. The County shall require all contiguous lots, which were owned by the same person or entity and which do not qualify for an administrative order exempting a single lot as provided below to comply with the density requirements of the Comprehensive Plan adopted in 1989, as amended. If contiguous lots owned by the same person or entity do not meet the density requirements, then the lots shall be combined to either comply with the density requirements or to reduce the density inconsistency, if there are not sufficient lots to fully comply with the density requirements. The following criteria shall be applied to determine if a parcel may be exempt from the consolidation requirements:

1. A lot that was not contiguous to any other lot owned by the same person or entity as of December 1, 1989; or
2. A lot for which a building permit application has been filed with the County on or before December 1, 1990; or
3. A lot(s) that is contiguous to a lot owned by the same person or entity and that has an existing dwelling unit as of December 1, 1989; such contiguous lot(s) shall be allowed one additional dwelling unit; or,
4. A lot(s) that is contiguous to a lot owned by the same person or entity for which a building permit has been granted on or before October 1, 1990; such contiguous lot(s) shall be allowed one additional dwelling unit; or,
5. A lot located in an approved Planned Residential Development; or,
6. A lot located in a properly recorded subdivision within the Urban/Suburban Tier; or
7. **85% Rule -** A lot located in a recorded and/or unrecorded subdivision or contained within, or subject to the control of a special district, provided that:

a) The Planning Division determines the number of single lots of record exempt from the density requirements of the 1989 Plan, as determined by criteria 1-4 above is equal to or exceeds 85% of the total lots in the subdivision or area controlled by the special district; and/or,

b) The subdivision is determined by the Planning Division to contain existing residences on a minimum of 85% of the existing lots of record in the subdivision.

c) The County has determined that the following antiquated subdivisions, pursuant to FLUE Policy 1.3-e and FLUE Policy 1.4-e, the following areas meet the provisions of the 85% rule exemption:

1) Jupiter Farms;
2) Palm Beach Country Estates;
3) Royal Palm Beach Acreage;
4) Fox Trail;
5) Caloosa;
6) Homeland;
7) Tierra Del Ray Estates;
8) Tierra Del Ray South;
9) Deer Run;
10) Deer Run Plat 2;
11) Kramer's Unrecorded Subdivision: Located on the south side of Northlake Boulevard, adjacent to the west side of Ibis Golf and Country Club, and four miles west of Beeline Highway (State Road 710); and,
12) Mandell's Unrecorded Subdivision: Located in the southeast half of Section 9, Township 43, Range 40, and adjacent to the east right-of-way line of the M Canal Cut-off (L-8 Spur Canal.)

Policy 2.2.1-s: Entitlement density. Within the time frame provided by 163.3202(1), F.S., Palm Beach County will ensure that development orders for residential development will be based on the County's ability to maintain minimum levels of service as provided by the Concurrency Management System contained in the Capital Improvement Element. The County may grant a development order at entitlement densities as described in Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, if a parcel cannot be developed in accordance with its future land use designation and zoning category because concurrency requirements cannot be satisfied, provided that the levels of service for drainage can be met. The maximum number of units for a project at entitlement density is either the number of units calculated at the entitlement density or one dwelling unit, whichever is greater.

A proposed residential development proceeding at entitlement densities will be required, at the time the development order is granted, to demonstrate:

1. How the proposed development, will achieve at least a minimum density for the applicable land use category when services and facilities become available, at the adopted levels of service; and

2. How, within two years of the services and facilities becoming available, the proposed development will commence and proceed in good faith toward achieving at least the minimum urban density. A proposed development, which does not proceed in good faith shall be subject to revocation of the "entitlement" development order.

Policy 2.2.1-t: Mobile Home Parks. Mobile home parks in existence at the time of Plan adoption are considered in conformance with the Plan, regardless of the Future Land Use Atlas density. Some existing mobile home parks are shown on the Future Land Use Atlas within residential land use categories that allow fewer units than currently permitted. If the mobile home park is removed to allow an alternative type of residential development, the new development must conform to the density provisions of the Future Land Use Atlas.

1. To the extent required by law, mobile home parks will be allowed in all urban residential future land use categories and associated zoning districts utilizing up to the number of units allowed in the "maximum" in Table 2.2.1-g.1, Residential Future Land Use Maximum Density. A mobile home shall be the equivalent of one dwelling unit. The replacement or relocation of a unit in a mobile home park shall not cause the total number of units approved, at the time of Plan adoption, to be exceeded.
2. Land development regulations shall require mobile home parks to include a permanent structure adequate for an emergency shelter. The size of this shelter shall be established in the Unified Land Development Code pursuant to the square footage per person shelter requirements contained in the Comprehensive Emergency Management Plan. *(rev. Ord 2025-012)*

Policy 2.2.1-u: The Planning, Zoning, and Building Department shall monitor previously committed residential developments in order to:

1. Identify and analyze residential developments and corresponding totals of previously committed dwelling units retained in the unbuilt inventory used to determine infrastructure needs; and,
2. Recommend the redesignation of those projects which are built out, but which have not fully utilized their inventory of approved units.

Upon direction by a majority vote of the Board of County Commissioners, the Department of Planning, Zoning, and Building shall initiate an amendment to the Future Land Use Atlas to amend the future land use category of any residential development which has substantially developed at a density less than the permitted density of the applicable future land use category to more closely reflect the actual density. A residential development is considered substantially developed when it is built to an extent that the ultimate character and density are established.

Policy 2.2.1-v: Agricultural Uses in Residential Future Land Use Designations. Agricultural uses are expected to co-exist with residential uses. Agricultural uses allowed in the residential future land use designations must be compatible with the protection of the lifestyle and quality of life of the residents. Additionally, the County encourages the continuation and enhancement of the equestrian industry by acknowledging the keeping, raising and training of horses as an agricultural use and shall allow a wide range of related activities and accessory uses in appropriate locations throughout Palm Beach County. In addition, the County supports home based and sustainable agriculture by allowing agriculture on residential properties. The ULDC shall be revised to allow horses, poultry, and livestock in residential future land use designations in any Tier subject to regulations based upon parcel attributes rather than the parcel's Tier.

Policy 2.2.1-w: The County shall adopt specific overlays in the Comprehensive Plan and/or Unified Land Development Code to protect the character of individual rural enclaves identified through the neighborhood planning process.

2.2.2 Commercial

Policy 2.2.2-a: In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:

- Intersection Location:
  - Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.
  - Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.

- Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.

- Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Policy 2.2.2-b: All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.

Policy 2.2.2-c: *Relocated to Policy 4.4.4-d in Round 17-A by Ord. 2017-004*

Policy 2.2.2-d: The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.

2.2.3 Commercial Recreation

Policy 2.2.3-a: The County shall apply the Commercial Recreation future land use designations at appropriate locations through the FLUA Amendment process.

Policy 2.2.3-b: Recreational Vehicle Parks. The allowable number of sites per acre for a Recreational Vehicle Park shall be described in the Unified Land Development Code. (rev. Ord. 2025-012)

2.2.4 Industrial

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

Policy 2.2.4-b: In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:

1. Allow certain uses that demonstrate Light Industrial characteristics, limited to Offices of an Industrial Nature (as defined by the Introduction and Administration Element), self-storage, multi-media production, data/information processing, laboratories, and research/development within all four Commercial future land use designations.
2. Allow within the Commercial High (CH) future land use designation a broader range of uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, Warehouse, and Flex Space.

Policy 2.2.4-c: Industrial Future Land Use Designations. The three Industrial future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element).

1. **Industrial.** The Industrial (IND) future land use designation allows the full range of industrial activities ranging from light to heavy industry.
2. **Economic Development Center.** The Economic Development Center (EDC) future land use designation is intended to accommodate employment opportunities, research parks, and Employment Centers (as defined by the Introduction and Administration Element). Properties with an EDC designation are intended to be developed as planned developments in order to promote internal circulation and buffering from surrounding land uses. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.
3. **Commerce.** The Commerce (CMR) future land use designation is intended to accommodate light industrial uses to provide an option for low-trip generating non-residential and/or employment generating uses on arterial roadways. Industrial uses allowed shall be limited to those that demonstrate Light Industrial characteristics.

Policy 2.2.4-d: Industrial Uses. Industrial uses shall be considered either Light or Heavy as defined below.

Light Industrial. Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. Examples of Light Industrial uses include: storage, warehouse, research, laboratories, dispatch, landscape service, flex space, media production, and light manufacturing and processing.

Heavy Industrial. Heavy industrial development's typical operation may cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. These effects will be minimized through the application of performance standards established in the Unified Land Development Code. Heavy industrial uses can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. Examples of heavy industrial uses include, but are not limited to, salvage and junkyards, storage of regulated substances, asphalt and concrete mixing and product manufacturing, heavy manufacturing, construction and demolition recycling, and equestrian waste management.

Policy 2.2.4-e. Additional Allowable Uses in Industrial Designations. In addition to the industrial uses, the land uses listed below are allowable within the Industrial type future land use designations as permitted by the ULDC.

1. Mining, subject to the limitations included in Objective 2.3 entitled "Mining and Excavation";
2. Parks and Recreation;
3. Commercial Recreation including but not limited to, tenants within industrial buildings, such as indoor sports, fitness, gymnastics, karate studios, and dances studios;
4. Conservation;
5. Institutional and Public Facilities;
6. Transportation, Utility, and Communication Facilities;
7. Non-residential agricultural uses;
8. Caretakers' quarters;
9. Uses and structures accessory to a permitted use;
10. Flex space. Flex space allows each use to be a flexible percentage of the uses allowed in the Use Matrix per the applicable FLU, typically with 70% of the total floor area for uses demonstrating light industrial characteristics and 30% for retail, office and display areas for products manufactured and/or distributed on site.
11. Commercial uses pursuant to one or more of the following:
    a. Industrial (IND) future land use allows vehicular based Commercial uses of an industrial nature that have impacts similar to industrial

uses such as auto repair and the like and accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;

b. Commercial uses in Commerce and Economic Development Center are limited to accessory commercial uses which are incidental and subordinate to the primary industrial use, and Office of an Industrial Nature;

c. Retail gasoline and/or fuel sales shall be limited to the Industrial (IND) future land use designation as accessory to an industrial use, or part of a commercial pod in a Planned Industrial Park Development;

d. Commercial uses within Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a; and

12. Residential uses within a Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a.

Policy 2.2.4-f: All requests for new industrial type future land use designations shall front an arterial roadway or have access to an arterial roadway through an existing commercial or industrial site. Arterial roadways are depicted on Map Figure TE 3.1, Functional Classification of Roads, unless otherwise identified within this element.

2.2.5 Agricultural

Policy 2.2.5-a: The County shall designate properties with one of the four agricultural categories to ensure compatibility with surrounding future land uses, and to prevent encroachment of incompatible uses into agricultural areas.

Policy 2.2.5-b: The County shall not violate the Right-to-Farm Act.

Policy 2.2.5-c: *Relocated to underlying/alternative policy in Round 08-2 by Ord. 2008-052*

Policy 2.2.5-d: The County shall recognize Agricultural Enclaves pursuant to Florida Statutes section 163.3162(4) by assigning the Agricultural Enclave (AGE) Future Land Use Designation through a Future Land Use Amendment process in accordance with the procedures set forth in Florida Statutes Chapter 163 for Agricultural Enclaves. An AGE site specific amendment that incorporates appropriate new urbanism concepts and supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. To the extent an AGE site specific amendment conflicts with the policies of the Rural Tier, the site specific amendment approval shall be governed by this policy and policies 2.2.5-e, 2.2.5-f, and 2.2.5-g. The site specific plan amendment ordinance adopting an Agricultural Enclave future land use shall include a Conceptual Plan and Implementing Principles. The Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages of the Transects shown on the Plan and other binding standards. The Conceptual Plan and Implementing Principles can only be revised through the Future Land Use Atlas amendment process. All development orders must be consistent with the adopted Conceptual Plan and Implementing Principles. Agricultural uses shall be permitted until such time as a specific area of the Enclave physically converts to the uses permitted by such development orders. Agricultural uses shall be permissible after conversion to the extent indicated on the Conceptual Plan. Outparcels lying within

and surrounded by a qualifying agricultural enclave may also be assigned the AGE Future Land Use Designation.

Policy 2.2.5-e: The Agricultural Enclave Conceptual Plan shall include a series of transect zones which act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Enclave and adjacent existing communities. An Agricultural Enclave shall be developed utilizing the Traditional Town Development Zoning District to demonstrate the appropriate new urbanism concepts. The Agricultural Enclave Traditional Town Development shall be comprised of the following pods: Traditional Neighborhood Developments, Traditional Marketplace Developments, Employment Centers (as Multiple Use Planned Developments), may also include limited Planned Unit Developments, as well as incorporating significant open space outside of the pods to further clustering and to promote compatibility with surrounding uses. Each pod may be developed according to the appropriate transect zones based on the density/intensity assigned on the Conceptual Plan and Implementing Principles. An interconnected network of streets shall link each development area together to form neighborhoods and an organized transportation network that allows for pedestrian and bicycle circulation. The following transect zones and other components are permitted:

- **Natural Transect** - shall consist of active recreation, pastures, greenspace within rural parkways and open space including agriculture, preservation, conservation, wetlands, passive recreation, greenways, landscaping, landscape buffers, water management tracts, and wellfields. A minimum of 55% of the Enclave total acreage shall be within this transect. All entitlement density associated with the Natural Transect may only be transferred to another transect within the Agricultural Enclave. The Natural Transect shall define the boundaries of an Agricultural Enclave except where the Enclave abuts schools or commercial areas. The Natural Transect may also be located throughout the Enclave to provide open space and connectivity within and between neighborhoods.
    - **Rural Parkways** – The conceptual plan shall recognize Thoroughfare Right-of-Way Identification Map roadways within the Enclave as corridors that act as regional connectors of neighborhoods and zones within the project and connecting to the surrounding communities by designating these roadways as Rural Parkways as indicated in Transportation Element Policy 1.4-q. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes and equestrian trails. Only the greenspace portions of rural parkways shall contribute to the minimum Natural Transect requirements.
    - **Natural Transect Open Space** – Open lands and landscape buffers shall include linked public pedestrian, bicycle and equestrian trails, and shall be used to define and connect different neighborhoods and zones, as well as providing a surrounding greenbelt for the overall Agricultural Enclave. The linked open space network shall be available for passive recreation, and enable potential future connections to regional trails and linked open space networks. The Conceptual Plan shall include appropriate separations and buffering from the surrounding existing communities. A minimum of a 200-foot separation edge shall be provided from any adjacent parcels not wholly surrounded by the Agricultural Enclave, with the separation edge averaging at least 400 feet in width.

- **Water** – A portion of the Natural Transect of an AGE shall be allocated to address any or all of the following: 1) regional deficiencies concerning stormwater management; 2) regional water supply solutions; 3) opportunities for environmental mitigation and restoration. The purpose is to provide a public benefit by addressing regional issues beyond the boundaries of a designated Agricultural Enclave. Land within the Natural Transect allocated to address this policy, may be set aside for other uses consistent with the Natural Transect until such time when the land is utilized to provide this benefit.

- **Sub-urban Transect** – consists of low-to-moderate density residential areas with some potential for the mixing of uses. The Sub-urban Transect shall develop at an overall gross density ranging between one unit per two acres to six dwelling units per acre. An interconnected network of streets shall link each sub-zone together to form cohesive neighborhoods and an organized transportation network that allows for bicycle and pedestrian circulation. Each neighborhood shall have a gathering space, such as a green or park, connected by a network of streets that will allow most residents to live within a 5-10 minute walk of a green space. A maximum of up to 40% of the Enclave total acreage shall be within this Transect. Notwithstanding the provisions of the Sub-Urban Transect, any portion of residential development proposed to be located within 660 feet of the perimeter edge of the AGE shall be developed at a residential density that corresponds to the adjacent development density. The Sub-urban Transect shall consist of the following sub-zones:

  - **Neighborhood Edge Zone** – The Neighborhood Edge Zone shall be developed at a minimum gross density of one unit per two acres and a maximum gross density of one unit per acre. Neighborhood Edge Zones shall comprise a maximum of 20% of the Agricultural Enclave total acreage. The Neighborhood Edge Zone may abut the Natural Transect, the Neighborhood General Zone or the Neighborhood Center Zone, and the Urban Transect.

  - **Neighborhood General Zone** – The Neighborhood General Zone shall be developed at a minimum gross density of 1 unit per acre and a maximum gross density of 3 units per acre, and may include small-scale, neighborhood-serving uses where appropriate. Neighborhood General Zones shall comprise a maximum of 30% of the Agricultural Enclave total acreage. The Neighborhood General Zone may abut the Natural Transect, Rural Transect, or the Neighborhood Edge and Neighborhood Center Zones of the Sub-urban Transect.

  - **Neighborhood Center Zone** – The Neighborhood Center Zone shall contain a minimum gross density of 4 units per acre, and shall contain a minimum of 20% of the Enclave's units. Neighborhood Centers shall be pedestrian-friendly, incorporate residential uses, which enfront publicly accessible open spaces, and shall be linked to the adjacent residential neighborhoods through pedestrian and vehicular interconnections. A mixed-use component shall be designed as a Neighborhood Center utilizing the provisions of a Traditional Neighborhood Development in the ULDC. Those portions of the Neighborhood Center Zone not developed as a TND Neighborhood Center, shall be located within a ¼ mile (5 minute walk) radius to commercial, mixed-uses, public spaces, or schools to encourage alternative modes of transportation. Neighborhood Center

Zones shall comprise no more than 10% of the land area of the entire Agricultural Enclave. The Neighborhood Center Zone may abut the Neighborhood General Zone, Urban Transect, the Natural Transect, and arterial roadways.

- **Urban Transect** – shall consist of the most intense components of the Agricultural Enclave including a majority of the non-residential uses designed as a Town Center and an Employment Center. The Urban Transect shall be centrally located within the Agricultural Enclave, and generally adjacent to an arterial thoroughfare. Up to 10% of the total acreage of the Agricultural Enclave may be assigned to the Urban Transect. Residential uses in the Urban Transect may utilize up to 20% of the total units for the Enclave, not to exceed 12 units per acre, and shall be located proximate to Neighborhood Center Zones. The Urban Transect may abut the Sub-urban Transect's Neighborhood Center and Neighborhood General Zones, the Natural Transect, and arterial roadways.

    - **Town Center** –The Urban Transect shall include a Town Center. The Town Center shall be a Traditional Marketplace Development, a pedestrian-friendly predominantly retail and office development oriented to streets and useable open spaces. The Town Center shall incorporate some residential uses vertically integrated in mixed-use buildings and shall have pedestrian and vehicular connectivity with the adjacent residential neighborhoods of the Sub-urban Transect.

    - **Employment Center** – The Urban Transect shall also include an Employment Center. The Employment Center shall be a Multiple Use Planned Development or other appropriate Traditional Development District. The Employment Center is to accommodate office, light industrial uses, research and development, and other value-added activities and support uses; therefore limited commercial, hotels, colleges/universities, may be included to support its major function as a regional employment center and to implement effective mobility strategies.

Policy 2.2.5-f: The Agricultural Enclave shall be rezoned to an Agricultural Enclave Traditional Town Development. The Agricultural Enclave Traditional Town Development shall incorporate Design Standards, appropriate new urbanism concepts and shall include the following:

- **Neighborhood Design** – Neighborhoods shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, bike lanes and/or equestrian trails. Neighborhoods shall consist of low-to-moderate-density residential areas, which may include the mixing of uses. Neighborhoods shall contain centrally located gathering places, and major buildings.

- **Internal Street Network** – Sub-urban and Urban Transects shall be developed to provide connectivity between neighborhoods, schools, employment, civic, and retail uses where appropriate. Streets shall be configured to provide efficient circulation systems for pedestrians, non-motorized vehicles and motorists, and serve to functionally integrate the various activities in each zone. Streets and squares that are internal to the neighborhoods should be designed to be a safe, comfortable, and

interesting environment to the pedestrian. All components of the site design, streetscape, and architecture shall contribute to the composition and definition of streets and public spaces.

- **Civic & Recreation** – Appropriately scaled concentrations of civic, recreational, and institutional uses shall be distributed in proximity to the individual neighborhoods and within Natural, Sub-urban and Urban Transect zones. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to ball fields and passive parks should be distributed within or near residential neighborhoods.

- **Community Vision** – Comprised of graphic depictions and written descriptions, the intended community vision shall guide the character of the project and address compatibility within the AGE and also the surrounding area. This shall include architecture, landscape, urban design, and other necessary components of public spaces and streets. These shall allow for individual variety without affecting visual and functional compatibility, consistent with the intended character within the AGE, and to ensure a cohesive, coordinated design over the build-out of the Traditional Town Development.

Policy 2.2.5-g: Within an Agricultural Enclave, Utilities uses may be allowed within any Transect Zone, subject to special siting criteria set forth in the Unified Land Development Code, the Zoning Master Plan, or as identified on the adopted Conceptual Plan. The placement of utility uses in residential areas shall be controlled through the ULDC to ensure the protection of existing and planned residential areas from adverse impacts of the facility.

Policy 2.2.5-i: *Deleted and relocated to Policy 2.2.5-f in Round 15-1.*

2.2.6 Parks and Recreation

Policy 2.2.6-a: Parks and Recreation uses shall be allowed in all future land use designations.

2.2.7 Conservation

Policy 2.2.7-a: The County shall apply Conservation future land use categories at appropriate locations.

Policy 2.2.7-b: The County shall initiate amendments to designate environmentally sensitive lands purchased by the County as Conservation. The County shall also coordinate with municipalities to designate County acquired environmentally sensitive lands within incorporated areas as Conservation.

Policy 2.2.7-c: Conservation uses shall be permitted and encouraged in all future land use designations.

Policy 2.2.7-d: The Planning Division shall rely on the GLOSS components when considering the potential for open space linkages in the evaluation of land use amendments. Additionally, the GLOSS components shall be considered in neighborhood and community planning efforts.

Policy 2.2.7-e: To promote the Greenways and Linked Open Space System (GLOSS), Palm Beach County shall continue to require that:

1. Whenever feasible, all new subdivisions and residential developments meet the current open space requirements by providing "usable" open space, including safe and accessible bicycle and pedestrian circulation systems within the development; and
2. Site planning considerations allow for the preservation of open space corridors, without removing permitted density as depicted on the Future Land Use Atlas or intensity of land to be developed, in instances where land cannot be acquired in corridors identified on the "Greenways and Linked Open Space System" map.

Policy 2.2.7-f: To promote the GLOSS, Palm Beach County shall amend its Unified Land Development Code to require that:

1. All new subdivisions and residential developments allow the continuation of any greenway/path located adjacent to the new subdivision or development, when feasible, and when such continuation does not result in a taking of private property or an inordinate burden to private property, pursuant to the Bert J. Harris, Jr., Private Property Rights Protection Act. New developments shall allow the continuation of an adjacent greenway by avoiding the obstruction of external greenways with barriers; and,

2. Sidewalks or hardened walking surfaces be provided within a two (2) mile radius of all schools, where feasible.

Policy 2.2.7-g: To promote the GLOSS, Palm Beach County shall continue to enable existing residential developments within Residential Districts and Planned Development Districts that wish to establish greenways between the development and other destinations to work with the Zoning Division and Land Development Division to incorporate the proposed connections within site plans or subdivisions in accordance with ULDC Article 4.B.1.93. Passive Park.

2.2.8 Institutional and Public Facilities

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

Policy 2.2.8-b: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing an alternative and expedited review for all school sites as provided in Goal 6 of the Intergovernmental Coordination Element; and
3. Considering schools as an allowable use within all urban residential land use categories.

Policy 2.2.8-c: The County shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible as sites for these facilities and for schools are chosen and development plans prepared.

Policy 2.2.8-d: The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.

Policy 2.2.8-e: Institutional Future Land Use. Uses allowed in the Institutional and Public Facilities future land use designation include a full range of institutional uses including, but not limited to, the following:

1. Educational facilities including colleges, universities, and public, private, and charter schools;
2. Day care facilities including child care facilities and adult day care facilities;
3. Public and governmental facilities including emergency shelters, judicial and correctional facilities;
4. Religious, cemetery, civic, and cultural facilities;
5. Assembly establishments owned or operated by a non-profit organization for social, educational or recreational purposes such as museums, cultural centers, recreational facilities, community services, and fraternal or cultural organizations.
6. Animal care facilities including Animal Shelters, Animal Control Facilities, and Humane Societies including co-located veterinary clinics which may offer services to the public;
7. Residential uses including congregate living facilities, group homes, and accessory affordable housing. Mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the institutional intensity subject to the requirements of this Element.
8. Medical uses for the purposes of medical treatment, health care, and rehabilitation including the following:
    a) Hospitals and public health clinics.
    b) Facilities that provide 24 hour nursing and personal care to residents for persons not related to the owner or administration. Examples include nursing homes, skilled nursing facilities, and rehabilitation centers. These

facilities provide care that is typically temporary in nature and is focused on rehabilitation that is intended to prepare the residents to return to their homes, but can include long term custodial care.

c) Medical and dental offices. Medical and dental office is an allowable use on parcels with INST FLU only within the following locations:

a. Within the site plans of projects with approval for a “Hospital” use (as defined by the ULDC);

b. The following site specific FLUA amendments:

- SCA 2005-027 in Ordinance 2006-005 (4.45 acres);
- SCA 2008-015 in Ordinance 2008-005 (1.64 acres);
- SCA 2009-002 in Ordinance 2009-008 (1.70 acres);
- LGA 2010-014 in Ordinance 2010-031 (4.96 acres);
- LGA 2012-002 in Ordinance 2012-017 (4.90 acres). Medical related uses shall be permitted on these parcels. Vehicular and pedestrian interconnectivity shall be provided between the parcels and the hospital.

9. Accessory Affordable Housing. The Institutional and Public Facilities category may provide for accessory affordable housing when residential development is under the direct and constant supervision of a sponsoring, non-profit organization or community-based group. Such housing shall only be below market rentals, and not for-sale property. This housing shall also be used to fulfill specific housing needs within the community. Such a development shall only be requested by a non-profit organization or community-based group, and may receive a recommendation by the Commission on Affordable Housing.

10. Accessory uses to the primary use, including caretakers' quarters and accessory office.

2.2.9 Transportation and Utilities

Policy 2.2.9-a: No future land use or activity may be permitted within any roadway right-of-way designated on the County's Thoroughfare Right-of-Way Identification Map that would impede the future construction of the roadway, unless such prohibition is contrary to law or constitutes a taking.

Policy 2.2.9-b: Parks and Recreation activities may be permitted in the Transportation and Utilities land use designation, provided they are part of the overall program to support the utility uses.

Policy 2.2.9-c: Transportation and Utilities uses may be permitted in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC. Transportation and Utilities uses shall be subject to special siting criteria set forth in the Unified Land Development Code. The placement of utility uses in residentially designated areas shall be controlled through the ULDC to ensure the protection of existing and anticipated residential areas from adverse impacts of the facility. Electrical Power Facilities are further limited as follows:

1. Electrical power facilities solely utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.
2. Electrical power facilities utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power shall be limited to the nonresidential future land use designations (other than the Conservation categories) and/or to properties within the GAPO.

Policy 2.2.9-d: The Airport Zoning Overlay (AZO) has been established to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, the full utility of the airports and airport properties, and to promote development of complimentary and compatible uses within Airport Master Plans. The AZO shall apply to properties within the boundaries of the Airport Master Plans identified in Transportation Element Objective 1.7. The AZO may allow uses that support the Airports' major function as a regional transportation facility, further growth and modernization, and/or to generate revenue to support airport operations and maintenance. Related facilities, designated either to serve the needs of airport users and airport employees or to provide enterprise activities to support the operation of the County's airports, may be permitted within areas designated Transportation and Utilities.

2.2.10 Spoil

Policy 2.2.10-a: The County shall designate spoil disposal sites and limit their use to spoil and associated uses, or other compatible uses.

Policy 2.2.10-b: Passive parks may be permitted in the Spoil future land use designation, provided that they are not in conflict with the primary purpose of the designation as a spoil disposal site.

OBJECTIVE 2.3 Mining and Excavation

The County shall regulate mining and excavation activities to ensure that such activities are appropriately located to be compatible with surrounding land uses and conducted in a manner that is environmentally sound and does not adversely impact the health of citizens. Also, the County shall ensure that reclamation of disturbed areas shall be appropriate and timely. Compatibility shall include, but not be limited to, any negative impacts to surrounding land uses with regards to density, intensity, function, air quality, water quality, noise, traffic, aesthetics, vibrations, smoke, odors, radiation, or any other land use conditions.

Policy 2.3-a: Palm Beach County shall continue to implement its Unified Land Development Code (ULDC) to ensure that mining and excavation activities:

1. are conducted in an environmentally sound manner, such as, but not limited to, depth restrictions and impacts on littoral zones, groundwater, distribution of dissolved chlorides or existing and future wellfields and private wells;
2. are performed to protect archeological sites, as defined in the Unified Land Development Code, from destruction until the site has been examined, cataloged and recorded, and the preservation status determined;
3. are located to minimize distances to major transportation facilities to reduce impacts on roadways and residential neighborhoods; and,

4. are limited to transportation routes which are primarily on roadways that are currently operating as major arterials or collectors which can withstand the effects of transporting the volume and weight of the extracted material.

Policy 2.3-b: The County shall continue to prohibit mining and excavation in the Pleistocene Sand Ridge.

Policy 2.3-c: Mining is prohibited in the following future land use designations, however excavation may be permitted in conjunction with implementation of a site development plan:

1. Residential categories, from Rural Residential 5 to High Residential 18;
2. Agricultural Reserve;
3. Parks and Recreation;
4. Institutional and Public Facilities;
5. Conservation categories;
6. Transportation and Utilities;
7. Traditional Town Developments; and,
8. Multiple Land Use.

Policy 2.3-d: Mining and excavation may be permitted in the following future land use designations subject to the Mining and Excavation regulations of the ULDC:

1. Rural Residential, limited to Rural Residential 10 and Rural Residential (20);
2. Commercial categories;
3. Commercial Recreation;
4. Industrial categories;
5. Special Agriculture; and
6. Agricultural Production.

Policy 2.3-e: Mining and excavation activities, as applicable, shall be restricted as follows:

1. Within the Residential future land use designations, excavation may be permitted for the development of fill for use on-site or to support the drainage system of the development, provided that only a minimal amount of fill is distributed off-site;
2. Within RR-10 and RR-20, mining is permitted subject to compatibility with adjacent existing land uses. Compatibility, as used here, shall include, but not be limited to, any negative impacts to surrounding land uses with regards to density, intensity, function, air quality, water quality, noise, traffic, aesthetics, vibrations, smoke, odors, radiation, or any other land use conditions.
3. Within the Agricultural Production Future Land Use designation, mining may be permitted only to support public roadway projects or agricultural activities, or water management projects associated with ecosystem restoration, regional water supply or flood protection, on sites identified by the South Florida Water Management District or the U. S. Army Corps of Engineers where such uses provide viable alternative technologies for water management.
4. Within areas zoned Agricultural Residential, excavation may be permitted only for the extraction of fill for use on-site;

5. Within areas zoned Special Agriculture, mining may be allowed to remove excavatable material for use as fill off-site.

Policy 2.3-f: Mining operations existing and permitted before the adoption of the 1989 Comprehensive Plan shall be exempted from the provisions or requirements of the Plan.

Policy 2.3-g: By 2004 the County shall complete a study of potential alternative uses and implementation strategies following reclamation efforts for large-scale mines and excavations.

OBJECTIVE 2.4 Transfer of Development Rights

Palm Beach County shall implement a Transfer of Development Rights (TDR) program. The TDR program is designed to protect Environmentally Sensitive Lands and the Agricultural Reserve and to contribute to the County's attainable, workforce housing inventory.

Policy 2.4-a: The Transfer of Development Rights program shall:

1. designate sending areas;
2. assign densities within the sending areas on equitable bases, based on the parcel's location, development potential and value to the community;
3. delineate specific receiving areas, and designate appropriate density increases within each;
4. provide variable pricing for the County-owned TDR units, based on location and furthering the County Goals and Objectives contained within the Comprehensive Plan;
5. require 34% of TDR units per project be provided as Workforce Housing Program units and provide each workforce housing TDR at a reduced cost to the developer;
6. TDR units may be provided in conjunction with the Affordable Housing Program and may be provided at no cost or a reduced cost when the additional TDR units are determined to be consistent with Housing Element and ULDC provisions to discourage the undue concentration of very low and low income housing in the County;
7. define administrative and legal requirements, including notification to the Property Appraiser's office and recordation in the public records.

Policy 2.4-b: The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or
2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or
3. an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:
   a. West Lake Worth Road Neighborhood Plan.

Policy 2.4-c: The County shall designate the following as sending areas:

1. lands designated Rural Residential (RR-20) on the Future Land Use Atlas;
2. lands designated as priority acquisition sites by the Conservation Land Acquisition Selection Committee (CLASC) that meet the criteria listed below:

    a) rarity in Palm Beach County of the native ecosystems present on the environmentally sensitive lands site;
    b) diversity of the native ecosystems present on the environmentally sensitive lands site;
    c) presence of species listed as endangered, threatened, rare, or of special concern by the U.S. Fish and Wildlife Service, the Florida Game and Fresh Water Fish Commission, the Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture.

3. lands designated Agricultural Reserve (AGR) on the Future Land Use Atlas;
4. privately owned lands designated Conservation (CON) on the Future Land Use Atlas; and,
5. other sites determined by the BCC to be worthy of protection, provided that the sites further the purpose of the TDR program (to protect Environmentally Sensitive Lands (ESLs), in keeping with the criteria listed above, and the Agricultural Reserve) or the sites further County Goals, Objectives, and Policies.

Policy 2.4-d: Transfer rates for the sending areas shall be assigned as follows:

1. for RR-20 lands, TDR credits are assigned at one du/five acres;
2. for lands designated by the CLASC (residential and non-residential), TDR credits are assigned at one du/five acres if located outside of the Urban Service Area. For residentially designated parcels, within the Urban Service Area, TDR credits for those sites shall equal the current PDD Land Use Designation plus a 15% transfer bonus above the maximum PDD density if less than the total available units are transferred, or the current PDD Land Use Designation plus a 25% transfer bonus above the maximum PDD density if all the available units are transferred;
3. for Agricultural Reserve lands, TDR credits are assigned at one (1) du/acre; and,
4. for Conservation lands, TDR credits are assigned at one (1) du/ ten acres.

Policy 2.4-e: PZ&B shall prepare an annual report that describes all TDR program activities during the previous year. The annual report shall be provided to the Board of County Commissioners. In addition the annual report shall evaluate the TDR Program to assess the need for additional sending areas. Should a need exist, the County shall investigate and designate, if warranted, the following as sending areas: school sites, historic and archaeological resources, and linked open space sites. Need shall be based upon at least a fifty (50) percent reduction in the number of TDR units in the County's TDR Bank or available in the private market.

Policy 2.4-f: Potential receiving areas shall be inside the Urban/Suburban Tier and shall include:

1. Planned Development Districts (PDD) and Traditional Development Districts (TDD) that are requesting an increase in density above their current limits; and,
2. Subdivisions requesting a bonus density above the standard land use designation density.

Policy 2.4-g: In order to encourage eastward development and a tapering off of density towards the western edge of the Urban/Suburban Tier and support development within the Urban/Suburban Tier in the Glades, or to protect rural residential areas by concentrating needed housing units where urban residential future land use designations already exist, bonus densities may be applied for as follows:

1. Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;
2. Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;
3. In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional;
4. In the Urban/Suburban Tier in the Glades area:
   (a) But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or
   (b) In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional;
5. In the Urban Redevelopment Area depicted on Special Planning Areas Map 3.1, up to 7 du/acre additional for developments with 100% of units restricted in accordance with the Affordable Housing Program, and located within ¼ mile of a transit stop; and
6. Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.

Policy 2.4-h: The County shall not approve the designation of receiving areas, which would result in a significant negative impact upon adjacent Environmentally Sensitive Land. Significant negative impact shall be determined by the BCC based on findings by the Planning Division, in conjunction with the Department of Environmental Resources Management, the South Florida Water Management District and other applicable agencies, and be based upon data and analysis. The compatibility of a proposed Transfer of Development Rights (TDR) receiving area shall be determined by the proximity of the proposed receiving area to environmentally sensitive lands and evaluated as follows:

A receiving area must not degrade adjacent Environmentally Sensitive Lands. Therefore, the receiving area shall reduce the intensity/density of that portion of the development which is contiguous to any regionally significant natural resource as defined by the Treasure Coast Regional Planning Council, environmentally sensitive land as defined by the Conservation Lands Acquisition Selection Committee (CLASC) or sites designated as preserve areas according to Article 14.C, Vegetation Preservation and Protection of the Unified Land Development Code, so that the development is compatible with, and does not destroy or negatively impact the environmentally sensitive area according to the following table. The determination of compatibility may be made by the BCC or the Development Review Officer (DRO).

Table 2.4
Required Buffer Zones for Receiving Areas
Adjacent to Environmentally Sensitive Lands

Density of Adjacent Pod/Development Area	Required Buffer Zone of Native Vegetation
Net density - less than or equal to 3 units per acre	50 foot buffer
Net density - less than or equal to 5 units per acre	100 foot buffer
Net density - greater than 5 units per acre	200 foot buffer

Policy 2.4-i: *Deleted in Amendment Round 07-1*

Policy 2.4-j: Receiving areas meeting one or both of the following criteria shall be eligible for an additional one (1) du/acre density bonus: 1) proximity to community services and amenities including parks, community commercial facilities, and mass transit; and/or 2) proximity to employment centers (defined as regional commercial facilities or major industrial facilities). The determination of the appropriate density increases shall be based upon location, compatibility with the surrounding land uses, and consistency with County Goals, Objectives and Policies.

Policy 2.4-k: The County shall maintain a Transfer of Development Rights (TDR) bank which shall include development rights from environmentally sensitive lands acquired by the County as of August 31, 1999. The administrative and legal requirements for the TDR bank shall be outlined in the Unified Land Development Code. Development rights in the TDR bank were generated from:

1. development rights associated with environmentally sensitive lands which are purchased by the County, including the 14 Native Ecosystem "A" Quality Ecosites targeted for purchase through the County's bond issue; and,
2. development rights associated with other lands purchased by the County, in whole or in part, for the purposes of protection of agricultural lands and environmentally sensitive lands, including wetlands.

Policy 2.4-l: The cost of the County's TDR units, including discounted TDRs for Workforce Housing and Affordable Housing units, shall be established annually by the Board of County Commissioners.

Policy 2.4-m: Areas within the Revitalization and Redevelopment Overlay may receive preference as receiving areas. Within this overlay, TDR units may be provided from the County TDR bank at no cost or at a discounted rate. Other receiving areas, which further County Goals, Objectives and Policies may be eligible for a reduction in cost.

Policy 2.4-n: The BCC shall price the TDR units within the TDR Bank either by utilizing the value of TDR units established by transactions in the private market or a recommendation by the Planning Division and/or Planning Commission.

Policy 2.4-o: *Deleted in Amendment Round 01-1.*

Policy 2.4-p: *Deleted in Amendment Round 07-1*

Policy 2.4-q: By January 2005, the County shall investigate and allow, if warranted, additional units to be placed within the TDR Bank. Need shall be based upon at least a fifty (50) percent reduction in the number of TDR units in the County's TDR Bank.

