



Terra Nova Information Sheet

Palm Beach County Control No.: 2004-457

The 17.67 acre Terranova project is located at the north-west corner of Atlantic Avenue and Hagen Ranch Road. It currently has full approval for a commercial development. The approved development calls for a total of 175,800 square feet of retail, restaurant, bank and office space. Vehicular and pedestrian cross access is required at three points to the neighboring Villagio Reserve development. This includes a one-way exit from the Terranova Commercial site north to the traffic light at the Villagio Reserve exit (Via Lampione). The commercial project is fully approved and vested with the ability for construction to begin immediately.

The proposed development is to modify the commercial land use to allow for the use of multifamily units and limited commercial. The development request is for 275 multifamily units with a limited commercial area of 28,600 square feet along Atlantic Blvd. The request will eliminate the northern cross access points to Villagio Reserve including the one-way exit onto Via Lampione. The change in uses from what is approved will result in a net reduction of vehicular traffic from the project entrances of 2,222 trips per day.

The following is a comparison of the developments that are currently approved and proposed:

Current Approval versus Proposed Development Program

	Current Commercial Approval	Proposed Development
Future Land Use	Commercial High / 5 units per acre CH-5 (17.67 ac.)	Commercial Low / 5 units per acre CL/5 (4.02 ac.) & High Residential, 12 units per acre HR-12 (13.65 ac.)
Zoning	MUPD	MUPD/PUD
Proposed Use	Retail, Bank, Restaurant, Office	Retail, Restaurant & Multifamily Units
Program	175,800 SF of Commercial Space	28,600 SF of Commercial Space 275 Multifamily Units
Average Vehicle Trips Produced (ADT) (Includes both Atlantic Avenue and Hagen Ranch Road Project Entrances)	7,392 ADT	5,170 ADT (net reduction of 2,222 ADT)
Number of Work Force Housing (WFH) Units* Provided	0 WFH Units	Minimum 52 WFH Units
Total Open Space/ Rec. Area Provided	5.40 acres	8.64 acres
Total Parking Spaces Provided	733 spaces	728 spaces

*Palm Beach County's Workforce Housing Program (WHP) is a mandatory program that provides for the development of workforce housing units in all new residential developments within the Urban Suburban Tier, in unincorporated Palm Beach County. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable.