



TEXT AMENDMENT STAFF REPORT AMENDMENT ROUND 05-1

Item Name:	Central Western Communities Sector Plan
Elements:	Introduction and Administration (IA), Future Land Use (FLUE), and Map Series
Item Before the Board:	To hold a public hearing on proposed amendments to the Introduction and Administration Element, Future Land Use Element, and Map Series which will: <ul style="list-style-type: none">• Add a definition to the Introduction and Administration Element• Modify text in the Future Land Use Element to adopt the Central Western Communities (CWC) Sector Plan Overlay and related policies;• Modify Map Series Map LU 3.1 Special Planning Areas to update the boundaries of the CWC Sector Plan; and• Adopt Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay.
Meeting Date:	Final Report , August 22, 2005
Project Managers:	Alex Hansen, AICP, Senior Planner & Denise Malone, AICP, Principal Planner

MOTION: To *adopt* the proposed amendment.

- A. Planning Recommendation:** Staff recommends *approval* based on the findings and conclusions presented in this report.
- B. LPA Recommendation:** Motion to recommend *approval of Staff's recommendation with a modification* passed in a 7-4 vote, (with Ms. Daversa, Ms. Francis, Ms. Murray, and Mr. Turney dissenting) at the March 11, 2005 Public Hearing. The Board recommended approval of the amendment as proposed by Staff with the addition of a provision allowing the transfer of the gross number of units, calculated by utilizing RR Cluster densities, amongst the Southwest eligible area and the 600-acre minimum area with a Commercial Recreation land use designation.

Twenty-one members of the public spoke on the amendment. Most of the members of the public who spoke on this item were against some aspects of the amendment. Most of them thought that the densities proposed for the 90-acre minimum RR Cluster developments in eligible areas within the Southern Boulevard Corridor area were too intense and were inconsistent with the rural character of this area. Many of them expressed that the existing RR 10 or RR 5 densities were appropriate for Southern Boulevard. Some members expressed concern about the traffic impacts that the Sector Plan proposals could have in this area, while others requested a land use amendment moratorium for Loxahatchee Groves. Also, a member of the public spoke about the need to include requirements for the rural design of roadways. A couple of members of

the public spoke about the need for more non-residential development along Southern Boulevard.

Board discussion focused on the following items: the proposed densities for the 90-acre minimum RR Cluster developments; the need for the additional square footages permitted in the TMDs and VCs; the traffic impacts of the proposed densities and intensities; the proposed waiver to the transportation requirements of Land Use Policy 3.5-d for the different Sector Plan components; and, the requirements and incentives for equestrian facilities.

One Board member suggested that a provision be added to the Plan allowing the transfer of the units potentially allowed in the Southwest eligible area, and the units allowed for the 600-acre minimum area with a Commercial Recreation. A Board member expressed concern about the impact that the proposed densities would have on school capacities in this area.

A motion to approve the Sector Plan with an additional provision allowing the transfer of the units potentially allowed in the Southwest eligible area, and the units allowed for the 600-acre minimum area with a Commercial Recreation land use passed 7-4.

C. BCC Transmittal Action: Motion by Comm. Masilotti, seconded by Comm. Koons, to ***transmit with a series of modifications*** passed in a 5-1 vote at the April 6, 2005 Public Hearing, with Comm. Marcus dissenting and Comm. Aaronson absent. The Board recommended approval of the amendment with the following modifications:

- To use the ULDC definition of open space for the RR Cluster concepts.
- To modify the workforce housing requirements so that at least 20% of the units in the development area target the workforce housing income ranges unless an ordinance has been adopted by the BCC which requires something different;
- To revise the allowed densities permitted as part of the 90-acre Rural Cluster developments to RR Cluster 5 and RR Cluster 2.5 (if substantial equestrian amenities are provided).
- To remove a proposed Village Center within Loxahatchee Groves along Okeechobee Blvd.
- To allow the animal park within the 600-acre minimum RR Cluster eligible area with a Commercial Recreation land use to count towards the 50% open space requirements, provided it is deed restricted to the Sector Plan open space uses if the animal park ceases to exist.
- To provide more flexibility for the non-residential development at Southern Boulevard and Seminole Pratt Whitney Road by allowing up to 250,000 square feet of commercial uses.

Over 60 members of the public spoke on the amendment. Most of the members of the public who spoke on this item were against some aspects of the amendment. Most of them thought that the densities proposed for the 90-acre minimum RR Cluster developments in eligible areas within the Southern Boulevard Corridor area were too intense and were inconsistent with the rural character of this area. Many of them expressed that the existing RR 10 or RR 5 densities were appropriate for Southern Boulevard. Some members expressed concern about the impacts that the Sector Plan proposals could have in this area, while others requested a land use amendment moratorium for Loxahatchee Groves. Some members of the public spoke in favor of the RR Cluster 1.25 development option for the Southern Boulevard area and how this could be linked to the provision of equestrian facilities for the area.

Some speakers questioned the late addition into the process of some of the proposed Sector Plan components. Specifically, they questioned the additions of the 90 acre RR Cluster and the 600 acre RR Cluster for the parcel with a Commercial Recreation land use.

Board discussion focused on the following items: the proposed removal of E Road/140th Street from the TIM and Long Range Transportation Map; the proposed densities for the 90-acre minimum RR Cluster developments; the need for additional flexibility for the proposed TMD at Southern Blvd. and Seminole Pratt Whitney; the requirement for 20% of the units at the RR Cluster development to be within the workforce housing income ranges; the need for more flexibility for RR Cluster lot size requirements; the square footages recommended for the TMDs and VCs; the traffic impacts of the proposed densities and intensities; and, the proposed waiver to the transportation requirements of Land Use Policy 3.5-d for the different Sector Plan components

POST TRANSMITTAL ACTION

A. ORC Report Findings: In the ORC report, the Department of Community Affairs (DCA) offered the following concerns and recommendations relating to this proposed amendment:

1. Regionally Significant Public Facilities: It has not been demonstrated that all regionally significant public facilities have been identified. Sufficient and appropriate data should be submitted showing the availability of appropriate public facilities such as roadways, potable water supply, solid waste management, regional water management facilities, and wastewater treatment facilities. The analysis and planning should consider the need for regionally significant public facilities in light of the environmental suitability of the sector plan area and its relationship to the regional ecosystem and water management system.

2. Regionally Significant Natural Resources: Although most of the regionally significant natural resources lie outside of the sector plan area, the County did not demonstrate that it had adequately identified all such natural resources in the vicinity of the CWC Sector Plan area. No data and analysis was provided in support of the amendment showing the likely impacts upon critical key natural resources. The County should provide data and analysis that adequately identifies the regionally significant natural resources and identifies the potential impacts of the Sector Plan on these resources.

3. Urban Form: The proposed sector plan has not demonstrated that the proposed land use pattern promotes a functional and balanced mix of land uses so as to discourage urban sprawl. The established land use patterns limit the County's ability to address the intent of this provision. The proposed CWC Sector Plan should be better supported with a discussion of the need to balance competing land uses and community preferences with the requirements of the provisions of state law to discourage urban sprawl. From this discussion as appropriate, policies should be further developed regarding urban form and land use patterns that reflect a balanced mix of uses minimizing the effects of sprawl and the associated impacts on the environment, natural systems, public facilities and the roadway network.

4. Long-Range Conceptual Framework Map: The amendment is not supported by adequate data and analysis discussing how the land uses proposed by the overlay map relate to the natural resources and conservation land uses in the area. The County should further support its conceptual overlay with adequate data and analysis that includes a discussion of the reasons for locating these land uses within the sector plan as shown on the conceptual overlay map. The proposed CWC Sector Plan should be supported by a discussion of the suitability of the area for the land use anticipated in the CWC Sector Plan and the likely impacts of these land uses upon conservation areas, water quality, and floodplains.

B. Response to ORC Report: The following represents a summary of Staff's responses to DCA's comments in the ORC Report regarding this amendment:

1. Regionally Significant Public Facilities: The CWC Sector Plan Community Profile Report provided extensive information about regionally significant public facilities in the Sector Plan area. This report identifies regionally significant public facilities and provides findings and conclusions relevant to each topic. In addition, several exhibits of the Staff Report include additional updated infrastructure-related information about the CWC Sector Plan area: Exhibit 5 – General Desired Trail Network Map; Exhibit 8 – 2025 Traffic Projections Table; and, Exhibit 9 – Facilities Map.

As a result of the Sector Plan's maximum proposed densities, the sector plan buildout would be approximately 27,500 units with an estimated population of 88,000 residents. Based on the possibility of 900 units per year being constructed, the area's anticipated buildout could be reached within the next 15 years. The Sector Plan includes provisions for regional water management facilities as an open space use that would provide a benefit to the existing flooding encountered in certain areas of the CWC during heavy rain events. The provision of potable water and wastewater facilities is a requirement for all future RR Planned Developments, Traditional Marketplace developments (TMDs), Village Centers (VCs), commercial development, and Employment Center proposed for the Sector Plan. In addition, the County has entered into Potable Water and Wastewater Development Agreements with several large property owners in this region for the provision of water and sewer utilities. The Palm Beach County Solid Waste Authority (SWA) has issued a letter stating that "the Authority has disposal capacity available to accommodate the solid waste generation for the full buildout of the proposed Central Western Community Sector Plan".

2. Regionally Significant Natural Resources: The CWC Sector Plan Community Profile includes a substantial inventory of the CWC's natural resources. Several of community wide benefits required as part of FLUE Policy 2.10.1-c would assist in the preservation/restoration activities for this region, including the CERP efforts. The intended locations of the proposed open space areas required for the RR PDs (as depicted on the Overlay Map) were determined so that these areas would act as buffers between the proposed RR PDs and any adjacent rural community or environmental resource, thus affording protection to these areas. In addition, the Plan takes into account considerations of the CERP efforts in that it implicitly provides for the promotion of regional water management facilities within the open space areas where deemed appropriate by the South Florida water Management District. These facilities are a key component of helping to alleviate some of the flooding conditions that areas of the CWC experience during major storm events.

3. Urban Form: Most of the Sector Plan is within existing communities with already established single-family low residential development patterns. The conservation of open space and rural character are primary objectives of the CWC Sector Plan. The 50% open space requirement for RR PDs could result in the possibility of conserving almost about 5,500 acres for open space uses. The densities and open space requirements for the proposed RR PDs will help buffer these future developments from conservation areas adjacent to the CWC, while also allowing for developments that are compatible in character with the surrounding exurban and rural communities within the CWC.

The proposed Sector Plan non-residential components will provide for land use balancing in the CWC area and will address the current need for neighborhood-serving commercial uses and employment uses. Since the CWC Sector Plan area is located within the County's Exurban and Rural tiers and includes a series of existing exurban and rural communities, the proposed non-residential uses will be part of compact more sustainable pedestrian oriented development (TMDs and VCs) that is designed with consideration to and respect of the character of the surrounding communities. The TMDs and VCs will provide a functional and balanced mix of land uses thus helping to resolve the current imbalances of this area.

4. Long-Range Conceptual Framework Map: Map LU 9.1 "CWC Sector Plan Conceptual Overlay" identifies the general desired locations for the required 50% open space areas. This provides a framework for which the Sector Plan components are planned around. In addition, because of the pre-existing development pattern in the CWC, there are only a few locations in the Sector Plan where the proposed RR PDs, TMDs, VCs, and Employment Center could be

located. In order to alleviate any impacts from these developments on conservation areas adjacent to the CWC, the development's required open space areas will be strategically located to serve as a buffer for the conservation areas.

New developments wanting to make use of the Sector Plan density incentives are required to provide community wide benefits. One of the listed community wide benefit options to choose from includes the provision of land for regional water management facilities. The desired location of the open space and the future location of regional water management facilities that would assist the CERP efforts within these open space areas have been coordinated with the South Florida Water Management District Staff throughout the duration of the Sector Planning effort.

The proposed location of the Employment Center adjacent to SR 80 and in the SW corner of the Sector Plan would allow for better regional access to this facility and would also help reverse the existing traffic patterns for commuters from this area.

Additionally, there is policy language requiring a concurrent rezoning to appropriately evaluate and determine that the SAP or site specific amendment complies with and furthers the Sector Plan directives and policies.

C. Revisions Not Previously Reviewed: This report has been modified to reflect the Board of County Commissioner's discussion and direction at the Transmittal Public Hearing. Changes, in part, were made to reflect the Board's direction to utilize the ULDC definition for open space. Additions not previously reviewed are double underlined, and deletions are ~~double struck through~~.

D. BCC Adoption Action: Motion by Comm. Green, seconded by Comm. McCarty, to adopt an ordinance passed in a 5-2 vote (with Comm. Koons and Comm. Marcus dissenting) at the August 22, 2005 Public Hearing. The Board recommended approval of the amendment with a modification that removed individual tenant size restrictions for the Southern/Seminole Commercial Development. Board discussion focused on modifications to the definition and the location of the required 50% open space for RR PDs; the 1.25 acre minimum lot size requirements for 20% of the RR PD lots; distinctions between single family residential and zero lot line homes; the potential development of flow ways and other regional water management facilities in the Sector Plan area; that the CWC Sector Plan Overlay does not give any entitlements for density increases and that the BCC would review any specific requests for increased densities at the time of the SAP/Site Specific Amendment submittal; and the provision of additional flexibility for the proposed Southern/Seminole Commercial Development.

Over 20 members of the public spoke on the amendment. Most of the members were against some aspects of the amendment. Some of the speakers indicated that numerous changes had been made to the Plan and that it was done outside of the public review process. Other members of the public thought that the densities proposed for the 90-acre minimum RR Cluster developments were too intense and were inconsistent with the rural character of this area. Many of them expressed that the existing RR 10 or RR 5 densities were appropriate for the Southern Boulevard corridor.

Some members of the public spoke in favor of the Sector Plan and that the Plan would provide equestrian facilities for the area. Other members requested that square footage restrictions for the Seminole/Southern Commercial Development should be removed.

A landowner association representative requested that the Seminole/Southern Commercial Development be changed back to a TMD and that potential development for the 600 acre RR PD (Lion Country Safari) be restricted. Other speakers questioned the traffic and environmental impacts that the proposed Sector Plan changes would generate, while another speaker requested that some roads not be built/extended and that the expansion of Okeechobee Boulevard be designed with rural considerations.

T:\Planning\AMEND\05-1\reports\final\Sector Plan.doc

I. SUMMARY REPORT

A. BACKGROUND

This proposed amendment will revise the Introduction and Administration Element and the Future Land Use Element regarding the Central Western Communities (CWC) Sector Plan. This regional comprehensive planning project, approximately 53,000 acres in central western Palm Beach County, involves the creation of a sector plan (Conceptual Plan Overlay) under the first agreement executed by a local government with the Florida Department of Community Affairs pursuant to Section 163.3245, Florida Statutes, Optional Sector Plans.

With adoption of the County's Managed Growth Tier System (MGTS) on August 19, 1999, Future Land Use Policy 4.1-d was established by the Board of County Commissioners to undertake sector planning in this region to address the impacts of the growth associated with the established development pattern (predominately grand fathered subdivisions) and to plan for the future of the region. Through implementation of the MGTS, the sector plan addresses the need for increasing demands on services, as this area continues to grow. It provides opportunities to protect the rural character in the area and enhance the environment. The sector plan addresses items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment opportunities.

A contract was executed on July 11, 2000 with the WilsonMiller, Inc. Team for consultant services and with Florida Atlantic University (Joint Center for Environmental and Urban Problems) for peer review services. Since then, Staff worked with the WilsonMiller team to develop the Sector Plan and related components. The following Guiding Principles were developed for the project and used as a guide in formulating the Sector Plan components and associated policy language:

- Preserve Rural Character and Conserve Open Space
- Promote Sustainable and Livable Communities
- Promote Environmental Sustainability
- Manage Water Resources
- Provide Adequate Services and Facilities
- Minimize Traffic Impacts
- Promote Fiscal Sustainability
- Promote Economic Sustainability

The Sector Planning process has involved five distinct stages:

Stage 1: Community Profile

Data and information about the planning area were assembled and evaluated with regards to environment, land use, transportation, infrastructure, community services and economy. The community character and context were also visually documented. The composite Community Profile served as the platform for visioning and for the formulation of the Plan.

Stage 2: Visioning & Alternative Futures Analysis

Visioning involved the identification of issues, the formulation of guiding principles, the gauging of community preferences, and the development of Community Indicators for measuring community design options. The Alternative Futures Analysis provided a model to compare a Trend Plan with selected Community Design Alternatives. This model permitted the consultant

team and the community to visually and analytically evaluate choices for the future development of the Planning Area. The Trend Plan and the Community Design Alternatives reflected the "buildout" of the Central Western Communities as required by the Optional Sector Plan legislation. Based on the analysis, the consultant team then recommended a Preferred Development Strategy.

Stage 3: Plan Formulation

The plan formulation stage translated the Preferred Development Strategy into a workable plan that satisfied the requirements of the State of Florida and can be incorporated into the Palm Beach County Comprehensive Plan. This task included three distinct components: (1) the Conceptual Plan Overlay, (2) development and design guidelines and (3) the implementation strategy.

Stage 4: Implementation Tools

Upon general endorsement by the Board of County Commissioners of the concepts and guidelines presented as part of Stage 3, County Staff has prepared the tools for implementing the Sector Plan. This task includes three distinct components: The Concept Plan Overlay, which is being adopted as part of this report, and the design guidelines and the implementation strategies which provide additional details on the Sector Plan concepts and which are being included under separate cover.

Stage 5: Adoption

The final stage addresses the adoption process, which includes: (1) the approval of comprehensive plan amendments by Palm Beach County and the transmittal of these amendments to the Florida Department of Community Affairs, and (2) the enactment of implementing codes, programs and other actions by the County.

Staff received substantial input from area residents, landowners, interested groups, and other departments and agencies throughout the entire sector plan process. Focus group meetings, several Community Workshops, and Peer Review Sessions were held since November 2000. Throughout the different stages of the process, the BCC has provided direction to Staff on the different proposals that have been submitted. (For additional background information please refer to the different Sector Plan reports that were generated throughout the different stages of this process and Exhibit 10 Background Information).

In concert with the guiding principles for the project and Board of County Commissioners (BCC) direction, the amendments being proposed in this report seek to provide a more sustainable development pattern for the CWC area than what the current trend would allow. The proposed nonresidential sector plan components (TMDs, Village Centers, and Employment Center) are compact mixed use forms of development that improve land use balancing in the area while helping to preserve open space and the rural character. In addition, the RR ~~Cluster~~ Planned Developments are in keeping with the rural character of the area and would provide substantial open space areas with restricted uses ensuring the provision of community wide benefits.

B. THE PROPOSED AMENDMENT

1. Amendment Intent and Summary

This amendment proposes to: a) Add a definition to the Introduction and Administration Element for Village Center; b) Modify text in the Future Land Use Element to adopt the Central Western Communities (CWC) Sector Plan Overlay and related policies; c) Modify Map Series Map LU 3.1 Special Planning Areas to update the boundaries of the CWC Sector Plan; and d) Adopt Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay.

Specifically, this amendment adds a definition for Village Center to the Introduction and Administration Element. The Village Center concept is a mixed-use, pedestrian-oriented development that has a main street orientation while incorporating rural design principles. The CWC Sector Plan recommends five locations for Village Centers.

In addition, the amendment proposes a number of text revisions to FLUE policies in order to establish and adopt the CWC Sector Plan Overlay and associated objectives and policies. The proposed general policies under Objective 2.10, CWC Sector Plan Overlay provide the general framework for the Overlay. They outline the guiding principles for the CWC Sector Plan, address procedural aspects for the Specific Area Plans (SAPs) and Site Specific Amendments, reinforce the desire to maintain the rural character of this area, provide for rural residential development, provide locational and design criteria for non-residential uses, provide a framework for the desired integrated open space and trail network (see Exhibit 5: CWC Sector Plan Area General Desired Trail Network Working Draft Map), outline the need for the establishment of a Community Stewardship Concept, and provide direction on transportation issues and intergovernmental coordination.

Furthermore, three Sub-Objectives are being proposed under Objective 2.10. They include the following items:

1) New Sub-Objective 2.10.1 Rural Residential (RR) ~~Cluster~~ Planned Developments provides the opportunity for unique rural ~~cluster planned~~ development options to ensure the ~~preservation~~ conservation of significant open space. Community wide benefits, in addition to the 50% open space ~~preservation~~ requirement, are required to be provided in order to develop at the maximum gross densities ranging from 1 dwelling unit per 5 acres to 1 dwelling unit per 1.25 acres. These provisions would allow ~~cluster~~ rural planned developments at either 90 acre or 900 acre minimum with variable lot sizes. As an incentive, densities could be changed to the respective maximum, which could approximately add an additional 7,500 units to the entire CWC area. In addition, these policies include restrictions on the open space uses, requirements of the development areas, workforce housing requirements, and equestrian emphasis related policies.

