

FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH A MIXTURE OF LAND USES THAT WILL MAXIMIZE PALM BEACH GARDENS' NATURAL AND MANMADE RESOURCES WHILE MINIMIZING ANY THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE CITY'S CITIZENS THAT IS CAUSED BY INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION, BY MAINTAINING COMPATIBLE LAND USES WHICH CONSIDER THE INTENSITIES AND DENSITIES OF LAND USE ACTIVITIES, THEIR RELATIONSHIP TO SURROUNDING PROPERTIES AND THE PROPER TRANSITION OF LAND USES.

Objective 1.1.1.: Future Land Use Categories

Future land use for Palm Beach Gardens is depicted using a total of 15 land use categories including general land uses and recommended improvements associated with specific land uses. The Future Land Use Element shall outline the desired development pattern for the City of Palm Beach Gardens through a land use category system that provides the allowed uses, location criteria and density of development. The City shall ensure that the City’s Zoning Map is consistent with the Future Land Use Map (Map A.1.). The City shall utilize the following chart when assigning a zoning district consistent with the property’s Future Land Use category:

Table 1-1: Future Land Use – Zoning Consistency Chart

Future Land Use Category	Consistent Zoning District(s)
Rural Residential	AR/AE/RR10/RR20/PDA (PCD/PUD)
Residential Very Low	RE/PDA (PCD/PUD)
Residential Low	RL1/RL2/RL3/PDA (PCD/PUD)
Residential Medium	RL1/RL2/RL3/RM/PDA (PCD/PUD)
Residential High	RL1/RL2/RL3/RM/RH/PDA (PCD/PUD)
Mobile Home	RMH/PDA (PCD/PUD)
Commercial	CN/CR/CG1/CG2/PO/PDA (PCD/PUD)
Professional Office	PO/PDA (PCD/PUD)
Industrial	M1/M1A/M2/PDA (PCD/PUD)
Public	P/I/PDA
Recreation and Open Space	P/I, CONS / PDA
Commercial Recreation	CR/PDA
Conservation	CONS/PDA
Golf	P/I /PDA or as a part of a PUD, PCD
Mixed Use	MXD/PDA (PCD/PUD)

The City of Palm Beach Gardens shall designate all property with one of the land use categories contained in the corresponding policies on the Future Land Use Map. (Map A.1.)

Policy 1.1.1.1.: Rural Residential (RR):

The predominant dwelling type in the Rural Residential categories is single-family detached housing and those uses consistent with the land development regulations. The intent of the rural residential categories is to provide low density development in these areas while encouraging more intense, compact growth in the eastern areas and to prevent urban sprawl. Furthermore, the categories encourage clustering of development to protect natural resources. In the Rural Residential sub-categories, agricultural uses are expected to co-exist with residential uses. Approved agriculture uses within the Rural Residential categories must be compatible with the environmental characteristics and natural resources, as well as with the lifestyle and quality of life of the residents. The compatible zoning district for the category shall be the AR/AE/RR10/20 zoning districts.

The Rural Residential categories shall be located in areas that afford attractive natural or rural environments. Rural areas that are extremely wet, are encouraged to be designated Rural Residential 20 to protect the wetland values. The density of the Rural Residential land uses is one of four rural sub-categories:

Agricultural Estate: one dwelling unit per 2.5 acres.

Agricultural Residential: one dwelling unit per 5 acres.

Rural Residential 10: one dwelling unit per 10 acres

Rural Residential 20: one dwelling unit per 20 acres

Policy 1.1.1.2.: Residential Very Low (RVL):

The predominant dwelling type in the Residential Very Low category is single-family detached housing and those uses consistent with the land development regulations. The intent of the category is to provide low density development in these areas while encouraging the preservation of vast amounts of open space and natural resources. The compatible zoning district for this category shall be the RE zoning district

Residential Very Low is recommended as a transition from Rural Residential areas to the more intense residential developments. The category shall be located in areas that afford an attractive natural or rural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where the residential very low uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

The Residential Very Low category allows single-family detached residential development up to 1.0 unit per gross acre. The category also allows clustered developments which preserve vast amounts of open space and natural resources. Large, planned community areas are permitted within this district even if they contain several types of development so long as the overall gross density of the development is consistent with that permitted under the RVL Residential Very Low category.

Policy 1.1.1.3.: Residential Low (RL):

The predominant dwelling type in the Residential Low category is single-family detached housing and those uses consistent with the Land Development Regulations. The category is intended to accommodate developments comparable to PGA National, and the older residential communities of the City. The compatible zoning districts for this category shall be the RL1, RL2, and RL3 zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Residential Low shall be located in areas that afford an attractive natural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where residential low uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential Low category allows single family detached residential development up to 4.0 units per gross acre. Large, planned community areas are permitted within this district even if they contain several types of development as long as the overall gross density of the development is consistent with that permitted under the Residential Low category.

Policy 1.1.1.4.: Residential Medium (RM):

The predominant dwelling type in the Residential Medium category is attached and detached single-family housing, duplexes, townhomes, and those uses consistent with the Land Development Regulations. The compatible zoning districts for this category shall be the RL1, RL2, RL3, and RM zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Residential Medium shall serve as a transition between Residential Low and more intense land uses, and shall be located in areas that afford an attractive natural environment, that have convenient access to shopping and employment opportunities, where water supply and wastewater collection services are provided, where police and fire service can be provided economically, and where Residential Medium uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the maximum density permitted within the Residential Medium designation is 7.0 dwelling units per gross acre. Planned community areas may contain residential developments of higher net densities so long as the overall density of the area is consistent with the Residential Medium category.

Policy 1.1.1.5.: Residential High (RH):

The predominant dwelling type in the Residential High category is attached and detached single-family housing, duplexes, townhomes, apartments, and those uses consistent with the Land Development Regulations. Property designated Residential High is intended to assist the private sector in providing affordable housing in Palm Beach Gardens. The compatible zoning district for this category shall be the RL1, RL2, RL3, RM, and RH zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Property designated Residential High should primarily be located adjacent to major employment areas or contiguous to major arterials which may accommodate mass transit facilities in the future. Residential High serves as a transition between Residential Low and Residential Medium and more intense land uses, such as commercial and industrial, and shall be located in areas that are accessible to shopping and employment opportunities, near park or open spaces, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and are spatially separated and/or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential High category allows up to 10.0 dwelling units per gross acre.

Policy 1.1.1.6.: Mobile Home (MH):

The predominant dwelling type in the Mobile Home category is mobile and manufactured homes located within a mobile home or manufactured home park. The category is intended to accommodate mobile home and manufactured home parks. The compatible zoning district for this category shall be the RMH zoning district

The City has not proposed any new mobile home park sites on the Future Land Use Map; however, mobile homes parks are also a permissible use in mixed use districts. The existing mobile home park located at the northwest corner of PGA Boulevard and Prosperity Farms Road is shown on the Future Land Use Map as a mobile home land use.

Maximum density permitted in the Mobile Home category is 7.0 mobile homes per gross acre. Individual mobile homes and manufactured homes are permitted on lots in all residential categories. See Policy 3.1.5.2.

Policy 1.1.1.7.: Commercial (C):

The Commercial category is intended to accommodate a wide range of retail and general commercial uses. The predominant uses range from stores offering frequently needed goods and services to nearby neighborhoods to those serving a regional market. A representative sample of uses include personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, and medical and dental clinics and is more specifically defined in the City’s Land Development Regulations. The specific regulations and uses associated with development within the areas designated Commercial will be determined during the zoning of the properties. The compatible zoning districts for this category shall be the PO, CN, CR, CG1, and CG2 zoning districts.