Policy 2.4-r: The County may designate privately held lands that have a Conservation future land use designation, as sending areas for the transfer of development rights, consistent with the requirements of the Transfer of Development Rights (TDR) Program. The sending rate shall be one dwelling unit per 10 acres.

GOAL 3 SERVICE AREAS AND PROVISION OF SERVICES

It is the GOAL of Palm Beach County to define graduated service areas for directing services to the County's diverse neighborhoods and communities in a timely and cost-effective manner, reflective of the quality of life associated with each respective Tier.

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.

Policy 3.1-a: The County shall establish the Urban, Limited Urban, and Rural Service Areas, described in Table 3.1-1, considering the following factors:

1. The density and intensity of land uses as depicted in the Future Land Use Atlas;
2. The cost and feasibility of extending services;
3. The necessity to protect natural resources; and,
4. The objective of encouraging reinvestment in the Revitalization and Redevelopment Overlay.

Policy 3.1-b: Minimum levels of service shall be reviewed during preparation of the Evaluation and Appraisal Review, and the Comprehensive Plan as amended. Each service provider shall determine the maximum and available capacity of their facilities or services for this review to assess the ability to accommodate projected population growth.

Policy 3.1-c: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater service to all unincorporated areas of the County except those unincorporated areas where the Palm Beach County Board of County Commissioners has entered or enters into a written agreement that provides utility service area rights to a public or privately owned potable water, reclaimed water, and/or wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law. Palm Beach County Water Utilities Department shall continue to provide utility services to incorporated areas where service is already being provided by the County, or as provided for under utility service area agreements or as allowed for by law.

OBJECTIVE 3.2 Urban Service Area

Palm Beach County shall require urban levels of service within the designated Urban Service Area.

Policy 3.2-a: The Urban Service Area shall consist of the Urban/Suburban Tier and its official boundaries shall be depicted on the Service Areas Map in the Map Series. The Urban Service Area shall be defined to include those areas in which the County anticipates the extension of urban services through the long range planning horizon.

Policy 3.2-b: Development orders for projects not exceeding the entitlement density or intensity, may be permitted within the Urban Service Area at rural levels of service for potable water and sanitary sewer on an interim basis before urban levels of service are in place, consistent with the provisions of Environmental Control Rules I and II.

TABLE 3.1-1
Service Provision by Service Area

Service/ Facility	Unit of Measure	Rural Service Area	Limited Urban Service Area	Urban Service Area
Traffic	Volume Delay Speed	Countywide Includes roads in both the incorporated and unincorporated areas. The level of service or facility is provided at the same level in each of the service areas. There are provisions for exemptions from concurrency within the Coastal Residential Exception Area (as defined in Transportation Element Objective 1.2) and in the Revitalization and Redevelopment areas.		
Mass Transit	Headways	Countywide A countywide LOS is used for concurrency purposes. Generally, shortened headways are provided in the Urban/Suburban Tier as a preferential level of enhanced service delivery.		
Storm Water	Storm Return Frequency	Countywide While there is a Countywide LOS, the standard as applied to development will vary, based upon the type of development and capacity of individual drainage basins.		
Potable Water	Gallons per Capita per Day	Well	Well (minimum LOS) Centralized Potable Water Supply System (allowable LOS)	Centralized Potable Water Supply System
Sanitary Sewer	Gallons per Capita per Day	Septic tank	On-site Sewage Disposal System (minimum LOS) Centralized Sanitary Sewer System (Allowable LOS)	Centralized Sanitary Sewer System
Fire/Rescue	Response Time	Countywide A countywide average response time is used for concurrency purposes. Actual response time may vary based upon distance from a fire station.		
Parks	Acres per Capita	Countywide Regional, Beach, and District Parks A countywide LOS is used. Distances from parks to residences will vary, based on the density and distribution of population. Additionally, within the Urban/Suburban Tier, some local parks may be provided.		
Solid Waste	Pounds per Capita per Day	Countywide		
Libraries	Volumes and Space per Capita	System Wide The Library LOS is not used for concurrency purposes: a system wide average LOS is used. The actual holdings of an individual branch library may vary.		

OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;
- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and
- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/ North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;
5. the area east of the SFWMD L-8 Canal and 202.79 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;
6. an Agricultural Enclave pursuant to Policy 2.2.5-d;
7. the Western Communities Residential Overlay; and
8. the Trotting Center Overlay

The LUSA shall be depicted on the Service Areas Map in the Map Series upon designation through a Plan amendment. The official boundaries of each LUSA shall be depicted on the Service Areas Map in the Map Series. Within a designated Agricultural Enclave, the ULDC provisions governing the Agricultural Enclave and the Urban/Suburban Tier shall apply consistent with Policies 2.2.5-d, 2.2.5-e, 2.2.5-f and 2.2.5-g, and the site specific Agricultural Enclave amendment as adopted by the BCC. *(rev. Ord. 2025-004)*

Policy 3.3-b: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.

OBJECTIVE 3.4 Rural Service Area

Palm Beach County shall require a rural level of service, which meets the needs of rural development and uses without encouraging the conversion of rural areas to more intense uses.

Policy 3.4-a: The Rural Service Area shall include those areas of the County where the extension of urban levels of service is neither foreseen during the long range planning horizon nor warranted by the development patterns or densities or intensities allowed. The official boundaries of the Rural Service Area shall be depicted on the Service Areas Map in the Map Series.

Policy 3.4-b: Development on a parcel in the Rural Tier that is adjacent to water and/or sewer lines which existed prior to the adoption of the Comprehensive Plan in 1989 shall be allowed an urban level of service when required by the Public Health Department.

OBJECTIVE 3.5 Levels of Service Required for Development

Palm Beach County shall require the availability of services concurrent with the impacts of development, as provided by Section 163.3177(10)(h), F.S. Decisions regarding the location, extent and intensity of future land use in Palm Beach County, particularly urban-type expansion, shall ensure consistency with the type of uses and development established within each Tier. Future land use decisions shall also be based on the physical constraints and financial feasibility of providing areas with services at levels of service (LOS) that meet or exceed the minimum standards adopted in the Comprehensive Plan.

Policy 3.5-a: As specified in the Concurrency Management System adopted in the Capital Improvement Element, development orders and permits shall not be issued unless services and facilities meet or exceed minimum LOS standards specified in the various elements of this Plan as follows:

Element	**Location of LOS Reference**
Transportation (traffic & mass transit), Utilities	Objectives 1.1 and 1.2
Potable Water & Sanitary Sewer	Policies 1.2-a,1.2-b, 1.2-f, 1.2-g, 1.3-a,1.3-b, 1.3-d, 1.3-e.
Stormwater Management (drainage)	Policies 1.1-a, 1.1-b, 1.1-c
Solid Waste	Objective 1.2
Recreation/Open Space	Objective 1.2
Fire/Rescue	Policy 1.2-a

Policy 3.5-b: Within the time frame provided by Section 163.3202(1), FS, the Planning, Zoning, and Building Department shall ensure that development orders will be based on the County's ability to maintain minimum levels of service, and shall coordinate with other agencies in administering the Concurrency Management System to ensure that the necessary public facilities and services are available at the adopted Level of Service concurrent with the impacts of development.

Policy 3.5-c: The following options shall apply in areas with facilities and services that do not meet minimum levels of service required for concurrency:

1. Projects may be phased to maintain minimum level of service standards concurrent with the development; and/or
2. Developers may provide the County's share of such facilities, if such facilities are identified in the Capital Improvement Element, with the agreement that the County reimburse the developer at such time as the facility would have been provided. Such agreements may also provide for credits against countywide development impact fees, if reimbursement costs are waived by the developer.

Policy 3.5-d: The County shall not approve a change to the Future Land Use Atlas which:

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):

   a) Projected traffic volumes from the MPO's latest adopted Long Range Transportation Plan (LRTP) as amended to include latest available Future Land Use Atlas amendments that became effective subsequent to the adoption of the LRTP, and

   b) Projected traffic from proposed land use amendment, and

   c) Projected traffic from latest available Land Use Atlas amendments that were previously adopted but have not yet become effective, and

   d) Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

   For purposes of applying this Policy, traffic from land use amendments in parts b), and c) shall be layered on top of traffic from part a). If the cumulative traffic from parts a), b), and c) violates this Policy, then the traffic study for the land use amendment shall not be pre-approved by the Traffic Division and the land use amendment application shall not be accepted by the Planning Division for consideration in the current Comprehensive Plan Round.

   Traffic from land use amendments in parts b), c), and d) shall then be layered on top of traffic from part a). If the cumulative traffic from parts a), b), c) and d) violates this Policy, then this information shall be provided to the County Commission for consideration in deciding which land use amendments and what densities/intensities for these amendments can be approved in the current Round to comply with this Policy

   Significant impact shall be as defined in Table 3.5 -1.

TABLE 3.5-1
Significant Impact

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

* A project has significant traffic: where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.
** When calculating net trip increase, traffic associated with all prior Land Use Atlas amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

2) results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b.

This policy shall not be applicable to an Agricultural Enclave adopted pursuant to Policy 2.2.5-d. This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024). This policy shall not be applicable to the Western Communities Residential Overlay. This policy shall not be applicable to the area designated as Multiple Land Use (MLU) on the southwest corner of Glades Road and 95th Avenue South, Boca Raton, as amended by FLUA Amendment Johns Glades West (LGA 2017-003) Ord. 2017-14.

Policy 3.5-e: The Planning, Zoning, and Building Department, along with the appropriate operating departments, shall monitor existing and projected levels of service through the Concurrency Management System, as provided in the Capital Improvement Element.

OBJECTIVE 3.6 Prioritizing Services

Palm Beach County shall prioritize the provision of services and facilities in order to provide timely and appropriate levels of service to further the Goals, Objectives, and Policies of the Comprehensive Plan.

Policy 3.6-a: The County shall direct the provision of infrastructure and services to:

1. Address deficiencies for the neighborhoods in the Revitalization and Redevelopment Overlay, as identified on the Managed Growth Tier Map contained in the Map Series, in order to encourage private reinvestment to meet the Revitalization and Redevelopment Overlay's Sub-objective 1.2.3;
2. Serve existing urbanized areas that either lack basic services or demonstrate a particular infrastructure/service deficiency; and,
3. Encourage development of property to be used by basic industry.

GOAL 4 COMMUNITY PLANNING AND DESIGN

It is the GOAL of Palm Beach County to develop and implement strategies that will enhance the quality of life within its neighborhoods and communities by ensuring that these areas are well-planned, visually pleasing, safe, and devoid of substandard housing and blight. Neighborhoods and communities shall also be accessible to all of the residents of Palm Beach County through an emphasis on the provision of a variety of housing opportunities through the continuous development of affordable housing.

OBJECTIVE 4.1 Community and Neighborhood Planning

Palm Beach County shall develop and implement a Community Planning and Neighborhood Planning program to allow consideration of Community and Neighborhood Plans and strategic actions to create, enhance, and maintain more livable communities, which provide a strong sense of place and identity for the various regions within the County.

Policy 4.1-a: The County shall allow for the creation and adoption of Community and Neighborhood Plans throughout the unincorporated area of the County with an emphasis on providing neighborhood planning services to the Revitalization and Redevelopment Overlay within unincorporated Palm Beach County, consistent with the Tier System.

Policy 4.1-b: In conjunction with development of a Community/ Neighborhood Planning Program, the County shall review and amend as needed, the guidelines and rules for preparation and submittal of neighborhood plans, and procedures for amending the Palm Beach County Unified Land Development Code to reflect neighborhood plans as approved by the Board of County Commissioners. The requirements and procedures shall include the following:

1. Neighborhood plans shall not be submitted by a single land owner. These plans are for the benefit of current and future residents of the neighborhood. Plans shall be prepared by or on behalf of the residents and must be submitted to the Department of Planning, Zoning and Building;
2. Priority shall be given to the Redevelopment and Revitalization Overlay;
3. Neighborhood plans must show the effect of implementation of the plans on neighbors not included in the plan;
4. The Department will review a neighborhood plan against the Goals, Objectives and Policies of the Palm Beach County Comprehensive Plan and shall make recommendations to the Board of County Commissioners for action;
5. Provisions shall insure that the neighborhood plan reflects the desires of a sufficient proportion and number of neighborhood residents; and,
6. Neighborhood plans shall include a description of the program used to generate public input during preparation of the plan.

Planning for a Community Plan or Neighborhood Plan shall include area residents, business and community/neighborhood leaders. Each community/neighborhood shall be defined by its Tier and geographic, socio-economic, and physical characteristics. The primary purpose of these programs will be to address the “Principles of a Livable Community” listed in the County Directions, and to incorporate those Principles into

existing and planned neighborhoods and communities. However, in addition to these principles, Community Planning shall address:

1. A balanced mix of land uses, including open space;
2. A balanced and compatible mix of single family and multi-family market rate, affordable housing, and housing for the elderly;
3. Employment opportunities;
4. Facilities and services; and
5. Sustainable concepts, including but not limited to energy-efficient land use patterns, energy conservation and greenhouse gas reductions.

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and 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. 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 within the associated document. The following is a list of the County's neighborhood plans and studies:

Community and Neighborhood Plans

- Haverhill Area Neighborhood Plan
- Jupiter Farms Neighborhood Plan
- Loxahatchee Groves Neighborhood Plan
- The Acreage Neighborhood Plan
- West Boynton Area Community Plan
- West Lake Worth Road Neighborhood Plan
- West Gun Club Road Neighborhood Plan
- Pioneer Road Neighborhood Plan

Special Studies

- High Ridge Road Corridor Study
- Jog Road Corridor Study
- Lake Worth Road Corridor Study
- Skees Road Study
- Western Northlake Corridor Land Use Study
- The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan), and Addendum

OBJECTIVE 4.2 Joint Planning Areas

Palm Beach County shall facilitate a coordinated planning approach with other local governments to ensure the proper allocation and placement of future land uses and provide for the diverse needs of the County regarding employment, housing, services, goods, and recreational/cultural opportunities.

Policy 4.2-a: The County shall pursue interlocal agreements with municipalities that have established future land use designations for adjacent unincorporated areas. These interlocal agreements will establish "Joint Planning Areas" between the County and the respective municipalities, pursuant to Chapter 163.3171, FS, and Policy 1.4-d of the Intergovernmental Coordination Element.

Policy 4.2-b: The County shall promote development, redevelopment, and revitalization of the coastal communities through intergovernmental coordination efforts.

OBJECTIVE 4.3 Community Design

Palm Beach County shall develop and implement strategies to improve the visual appearance of the County in order to maintain and enhance its various identities and attractive characteristics.

Policy 4.3-a: By October 2000, the Department of Facilities Development and Operations shall develop a program to ensure that the County evaluates proposed plans for all public buildings and facilities to ensure that their design is consistent with the character of the neighborhood considering architectural style and/or any historic buildings within the area. The program shall include provisions to ensure that the cost of the design and the nature of the services to be provided are considered in the decision making process.

Policy 4.3-b: Palm Beach County shall encourage the development of positive community identification and appearance by implementing unique architectural and site design themes for different areas of the County in conjunction with development of any Community or Neighborhood Plans.

Policy 4.3-c: The County shall encourage the development of visually pleasing roadways. The Planning, Zoning and Building Department shall review and amend, as appropriate, the Sign Code to strengthen the regulations for all signs and billboards, including criteria for legibility and directions. These standards shall be reviewed periodically and changes shall be made to the Unified Land Development Code as necessary.

Policy 4.3-d: By December 2002, the Planning Division shall complete a study to identify potential Scenic Highways, Roadways, and Corridors, including commercial corridors, in both urban and rural areas of the County, in conjunction with implementation of the Greenways and Linked Open Space Program. The study shall include criteria for streetscaping standards and prioritizing and designating Scenic Highways, Roadways, and Corridors, as well as designation of entryways to the County and communities within the County.

Policy 4.3-e: The County shall continue to pursue public/private partnerships, such as, but not limited to, partnerships with the Solid Waste Authority (SWA) and Keep Palm Beach County Beautiful for the design and funding of community appearance enhancement projects, which shall include, but not be limited to, litter reduction, streetscape enhancement, and landscape treatments.

Policy 4.3-f: The County shall maintain provisions in the Unified Land Development Code to ensure that parking and traffic flow is safe and convenient within and adjacent to developments, including but not limited to access requirements from roadways, lighting, pervious surfacing materials, landscaping and buffering criteria.

Policy 4.3-g: Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).

Policy 4.3-h: The County shall encourage the use of innovative site design techniques, which are visually attractive and help to reduce the potential for crime.

Policy 4.3-i: The Unified Land Development Code, based on County Directives and the Livable Communities Principles, shall promote sustainable design and future land use compatibility by:

1. Requiring setbacks that reduce adverse impacts on adjacent future land uses, and requiring build-to-lines, where appropriate, to improve pedestrian scale and access to transit facilities;
2. Specifying placement of open space;
3. Requiring landscaping;
4. Regulating building orientation, including height and mass restrictions;
5. Establishing architectural and design criteria;
6. Establishing pedestrian system linkages; and,
7. Establishing transit and non-motorized system linkages.

The Development Review process shall also consider the compatibility of the density or intensity of proposed development with adjacent future land uses. The ULDC requirements for landscape buffers and open space shall be reviewed and amended as needed.

Policy 4.3-j: The County shall amend the Unified Land Development Code to create rural design standards and development regulations for non-residential development in the Exurban and Rural Tiers. The rural design standards shall address intensity, scale, and character of these tiers, and shall:

1. minimize access to adjacent arterial or collector roadways, with no direct roadway access provided to outparcel locations.
2. provide for increased setbacks (except for roads designated as Rural Parkways); lesser lot coverage and floor area ratios; increased landscape buffers, incorporation of open space and pervious area; and, additional screening of parking areas.

Policy 4.3-k: The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

Policy 4.3-l: The Planning, Zoning, and Building Department shall continue to work with other local governments and appropriate agencies to develop programs consistent with, but not limited to, the Front Porch Florida Initiative, which create safe, livable communities by improving the functional relationship among land uses through design, improving infrastructure and/or services, and providing a range of housing and economic opportunities for urbanized areas.

Policy 4.3-m: The ULDC shall be revised to institute neighborhood-oriented zoning districts, which are only classified under the CL future land use category designation. At a minimum, characteristics, which describe neighborhood commercial must include: F.A.R., total square feet, square feet of the largest tenant, and acreage. These changes should employ the F.A.R. ranges stipulated in Table 2.2-e.1: "Maximum Floor Area Ratios for Non-Residential Future Land Use Categories."

Policy 4.3-n: By December 2002, the Planning and Zoning Divisions shall identify and evaluate criteria to provide opportunities for limited neighborhood commercial services in residential developments, including existing and proposed subdivisions. The criteria shall ensure that the locations and facilities do not adversely impact the character of the neighborhood.

Policy 4.3-o: The Unified Land Development Code shall be amended to require that new development or redevelopment of non-residential uses within the Urban/Suburban Tier strengthen the relationship among buildings and their relationship to the street, where appropriate. This shall be accomplished to increase transit accessibility, pedestrian orientation, and promote creation of community spaces through consideration of the elements listed below.

1. Utilize building mass, placement, and orientation, build-to lines and setbacks to increase walkability, provide spatial definition along streets, and create squares or greens at a human scale;
2. Create a distinct sense of identity and delineate the pedestrian system within and along public spaces and streets thereby encouraging pedestrians to walk between stores and other uses. This may be accomplished by placing human-scaled elements, such as light fixtures, casual seating, gathering spaces, water features, statuary, and landscaping;
3. Link the commercial center to adjacent land uses, provide convenient access to transit stops and off-site pedestrian and bicycle systems; and,
4. For new commercial areas, the amount of parking in the front of the building shall be limited to strengthen the relationship of the building to the street; provide for the dispersal of parking shared between adjacent businesses; and, reduce the number of curb cuts and expansive surface parking areas.

OBJECTIVE 4.4 Mixed and Multiple Use Development

Palm Beach County shall encourage the development of a variety of innovative types of mixed use and multiple use projects.

Policy 4.4-a: The County shall encourage and promote sustainable development by establishing mixed use and multiple use future land use designations and planned development districts.

Policy 4.4-b: All proposed mixed use and multiple use projects shall demonstrate that the land uses included on site are functionally integrated. Mixed use and multiple use projects with a residential component shall demonstrate functional integration through the use of connected open spaces, pedestrian systems, and street network in order to foster a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.

Policy 4.4-c: Planned Developments shall require approval of a preliminary development plan, which shall:

1. Depict the location and distribution of future land uses and public facilities and demonstrate compliance with the Comprehensive Plan;
2. Depict the average density and/or intensity of the overall development; and,
3. Allow flexibility in the allocation of density and intensity within the overall development.

Policy 4.4-d: Prior to a Planned Development District (PDD) being approved, the County shall ensure that the proposed PDD is reasonably compact and non-serpentine in form; does not create isolated pockets which are not able to be functionally tied to the PDD with respect to roadways, pedestrian pathways, bike paths, or architectural treatments; and does not result in the creation of incompatible uses being approved and the creation of residual parcels.

4.4.1 Traditional Town Development

Policy 4.4.1-a: The Traditional Town Development (TTD) future land use designation shall be utilized to encourage mixed-use, compact development which is sensitive to environmental characteristics of the land, and which facilitates efficient use of services within the County. The TTD provides an opportunity for diversification and integration of land uses including residential, retail, office, recreation, etc., within close proximity to each other, providing for the daily recreation and shopping needs of the residents. While a mixture of uses is required, the TTD shall be a residentially-based development. The County shall apply the “Traditional Town Development" (TTD) future land use designation to provide for innovative and alternative development patterns that are residentially based, provide for employment centers, and require the integration of residential uses with:

1. Community serving commercial and office uses;
2. Industrial uses;
3. Recreation and Open Space systems; and,
4. Institutional and Public Facility uses.

The mix of uses required on properties assigned the TTD designation is shown in Table 4.4.1-1 and is further described in Policy 4.4.1-i.

Policy 4.4.1-b: In approving a TTD designation, the BCC may allow a residential density increase of up to an additional two (2) dwelling units per acre over the underlying land use. If the underlying land use is five (5) dwelling unit per acre, an amendment to TTD will permit the property to be developed at a density of up to seven (7) dwelling units per acre. (The designation would be TTD 7/MR-5.) Additional densities (up to 18 units per acre) can also be achieved, where appropriate, only through the use of the Transfer Development Rights (TDR) Program, the Workforce Housing Program, and/or the Affordable Housing Program.

Policy 4.4.1-c: Traditional Town Developments shall be located within the Urban/Suburban Tier.

Policy 4.4.1-d: All Traditional Town Developments must have an underlying residential land use designation of MR-5, HR-8 or HR-12. The TTD shall have associated with it an underlying urban residential land use designation that must be compatible with the surrounding area. At the time a TTD amendment is requested, the underlying residential land use designation shall be established, based on the existing residential land use designation. The underlying residential land use designation may also be amended as part of the TTD land use amendment if the existing residential land use designation is determined to be insufficient to accommodate the desired TTD residential density.

Policy 4.4.1-e: All Traditional Town Developments must be a minimum of 200 contiguous acres.

Policy 4.4.1-f: A Traditional Town Development shall consist at a minimum, of a series of TNDs, as further regulated in the ULDC, and a town center in the form of a Traditional Marketplace (TMD), linked by an interconnected vehicular and pedestrian network.

Policy 4.4.1-g: Applications for the TTD designation shall require a master plan, which shall be a condition of approval of the TTD amendment and shall serve as the basis for all future development within the TTD. Table 4.4.1-1 provides the allowed mix of uses and maximum densities and intensities allowed in a TTD.

If a project is to be built in phases, each phase shall include a balanced share of the proposed residential, recreational, open space, commercial, and other sites and building amenities of the entire development. Those phases which include components that are not part of the individual neighborhoods, such as employment, recreation, and education centers, should be timed and built in a sequence that would contribute to the completion of the TTD development as a whole.

TABLE 4.4.1-1
ALLOWABLE MIX OF FUTURE LAND USES IN A TTD

FUTURE LAND USE*	DENSITY/ INTENSITY	MINIMUM	MAXIMUM**
RESIDENTIAL Medium Residential 5 (MR-5) High Residential 8 (HR-8) High Residential 12 (HR-12) *[as TND, PUD and/or TMD districts]*	 5 8 12	60%	80%
COMMERCIAL HIGH (CH) *[as TMD districts]*	1.0 FAR	20 ac.	lesser of: 50 ac. or 30%
INDUSTRIAL (EDC) *[as MUPD districts]*	1.0 FAR	-	6%
PUBLIC/CIVIC (INST)	1.0 FAR	-	20%
RECREATION/OPEN SPACE (CR, PARK, CON)	-	-	30%

*****See Definitions section of Introduction/Administration for explanations of future land uses specific to TTDs.

Policy 4.4.1-h: The TTD designation is subject to revocation if the development fails to meet the conditions and regulations outlined in the Comprehensive Plan and the Unified Land Development Code. The Board of County Commissioners may initiate a future land use amendment to revoke the TTD designation and consider returning all undeveloped portions of the property to their original future land use designations or modify conditions of approval.

Policy 4.4.1-i: Traditional Town Characteristics. The Traditional Town Development (TTD) future land use designation shall provide for community planning, which is guided by sensible and desirable attributes of a "traditional neighborhoods." Traditional Town Developments share the following characteristics: They shall:

1. have neighborhoods which are pedestrian oriented, physically recognizable, developed at a human scale, limited in size (allowing residents to walk to the neighborhood center within approximately five minutes), and efficiently organized to provide for the daily needs of the residents;
2. have residences, shopping, employment and recreational uses which are all located within the neighborhoods, and within close proximity to each other;
3. have a hierarchy of streets to serve the needs of the pedestrian and the motorist;
4. be primarily pedestrian-oriented design and secondarily for vehicles, through the development of pedestrian and bikeway circulation systems which serve to functionally and physically integrate the various land use activities;
5. have physically defined and linked squares and parks within neighborhoods which provide places for social activity and active/passive recreation. The linking of these places through the use of greenways increases accessibility to the recreational facilities;
6. have well placed civic buildings and squares provide places for social, cultural and religious activities, and become symbols of community identity;

7. have commercial uses supportive of the residential development;
8. be predominantly residential, requiring a minimum of 60% of the development area be devoted to residential uses primarily as TNDs. (Up to 10% of the area of a TTD may be PUDs.) In addition, each TND shall contain mixed-use development allowing for the horizontal and vertical integration of, as well as the clustering of, living, working, recreational, open space, shopping, and civic uses;
9. contain a centrally located TMD comprising shopping, employment and civic uses;
10. meet all adopted levels of service, as specified in the Comprehensive Plan, and all urban services shall be available concurrent with the impacts of development;
11. provide for a variety of housing types, including low and very low income housing, and neighborhoods shall contain a variety of these housing types;
12. include building setback requirements, which allow buildings to abut front sidewalks; however, streetscape requirements must be met as outlined in the ULDC;
13. allow for the provision of alleys;
14. allow for the provision of on-street parking to buffer walkways from the road and increase overall pedestrian safety;
15. include standards for parking, which acknowledge the pedestrian nature of the community, permit pervious surface parking, and provide parking behind buildings;
16. achieve a 20% internal capture rate for transportation;
17. be designed to include mass transit (including land for bus stops) and accessibility to existing mass transit, where available, and provide alternative modes of transportation, such as bikeways and pedestrian paths;
18. be designed to provide for well defined public spaces, buildings, and vistas which terminate on focal points. Usable public open space shall comprise a minimum of five (5) percent of the developable area. Linkages between open spaces, in the form of pedestrian and bike paths, shall be provided for within and outside the development;
19. incorporate detailed performance standards which allow for regulating buildings by general category of use (building type) rather than by specific use;
20. provide for and maintain extraordinary landscaping/recreation facilities/sign control/design and development standards;
21. reduce the intensity/density of that portion of the development which is contiguous to any priority acquisition sites designated by the Conservation Lands Acquisition Selection Committee or its successor, so that the development is compatible with, and does not destroy or negatively impact the environmentally sensitive area; and
22. have neighborhood centers, which contain civic and commercial uses that serve the daily needs of the residents within a quarter mile walk of 90% of the neighborhood's residential areas.

Policy 4.4.1-j: The TTD, by virtue of its function and design is unique in character; however, the development shall demonstrate: 1) sector balancing; 2) compatibility and integration with existing development; and, 3) consistency with the goals, objectives and policies of the Comprehensive Plan. Through the Regional Analysis the TTD shall identify the need and provide employment opportunities for both existing and future residents, and contribute to the alleviation of existing imbalances in the area relative to lack of affordable housing, employment, retail, infrastructure, etc. The amount of commercial land use permitted shall be based upon a demonstrated need or demand for the amount of proposed commercial use in a given location. The developer must identify the proposed service area, both on and off site, and demonstrate that a balance exists between

residential and commercial development. The TTD shall also permit an appropriate mix of institutional, civic and light industrial uses.

4.4.2 Multiple Land Use

Policy 4.4.2-a: The Multiple Land Use (MLU) future land use designation is established for multiple and mixed use projects proposed through the amendment process. The MLU is an umbrella category which requires a minimum of two different future land use designations at least one of which shall be residential. The allowable underlying land uses are identified in 2.2-e.1. The MLU is project specific is subject to the following:

1. **Uses, Intensity, and Density.** The application for a proposed future land use amendment to MLU shall identify the proposed uses, maximum intensity, and maximum density which shall be affixed in the adopting ordinance. The use of the Workforce Housing Program and/or Transfer of Development Rights program is required as part of the concurrent zoning application for proposed MLU amendments seeking an increase in density. The MLU adopting ordinance shall identify the underlying land uses, and include conditions of approval identifying whether the site may also utilize these programs following adoption for additional density, or whether the site is prohibited from future density increases.

2. **Concurrent Zoning Application.** The proposed amendment for an MLU requires the processing and adoption with a concurrent zoning application. The zoning application shall include a site plan or master plan depicting the functional integration of the proposed uses, and the maximum intensities and densities. The MLU adopting ordinance shall include conditions of approval as necessary to reflect the concurrent zoning application and may include the adoption of a conceptual site plan depicting the location of the various land uses, open space, and linkages which functionally integrate the different land use categories.

3. **Usable Open Space.** At a minimum, 5% of the property must be committed to usable open space (as defined by the Introduction and Administration Element). Open space must functionally integrate the project's land uses and may not be applied to the recreation and/or parks requirements or other required civic dedication of land during the development review/re-zoning process, excluding right of way dedication. Water retention, lakes, drainage, and canals shall not be considered usable open space. The usable open space requirement is not required for projects for which the residential use is limited to a congregate living facility.

4. **Applicability.** Proposed amendments for multiple and mixed use projects requesting an in increase in residential density and a non-residential future land use in the Urban Suburban Tier are required to apply for the MLU designation. Exceptions to this requirement are proposed amendments described as follows:

    a. Amendments seeking a traditional development designation;
    b. Amendments for which the residential use limited to a congregate living facility.

Policy 4.4.2-b: *Deleted by Ord. 2020-11*

Policy 4.4.2-c: *Deleted by Ord. 2020-11*

Policy 4.4.2-d: *Deleted by Ord. 2020-11*

4.4.3 Planned Residential Development (PRD)

Policy 4.4.3-a: The County shall allow Planned Residential Developments to include a limited amount of low intensity commercial and institutional uses intended to serve the residential development. The commercial uses may be located in:

1. A commercial pod, but must be integrated into the development;
2. A clubhouse in the interior of the development, accessible to the residents; or,
3. A multifamily structure which either independently supports high density or is in a tract containing multi-family development.

Policy 4.4.3-b: In conjunction with the Evaluation and Appraisal Review (EAR), the Planning and Zoning Divisions shall evaluate the provisions governing the Planned Residential Development option to determine its effectiveness in meeting the Goals, Objectives and Policies of the Plan.

4.4.4 Traditional Marketplace Development

Policy 4.4.4-a: The Traditional Marketplace Development (TMD) is an alternative form of development that provides a more efficient pattern of development, and more cost effective delivery of service while increasing the sense of community. The County shall provide for a Traditional Marketplace Planned Development allowed in the Commercial High and Commercial Low future land use designations in the Urban/Suburban Tier, and in the Commercial Low future land use designation in the Exurban, Agricultural Reserve, and Rural Tiers and shall ensure that it is designed to be compatible with the Tier of development. The basic principles are described below shall be used as a guide to create standards to implement this alternative Commercial development.

Policy 4.4.4-b: Traditional Marketplace Development shall include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities. This shall be accomplished by allowing for a mix of uses in a manner that creates a stronger pedestrian and transit orientation through design, placement and organization of buildings, and common public space, while dispersing parking and respecting and maintaining the character of the surrounding area. The non-residential uses within the Traditional Marketplace Development (TMD) shall be comprised of community scaled. These uses may include, but are not limited to, shops and services, retail, office, restaurant, and civic uses such as schools, places of worship, and government services. The compact design, low intensity land use does not permit the siting of “freestanding”, or “big box” commercial. A minimum of 51% of the commercial square footage within a TMD must be designed as a “Traditional Main Street”. The floors above the shops and offices have the potential to provide either housing or residential/business as live/work spaces.

Policy 4.4.4-c: The ULDC shall establish development standards for the Traditional Marketplace Development (TMD) that incorporate the following design guidelines:

1. Compatible building heights to fit with the character of the community;
2. Build-to lines which place buildings close together, fronting on a sidewalk, to create a sense of place and provide spatial definition along streets;
3. Building design standards, including, but not limited to; massing, scale, pattern, and consistent architectural style. Fronts of buildings, within the same block, shall have doors and windows reflecting similar architectural style, doors and display windows shall be placed to maximize visual interest and accessibility to the pedestrian.
4. Public space amenities, including, but not limited to; wide sidewalks, lighting, seating, signage, gathering space, water features, and landscaping;
5. Community open space shall be provided and shall be used to preserve and incorporate natural features into the site design to enhance identity;
6. Strong pedestrian systems that link building and community open space and encourage pedestrians to walk between land uses. A pedestrian system shall also include significant landscape treatment, including trees, plants and hardscape to delineate the pedestrian system;
7. Street design standards that promote pedestrian usage. These standards shall address but are not limited to, pavement and right-of-way width, turning radii, on-street parking, tree planting and protection, and sidewalk location and widths, including the ability to provide outdoor dining and merchant displays on the sidewalk; and,
8. Crime Prevention Through Environmental Design (CPTED) principles.

Policy 4.4.4-d: Lifestyle Commercial Center. Lifestyle Commercial Center (LCC) Lifestyle Commercial Center is a type of Traditional Marketplace Development (TMD) that allows an individual tenant to occupy up to 100,000 sq. feet. The LCC is only allowed in the in the Urban Suburban Tier and only on the sites assigned a commercial future land use designation and condition of approval requiring the use of the LCC by Ordinance 2008-048 and 2009-028. *[Relocated and revised from Policy 2.2.2-c in Round 17-A]*

4.4.5 Traditional Neighborhood Development

Policy 4.4.5-a: Traditional Neighborhood Development may be allowed in all urban residential future land use categories. It shall include an interspersed mix of uses integrated with a recreation and pedestrian oriented open space system. The uses shall include an appropriate mix of residential housing types at a range of densities, commercial, and institutional uses. At a minimum, 51% of the development shall be residential and a minimum of 5% of the development shall be usable, organized open space, in addition to the minimum park and recreation requirements established in the Recreation and Open Space Element.

Policy 4.4.5-b: The Planning, Zoning and Building Department shall update the Unified Land Development Code and graphically depict the tenets and land development regulations to:

1. Set the range, ultimate density and intensity, and mix of land uses based on the underlying land use designation and size of the TND;

2. Encourage the location of TND's throughout the Urban/Suburban Tier, including areas defined as infill. The TND may include a mix of residential and commercial uses designed in a compact form, planned in accordance with the following principles:

   a) The TND shall provide for a range of densities. The housing types in the TND may include an interspersed mix of detached homes, duplexes, townhomes, and apartments to provide housing choices for people of differing ages and incomes. Multi-family units and townhouses shall be located closest to the neighborhood center. Single-family lots in the neighborhood may include ancillary structures, such as detached one unit apartments/offices or garage apartments. The housing must be designed to provide a cohesive physical character within the residential area;
   b) Residential lots shall be served by a system of streets, alleys and sidewalks, with setback/build-to lines established to ensure that buildings front on sidewalks and are oriented to the street. Garages shall be located on the rear portion of the property and accessed by an alley or driveway;
   c) When a TND is adjacent to a land use of a significantly different intensity or density, a buffer, which may be vegetated open space or a transitional use, shall be provided at the edge of the TND;
   d) A minimum of 5% of the land area in a TND shall be devoted to an organized open space system, inclusive of greens or squares, located within 1/4 mile of residences. This open space shall be provided in the form of passive open space, and gathering space throughout the neighborhood. These lands are exclusive of the minimum park and recreation requirements set forth in the Recreation and Open Space Element;
   e) A discernable neighborhood center shall be established creating a community focal point. A neighborhood center or focal point may serve multiple neighborhoods if it is centrally located;
   f) Civic buildings and public space shall be placed and oriented to terminate vistas, and provide a focal point in the TND. These sites shall provide for social, cultural, and/or religious activities, and become symbols of community identity; and,
   g) Preservation of existing native vegetation and other natural features shall be incorporated into the layout of the neighborhood.

3. The transportation management (circulation) system within the TND shall be planned in accordance with the following principles:

   a) Pedestrian and bikeway circulation systems shall functionally and physically integrate the various land uses. This integration shall occur both within the neighborhood and to areas adjacent to and beyond the neighborhood;
   b) A continuous interconnected street system shall form a grid, or traverse the neighborhood, to increase circulation both within and among adjacent land uses. Internal streets shall be narrow and designed with traffic calming features to control speed;
   c) At a minimum, mass transit facilities shall be provided at the neighborhood center;
   d) Parking and loading functions shall be located and designed to respect, and reinforce, the pedestrian orientation of the neighborhood. These

functions shall provide for on-street parking, parking behind buildings or in side lots;

e) Street design standards shall address pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for roads, alleys and lanes. These standards shall reflect the character of the neighborhood; and,

f) Use of sidewalks, street trees, landscaping, street furniture, entryway features, signage and lighting shall be required to strengthen the identity of the neighborhood and neighborhood center.

4. A neighborhood center shall be provided at an identifiable central location and shall:

a) Contain shops and services serving the neighborhood. Such facilities shall include, but not be limited to: retail, offices, schools, day care, places of worship, libraries, government services, cultural facilities and banks;

b) Be encouraged to have residential units above the commercial or civic uses;

c) Be within 1/4 to ½ mile (5 -10 minute walk) from all residential land uses within the defined neighborhood or series of neighborhoods. The neighborhood center shall also accommodate a transit stop;

d) Be designed in accordance with the principles of a Traditional Marketplace;

e) Be located at an important intersection or the edge of a neighborhood. The neighborhood center shall be designed to serve multiple neighborhoods if located at the edge of a neighborhood; and,

f) Be limited to serve a population within a one (1) to one and a half (1½) mile radius.

4.4.6 Mixed-use Planned Development *(heading & policies deleted by Ord. 2020-011)*

4.4.7 Multiple Use Planned Development

Policy 4.4.7-a: The purpose of a Multiple Use Planned Development (MUPD) is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development in order to provide opportunities for enlightened and imaginative approaches to community planning and site design. Buffering between the different uses within an MUPD may be reduced or eliminated to foster interconnectivity between the uses.