2) New Sub-Objective 2.10.2 Traditional Marketplace Developments (TMDs), Village Centers (VCs) and Commercial Development: The TMDs and VCs provide neighborhood serving uses to the residents of the CWC in a pedestrian-friendly “main street” form. The policies restrict the maximum square footage for these developments, identify their future locations and list a series of design requirements that TMDs and Village Centers must comply with in order to be consistent with the traditional design principles of these forms of development. Currently 251,000 square feet of commercial uses are approved in the Sector Plan areas recommended for development as TMDs, Village Centers, and commercial developments. The plan recommends an additional 854,000 square feet for a total of 1,105,000 square feet distributed amongst one Traditional Marketplace, four Village Centers, and one commercial development.

3) New Sub-Objective 2.10.3 CWC Employment Center provides the guidelines for the location, size, and uses of the Employment Center. In addition, these policies include design regulations to ensure that the Employment Center will be developed in a campus-style configuration that incorporates rural design principles. The CWC Sector Plan calls for the development of an employment center located in the extreme southwestern portion of the Sector. The CWC Employment Center shall be planned in a campus-type configuration and its uses should be limited to include light industrial, research and office uses. The Employment Center shall be

limited to a total of 943,000 square feet of light industrial and office uses which shall be proportionally allocated between the two property owner groups of this area.

Lastly, this amendment proposes to modify Map Series Map LU 3.1 Special Planning Areas to update the boundaries of the CWC Sector Plan to reflect the removals of Mecca Farms and Palm Beach Aggregates from the Sector Plan boundaries as well as to adopt Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay. This map identifies the locations for some existing facilities and resources in the area and the recommended locations for the major components proposed as part of the Overlay. Exhibit 9 CWC Facilities Map provides more detail as to the existing and planned facilities.

2. Unified Land Development Code Implications

These proposed amendments will result in subsequent amendments to the County's land development regulations in the Unified Land Development Code (ULDC) in order to implement the Sector Plan and its associated policies.

C. ISSUE AND DATA/ANALYSIS SUMMARY

The primary issue associated with this amendment is the consistency of this action with BCC direction to implement the CWC Sector Plan. Complete data and analysis to support the amendments are provided in Exhibit 2.

D. PUBLIC AND MUNICIPAL REVIEW

- 1. Intergovernmental Plan Amendment Review Committee (IPARC):** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review. The IPARC, of which Palm Beach County is a participating member, functions as a clearing-house for plan amendments. A formal notice (requesting comments) was mailed to IPARC on January 21, 2005. At the time of the printing of this report, no objections to the amendment had been received.
- 2. Other Notice:** At the time of the printing of this report, Staff has received several letters from members of the public or from interested parties dealing with the CWC Sector Plan. The letters are included in Exhibit 7. Staff has received several email and phone call inquiries.

E. ASSESSMENT AND CONCLUSIONS

As demonstrated in Exhibit 2: Support Data and Analysis and Exhibit 10: Background Information regarding the CWC Sector Plan, the proposed amendments will allow Palm Beach County to proceed with the adoption of the CWC Sector Plan Overlay consistent with the agreement executed by the County with the Florida Department of Community Affairs pursuant to Section 163.3245, Florida Statutes, Optional Sector Plans. This proposed amendment seeks to implement, through its different components and associated policy language, the Guiding Principles developed for the project and the BCC direction received through the different stages of the project.

F. ALTERNATIVE ACTIONS

The following courses of action are available to the Board:

1. Recommendation of ***approval***;
2. Recommendation of ***approval with modifications***; or
3. Recommendation of ***denial***.

T:\Planning\AMEND\05-1\reports\final\Sector Plan.doc

II. EXHIBITS

1.	Proposed Text Changes	13
2.	Support Data and Analysis	36
3.	Map Series Map LU 3.1 Special Planning Areas.....	48
4.	Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay.....	49
5.	CWC Sector Plan Area General Desired Trail Network Working Draft Map.....	50
6.	Peer Review Panel Final Report	51
7.	Letters from Interested Parties.....	66
8.	Traffic Information	101
9.	CWC Facilities Map	103
10.	Background Information regarding the CWC Sector Plan.....	104

EXHIBIT 1

REVISIONS: To revise to establish the Central Western Communities Sector Plan Overlay and associated goals, objectives and policies. The revisions are numbered and shown with the added text underlined and the deleted text ~~struck out~~. Text revisions that occurred after the BCC Transmittal Hearing are shown with the added text double underlined and the deleted text ~~double struck out~~

A. Introduction and Administration Element, Central Western Communities Sector Plan Overlay

New DEFINITION, VILLAGE CENTER (VC) – A form of mixed-use, pedestrian-oriented development that has a main street orientation while incorporating rural design principles. The Village Center shall be designed to promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking. Village Centers shall only be allowed in the Exurban and Rural tiers and should be of a smaller scale than Traditional Marketplace Developments.

B. Future Land Use Element, Central Western Communities (CWC) Sector Plan Overlay

1. Revised FLUE policy 1.3-h, Exurban Tier:

Non-residential development shall be designed in the form of a Traditional Marketplace, a Village Center or the development shall comply with rural design standards to ensure protection of the character of the Tier and to minimize impacts on surrounding uses. Standards for Traditional Market Place Developments and Village Centers shall also be developed to reflect the scale and character of the Exurban Tier

2. Revised FLUE Policy 1.4-a, Rural Tier: The following general future land use designations shall be allowed in the Rural Tier:

1. Rural Residential future land use categories ranging from Rural Residential 20 to Rural Residential 5; and from Rural Residential (RR) ~~Cluster 5~~ Planned Development (PD) to Rural Residential (RR) ~~Cluster 1.25~~ Planned Development (PD).
2. Commercial, limited to the Commercial Low (CL) categories;
3. Agricultural, limited to the Special Agricultural (SA) category;
4. Parks and Recreation;
5. Commercial Recreation;
6. Conservation;
7. Institutional and Public Facilities; and,
8. Transportation and Utilities; and,
9. Economic Development Center- only applicable to the specific location identified in the CWC Sector Plan Overlay for the Employment Center.

3. Revised FLUE Policy 1.4-h, Rural Tier:

Non-residential development shall be designed in the form of a Traditional Marketplace, a Village Center or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on

adjacent neighborhoods. Standards for Traditional Marketplace Developments and Village Centers shall also reflect the scale and character of the Rural Tier.

4. Revised FLUE Table 2.1-1:

**TABLE 2.1-1
RESIDENTIAL CATEGORIES & ALLOWED DENSITIES**

CATEGORY	Dwelling Units Per Gross Acres			
	Maximum	Standard ¹	Minimum	Entitlement ²
Special Agriculture	---	0.10 DU/AC	---	---
Agricultural Reserve	1.0 DU/AC	0.20 DU/AC	---	---
Rural Residential 20 Not to exceed 1 du per 20 acres	---	0.05 DU/AC	---	0.05 DU/AC
Rural Residential 10 Not to exceed 1 du per 10 acres	---	0.10 DU/AC	---	0.05 DU/AC
Rural Residential 5 Not to exceed 1 du per 5 acres	---	0.20 DU/AC	---	0.05 DU/AC
<u>Rural Residential 5 Planned Development Not to exceed 1 du per 5 acres</u>	<u>0.20 DU/AC</u>	---	---	<u>0.05 DU/AC</u>
Rural Residential 2.5 Not to exceed 1 du per 2.5 acres	---	0.40 DU/AC	---	0.05 DU/AC
<u>Rural Residential 2.5 Planned Development Not to exceed 1 du per 1.25 acres</u>	<u>0.80 DU/AC⁶</u>	---	---	<u>0.05 DU/AC</u>
<u>Rural Residential 1.25 Planned Development Not to exceed 1 du per 1.25 acres</u>	<u>0.80 DU/AC</u>	---	---	<u>0.05 DU/AC</u>
Low Residential 1 Not to exceed 1 du per 1 acre	---	1.0 DU/AC	---	0.1 DU/AC
Low Residential 2 Up to 2 du per 1 acre	2.0 DU/AC	1.5 DU/AC	---	0.1 DU/AC
Low Residential 3 Up to 3 du per 1 acre	3.0 DU/AC	2.0 DU/AC	---	0.1 DU/AC

Medium Residential 5 Up to 5 du per 1 acre	5.0 DU/AC	4.0 DU/AC	---	0.2 DU/AC
High Residential 8 5 to 8 du per 1 acre	8.0 DU/AC	6.0 DU/AC	5.0 DU/AC	0.4 DU/AC
High Residential 12 * 5 to 12 du per 1 acre	12.0 DU/AC	8.0 DU/AC	5.0 DU/AC	0.4 DU/AC
High Residential 18 ³ 5 to 18 du per 1 acre	18.0 DU/AC	8.0 DU/AC	5.0 DU/AC	0.4 DU/AC

1. The Standard density is the highest density permitted in each future land use category, unless the parcel is developed as a Planned Development District, Traditional Development District or is granted an exemption pursuant to this Element.
2. The Entitlement density is as shown, or 1 unit per lot, whichever is greater.
3. High Residential 12 is the maximum density allowed by the Comprehensive Plan except for an area that has a future land use designation of High Residential 18 as the equivalent to the designation the area had under the prior Comprehensive Plan effective from 1980 to 1989 or for development that qualifies for a density bonus provided for in FLUE Policy 1.2-d.
4. The density calculation for a property is based on the property's gross acreage.
5. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.
6. The maximum density of 1 dwelling unit per 1.25 acres can be achieved only if the RR 2.5 PD is developed with substantial equestrian amenities pursuant to requirements of FLUE Objective 2.10 CWC Sector Plan Overlay.

5. Revised FLUE Table 2.1-2:

**TABLE 2.1-2
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories
and Non-Residential Uses**

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.35	.20	.20	.20 ⁵	.20
	CL	.20 w/o PDD ^{1,3} .25 w/ PDD ^{1,3} .50 non-retail only	.10 1.0 .40 w/ TMD or VC	.10 1.0 .40 w/ TMD or VC	.10 ⁵ .40 w/ TMD ⁴	.10
Commercial High (Community or Regional Commercial)	CH-O	.35 w/o PDD .50-.85 w/ PDD ²	not allowed	not allowed	not allowed	not allowed
	CH	.35 w/o PDD ¹ .50-.85 w/ PDD ² .85-1.0 ³	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45	not allowed	not allowed	.45	.45
	EDC	.45	not allowed	not allowed .023 ⁶	not allowed	not allowed
Commercial Recreation		.10-.50	not allowed	.05	.05	.05
Parks & Recreation		.10-.45	.10	.10	.10	.10
Conservation		.05	.05	.05	.05	.05
Institutional & Public Facilities		.1-.45	.20	.10	.10	.10
Transportation & Utilities		.10-.45	.10	.05	.05	.05
Traditional Town Development		1.0	not allowed	not allowed	not allowed	not allowed

Notes:

1. For Commercial Low (CL) and Commercial High (CH), the maximum allowable FAR for non-retail projects is .50.
2. For Commercial High (CH) and Commercial High Office (CH-O), the maximum allowable FAR is .50 for MUPD, and .85 for MXPD, as defined in the ULDC.
3. Provided development furthers the objectives and policies of the Comprehensive Plan, an exception to the FAR, up to 1.0 may be permitted to allow for: infill development; mixed-use development (MXPD); Traditional Neighborhood Development (TND); Traditional Market Place Development (TMD); or Traditional Town Development (TTD).
4. For Ag Reserve TMDs the FAR is calculated on the total area of the development, including both the developed and preserve area.
5. Only future land use designations of Commercial Low located in the Agricultural Reserve Tier and approved prior to January, 2002, shall be allowed to develop at this FAR.
6. Only applies to the CWC Employment Center within the specific location described in FLUE Objective 2.10 CWC Sector Plan Overlay. The CWC Employment Center shall be limited to a total of 943,000 square feet of light industrial and office uses which shall be proportionally allocated between the property owner groups of this area at a rate of 1,000 square feet per acre.

6. Revised FLUE Table 2.1-3, Page 43:

**TABLE 2.1-3
OVERLAY SERIES**

Overlay	Tier	Reference
Revitalization and Redevelopment (R/R-O)	Urban Suburban Tier	Sub-Obj. 1.2.3
Westgate/Belvedere Community Redevelopment Area (WRCAO)	Urban/ Suburban Tier	Sub-Obj. 1.2.4
Palm Beach International Airport (PBIA-O)	Urban/ Suburban Tier	Sub-Obj. 1.2.5
Glades Area Economic Development (GA-O)	Glades Tier	Sub-Obj. 1.6.1
Sugar Cane Growers Cooperative of Florida Protection Overlay (Sugar Cane Grower Cooperative-O)	Glades Tier	Sub-Obj. 1.6.2
United Technologies (Pratt and Whitney-O)	None	Objective 2.7
Scientific Community Overlay	None	Objective 2.8
Glades Area Protection Overlay	West of L-8: Glades Tier East of L-8: None	Objective 2.9
<u>Central Western Communities Sector Plan Overlay (CWCSPPO)</u>	<u>Exurban/Rural</u>	<u>Objective 2.10</u>
Native Ecosystem	Countywide All Tiers	Objective 5.2
John D. MacArthur Beach State Park Greenline	Urban/ Suburban	Objective 5.3
Jonathan Dickinson State Park Greenline	Urban/ Suburban	Objective 5.4
Turnpike Aquifer Protection (TAPO)	Urban/ Suburban	Objective 5.5

7. Revised FLUE Table 2.4-1:

**TABLE 2.4-1
MIXED-USE DEVELOPMENT PATTERNS**

Mixed-use Development Pattern	Reference	Tiers				
		Urban/ Suburban Obj. 1.2	Exurban Obj. 1.3	Rural Obj. 1.4	Ag Reserve Obj. 1.5	Glades Obj. 1.6
TTD Traditional Town Development	Sub-Objective 2.2.10	X	--	--	--	--
TMD Traditional Marketplace Development	Policies 1.2.1-d, 2.4-c	X	X	X	X	--
VC Village Center	Policies 1.3-h, 1.4-h	--	X	X	--	--
TOD Transit Oriented Development	Policy 2.4-d	X	--	--	--	--
TND Traditional Neighborhood Development	Policy 1.2.1-e	X	--	--	--	--
PUD Planned Unit Development (Residential)	Policy 1.2.1-g	X	X	X	X	--
MXPD Mixed-use Planned Development	Policy 1.2.1-i	X	--	--	--	--
PIPD Planned Industrial Park Development	Policy 1.2.1-k	X	--	--	--	--

8. **OBJECTIVE 2.10 Central Western Communities Sector Plan Overlay**

The purpose of the Central Western Communities (CWC) Sector Plan Overlay is to address the impacts of the growth associated with the established development pattern in the CWC and to plan for the future of the region. The CWC Sector Plan Overlay addresses the needs for increasing demands on services and facilities, as this area continues to grow. It provides opportunities to protect the rural character in the area and enhance the environment. The sector plan shall address items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment/economic opportunities.

The following Guiding Principles describe the broad objectives important to planning and development decisions within the CWC and are derived from the stated mission of the CWC Sector Plan:

1. **Preserve Rural Character and Conserve Open Space:** Respect the rural and semi-rural character of the area in the type of uses allowed, their allocation and their design. Devise strategies that retain and enhance important rural values and assets, reduce threats to sustained rural character, preserve significant land in open space, support agricultural and equestrian activities, and minimize wide, high volume roads. Create a Linked Open Space System consisting of ecological, conservation and recreational greenways and providing connectivity.

2. **Promote Sustainable and Livable Communities:** Design communities with a strong sense of place through the application of Best Development Practices. Encourage new development within mixed use centers and expand the range of housing choice by type and affordability. Complement residential development with appropriately scaled non-residential development and integrate public uses into community design. Maximize accessibility for daily needs including shopping, work, recreation and public uses and services.
3. **Promote Environmental Sustainability:** Preserve, conserve and enhance the natural environment within the area and the surrounding region with particular emphasis on the CWC's relationship with the Everglades Restoration Program and the Loxahatchee Greenways Project. Minimize pollutant loadings into surface and subsurface waters. Create continuous and connected wildlife corridors and encourage land restoration to more natural environments. Retain options for regional water storage and management facilities.
4. **Manage Water Resources:** Effectively manage stormwater to reduce flood hazards while maintaining water quality and the hydrologic balance of the region. Require new development to fully mitigate stormwater impacts. Protect the quality and sufficiency of the water resources within the project area from adverse impacts with wastewater disposal.
5. **Provide Adequate Services and Facilities:** Link development decisions to the availability and demand for services. Coordinate school needs with planning and development decisions. Integrate schools, libraries and community centers as key components of community design. Enhance public safety by maintaining effective fire protection, law enforcement, emergency response, and medical services. Provide park and recreational facilities to serve a broad range of age and interest.
6. **Minimize Traffic Impacts:** Address the existing transportation imbalance by the reallocation of non-residential land uses and employment opportunities to reduce vehicle miles traveled.
7. **Promote Economic Sustainability:** Establish an environment for the long-term sustainability of agriculture, equestrian activities, home-based business, and commercial and service activities that support the area. Improve the balance of jobs to labor force.
8. **Promote Fiscal Sustainability:** Balance revenues generated within the community to the infrastructure and services needs of the community to the extent possible.

Specific Area Plan or Site Specific Amendment

New Policy 2.10-a: The CWC Sector Plan shall consist of two levels: a) A conceptual long-term buildout overlay to the Comprehensive Plan, having no immediate effect on the issuance of development orders, and b) Specific Area Plans (SAPs) or site specific amendments consistent with the provisions outlined under Land Use Objective 2.10, that implement the CWC Sector Plan Overlay and authorize issuance of development orders.

SAPs or site specific amendments must comply with all requirements for 'detailed specific area plans' outlined in Section 163.3245 F.S. Optional Sector Plans. An application for rezoning of property shall be filed concurrently with any proposal for a SAP or site specific amendment. Until such time a SAP or a site specific amendment is adopted, the underlying future land use designations shall apply. All SAPs or site specific amendments shall be accompanied by site plans illustrating compliance with the applicable regulations specified under FLUE Objective 2.10 and the ULDC.

Rural Character

New Policy 2.10-b: All future developments in the CWC Sector Plan shall protect, maintain, and encourage the rural residential, equestrian and agricultural areas by preserving open space resources and ensuring that development is compatible with the scale, mass, intensity of use, height, and character of the surrounding communities.

New Policy 2.10-c: All future developments located within the boundaries of The Acreage or Loxahatchee Groves communities shall comply with the provisions of The Acreage Neighborhood Plan or the Loxahatchee Groves Neighborhood Plan, respectively. If the provisions of the CWC Sector Plan Overlay are in conflict with the provisions of the respective neighborhood plans, then the Overlay provisions shall control to the extent of the conflict.

New Policy 2.10-d: If the policies and provisions of the CWC Sector Plan Overlay are in conflict with the provisions of other sections of the Comprehensive Plan, then the Overlay provisions shall control to the extent of the conflict.

Residential

New Policy 2.10-e: Residential uses shall be permitted within the CWC Sector Plan Overlay under the Rural Residential land use designations as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.1-1, the lands with a RR10 land use designation shall be allowed to develop at a maximum density of one dwelling unit per 10 acres (1DU/10AC), unless the property meets the requirements for a RR ~~Cluster~~ Planned Development as described in Future Land Use Sub-Objective 2.10.1, in which case the land may be developed at a maximum density ranging from one dwelling unit per 5 acres (1DU/5 AC) to one dwelling unit per 1.25 acres (1DU/1.25 AC) as further detailed in Sub-Objective 2.10.1.

Non-Residential

New Policy 2.10-f: The following ~~Non-residential uses approved following the adoption of the CWC Sector Plan Overlay~~ shall be allowed and shall incorporate rural design principles, and be in the form of:

1. Traditional Marketplace Developments (TMDs), & Village Centers (VCs) or Commercial Development as outlined in FLUE Sub-Objective 2.10.2 (except for the Southern Blvd./Seminole Blvd. commercial development); or
2. Employment Center as described in FLUE Sub-Objective 2.10.3; or
3. Medical related uses as outlined under FLUE Policy 2.10-g; or
4. Civic and Institutional uses currently allowed under the residential land use designations.

New Policy 2.10-g: Medical Related Uses: Due to the close proximity of Palms West Hospital, principal uses associated with a medical service or product that are allowed under the Commercial Low Office, or Institutional land use designations may be permitted on specific

locations on Southern Boulevard. These medically-related uses must be designed following rural design principles, and shall be limited to the following areas on Southern Boulevard:

1. Between “C” Road and “D” Road, in the area currently designated as Commercial Low;
2. Within 1,050 feet west of “E” Road, to a depth of 450 feet;
3. Within 725 feet east of “F” Road, to a depth of 545 feet; and
4. East of “F” Road, in the area that currently has a RSER zoning designation.