The Commercial category depicts existing commercial uses and proposes future commercial areas at primary intersections and shall not be located adjacent to residential low property, unless buffered by an extended setback, or a natural or physical barrier. Commercial land uses are encouraged to be located adjacent to industrial uses, or transitional uses, such as land designated professional office, mixed use development, recreation and open space, public, or residential high when adequate buffer is provided. Commercial is encouraged to co-locate with other land designated with Commercial, Mixed Use Development, or Industrial land use categories. Commercial shall be located in areas that are directly accessible to a Major or Minor arterial, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the commercial uses are spatially separated from residential categories, as required by the City’s Land Development Regulations.

Commercial land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 50 feet. The Land Development Regulations may further restrict intensities.

Policy 1.1.1.8.: Professional/Office (PO):

The predominant uses in the Professional/Office category include business, professional and medical office centers. The intent of the category is to distinguish office uses from more intensive commercial uses such as retail. Activities generally do not entail retail uses, or the sale or display of goods. Typical uses include legal, insurance, financial, realty, technical and medical service establishments and are more specifically defined in the City’s Land Development Regulations. Retail uses should only directly serve the needs of the office uses. The compatible zoning district for this category shall be the PO zoning district.

The Professional Office category depicts existing and proposed future professional office areas. The category may be used as a transition from more intense commercial to residential land uses.

Professional Office shall be located in areas that are either accessible to major arterials or collector roads, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the professional office uses are adequately buffered from residential categories.

Professional Office land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 36 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.9.: Industrial (I):

The predominant uses within the Industrial category include research or laboratory, corporate headquarters and office parks, engineering and marketing development, manufacturing, wholesaling, printing, publishing, assembling, testing and fabrication of products and office or administrative incidental to industrial use. In addition, certain commercial, service-related uses may be permitted, such as banks, personal services, day-care centers, and laundry and dry cleaning, as more specifically defined in the City's Land Development Regulations. Property designated Industrial is to be used in an office or industrial park arrangement, which may include multiple buildings which may vary in height and configuration, separated by parking and open space, but linked by circulation. Development of such areas will promote a well landscaped environment with internal circulation and buffering from existing and future surrounding land uses. The compatible zoning districts for this category shall be the M1 and M1A zoning districts.

Industrial shall be located outside environmentally sensitive habitat, and located in areas that are accessible to major or minor arterials, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the industrial uses are adequately buffered from residential categories.

Industrial land uses will be limited in intensity to a maximum lot coverage of 60% of the site and a maximum building height of 50 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.10.: Public (P):

The Public category is intended to denote areas where existing and proposed public and institutional facilities such as schools, libraries, fire stations and government offices are allowed. The compatible zoning district for this category shall be the P/I zoning district.

The uses permitted in the Public category shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet.

Public and institutional uses are allowed in all land use categories subject to limitations and location criteria identified in this Plan and/or outlined in the Palm Beach Gardens Zoning code. Public and institutional uses will be approved as conditional uses pursuant to the Palm Beach Gardens Zoning Code if the specific rules and location criteria governing individual conditional uses are complied with. Certain intensive public and institutional uses will not be allowed in residential areas, such as landfills, airports and water/wastewater treatment plants.

Policy 1.1.1.11.: Recreation/Open Space (ROS):

The Recreation and Open Space category is intended to denote where public parks and recreation complexes, and protected open spaces are allowed. The compatible zoning district for this category shall be the P/I zoning district

The recreation and open space uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.12.: Commercial Recreation (CR):

The Commercial Recreation category is intended to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. Many of these facilities were conceived as profit-making enterprises and/or are in private ownership. Uses permitted within this category include golf courses, outdoor and indoor recreational facilities such as tennis clubs, amusement and sport centers, outdoor amphitheaters, gun clubs, and outdoor wildlife attractions. The compatible zoning districts for this category shall be the CR, PUD or PCD zoning districts. Commercial recreation uses shall be approved and developed as a Planned Community District or Planned Unit Development.

The commercial recreation uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.13.: Conservation (CONS):

The Conservation category applies to areas identified as environmentally sensitive or environmentally significant which have been set aside as protected preserves. Limited development, such as passive recreation or ecotourism activities are permitted within this category. The intent of the category is to ensure that areas designated Conservation are preserved or developed in a manner that is responsive to on-site environmental constraints. The compatible zoning district for this category shall be the CONS zoning district.

The Conservation category shall be buffered from more intense land uses, such as industrial and commercial activities whenever practical. Property designated as conservation should conform to a conservation management plan agreed to by the owner.

Development within areas designated Conservation shall not exceed a density of 1.0 dwelling unit per 20 acres. Any development that does occur should preserve environmentally sensitive areas by clustering development as appropriate.

Policy 1.1.1.14.: Golf (G):

The Golf category portrays areas specifically intended or used for golf courses. This category can include public and private golf courses. Although typically compatible with Public/Institutional zoning district in the case of a public golf course, the compatible zoning district for this category as it applies to a private golf course is PCD or PUD.

Policy 1.1.1.15.: Mixed Use Development (MXD):

The Mixed Use Development category is designed for new development which is characterized by a variety of integrated land use types. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service proposed developments. This Future Land Use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. To create a functioning, multi-faceted type of development, mixed use development is dependent on the successful integration of distinct uses. Integration is defined as the combination of distinct uses on a single site where the impacts from differing uses are mitigated through site design techniques, and where impacts from differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

The compatible zoning district for this category shall be the Mixed Use Development Zoning District. The Mixed Use Development category is a site specific designation and shall have frontage on at least one arterial. The following are the minimum criteria to be used for development of sites designated as Mixed Use Development:

1. A Mixed Use Development shall be developed as a Planned Community District or a Planned Unit Development. However, Land Development Regulations adopted to implement this Comprehensive Plan shall maintain mixed-use supplemental regulations to provide additional criteria for the development of sites with Mixed Use Development Future Land Use categories, including parking requirements, permitted uses, setbacks and other considerations.
2. Mixed Use Developments shall have frontage on at least one arterial. The City's Conceptual Thoroughfare Plan shall be utilized to determine the expansion of the roadway network through the provision of new local streets which serve new neighborhoods in the City's developing areas.
3. The purpose of the Mixed Use Development category is to create an aesthetically pleasing and livable mixed use environment within the City. The maximum lot coverage/height standards and the maximum residential density provided in the table below represent the maximum that would be permitted for development within the

Mixed Use Development Category. Recognizing that mixed use projects have varying characteristics, an applicant is not ensured of the maximum density or intensity allowed within this classification and may be further limited by specific standards set forth in the City’s MXD Land Development Regulations.

Maximum Intensity Standards for MXD

Land Use Component	Land Allocation/Gross Unit acre	Maximum Lot Coverage	Height ^{1&2}
Residential	7.0 du/gross acre		Max 4 FL
Non-residential	40%	50%	Max 4 FL

Note 1 - The maximum height is 4FL or 65 feet, whichever is less.

Note 2 – For MXD land use densities and intensities located within the TOD District, please refer to Policies 1.3.9.4. and 1.3.9.9.

The maximum intensities described above shall provide the sum of the overall allowable residential and non-residential density for the project. Once this sum has been established for the overall project, the percentage mix below shall set forth the minimum and maximum percentage mixes.

4. The Mixed Use Development category shall be developed to accommodate a mix of uses as described below:

Minimum Percentage Mix

Residential: 40%-60% of the total Mixed Use acreage
 Non-residential: 35%-55% of the total Mixed Use acreage

This distribution range represents the mix of uses within each area designated as Mixed Use Development category. The land use mix shall be applied to each individual parcel with the only exception to be granted for de minimis sized parcels of 15 acres or less that demonstrate that they cannot effectively achieve the required land use mix distribution on a specific parcel as described in Item 5 below. The total prescribed mix for the Mixed Use Development Category shall be monitored by the City to ensure continuity and compatibility with adjacent land uses. The mix requirement is designed to ensure that there is an appropriate mix of uses within the total Mixed Use Development Category acreage (where the term “appropriate mix” is defined by the mix requirements stated herein) within the City and will be monitored citywide during each Evaluation and Appraisal Review to ensure overall consistency with this standard.