Policy 4.4.7-b: MUPD Design Objectives – The Multiple Use Planned Development (MUPD) shall be subject to the following design objectives:

1. Provide innovative building location and orientation;
2. Protect adjacent residential uses from potential adverse impacts;
3. Provide interconnection between uses in and adjacent to the project; and
4. Allows for both residential and non-residential uses within a single project designed in a manner that fosters compatibility within the project and with adjacent properties.

4.4.8 Planned Industrial Park Development (PIPD)

Policy 4.4.8-a: A Planned Industrial Park Development District (PIPD) is an economic activity center allowed in the Industrial and Economic Development Center future land use designations. The PIPD is intended for large Employment Centers primarily designed to accommodate and promote manufacturing, research, development, other value-added activities and support uses. Therefore, non-industrial uses such as residential, retail, office, and hotels, are expected to occur to support its major function as a Employment Center and to implement effective mobility strategies. Non-industrial uses shall be subject to the following:

1. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be allowed within a commercial pod of a PIPD.

2. Residential uses may be allowed within the residential pod of a PIPD provided:

    a. recreation to meet the needs of the residential population is provided; and
    b. a balanced mix of land uses is provided to meet the needs of the projected work force and PIPD residential population; and
    c. the amount and type of residential uses are rationally related to the amount and type of jobs (work force) created by the industrial and employment based uses.

4.4.9 Transit Oriented Development

Policy 4.4.9-a: The County shall encourage Transit Oriented Development (TOD) that shall provide an alternative mixed-use development pattern within a ¼ mile radius of rail or light rail transit nodes. Transit Oriented Development may be allowed in all commercial, residential and institutional land use categories in the Urban/Suburban Tier. This pattern is an alternative to piecemeal, parcel-based development, and shall allow for a wide range of commercial and institutional uses, functionally integrated with residential uses, and shall include a concentrated area for retail, professional offices and services, cultural, and housing opportunities. Incorporated areas seeking to make use of revised Policy 1.2-d(3) of the Transportation Element shall do so by implementing the following strategies as part of their respective Comprehensive Plans and Land Development Regulations to the satisfaction of Palm Beach County.

A. TOD projects shall employ the following strategies:

    1. Promote the optimum use of transit nodes by assuring the orderly development of land in Transit Oriented Development areas and improving access for pedestrians and vehicles alike.
    2. Accommodate the needs of residents and workers in the vicinity of Transit Oriented Development areas.
    3. Provide for the incidental shopping needs of transit riders at transit nodes.
    4. Create a “park once” environment for all Transit Oriented Development, by providing retail commercial uses and professional office/services that contribute to a self-sufficient community, and that are directly linked to other Transit Oriented Developments.

B. TOD Projects shall be designed utilizing the principles of traditional urban design addressing Streets and Blocks, Parking, Buildings, Mix of Uses, and a TOD Station Area Master Plan as described below:

1. Streets and Blocks. Properties developed as transit-oriented developments shall include a continuous public street network whereby streets are:
   a. Designed with the inclusion of sidewalks and bicycle/pedestrian amenities to encourage walking and bicycle use;

   b. Provide for efficient connections between buildings and the public realm. Said connections shall be accomplished by using the following: lighting for pedestrians/bicycles, weather protection at transit stops, sidewalks, covered corridors, raised pavers through parking lots, bollards, architectural elements, pocket parks/open space, and the like;
   c. New sidewalks shall meet ADA requirements, and provide year-round functional connections to improved Rights-of-Way;
   d. Designed for on-street parking and other traffic calming measures;
   e. Provide for flexibility in land development regulations in order to create a pedestrian-friendly urban environment between buildings and roads;
   f. Provide for public and private landscaping in order to create microclimates that further encourage pedestrian activity within transit areas and nodes;
   g. Designed to accommodate feeder buses and trolleys. The perimeter of individual blocks shall not exceed 1800 linear feet, and individual block faces shall not exceed 600 feet, exclusive of alleyways serving primarily deliveries and garbage collection purposes.
   h. Stand-alone automobile uses such as fueling stations, car and truck washes, and large parking lots are discouraged, unless designed in a manner to support adjacent development and providing clear, efficient pedestrian connection to adjacent roads and sidewalks. This provision shall not deem existing auto-oriented uses as non-conforming if said uses were legally conforming on the effective date of this chapter.

2. Parking. To maximize pedestrian circulation, off-street surface parking areas within transit-oriented developments shall be limited to not more than ten percent of the gross developable area. Surface parking areas shall be located either mid-block (behind buildings) or in small parking lots. Large expanses of surface parking are prohibited. This goal may be achieved through the following strategies:
   a. Establish land development regulations providing for maximum parking allotments and maximum surface parking allotments, in order to encourage use of transit;
   b. Allow for the reduction in current parking requirements in order to maximize usable floor space in proximity to transit areas and nodes;

c. Encourage shared parking lots for those uses which are likely to demand parking spaces at different times of day;
d. Structured parking lots are encouraged whenever they are located mid-block, behind buildings, and/or lined with uses friendly to pedestrians and/or residential uses.

3. Buildings. The placement and design of buildings in transit-oriented developments is critical to the success of the pedestrian environment. The fronts of buildings and their main entrances shall be placed along streets to enhance the walkable pedestrian environment, and building fronts shall face other building fronts. All buildings shall contain no fewer than two stories of occupiable space. In mixed-use buildings, ground floor occupiable space shall be dedicated predominately for active uses, including retail or office uses, while upper floors shall contain predominately office and residential uses.

4. Mix of Uses. Transit-oriented development provides employment opportunities, residential space, and retail areas. For projects to qualify for TOD designation, a mixture of these uses shall be located within the ¼-mile radius of the station to provide around-the-clock amenities for residents, employees, and visitors. Accordingly, in the absence of an adopted Station Area Master Plan, each individual transit-oriented development project must include a land use mix of as described below.

   a. Not less than 30% of the total square footage of the TOD shall be dedicated to residential uses.
   b. Residential densities shall be no less than 10 dwelling units per acre, and shall be calculated based on the total acreage of each individual project involving residential space.
   c. Not less than 20% of the total residential units of the TOD shall be designated for workforce housing or affordable housing through the associated programs.
   d. While Floor-Area Ratios (FAR) and lot coverage percentages are not specified in this section, buildings are encouraged to be compact in footprint and shall contain no fewer than two (2) stories in order to provide room for future expansion or new construction on the same site. Minimum FARs, where applicable, shall be defined within the respective municipality's Land Development Regulations.

5. TOD Station Area TOD Master Plan. A transit-oriented development shall meet the requirements contained in Policy 4.4.8-a, be part of a Station Area TOD Master Plan, and be developed in an interactive public process and approved by the respective local government(s) and Palm Beach County.

   a. A TOD Station Area Master Plan shall be incorporated by reference into the Palm Beach County Comprehensive Plan through the following process. A municipality encompassing a fixed-route station shall propose a Station Area Master Plan by submitting a preliminary plan to the Florida Department of Transportation

(FDOT), the Treasure Coast Regional Planning Council (TCRPC), Palm Beach County staff, and other regional and federal agencies with jurisdiction over the area of the master plan. Comments received during the preliminary proposal shall be addressed in the municipality's adoption of the Station Area Master Plan into said municipality's Comprehensive Plan and/or Land Development Regulations. A subsequent final submission, meeting all requirements of Policy 4.4.8-a, shall then be filed with Palm Beach County to incorporate the Station Area Master Plan by reference after due public hearings and other processes.

b. The TOD Station Area Master Plan shall extend at least a quarter-mile radius from the station location and graphically depict the locations of the transit station, roadways, buildings, public spaces, and civic spaces within a half-mile radius of the transit station. This radius may be expanded according to parcel size, ownership pattern, and the presence of supporting transit modes such as: fixed-route buses, and Rapid Bus Transit (RBT).

c. The TOD Station Area Master Plan shall include an aerial photograph depicting all uses within a one-mile radius of the station, including major employers, residential developments, institutional/educational uses, and entertainment destinations.

d. The TOD Station Area Master Plan shall indicate a mix of residential, commercial, retail, office, flex space, public and civic spaces. Examples of public spaces shall include parks, plazas, and greens, Examples of civic spaces shall include police stations, and all other areas, enclosed or exterior, that provide public services to residents and visitors alike.

e. The TOD Station Area Master Plan shall include a market analysis and potential aggregated development program illustrating a preferred mix of uses to assist in the evaluation of individual TOD projects within the station area.

f. No less than 5% of the total developable square footage of the TOD shall be dedicated to usable public space such as parks, plazas, greens, etc.

g. No less than 2% of the total square footage of the TOD shall be dedicated to civic uses, such as police stations, intermodal transfer facilities.

h. The TOD Station Area Master Plan shall graphically demonstrate an interconnected transportation network that efficiently and effectively links rail stations, bus stops, bike paths, sidewalks, buildings and open spaces in a cohesive manner.

OBJECTIVE 4.5 Western Communities Residential

The County shall recognize the unique characteristics of agricultural parcels that are adjacent to existing residential communities within the Rural Tier and the Western Communities Residential Overlay that seek to develop by assigning the Western Communities Residential (WCR) future land use designation through a Future Land Use Amendment process. A WCR site specific amendment that supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. A WCR site specific amendment shall achieve compatibility with the existing residential development pattern in the surrounding area of the Rural Tier while furthering remediation of the historic land use imbalance in the western communities and providing other benefits.

Policy 4.5-a: The site specific plan amendment ordinance adopting a Western Communities Residential future land use shall include a Conceptual Plan. The Conceptual Plan can only be revised through the Future Land Use Atlas amendment process.

Policy 4.5-b: All development orders within the Western Communities Residential future land use must be consistent with the adopted Conceptual Plan.

Policy 4.5-c: Agricultural uses shall be permitted within the WCR future land use designation until the land physically converts to the uses permitted by such development orders. Agricultural uses shall be permissible uses within open space areas to the extent indicated on the Conceptual Plan or site specific amendment ordinance.

Policy 4.5-d: Western Communities Residential Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages shown on the Plan and other binding standards. The Conceptual Plan shall include a depiction of the residential, non-residential, recreational, civic and open space elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Western Communities Residential and adjacent existing communities.

Policy 4.5-e: A property with Western Communities Residential future land use designation shall utilize the Planned Unit Development (PUD) zoning district of the Unified Land Development Code, with the form of the commercial nodes reflected on the Conceptual Plan, which commercial nodes shall be designed consistent with the form of the Traditional Marketplace provisions in the Comprehensive Plan. Each residential pod within a WCR Planned Unit Development may be developed according to the density/intensity assigned on the Conceptual Plan.

Policy 4.5-f: In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide

agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publicly accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.

3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low density residential areas. All of which shall be reflected on the Conceptual Plan approved by the Board of County Commissioners.
7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.
8. A maximum permissible non-residential intensity of 350,000 square feet of commercial uses, comprised of 300,000 square feet of commercial retail uses, and 50,000 square feet of commercial office uses.

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.

OBJECTIVE 5.1 Protection of Natural Resources and Systems

Palm Beach County shall ensure the protection of natural resources and systems by enforcing and monitoring existing environmentally related ordinances and developing ordinances, as needed, pursuant to the goals and policies of the Conservation Element.

Policy 5.1-a: Palm Beach County shall ensure the protection and stewardship of natural resources and systems, including quality uplands and wetlands, environmentally sensitive lands, wildlife habitats and regional water management areas. The County shall request review and comments from the South Florida Water Management District, Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and other governmental/ environmental agencies, during the Plan amendment process.

Policy 5.1-b: The impact of development on natural resources and systems, including high quality coastal and inland wetlands and future potable water supply wellfield areas, as identified in the Future Land Use, Coastal Management, and Conservation Elements, shall be evaluated during the development review process to protect these resources from the adverse impacts associated with incompatible future land uses on or near such sites in accordance with ULDC Article 14.C. Vegetation Preservation and Protection.

Policy 5.1-c: During the development review process, the County shall determine the consistency of developments with any future resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes and in accordance with ULDC Article 7.D.9. Incompatibility Buffer.

Policy 5.1-d: The Planning and Zoning Divisions, in cooperation with the Department of Environmental Resource Management, shall continue to develop regulations and incentives providing for the use of buffering, or other land management techniques, to ensure compatibility with the function and purpose of conservation lands, and development of those properties adjacent to conservation lands.

Policy 5.1-e: The County shall adopt site specific management plans for all natural areas within the County's Natural Areas Program designed to implement the Program goal of preserving their wilderness values to reflect the subtropical biological diversity characteristic of Palm Beach County in pre-development times. The plans will include facilities for passive public use, but such use shall not take precedence over ecosystem protection.

OBJECTIVE 5.2 Native Ecosystem Overlay

Palm Beach County shall protect high quality native ecosystems within the unincorporated area of the County through establishment and maintenance of a Native Ecosystem Overlay.

Policy 5.2-a: The Department of Environmental Resources Management shall provide for the preservation and protection of native vegetation and environmental systems by applying the Native Ecosystem Overlay through implementation of the Vegetation Preservation and Protection Ordinance. Areas identified shall require preparation of a written environmental assessment, as part of the environmental review process. This review will result in specific recommendations regarding purchase or development, subject to conditions such as reduced density or intensity of future land use, and increased set-aside requirements.

Policy 5.2-b: Areas identified and designated as a Native Ecosystem Overlay shall be reviewed and may be re-designated to an appropriate future land use designation that furthers the protection of the native ecosystem.

OBJECTIVE 5.3 John D. MacArthur Beach State Park Greenline Overlay

The County shall continue to maintain the John D. MacArthur Beach State Park Greenline Overlay to protect resources within park boundaries, such as water, wildlife populations, and the aesthetic quality of recreation in this Park, from impacts caused by activities on adjacent land. The greenline buffer provides:

1. Further protection of the State Park from surface water runoff and groundwater contamination in accordance with Conservation Objective 3.1;
2. Further protection of the State Park from over-spraying of pesticides on adjacent properties;
3. Protection of the Park properties from potentially incompatible adjacent future land uses;
4. Critical habitat for wildlife, including threaten and endangered species, in accordance with Conservation Objective 2.4;
5. Protection to Manatees, in accordance with Coastal Policy 1.1.m, and Sea Turtles, in accordance with the Sea Turtle and Sand Preservation Ordinance;
6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,
7. Prohibition of the introduction of non- native plant species into the in natural systems of the Park.

Policy 5.3-a: The Overlay shall continue to be maintained as a peripheral boundary around the State Park as established by the Florida Department of Environmental Protection. The greenline encompasses the north end of Lake Worth, Little Lake Worth, Lake Worth Creek, the Earman River, the North Palm Beach Waterway, and their associated natural and manmade waterways. Seaward, the area extends offshore as far as the park boundary. These extensive systems, or parts thereof, are contained within the greenline because of their actual or potential impact on the Park.

Policy 5.3-b: The County shall continue to maintain the Greenline Buffer to protect the State Park from incompatible adjacent future land uses and to enhance the experience of visitors to the Park. The Department of Planning, Zoning and Building shall notify the Florida Department of Environmental Protection and the County Parks and Recreation Department of any proposed change in use within the Greenline buffer. The purpose of this notification shall be to obtain comments from the agencies regarding the potential impacts the proposed use may have on the State Park to ensure that there are no negative impacts to the Park's natural resources and wildlife as identified in this Land Use Objective 5.3.

Policy 5.3-c: The County's Department of Animal Care and Control shall assist in the removal of domesticated or exotic animals within the Park's boundaries.

OBJECTIVE 5.4 Jonathan Dickinson State Park Greenline Overlay

The Jonathan Dickinson State Park Greenline Overlay shall be maintained as a peripheral zone around Jonathan Dickinson State Park, and along the Loxahatchee River to protect the resources within the Park, such as hydrology, wildlife populations, and the aesthetic quality of recreation in the Park from new development activities. The greenline buffer, and the buffer that rings the park, provide:

1. Protection of the State Park, and Loxahatchee River, from surface water runoff and groundwater contamination in accordance with Conservation Policy Objective 3.1;
2. Protection of the State Park, and Loxahatchee River, from over-spraying of pesticides on adjacent properties;
3. Protection of the State Park, or Loxahatchee River, from potentially incompatible adjacent future land uses;
4. Protection of properties within and adjacent, to the State Park and Loxahatchee River, from potential nuisances caused by prescribed burning;
5. Critical habitat for wildlife, including threaten and endangered species, in accordance with Conservation Objective 2.3;
6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,
7. Prohibition of the introduction of non-native plant species into the in natural systems of the Park.

Policy 5.4-a: The Overlay shall be maintained as a peripheral zone, established by the Florida Department of Environmental Protection, around Jonathan Dickinson State Park and includes portions of northeastern Palm Beach County and southeastern Martin County. The Department is concerned that new development activities within the Overlay may have an impact on resources within park boundaries.

Policy 5.4-b: The Department of Planning, Zoning and Building shall notify the Department of Environmental Protection and Parks and Recreation Department of any proposed new development activity or change in use within the Greenline buffer, as described herein, to obtain comments from these agencies regarding the potential impacts the proposed use may have on the State Park.

Policy 5.4-c: The County shall maintain, at a minimum, a 660 foot wide buffer zone, around the State Park to protect the site against potentially incompatible adjacent future land uses, and/or to enhance the experience of visitors.

OBJECTIVE 5.5 Turnpike Aquifer Protection Overlay (TAPO) District

General: The surficial aquifer is the primary source of freshwater for eastern Palm Beach County. The northern extension of the Biscayne Aquifer, locally known as the "Turnpike" Aquifer, encompasses one of the most extremely productive portions of the surficial aquifer. The "Turnpike" Aquifer also serves as the present and future water supply for many of Palm Beach County's water treatment plants. In addition, the County shall encourage new uses and developments, which are compatible with the protection of the groundwater, including but are not limited to: residential uses, parks and open spaces, golf courses, campgrounds, and agricultural uses.

Objective: Palm Beach County shall maintain the Turnpike Aquifer Protection Overlay District, for the purposes of: (1) protecting and safeguarding the public health, safety and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimizing any potential adverse impacts on the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and, (3) preventing the continuing loss of prime water supply sites by requiring certain developments to identify and dedicate water supply sites, unless such dedication is contrary to law, or constitutes a taking for which compensation is due and for which no compensation has been paid.

Policy 5.5-a: The TAPO District boundary is shown on the Special Planning Areas Map in the Map Series and described as two areas around Palm Beach County Water Treatments Plants (WTP) 3 and 8 as follows:

1. The TAPO around WTP-3 includes portions of the area north of Woolbright Road, south of Boynton Beach Boulevard, east of Hagen Ranch Road, and west of Jog Road as more specifically shown on the Future Land Use Atlas.
2. The TAPO around WTP-8 includes portions of the water plant property; the area north of Belvedere, west of Jog Road and south of the Turnpike; and the area north of Southern Boulevard, south of Belvedere, east of the turnpike and west of Drexel Road as more specifically shown on the Future Land Use Atlas.

The specific TAPO boundaries are depicted on maps and legal descriptions incorporated in the ULDC. See ULDC, Article 3, Overlays and Zoning Districts, Appendix 1, Legal Description Water Treatment Plant No. 3, and Appendix 2, Legal Description Water Treatment Plant No. 8.

Policy 5.5-b: Any person seeking development approval within the TAPO District shall be required to identify and, if applicable, dedicate well sites provided the development meets any of the following criteria:

1. A residential development is proposed greater than or equal to twenty-five (25) acres, or greater than or equal to fifty (50) lots; or
2. A non-residential development is proposed greater than or equal to ten (10) acres, or a structure that is greater than or equal to 75,000 square feet; or
3. A mixed development is proposed greater than or equal to ten (10) acres.