Open Space and Trail Network

New Policy 2.10-h: The County shall continue its commitment to planning an integrated Open Space/Trail Network that provides connections of the various sector planning areas in addition to those areas adjacent to the sector plan boundaries.

New Policy 2.10-i: The Open Space/Trail Network shall serve as a framework around which sector plan components must be planned and shall comply with the following principles to the greatest extent possible: preserve the rural character of the community by offering visual relief; connect neighborhoods and communities with open space; provide public space for non-motorized recreation; reinforce and connect equestrian activity; and provide contiguous boundary and linkages with other agricultural lands, fallow land that is maintained to an extent so as not to constitute a sight or health nuisance, or open space land.

New Policy 2.10-j: Within the Southern Boulevard area depicted on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay, Open Space areas shall be prioritized at locations that facilitate the development of a trail network along the Collecting Canal and that connect to a broader trail network within and adjacent to the Loxahatchee Groves community.

Community Stewardship Concept

New Policy 2.10-k: The County shall pursue the Community Stewardship Concept (CSC) by creating a group or modifying an existing group’s role in order to organize and promote the conservation of the open space within the Central Western Communities. The CSC is envisioned to include a public/private partnership that could include the following purposes: advocate for and coordinate the conservation of open space; plan, design, develop, and demarcate greenway / trail system; maintain selected lands; manage facilities under its jurisdiction; and secure funding sources. Development of implementation strategies regarding the formation and function of the CSC shall be undertaken.

Transportation

New Policy 2.10-l: Since the CWC Sector seeks to promote sustainable development options, all Traditional Marketplace Developments, Village Centers, the Southern/Seminole commercial development, Employment Centers, or RR Cluster Planned Developments located within the CWC Sector Plan Overlay boundaries are not required to comply with the long-range transportation requirements of Future Land Use Policy 3.5-d. In order to preserve the rural character of the adjacent existing communities, the County shall proceed with the following:

1. Remove from the Thoroughfare Right of Way Identification Map (TIM) and the Long Range Transportation Plan Map the “E” Road/140th Street connector; and

2. Further evaluate removal of the proposed extension of Okeechobee Boulevard, west of Seminole Pratt Whitney Road.

Intergovernmental Coordination

New Policy 2.10-m: To provide for intergovernmental coordination and to ensure that a Specific Area Plan (SAP) or site specific amendment does not adversely impact an adjacent local government, the County shall provide notice of any application for a SAP or site specific amendment to all local governments adjacent to the CWC Sector Plan Overlay boundaries. When review of a SAP or site specific amendment by County Staff indicates that the proposal will have an extrajurisdictional impact, or when an adjacent local government requests it, the County shall conduct a meeting/workshop with that local government to address how to evaluate and mitigate the projected impacts.

SUB-OBJECTIVE 2.10.1 Rural Residential (RR) ~~Cluster~~ Planned Development (PD)

To achieve the goal of maintaining rural character, establishment of significant open space, and/or rural area preservation and agricultural perpetuation, ~~unique cluster~~ planned development options which ensure the ~~preservation~~ provision of significant open space may be permitted at the locations identified on Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay and at the maximum densities described below.

Policy 2.10.1-a: ~~Two~~ ~~Three~~ ~~planned cluster~~ RR Planned Development (PD) options may be permitted in the CWC Sector Plan Overlay if community-wide benefits outlined in Policy 2.10.1-c are provided:

1. The 900 acre RR ~~Cluster~~ PD ~~Development~~ at the following maximum densities:
 - a) RR ~~Cluster~~ 5 PD (1 dwelling unit per 5 acres) for the southwest eligible area.
 - b) RR ~~Cluster~~ 1.25 PD (1 dwelling unit per 1.25 acres) for the other 900 acre eligible areas.
2. The 600 acre RR PD at the following maximum density:
 - a) RR 1.25 PD (1 dwelling unit per 1.25 acres) for the 600 acre eligible area that has a Commercial Recreation land use designation.
3. The 90 acre RR ~~Cluster~~ PD ~~Development~~ (Southern Boulevard Corridor) at the following maximum density:
 - a) RR ~~Cluster~~ 5 2.5 PD (1 dwelling unit per ~~5~~ 2.5 acres) ~~or~~
 - b) RR ~~Cluster~~ 2.5 (1 dwelling unit per ~~2.5~~ 1.25 acres) if developed with substantial equestrian amenities and as further described below).

Policy 2.10.1-b: All RR ~~Cluster~~ PD ~~developments~~ shall require the following:

Development Area

1. That the development area not exceed 50 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;
2. ~~That the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve areas;~~

- ~~3-2.~~ That the development area contain RR Cluster PDevelopment uses such as the street system, ~~water amenity areas, private active recreational areas, and civic center sites.~~ For equestrian oriented ~~cluster~~ planned developments complying with policies 2.10.1-k to 2.10.1-n that include substantial equestrian amenities, land dedicated as rights-of-way for the County's Thoroughfare System, and land allocated for the internal street system, ~~and water areas required for on-site drainage retention~~ may be deducted from the 50 percent ~~open space preserve~~ area; however, in no event shall the ~~buildable~~ development area be increased to greater than 60 percent of the gross acreage;
- ~~4-3.~~ That the development area includes a variety of lot sizes, with at least 20% of the lots being 1.25 acres or larger. That residential unit types shall be limited to single family, zero lot line, and townhouses. Within the Southwest eligible area of the CWC Sector Plan boundaries, residential unit types shall be limited to single family;
- ~~5-4.~~ That at least 20% of the units in each phase of the development area shall target the workforce housing income ranges unless an ordinance has been adopted by the BCC which ~~requires something~~ provides different requirements;
- ~~6-5.~~ That the development area be situated adjacent to other existing, planned, or ~~projected development areas.~~ The development area shall provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses; and
- ~~7-6.~~ That the development area shall use native or drought tolerant species for, at least, 60% of any landscape requirement;

Open Space Preserve Area

- ~~8-7.~~ That ~~open space preserve~~ areas shall consist of, at least, 50 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map ~~and not be regarded as part of any development area;~~
- ~~9-8.~~ The ~~open space areas preserves~~ shall be situated to the extent possible within the areas depicted as 'General Desired Open Space' on Map Series Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay so as to provide for a contiguous boundary, especially with other ~~open space areas~~ that include: agricultural lands; maintained fallow land ~~that is maintained to an extent so as not to constitute a sight or health nuisance;~~ ~~open space or preserve~~ land; and/or greenways and trails depicted on the 'General Desired Trail Network' working map.
- ~~10-9.~~ That ~~preserve~~ open space areas shall only be used for: bona fide agriculture, equestrian uses and amenities, fallow land that is maintained to an extent so as not to constitute a sight or health nuisance, regional water management facilities as certified by the South Florida Water Management District and acceptable to the County, ~~Parks and Recreation Land Use designation uses~~ public parks, passive recreation, greenways and trail network, ~~equestrian amenities,~~ or for environmental management purposes not directly related to the RR Cluster PDevelopment if managed for environmental resource values and approved by the Department of Environmental Resources Management, well site dedicated to PBCWUD, landscaping, landscape buffer, and water management tracts. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the ~~open space preserve~~ area of a RR Cluster Development; nor shall residential uses be accommodated thereon except for farm worker quarters or grooms quarters as described in Future Land Use Policy 2.10.1-g;
- ~~11-10.~~ That at least 50% of the ~~open space preserve~~ areas shall be available to the public to enjoy as a community-wide benefit when there is a rational nexus between the required access and the needs of the community because of the development;

- ~~12.11.~~ That the open space preserve area be held in common ownership and controlled by a Landowners Association (LOA) or other party for access by, and on behalf of, residents of the RR Cluster Development or open space preserve users, and operate under common management of an LOA or third party as prescribed by a required maintenance agreement approved for certification by the County prior to concurrent with Master Plan certification for public hearing.
- ~~13.12.~~ That a maintenance plan be required for the RR Cluster Development Preserve open space areas and be approved for certification by the County prior to concurrent with Master Plan certification for public hearing. The maintenance plan shall include: the party or entity that is legally responsible to maintain the preserve open space, management plan that provides details as to the use and continual maintenance practices for the preserve open space, and a financial statement of obligation to fund the required upkeep and function of the preserve open space; and
- ~~14.13.~~ If the preserve open space area of a RR Cluster Development is contiguous to the development area, or is located within the development, it shall be shown on the RR Cluster Development Master Plan, Site Plan, and Plat and designated appropriately. Further, a restrictive covenant, or conservation easement, or other legal dedication document, limiting it to such use, made in favor of Palm Beach County or other entity as approved by the County, shall be recorded concurrent with the plat. As an alternative, the protected open space area may be deeded to the County, or other entity as approved by the County that is willing to assume responsibility for the property given the restrictions placed upon its use.

~~If the preserve area of a 900 acre Minimum RR Cluster Development is not contiguous to the development area, it shall be platted with a boundary plat as part of the RR Cluster Development, with its use restricted by a restrictive covenant or conservation easement limiting it to preservation uses, made in favor of Palm Beach County or other entity as approved by the County. As an alternative, the protected area may be deeded to the County, or other entity as approved by the County that is willing to assume responsibility for the property given the restrictions placed upon its use.~~

Policy 2.10.1-c: In order to develop at the maximum densities, a number of community-wide benefits shall be provided in addition to the 50 percent open space preservation requirement, as further outlined in the ULDC. ~~These may~~ Items that could be considered as community-wide benefits include, but are not limited to:

- Dedication of sites, funding, ~~for and/~~ or construction of public service facilities such as schools, parks, community centers, libraries, post offices and public safety facilities;
- Construction, demarcation, ~~and/~~ or maintenance of trails as part of the overall Sector network;
- Provision of land for regional water management facilities;
- Dedication of land for ~~and/~~ or the development of an equestrian center or park site, ~~and/~~ or other actions or contributions that enhance the equestrian industry and its long-term viability within the Sector Plan area;
- Environmental mitigation, enhancement and/or restoration activities; and
- Provision of other appropriate community wide benefits as approved by the Board of County Commissioners (BCC).

The specific nature, extent and timing of improvements required for the full allocation of residential development credits will be prescribed by the BCC as a condition of approval of the Specific Area Plan and/or implementing Development Orders associated with a rezoning.

Policy 2.10.1-d: At least one stub street in each of the four cardinal directions may be required in all RR Cluster PDdevelopments unless the property is adjacent to a designated open space preserve area that would preclude connections to adjacent development. Additionally, if the development area is adjacent to a planned or existing Village Center or Traditional MarketPlace Development, pedestrian and vehicular interconnectivity shall be provided.

Policy 2.10.1-e: Utilization of these cluster development options requires dwelling units that are unused within the development area to be retired at time of approval for the RR Cluster PDevelopment. A RR Cluster PDevelopment may result in the maximum density except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the open space preserve area consistent with Future Land Use Policy 2.10.1-g.

Policy 2.10.1-f: The County shall designate administratively note by reference the open space preserve areas of a RR Cluster PDevelopment on the Future Land Use Atlas as a CWC Sector Plan Open Space area Preserve after approval of a RR Cluster PDevelopment. If development rights are retained on the open space preserve area for purposes of providing farm worker quarters or grooms quarters consistent with Future Land Use Policy 2.10.1-g, the number of farm worker quarters or grooms quarters which may be located on the open space preserve area shall also be administratively noted on the Future Land Use Atlas.

Policy 2.10.1-g: To accommodate farm worker housing or grooms quarters on open space areas preserves that are utilized for bonafide agriculture, some density may be retained on the open space preserve areas of RR Cluster PDdevelopments provided that they are necessary for the function of the bonafide agriculture area preserve in which they reside. All such agricultural support housing shall require that density be left on the site of the open space preserve area at the time the RR Cluster PDevelopment is platted. Such housing may be located on these open space preserve areas at the following densities:

1. Farm worker quarters - one unit per 5 acres, provided such units are clustered onto a single compact area of the open space preserve area and are restricted to occupancy by farmworkers.
2. Grooms quarters – For equestrian oriented cluster developments that include significant equestrian amenities, grooms quarters shall be clustered onto a single compact area of the open space area preserve and be based upon the number of stalls in the open space preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For equestrian oriented RR Cluster Development Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each two grooms quarters.

90 acre RR Cluster Planned Development (PD) Option

Policy 2.10.1-h: ~~A 90 acre Minimum RR Cluster PD Development~~ shall require the following:

- ~~1. A minimum of 90 contiguous acres under single ownership and be located within the eligible areas depicted as 'rural residential' within the Southern Boulevard Corridor area depicted on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay;~~
- ~~2. A minimum of 1,000 feet of frontage on an Arterial Roadway as defined by the Federal Functional Classification System;~~
- ~~3. That the buildable area be contained in one compact area that does not exceed 50 percent of the gross acreage and does not create incompatibilities with adjacent areas; and~~
- ~~4. That the remainder of the gross acreage (open space preserve area) be contiguous to the development area and be maintained in open space use;~~
- ~~5. That the open space preserve area be held in common ownership and controlled by a Landowners Association (LOA) or other party for access by, and on behalf of, residents of the RR Cluster Development or open space preserve users, and operate under common management of an LOA or third party as prescribed by a required maintenance agreement approved by the County prior to Master Plan certification for public hearing.~~

600 or 900 acre RR Cluster Planned Development (PD) Option

Policy 2.10.1-i: ~~A 600 and 900 acre Minimum RR Cluster PD Development Option~~ shall require the following:

- ~~1. 600 Acre Minimum PD: A minimum of 600 acres, exclusive of right-of-way as shown on the Thoroughfare Identification Map, and be located within the area that has a Commercial Recreation land use designation as identified on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay. In order to exercise this option, a deed restriction shall be required for the 50% open space area. This deed restriction shall include that the existing animal park can count towards the 50% provide that the existing Lion Country facilities approximating 320 acres, shall constitute the 50% open space requirement unless its operation ceases is abandoned, at which time, its uses shall be converted by the property owner to open space uses that are consistent with the requirements of Policy 2.10.1-b, Open Space Preserve Area;~~
- ~~2. 900 Acre Minimum PD: A minimum of 900 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map and be located within the eligible areas depicted as '900 acre Minimum RR Cluster Planned Development eligible area' on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay. Non contiguous properties under common ownership that exceed the minimum acreage threshold when combined shall be construed as one property for development purposes provided the properties are permitted under a Specific Area Plan or site specific amendment, and both properties are entirely located within the boundaries of the 900 acre Minimum RR PD option; and~~
- ~~3. For the 900 acre minimum RR Cluster PD option, the development area and the protected open space area need not be contiguous;~~
- ~~4. That the preserve area shall contain a minimum contiguous compact area that is at least 50 % of the total gross acres and be maintained in open space use; and~~

- ~~5. That the preserve area be held in common ownership and controlled by a Landowners Association (LOA) or other party for access by, and on behalf of, residents of the RR Cluster Development or preserve users, and operate under common management of an LOA or third party as prescribed by a required maintenance agreement approved by the County prior to Master Plan certification for public hearing.~~
4. That the development area includes a variety of lot sizes, with at least 20% of the lots being 1.25 acres or larger.

Equestrian

Policy 2.10.1-j: The County shall continue to encourage an equestrian emphasis in the CWC to enhance the rural character of the area, and retain open space and agricultural lands.

Policy 2.10.1-k: The size, configuration and orientation of lots within an equestrian RR Cluster Planned Development shall be chosen planned such that they encourage a variety of equestrian related options. Larger lots shall be provided to accommodate stables and other equestrian facilities on the site. Equestrian access for smaller home sites may be through facilities located in the open space area preserve.

Policy 2.10.1-l: Access to equestrian trails and to open space shall be emphasized in the design of an equestrian RR Planned Cluster Development. If lots support equestrian activity and do not abut a trail or usable open space, an internal trail system shall be included to provide this connection.

Policy 2.10.1-m: Equestrian amenities shall be provided in the open space preserve area of an equestrian RR PDevelopment in close proximity to its development area for use and enjoyment of the general public when there is a rational nexus between the required access and the needs of the community because of the development.

Policy 2.10.1-n: Equestrian RR Cluster PDdevelopments shall utilize Best Management Practices (BMPs) and submit a BMP Plan subject to approval by the County. At a minimum, BMPs shall be utilized for horse manure disposal, water quality protection, pest control, and odor reduction. BMPs can be implemented through various means, including: Composting, Manure Spreading, Site Planning, Facility Design, and Collection and Storage Areas.

Policy 2.10.1-o: The County Shall evaluate and, when necessary, develop ULDC regulations that recognize the unique characteristics of the equestrian community and needs. At a minimum, provisions shall address: groomsquarters, landscaping, separation of uses, Best Management Practices for equestrian residuals, private and commercial equestrian facilities, and commercial activities.

SUB-OBJECTIVE 2.10.2 Traditional Marketplace Developments (TMDs), Village Centers (VCs) and Southern/Seminole Commercial Development:

New Policy 2.10.2-a: All future Commercial uses in the CWC Sector Plan shall be developed as a Traditional Marketplace Development (TMD) or a Village Center (VC), except for the Southern/Seminole commercial development. TMDs and VCs are mixed-use, pedestrian-oriented developments that shall have an internal main street orientation. They shall constitute a

commercial, cultural and social focal point for the residents of the CWC Sector Plan area. The specific purpose of the TMDs and VCs shall be to:

1. Provide a concentrated area for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, residential, and institutional uses;
2. Promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking;
3. Promote the ~~preservation~~ conservation of open space and the retention of agriculture by providing compact commercial areas; and
4. Offer locations for civic and institutional activities and a gathering place for local residents. TMDs and VCs shall be focal points of activity and community life. They may be organized around a community center, a library, a school, a church or a neighborhood-shopping district. They may focus on a public park or "town green" concept. Post offices, fire stations and other public services may be included.

New Policy 2.10.2-b: TMDs shall contain a minimum of 200,000 square feet of floor area and a maximum of 400,000 square feet of floor area. VCs will differ in size, layout, and orientation to the adjacent neighborhood and the commercial and service needs they are designed to address. However, no VC shall exceed 200,000 square feet of floor area. The square footage of neighborhood scale civic and institutional uses shall not count towards the maximum square footage restrictions of the TMDs or VCs.

New Policy 2.10.2-c: Four VCs, one TMD, and one commercial development location have been designated in the CWC Sector Plan area. Two of the proposed VCs and the proposed TMD shall be expansions of existing non-residential nodes. The others shall be new centers. The proposed VCs, TMD, and commercial development are the following:

- Southern/D Road Village Center (Expanded):** It shall be developed as an expansion/redevelopment of the existing non-residential area located on Southern Boulevard, immediately west of "D" Road. This Village Center shall be limited to a maximum of 75,000 square feet of non-residential uses (including existing uses and vested approvals). A redevelopment plan shall be required in order for the existing uses and approvals to be consistent with the Village Center principles.
- Cypress Grove Village Center:** The Cypress Grove Village Center shall serve as a unifying feature for the CWC Sector Plan's northwestern area and shall provide a place for neighborhood serving commercial services, and public and civic uses while also providing a community focus for the area with an emphasis on equestrian activities and uses. This Village Center shall be generally located west of 180th Street and within the boundaries of the Cypress Grove Community Development District, and shall not exceed 200,000 square feet of commercial uses.
- NE Orange/Seminole Village Center (Expanded):** This Village Center shall be developed as an expansion of the existing shopping plaza located in the Northeast quadrant of the intersection of Orange Boulevard and Seminole Pratt Whitney Road. This Village Center shall be limited to a maximum of 130,000 square feet of non-

residential uses (including existing uses and vested approvals). Any future expansion of the existing plaza shall be limited to the northeast quadrant of the intersection of Orange Boulevard and Seminole Pratt Whitney Road and shall be limited to neighborhood serving commercial uses along with public open space, and civic uses.

4. **SE Orange/Seminole Village Center:** This Village Center shall be developed at the Southeast quadrant of the intersection of Orange Boulevard and Seminole Pratt Whitney Road. It shall be limited to a maximum of 50,000 square feet of non-residential uses. Due to the configuration of this site, this Village Center may not include a street orientation.
5. **Southern/Seminole Commercial Development:** The Southern/Seminole Commercial Development shall be located at the northwest corner of the intersection of Southern Boulevard and Seminole Pratt Whitney Road and be limited to a maximum of 250,000 square feet of retail and office uses. The development shall comply with Land Use Policy 2.10.2-d. 3-5, 7-8, and 12 requirements. Public spaces shall be interspersed throughout the development. A naturalistic landscape buffer shall be provided along the western and northern areas to mitigate any potential impacts to the existing adjacent rural residential areas. At least 10 contiguous acres of land shall be dedicated for open space uses consistent with the use and legal instrument requirements for the open space preserve areas of the RR Cluster PDs developments under Sub-Objective 2.10.1. Equestrian amenities in the open space area and connections to neighboring trails are highly encouraged.
6. **Callery Judge Traditional Marketplace Development (Expanded):** The Callery Judge Traditional Marketplace Development shall be an expansion and a retrofitting of the existing Grove Market commercial plaza, located at the NE quadrant of the existing Seminole Pratt Whitney Road and the proposed Persimmon Boulevard, into a mixed-use development that exhibits the TMD design principles. If Seminole Pratt Whitney Road is moved to the west and the existing Seminole Pratt Whitney Road becomes a main street, then the TMD may be expanded west of the existing Seminole Pratt Whitney Road alignment. A maximum of 400,000 square feet of commercial uses shall be allowed for this TMD (including existing commercial uses and vested approvals).