5. The City shall limit any exemption to the percentage mix requirements as required in this section below for the Mixed Use Development Category to apply only as provided in the following circumstances:

Exemptions to Residential and Non-Residential Component

Mixed Use Developments for parcels with an existing land use designation of MXD as of December 10, 2010, that satisfy the following criteria shall be exempt from providing the non-residential component:

1. Parcels which are 15 acres or less; and
2. Are bounded on at least two (2) contiguous sides to a parcel with either a non- residential land use or a mixed use land use designation.

Parcels which satisfy both criteria shall be permitted a residential density up to nine (9.0) units per gross acre.

Mixed Use Developments that satisfy the following criteria shall be exempt from providing the residential component:

1. Parcels which are 15 acres or less; and
2. Are bounded on at least two (2) contiguous sides to parcels with either a residential land use or a mixed use land use designation.

Mixed Use Developments that satisfy both criteria shall be permitted a non-residential land allocation of up to 45% notwithstanding all other provisions set forth in the Maximum Intensity Standards listed above.

Special Definitions:

Non-Residential Uses shall include office, commercial (including retail uses), light industrial uses, and shall be specifically set forth in the City's Land Development Regulations under permitted uses for Mixed Use developments. For the purposes of this section, non-residential uses shall not include public uses or recreation and open space.

A. General Mixed Use Land Use Component Intensity Measures for BioScience Mixed Use Developments:

A BioScience MXD shall include, at a minimum, Open Space and BioScience and Research and Development related uses. Uses within a BioScience MXD shall be located to encourage clustering for the purposes of scientific and economically productive exchange among researchers, scientists, administrators, students, and others involved in the BioScience industries. At least a portion of the BioScience MXD shall be located within the City's designated BioScience Research Protection Overlay. A BioScience MXD shall be designed to create an urban, pedestrian-oriented environment; provide for a mix of uses such as commercial, transportation, office, laboratory

research, educational, and residential uses for the daily needs of the residences and workforce; and encourage walking, biking, and other modes of non-vehicular transportation to reduce the need for local vehicular traffic.

Land Use Component	Land (Acres) Allocation		Lot Coverage Height
Open Space	Min. 20%		
Commercial	Min. 2%	Max. 50%	Max. 4 FL
	Max. 30%		
Residential High	Min. 5%	Max. 50%	Max. 4 FL
	Max. 35%		
Residential Low	Min. 2%	Max. 50%	Max. 3 FL
	Max. 35%		
Employment Center	Min. 20%	Max. 70%	Max. 4 FL**
	Max. 60%		

** The height limit for Employment Center Buildings (as defined below) located within the BioScience MXD shall be a maximum of 150 feet if the Employment Center Buildings meet all of the following criteria:

- A. Located within the designated BioScience Research Protection Overlay (“BRPO”);
- B. Include of a minimum of 100 contiguous acres within the designated BRPO;
- C. Located within a Development of Regional Impact; and
- D. Located in a project east and immediately adjacent to Interstate 95.

This height limit is not subject to waiver by the City Council.

Special Definitions:

Employment Center Buildings shall be defined as those buildings used for bioscience technology research and development, laboratories, and those ancillary uses to bioscience including corporate offices, medical offices, research and educational facilities, light industry, hospitals, and conference hotels.

Employment Center shall be defined as the land use component category within the BioScience MXD that is regulated by the minimum and maximum gross land area allocations, lot coverage, and height regulations set forth above. Employment Centers shall be designated on the MXD PUD or PCD master plan. Employment Center Buildings as

defined above and any support buildings and uses specified in the zoning code shall be the only permitted buildings within an Employment Center.

Objective 1.1.2.: In addition to the Future Land Use categories provided, overlays and designations are utilized to address areas of special concern. The City recognizes the need to designate property that: reduce densities due to environmental and roadway capacity constraints; establish areas to encourage the development of bioscience research uses; protect and enhance the aesthetics of Northlake Boulevard; establish and maintain PGA Boulevard design guidelines for the City’s “main street”; establish the Western Northlake Corridor Land Use Study Area; establish the MacArthur Boulevard Historic preservation area; establish areas for future critical interchanges; and establish a Parkway System as a component of the Florida Greenway System.

Policy 1.1.2.1.: Density Reduction Land Use Overlay (DRLUS): A portion of the area commonly referred to as TAZ 798, generally located north of PGA Boulevard, east of the Loxahatchee Slough and west of the SUA wastewater treatment plant, is the subject of a land use overlay. The density within this Overlay is reduced by fifty percent from the underlying land use designation's potential density. This density reduction is necessitated by the environmental constraints of the property and potential roadway capacity deficiencies. The result of the density reduction is a gross density potential of two dwelling units per acre. Development within the Overlay shall be concentrated to the least sensitive areas and shall be supported by public facilities. No bonus density is applicable in this Overlay area. While a variety of uses and use densities/intensities may be approved as part of a residential PCD, the overall impact of the density/intensity shall not exceed that generated by a gross density of two dwelling units per acre. Other requirements and regulations of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay.

Policy 1.1.2.2.: Bioscience Research Protection Overlay (BRPO): The area designated on the Future Land Use Map includes land that has been determined to be appropriate to accommodate Bioscience Uses, as well as other intellectual knowledge-based industry sectors. “*Bioscience Uses*” means those land uses that support scientific and biotechnological research, including theoretical and applied research in all the sciences, as well as product development and testing. Bioscience Uses shall include engineering, legal, manufacturing, and marketing uses which support such research. Bioscience Uses shall also include laboratories, educational facilities, and clinical research hospitals. Office uses, limited support uses, and retail uses accessory to scientific research and development, and workforce residential uses which support such research shall be considered Bioscience Uses. City Council shall have the discretion to approve uses that support sustainability or uses that provide supportive or secondary services that are determined to promote the creation of the cluster, which shall be considered accessory uses, including, but not limited to, conference/hotel facilities, transit uses, or residential uses that provide a workforce or attainable component.

Policy 1.1.2.3.: Northlake Boulevard Overlay Zone (NBOZ): A Northlake Boulevard Overlay Zone (NBOZ) shall be maintained on the City’s Future Land Use Map. The NBOZ shall apply to

all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail.

Policy 1.1.2.4.: Western Northlake Corridor Planning Area: A Western Northlake Corridor Planning Area shall be maintained on the City's Future Land Use Map. Resolution 114, 1998 acknowledges the Western Northlake Corridor Land Use Study as a policy and growth management tool. Resolution 56, 1999 originally approved an interlocal agreement between the City, Palm Beach County and the City of West Palm Beach for heightened review regarding lands located within the Western Northlake Boulevard Corridor Planning Area.

Policy 1.1.2.5.: PGA Boulevard Corridor Overlay: A PGA Boulevard Corridor Overlay shall be maintained in the City's Land Development Regulations in order to establish the PGA Boulevard Corridor as the City's "main street". The character, magnitude, aesthetics, and uses to be developed or redeveloped on PGA Boulevard are of special interest.

Policy 1.1.2.6.: MacArthur Boulevard Historic Overlay (MBHO): The City shall protect MacArthur Boulevard as a historic gateway into the City through the protection of the banyan tree(s) and linear greenway.

Policy 1.1.2.7.: Interchange (o): The Future Land Use Map designates eight interchanges within the City. Seven of the interchanges shown on the map currently exist: PGA Boulevard and Alternate A1A; I-95 and Northlake Boulevard; I-95 and PGA Boulevard; I-95 and Military Trail; I-95 and Donald Ross Road; the Florida Turnpike and PGA Boulevard the Florida Turnpike and Beeline Highway. The future interchange shown for I-95 and Central Boulevard is designated in order to anticipate their potential right-of-way requirements for construction and to recognize their potential impact on surrounding future land uses.