The number of well sites to be dedicated shall be based upon the development's size. The following guidelines shall be used in securing the dedication, unless such dedication is contrary to law, or constitutes a taking for which compensation is due and for which no compensation has been paid:

1. Developments greater than or equal to twenty-five (25) acres but less than 50 acres shall be required to dedicate one (1) well site;
2. Developments greater than or equal to 50 acres but less than 125 acres shall be required to dedicate two (2) well sites;
3. Developments greater than or equal to 125 acres but less than 200 acres shall be required to dedicate three (3) well sites; and,
4. Developments exceeding 200 acres shall be required to dedicate three (3) well sites for the first 200 acres and then one (1) additional well site for each 100 acres.

A minimum 60 foot by 40 foot site shall be dedicated for each wellhead unless site characteristics make this unnecessary. To the maximum extent possible, properties acquired or dedicated (such as parks, open space, easements or rights-of-way) to the County within the TAPO District shall be considered as potential well sites.

Policy 5.5-c: The Palm Beach County Water Utilities Department (PBCWUD) shall use the following criteria in locating well sites within the TAPO District:

1. Well sites shall be located along the perimeter of the development, where feasible;
2. Well sites shall be located as close as possible to either Jog Road or Hagen Ranch Road to facilitate connection to the raw water line which will supply the System 3 water plant; and,
3. As a way of limiting potential drawdown impacts, well sites shall be evenly spaced, with a minimum spacing of 500 feet between adjacent production wells.

Policy 5.5-d: Any person seeking development approval shall meet the following additional requirements, unless the PBCWUD determines, based upon site characteristics, that such requirements are not necessary:

1. An access easement shall be provided for maintenance equipment and water piping;
2. A temporary access easement shall be provided during well installation to allow the mobilization of the required equipment and drainage of test water prior to installation of the well pump and motor; and,
3. Agreements for well site easements shall include a hold harmless agreement to relieve the County from liability for impacts to on-site irrigation wells, aesthetic lakes, and surface water management systems.

Policy 5.5-e: Existing or approved uses and developments within the TAPO District shall be exempt from the requirements of this section; however, existing or approved uses and developments which store, process or handle regulated substances shall be considered non-conforming uses. Such non-conforming uses or developments shall comply, at a minimum, with the Zone 3 requirements of the Wellfield Protection Ordinance if such use or development enlarges or expands. Further, any new uses or developments, which include the storage, processing, or handling of regulated substances shall comply with, at a minimum, the requirements of Zone 3 of the Wellfield Protection Ordinance.

OBJECTIVE 5.6 Greenways and the Linked Open Space System (GLOSS)

General: Three types of open space links or greenways are included in the Greenways and Linked Open Space Program. These are: "Ecological/Conservation Greenways" or "Wildlife Corridors", which connect conservation areas to allow animal migration (and primitive hiking where feasible); "Small Ecological Greenways" which allow connection of upland areas to preserve high quality native vegetation within urban areas; "Passive Recreational Greenways" which connect residential areas to parks, beaches, urban preserves and other open space features and which may use drainage canal maintenance areas and/or right-of-way, and road rights-of-way for these connections. "Linked Open Space" is not a land use designation within the Palm Beach County Comprehensive Plan, but is a program which enables connections consisting of lands designated as "Conservation", "Agricultural Production" or other land categories between lands identified as "Conservation," "Parks and Recreation," and "Residential." The Greenways and Linked Open Space Program includes areas within both incorporated and unincorporated Palm Beach County, and is depicted on the map included within the Map Series, entitled “Greenways and Linked Open Space Program”.

Objective: Palm Beach County shall encourage the creation of a Greenways and Linked Open Space System (GLOSS) network linking natural areas, conservation areas, parks, and cultural, civic and educational facilities through strategies, which will:

1. Support the preservation of Conservation areas while helping to define the overall future land use pattern of the County;
2. Support County Directive #11 regarding open space and park systems through the creation of linear open spaces, which will enhance the appearance of the County by providing a visual organizer of recreational resources, natural resources and other open space areas, including public and private lands and water; passive as well as active recreational areas, beaches, and conservation areas;
3. Protect the health and safety of residents by providing safe recreational opportunities in close proximity to residences;
4. Increase recreational access opportunities that support "eco-tourism," and reduce the need to develop land for parking; and,
5. Encourage alternatives to the automobile to conserve scarce resources, comply with Federal Air Quality standards, and provide for “bikeable, walkable, and equestrian friendly” communities, consistent with Florida Pedestrian System goals.
6. Support the provision of bicycle, pedestrian and equestrian trail access linking to GLOSS network components.
7. Support the identification and development of regional trails and scenic drives with neighboring counties and municipalities.

Policy 5.6-a: The County shall coordinate with other local governments and private citizens to develop a continuous network of greenways linking viable natural systems and Conservation designated lands throughout the County. The components of this network shall be designated as the GLOSS.

Policy 5.6-b: The County shall develop and maintain the GLOSS using the following techniques:

1. Continued acquisition of lands;

2. Continued identification and designation of existing publicly owned road or drainage canal rights-of-way and expand rights-of-way when achievable, and any road rights-of-way abandonment, for links; and,
3. Continue the consideration of connections between upland set-aside areas, pursuant to Conservation Element Objective 5.2 and Unified Land Development Code (ULDC) Article 14.C.11.B.4. Establishing Native Upland Preserves; or use of overlay districts to allow development with design features which will create and preserve a connection between the open spaces to be linked.

Policy 5.6-c: Palm Beach County incorporates the Northeast Everglades Natural Area (NENA) as part of the County's Greenways and Linked Open Space System. The County's Department of Environmental Resources Management shall be responsible for the oversight and implementation of NENA.

Policy 5.6-d: Palm Beach County shall continue to identify the potential for using road rights-of-way, publicly-owned canal maintenance rights-of-way and other public land identified on the map entitled "Greenways and Linked Open Space System", as amended, and located within the Palm Beach County Comprehensive Plan Map Series, as well as the Master Comprehensive Bicycle Transportation Plan adopted by the Metropolitan Planning Organization. When determined feasible by the Board of County Commissioners, these areas shall be acquired, or easements obtained, for multi-purpose open space links and/or recreational greenways, where such linear rights-of-way connect conservation areas, preserves, parks and/or residential areas. *Ord. 2012-36*

Policy 5.6-e: The County shall pursue grant funds to acquire, design or retrofit the GLOSS components. The County shall continue to implement the strategies contained within the Comprehensive Plan to achieve a GLOSS components and identify possible funding sources for land acquisition to link conservation areas, and to encourage the creation of environmental systems, and recreational areas.

Policy 5.6-f: The County shall pursue interlocal agreements, maintenance agreements and easements with third parties, to acquire, implement and develop recreational greenways.

Policy 5.6-g: The County shall participate in the planning of a "trail network plan" to accommodate equestrian, pedestrian and bicycle trails within a community upon initiation by residents and the appropriate Special District. The plan should include provisions to connect to both the existing and the proposed State Greenway System and the County's Greenways and Linked Open Space System components.

OBJECTIVE 5.7 Historic Preservation

Palm Beach County shall ensure the protection of its historic resources, including historic sites, buildings, structures, objects and districts that are associated with the archeological, historical, engineering, and cultural development of the unincorporated area of Palm Beach County. This shall be accomplished by considering historic preservation opportunities and implications in its future land use decision-making process, through implementation of the historic preservation provisions of the Unified Land Development Code, and through intergovernmental coordination.

Policy 5.7-a: The County shall locate, identify, evaluate and protect historic and archaeological sites, through the policies of the Historic Preservation Element and the implementing provisions of the Unified Land Development Code.

III. FUTURE LAND USE ATLAS REGULATION

A. Introduction

The Directions, Goals, Objectives and Policies in the Future Land Use Element reflect the long term planning directions of the Board of County of Commissioners. This section of the Land Use Element includes the requirements for approving developments in accordance with the Land Use Element and identifies those general uses permitted in the future land use designations established within this Element. All land use decisions must be consistent with all elements of the Comprehensive Plan.

B. Characteristics of a Livable Community

A Livable Community, as contained in the County Directions, involves certain components necessary to provide for sustainable communities with a high quality of life. The primary characteristics are outlined in the Characteristics of a Livable Community in the Introduction to this Element, and guide the preparation of future land use atlas regulation.

C. Future Land Use Designations

This section identifies the categories, uses, design criteria and any special requirements associated with the future land use designations contained in Goals 1 and 2 of the Element.

Official Plan Map - As of January 1, 2005, the Future Land Use Atlas consisting of a series of digital geographic information system (GIS) layers maintained by the Department of Planning, Zoning and Building using spatial data engine (SDE) technology is the Official Future Land Use Plan. The adopted features of the Atlas consist of the following digital layers: the future land use designations for all parcels in unincorporated Palm Beach County and adopted future land use amendments. None of the adopted features depicted on the Atlas may be modified without a Comprehensive Plan amendment. In addition to these adopted features, the Atlas contains administrative layers that may be modified without a Plan amendment. Administrative layers include: parcel lines, roadways, water features, section lines, municipal boundaries and notes. However, if a note was added to the Atlas by ordinance, it shall only be removed or modified through the adoption of a Plan amendment. All disputes regarding future land use boundaries will be decided using the Future Land Use Atlas and the Criteria detailed in Table III.D.1 of the Future Land Use Element.

TABLE III.C - FUTURE LAND USE DESIGNATION BY TIER

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA[1]
Rural Residential	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
Western Communities Residential	WCR	---	---	X	---	---
Essential Housing	EH	---	---	---	X	---
Urban Residential	LR, MR, HR	X	---	---	X[3]	---
Congregate Living Residential	CLR	X	---	---	X	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Commercial Low	CL-O	X	X	X	X	---
	CL	X	X	X	X	---
Commercial High	CH-O	X	---	---	---	---
	CH	X	---	---	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	---	---
	CMR	X	---	---	X	---
Commercial Recreation		X	---	X	X	X
Parks & Recreation		X	X	X	X	X
Conservation		X	X	X	X	X
Institutional & Public Facilities		X	X	X	X	---
Spoil		X	---	---	---	X
Transportation & Utilities		X	X	X	X	X
Traditional Town Development & Multiple Land Use		X	---	---	---	---

1. Within the rural towns of Lake Harbor and Canal Point, the following additional future land use designations shall be allowed: Residential from RR-2.5 through MR-5; CL; CL-O; IND; EDC; and INST.
2. Within the Glades Area Protection Overlay, 202.79 acres of EDC future land use designation is allowed.
3. Within the Agricultural Reserve Tier, residential future land use designations are allowed as an underlying density within the Essential Housing Residential MLU Option pursuant to Policy 1.5.1-s.
4. Within the Trotting Center Overlay, the LR-2 future land use designation is allowed for sites that meet Objective 1.4.1 and criteria in Policy 1.4.1-b.
5. Within the Loxahatchee Estates Overlay, the LR-1 future land use designation is allowed for sites that meet Objective 1.4.3 and criteria in Policy 1.4.3.b.

1. Residential Future Land Use Designations (See Objective 2.2.1)

2. Commercial Future Land Use Designations

Commercial Designation Eligibility. A property designated on the Future Land Use Atlas with any land use designation other than commercial may be eligible to receive a commercial future land use designation through the Comprehensive Plan amendment process. The ability of a property to receive a commercial future land use designation is based on consistency with 1) the Goals, Objectives, and Policies of the Comprehensive Plan, 2) all applicable data and analysis requirements of Chapter 163, F.S., and, 3) good planning concepts.

Commercial Categories. The Commercial future land use designation is divided into four categories, which shall be shown on the Future Land Use Atlas depicting the precise boundaries of the areas eligible for commercial zoning. The four categories are:

1. CL Commercial Low Intensity
2. CL-O Commercial Low Intensity-Office Only
3. CH Commercial High Intensity
4. CH-O Commercial High Intensity-Office Only

The Future Land Use Atlas depicts the appropriate category for property designated Commercial, but not possessing valid commercial zoning at the time of Plan adoption. All property designated as Commercial on the Future Land Use Atlas that possessed valid commercial zoning at the time of Plan adoption in 1989 is designated as "C." If a parcel has a “C” designation then, prior to any zoning action, the commercial category criteria shall be applied to determine whether the CL or CH category is applicable to the parcel.

Commercial Uses

General. In addition to commercial uses, the uses listed below are allowable within the Commercial Low Office, Commercial Low, Commercial High Office, and Commercial High future land use designations, where permitted by the Unified Land Development Code.

1. Parks and Recreation;
2. Conservation;
3. Institutional and Public Facilities;
4. Transportation and Utility Facilities;
5. Communication Facilities;
6. Agricultural uses;
7. Mining and excavation, subject to the limitations;
8. Residential uses utilizing the underlying residential future land use designation to calculate the maximum number of dwelling units.
9. Mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the commercial intensity the subject to the requirements of this Element;
10. Light Industrial uses per Policy 2.2.4-b;
11. Caretaker’s quarters; and
12. Uses and structures accessory to permitted uses.

Commercial Low Uses. The CL category includes a limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. The land development regulations developed pursuant to the CL category shall contain additional site design requirements in order to ensure compatibility with adjacent uses.

Commercial High Uses. The CH category includes a wide range of uses, intended to serve a community and/or regional commercial demand. CH uses shall include, but not be limited to, establishments primarily engaged in providing a wide variety of service for individuals, business and government establishments and other organizations. Retail uses; hotels and other lodging places; establishments providing personal business, repair and amusement services; health, legal, engineering and other professional services and offices; educational institutions; museums; membership organizations; and other miscellaneous services are permitted. The permitted uses within the CH category are intended to serve areas greater than the adjacent residential areas, and serve a community and/or regional commercial purpose. The CH category shall also permit Flex Space.

Commercial Office Uses - Commercial Low and Commercial High. The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas. The CH-O category shall include higher intensity office and accessory uses, intended to serve a community and/or regional commercial demand. Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants, personal services and health clubs may be permitted in any of the four Commercial categories.

Commercial with Cross-hatching. To ensure the compatibility of Commercial properties which abut Residential areas, the County may restrict the use of portions of property given a Commercial land use designation to water retention, landscaping, and/or at-grade parking. Such areas shall be depicted on the FLUA with cross-hatched lines. Long term storage, including vehicular storage, shall not be allowed in these restricted areas. The County's Future Land Use Atlas (FLUA) includes Commercially designated parcels depicted with cross-hatching. Uses within the cross-hatched portion of a commercial parcel are limited to water retention, landscaping, and/or at-grade parking. Vehicular storage, or storage of any kind, is prohibited in the cross-hatched area. The purpose of applying cross-hatching to a portion of a Commercial parcel is to ensure compatibility by limiting the intensity of use and providing for a transition from a commercial use to a less intensive use, such as residential.

Urban Service Area - Mixed-uses. Commercially designated areas within the Urban/Suburban Tier are eligible for consideration for mixed residential/commercial planned developments if all levels of service standards and other requirements are met, and the site has an underlying Residential future land use designation.

Exurban and Rural Tier. In the Exurban and Rural Tiers, CL uses shall be restricted as necessary to further Objectives 1.3 and 1.4, to preserve and protect the rural residential lifestyle and comply with the provisions of the ULDC. Due to the unique location at the intersection of an arterial and SIS Roadway and to its size that is greater than 64 contiguous acres, the commercial development of the parcel located at the northwest corner of Southern Boulevard and Seminole Pratt Whitney Road and identified in the legal description in Ordinance 2010-030 (LGA 2010-012) shall be exempt from the neighborhood oriented commercial activity restrictions in the Commercial Low FLU only for the maximum square footage limitation for single tenants in the CL future land use designation as implemented by the ULDC. *(Ord. 2012-33)*

Application of Traffic Performance Tests. The Traffic Performance Test shall only apply to developments, which are projected by the Office of the County Engineer to result in an increase in traffic generation.

Concurrency and Entitlement Intensity For a commercial or industrial development, which cannot satisfy the concurrency management provisions, the County may grant a Development Order that does not exceed 2.5 percent of the maximum square footage allowed under the Unified Land Development Code. These provisions shall be considered this parcel's "entitlement intensity." Within the time frame provided by S. 163.3202(1), F.S., Palm Beach County will ensure that development orders for commercial or industrial development, will be based on the County's ability to maintain minimum levels of service as provided by the Concurrency Management Program contained in the Capital Improvement Element. Development orders shall not be issued for projects at entitlement intensity unless the development can demonstrate that the levels of service for drainage can be met.

3. Commercial Recreation

Uses and Intensities

Commercial Recreation areas are designated on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. These facilities may be profit-making enterprises and/or may be held in private ownership.

The following land uses shall be allowable in areas designated Commercial Recreation where permitted by the terms of the Unified Land Development Code: Outdoor and indoor recreational facilities including, but not limited to, fairgrounds, recreational vehicle parks, tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular race tracks, and outdoor wildlife attractions; Golf courses; Parks and Recreation; Mining and Excavation; and, Accessory facilities and activities that are an integral part and supportive of the recreational facility.

4. Agriculture

General

The State Comprehensive Plan clearly emphasizes the continuation of agriculture as an important and stable part of the State economy. The Agriculture Goal states: “Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national and international marketplace.”

The Treasure Coast Comprehensive Regional Policy Plan also stresses the importance of agriculture to Palm Beach County. The land use designations and provisions included in this Element are designed to support the Agricultural Industry while satisfying other goals of the County.

The County agricultural Future Land Use Designations are depicted on the Future Land Use Atlas and include:

1. Special Agriculture (SA). The SA category shall primarily be used as a transitional agricultural classification and is utilized for more intense agricultural uses and related services. Limited commercial activities that provide a convenience to the rural or agricultural community may be permitted within this category;
2. Agricultural Production (AP). The AP category shall be applied to the Everglades Agricultural Area to protect areas for bona fide agriculture and related farming operations, particularly where conditions favor continued agricultural production. Agricultural Production uses shall be protected from encroachment of incompatible urban land uses;
3. Agricultural Reserve (AGR). The AGR category shall be applied within the Agricultural Reserve Tier, and shall limit uses to agriculture and conservation with residential development restricted to low densities.

Uses

Rural and Exurban Tiers. Limited agricultural uses are expected to co-exist with residential uses. Additionally, the County encourages the continuation and enhancement of the equestrian industry by acknowledging the keeping, raising and training of horses as an agricultural use and shall allow a wide range of related activities and accessory uses in appropriate locations throughout Palm Beach County.

Special Agriculture Uses. The following land uses and intensities are allowed in areas designated Special Agriculture where permitted by the terms of the Unified Land Development Code:

1. Fruit and vegetable markets and terminals for farm products;
2. Agricultural production uses including, but not limited to, produce packing plants, poultry and egg production, nurseries, growing, livestock, training centers and potting soil manufacturing;
3. Agriculturally related services such as feed and grain stores and farm implement sales and service and fueling areas restricted solely to agricultural activities;
4. Mining, subject to the limitations;
5. Uses and structures accessory to a permitted use; and
6. Limited residential uses as described below,

    a) farm labor quarters and camps;
    b) caretaker's quarters, such as for pump houses;
    c) dwelling quarters and farm residences for bona fide farm operations; or
    d) dwelling units allowed as alternative use.

In order to protect existing residential uses, intense agricultural or other similar uses in the Special Agricultural (SA) future land use designation shall be limited or restricted. Some agricultural uses and intensities will not be permitted as a right within residential areas. While many agricultural uses may be permitted within residential areas, special care shall be taken to protect the existing neighborhoods. Alternative residential designations are depicted on the Future Land Use Atlas for some sites to allow these areas to convert to other uses.

Agricultural Production (AP) Uses: The following land uses and intensities are allowed within areas designated as Agricultural Production, where permitted by the terms of the Unified Land Development Code.