New Policy 2.10.2-d: TMDs and VCs in the CWC Sector Plan shall comply with the following design principles:

1. All vehicular circulation areas must exhibit the characteristics of a “street” and include, curbs & gutters, parallel parking, shaded or covered sidewalks, and pedestrian scale lighting which shall be fully shielded and shall be a maximum of 18 feet in height;
2. Build-to lines which place buildings close together, fronting on a sidewalk, to create a sense of place and provide spatial definition along streets;
3. In order to avoid light pollution, all parking lot lighting must be fully shielded with a maximum fixture height of 35 feet;
4. Street trees shall be provided along all sidewalks at a rate of at least one canopy tree for every 50 linear feet of street frontage. Parking areas shall be landscaped with at least one canopy tree planted for every six parking spaces;

5. On-street and shared parking lots shall be encouraged and shall be utilized to meet parking requirements. To the greatest extent possible, parking shall be located to the rear of buildings. Consistent with the rural character of this area, at least 15% of the parking spaces shall have pervious or semi-pervious surfaces;
6. No single tenant shall occupy more than 15,000 square feet unless specifically approved. Under no circumstances shall a single tenant occupy more than 50,000 square feet;
7. The maximum allowable FAR is .40;
8. In order to preserve the rural character of the area, the building height shall not exceed 35 feet or have more than two stories;
9. Civic and institutional uses must be integrated into the VCs and TMDs. Civic buildings and public space shall be placed and oriented to terminate vistas, and provide a focal point in the VCs and TMDs. These sites shall provide for social, cultural, and/or religious activities, and become symbols of community identity;
10. VCs and TMDs shall include a centrally located plaza. The minimum size of the plaza shall be 10,000 square feet for VCs and 20,000 square feet for TMDs. At least 50 % of the area of the plaza shall be shaded by landscaping or shade structures;
11. All ground floor commercial frontages must have a minimum of 70% transparent glazed area which provides views into a commercial use or window display; and
12. Building design standards, including, but not limited to; massing, scale, pattern, and consistent architectural style reflective of the community's character shall be incorporated. Fronts of buildings, within the same block, shall have doors and windows reflecting similar architectural style. Doors and display windows shall be placed to maximize visual interest and accessibility to pedestrians.

New Policy 2.10.2-e: In addition to the concurrent rezoning requirements outlined in FLUE Policy 2.10-a, applications for a TMD, VC, or Southern/Seminole commercial development, shall require a master plan which shall be a condition of their approval and shall serve as the basis for all future development within the TMD VC, or Southern/Seminole commercial development. At a minimum, the master plan shall include:

1. The location of the various buildings and uses, specifically including the location of open spaces, plazas, and pedestrian linkages which functionally integrate the different buildings and land uses;
2. Architectural elevations for all frontages showing how the project meets the transparency requirements outlined elsewhere in this sub-objective; and
3. The placement of an interconnected system of streets. The master plan shall also include the location of parking areas, including on-street parking.

SUB-OBJECTIVE 2.10.3 Central Western Communities Employment Center

New Policy 2.10.3-a: An employment center may be allowed in the area depicted as “Employment Center” on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay. The Employment Center shall be planned in a campus-style configuration that incorporates rural design principles and it shall be limited to light industrial, research and office uses. The main objectives of the CWC Employment Center include:

1. The provision of general employment opportunities for residents of the Central Western Communities and for county residents;
2. The promotion of the efficient and economical use of land for light industrial, research, and general office uses;
3. The ~~preservation~~ conservation of open space areas through ~~the cluster~~ open space planned development concepts; and
4. The provision of essential services for office and industry, employees and clients.

New Policy 2.10.3-b: The CWC Employment Center shall be limited to a total of 943,000 square feet of light industrial, research, and office uses which shall be proportionally allocated between the property owner groups of this area at a rate of 1,000 square feet per acre. A minimum of 900 acres shall be required for the development of the CWC Employment Center. At least 70 percent of the land holdings within the employment center area shall be dedicated for open space uses. No more than 30 percent of the total land area in the employment center area shall be allocated for development.

The Employment Center ~~open space preserve~~ areas shall comply with the ‘community-wide benefit’ provisions outlined in FLUE Policy 2.10.1-c and with the open space regulations outlined in the RR ~~Cluster~~ Planned Development provisions under FLUE Sub-Objective 2.10.1.

New Policy 2.10.3-c: The CWC Employment Center shall be developed as a Limited Urban Service Area with a Future Land Use designation of Economic Development Center (EDC).

New Policy 2.10.3-d: In addition to the concurrent rezoning requirements outlined in FLUE Policy 2.10-a, an application for the CWC-Employment Center designation shall require the following:

1. A master plan as the basis for all future development within it. At a minimum, the master plan shall include:
 - a. The location of the various buildings and land uses, specifically including the location of linkages which functionally integrate the different buildings and land uses;
 - b. All roads within the Employment Center and its connections to the adjoining road network; and
 - c. Scaled cross-section drawings for the frontages of the various buildings.
2. Unity of Control: The Employment Center project shall be required to be the subject of a Unity of Control for no less than 900 acres to ensure a consistent and cohesive project;

3. A survey depicting the entire land holdings subject of the unity of control which shows the location of the development and the open space portions of the Employment Center; and
4. If the Employment Center is to be built in phases, a phasing plan that includes the timing and square feet for each phase. The first phase shall include no less than 189,000 square feet (20% of the maximum square feet allowed) in order to create a sufficient critical mass of employment uses from the inception of the project.

New Policy 2.10.3-e: Within the CWC Employment Center, the area designated for development must be sited and designed in accordance with the following criteria:

1. The site shall generally adjoin Southern Boulevard for ease of access, although direct access to Southern Blvd must be limited to preserve the capacity and function of this arterial. Access shall only be provided at street locations determined by the master plan. No more than two street access points shall be permitted to Southern Boulevard;
2. A continuous circulation system for pedestrians and bicycles shall connect the land uses within the Employment Center. This network may include sidewalks or bike paths along streets or paths within landscape areas;
3. Site design shall adequately buffer the Employment Center from adjacent residential communities through a combination of techniques including separation, the location of the required open space, the type and intensity of land uses, landscaping and the location of buffering features such as stormwater detention.
4. The employment center shall be designed as a campus-style setting reflecting a rural character while accommodating a variety of building types, an internal circulation system, ample open space and some ancillary support services;
5. The employment center shall be master planned and to the extent possible circulation, services, utilities and stormwater management should be shared. Site planning must facilitate and optimize cooperation by the various property owners while maintaining their flexibility for independent investment and differing timetables;
6. Smaller buildings developed in a campus-style configuration with shared access, circulation, parking and amenities are preferable. If larger structures are required to accommodate tenants, special consideration should be given to architectural design to add visual interest and diversity. Building footprints shall not exceed 20,000 square feet unless necessary for the functional use intended. Building height must not exceed three (3) stories or a height of 50 feet, whichever is greater;
7. Buildings within the Employment Center or development areas within the Center shall project an overall unified image created by the use of common elements such as consistent forms, colors, architectural details, signage, and landscape materials;
8. To the greatest extent possible, parking shall be located to the side or the rear of buildings. The use of on street parking on internal streets and shared parking shall be encouraged and credited toward satisfying parking requirements. Consistent with the rural character of this area, at least 30 % of the parking spaces shall have pervious or semi-pervious surfaces; and

9. All street lighting must meet Palm Beach County's outdoor lighting standards but light levels shall be subdued in keeping with the lowest levels permissible without compromising safety and security. In order to avoid light pollution, light fixtures along streets and within parking areas must be restricted to 25 feet in height and fixtures shall be shielded and directional.

New Policy 2.10.3-f: Land uses allowed within the CWC Employment Center shall include light industrial, research and office uses that display the following characteristics:

1. Light industrial uses as defined by the Palm Beach County Unified Land Development Code are generally appropriate but with the following limitations: Activities and operations confined to an enclosed structure are preferable. Outdoor operations are only acceptable where separation and buffering is provided, the circulation system is designed to accommodate such operations and any negative impacts associated with noise, odor, light, or vibration are eliminated or confined to the site. Operations involving hazardous materials of any type are prohibited;
2. The following light industrial uses shall not be allowed: Asphalt or concrete plant, gas and fuel wholesale, heavy industry, machine or welding shop, transportation facility, truck stop, and other like uses. Utilities and excavation uses shall not be permitted. Non-industrial uses such as printing and copying services, college or university, and government services shall be permitted;
3. Research and office activities and operations conducted within enclosed buildings are appropriate. Research activities involving hazardous materials are prohibited. Outdoor activities and operations within areas designed for office use shall be restricted;
4. Ancillary retail and business services may be allowed to serve the needs of the Employment Center's workforce. The maximum square footage for the ancillary uses shall be limited to no more than 5 percent of the total square footage of the overall Employment Center. Ancillary services shall be internally located for the convenience of the Employment Center's workforce. They shall not have direct access from, nor front on Southern Boulevard; and
5. Public safety facilities and government services such as fire-rescue stations, police substations, and security offices shall be allowed.

New Policy 2.10.3-g: The required open space area for the Employment Center shall be located to the north, east, and west of the designated development area in order to provide additional separation between the Employment Center uses and the adjacent residential communities.

New Policy 2.10.3-h: The substitution of non-residential uses for residential uses in this area advances the overall objectives of the CWC Sector Plan. Nonetheless, residential development represents an option for the landowners. Should the residential option be exercised instead of the employment center, this area may be developed based on the RR Cluster P Development guidelines under FLUE Sub-Objective 2.10.1.

9. Revised FLUE Policy 3.5-d: The County shall not approve a change to the Future Land Use Atlas which: a) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon the MPO’s 2025 Long Range Transportation Plan dated March 18, 2002. Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1
Significant Impact**

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

* A project has significant traffic: (1) when net trips increase will cause the currently adopted LOS for FIHS facilities to be exceeded; and/or (2) where net trips increase impacting roads not on the FIHS are is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the currently adopted level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the adopted MPO’s 2025 Long Range Transportation Plan dated March 18, 2002.

** When calculating net trips increase, consideration will be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

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

This Policy shall not be applicable to Traditional Marketplace Developments, Village Centers, the Southern/Seminole commercial development, Employment Centers, or RR Cluster PD developments located within the CWC Sector Plan Overlay boundaries.

~~**10. Deleted FLUE Policy 4.1-d:** By 2002, the County shall initiate an amendment to the Future Land Use Atlas and the Future Land Use Element to incorporate a Conceptual Plan Overlay, through the Optional Sector Planning process for the central western portion of the County, including the areas west of the Urban Service Area Boundary, north of Southern Boulevard, east of Twenty Mile Bend, and south of Beeline Highway, excluding the J.W. Corbett Wildlife Management Area.~~

11. III. Implementation, C. Other Mixed-Use Development Types, Page 99:

Village Center

The purpose of a Village Center is to provide a form of mixed-use, pedestrian-oriented development that has a main street orientation and incorporates rural design principles. The Village Center is to be designed to promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking. Village Centers shall only be allowed in the Exurban and Rural tiers and should be of a smaller scale than Traditional Marketplace Developments.

12. III. Implementation, E. Overlays, CWC Sector Plan Overlay, Page 105:

Central Western Communities (CWC) Sector Plan Overlay

The purpose of the Central Western Communities (CWC) Sector Plan Overlay is to address the impacts of the growth associated with the established development pattern in the CWC and to plan for the future of the region. The CWC Sector Plan Overlay addresses the needs for increasing demands on services, as this area continues to grow. It provides opportunities to protect the rural character in the area and enhance the environment. The sector plan seeks to address items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment/economic opportunities.

13. Map Series, Central Western Community Sector Plan Conceptual Plan Overlay:

REVISIONS: To revise Map LU 3.1 Special Planning Areas to reflect the boundaries of the sector plan area and to adopt Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay.

EXHIBIT 2

SUPPORT DATA AND ANALYSIS

Data and Analysis: Support data and analysis is given below for the additions/revisions shown in Exhibit 1. Additional more detailed data and analysis can be found in the various Sector Planning reports and documents, including those regarding the Peer Review process, generated throughout this planning effort. Please see the listing of most of these documents that is located at the end of this exhibit (Item 6).

1) Data and Analysis for policies NOT part of Objective 2.10. Central Western Communities Sector Plan Overlay:

The changes described below are general housekeeping items necessary to implement the principles of the Sector Plan Overlay further described in Item 2.

In general, the modifications to policies that are not part of Objective 2.10 deal with revisions to other sections of the Future Land Use Element and the Introduction and Administration Element in order to reflect the creation of the Central Western Communities Sector Plan Overlay or to update such policies for consistency with new provisions of the Overlay. Please refer to Item 2 for further analysis supporting the creation of the Overlay and associated Comprehensive Plan language.

Specifically, a definition for Village Center is being added to the Introduction and Administration Element to define the principles of this new form of development. Also Future Land Use policies 1.3-h and 1.4-h are being modified to add the Village Center as a form of non-residential development that is permitted within the Exurban and Rural Tiers, respectively.

Future Land Use Policy 1.4-a is being modified to include the Rural Residential (RR) ~~Cluster~~ Planned Development (PD) options, and the Economic Development Center (EDC), for the location identified for the Employment Center, as allowed uses within the Rural tier.

Table 2.1-1. "Residential Categories & Allowed Densities" is being revised to reflect the RR Planned Development option FLU Categories.

Table 2.1-2. "Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses" is being revised to reflect the maximum FAR allowed for the Employment Center under the EDC designation for the specific location described in the CWC Sector Plan Overlay. The .023 FAR was chosen based on the proposed allocation rate of 1,000 square feet of EDC uses per each acre of land available for the Employment Center (or 1,000 S.F. /43,560 S.F. = .023). The intent of the Employment Center is to provide for employment uses, in the form of industrial light and office uses, which are not currently provided in the CWC Sector Plan area.

The Central Western Communities Sector Plan Overlay (CWCSPO) is being added to Table 2.1-3. "Overlay Series" as new Objective 2.10 of the Future Land Use Element.

Future Land Use Policy 3.5-d is being modified to exempt the Traditional Marketplace Developments, Village Centers, the Southern/Seminole commercial development, Employment

Center, and Rural Residential ~~Cluster~~ Planned Developments proposed as part of the CWC Sector Plan Overlay from the long-range transportation requirements under this policy. The promotion of sustainable and livable communities and the preservation of rural character and conservation of open space are among the guiding principles of the CWC Sector Plan Overlay and these forms of development proposed for the Overlay seek to achieve these guiding principles. The proposed Traditional Marketplace Developments, Village Centers, and Employment Center will provide for a higher internal trip capture within the Sector Plan area, will help modify the direction of peak hour traffic, as well as reduce the number of Vehicle Miles Traveled (VMT) by providing for non-residential uses in closer proximity to the existing and future residential uses. As a result, this policy is being amended to facilitate these sustainable forms of development within this area.

2) Data and Analysis for Objective 2.10 Central Western Communities Sector Plan Overlay:

The Sector Plan region is commonly known as the Central Western Communities and comprises approx. 53,000 acres or about 85 square miles. The region is situated along the western edge of Palm Beach County's urbanizing area and adjoins significant environmentally sensitive lands. The region is also adjacent to four municipalities: Palm Beach Gardens to its northeast; West Palm Beach and Royal Palm Beach, to its east; and Wellington to the south.

The Central Western Communities are located outside the "Urban Service Area" designated by the Palm Beach County Comprehensive Plan and within the "Rural" and "Exurban" Tiers of the Managed Growth System.

Historically, the Central Western Communities region shared the same environmental characteristics as the natural preserves that now form most of its boundary. Water management systems were installed during the early and mid-20th century to support agriculture and housing development. The subdivision patterns established over that same period generally predated modern land use regulation and committed much of the region to a large-lot development pattern with minimal improvements. In the Sector Plan region, there are over 19,000 grandfathered single family lots, ranging in size primarily from 1.25 acres to 10 acres covering almost 34,000 acres or about 59% of the total land area. The remaining lands are in agriculture, predominantly citrus production, or held in conservation.

Until the last two decades, the region was sparsely populated reflecting a largely rural lifestyle consistent with its agricultural economy. By 1990, about 4,400 dwelling units housed a population of approximately 14,000 persons. During the ensuing twelve years, the population tripled. As of December 2004, 13,900 dwelling units were in place and the population had grown to over 43,000 residents.

The rapid growth of the Central Western Communities during the 1990's overwhelmed the region's infrastructure and service systems and threatened to alter its rural character. If development continues at its current pace, based on the Trend Plan and the anticipated number of grandfathered lots in the region, it is anticipated the region will be home to over 62,700 residents by the year 2020. Beyond this time period, there will be a need to accommodate future growth by identifying lands in which long range coordinated master planning and development phasing may occur.

This amount of anticipated growth requires a conceptual framework to plan for future land uses, including rural, commercial, agricultural, as well as conservation uses and coordinated facilities

and service delivery. Without long range master planning for the region, critical land use and service problems may be compounded including: piecemeal and leap-frog development; inadequate facilities and services; complete automobile dependency; potential for flooding; degraded natural resources and features; little sense of community; strained resources for new growth; and minimal local employment.

The Sector Plan was initiated to address these issues. Palm Beach County entered into an agreement with the Florida Department of Community Affairs for the formulation of such a plan under the authority of *Chapter 163.3245 F.S. (3) Optional Sector Plans*. A contract for completion of the Central Western Communities Sector Plan was executed on July 11, 2000, with the WilsonMiller, Inc. Team for consultant services and with the Florida Atlantic University Center for Urban and Environmental Solutions (formerly known as Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems) for peer review services.

The Guiding Principles listed under this newly created objective describe the broad objectives important to planning and development decisions within the CWC and are derived from the stated mission of the CWC Sector Plan and from the different focus group meetings, visioning meetings, and community workshops held in the initial phases of this project. In concert with the guiding principles, the amendments being proposed in this report seek to provide a more sustainable development pattern for the CWC area than the current trend. The proposed TMDs, Village Centers, and Employment Center are compact non-residential forms of development that improve land use balancing in the area while helping preserve open space and the rural character of the area. They are areas that could have collocation of future public facilities.

Based on the current land use designations, at buildout, the CWC Sector Plan area would have a maximum of 19,500 units with a projected population of 62,400 residents based on the existing 3.2 persons per household ratio for the CWC area. If development occurred at the Sector Plan's maximum proposed densities, the sector plan buildout would be approximately 27,500 units with an estimated population of 88,000 residents. Based on the possibility of 900 units per year being constructed, the area's anticipated buildout could be reached within the next 15 years.

Specific Area Plan or Site Specific Amendment: Consistent with requirements for 'Sector Plans' outlined in Section 163.3245 F.S., Policy 2.10-a outlines the two levels that comprise the CWC Sector Plan: The conceptual long-term overlay; and the Specific Area Plans (SAPs) or site specific amendments to the Comprehensive Plan.

The policy also explains that SAPs must comply with all appropriate requirements for 'detailed specific area plans' outlined in Section 163.3245 F.S. Optional Sector Plans and that an application for rezoning of property has to be filed concurrently with any proposal for a site specific amendment. This is to ensure compliance with the sector plan principles and requirements.

Rural Character: Consistent with guiding principles for the CWC Sector plan, Policy 2.10-b seeks to preserve the rural character and open spaces of the CWC Sector Plan area by requiring that future non-residential developments in this area are designed considering the rural and exurban character of the surrounding communities.

Policies 2.10-c and 2.10-d explain that in case of conflict between the provisions of the CWC Sector Plan Overlay and provisions of the Acreage Neighborhood plan, the Loxahatchee Groves

Neighborhood Plan, or other sections of the County's Comprehensive Plan, the Overlay provisions shall prevail to the extent of the conflict. This is to ensure the neighborhood plan provisions are evaluated and that sector plan requirements are implemented.

Residential: Policy 2.10-e explains that consistent with existing provisions in the Comprehensive Plan the lands with a RR10 land use designation can be developed at a density of one dwelling unit per ten acres. If the property meets the requirements for a RR ~~Cluster~~ Planned Development as described in Future Land Use Sub-Objective 2.10.1, then the land may be developed at maximum densities.

Non-Residential: Policy 2.10.f lists the following types of non-residential developments that are allowed in the CWC Sector Plan area: Traditional MarketPlace Development (TMDs) & Village Centers (VCs), Southern/Seminole commercial development, the Employment Center, Medical related uses, and Civic and Institutional uses currently allowed under the residential land use designations.

Medical Related Uses: In October of 2003, and due to the close proximity of Palms West Hospital, the BCC directed Staff to review the possibility of allowing medically related uses in selected areas along Southern Boulevard. Policy 2.10-g recommends that medically related uses be allowed in selected locations in the eastern part of the Southern Boulevard corridor in the CWC area to provide for needed medical services and augment those provided by the Hospital.

Open Space Network: The sector planning effort is based on a framework of an open space network that links various areas together within the sector planning area in addition to those adjacent to the CWC. This framework of defined green infrastructure is key to maintaining the feeling of open space and rural character of the CWC. The framework will help to ensure a cohesive (versus piecemeal) interlinking open space system and will complement areas suitable for development. The creation of an integrated network of multipurpose greenways and trails will include the consideration and incorporation of the potential ~~preservation~~ conservation of more than 5,000 acres of open space, ~~resulting from clustering of development on eligible lands being recommended by the Sector Plan.~~ In addition, this plan recommends the development of a Central Greenway along the M Canal.

A commitment to an Integrated Linked Open Space Trail System is fundamental to the concepts of rural character and environmental sustainability and it is an important public policy element established within the County's Comprehensive Plan. Consequently, an enhanced trail system connected to the regional greenway/equestrian trails system is recommended and consists of three elements: 1) multipurpose trails, 2) equestrian trails, and 3) connections of the trail network within the CWC to the Countywide greenway/trail system. (See the Working Draft CWC Sector Plan Area General Desired Trail Network map, Exhibit 5 of this report).

The open space networks serves as the framework around which the other Sector Plan components have been planned. It includes lands that are part of the greenways/trails system, lands conserved or restored for environmental purposes, lands used for water management facilities and large-scale agriculture. These lands also include the open space areas resulting from the development of rural ~~cluster~~ planned communities. Greenway trails and corridors can help preserve the rural character of the community by offering visual relief. They can also serve to connect neighborhoods and communities. They provide much-needed public space for recreation and offer accessible alternatives to those who do not live near traditional parks. Greenways are ideally suited to such outdoor activities as jogging, walking, biking, and

horseback riding. These corridors also offer a safe haven for non-motorized transportation by minimizing conflicts with motorized traffic.

Multi-purpose trails are intended to accommodate cycling and hiking and may accommodate equestrian activity as well where they are of sufficient width to separate horses from bicycles and pedestrians. This system consists of dozens of miles interspersed throughout the Sector and connecting residential with open space and recreation.

The proposed equestrian trail system strongly reinforces equestrian activity within the Sector. This system represents an extension of the equestrian trail system currently under development by various organizations within the project area and by the County. Furthermore, the potential of preserving open space through the development of Rural ~~Cluster~~ Planned Communities and the proposed equestrian center/park potentially provide a focal point for the equestrian trail system. A wide range of horse activities can be accommodated such as a covered show arena with riding rings, spectator seating, stabling for horses and various support functions along with access to large expanses of open space and a location for equestrian-related residential development. Although the Working Draft CWC Sector Plan Area General Desired Trail Network map, Exhibit 5 of this report, locates an equestrian center within the western CWC, there are several possible locations for such a center within the CWC. Equestrian facilities are highly encouraged throughout all areas of the CWC. When selected, the site should be: (1) accessible by the equestrian trail system; (2) accessible by horse trailers and other necessary equipment; (3) large enough to accommodate several coexisting functions; and (4) have adequate drainage.

The open space network should include the Central Greenway– M Canal concept. The “M” Canal traverses the center of the Central Western Communities for a distance of almost 10 miles. The canal is a major component of the region’s water management system and an important supply of drinking water for the City of West Palm Beach. The canal also has striking aesthetic qualities. The central portion of “M” Canal, a 4.6-mile section adjoining the northern boundary of the Gallery Judge properties, is uniquely positioned as a unifying element for the Central Western Communities and as a major recreational and water management resource for the County. The Central Greenway offers significant opportunities for aesthetic enhancement of the Central Western Communities. A major recreational resource is provided in close proximity to the existing residential communities and accessible to the Sector as a whole; a “trail hub” is created for the Central Western Communities and for the County. The corridor will accommodate over 10 miles of equestrian and multipurpose trails within areas of sufficient size to link a wide variety of recreational uses; Areas near “M” Canal are suitable for expanded water storage. These water features can also serve to enhance the recreational and aesthetic value of the resource.

The development of the Central Greenway offers benefits to a broad cross-section of organizations and interest groups. Environmental, recreational, transportation, community and development interests each benefit. The concept also advances these interests on community, county and regional levels. The Sector Plan advances the concept and recommends that a commitment to the Central Greenway receive high priority as implementation proceeds.

Community Stewardship Concept: New Policy 2.10-k is being proposed for the County to pursue the Community Stewardship Concept (CSC) by creating or modifying an existing group's role in order to oversee and protect the open space within the Central Western Communities. The CSC is envisioned to include a public/private partnership that could include the following purposes: advocate for and coordinate the conservation of open space; plan, design, develop, and demarcate greenway/trail system; maintain selected lands; manage facilities under its jurisdiction; and secure funding sources.

Transportation: The promotion of sustainable and livable communities and the preservation of rural character and conservation of open space are among the guiding principles of the CWC Sector Plan Overlay. The Traditional Marketplace Developments, Village Centers, Employment Center, and Rural Residential Cluster ~~Cluster~~ Planned Developments proposed as part of the Overlay are forms of development that seek to achieve these guiding principles. As a result, and in order to facilitate these sustainable forms of development, Policy 2.10-l exempts them from the long-range transportation requirements of Future Land Use Policy 3.5-d. In addition this policy recommends that in order to preserve the rural character of the CWC Sector Plan area, the "E" Road/140th Street connector shall be removed from the TIM and the Long Range Transportation Plan Map; and to further evaluate removal of the proposed extension of Okeechobee Boulevard, west of Seminole Pratt Whitney Road.

Exhibit 8 – 2025 Traffic Projections Table provides detailed traffic projections for the year 2025 for arterial and collector road segments located within the Sector Plan. The table includes projections based on existing land use designations and projections for different Sector Plan densities and intensities. These projections also evaluate future traffic scenarios with and without consideration of the Scientific Community Overlay (a.k.a. Scripps) traffic impacts. Though the proposed residential and non-residential developments included in the Sector Plan may lead to increases in the average daily trip projections for the year 2025 for some road segments, these proposed uses will provide for better land use balancing in this region and will result in a decrease in the Vehicle Miles Traveled (VMT) throughout the CWC area. Also, as a result of the development of the proposed Employment Center in the southwestern portion of the CWC, it is expected that many of the projected trips would be heading in the opposite direction from the existing trip pattern, therefore mitigating some of the traffic impacts that these development would generate.

According to the above referenced table, the following roadway segments will likely exceed the County's capacity requirements of LOS D for the year 2025: Seminole Pratt Whitney Road from Okeechobee Blvd to Northlake Blvd; Okeechobee Road from west of Lion Country Safari Road to Seminole Pratt Whitney Road; Persimmon Blvd from Seminole Pratt Whitney Road to Royal Palm Beach Blvd; and Northlake Blvd from Seminole Pratt Whitney Road to Coconut Blvd. These over capacity volumes include traffic considerations of the recently approved Palm Beach Aggregates land use amendment that is located adjacent to the Southeastern CWC area.

In addition, It is difficult to determine the timing or phasing of when development of the Sector Plan components will occur; however, any RR PD or non-residential development within the Sector Plan must comply with Palm Beach County's Traffic Concurrency requirements at the time of submittal of their respective Specific Area Plan or Site Specific amendment applications and concurrent rezonings. At that time, solutions to any capacity constraints will need to be determined and employed. These could include CRALLS with mitigation requirements, roadway improvements, or other LOS considerations and efforts.

Intergovernmental Coordination: These provisions require coordination on potential extrajurisdictional impacts between the County and local governments adjacent to the Sector Plan area. This will ensure that potential inter jurisdictional impacts are addressed and that coordinated planning efforts occur.

3) Data and Analysis for Sub-Objective 2.10.1 – Rural Residential (RR) ~~Cluster~~ Planned Development:

The ~~preservation~~ conservation of open space and rural character are the primary objectives of the Central Western Communities Sector Plan. The degree to which this objective is met depends on the form that development takes on the 11,000 plus acres that remain undeveloped in large tracts. ~~The clustering of new residential development offers the most direct and effective method to achieve this objective. Clustering involves the placement of development on a portion of the land with the remainder reserved for open space or agriculture. The RR PDs~~ Requires the preservation conservation of at least 50% of the ~~development's~~ total area for common open space. This could result in the possibility of preserving almost 6,000 acres. Other community-wide benefits will also be required of these developments. These regulations would allow rural ~~cluster~~ planned developments of a minimum acreage area with variable lot sizes. Increased densities are provided as an incentive to preserve large amounts of open space that could add, approximately, an additional 7,500 units to the entire CWC area.

Equestrian Design. Within the Central Western Communities, all residential development has the potential for an equestrian orientation. The Sector Plan encourages this equestrian emphasis to enhance the rural character of the area and to retain open space and the agricultural base.

The size, configuration and orientation of lots may be chosen to support a variety of equestrian related options. Larger lots may accommodate stables and other equestrian facilities on the site. Smaller home sites may be designed to share facilities.

Access to equestrian trails and to open space should be emphasized in the design of ~~cluster~~ RR PDs subdivision. If lots do not abut a trail or usable open space, an internal trail system should be included to provide this connection.

All equestrian developments located within the Central Western Communities Sector Plan area, will be required to utilize Best Management Practices (BMP's). The BMP's will be utilized for horse manure disposal, water quality protection, pest control, and to reduce odor. BMP's can be implemented through various means, including: Composting, Manure Spreading, Site Planning, Facility Design, and Collection and Storage Areas.

The orientation of rural ~~cluster subdivisions~~ planned developments should be given emphasis in design. Access to these facilities significantly enhance the potential for equestrian activity and expand the recreational opportunities available to residents. Additionally, where greenways and trails adjoin a rural subdivision, connections should be provided. Furthermore, where planned regional trails or greenways traverse or adjoin a rural subdivision, the alignment should be preserved through easements or other appropriate means.

4) Data and Analysis for Sub-Objective 2.10.2 - Traditional Marketplace Developments (TMDs), Village Centers (VCs), and commercial development:

Nonresidential uses are being recommended to provide land use balancing and provide for uses at the neighborhood level and scale consistent with the Plan's guiding principles and in keeping with the character of the existing communities. Square footages were based on sound methodologies and allocations were distributed amongst the various mixed-use centers in an effort to provide neighborhood-serving uses to neighboring areas while keeping with the neighborhood character. In general, neighborhood-serving non-residential uses are calculated at a ratio of 53 square feet/dwelling unit (sf/du). This includes 33 sf/du of neighborhood serving retail/services and 20 sf/du for local serving small office uses. The proposed Sector Plan includes at buildout 27,700 dus that would yield a max of 1,468,100 sf of neighborhood serving retail/services and local serving small office needs utilizing the above ratio. Currently, the CWC has 251,000 sf approved/built in areas designated as potential TMDs or VCs and another 137,000 sf of retail or office uses approved/built in other areas of the Sector Plan (specifically in Loxahatchee Groves) for a total of 388,000 sf approved/built. The proposed Sector Plan provides an additional 854,000 square feet of neighborhood serving retail/services and local serving small office distributed amongst one TMD, four VCs, and one commercial development, for a total of 1,105,000 square feet in these centers. As a result, there are a total of 1,242,000 square feet of non-residential uses that are either vested or are recommended as part of the Sector Plan process.

The Traditional Marketplace Developments (TMDs) and Village Centers (VCs) are mixed-use, pedestrian-oriented developments that have a main street orientation. In the CWC area, TMDs and VCs provide for some of the neighborhood-serving retail and small office needs of the area while utilizing a compact and pedestrian friendly design. They constitute a commercial, cultural and social focal point for the residents of the CWC Sector Plan area. The specific purpose of the TMDs and Village Centers are to:

- Provide a concentrated area for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, residential and institutional uses.
- Promote a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, plazas, common open space and dispersed parking.
- Promote the ~~preservation~~ conservation of open space and the retention of agriculture by providing compact commercial areas.
- Offer locations for civic and institutional activities and a gathering place for local residents.

TMDs and Villages Centers should be focal points of activity and community life. They may be organized around uses such as a community center, library, school, church or neighborhood-shopping district. They may focus on a town green or public park. Civic and Institutional uses (such as Post offices, fire stations and other public services) are encouraged.

TMDs and Village Centers should visually blend with the surrounding communities and compliment their rural character. The massing and proportions of buildings should be of human scale and the architecture should reflect architectural styles common to the rural areas of South Florida.

The CWC Sector Plan designates a total of four Village Centers, one TMD, and one commercial development in the Sector Plan Area. Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay identifies the potential TMD, Village Center, and commercial development sites. Two of these proposed Village Centers and the proposed TMD are expansions of existing non-residential nodes. The others are new centers. The Village Centers and TMDs being proposed are the following:

Southern/D Rd. Village Center (Expanded): This Village Center, located at the northwest corner of Southern Blvd. and D Road, shall be limited to a maximum of 75,000 square feet of commercial uses. Approximately 31,000 square feet of general retail currently exists at the intersection of Southern Blvd. and “D” Rd. with an additional 37,000 square feet vested by zoning. Some public uses also exist at this location. This ~~intersection area~~ is best situated as the retail center for Loxahatchee Groves particularly in light of the market advantages offered by the Southern Blvd. location.

The existing development form in the Village Center is not consistent with rural design guidelines. A redevelopment plan needs to be initiated if this area is designated as a mixed-use center and in order to reflect the character of the Loxahatchee Groves community.

Cypress Grove Village Center: The Cypress Village Center shall be developed with a distinct emphasis on the equestrian industry and its role as a focus for equestrian business, recreational activity and equestrian-related residential development.

This Village Center serves as the unifying feature for the area and provides a place for commercial services, and public and civic uses while also providing a community focus for the Sector's northwestern area. The Cypress Grove Village Center will be located adjacent to existing development (The Acreage Northwest) thus increasing market support for commercial activities and reducing the cost of extending infrastructure, notably roads.

NE Orange/Seminole Village Center (Expanded): This Village Center is an expansion of the existing shopping plaza located in the Northeast quadrant of the intersection of Orange Blvd. and Seminole Pratt Whitney Blvd. The existing plaza located in this site has been granted development approval for 94,000 square feet of neighborhood-serving retail space.

The Orange/Seminole Village Center offers an opportunity for the future expansion of the existing plaza with an additional 36,000 square feet of neighborhood retail along with public open space, and civic uses.

SE Orange/Seminole Village Center: This Village Center shall be developed at the Southeast quadrant of the intersection of Orange Boulevard and Seminole Pratt Whitney Road. It shall be limited to a maximum of 50,000 square feet of non-residential uses. Due to the configuration of this site, this Village Center may not include a street orientation.

Southern/Seminole Commercial Development: The Southern/Seminole commercial development occupies a prime location at the Northwest quadrant of the intersection of Southern Blvd. and Seminole Pratt Whitney Blvd. The 64-acre site will serve as a neighborhood retail center serving the southwestern and south central portions of the Sector Plan area.

The Southern/Seminole commercial development will be limited to a maximum of 250,000 square feet of retail and office uses. Public spaces will be interspersed throughout the center.

At least 10 contiguous acres of land must be dedicated for open space uses consistent with the uses allowed for the preserve areas of the RR ~~Cluster~~ Planned developments under Sub-Objective 2.10.1. A portion of this required open space could potentially accommodate an extension of the greenway and trail system adjoining the M2 canal.

Callery Judge Traditional Marketplace Development (Expanded): The Callery Judge Traditional Marketplace Development will provide a primary focus for community life within the Sector. Its location and design offers a centralized place for community activity, provides needed services and employment opportunities and enhances community character and sense of place.

This TMD will be an expansion and a retrofitting of the existing Grove Market (currently approved for 89,557 square feet) into a mixed-use development that exhibits the TMD design principles. This Traditional Marketplace will serve as the unifying feature and provides a place for commercial services, places of employment and public and civic uses within a mixed-use environment.

The Callery Judge Traditional Marketplace Development will also provide a central place for public services and educational facilities. Educational facilities include a high school. Public services could include a community center, library, post office, fire-rescue station, sheriff’s substation and government center. Public open space and recreation is emphasized as an essential element within this TMD.

General Guidelines: TMDs should contain a maximum of 400,000 square feet of floor area. Village Centers will differ in size, shape, and orientation to the adjoining neighborhood and the commercial and service needs they are designed to address. However, no Village Center should exceed 200,000 square feet of floor area. Table 1 lists the different TMDs and Village Centers being proposed and the maximum amount of square feet that would be allowed for each of these developments.

Table 1: Maximum Square Feet for TMDs and Village Centers

TMD/Village Center/Comm. Development	Maximum sq. ft. Proposed
Southern/D Rd. Village Center (Expanded)	75,000
Cypress Grove Village Center	200,000
NE Orange/Seminole Village Center (Expanded)	130,000
SE Orange/Seminole Village Center	50,000
Southern/Seminole Commercial Development	250,000
Callery Judge TMD (Expanded)	400,000
Total Square Feet	1,105,000

Of the 1,105,000 square feet that are being proposed for the TMDs and Village Centers in the Sector Plan area, around 251,000 are already built or approved in areas designated as potential TMDs or Village Centers. As a result, about 854,000 square feet of additional retail and small office uses are being proposed. In addition, there are another 137,000 square feet of retail or office uses approved/built in other areas of the Sector Plan (specifically in Loxahatchee Groves).

The TMD provides a broad diversity of services and goods. To avoid “big boxes”, no single tenant should occupy more than 15,000 square feet unless specifically approved. Under no circumstances should a single tenant occupy more than 50,000 square feet.

Civic and institutional uses should be integrated into the Marketplace. Floor area limitations should not apply to civic and institutional uses.

In order to preserve the rural character of the area, the building height within the TMD should not exceed 35 feet nor have more than two stories.

5) Data and Analysis for Sub-Objective 2.10.3 Central Western Communities Employment Center:

The Central Western Communities Sector Plan calls for the development of an employment center located in the extreme southwestern portion of the Sector. The employment center shall be planned in a campus-style setting reflecting a rural character and its uses should be limited to include light industrial, research and office uses. The employment center is intended to promote imaginative approaches to community planning.

The Sector Plan envisions the development of an Employment Center in this location as a substitution for residential development. A minimum of 900 acres is required for the development of the Employment Center. In addition, the Employment Center should be limited to a total of 943,000 square feet of light industrial and office uses which should be proportionally allocated between the two groups of property owners of this area at a rate of 1,000 square feet per acre.

Table 1 shows the land holdings within the employment area and the maximum amount of square feet allocated to each group of owners based on the proportion of their land holdings.

Table 1 : Land Holdings Within the Southwestern Employment Center Area

Owner	Acres	Planned Non-residential (sf)
Fleming Properties	446	446,000
Leonard Properties	497	497,000
Total	943	943,000 Square Feet

The Sector Plan establishes a standard of 70% open space and 30% development (70/30 standard) for the Southwestern Employment Center. The required open space area for the Employment Center is to be located to the north, east, and west of the designated development area in order to provide additional separation between the Employment Center uses and the adjacent residential communities. The 30% of the total land area designated for development should generally adjoin Southern Blvd for ease of access (although direct access to Southern Blvd should be limited by design).

The employment center shall be master planned and to the extent possible circulation, services, utilities and stormwater management should be shared. Site planning must facilitate and optimize cooperation by the various property owners while maintaining their flexibility for independent investment and differing timetables.

In order to address any potential impacts on the surrounding communities, the Employment Center must be buffered from adjacent residential communities through a combination of techniques including separation, the location of the required open space, the type and intensity of land uses, landscaping and the location of features such as stormwater detention. In addition, all street lighting light levels shall be subdued in keeping with the lowest levels permissible without compromising safety and security. In order to avoid light pollution, light fixtures along streets and within parking areas must be restricted in height and fixtures shall be shielded and directional.

The substitution of non-residential uses for residential uses in this area advances the overall objectives of the CWC Sector Plan. Nonetheless, residential development represents an option for the landowners. If the residential option is exercised instead of the employment center, this area may be developed based on the RR ~~Cluster~~ Planned Development guidelines.

6) Sector Plan Report List

- CWC Sector Plan Community Profile, March 12, 2001.
- CWC Sector Plan Stage 2 Report, February, 2002.
- CWC Sector Plan Stage 3 Report – Hybrid Rural Land Stewardship Overlay, April 2004.
- CWC Sector Plan Stage 3 Report – Implementation Strategies, April 2004.
- CWC Sector Plan Stage 3 Report – Design Guidelines, April 2004.
- PB County/RPB Potable Water, Wastewater, Utilities Franchise and Service Area Agreement, August 2004.
 - Northern Region Utility Improvement Route and Service Areas Map, 2005.

EXHIBIT 3

Map Series Map LU 3.1 Special Planning Areas

EXHIBIT 4

Map Series Map LU 9.1 Sector Plan Conceptual Plan Overlay

EXHIBIT 5

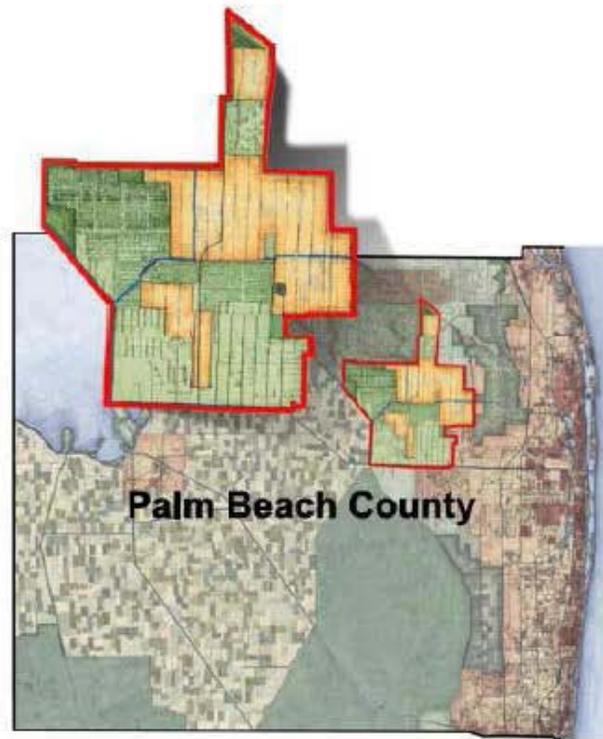
**CWC Sector Plan Area General Desired Trail Network Working Draft
Map**

EXHIBIT 6

Peer Review Panel Final Report

Central Western Communities Sector Plan

Peer Review Panel Final Report



Prepared for:
The Palm Beach County Board of County Commissioners

Prepared by:



December 8, 2003

Central Western Communities Sector Plan Peer Review Panel: Final Report

Prepared for:
The Palm Beach County Board of County Commissioners

Prepared by:
Florida Atlantic University Catanese Center for Urban and Environmental Solutions

December 8, 2003

Central Western Communities Sector Plan Peer Review Panel: Final Report

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
The Sector Planning Process	1
The Peer Review Panel Component	2
Highlights Of Peer Review Panel Recommendations	3
 APPENDICES	
Appendix A: Central Western Communities Sector Plan Area	
Appendix B: Sector Planning Process Diagram	
Appendix C: Short Biographies Of Peer Review Panelists	
Appendix D: Peer Review Report: Session One	
Appendix E: Peer Review Report: Session Two	
Appendix F: Peer Review Report: Session Three	

EXECUTIVE SUMMARY

The Central Western Communities Sector Peer Review Panel



In 1999, the Palm Beach County Board of County Commissioners initiated Florida's first Sector Plan to address the impacts of rapid growth on the county's Central Western Communities, a 57,000-acre area that provides the interface between some of South Florida's most important environmentally significant resources and rapidly growing communities. Through the Sector Plan, the Board sought to address the impacts of growth associated with the established pattern of development and the related concerns about increasing demands on infrastructure, services, and the environment, and on residents' desires to maintain the unique rural character and lifestyle of the area. Approved by the Florida legislature in 1999, the Sector Planning Process is an innovative planning approach that recognizes the community and regional benefits of conceptual long-term planning for the full build out of an area and helps ensure adequate mitigation of impacts to regional resources and facilities.

The Sector Planning Process

The need to develop a Sector Plan for the future of the Central Western Communities (Appendix A) was identified through the development of Palm Beach County's Managed Tier System, adopted by the Board of County Commissioners in 1999 as an amendment to the county's Comprehensive Plan. The Managed Tier System serves as the basis for the Sector Plan. Based on land development patterns, facilities, and services, and natural features of the area, it identifies the Sector Planning Area as part of the Exurban and Rural Tiers. Consistent with this designation, the Sector Plan was to establish a long range conceptual overlay plan that would allow for coordinated planning in order to balance the needs of the county while striving to protect the rural lifestyle of the Central Western Communities.

Depicted in Appendix B, the Sector Planning Process is divided into five distinct stages, with each stage building on the prior one. These stages are described as follows:

Stage I: Community Profile

- **Focus:** Documented information, data, and visual images about the Sector Planning area and served as a platform for the formulation of the Sector Plan

Stage II: Visioning and Alternative Futures

- **Focus:** The identification of issues, formulation of guiding principles, the gauging of community preferences, and the development of community indicators to be used in comparing a Trend Plan for the area with selected Community Design Options

Stage III: Plan Formulation

- **Focus:** Translates the preferred development scenario into a workable plan that satisfies State of Florida requirements and can be adopted in the county's Comprehensive Plan.

Stage IV: Implementation Tools

- **Focus:** The preparation of a Comprehensive Plan Amendment and conceptual development of implementing ordinances, programs, and investment strategies

Stage V: Adoption

- **Focus:** Approval of the Comprehensive Plan Amendments by the Palm Beach County Board of County Commissioners, the transmittal of the Amendments to the Florida Department of Community Affairs, and enactment of the codes, programs, and other actions by the county.



The Peer Review Panel Component

The Peer Review Panel is a unique feature of the Sector Planning Process. It is designed to bring an objective, outside and professional perspective to the Sector Planning Process through experts who evaluate and make recommendations on the Sector Planning process and related work products. An important feature of the Peer Review Panel is that it operates independently of the consulting team and brings an additional level of review from experts in different fields who contribute new ideas, concepts, and lessons learned from other areas. In doing this, the use of a Peer Review Panel in a planning process helps reassure public officials, professionals, and the public that a plan has been reviewed and vetted by high caliber experts in the relevant fields.

Peer Review Panel Membership

The Peer Review Panel was made up of a team of experts who were carefully selected for their knowledge of the issues to be addressed by in the Sector Plan. Its members brought additional information, technical expertise, and an unbiased perspective to the Sector Planning process. The areas of expertise represented the disciplines of community design, rural conservation, economic policy, public policy legal issues, fiscal policy, and environmental management. Information on each Panel member can be reviewed in Appendix C of this report. The Peer Review Panel was coordinated by Florida Atlantic University's Catanese Center for Urban and Environmental Solutions. The Director of the Catanese Center, Jim Murley, served as the moderator of the Panel. The convening of a Peer Review Panel, also known as a resource panel, is a specialized service offered by the Catanese Center.

The Review Process

The Peer Review Panel met at three strategic points during the course of the Sector Planning Process.

- **Session One** – November 2000, at the end of the Stage II Visioning component, to review the Community Conditions and Community Design

Preference Survey and to evaluate a Trend Plan developed during this stage that depicts the Sector Planning area when it is fully built-out according to current plans

- *Session Two* – March 2001, at the end of the Stage II Alternative Futures Analysis component, to review the Guiding Principles and the Alternative Futures Scenarios
- *Session Three* – May 2003, at the late part of Stage III, Plan Formulation, to review the Conceptual Overlay Plan and the Implementation Strategies prepared by the project consultant

The result of each Peer Review Session was a series of recommendations focused on the plan products that were the subject of that session. Their recommendations were intended to assist the project consultant in refining the plan process and products at each stage of the Sector Planning Process. The Panel prepared its recommendations after careful review of the planning products, followed by a day-and-a-half workshop with the project consultants and county staff. In addition to making recommendations on the Sector Plan products, the Peer Review Panel served as a sounding board for the project consultant and county staff for testing ideas designed to improve the planning process and products. A report setting forth the recommendations was published after each Peer Review Session. Each of these reports is contained within this document.



Highlights of Peer Review Panel Recommendations

The following highlights the Peer Review Panel's overall conclusions and recommendations, as outlined during the course of its three meetings. More detailed information on the Panel's recommendations is contained in the individual reports.

The Regional Context

"What happens on the edges will have a significant impact on the future of the Sector Planning Area."

A consistent theme of the Peer Review Panel was the importance of considering the regional context of the Central Western Communities. In an area like South Florida where there are so many regional connection issues, the Sector Planning Process should look at the broader regional context, including the surrounding land uses that impact or are impacted by the Central Western Communities. Such an evaluation should examine, for example, current or planned employment and retail centers, roads, water management systems, environmentally sensitive areas, agricultural and equestrian areas, and greenways and trails.

Preserve Rural Character and Conserve Open Space

"Open space is the most important defining feature of the Central Western Communities and, perhaps, the single largest contributor to its unique rural character and quality of life that residents seek to maintain."



To maintain the feeling of open space and rural character, the Panel overwhelmingly agreed, the Sector Planning Process and resulting Concept Plan Overlay should be based on a defined green infrastructure framework for the Sector Planning Area. Such a framework should lay out in advance of development a cohesive system of water, open space, agricultural lands, parks, trails, and connecting greenways and equestrian trails to be preserved. Such a framework will help ensure a cohesive (versus piecemeal) interlinking open space system and will complement areas suitable for development. Building this component into the Concept Plan Overlay at the beginning will avoid a “piecemealing” of the region’s open space, thereby increasing the benefits to existing and future residents, the public, the South Florida Water Management District, and the Comprehensive Everglades Restoration Plan.

Sustainable and Livable Communities

“Concentrating future development in centers represents a change in the status quo that is beneficial to the Central Western Communities and is essential if the area is to maintain its rural character.”

The concept of concentrating future development into centers, the Panel repeatedly observed, is critical to the future sustainability and livability of the area and an important component of a Concept Plan Overlay for the Central Western Communities. In lieu of a concentrated program to purchase development rights, focusing future growth into centers makes open space retention possible by serving as the receiving area of development rights clustered on site or transferred from protected open space. In addition to serving as a way to protect more open space, mixed-used centers provide a way to create services and jobs that are more conveniently located, thereby reducing the time residents spend in their cars and the impact on the road system.

To help residents understand the benefits of focusing future development in centers, the Panel noted, it is important to illustrate what these centers would look like through pictures and demonstration projects. It is also important to create meaningful incentives that promote the desired form of development and develop design principles to help ensure that future center development is consistent with goals for community character.

Environment

“The Sector Planning Process must recognize that the Central Western Communities are part of a much larger and highly interconnected environmental system.”

Starting with its first meeting, the Panel emphasized the importance of the Sector Planning Process in understanding and creating connectivity to the larger regional environmental system, starting with the environmentally sensitive and protected conservation lands that border the area. Also important to the long-term environmental sustainability of the area, the Panel consistently stressed, is redesigning the canal system around ecosystems. This will achieve multiple community benefits, including opportunities for habitat, recreation, greenways, equestrian trails, natural vegetation, and pedestrian and non-car connectivity. The design of such a system should draw on the ideas from wildlife biologists and



environmental resource experts for the design of areas that are environmentally sensitive and provide important habitat for wildlife.

Water Resources

“The ultimate development of the area, the Panel stressed, should not be finalized without looking at what point water quality would become a problem.”

Another repeating theme of the Panel was their emphasis on the need to evaluate the impact of development in the Central Western Communities on the region’s water management system and the complexities associated with water management and movement in the region. Because the hydrology of the environmental system is intertwined by an aquifer that serves a host of functions, including drinking water, wastewater disposal through septic tanks, and connection between environmental areas, specific consideration should be given to the long-term impact on the region’s groundwater of placing 6,000 more additional dwelling units on septic tanks. Particular attention should be given to examining the current and projected levels of nitrate in the water and the impacts on the health of families. The Panel also stressed making sure that the Sector Planning process did not foreclose options for the future as new technology for water storage is developed, and urged consideration of alternative types of wastewater treatment, including use of aerobic systems and a different set of wastewater treatment standards near canals.

Mobility

“The fact that the system is overloaded at peak times should not push a decision for roads that will forever change the area’s character. Multiple-lane roads and heavy traffic congestion are not rural character.”

The Panel’s comments on mobility reinforce the Sector Planning Process emphasis on reducing automobile trips, especially at peak hours, and on increasing opportunities to walk or bicycle to destinations. Plan concepts to bring more jobs and neighborhood commercial services to the Central Western Communities will reduce the need for long commutes and reduce the number of automobile trips. Also important to reducing trip distances and traffic overload is the creation of a roadway grid system that provides for greater connectivity within the Sector Planning Area.

Proven measures to produce more walkable communities include creating more places that residents of all ages can go to on foot or on bicycles, mixed rather than single-use developments, and the provision of pedestrian links to town centers, parks, and schools. In addition to reducing demands on roads, these measures also improve the health of residents, as documented by recent studies that demonstrate a dramatic connection between lack of activity and health problems.

Economy

“Sector Plan strategies to increase the number of businesses in the area and enhance agricultural operations are critical to creating a sustainable economy within the Central Western Communities.”



Increasing the number of businesses, the Panel observed, is important to the long-term livability and viability of the Sector Planning Area. Strategies should include increasing the number of home-based businesses and reconfiguring employment centers from facilities designed for one or two large employers to ones with more flexible-use space that could accommodate office, service, retail, and some types of light manufacturing. Employment centers should also be a part of mixed-use developments, thus reinforcing the goals to reduce traffic congestion.

Also important are economic development strategies that focus on sustaining agriculture within the Central Western Communities. Agriculture, the Panel stressed, is not only an important factor in the area's economy, but is also a large contributor to residents' preferred way of life and community character. Strategies should concentrate on finding viable alternative agricultural uses and providing infrastructure that will enhance the equestrian industry, including locating an equestrian center in proximity to current equestrian operations. The equestrian community should be involved in the design of such a center, as well as in the design of incentives to encourage equestrian uses (highlighted on page 13 of the report on Peer Review Session Three).

Plan Implementation: Making It Happen

"Most successful plans, in addition to being sound and based in community values, have at the heart a group that keeps the vision alive over time."

To keep residents' vision of their communities alive, the Sector Planning Process cannot end with adoption of a Concept Plan Overlay. It must include the creation of a Community Stewardship Organization (CSO), or a similar type of public-private partnership, charged with the responsibility of facilitating and promoting Plan implementation, starting with the character-defining Open Space components. Such an organization would be created by agreement of all the parties and would bring together diverse interests to promote community-based conservation and enhance community life. The organization could initially focus on implementing the Open Space element of the Plan, as it is the glue and common element that links all the pieces of the plan – and the Central Western Communities – together.

Plan implementation should also provide for the following elements:

- A method to prioritize implementation of Plan components, using as a guide the relative importance of the Plan components to the integrity of the Sector Planning Area. Open Space should be the first priority to reflect the unifying element that open space brings to the Sector Planning Area
- Preparation of a succinct, eye-catching, and easy to read summary document or case of support that clearly illustrates the issues and choices and highlights the principal concepts that provide the foundation of the Concept Plan Overlay and their long-term benefits to residents
- A regular process to review and evaluate plan implementation, including the amount of nonresidential uses developed or planned in relation to current population projections and demographics



Conclusions

“The Palm Beach County Board of County Commissioners should be commended for initiating a rigorous Sector Planning Process for a very unique area facing a complicated set of issues.”

The Panel members concluded their comments by complimenting the Palm Beach County Board of County Commissioners for having the foresight to initiate the Sector Planning Process. This is an area, the Panel observed, where it is difficult to develop a plan because of the regional pressures, variety of ecological resources, effects of global economic policies on agriculture, and established density pattern of development.

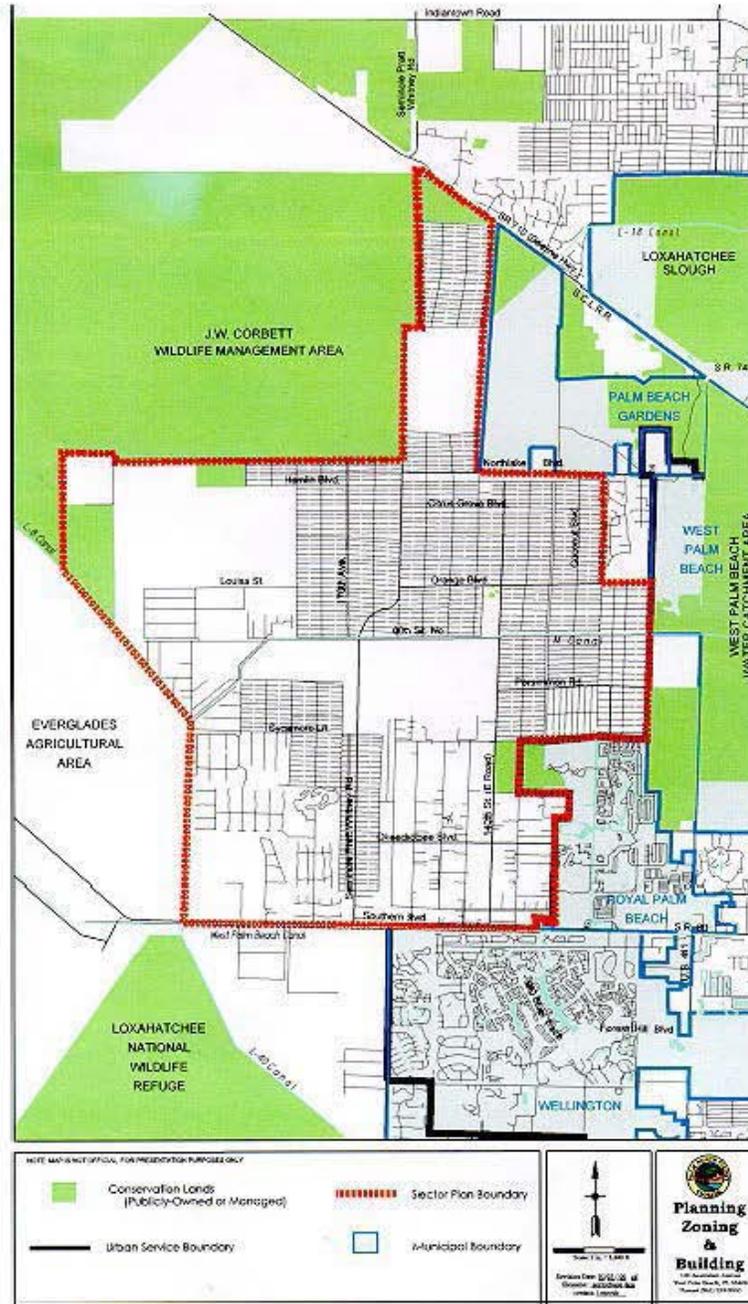
“The Concept Plan Overlay we reviewed will provide residents of the Central Western Communities with a way to sustain and enhance their preferred quality of life into the future, a future that will not offer that quality of life if current trends and plans are realized.”

The Panel also concluded that refined by their recommendations, the Concept Plan Overlay and Implementation Strategies that they reviewed represented a thought out and sound planning approach to a very complicated set of planning issues relating to a unique area. Their implementation will provide many benefits to residents of the Central Western Communities and to the entire county through:

- Preservation of important open space, agricultural lands, wildlife, and the character that the residents so highly value
- Protection of the public supply and quality of water and improvement of water control
- Reduced traffic congestion
- Enhanced property values for existing and new residents
- Reduced fiscal costs of public services, which benefit residents, business, and government
- Greater housing choices for residents of all age groups so that grandparents, parents, and young adults can live in the same community
- Healthier children because of their ability to walk and bike to destinations through an interconnected system of greenways and trails
- Additional community services and amenities

The Concept Plan Overlay we reviewed, the Panel stressed many times provide the Central Western Communities an opportunity to make what may be the more difficult, bold choice and put in place a plan that will protect defining assets of the Central Western Communities and maintain it as a top priority place in South Florida.