Policy 1.1.2.8.: [RESERVED]

Policy 1.1.2.9.: Parkway System (0000): The Parkway System is shown along some of the major arterials within the City. The intent of the Parkway System is to identify and preserve a corridor of between 300 and 400 feet within which the arterial roadway can occur along with bikeways, pedestrian paths, native vegetative greenways, linear parks, and landscaping. The Parkway System cross-section will provide an aesthetically pleasing buffer between highly traveled arterials and surrounding residential areas, as well as a safe byway for alternative modes of transportation. The Parkway System has been designated as an urban component of the Florida Greenway System. It is described in more detail in the Conservation and Transportation Elements.

One major objective of the Parkway System is to eliminate the perceived need of using strip commercial as a buffer between arterials and residential areas. Therefore, the Parkway System concept is integrated into the philosophy of designating commercial and employment areas at intersections or "nodes", eliminating the need for strip commercial use.

Policy 1.1.2.10.: The City shall continue to review and adopt Land Development Regulations to create multi-modal oriented development. The City shall consider major corridors which interconnect prominent north-south and east-west traffic patterns within the City, as well as connections with regional corridors from adjacent municipalities and shall create and maintain Land Development Regulations to encourage multi-modal mobility.

Objective 1.1.3.: Maintain land development regulations to manage future growth and development in a manner that provides needed facilities and services, protects environmental resources, and encourages multimodal infill and redevelopment of the eastern portion of the City.

Policy 1.1.3.1.: The City shall continue to maintain land development regulations to ensure that they contain specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect areas designated Conservation on the Future Land Use Map and further described in the Conservation, Coastal Management, and Recreation and Open Space Elements of this Comprehensive Plan;
- d. Minimize the impacts of land use on water quality and quantity and regulate development which has a potential to contaminate water, soil, or crops;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element of this Comprehensive Plan;
- f. Protect potable water wellfields and aquifer recharge areas;
- g. Regulate signage;
- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- i. Discourage urban sprawl through the following strategies:
 - (1) establishing moderate densities and varied housing opportunities in urban areas
 - (2) mixed-use and clustering requirements
 - (3) promoting urban infill development and redevelopment

- (4) location requirements
 - (5) maintaining a distinct urban and rural service areas
 - (6) directing public investment to existing urban areas, and
 - (7) annexation and extraterritorial planning agreements.
- j. Require landscape buffers and gardens using predominately native species and other appearance measures to maintain a high visual quality and utilize xeriscape techniques;
 - k. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
 - l. Provide for the assessment of impact fees, mobility fees, or dedication of land and facilities to off-set costs assumed by the City or other governmental agencies for the provision of facilities or services required by new development; and
 - m. Cooperate with Seacoast Utility Authority through cooperation on the Seacoast Utility Board to insure the maximum utilization of their water and wastewater transport plan so as to implement the economic expansion of facilities within definitive service boundaries.

Policy 1.1.3.2.: Unless the City Council approves density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the City shall maintain land development regulations which permit residential development only at densities equal to or less than the following:

- a. Rural Residential 20 (RR20) - up to a maximum of 0.05 dwelling units per gross acre, or one dwelling unit per 20 acres;
- b. Rural Residential 10 (RR10) - up to a maximum of 0.1 dwelling units per gross acre, or one dwelling unit per 10 acres;
- c. Agricultural Residential (AR) – up to a maximum of 1.2 dwelling units per gross acre, or one dwelling unit per 5 acres;
- d. Agricultural Estate (AE) – up to a maximum of 1.4 dwelling units per gross acre, or one dwelling unit per 2.5 acres;
- e. Residential Very Low (RVL) - up to a maximum of 1.0 dwelling units per gross acre;
- f. Residential Low (RL) - up to a maximum of 4.0 dwelling units per gross acre;

- g. Residential Medium (RM) - up to a maximum of 7.0 dwelling units per gross acre;
- h. Residential High (RH) - up to a maximum of 10.0 dwelling units per gross acre;
- i. Mobile Home (MH) - up to a maximum of 7.0 mobile homes per gross acre.

Policy 1.1.3.3.: The City shall maintain land development regulations which provide for a Planned Community District (PCD) which shall implement the following concepts:

- a. The intent of a Planned Community District (PCD) is to permit a large area to be developed under one master plan that includes different land use types at different levels of intensity, consistent with the list of permitted, conditional, and accessory uses as set forth in the City's Land Development Regulations. Collector roads and development "pods" are shown as part of the master development plan. Supporting documentation is also included which describes the development intensities assigned to each pod and any restrictions in use or site design requirements. The pods are then developed as individual site plans.
- b. Although a variety of uses and use intensities may be approved as part of a residential PCD, the overall density must be consistent with the underlying Future Land Use designation of the area. For the purposes of this Comprehensive Plan, the City Council may approve a bonus density totaling up to the following gross densities for areas developed as PCDs:
 - Residential Low (RL): Up to 5.0 units per gross acre.
 - Residential Medium (RM): Up to 9.0 units per gross acre.
 - Residential High (RH): Up to 12.0 units per gross acre.
- c. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per gross acre, based on one additional unit of density allowed for every 10% of native ecological habitat put into a preserve within the PCD up to a maximum of 15.0 units per gross acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be incorporated into the Parkway system.
- d. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre for the provision of affordable housing, as defined in this Plan. Parcels within PCDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6., except in Coastal High Hazard Areas that are the Category 1 Hurricane Evacuation Zones.
- e. Through the PCDs flexibility, the City Council may grant waivers to the non-residential intensities, including height and lot coverage, described previously.

- f. Site plans for pods which are developed within Planned Community Districts shall be developed according to the densities and intensities assigned to them under the Planned Community District master plan documentation.

Policy 1.1.3.4.: The City shall maintain land development regulations which provide for a Planned Unit Development (PUD) technique which shall implement the following concepts:

- a. The intent of a Planned Unit Development (PUD) is to ensure the desired character of the community is furthered or enhanced on development sites within the City, particularly on sites where the development proposed is rather intense. Master plans for Planned Unit Developments include, at a minimum, site plans showing all local roads and landscaping plans.
- b. The City Council may approve the following bonus densities for areas developed as Planned Unit Developments:

Residential Low (RL): Up to 5.0 units per gross acre.

Residential Medium (RM): Up to 9.0 units per gross acre.

Residential High (RH): Up to 12.0 units per gross acre.

- c. In addition to the above, PUDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre, and PUDs with an underlying Future Land Use of MXD may have densities permitted up to 10.0 dwelling units per gross acre, for the provision of affordable or workforce housing, as defined in this Plan. PUDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6. except in Coastal High Hazard Areas that are Category 1 Hurricane Evacuation Zones.

Policy 1.1.3.5.: The City shall maintain development regulations which address the location and extent of non-residential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities, and intensities of land uses contained in this element.

Policy 1.1.3.6.: The City shall ensure the availability of suitable land for public and institutional uses necessary to support development by:

- 1. Designating land on the Future Land Use Map for public use. The City shall support and facilitate coordination of school planning with the School District of Palm Beach County for the location and development of public education facilities. The City shall identify sufficient land to accommodate Public Educational Facilities as necessary to serve the current and projected student population. At a minimum, proposed school sites shall meet the State Requirements for Educational Facilities (SREF), plus a ten percent capacity flexibility allowance, and shall be sized to accommodate all needed utilities, support facilities and adequate buffering of surrounding land uses.