1. Cultivation of crops and livestock including: crop land, pasture land, groves, nurseries, ornamental horticulture areas, thoroughbred and pleasure horse ranches and equestrian facilities, cattle ranches, and specialty farms;
2. Facilities associated with, and dependent upon, a principal agricultural activity including but not limited to transportation, storage or processing of agricultural products or by-products;
3. Limited residential uses as described below,
   a) Farm labor quarters and camps;
   b) Caretaker's quarters, such as for pump houses;
   c) Dwelling quarters and farm residences for bona fide farm operations.
4. Parks and Recreation uses, Institutional uses and Utilities and Transportation uses designed to serve the needs of the agricultural production area including the needs of the limited residential uses described above;
5. Parks and Recreation uses, Institutional uses and Utilities and Transportation designed to serve Countywide, regional and/or state needs may be permitted subject to the siting criteria of the appropriate regulatory authority(ies) and any special review and siting criteria adopted by the Board of County Commissioners of Palm Beach County;
6. Communication Facilities;
7. Mining, subject to the limitations;
8. Uses and structures accessory to permitted use;
9. Residential and non-residential development pursuant to any approvals granted prior to the 1989 Plan adoption, or residential units required to accommodate the relocation of existing units that were approved prior to the 1989 Plan adoption.

5. Parks and Recreation

Parks and Recreation areas are designated on the Future Land Use Atlas to reflect developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

Parks and Recreation areas conserve open space and natural resources while providing the public with a variety of recreational and cultural opportunities. The County's park system can be classified into six types of parks, dependent primarily on size of service area, available resource base, and recreational and/or cultural facilities provided. They range from local level parks that include infill, neighborhood, and community type parks to countywide level parks that include district, beach, and regional parks. Public parks in the County Park System offer an array of recreational opportunities through the provision of passive, active and special recreational facilities. Typically, passive or resource-based facilities, i.e. beaches, picnicking, hiking, nature centers, museums, camping, boating, etc., and special facilities such as golf courses, aquatic facilities, recreation centers are provided within regional, district, and beach parks. Uses such as beach renourishment may also be allowed on areas designated as Parks and Recreation. Active or user-based facilities, i.e, baseball, softball, football, soccer, tennis, basketball, play courts, exercise trails, etc., may be provided in all types of parks, subject to site constraints.

6. Institutional and Public Facilities (see 2.2.8 Institutional and Public Facilities)

7. Transportation and Utilities Facilities (UT)

Transportation Uses. Transportation uses include streets and other transportation corridors, expressways, interchanges, public and private airports and landing strips, ports, and railroad facilities. Airports and related facilities include, but are not limited to, airport and aircraft operations and maintenance facilities, cargo distribution terminals, car rental operations, warehouses, hotels, and offices. County owned or operated airports may include additional allowable uses, provided such uses are included in ULDC Article 3, Airport Zoning Overlay (AZO) and on the Airport Master Plans.

Utility Uses. Utility Facilities include a full range of utility uses such as water and sewage treatment plants, solid waste transfer stations and facilities, and electrical transmission facilities, towers, sub-stations and power plants. Communication Facilities include such facilities as television and radio station, towers and relay structures and telephone facilities. Animal Shelters and co-located Veterinary Clinics are allowed within the UT designation subject to the limitations of the ULDC.

8. Conservation

The County shall apply the following range of Conservation future land use categories at appropriate locations.

1. Natural Areas Conservation (CON): The County shall apply a CON category to natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The County shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
2. Water Resource Area (WRA): The County shall apply a WRA category to areas being used for regional/local water management purposes. Such purposes include but are not limited to: water supply development, flood protection, stormwater attenuation, seepage management, wetland enhancement and mitigation, water quality treatment (either passive or alternative technologies as provided in Chapter 373, F.S.), and recharge areas. These areas may include site improvements to support uses as deemed appropriate and consistent with the function of the designated area.

9. SPOIL

General. Spoils are sites in Palm Beach County where the State of Florida and/or federal government has given approval for sand or soil disposal. These sites may be located either on the mainland or on islands located within the Intracoastal Waterway or Lake Okeechobee. Spoil sites are created and serve as an appropriate receiving area for dredged sand, or earth dredged from the bottom of navigable water channels. The Spoil future land use designation is designed to protect and retain this use.

Permitted Uses. Spoil uses include: sand or soil disposal, islands left in their natural state, conservation, and parks with passive recreation.

D. Map Interpretation

The Future Land Use Atlas delineates the future land use designations and other special designations.

Non-residential boundary determinations. In some cases, rear portions of lots intended to be designated Commercial or Industrial may appear to lie outside the mapped area due to the lack of detail of the Future Land Use Atlas and the actual configuration of a lot or lots. Therefore, the information in Table III.D.1 will be used in determining the specific depth of commercial or industrial designations where individual lot lines are not coterminous with a mapped future land use. All disputes regarding land use boundaries, including residential density, will be decided using the Future Land Use Atlas and Table III.D.1, where applicable.

Table III.D.1
Additional Criteria for Determining the Depth, Width, and Use for Commercial and Industrial Designations

IF:	THEN:
A. 1.A lot extends beyond the commercial or industrial land use designation line on the FLUA; and 2.the land area beyond the line on the FLUA totals less than one acre.	The County may rezone the area beyond the line to commercial with cross-hatching or industrial, provided: 1. the entire lot is developed as a unified site plan; and 2. the amended lot area on the FLUA is only be used for water retention, landscaping, and/or at-grade parking.
B.1.A lot extends beyond the commercial or industrial land use designation line on the FLUA; and 2.the width of the lot does not exceed 300 feet; and 3.the lots adjacent to both sides of the subject lot have previously been granted a commercial or industrial designation beyond the line on the FLUA.	The County may rezone the lot area beyond the line to commercial or industrial to the same depth as exists on the adjacent lot with the lesser depth designated commercial or industrial, provided: 1.the remaining portion of the lot would not be substandard for residential or another use permitted under its future land use designation. 2.both lots are not cross-hatched. If both lots are designated as commercial with cross-hatching, then the portion of the subject lot behind the line shall be amended to commercial with cross-hatching.
C. 1.A lot has a commercial or industrial land use designation on the FLUA; and 2.does not front on a collector or arterial roadway.	The lot may be rezoned to commercial or industrial provided: 1.it is combined through a unity of title with a lot which fronts on a collector or arterial roadway; and 2.the lots are developed through a unified site plan.
D.A lot does not have a commercial or industrial land use designation, but: 1.has frontage on a collector or arterial roadway; 2.has a maximum width of one hundred and fifty (150) feet; and 3.is situated between and adjacent to lots with commercial and/or industrial land use designations.	The County may rezone the subject lot to commercial or industrial. This shall apply even if one or both of the adjacent commercial and/or industrial designated lots are located within a municipality.
E.A lot with a commercial land use designation on the FLUA has a portion which is indicated by cross-hatched lines.	The portion of the lot that is cross-hatched: 1.must only be used for water retention, landscaping, and/or at-grade parking; or 2.may be developed as residential based on the underlying residential land use designation.
F. A portion of a lot: 1.was granted commercial or industrial zoning prior to August 4, 1989; and 2.has a commercial or industrial land use designation on more than fifty percent of the lot area.	The County may rezone the entire lot to commercial or industrial. Lots that meet this criteria may not be restricted by the requirements of A through E above; however, the County may impose cross-hatching on the parcel to address compatibility concerns.
G.1. A lot was granted a commercial designation on the FLUA at the time of the adoption of the Comprehensive Plan; and 2. its sole frontage is on a local street.	The lot shall be limited to single or double occupancy professional offices; or may be rezoned to commercial or provided: 1.it is combined through a unity of title with a lot which fronts on a collector or arterial roadway; and 2.the lots are developed through a unified site plan.
Note: 'Lot' is defined in the Introduction and Administration Element. The intent of the above language which references rezoning to "commercial or industrial" is meant to grant commercial land use designations and zoning to those parcels located between or adjacent to commercial parcels and grant industrial land use designations and zoning to those parcels located between and adjacent to industrial parcels. Properties utilizing the provisions of A, B, C, or D, above, may be the subject of a County initiated land use amendment after the rezoning.	

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Future Land Use Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
91-S	Stipulated Settlement Agreement amendments for 90-54, 91-31, 91-48 and 91-49. Density determinations; Policy 1-l (original 3.5-d); TNDs; Non-conforming uses. Includes justification for these ordinances and data on crosshatching.	10/20/1992	1992-28	11/3/1992	Settled 91-31, 91-48, 91-49
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	85% Rule, TND provisions, Westgate/ Belvedere Homes; commercial criteria; residential in commercial flus.	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	Establish - Commercial location criteria; MacArthur Park Overlay; Interim TDR Program; Urban Form Study; original Policy 3.5-d as 1-l; minimum density; accessory housing and density for INST FLU. Economic Element CH2M Hill Commercial Land Study.	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
91-2	To establish a Countywide FLUE - Found not in compliance - not part of this FLUE	12/16/1991	1991-49		Repealed by 1992-28
92-1	Extend deadline for TDRs; residential in commercial flus; extend deadline for AGR study; address TIM takings.	4/20/1992	1992-06	5/1/1992	
92-2	Non Trans Map changes - Wellfield Map; Major Wetlands; Conservation Areas; Selected Wildlife Habitats.	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
92-2	Thoroughfare Protection Map changed to Identification (TIM); Establish: reduce flu on under-developed residential projects; conditions for FLUA amendments; eliminate 3 acre PUD min; res. In commercial as alt. Uses; Infill Policy; res in PIPD; PUD to PPD.	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
93-2	Commercial sub-categories - eliminate need for 2 major arterials for a car dealer, convenience store, fast food, service station and/or car was in the USA, but retain for RSA; Add TAPO; modify INST and UT and allow in all flus.	12/20/1993	1993-32	2/21/1994	
94-1	To revise mining and excavation.	7/21/1994	1994-16	9/28/1994	
94-1	Ag uses in the USA.	7/21/1994	1994-18		??
94-2	PBIA Overlay revisions; I&A Revise Amendment requirements and process.	12/20/1994	1994-32	2/24/1995	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
94-2	Ag Reserve. Found NIC and later settled in 1995.	12/20/1994	1994-36		NIE
94-2	Ag Reserve Stipulated Settlement Agreement.	9/19/1995	1995-39	1/11/1996	Settlement for 1994-36
95-1	To revise the time period for assurance that very-low and low-income housing remains affordable.	11/7/1995	1995-44	1/11/1996	
95-1	Commercial Location Criteria	11/7/1995	1995-45	1/11/1996	
95-2	Intro-Admin Definition of lot and density determination, contiguous lots; Linked Open Space Program	12/6/1995	1995-58	2/6/1996	
96-1	PBIA Overlay revisions; HR-12 FLU and dispersal of low income housing	9/26/1996	1996-32	11/22/1996	
96-1	2010 to 2015 Roadway Network Map change, including all references in FLUE, CIE, TC	9/26/1996	1996-35	11/22/1996	
96-1	To accommodate UT as an underlying designation on PBC Airports property	9/26/1996	1996-39	11/22/1996	
96-D1	Large Scale Multiple Use Future Land Use Designation (future MLU) for the Forest Hill Mall (Wellington Commons)	8/26/1996	1996-25	10/31/1996	
97-1	Sugar Cane Protection Area Overlay text and identified on FLUA	9/22/1997	1997-30	12/3/1997	
97-1	EAR Revisions, inc to encourage mixed use projects, to promote JPAs, monitor previously committed residential projects, coastal high hazard density, utility siting; mining; linked open space; TDRs; Neighborhood Plans; Commercial sub-category criteria.	9/22/1997	1997-34	12/3/1997	
97-2	Large Scale Multiple Use Overlay	11/17/1997	1997-48	1/14/1998	
97-2	Minimum Density Clarification	11/17/1997	1997-48	1/14/1998	
97-2	Lake Harbor	11/17/1997	1997-48	1/14/1998	
97-2	Commercial Criteria revised to establish a Commercial Needs Assessment Study	11/17/1997	1997-48	1/14/1998	
97-2	Existing Commercial in the Ag Reserve	11/17/1997	1997-48	1/14/1998	
97-2	Residual Parcels Added Policy 1.3-j	11/17/1997	1997-48	1/14/1998	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
97-2	Housing EAR Reflections	11/17/1997	1997-51	1/14/1998	
97-2	Minimum Density Exemption	11/17/1997	1997-53	1/14/1998	
97-2	Allow limited water/sewer service on Southern Blvd outside the USAB	11/17/1997	1997-54	1/14/1998	
98-1	Intro-Admin FLUA description, Amendment Criteria, 85% Rule, Adoption of Special Overlays Map	9/16/1998	1998-43	11/12/1998	
98-1	TDR Program revisions, including establishing as the required method for increasing density	9/16/1998	1998-44	11/12/1998	
99-1	Establish the Managed Growth Tier System and to revise for consistency	8/17/1999	1999-26	10/14/1999	
99-1	Relocate the Linked Open Space Map to the Map Series; Add MGTS Map; revise Special Planning Areas Map; Revise Service Areas Map; renumber all maps; FLUA revise USAB for consistency; revise FLUA USAB for consistency with MGTS Map.	8/17/1999	1999-30	10/14/1999	
99-1	Addition of Public School location Policies 1.2-f and 2.2.8-c	8/17/1999	1999-33	10/14/1999	
99-1	Re-org per MGTS; def of lot, contiguous lots, commercial categories and criteria, EDC category, alternate flus, TTDs, TDRs, UT Overlay, Neighborhood Plans revise and list, JPAs, add Directions; delete many policies inc. intersection criteria.	8/17/1999	1999-34	10/14/1999	
99-1	Corrective Ordinance for scrivener's errors in ordinances 99-32 and 99-33	9/23/1999	1999-36	1/19/2000	
99-2	Corrective Ordinance for scrivener's errors in ordinances 99-26 and 99-34	12/13/1999	1999-50	1/19/2000	
99-2	LSMU Revised and renamed MLU; revise the FLUA for consistency	12/13/1999	1999-64	1/19/2000	
99-2	Commercial Category Criteria and FAR Table revised	12/13/1999	1999-64	1/19/2000	
99-2	If/Then Table rewrite and Cross-hatching language revised	12/13/1999	1999-64	1/19/2000	
99-2	Add the Indiantown Road Overlay Zone Sub-Objective and policies; revise the FLUA	12/13/1999	1999-65	1/19/2000	
00-1	Northlake TIM related; revise language regarding Rural Design Standards to eliminate language regarding landscaping, FARs, buffers, and open space.	9/18/2000	2000-26	11/14/2000	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
00-1	Revisions regarding alternative/ underlying land uses	9/18/2000	2000-30	11/14/2000	
00-1	To revise affordable housing in INST flu; isolated mid-block, commercial locations in rural and exurban tiers, Glades Tier to change list of allowed flus, FAR table to add RR, commercial location criteria, UT siting, Mining, Linked Open Space.	9/18/2000	2000-30	11/14/2000	
00-1	Transfer of Development Rights - minor revisions	9/18/2000	2000-31	11/14/2000	
00-1	Minimum Density Revisions - to remove minimum density for LR-2 & LR-3 and allow an exemption for MR-5	9/18/2000	2000-31	11/14/2000	
00-1	Add Sector Plan to Special Planning Areas Map LU 3.1; add new facilities to Existing and Future Fire-Rescue Stations Map FR 1.1, add new facilities to Palm Beach County Library System Map LS 1.1	9/18/2000	2000-32	11/14/2000	
00-2	Lake Okeechobee Scenic Trail Overlay - addition of sub-objective and policies to establish the LOST; add the LOST to the FLUA and to the Special Planning Areas Map LU 3.1	12/6/2000	2000-50	1/31/2001	
00-2	Usable Open Space - revisions to delete the word 'green' with regards to TTD usable open space	12/6/2000	2000-51	1/31/2001	
00-2	Inter-connectivity - revisions to Policy 4.3-g to include pedestrian connectivity	12/6/2000	2000-52	1/31/2001	
00-2	Revisions to minimum and maximum density and exemptions; FAR Table revisions for CL, CL-O, and CH; I&A Contiguous lots definition added	12/6/2000	2000-53	1/31/2001	
01-1	Addition of Commercial Needs/Assessment Study, policy reference updates, commercial category criteria, TDR at no cost in CCRT, Parks and Recreation in Implementation, Mining and Water Management in AP flu, and United Tech Overlay.	8/27/2001	2001-44	10/22/2001	
01-1	Agricultural Reserve Master Plan rewrite; add AGR to the Service Area Map LU 2.1	8/27/2001	2001-61	10/22/2001	
01-2	To establish the SPOIL designation	12/5/2001	2001-72	1/28/2002	
01-2	To revise the PBIA Overlay to revise non-conversion areas	12/5/2001	2001-73	1/28/2002	
01-2	To revise the MLU designation significantly	12/5/2001	2001-74	1/28/2002	

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01-2	To eliminate minimum density in MR-5 flu; to revise the If/Than Table 2.2.2-1; delete TDR compatibility language and reassign to DRO	12/5/2001	2001-75	1/28/2002	
01-2	School Concurrency Related minor edit to Policy 2.1-e, regarding encouraging schools in residential areas.	12/5/2001	2001-77	1/28/2002	
02-1	To revise Table 3.1-1 to rename Volume to Capacity to Volume Delay Speed for consistency Traffic Performance Standards revisions	8/28/2002	2002-47	10/25/2002	
02-1	To establish the Lake Worth Park of Commerce Urban Redevelopment Area designation	8/28/2002	2002-52	10/25/2002	
02-1	To prohibit power plants and correctional facilities in res flus; require LOS D in Policy 3.5-d for FLUA amend; establish an FAR for non-res uses in residential flus; allow res. In multiple and mixed uses (6 & 7) in commerical flu instead of only in MLU.	8/28/2002	2002-52	10/25/2002	
02-2	To revise Table 2.1-2 to establish a .20 FAR for CL without a PDD	12/18/2002	2002-79	2/19/2003	
02-2	To provide guidelines for office Traditional Marketplace Developments in the Ag Reserve; revise location restrictions; establish cap for commercial square footage in Ag Reserve; revise CL-O FARs and notes in Table 2.1-2.	12/18/2002	2002-80	2/19/2003	
02-2	To delete farm residences at a 1 unit per 20 acre density in the preserve areas of AGR PUDs.	12/18/2002	2002-81	2/19/2003	
02-2	To clarify language regarding Ag Reserve PUD preserve area ownership and maintenance	12/18/2002	2002-82	2/19/2003	
02-2	To add Acme Dairy Rd to the list of roads on which frontage is required for an AGR 60/40 PUD.	12/18/2002	2002-83	2/19/2003	
02-2	For FLUA Amendments, delete required 'demonstrate that the current use is unsuitable' and replace with 'provide an adequate justification and need'; add accessory commercials uses in Industrial flu Implementation Section.	12/18/2002	2002-84	2/19/2003	
03-1	To require commercial interconnectivity where feasible through new Policy 4.3-k	8/21/2003	2003-36	10/27/2003	
03-1	To revise strip commercial development in Policy 2.2.2-e; revise language regarding residential underlying uses in INST flus.	8/21/2003	2003-41	10/27/2003	

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Round	Description	Adoption	OrdNum	Effective	Note*
03-2	Revise TTDs and TMDs; add RR Cluster or Variable Lot Size Dev.; delete the CCSO and TMD for office from the Ag Reserve; to add CL-O to Lake Harbor and Canal Point; add residual parcel; revise Table 2.1-2 to delete RSER; revise commercial categories.	11/24/2003	2003-61	8/5/2004	
03-2	Re-establish Table 2.2.10-1 re: TTDs	6/28/2004	2004-17	8/5/2004	Settlement for 2003-61
04-1	To revise Table 2.1-2 FAR to change 'non-retail' to medical & prof office & self storage	8/24/2004	2004-25	10/29/2004	Add 2014
04-1	Intro-Admin regarding Digital GIS FLUA; to revise FLUA language; to revise Infill Policy; to revise Table 2.1-2 CL FAR and notes; to delete language regarding commercial categories	8/24/2004	2004-25	10/29/2004	
04-1	To revise Rural Tier Service delivery, establish PBC WUD as the default water/sewer provider; delete water/sewer restriciton in Rural Service Area; revise TAPO; to revise the FLUA, the Special Planning Areas Map LU 3.1, Wellfield Map LU 4.1 TAPO boundary.	8/24/2004	2004-26	10/29/2004	
04-1	Workforce Housing Program; to replace references to the VDB Program with the Workforce Housing Program	8/24/2004	2004-27	10/29/2004	
04-2	To revise Table 2.1-1 Notes and add notes 4 & 5; to add references to Workforce Housing policies to AGR PUD provisions.	12/13/2004	2004-58	2/2/2005	
04-2	To add Test 2 to Policy 3.5-d.	12/13/2004	2004-59	2/2/2005	
04-2	To establish the Glades Area Protection Overlay; to add criteria for a Limited Urban Service Area (LUSA) to Objective 3.3 (same language as Scripps); to add GAPO LUSA on the MGTS Map LU 1.1 and the Services Map LU 2.1; and add to Spec. Map LU 3.1.	12/13/2004	2004-66	7/5/2005	
04-SC1	To add Scripps Scientific Community Overlay; revise Limited Urban Service Area Objective 3.3 to add criteria and list LUSAs where USA rules apply and regarding water/sewer in LUSA, add SCO LUSA to MGTS Map LU 1.1, Service Area LU 2.1, and Spec. LU 3.1.	8/24/2004	2004-34	5/10/2005	Repealed
04-SC1	To accommodate the Scripps Scientific Community Overlay by revising Policy 3.5-d to exempt the Overlay.	8/24/2004	2004-35	5/10/2005	Repealed

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05-1	In Ag Reserve to allow squaring subdivisions; allow AGR PUD gov. uses to serve outside residents; add accessory and farmworker/grooms housing in AGR TMD preserves; to revise PBIA Overlay; in Exurban Rural delete commercial intersection criteria, TMD, TTD.	8/25/2005	2005-25	11/1/2005	
05-1	To revise the Development Review Committee to Officer; to update numerical references to ULDC Articles	8/25/2005	2005-26	11/1/2005	
05-1	To delete four policies regarding the Commercial Needs/Assessment Study	8/25/2005	2005-27	11/1/2005	
05-1	To establish the Urban Redevelopment Area; add to RRIO on the MGTS Map LU 1.1 to consist only of the 104 CCRT areas and the URA (no cities); add URA, LWPOC, LW Com. Corridor to Spec. Planning Map LU 3.1	8/25/2005	2005-29	11/1/2005	
05-1	To increase the residential bonus density pool from 300 to 1300 units	8/25/2005	2005-33	11/1/2005	
05-1	To establish the Central Western Communities Sector Plan; to add the Overlay to the Special Planning Areas Map LU 3.1; to adopt the CWC Sector Plan Conceptual Plan Overlay Map LU 9.1	8/22/2005	2005-34		NIE
05-2	In IA, revise SCA FLUA Amend criteria; revise Tier re-designation criteria; delete restriction on re-designations until the next EAR; to revise TDR Density in the Glades Tier; to change the Rev. Overlay to RRIO; CCRT and LW Com. Corridor Overlay.	11/28/2005	2005-53	1/24/2006	
05-2	To relocate overlays from the FLUA to the Special Areas Map LU 3.1; change requirement that notes on FLUA for AGR Preserves are adopted by ordinance to allow adding administratively; to amend the FLUA accordlingly to remove adopted overlays and notes.	11/28/2005	2005-54	1/24/2006	
06-1	Waterfront Marine Service Overlay	8/21/2006	2006-19	10/23/2006	
06-1	Workforce Housing	8/21/2006	2006-22	10/23/2006	
06-1	EAR Revisions	8/21/2006	2006-23	10/23/2006	
06-1	To recognize approved airport master plans and additional uses on airport properties	8/21/2006	2006-25	10/23/2006	
06-2	Mining and Excavation - Not shown in this document	11/13/2006	2006-48		NIE

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06-2	Infill Policy 1.2.2-a	11/13/2006	2006-49	2/23/2007	
06-2	To revise Traditional Town Development Residential from minimum 55% to 60%	11/13/2006	2006-49	2/23/2007	
06-2	Addition of Bioscience Research Protection Overlay	11/13/2006	2006-50	2/23/2007	
07-1	To revise definition of lot in If/Then Table 2.2.2-1	8/27/2007	2007-10	10/29/2007	
07-1	To revise policies to further define qualifying characteristics of a Transit Oriented Development	8/27/2007	2007-10	10/29/2007	
07-1	To modify Policy 1.2.2-a regarding the ability of an infill property to develop at the maximum density of its land use designation	8/27/2007	2007-10	10/29/2007	
07-1	To modfiy language in the Implementation Section regarding freestanding uses in the Industrial land use designation	8/27/2007	2007-10	10/29/2007	
07-1	To modify Transfer of Development Rights policies regarding attainable housing	8/27/2007	2007-10	10/29/2007	
07-1	To add references to the Strategic Intermodal System (SIS) in Policy 3.5-d notes	8/27/2007	2007-11	10/29/2007	
07-1	To add policy 4.4.9-a to designate SR7 from Glades Rd to the Broward line as a Transit Oriented Corridor	5/19/2009	2009-10	7/29/2009	Settlement
07-2	To establish the URA sub-objective & add references to the URA Master Plan & Regulating Plan	11/26/2007	2007-26	1/28/2008	
07-2	To revise residual parcel language, Inst and UT FARs in the AGR Tier, to change DRC to DRO, to revise legal lot policy, to remove reference to the deleted Economic Element, to change the Marine Waterfront from a flu to an overlay.	11/26/2007	2007-27	1/28/2008	
07-2	To revise the Greenways & Linked Open Space System including Map 8.1.	11/26/2007	2007-27	1/28/2008	
07-M	To delete Scientific Community Overlay & related text	11/26/2007	2007-34	1/3/2008	
07-M	To delete exemption of Scientific Community Overlay in Policy 3.5-d	11/26/2007	2007-35	1/3/2008	
08-1	To establish the new FLU in the Rural Tier, to establish as LUSAs, and exempt from Policy 3.5-d. And, to add the LUSA to the Service Areas Map 2.1.	8/21/2008	2008-19	10/17/2008	

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08-1	To update references (same policies as Commercial Location Amend)	8/21/2008	2008-29	10/17/2008	
08-1	To establish the Overlay with an objective and policies	8/21/2008	2008-32	10/17/2008	
08-1	To add regulations and new Future Land Use designations and related requirements regarding the Urban Redevelopment Area & Priority Redevelopment Areas, inc. revising the TCEA & CRALLS Map TE 15.1, adding 15.5, and revising URA Regulating Map LU 9.1.	8/21/2008	2008-33	10/17/2008	
08-1	To recognize animal shelters, to revise the PBIA Overlay to clarify text and sunset the committee, to clarify INST density & intensity provisions, and to clarify Ag Reserve preserve requirements.	8/21/2008	2008-33	10/17/2008	
08-1	To revise Commercial Location policies, eliminate mid-block, and establish the Lifestyle Commercial Center	8/21/2008	2008-33	10/17/2008	
08-2	To allow Flex Space under the Commercial High and Industrial Future Land Use Designations	12/3/2008	2008-52	2/11/2009	
08-2	To re-organize the FLUE to remove redundant text, consolidate related provisions, and delete outdated language	12/3/2008	2008-54	2/11/2009	
09-1	To allow IND as an underlying FLU to AP for Inland Logistic Centers, and to allow such sites to be LUSAs.	8/25/2009	2009-26		Part NIC
09-1	To modify the future land use atlas amendment traffic analysis requirements to be cumulative.	8/25/2009	2009-31	10/23/2009	
09-1	To update language regarding the mission and role of OCR.	8/25/2009	2009-32	10/23/2009	
09-1	To add a principle to promote energy efficient land uses, to add Policy 2.1-l to consider energy efficiency in the next EAR and in Neighborhood Plans.	8/25/2009	2009-32	10/23/2009	
09-1	To allow Electrical power facilities utilizing renewable energy (limited to solar, wind, and hydroelectric power) in all FLUs except conservation.	8/25/2009	2009-32	10/23/2009	
09-1	To add language regarding the FLUA from the I&A Element, to delete reference to the Economic Element, to delete 'interim land use' term regarding Agriculture in the USA,	8/25/2009	2009-32	10/23/2009	
09-1	To add references to the Affordable Housing Program and revise the Workforce Housing Program	8/25/2009	2009-33	10/23/2009	

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09-1	To add a requirement for the creation of Special Districts, to add Apartments as a building type, and to extend the Stormwater study to 2011.	8/25/2009	2009-34	10/23/2009	
09-2	To revise the Policy 2.2.2-a to regarding commercial location; to allow Lifestyle Commercial Centers in CL and modify the FAR table for LCCs; to revise MLU FLU; to revise non-conforming uses; and remove CWC Overlay references.	11/19/2009	2009-44	1/11/2010	
09-2	To revise URA Priority Redevelopment Areas to delete the Lake Worth Road Commercial Corridor Overlay; to add references to the URA Master Plan Addendum; to add references to new PRAs in Map LU 9.2; and to add specialized districts.	11/19/2009	2009-46	1/11/2010	
10-1	To establish the Lion Country Safari Overlay Objective and Policies with associated FLUA amendment to the site.	8/30/2010	2010-28	11/4/2010	
10-1	To revise Transfer of Development Rights to reduce Workforce Housing units from 50% to 35% ; to these units as "no cost"; and to add that BCC shall establish the reduced value of these units.	8/30/2010	2010-32	11/4/2010	
10-1	To correct errors from FLUE re-org in 08-2, by returning FLU by Tier limits and limiting appropriateness review to residential amendments; add new neighborhood plan LWRD; add new study types; delete Annual Adequate Public Facilities Report.	8/30/2010	2010-32	11/4/2010	
10-2	To exempt the Inland Logistics Center amendment site (LGA 2010-024) from the traffic provisions in Policy 3.5-d	10/25/2010	2010-47	11/22/2010	
10-2	To revise the FLUA Regulation Section to limit medical office uses in the Institutional and Public Facilities future land use designation to four specific sites.	10/25/2010	2010-49	11/22/2010	
11-1	To revise Urban Redevelopment Area regulations in Sub-Objective 1.2.2.	7/26/2011	2011-14	8/29/2011	
11-2	To revise Revitalization, Redevelopment, and Infill Overlay provisions to update the number of Countywide Community Revitalization Team (CCRT) areas. And, MGTS Map LU 1.1, to revise RRIO boundaries for CCRT and remove the 'wedge'.	10/11/2011	2011-22	11/24/2011	
12-1	To allow packing plants within the Ag Reserve AgR-PDD Preserve Areas subject specific criteria.	7/23/2012	2012-15	8/31/2012	

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12-1	To allow medical uses in an INST future land use designation for a site surrounded by Bethesda West Hospital in the Ag Reserve.	7/23/2012	2012-16	8/31/2012	
12-1	To revise Transfer of Development Rights provisions to allow an exception for density increases proposed by neighborhood plans and to list the LWRDNP.	7/23/2012	2012-19	8/31/2012	
12-2	To modify the FLUA Regulation section to exempt a 64.48 acre site from the single tenant limitation in the ULDC.	10/29/2012	2012-33	12/9/2012	
12-2	To revise references to Bicycle Transportation Maps and Plans to reflect changes to the map series.	10/29/2012	2012-36	12/9/2012	
13-1	To add the West Gun Club Neighborhood Plan to the FLUE and Special Planning Areas Map LU 3.1.	4/25/2013	2013-10	6/8/2013	
13-2	To revise per EAR by adding FLU table and replacing 9J-5 references with Ch 163, and deleting Sector Plan references	10/28/2013	2013-24	12/18/2013	
14-1	To revise and consolidate the County Directions and relocate the Characteristics of Livable Communities	4/28/2014	2014-13	6/7/2014	
14-1	To add Climate Change to the county directions, add a sub-objective and policies to address county climate change efforts and to revise or delete related policies	4/28/2014	2014-14	6/7/2014	
14-1	To add the Pioneer Road Neighborhood Plan to the list of completed neighborhood plans and to the Spec. Planning Area Map LU 3.1	4/28/2014	2014-15	9/23/2014	Initially Challenged
14-2	To add a policy and revise language regarding the airport properties including the Airport Zoning Overlay and related UT FLU changes	10/30/2014	2014-35	12/7/2014	
14-3	To revise Ag Enclave for Minto West	10/29/2014	2014-30	7/7/2015	Initially Challenged
15-1	To revise Industrial future land use designations	4/29/2015	2015-17	6/12/2015	
15-2	To revise policies and regulations regarding residential future land use designations.	10/26/2015	2015-44	12/4/2015	
15-2	To add language recognizing the Glades Region Master Plan and to make related changes.	10/26/2015	2015-45	12/4/2015	
15-2	To eliminate the requirement that AGR-PUD preserves be contiguous to preserves 150 acres or greater.	10/26/2015	2015-46	12/4/2015	

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16-A	To revise Policy 3.5-d to allow all impacts on FIHS & SIS roadways to be reviewed the same as other roadways.	1/27/2016	2016-03	3/25/2016	
16-A	To revise language regarding pre-existing Commercial & Institutional sites in the AGR Tier.	1/27/2016	2016-05	3/25/2016	
16-B	To revise the Glades Area Protection Overlay to allow an Employment Center	4/27/2016	2016-26	6/9/2016	
16-B	To add ability for Farm Residences in AGR-PDD Preserves	4/27/2016	2016-27	6/9/2016	
16-B	To allow additional small opportunities for Commercial in the Ag Reserve	4/27/2016	2016-28	6/9/2016	
16-C	For private FLUA West Boynton, to add a policy in Ag Reserve Tier to identify the Acme Dairy/Boynton Bch Blvd intersection as a Major intersection.	8/22/2016	2016-36	10/1/2016	
16-C	To add flexibility to Urban Infill and Urban Center future land use designations, including allowing prior future land use and zoning	8/22/2016	2016-37	10/1/2016	
16-ITG	To add the Western Communities Residential Overlay and future land use designation for Indian Trails Grove site, inc. a Policy 3.5-d exemption.	9/22/2016	2016-41	10/29/2016	
17-A	To revise commercial location criteria to allow commercial at Southern Blvd and Cleary Road.	1/26/2017	2017-01	3/16/2017	
17-A	To revise mixed and multiple use polices, to correct RH zoning, revise residential in commercial zoning, revise MLU, and to delete ED Overlay.	1/30/2017	2017-04	3/16/2017	
17-A	To add a policy for the Equestrian Waste Recycling Pilot Program and to revise the SA future land use designation.	1/30/2017	2017-05	3/16/2017	
17-B	To exempt the private FLUA John Glades West MLU from Policy 3.5-d	4/26/2017	2017-14	6/3/2017	
17-B	To revise references reflecting the deletion of the Public School Facilities Element.	4/26/2017	2017-15	6/3/2017	
17-C	To delete the SR7 Transit Oriented Corridor.	7/26/2017	2017-23	9/8/2017	
17-D	To delete language added regarding Equestrian Waste by Ord. 2017-05.	10/30/2017	2017-33	12/7/2017	
17-D	To establish the Congregate Living Residential future land use designation, to revise residential future land uses and density, and to update the infill policy	10/30/2017	2017-36	12/7/2017	

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17-D	To increase the commercial cap in the Ag Reserve Tier to accommodate private FLUA Three Amigos.	10/30/2017	2017-39	12/7/2017	
18-D	To revise polices related to residential future land use designations, including adding rural enclave policy, and adding AR in all residential designations	10/31/2018	2018-31	12/15/2018	
19-A2	To revise policies related to the Workforce Housing Program	8/22/2019	2019-32	9/29/2019	
20-A	To revise policies related to non-residential future land use designations including FAR, MLU, adding Zoning consistency table, and removing MXPD.	6/29/2020	2020-11	8/16/2020	
20-A	To exempt self-storage from Ag Reserve Commercial Cap, to allow higher FAR for self-storage in Ag Reserve Tier.	7/30/2020	2020-14	9/13/2020	
20-B	To modify Policy 1.5-t to revise language related to Faith Farm Ministries site in the Ag Reserve.	8/27/2020	2020-18	10/9/2020	
20-B	To modify Policy 1.5-t to revise language related to Faith Farm Ministries site in the Ag Reserve.	8/27/2020	2020-18	10/9/2020	
20-B2	To allow an exception to the Exurban Tier commercial location policies subject to certain criteria	10/22/2020	2020-22	12/10/2020	
21-B2	To modify policies regarding Lake Worth Drainage District (LWDD) Canal Rights-of-Way as AGR-PDD Preserve Areas	11/3/2021	2021-32	12/19/2021	
21-B2	To allow the Congregate Living Residential Future Land Use Designation in the Agricultural Reserve Tier with associated changes	4/28/2022	2022-11	6/2/2022	
22-A	To establish the Pioneer Road Rural Enclave Overlay	2/2/2022	2022-05	3/17/2022	
22-A	To allow the Multiple Land Use FLU and higher residential densities in the Agricultural Reserve Tier with associated changes	7/28/2022	2022-17	9/9/2022	
22-B	To establish the Essential Housing Future Land Use Designation to allow for higher residential densities in the Agricultural Reserve Tier	8/25/2022	2022-23	10/8/2022	
22-B	To establish the Commerce Future Land Use Designation for light industrial uses	8/25/2022	2022-24	10/8/2022	
23-A	To establish the Trotting Center Overlay and to Revise Rural Tier Policies and Provisions	2/23/2023	2023-08	4/7/2023	
23-B	To establish the Biltmore Acres Rural Enclave Overlay	8/30/2023	2023-31	10/12/2023	

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23-B	To modify policies regarding the Commerce FLU, including clarifying location criteria and revising the maximum FAR in the AGR Tier	8/30/2023	2023-32	10/12/2023	
23-B	To modify policies regarding the CLR FLU in the AGR tier, including to allow the required preserve area to be provided onsite, to allow for additional uses in the preserve area and to allow for additional sites to be eligible for the CLR FLU	10/26/2023	2023-35	12/7/2023	
23-B2	To establish the Heritage Farms Rural Overlay	11/1/2023	2023-37	12/11/2023	
24-A	To revise the Trotting Center Overlay policies and provisions related to Verdura Farms	2/22/2024	2024-02	3/31/2024	
24-A	To expand the Glades Area Protection Overlay to include Lakehaven PUD by revising related policies and to revise the Rural Tier Objective, policies and provisions	4/25/2024	2024-07	5/31/2024	
24-A2	To allow an agriculture marketplace within the preserve area of an AGR-MUPD	8/22/2024	2024-17	9/29/2024	
24-B	To revise the Glades Area Protection Overlay and LUSA provisions to expand the land area allowed with the Economic Development Center FLU	1/30/2025	2025-03	3/9/2025	
25-A	To delete the Bioscience Research Protection Overlay	2/5/2025	2025-04	3/10/2025	
25-A	To establish the Loxahatchee Estates Overlay and to revise Rural Tier policies and provisions	2/27/2025	2025-06	4/4/2025	
25-A	To revise the allowable uses for sites with a Commercial Recreation FLU in the AGR Tier	5/22/2025	2025-12	6/28/2025	
25-B	To revise minimum acreage requirements and to establish criteria expanding farmworker housing in the Glades Tier	8/27/2025	2025-20	10/5/2025	
25-B	To allow for up to seven TDR's per acre subject to criteria and allow for places of worship to utilize 100% of density and intensity subject to criteria	8/28/2025	2025-22	10/5/2025	

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