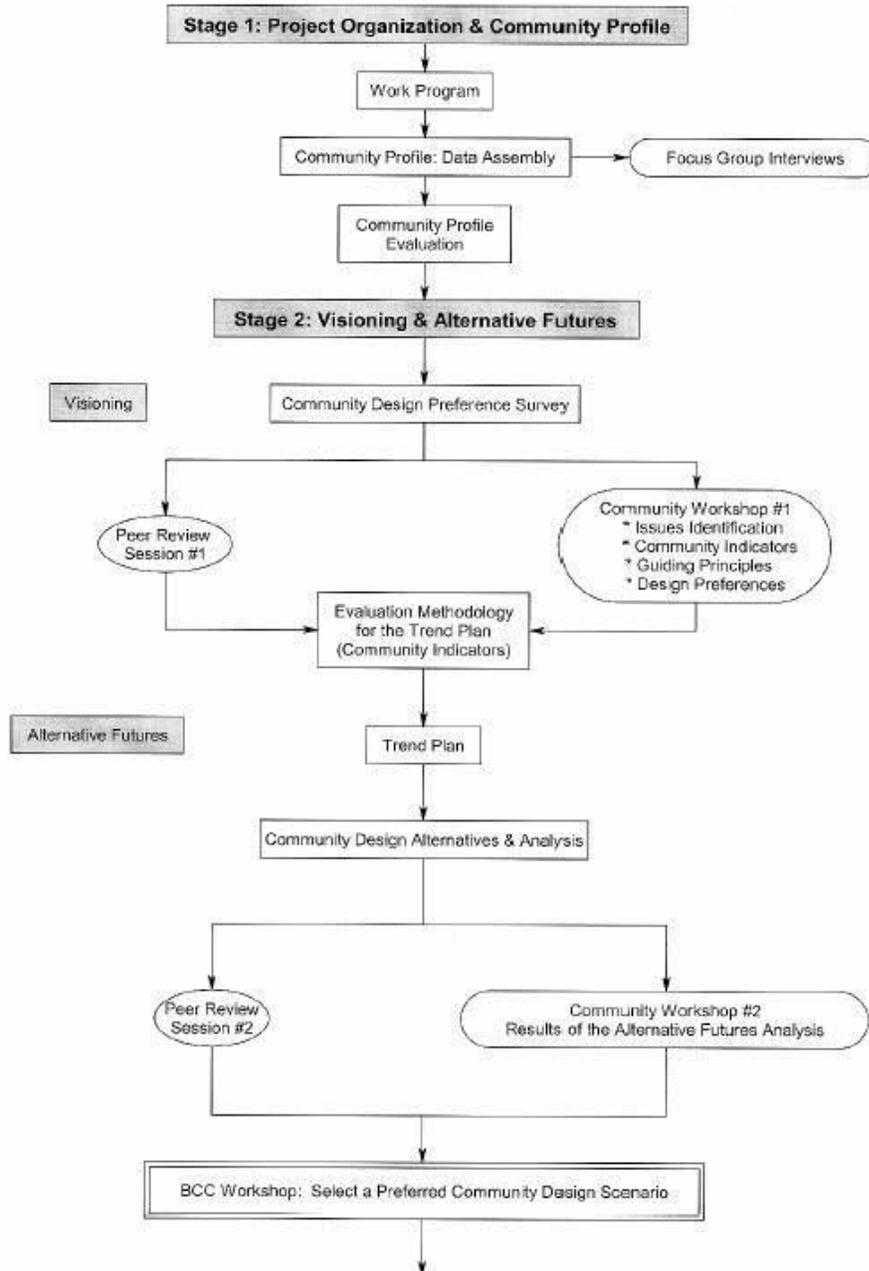
Appendix A: Central Western Communities Sector Plan Area

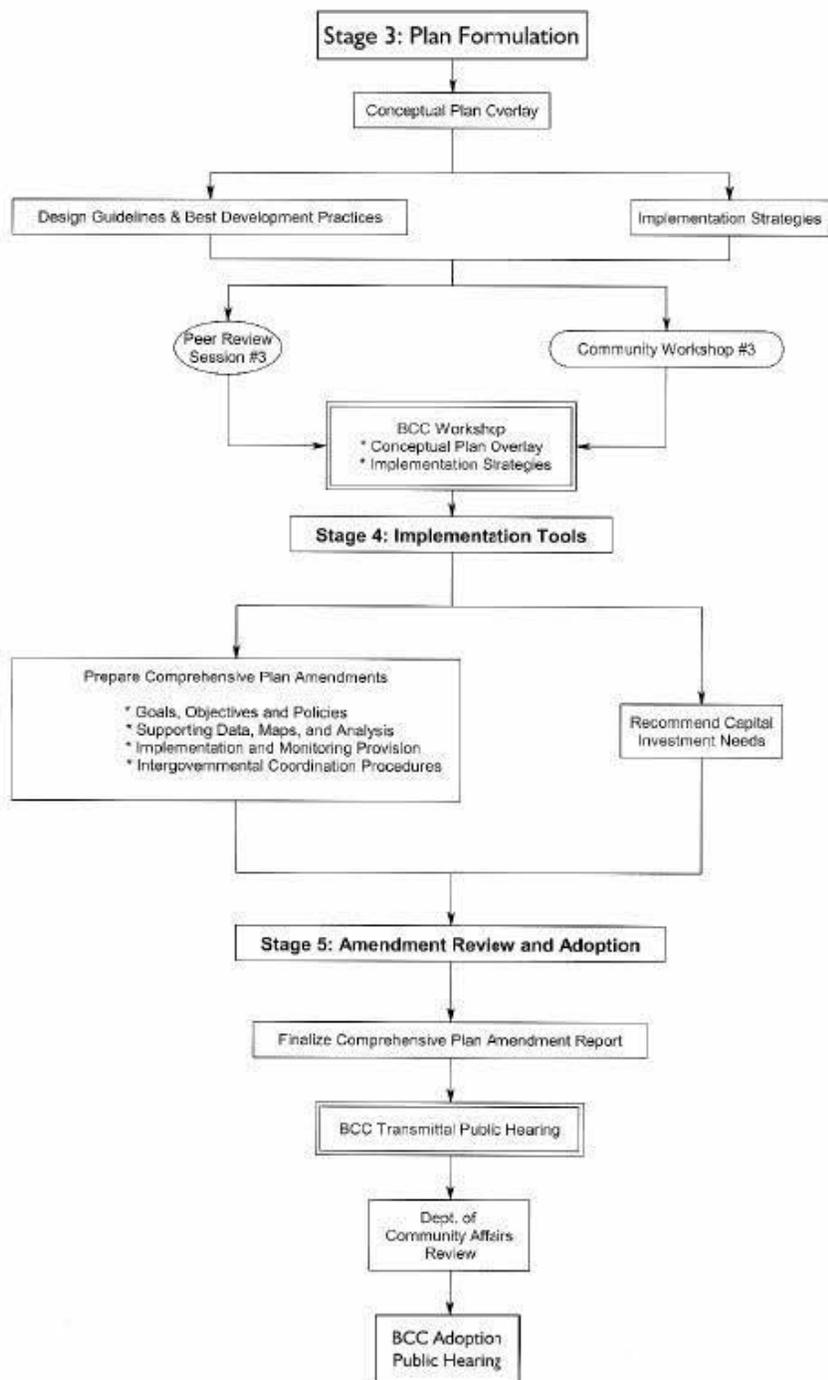


Appendix B: Sector Planning Process Diagram

Scope of Services: Sector Planning Process*

[Consultant Responsibilities]





Appendix C: Short Biographies of Peer Review Panelists

Arsenio Milian

Arsenio Milian is President of Milian, Swain & Associates (MSA) in Miami, Florida. MSA specializes in providing Civil and Environmental Engineering and Financial and Management Consulting services. Milian has served as a Board Member of the South Florida Water Management District, the Florida Forever Council, and the Florida Environmental Land Management Study Committee (ELMS III). He has received numerous recognitions for his commitment to preserving Florida's unique natural environment.

James Moore

James Moore is the Community Design Principal with HDR, a national architecture, engineering, and consulting company. Moore's work focuses on neighborhood design, community redevelopment, infill development, campus planning, and other aspects of community design. Prior to joining HDR, Moore was a Professor at the University of South Florida School of Architecture and Community Design, where he served as Interim Director, and spent five years as Director of the Florida Center for Community Design and Research.

James Murley, Moderator

Jim Murley is the Director of Florida Atlantic University's Catanese Center for Urban and Environmental Solutions. Prior to joining the Catanese Center, Murley was the Secretary of Florida's Department of Community Affairs, after joining the department as its Director of Resource Planning and Management. During this time, he helped draft and gain passage of Florida's landmark Growth Management legislation. He has also served as the Executive Director of 1000 Friends of Florida, a nonprofit, public interest group that promotes sensible planning, economic development, and environmental protection.

James Nicholas

James Nicholas is a professor of urban and regional planning and affiliate professor of law at the University of Florida. Nicholas has written widely on the subject of the financial aspects of growth management and worked with many national, state, and local governments in financially coping with the problems of environmental and land management. He also has worked with many local jurisdictions in developing growth management legislation, and with the State of Florida in drafting pioneering environmental and land use legislation.

Luther Propst

Luther Propst co-founded and directs the Sonoran Institute based in Tucson, Arizona, and Bozeman, Montana. The Sonoran Institute works with communities in western North America to conserve and restore their unique natural landscapes, wildlife, and cultural values. Previously, Propst was with the World Wildlife Fund in Washington, DC, where he directed the Successful Communities Program. He also has published three books, including *Balancing Nature and Commerce in Gateway Communities*.

Craig Richardson

Craig Richardson is a lawyer/planner. He is Principal and Vice President with Clarion Associates, LLC. He has substantial practical expertise in plan implementation and zoning, the design of alternative financing mechanisms for infrastructure, wildlife protection, and land use litigation. Richardson has served as a principal in the design of numerous zoning ordinances and land development codes, and has consulted with over 70 local government clients throughout the country on land use and growth management issues.

Jean Scott

Jean Scott is a consultant on strategies for livable communities based in Boca Raton. Scott has an expertise in building collaborative partnerships to accomplish growth management and community development goals. Until 2000, Scott served as President of Bluegrass Tomorrow, a regional civic leadership organization that has received national recognition for its successful work in shaping consensus-based growth and resource management decisions for the seven-county central Bluegrass Region of Kentucky.

Bob Yaro

Bob Yaro is the President of the Regional Plan Association. RPA is one of the oldest and most distinguished independent metropolitan research and advocacy groups and has shaped the development of the New York metropolitan region for more than 75 years. Prior to joining RPA, Yaro was the founder and director of the University Center for Rural Massachusetts, where he developed innovative land use planning and visual simulation techniques that were published in the award-winning book, *Dealing with Change in the Connecticut River Valley*.

EXHIBIT 7

Letters from Interested Parties



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FLORIDA

PLANNING DEPARTMENT
3320 FOREST HILL BLVD. C-110
WEST PALM BEACH, FL 33406-5813

(561) 434-8020 FAX (561) 434-8187

ARTHUR C. JOHNSON, Ph.D
SUPERINTENDENT

February 24, 2005

Mr. Alex Hansen
Palm Beach County Planning Department
100 Australian Avenue
West Palm Beach, FL 33406

RE: Sector Plan

REC'D MAR 08 2005

Dear Mr. Hansen:

The School District Planning Department has reviewed the proposed land use amendment for the Sector Plan area. This amendment could result in an increase of 7000 new residential units. The land area is located in Concurrency Service Area (CSA) 10. Based on School District's adopted student multipliers, the proposed development potential of an additional 7000 units may generate 1050 elementary school students, 420 middle school students and 560 high school students.

The current Five Year Plan shows only 1 elementary school to be built in CSA 10. The proposed site for the new elementary school is State Road 7, south of Okeechobee. This school is to provide enrollment relief to Royal Palm Elementary school and accommodate growth in the area. There are no schools planned in the Sector Plan area to accommodate increases in density to allow additional residential units.

The level of service for school concurrency is 110%. Based on existing utilization, it is clear that a number of schools will exceed the adopted level of service. Close coordination for additional land area and schools will be necessary to accommodate future student growth.

If you have any questions, please feel free to contact me at (561) 434-8800.

Sincerely,


Angela Usher, AICP
Manager Intergovernmental Relations

c: Kristin K. Garrison, Planning Director
Art Wittman, Demographer

S:\Planning\Public\INTERGOV\Governmental Review\P.B. County\LU\A\Acreage1.DOC

LOXAHATCHEE GROVES LANDOWNERS ASSOCIATION

PO Box 96 Loxahatchee, FL 33470

Margaret Herzog, President Dr. Laura Tindall, Vice President Elise Ryan, Secretary Dennis Lipp, Treasurer
Claus Von Grote, Sargent at Arms Steve Gutman & Diane Von Grote, At Large

RECEIVED
JAN 25 2005

January 21, 2005

The Honorable Tony Masilotti, Chairman
Palm Beach County Board of Commissioners
301 N Olive Ave.
West Palm Beach, FL 33470

Re: Central Western Communities Sector Plan Overlay
Southern Boulevard Corridor, Loxahatchee Groves
Future Land Use Atlas Amendments

Dear Commissioner Masilotti,

The Loxahatchee Groves Landowners Association (LGLA) is neither in favor of nor against the adoption of the Sector Plan Overlay. It is a planning document that applies to a much broader area than our historic rural community. We understand all too well that its supposed protective powers are an illusion that can be shattered in one Tuesday morning by the Commissioners deciding to disregard its provisions. We have witnessed this in these very chambers in recent weeks, and we have obtained a real-world understanding of the peril that our unincorporated community is in at this very moment. This will continue to be the case with or without a Sector Plan Overlay or even a Specific Area Plan for Loxahatchee Groves.

While we are ambivalent regarding the Sector Plan Overlay, we are vigorously opposed to a study of the Southern Boulevard Corridor. Our position is that it does not need to be studied in order to discover its highest and best use. Its rural character, even from heavily traveled Southern Boulevard, is well known and has already been the subject of a study. It is currently zoned RR-10 with some CL around our old post office and neighborhood shopping area. It needs to continue to develop in that context, with the ag-residential and medical office uses designated for the Corridor. We do not want a Corridor Study to be initiated because we know that it will be used to justify higher density and higher intensity. In the past the LGLA has indicated that it would find acceptable a return to the historic RR-5 zoning designation for the area and would welcome 5-acre ranchettes on the Simon-Graeton, Guest and other Corridor properties. Most would probably welcome additional institutional uses as well.

We also know that developers are pushing harder every day on the Commissioners and County staff to move the boundaries of the Rural Tier. We ask that you not give in, and instead, send a message by your actions that the Board of County Commissioners intends to respect the rural vision of Loxahatchee Groves and its County-recognized Neighborhood Plan by (a) NOT authorizing a study of the Southern Boulevard, and by (b) NOT approving pernicious proposals for non-rural

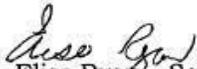
LGLA-Sector Plan 1.TR012105

developments such as the "Loxahatchee Village" proposal for the Simon-Graeton property that provoked unanimous outrage when presented at the LGLA's December 2004 meeting.

In accordance with the LGLA's policies and procedures, this letter has been approved by a vote of the LGLA members attending the January 2005 meeting. If you would like to discuss any of the above, please contact Marge Herzog, LGLA president, at 561-791-9875.

We thank you for your consideration of our concerns

Sincerely,
LOXAHATCHEE GROVES LANDOWNERS ASSOCIATION


Elise Ryan - Secretary

CC: All PBC Commissioners
PBC Land Use Advisory Board
Representative Susan Bucher and the PBC Legislative Delegation

LOXAHATCHEE GROVES LANDOWNERS ASSOCIATION
PO Box 96 Loxahatchee, FL 33470

Margaret Herzog, President Dr. Laura Tindall, Vice President Elise Ryan, Secretary Dennis Lipp, Treasurer
Claus Von Grote, Sargent at Arms Steve Gutman & Diane Von Grote, At Large

February 22, 2005

Land Use Advisory Board
300 West Australian
West Palm Beach, FL 33470

Re: Central Western Communities Sector Plan Overlay
 Southern Boulevard Corridor, Loxahatchee Groves
 Future Land Use Atlas Amendments

Dear Board Members,

We appreciate the attention and resources that the Land Use Advisory Board and Board of County Commissioners are dedicating to the Central Western Communities. Today you are engaging in deliberations that have the potential to dramatically change the character and face of Loxahatchee Groves.

In a previous letter, the Loxahatchee Groves Landowners Association (LGLA) indicated its ambivalence regarding the Sector Plan. We perceived that it would offer no long term assurance of controlling urban sprawl's encroachment into our historic rural community because "the County giveth and the County taketh away."

Unfortunately, the proposed revisions to the Sector Plan, coming only weeks after the County imposed a moratorium on land use changes in the in our Southern Boulevard Corridor until the end of this year, demonstrates this all too well. The proposed Sector Plan revisions are completely inconsistent with the planning objectives of the Rural Tier, and negate all of the protections our community had counted on by vigorously supporting the previous Sector Plan efforts over many years. Indeed, the proposed changes could have been written by the land development speculators who are concurrently seeking approval of a gated community featuring ½ acre lots and more than 200,000 square feet of high intensity commercial development.

Objective 1.4, Rural Tier, of Ordinances 2004-17 documenting the June 28, 2004 revision to the 1989 Comprehensive Plan, states in part the following:

"Palm Beach County shall plan for the impacts of growth outside the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas. The County shall protect and maintain these rural residential, equestrian and agricultural areas (e.g., Loxahatchee Groves) by:

1. *Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;*
2. *Providing facilities and services consistent with the character of the area;*

3. *Preserving and enhancing natural resources, and*
4. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community."*

The revisions to the Sector Plan that would enable "Rural Cluster" development within Loxahatchee Groves comprise the "stealth" removal of the Southern Boulevard Corridor from the Rural Tier. If the revisions are adopted, only 50% of the land may be built on, but the remaining development will be clustered on lots likely to be less than ½ acre in size, and only 20% of the lots need be as large as 1.25 acres. The effective residential density of a cluster would in fact be twenty times the density of the existing zoning permitting 1 unit on 10 acres.

Only seven months ago, the Rural Tier specified in part that the following general future land use designations shall be allowed in the Rural Tier:

1. *Rural Residential future land use categories ranging from Rural Residential 20 to Rural Residential 5;*
2. *Commercial, limited to Commercial Low (CL) categories;*

The proposed Sector Plan revisions are inconsistent with these designated uses, and are also clearly inconsistent with the Loxahatchee Groves Neighborhood Plan that the County has recognized as our area's planning guideline. The intent of the Rural Tier would be completely subverted by the insertion of the Rural Cluster planning district with such characteristics, and an aerial view of the Southern Boulevard Corridor under these revisions would show the Corridor to be identical to the surrounding intensive development in Royal Palm Beach and Wellington that our community has been struggling to avoid.

We therefore request that the LUAB recommend that the Rural Cluster provisions not be allowed for the Southern Boulevard Corridor, or anywhere else in Loxahatchee Groves. It is a degradation of rural character and lifestyles, and must be avoided for the many reasons that were recognized in the Neighborhood Plan, in the County's existing Comprehensive Plan, and the previous iteration of the Sector Plan that emerged after many years of concerted effort with significant community input.

Thank you for your consideration of the will and best interests of our historic rural community,

Sincerely,



Elise Ryan

Secretary of the Loxahatchee Groves Landowners' Association



Land Planning
Landscape Architecture
Environmental Consultation

February 21, 2005

Denise Kromp-Malone
Palm Beach County Planning Department
100 Australian Avenue, 5th Floor
West Palm Beach, Florida 33409

**RE: Comprehensive Plan Amendment Applications
(Simon II/"B" Road-NW & "B" Road-NE)**

Dear Ms. Kromp-Malone:

I am writing this letter in regard to the Comprehensive Plan Amendment applications that are currently being reviewed as part of the Round 05-1 Amendments. As you are aware, our current application is a request to change the current Future Land Use designation from RR10 to a combination of Commercial High (CH) and Low Residential—2 units per acre (LR-2) with a concurrent Tier Boundary change from the Rural Tier to the Urban/Suburban Tier. This letter will address both the issues encountered to date as it pertains to the Comprehensive Plan Amendment applications and will also provide greater detail as to the development plan being proposed for the subject property.

Comprehensive Plan Amendment

When we prepared the Comprehensive Plan Amendments applications for these two properties we were faced with several obstacles. The first obstacle was to identify the proper Land Use designations to request based upon the unique development we are proposing. The second obstacle was to identify the proper Tier for the subject property. The third obstacle was to identify a manner in which the subject property could integrate with the Central Western Communities Sector Plan.

Future Land Use Designations

The Future Land Use designations of CH and LR-2 were the only uses available to accommodate the proposed development. While we recognize that perhaps some other designation may be more appropriate, there currently does not seem to be a precise designation that could be utilized. Therefore, we had requested the above designations along with many optional conditions on the amendment.

Tier Boundary Change Request

A Tier boundary change from the Rural Tier to the Urban/Suburban Tier had also been requested as part of the proposed amendment. The primary impetus for this request was the intensity and density limitations associated with the Rural Tier.