2. Allowing public uses in certain land use categories subject to limitations and location criteria as identified in this Plan. Such location criteria shall include the following standards:
 - (a) Public buildings shall be specifically prohibited in areas designated as Conservation and other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats. New or Expanded Public Facilities shall not be encouraged within the coastal area and shall meet the requirements of the Coastal Management Element.
 - (b) Public Uses shall be located in areas where there are adequate transportation facilities to support the proposed use based on the adopted Level of Service standard for traffic circulation or the site assessment study requirements for mobility. Preference shall be given to the location of such uses and facilities along City collectors and arterials as may be appropriate.
 - (c) Public Uses shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet, unless the property is specifically designated as Mixed-Use, in which case the provisions of Policy 1.1.1.15 shall apply, and the intensity limitations shall be a maximum lot coverage of 50% and a maximum building height of four (4) stories.
 - (d) Schools shall be considered as compatible and allowable in areas designated with any residential land use category (RR20, RR10, RVL, RL, RM, RH). Further, schools shall be considered public uses and be allowable within areas designated Industrial (IND) and Public (P) on the Future Land Use Map. Other institutional uses such as, libraries, fire stations and government offices shall be considered compatible in medium and high density residential areas and all non-residential land use categories in which such uses are not specifically prohibited as cited in this Comprehensive Plan. Public uses may be permitted within all residential Planned Unit Developments and Planned Community Districts, subject to master plan approval and limitations and location criteria as identified in this Plan.
 - (e) Public Uses shall be buffered from adjacent land uses and shall be set back from adjacent roadways. Buffering for noise, odors, glare and lights shall be provided as set forth in the Land Development Regulations. Stadiums, outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties. Communication towers on school or other public property shall be consistent with the siting and safety criteria contained in the Land Development Regulations and shall require City Council approval.

- (f) Landfills, airports, and water/wastewater treatment plants shall not be allowed in residential areas and shall require a Comprehensive Plan Amendment to the Public (P) land use designation prior to zoning and site plan approval.
- (g) Public sites shall be capable of accommodating adequate parking and onsite traffic circulation requirements to satisfy current and projected site-generated vehicular demand and/or person travel demand if within the mobility fee assessment area.
- (h) Schools shall be encouraged to locate proximate to residential areas and serve as community focal points. The City shall encourage the co-location of other public facilities, such as parks, libraries, and community centers, in proximity to schools.

Policy 1.1.3.7.: The City shall evaluate whether it is feasible to further simplify and streamline the existing regulatory programs of the City, and shall continue existing mechanisms to monitor the effectiveness of the regulatory programs. At a minimum, land development regulations shall be evaluated every seven years, coinciding with the EAR-based amendments to the Comprehensive Plan.

Policy 1.1.3.8.: Floor Area Ratio. The City shall consider utilizing Floor Area Ratios (FARs) where applicable, for projects in order to further enhance intensity and understand density and intensity. FAR generally shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the walls divided by the land area of the site. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.

Objective 1.1.4.: Maintain land development regulations containing standards and provisions to encourage the elimination or reduction of uses inconsistent with the City's character and future land uses.

Policy 1.1.4.1.: Expansion or replacement of land uses which are inconsistent with the Future Land Use Plan shall be prohibited.

Policy 1.1.4.2.: Regulations for buffering incompatible land uses shall be set forth in the City's land development regulations.

GOAL 1.2.: ENCOURAGE DEVELOPMENT OR REDEVELOPMENT ACTIVITIES, WHILE PROMOTING STRONG SENSE OF COMMUNITY, AND CONSISTENT QUALITY OF DESIGN; AND DO NOT THREATEN EXISTING NEIGHBORHOOD INTEGRITY AND HISTORIC AND ENVIRONMENTAL RESOURCES.

Objective 1.2.1.: Issue development orders and permits for development or redevelopment activities only if the protection of natural resources is ensured and consistent with the goals, objectives, and policies of the Conservation, Infrastructure and Coastal Management Elements of this Comprehensive Plan.

Policy 1.2.1.1.: Development activities within areas designated on the Future Land Use Map as Conservation shall be comparable with the allowable activities for such areas as described in this element.

Policy 1.2.1.2.: Species of flora and fauna listed in the Conservation and Coastal Elements of this Comprehensive Plan as endangered, threatened, or species of special concern shall be protected through the development review and approval process.

Policy 1.2.1.3.: The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.2.1.4.: Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with the City's floodplain regulations for development in such areas.

Policy 1.2.1.5.: The City shall maintain stormwater management regulations which require that development is carried out in a manner that recognizes and preserves the region's natural drainage systems, including the Loxahatchee Slough and interconnected flow-ways, consistent with South Florida Water Management District rules and regulations found in the applicable chapters of the Florida Administrative Code.

Policy 1.2.1.6.: The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Stormwater Management Sub-Element of this Comprehensive Plan.

Policy 1.2.1.7.: The City shall maintain development regulations containing specific standards and criteria designed to protect environmentally sensitive lands consistent with the goals, objectives and policies of the Conservation Element.

Policy 1.2.1.8.: The City shall utilize methodology established in the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan when reviewing any proposed boat facilities to determine appropriateness of the proposed site.

Policy 1.2.1.9.: The City shall encourage the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), and other comparable certification bodies for all new development and redevelopment.

Policy 1.2.1.10.: The City shall continue to coordinate with Palm Beach County's Department of Environmental Resource Management to ensure that incompatibilities with the Palm Beach County Wellfield Protection Ordinance do not occur when reviewing applications for land use changes.

Policy 1.2.1.11.: The City shall coordinate the review of all land use change applications with Seacoast Utility Authority to ensure the availability of adequate water supplies.

Policy 1.2.1.12.: The City shall update the 10-Year Water Supply Facilities Work Plan at the time required by Chapter 163, Part II, Section 163.3177(6)(c)3, Florida Statutes, as may be amended.

Objective 1.2.2.: Issue development orders and permits for development and redevelopment only in those areas where suitable topography and soil conditions exist to support such development.

Policy 1.2.2.1.: All proposed development other than individual residences shall include a soils analysis prepared by a professional licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development or provide mitigation in the event the soil structure does not support the proposed development.

Policy 1.2.2.2.: All proposed development shall be located in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Objective 1.2.3.: Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.2.3.1.: The City shall maintain development regulations to provide that public facilities and services be available concurrent with the impacts of development to meet the level of service standards established in the Capital Improvements Element of the City's Comprehensive Plan. Transportation concurrency shall apply to new development and redevelopment west of the Beeline Highway only. Concurrency Management System requirements shall include the following:

1. Demonstration that the impacts from a proposed development comply with the adopted level of service standards in the City.

2. Determination of concurrency prior to the processing of the application for a development permit.
3. Certification of concurrency shall be secured prior to an applicant receiving a development order; this may be in the form of certificate of exemption, certificate of concurrency reservation, or certificate of conditional concurrency reservation.
4. Certification of concurrency shall be valid for the time set forth in the development order and any amendments thereto, otherwise the certificate is valid for two years. If a time extension is not granted, the concurrency certificate shall automatically expire, and no further development activity can occur without obtaining an appropriate concurrency certificate.

Policy 1.2.3.2.: Public facilities and utilities shall be located to:

1. Maximize the use and efficiency of services provided;
2. Minimize their costs;
3. Minimize their impacts on the natural environment; and
4. Maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.2.3.3.: The City shall consider appropriate means, such as bonding through the Northern Palm Beach County Improvement District, to guarantee that the rights-of-way/easements required for Parkways are identified, acquired, and improved.

Policy 1.2.3.4.: The City shall encourage partnership between the private and public sector in the provision of public facilities.

Objective 1.2.4.: Direct future growth, development and redevelopment to areas as depicted on the Future Land Use Map, consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; multimodal principals, and the desired community character.

Policy 1.2.4.1.(a).1.: For that area bounded by Florida's Turnpike to the east, PGA Boulevard to the south, the eastern boundary of the Loxahatchee Slough to the west, and generally the northern alignment of the Donald Ross Road extension, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to a Planned Community District (PCD), it shall include a minimum of 250 acres and contain a master development plan and supporting documentation which describes what the development is to include and how it is to proceed (phasing). All proposed collector roads within the development shall be shown as part of

the PCD master plan. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998.

