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Project Update September 16, 2019

## New Terra Nova Zoning Application Information

The 17.67 acre Terra Nova 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 Villaggio Reserve development. This includes a one-way exit from the Terranova Commercial site north to the traffic light at the Villaggio Reserve exit (Via Lampione). The commercial project is fully approved and vested with the ability for construction to begin immediately.

The previous land use application has been withdrawn. The proposed development is to reconfigure the approved site plan to accommodate 194 multifamily units and 23,665 square feet of commercial uses. The following is a comparison of the development that is currently approved, the previous land use application which was withdrawn, and the new zoning application. *It is early in the site plan process so plans and numbers in this data chart may be modified.*

	CURRENT COMMERCIAL APPROVAL	PREVIOUS LAND USE/ZONING APPLICATION	NEW ZONING APPLICATION
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.)	Commercial High / 5 units per acre CH-5 (17.67 ac.)
Zoning	MUPD	MUPD/PUD	MUPD
Proposed Use	Retail, Bank, Restaurant, Office	Retail, Restaurant & Multifamily Units	Retail, Restaurant & Multifamily Units
Program	175,800 SF of Commercial Space	28,600 SF of Commercial Space 275 Multifamily Units	23,665 SF of Commercial Space 194 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)	3,099 ADT
Number of Work Force Housing (WFH) Units* Provided	0 WFH Units	Minimum 52 WFH Units	43 WFH Units 19 WFH Units on site & 24 units off-site
Total Open Space/ Rec. Area Provided	5.40 acres	8.64 acres	7.02 acres
Total Parking Spaces Provided	733 spaces	728 spaces	743 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.

### About MUPD's:

An MUPD is a Multiple Use Planned Development. The 17.67 acre parcel is zoned MUPD. The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by allowing flexibility from standard property development regulations (PDR's); applying PDR's to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.