2. Individual development "pods" within an approved PCD shall undergo site plan review which shall include, at a minimum, site plans, landscape plans, and all proposed local roads.
3. The overall density of PCDs in this area shall not exceed the maximum density permitted under the land use category.
4. Up to 2% of the gross land area of a PCD may be developed for commercial or office use.
5. Up to 5% of the gross land area of a PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, rather than scattered throughout, and shall be connected to the parkway system.
6. If the entire area covered in this policy is developed under one PCD master development plan, an additional 50 acres of commercial land use may be permitted over and above the 2% and 5% criteria described previously.
7. Up to 2% of the gross land area of a PCD may be developed for industrial uses.
8. All PCDs shall be subject to the provisions of the Conceptual Linkage Plan for Northwest Palm Beach Gardens as described in Future Land Use, Transportation, and Conservation elements.
9. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.1.(a).2.: [RESERVED]

Policy 1.2.4.1.(b).: A land use overlay is hereby established and depicted on the Future Land Use Map. This Density Reduction Land Use Overlay shall reduce the density potential within the residential area of what is commonly referred to as TAZ 798 by fifty percent, resulting in a maximum gross density potential of two dwelling units per acre, with no provision for a density bonus. Although a variety of uses and use intensities may be approved as part of a residential PCD, the gross density shall be consistent with the density restrictions of this Overlay and shall not exceed the impact of that generated by two dwelling units per acre. Development within the Overlay shall be clustered to the least environmentally sensitive areas and shall be supported by adequate facilities. The regulations and requirements of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay, including Policy 1.2.4.1.(a).1.

Policy 1.2.4.2.(a): For those areas which were annexed into the City in 1988 and which are located within that area bounded by Donald Ross Road to the North, PGA Boulevard to the South, Central Boulevard to the east, and Florida's Turnpike to the west, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.
2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.
4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.
5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.
6. If the entire area designated as RM on the Future Land Use Map on the west side of Central Boulevard between I-95 and PGA Boulevard is developed under one PCD master development plan, an additional 10 acres of commercial land use may be permitted over and above the 3% and 5% criteria described previously.

7. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
8. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.2.(b): For those areas which are located within that area bounded by Donald Ross Road to the north, PGA Boulevard to the south, Alternate A1A to the east and Central Boulevard to the west, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these regulations:

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.
2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross acre for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.
4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.
5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system where possible. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.

6. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
7. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.3.: For that area designated as Industrial on the Future Land Use Map bounded by PGA Boulevard to the south, the Florida East Coast Railroad to the east, and I-95 to the west, the City shall impose the following requirements, and shall maintain land development regulations which are necessary to implement these requirements:

1. No vehicular access shall be permitted across the north boundary of the site.
2. Site design shall incorporate significant setbacks from the surface water area formally designated open space (ROS), which separates the parcel from those to the north, and include buffering techniques to mitigate impacts on adjacent land uses.

Policy 1.2.4.4.(a).: The City shall maintain Planned Development Area (PDA) zoning to all undeveloped non-conservation for which a development plan has not been approved by the City. The PDA zoning shall apply to all properties over 10 acres in size and in the urban area, shall be regarded a "holding zone" until development of the said properties is requested pursuant to the Comprehensive Plan. In the event that the land is rezoned from PDA to PUD or PCD, the underlying land use shall guide the intensity and type of development. In the event that development occurs within the PDA district it shall be clustered and, in the urban area, shall be supported by potable water, sanitary sewer and adequate roadway facilities. Septic tanks shall be prohibited in the urban area in the PDA except for an individual single-family residence, however, in the rural area, septic tanks are the standard. Uses in the rural area shall receive services consistent with the adopted level of service standards. The rezoning of PDA to PUD or PCD shall occur only when the applicable urban and rural services and facilities necessary to support the intensity of such development will be in place concurrent with the impacts of the development. The extension of public facilities into areas zoned PDA shall be consistent with the urban and rural level of service standards, maximize the use of existing facilities and services, encourage compact urban development and discourage the proliferation of urban sprawl. Concurrent with rezoning to PCD/PUD, any uses not permitted by the underlying land use category shall cease consistent with the phasing plan of the approved PCD/PUD.

Policy 1.2.4.4.(b).: [RESERVED]

Policy 1.2.4.5.: The City shall maintain land development regulations requiring residential neighborhoods to be designed to include an efficient system of internal circulation, including the provision of collector streets, to feed traffic onto arterial roads and highways. New development shall accommodate new local roads depicted on the Conceptual Thoroughfare Plan.

Policy 1.2.4.6.: The City shall maintain land development regulations requiring subdivisions to be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.2.4.7.: [RESERVED]

Policy 1.2.4.8.: The Western Northlake Boulevard Corridor Planning Area shall be delineated on the Future Land Use Map. This area is generally located south of the Beeline Highway; west of the West Palm Beach Water Catchment Area; east of the J.W. Corbett Wildlife Management Area and Seminole Pratt Whitney Road; and north of the southern boundary of Ibis, Rustic Ranches, Bay Hill Estates, and Hamlin Boulevard. Through an interlocal agreement, the City, Palm Beach County and the City of West Palm Beach shall provide for a means of intergovernmental cooperation in revising the recommendations of the Western Northlake Boulevard Corridor Land Use Study, dated June 8, 1998. The revisions to this interlocal agreement shall establish a procedure for heightened review of local land use change petitions and development permit applications.

Policy 1.2.4.9.: The City shall continue to assess the City's existing design guidelines to assist developers in proposing architectural structures and to support staff in the review process.

Policy 1.2.4.10.: The City shall research opportunities and adopt incentives for rehabilitation or upgrading of landscaping or buildings on existing properties having non-conforming lot sizes.

Policy 1.2.4.11.: The City shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural systems and any historic resources.
2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping.
3. Be consistent with the character of the neighborhood.
4. Reduce existing non-conformities or alternatively demonstrate that adverse impacts will not be created.
5. Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and include relocation strategies for those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services and/or provide a minimum percentage of replacement housing on site.
6. Encourage affordable and workforce housing as a component of redevelopment projects.
7. Encourage multimodal accessibility and multimodal options.

Policy 1.2.4.12.: The City shall encourage high quality public school facilities and coordinate with the Palm Beach County School District to promote that the architecture and appearance of public school facilities maintain the aesthetics of the surrounding neighborhood.

Objective 1.2.5.: Maintain land development regulations which provide for the protection, preservation, and reuse of public and private historic resources.

Policy 1.2.5.1.: The City shall maintain the following in the land development regulations:

- a. Criteria for the identification of historic resources; and
- b. Regulations for the protection and preservation of historic sites and structures that may be identified in the City.

Policy 1.2.5.2.: The City shall continue to:

- a. Determine if any structures or sites meet the City, state, or federal criteria for historic resources and so designate and map those that do;
- b. Submit a list of designated historic resources to the Florida Department of State, Division of Historic Resources, and U.S. Department of the Interior for inclusion on the Florida Master Sites List and National Register of Historic Places; and
- c. Update the list of historic resources as appropriate.

Policy 1.2.5.3.: The City shall protect MacArthur Boulevard as a historic gateway into the City through protection of the banyan tree(s) and linear greenway. This shall be accomplished by maintaining the designating of the entry as a historic site and by maintaining the historic overlay zone in the Land Development Regulations.

GOAL 1.3.: CONTINUE TO PLAN FOR FUTURE NEEDS TO PROMOTE LIVABLE COMMUNITIES, INCLUDING, BUT NOT LIMITED TO, ECONOMIC DEVELOPMENT FOR BIOSCIENCE USERS, TRANSIT ORIENTED DEVELOPMENT, AND OTHER EFFORTS TO PROMOTE SUSTAINABLE GROWTH.

Objective 1.3.1.: Expand the City's economic base by promoting commercial and industrial activities as planned and illustrated on the Future Land Use Map, and by ensuring adequate sites and timely provision of public utilities and services to stimulate such growth.

Policy 1.3.1.1.: Development orders and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.3.1.2.: All proposed commercial and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the location advantage over existing commercial and industrial lands.

Policy 1.3.1.3.: New commercial properties shall be developed in nodes, at intersections rather than strips. A mix of uses within commercial developments shall be encouraged, including residential, and parks and open space.

Policy 1.3.1.4.: PGA Boulevard shall be developed as the "Main Street" of Palm Beach Gardens using the following techniques to ensure sustainability:

- a. Following completion of the PGA Boulevard/Alternate A1A urban interchange, a new CRALLS (Constrained Roadway at a Lower Level of Service) Level of Service Standard for PGA Boulevard shall be determined in coordination with Palm Beach County, the Regional Planning Council, and the State Department of Transportation with the maximum number of lanes being six;
- b. The City shall maintain the PGA design guidelines as regulations which require the utilization of landscaping, boulevard strips, pedestrian walkways, bikeways, buffers, and setbacks to emphasize the various functions of PGA Boulevard as a divider of different land uses and as a center of the City.

Policy 1.3.1.5.: The City shall initiate proactive efforts to expand the economic base of the City, working within the framework of existing economic agencies and groups, such as the North County Mayors Economic Development Group, the Palm Beach County Business Development Board and County Economic Development Department. Strategies shall include improving communication and forging alliances with major property owners in order to coordinate efforts in attracting new businesses; accelerating the development approval process; encouraging redevelopment of distressed properties; and maintaining points of contact with economic development agencies.

Objective 1.3.2.: Improve coordination with affected and appropriate governments and agencies to maximize their input into the planning and development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.3.2.1.: The Future Land Use Element of the City's Comprehensive Plan shall locate residential areas and establish densities in coastal areas in a manner consistent with the Palm Beach County Comprehensive Emergency Management Plan.

Policy 1.3.2.2.: The City shall cooperate with the Palm Beach Countywide Intergovernmental Coordination Program and/or Treasure Coast Regional Planning Council to settle land use disputes between the City and adjacent municipalities or unincorporated areas.

Policy 1.3.2.3.: Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Countywide Intergovernmental Coordination Program, Treasure Coast Regional Planning Council, South Florida Water Management District, and state and federal agencies.

Objective 1.3.3.: In coordination with the Northlake Boulevard Corridor Task Force, pursue various means to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail, and thereby arrest a decline in the quality of land uses and the consequent negative impact on taxable values and the overall aesthetic appearance of the corridor.

Policy 1.3.3.1.: A Northlake Boulevard Overlay Zoning District (NBOZ) shall be maintained in the City's zoning regulations and is on the City's Official Zoning Map. The NBOZ shall apply to all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail. The NBOZ shall address zoning regulations, architectural design guidelines, landscaping regulations, signage regulations and development standards.

Objective 1.3.4.: Maintain a Bioscience Research Protection Overlay (BRPO) for the purpose of promoting Bioscience Uses and deterring the conversion of those uses to commercial or residential uses.

Policy 1.3.4.1.: Biosciences Uses shall be permitted and encouraged within the BRPO. The City shall maintain land development regulations which encourage Bioscience Uses. The uses prohibited within the BRPO are those uses prohibited in the underlying land use designation, excluding those uses set forth in the Bioscience Use definition. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation, including uses allowed pursuant to planned development approvals and development of regional impact approvals.

Policy 1.3.4.2.: The City shall encourage Bioscience Uses within the BRPO to achieve, in coordination with the County and adjacent municipalities, a clustering of Bioscience Uses and thus promote intellectual exchange among researchers, scientists, students, and others in the Bioscience industry workforce.

Policy 1.3.4.3.: The City shall maintain land development regulations that provide incentives for Bioscience development and encourage a predominance of Bioscience Uses to develop a cluster of the industry within the BRPO.

Policy 1.3.4.4.: The City shall continue to coordinate bioscience uses through the interlocal agreement entitled “*Interlocal Agreement between Palm Beach County and the City of Palm Beach Gardens, the Town of Jupiter, the Town of Mangonia Park, the Town of Lake Park, and the City of Riviera Beach Creating a Bioscience Land Protection Advisory Board and Providing Consideration of Local Comprehensive Plan Amendments to Establish and Protect Bioscience Research Protection Overlays*”.

Policy 1.3.4.5.: The City may designate specific areas for office use according to the City’s Future Land Use Map as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(3)(c), *Florida Statutes*, as long as the parcels within such designated areas satisfy all of the following suitability criteria:

- A. Parcels must be located within the Bioscience Research Protection Overlay (BRPO);
- B. Parcels designated as Commercial, Industrial, Mixed Use, or Professional Office on the City’s Future Land Use Map;
- C. Parcels must have adequate public facilities or committed public facilities available to support the proposed development;
- D. Parcels east of the Beeline Highway, adjacent to I-95, must have access to an arterial roadway through an immediately adjacent road, and must be within one-half mile of current or proposed mass transit facilities, including regional bus or commuter rail; and
- E. Sufficient parcel size to accommodate more intense office development consistent with the intensity and density requirements set forth in the City’s Comprehensive Plan.

Parcels that meet the above suitability criteria shall be required to have a site plan design that promotes and encourages a transit-supportive development pattern by providing an interconnected transportation network and pedestrian-friendly environment. Supportive design concepts that can be utilized for transit-supportive development include, but are not limited to, the following urban concepts:

- 1. Promoting effective links of transit nodes, bike paths, sidewalks, buildings, and open spaces;
- 2. Maintaining a system of primary and secondary streets whereby building entrances are oriented along primary streets, and service functions are oriented along secondary streets;
- 3. Locating off-street parking to the sides and rear of buildings so pedestrian access does not require walking through parking lots to reach building entrances;
- 4. Discouraging large expanses of surface parking areas; and

5. Providing public open space in the form of a civic park, plaza, or similar green areas.

Objective 1.3.5.: Maintain land development regulations that encourage sustainable development and support multi-modal mobility.

Policy 1.3.5.1.: [RESERVED]

Policy 1.3.5.2.: With the determination of Tri-Rail utilizing the FEC tracks and serving northeastern Palm Beach County, the City shall continue to assess the vacant lands lying within one-quarter mile of the FEC railroad line paralleling Alternate A1A. The purpose of the vacant land assessment is to determine the location(s) best suited for a future train station and appropriate uses for vacant lands in order to promote transit-oriented development. The vacant land assessment shall consider desired forms of development patterns outlined in the Treasure Coast Strategic Regional Policy Plan.

Policy 1.3.5.3.: The City shall encourage linkages which connect or gather residents and business owners of different neighborhoods and promote a sense of community. This shall be accomplished through 1) implementation of the Conceptual Linkage Plan (Map Series B) and Parkway System, as described further in the Conservation and Transportation Elements; 2) connection of neighborhoods, shopping, schools and parks through an expanded sidewalk/pathway system, discussed further in the Transportation Element; 3) promotion of gathering (people) places in new development projects; and 4) installation of entry features along major arterials, including signage, art and landscaping which identify Palm Beach Gardens as a city and community.

Policy 1.3.5.4.: The City shall encourage Transit-Oriented Design (TOD) development for areas that are located within one-quarter mile of light or rail transit station to promote a pedestrian-friendly and support a transit-user environment.

Policy 1.3.5.5.: The City will continue to encourage new development and redevelopment of non-residential projects that are located adjacent to, or nearby existing or planned Palm Tran bus-stops to provide bus shelters as part of the City's required Art in Public Places requirements.

Policy 1.3.5.6.: The City shall encourage safe access to schools, including sidewalks, bike paths, turn lanes, traffic calming and signalization by identifying existing conditions within a minimum distance to public schools, and maintain minimum safe access standards to improve any deficiencies.

Objective 1.3.6.: Adopt and maintain land development regulations that are aimed at eliminating barriers toward the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations, as well as providing incentives for building certified buildings or sites.

Policy 1.3.6.1.: City shall continue to encourage sustainable design techniques for new development and redevelopment, including but not limited to: ‘green building’ construction; ‘adaptive reuse’ of older buildings; Florida Power and Light’s ‘build smart’ initiatives; and Brownfield restoration.

Policy 1.3.6.2.: The City shall encourage policies and actions that reduce greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources.

Policy 1.3.6.3.: The City will encourage increased walking, bicycling and use of public transit by maintaining land development regulations for walkways, bike lanes, bus stops, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness, consistent with the City’s adopted mobility plan.

Objective 1.3.7.: Coordinate the annexation of unincorporated enclaves within the City’s future annexation area and ensure the provision of City services prior to their annexation.

Policy 1.3.7.1.: The City shall coordinate future annexation areas (Map A.4.) with the affected land owners, governments, and agencies for the future annexation and land uses of these areas.

Policy 1.3.7.2.: Prior to annexation of unincorporated property, a facilities and services extension plan shall be prepared and adopted. This plan shall:

- a. Establish and ensure the location, level of service standards and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to occur in conjunction with the provision of the community facilities and services without exceeding the level of service standards established in the Capital Improvements Element of the Plan;
- c. In order to encourage infill development and reduce urban sprawl, future annexation ordinances shall reserve the right of the City to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan, even if facilities and services are offered by a developer in advance of the plan phasing.
- d. A comprehensive plan amendment shall be undertaken by the property owner during the City’s next round of amendments to incorporate the parcel into the Plan. Upon the effective date of the comprehensive plan amendment, rezoning to a City zoning district shall be initiated.

Policy 1.3.7.3.: The City shall encourage a compact and sustainable municipal boundary. By the next Evaluation and Appraisal Review cycle, the City shall assess the current Potential Future Annexation Map (Map A.4.) and prepare a comprehensive annexation study. The study shall

include guiding policies related to the annexation of unincorporated pockets and a plan to coordinate the transition of unincorporated pockets into the City.

Objective 1.3.8.: Proactively plan for future growth through an inclusive community-based planning process.

Policy 1.3.8.1.: The City shall utilize the City’s Vision Plan and other applicable goals, objectives, and policies of this Comprehensive Plan to encourage sustainable development and redevelopment while protecting the City’s natural resources.

Policy 1.3.8.2.: The City shall re-evaluate the City’s Vision Plan every seven years, to coincide with the preparation of the Evaluation and Appraisal Review.

Objective 1.3.9.: Establish the Palm Beach Gardens Transit Oriented Development District (to be referred to as the “TOD District”) which overlays existing land use and zoning districts with transit-oriented development strategies, consistent with the recommendations of the Palm Beach Gardens TOD Master Plan prepared by Treasure Coast Regional Planning Council, dated September 2018. Properties within one-half mile of the proposed light or rail transit station(s) shall meet development and design standards that provide sufficient densities, intensities, and a mix of uses that will support transit and mobility options, as well as creating a lively and vibrant community.

Policy 1.3.9.1.: The City shall adopt and maintain Land Development Regulations that address implementation of the TOD strategies by December 2021.

Policy 1.3.9.2.: The City shall encourage a mix of uses in the TOD District that shall include Retail and Personal Services, Office, Hotel/Conference Center, Residential, and Civic/Open Space/Recreation, in accordance with approved uses in City’s Land Development Regulations and PGA Corridor Overlay District.

Policy 1.3.9.3.: The TOD District shall include projects generally located within ½ mile of the planned light or rail transit station, including but not limited to the following site plan projects/Planned Unit Developments/Planned Community Developments or portions thereof: PGA Office Center (f.k.a 5A), PGA Station, 4150 PGA Boulevard (Shell Gas Station), Loehmann’s Plaza, 4050 PGA Boulevard (Loehmann’s outparcel restaurant), 4060 PGA Boulevard (Loehmann’s outparcel medical office), Gardens Station West, Gardens Station East, Marriott Hotel, RCA Park, West Park Center, Northcorp Center, Downtown Palm Beach Gardens, Gardens Corporate Center (DiVosta Towers and Financial Center at the Gardens), Viridian Office Centre, Laser and Surgery Center, Grand Bank Center, PBG Medical Pavilion, Legacy Place (Commercial and Residential), Gardens Plaza, Palm Beach Gardens Post Office, 3700 RCA Boulevard (AT&T Building), Arcadia Gardens, Palm Beach Gardens Moose Lodge, or however amended in the future.

Policy 1.3.9.4.: For residential land uses and mixed-use land uses within the TOD District, a minimum gross density of 15 dwelling units per acre is encouraged, with opportunities for additional density bonuses as provided for in the City’s Comprehensive Plan and Land Development Regulations.

Policy 1.3.9.5.: Density bonuses of up to 6 du/ac may be granted for the provision of affordable and/or workforce housing units. This bonus is inclusive of the bonus density provided in Policy 1.1.3.4. for PUDs. A minimum of 10% of the gross units must be provided as workforce or affordable housing to be considered for a density bonus. The provided units shall remain restricted for a minimum of 20 years.

Policy 1.3.9.6.: Density bonuses of up to 2 du/ac may be granted for the inclusion of environmentally friendly design elements or elements that qualify for LEED certification or equivalent, as provided for in the City’s Land Development Regulations.

Policy 1.3.9.7.: Density bonuses of up to 2 du/ac may be granted for the provision of additional Art in Public Places above and beyond minimum code requirements. 1 du/ac may be granted for each additional percentage for up to a maximum of 2 du/ac for commercial projects and/or residential or mixed use; a minimum of 2% of vertical construction costs shall be dedicated toward Art in Public Places for a project to be considered for the density bonus.

Policy 1.3.9.8.: Nonresidential personal service-oriented uses on the ground-floor are strongly encouraged for multistory office and residential buildings, and for all parking garages within the TOD District. A density bonus of up to 2 du/ac, and/or a height bonus may be granted, as provided for in the City’s Land Development Regulations.

Policy 1.3.9.9.: Within the TOD District, the maximum allowable height shall be nine stories, or 135 feet.

Policy 1.3.9.10.: Projects in the TOD District are encouraged to provide for increased tree canopy, particularly in the form of urban applications of shade trees to enhance the pedestrian environment, as provided for in the City’s Land Development Regulations.

Policy 1.3.9.11.: Expedited/streamlined building permit and development permit review may be granted for the incorporation of green building policies, as more specifically provided in the City’s Land Development Regulations.

Policy 1.3.9.12.: Projects within the TOD District are encouraged to provide interesting and enticing public spaces that serve as gathering places for the TOD District and the City. Emphasis is placed on smaller, urban open spaces such as plazas, pocket parks, and publicly accessible rooftop or green roof spaces. Development standards shall be set forth and implemented in the City’s Land Development Regulations that contribute to a unique sense of place and result in safe, accessible, and attractive places.

Policy 1.3.9.13.: New projects that do not generate pedestrian activity or contribute to the walkable environment, as specifically listed and designated in the City’s Land Development Regulations, are prohibited in the TOD District.

Policy 1.3.9.14.: Projects within the TOD District are encouraged to incorporate a highly connected street pattern with smaller blocks in order to shorten walking distances between destinations. Projects that include large blocks shall utilize mid-block crossings and pathways in the form of publicly accessible pedestrian easements to provide more convenient pedestrian connectivity, as provided for in the City’s Land Development Regulations.

Policy 1.3.9.15.: Projects within the TOD District are encouraged to provide for comfortable outdoor activity by development and design standards that emphasize weather protection and shade, address building orientation, and call for wide building eaves, porches, balconies, colonnades, shade trees, and shade structures, as more specifically provided for in the City’s Land Development Regulations.

Policy 1.3.9.16.: Projects in the TOD District shall promote energy efficient land use patterns that will help to reduce greenhouse gas emissions, and preserve or improve energy conservation features, such as an existing mature tree canopy and native landscaping.