2101 Centrepark West Drive, Suite 100 | West Palm Beach, Florida 33409 | 561-478-8501 FAX 561-478-5012
1100 St. Lucie West Blvd., Suite 103A | Port St. Lucie, Florida 34986 | 772-871-7778 FAX 772-871-9992

A Commercial Low Land Use designation in the Rural Tier permits a maximum Floor Area Ratio (FAR) of 0.10. A Commercial High designation, which is only allowed in the Urban/Suburban Tier, permits a maximum FAR of 0.50. Even though a CH Land Use in the Urban/Suburban Tier would permit 800,000+ square feet on approximately +/-37 acres of the subject property, it has never been the applicant's intent to propose an intensity that is even near this amount. Instead, the applicant is proposing 105,000 square feet of commercial uses on each corner, which would equate to an FAR of approximately 0.13. The proposed FAR is clearly much closer to the character of the Rural Tier; however the slight increase over the allowable FAR of 0.10 had forced us to ask for a Tier boundary change.

The proposed residential density of approximately one dwelling unit per gross project acreage, which has been clustered on the subject property, is in excess of the maximum allowed in the Rural Tier. The residential component will be buffered from the existing residences to the north by approximately 300 feet of Preserve and will be incorporated into the overall development plan of the subject property.

Sector Plan

The Central Western Communities Sector Plan provides concepts for both a Traditional Marketplace Development and a Village Center. The proposed development on the subject property seems to be a hybrid of both of these concepts, but does not fit either entirely. Therefore, we continue to meet with staff to further refine our concepts for the subject property and the Southern Boulevard Corridor as a whole.

The incorporation of the Southern Boulevard Corridor into the Sector Plan would alleviate the request for a Tier Boundary change for this property. The ability of the County to declare a Limited Urban Services Area as part of the Sector Plan overlay provides a mechanism that would accommodate the proposed development without having to alter the County's Tier Boundary map.

Proposed Development Plan

The proposed development on the two amendment sites is a unique development that strongly incorporates a rural and equestrian character. Overall, the proposed uses on both properties include 105,000 square feet of commercial uses on each corner, 114 dwelling units on approximately 114 acres of gross site, a 15-acre equestrian facility, a 2½-acre civic center, and a 300-foot wide preserve buffer along the north property line that incorporates a system of equestrian trails.

When designing the site, a significant amount of forethought was given to develop concepts that could be used throughout the entirety of the Southern Boulevard Corridor. Please note that the entire Southern Boulevard Corridor is generally bounded by the Collecting Canal to the north, Southern Boulevard to the south, "A" Canal to the west and Palms West Hospital to the east.

Civic Area

A 2½-acre site with a proposed 2,000 square-foot civic building has been designed and dedicated to serve as the central node of the entire development. The intention was to design a Village Square, one similar to that which is prevalent in many Traditional Neighborhood Developments. The Village Square will also serve the purpose of providing a terminus and discouraging traffic from further traveling north on “B” Road. All internal roadways will radiate out from this node and provide access to the rest of the site.

Equestrian Facilities

In recognizing the importance of the equestrian uses in this neighborhood, the proposed development dedicates 15 acres to a non-profit equestrian group. This site will provide for a place to have equestrian events, similar to the Posse Grounds located on Belvedere Road and Southern Boulevard. The residents of the community will have access to the stables through the community and overflow parking will be possible in the back of the commercial facility.

Vehicular Pedestrian & Equestrian Circulation System

The main access to the subject property will be from Southern Boulevard through the “B” Road intersection in addition to a couple other access points located directly on Southern Boulevard. Shortly after entering the site, “B” Road will terminate at the Village Square for the site. Further to the north, “B” Road will remain as a shellrock road. The vehicular circulation system will radiate from the Village Square and provide access to the remainder of the site. In addition, the proposed development plans for a frontage road several hundred feet north of Southern Boulevard and have the potential to connect with Tangerine Road further to the east. This frontage road will hopefully alleviate traffic on Southern Boulevard and allow access without having to access Southern Boulevard.

Pedestrian circulation will be provided throughout the equestrian, residential and commercial components of the proposed development. In addition, all architectural features within the proposed development will be pedestrian in scale. These include features such as the arcaded walkways, building facades, and fenestration details.

Finally, an equestrian trail system will be provided throughout the development allowing for possible future connections to both Loxahatchee Groves to the north and the South Florida Water Management District Stormwater Treatment Area—1 East (STA 1E).

Commercial Uses

The development recognizes the need for a commercial node that will serve the surrounding neighborhood without encroaching on the existing residential development in Loxahatchee Groves. As previously mentioned, the architectural style of this development will be of a rural character.

Conclusion

As is noted above, there are many issues and obstacles to overcome. However, we are confident that by continuing to work with Planning staff we will be able to produce an end-product that is

amenable by all parties involved. We look forward to solving this issues and look forward to any input or direction that you may be able to offer. Thank you.

Sincerely,

LAND DESIGN SOUTH



Marc Kurbansade
Sr. Project Manager

CC: Lorenzo Aghemo

P:\1015\1015.1\Transmittals\Letter DMalone 02-21-2005.doc

REC'D FEB 09 2005



fox trail

property owners association

February 4, 2005

VIA FACSIMILE AND U.S. MAIL

Commissioner Tony Masilotti, Chairman
Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

Re: 1/25/05 BCC Central Western Communities Sector Plan Workshop

Chairman Masilotti,

On behalf of the Fox Trail Property Owners Association and the residents of the Fox Trail Community, I send this letter to reconfirm Fox Trail's support of a Sector Plan that will implement the goals of the Comprehensive Plan's Managed Growth Tier System to "preserve, protect and encourage" rural communities.

More importantly, this letter serves notice to reiterate Fox Trail Property Owners Association and its residents' concerns with the Traditional Marketplace Development (TMD) planned for the northwest corner of Seminole Pratt Whitney Road and Southern Boulevard ("Sluggett property"). The community of Fox Trail stands opposed to the proposed 200,000 square feet of commercial development at this location.

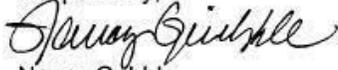
On three separate occasions, and more specifically in a letter dated March 2, 2004, Fox Trail Property Owners Association and its residents presented four viable alternative uses for this site, (1) a passive park, with biking trails, walking trails with exercise stations, and shelters for picnic uses, (2) an equestrian park site to provide residents of the western communities with equestrian amenities similar to those used at the "sold" Posse Grounds and replicated at Cholee Park. This would complement the planned Greenway Trail System and allow horses to be ridden to this park, in lieu of being transported by trailer, (3) keep its current RR-10 residential zoning for housing; encourage large lot (5-10 acre) equestrian home sites, and (4) if this property is rezoned commercial against the will of Fox Trail residents, the square footage must be reduced to a maximum of 100,000 square feet within the TMD.

The Fox Trail Property Owners Association requests you give attention to the four viable alternative uses listed above for the "Sluggett Property". Fox Trail residents stand committed in their work towards adopting a Sector Plan that **protects, preserves, defines and distinguishes** the rural tier communities in the Comprehensive Plan for generations of residents to respect, value and sustain.

At this time, I request the opportunity to meet with you to discuss the merits of each of the alternatives as they relate to the "Sluggett Property".

I thank you for your attention to the above matter and look forward to your reply.

Respectfully,



Nancy Gribble
Fox Trail Governmental Liasion
Fox Trail Property Owners Association
P.O. Box 211
Loxahatchee, Florida 33470
(561) 596-4573 (cell)
(561) 793-4573 (home)
(561) 820-8466 (work)
Enclosures

Cc: Commissioner Addie Greene, Vice Chairperson
Commissioner Karen Marcus
Commissioner Warren Newell
Commissioner Jeff Koons
Commissioner Mary McCarty
Commissioner Burt Aaronson
Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director
Lorenzo Aghemo, Planning Director
Alex Hansen, Sr. Planner, Project Manager
Denise Malone, Principal Planner



March 2, 2004

VIA FACSIMILE

Commissioner Tony Masilotti, Vice-Chairperson
Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401
Fax: 561-355-4366

Re: Central Western Communities Sector Plan

Commissioner Masilotti,

Per your request, the Fox Trail Property Owners Association and the residents of the Fox Trail community request that you address the following items as they relate to the Traditional Marketplace planned for the northwest corner of Seminole Pratt Whitney Road and Southern Boulevard.

These concerns have previously been expressed in a letter dated February 2, 2004 addressed to Chairperson Marcus and fellow commissioners, and during the Public Comment segment of the CWC Sector Plan workshop held on February 17 in the County Commission Chambers.

Fox Trail Property Owners Association and its residents present the following alternative uses for this property and look forward to working with you and your staff to implement these changes into the CWC Sector Plan's final draft:

- (1) Keep its current RR-10 residential zoning for housing; encourage large lot (5-10 acre) equestrian homesites,
- (2) An equestrian park site at this location to replace the closed Posse Grounds that was located at the northeast corner of Belvedere Rd. and 441.
- (3) A passive park, with biking trails and walking trails with exercise stations, in combination with the equestrian park site. This would complement the Greenway Trail System under consideration along the M-2 canal.
- (4) If this property is rezoned to commercial, against the will of the residents of surrounding rural communities, the square footage must be reduced to a maximum of 100,000 feet.

The proposed 200,000 sq. feet of commercial development for a Traditional Marketplace at this location is an intense amount of commercial development for this area with no demonstrated "need". The Fox Trail community consists of 212 5-acre

lots, 159 which contain homes. Of the remaining 53 lots, 10 are owned by the adjacent homeowner with no plans for development. These numbers indicate that Fox Trail is *presently* at 80% of its buildout capacity, in contrast to Planning staff's 20-year "buildout" vision.

Fox Trail residents support your leadership efforts in removing the "proposed" westward extension of Okeechobee Boulevard from Palm Beach County's road plan. Fox Trail residents also applaud your efforts to reevaluate the "proposed" Employment Center (EC) & Light Industrial Center planned on the Palm Beach Aggregates property.

Fox Trail residents ask that you give careful consideration to the items listed above and look forward to your reply.

Please reply via Fox Trail Property Owner's facsimile at 791-1266.

Sincerely,



Board of Directors, Fox Trail Property Owners Association
Nancy Gribble, Fox Trail Governmental Liaison
1525 Gallop Drive
Loxahatchee, Florida
(561) 793-4573

cc: Board of Directors, Fox Trail Property Owners Association



RITA MILLER

15077 SCOTT PLACE LOXAHATCHEE GROVES, FL. 33470

nicknackfarm@aol.com

REC'D MAR 30 2005
MAR 30 2005

Chairman Tony Masiotti
Palm Beach County Board of County Commissioners
301 North Olive Avenue
West Palm Beach, FL 33401

REGARDING: THE CENTRAL WESTERN COMMUNITIES SECTOR PLAN

Dear Chairman Masiotti,

I would appreciate the Commission addressing my concerns in the hearing since I would only have three (or two) minutes. Thank you for reading this letter.

RURAL COMMUNITY PLANNING: Rural Communities provide diversity in lifestyle and land use choices for County residents and visitors that are unavailable in urban and exurban communities. That is why thirteen years of planning led to the document before you. Even though a majority of the County Commission do not desire rural lifestyle for themselves and may not personally support diversity in communities the Board has legally documented the difference between urban, exurban and rural communities with the Charter of Palm Beach County, a National Award winning Comprehensive Plan, the Rural Tier, the Central Western Communities Sector Plan and the Loxahatchee Groves Neighborhood Plan.

In those County documents Loxahatchee Groves has been designed, designated and legally established as one of the few Rural Neighborhoods to be left in Palm Beach County at build-out.

Loxahatchee Groves is the oldest non-coastal community in Palm Beach County. It is a complete working Rural Community. It is compact, has always been used for rural pursuits and is deliberately planned and SPECIFICALLY DESIGNED to be one of the only communities left in Palm Beach County at build-out that encourages and preserves a multitude of agricultural uses. I fear this has been forgotten in the Scripps chaos. Existing agricultural business will remain or be replaced by other agriculture or rural residential if density is not increased but two houses per acre in the final changes will give incentive to stop agriculture in Loxahatchee Groves, a community of agricultural activities.

Loxahatchee Groves has already filled quota of Varied Lot Sizes with areas subdivided before 1989. Since the Community was gridded in 1917 it was decided in Managed Growth and seven years of Sector Plan community meetings that the Community works well with the pattern that has developed with homes and agricultural pursuits. Only a few suggestions were made by the Sector Plan Consultants and Peer Review and they were consistent with Community goals and improved the Community Plan. Those few changes were voted on and supported by the Community.

The density increase is inexplicable since The Comprehensive Plan, the Neighborhood Plan, the Communities Sector Plan and the Charter that acknowledge Rural Neighborhoods are expert works by professionals that by far exceed Land Design South's experience and capabilities. The Commission used Robert Yaro and Harry Dodson who are contributing authors to the well-known book Rural by Design* in Peer Review and as sub-contractor for the Central Western Communities Sector Plan studies and community meetings. This Sector Plan was unopposed by the Community until density increases appeared in final changes. I am concerned to see the inconsistency of Urban and Exurban density inserted into the Rural Tier in a Charter Rural Neighborhood and a Rural Neighborhood Plan after ten years of previous Board direction to retain and protect a few existing Rural Communities. The Community has current uncontested consensus to remain rural in the above documents and the Central Western Communities Sector Plan before you. Current reason to incorporate is to remain rural according to the Committee to Incorporate Loxahatchee Groves, Inc.

RURAL DENSITY: Rural communities worked for thirteen years to establish rural policies in the

Rural Tier, the Charter, the Sector Plan and individual Neighborhood Plans. Loxahatchee Groves participated in good faith for seven years in the public Community planning process called the Central Western Communities Sector Plan Overlay that is before you.

Urban or exurban density in existing rural communities was never presented in the WilsonMiller, Hybrid and Sector Plan and the Board never said in Sector Plan meetings that Southern Boulevard in Loxahatchee Groves was exempt from Rural Community Planning and rural density until Land Design South lobbied for a project in the final changes. If County had hired Land Design South in the beginning to run the public process and Land Design South's clients were not the 90 acre Cluster on the face of the Community I could say there was no conflict. However I see a private consultant and others lobbying to change rural density and directing the attention of the Commission to personal agendas and away from community planning just before approval. Changing the Community's long term planning Overlay at the last minute should be based on public hearings and amendments, not personal opinion. My opinion is that if density increases go into inconsistent policy it will cause the community to fail as a working Rural Neighborhood and add to County sprawl despite thirteen years of Community Planning. The 90 acre cluster is inconsistent with previous Cluster limitations. It is evident that it is 90 acres, not 100 acres because it is for a specific property, Simons II (97.6 acres).

I ask the Commission to preserve integrity and remove last minute abstract ideas and concessions of density increases from Rural Neighborhood planning. This property should be handled as a project and not as a policy change.

Assurances that urban density will not extend further than one property are false. The community did not oppose development of the Simons property but opposed higher than 1 unit per 5 acres on it for eight years of negotiations. County amendments have also failed on this site but by using the Community's own Sector Plan Overlay and grand fathered Varied Lot Sizes the density was increased despite protest.

Urban density sets precedence and is not good planning practice to preserve Equestrian and established Rural Communities and should not become policy. In 1989 the DCA stopped urban density in Loxahatchee Groves. The highest rural density is now 1 per 5. Adjacent properties to the Simons "concept" are 1 per 10.

Two houses per acre in the Cluster sets precedence to overturn policies and community planning that keep our nursery industry farming. There are nurseries on every road in Loxahatchee Groves, both home based and commercial. If density is changed based on precedence the nursery industry will also base increased density on previously existing Varied Lot Sizes in the Community. Nurseries will have incentive to replace agriculture with resurrected urban sprawl density. This is inconsistent planning for a community that is set aside to be one of the only Equestrian Rural Neighborhoods at build-out.

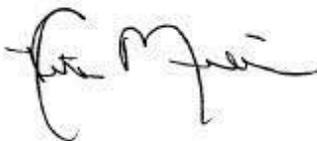
Rural Community Road language should be developed for Okeechobee Boulevard, consistent with the purpose of the CWCSPO and EAR direction. Since there seems to be a lack of understanding why Rural Communities were planned and are protected, a Rural Preservation Board including residents should be established for Charter Rural Neighborhoods.

Since there is only one 90 acre Cluster (unless Wellington Church does not build its High School) I beg the Commission to remove it from Loxahatchee Groves.

Loxahatchee Groves' Commissioner Tony Masilotti wishes to leave a legacy of preservation. If so I beg him to deliver our Community Plan we labored for together into our arms without density increases so the few Rural Neighborhoods he has left are protected.

I plead with each Commissioner to please read and honor the Sector Plan document that esteemed planners and unique communities gave you before the final changes. That work contains the reasons why rural density should be protected in the few Rural Communities you have already made policy to set aside. Or will you decide, regardless of community, that urban and exurban density is County-wide density again after thirteen years of Rural Community planning?

Respectfully,



REC'D APR 12 2005

RITA MILLER
15077 SCOTT PLACE
LOXAHATCHEE, FLORIDA, 33470

Board of County Commissioners
301 North Olive Avenue, West Palm Beach, Florida 33470

April 7, 2005

Regarding: Removal of the Loxahatchee Groves Village Center from the Central Western Communities Sector Plan

The Village Center on Okeechobee Boulevard in Loxahatchee Groves is based on seven years of public Community planning process backed by Rural Community planners and Peer Review. Records show Commissioner Maslotti attended the Community meeting on March 30, 2005 and registered no opposition to the Village Center. No community opposition was recorded in seven years and letters of support are on file.

Removing the Village Center reverts development of the entire length of the middle of the community on Okeechobee Boulevard to the weaker language of the Loxahatchee Groves Neighborhood Plan. Removal of the Village Center allows the entire corridor to be strip commercial instead of restricting it to one location. This is why suggestions by Sector Plan Rural Consultants and Peer Review in public meetings were used to control stripping Okeechobee, which was not covered in the Neighborhood Plan. Development affects road capacity, services and incentive to widen and extend Okeechobee Boulevard westward through other Rural Neighborhoods to the edge of the Everglades as in Broward County.

Until final changes the Central Western Communities Sector Plan gave rights to this Charter Rural Neighborhood. The Village Center is carefully planned as a component to fight piecemeal development of Okeechobee Boulevard for long term protection of the heart of the community and to provide Civic services and a focal point for sense of community and rural character. The large Civic component of the Center is planned to be used as a meeting place, Community Center and Common Ground with a small commercial component to cluster neighborhood commercial/office need at one location on Okeechobee Boulevard through build-out. These community benefits are arbitrary again if the Commission removes our Village Center at the request of a few.

I ask the Commission to vote to reinstate the Okeechobee Village Center. Commissioner Maslotti has removed it twice but did not replace it with planning policy for Okeechobee Boulevard or a Community Center in Loxahatchee Groves. I ask Commissioner Maslotti to apologize to the community since before he changed community planning he should have told the Community his alternative plans. If the Village Center is not reinstated, I ask the Commission to require that Commissioner Maslotti immediately arrange to fund a Loxahatchee Groves Community and Nature Center to be named "The Robert and Eleanor Hope Center" on the Hope property, even if it comes out of his own pocket.

Sincerely,



Cc: All Commissioners
Ms. Barbara Alterman Esq., Executive Director Planning, Building & Zoning
Treasure Coast Regional Planning Council
Growth Management Administrator, Department of Community Affairs
Palm Beach County Legislative Delegation

Drs. J. William and Deborah W. Louda
STANDING WATERS ESTATE

PO BOX 1238 1300 E-Road
LOXAHATCHEE GROVES, FLORIDA 33470 RECD APR 04 2005
(26.6448°N x 80.3079°W)

Mr. Tony Masilotti, Chairman
and other Honored Commissioners
Board of County Commissioners
Palm Beach County
301 N. Olive
West Palm Beach, FL 33401

Mrs. Barbara Alterman, Executive Director
Mrs. Dennis Crompt-Malone, Principal Planner
Mr. Alex Hansen, Sr. Planner
Planning, Zoning and Building Dept.
100 Australian Ave.
Palm Beach County, FL 33406

re: Sector Plan Community Workshop; March 30, 2005 April 1, 2005

Dear Commissioner Masilotti, Other Honored Commissioners, Mrs. Alterman, Mrs. Crompt-Malone and Mr. Hansen;

First let me apologize for my rather emotional comments at this meeting. That is, nothing I said is not how I feel but rather I let knee-jerk emotion carry the evening.

Second, I was quite disappointed to see, even with the great requirement for open space set asides, the tremendous increases in overall density / intensity afforded to the large land owners in our area. The push for water / sewer added to these increases unveils an overall urbanization of this area. This is so even under the guise of RR zoning. Thus, I spoke to the demise of the tier system, I fail to see how it entered the picture here.

In defense of my vitriolic rhetoric regarding the 90 acre cluster and SR-80 concepts is the fact that I, as many in Loxahatchee Groves, felt and still feel that we were basically slapped in the face. That is, all levels of County government and staff have know full well and for a long time that the Community of Loxahatchee Groves was vehemently against large increases in residential density and certainly against commercial high on the SR-80 corridor. The Neighborhood Plan requested County to return Loxahatchee Groves to its historic 1 unit in 5 acres land use, keep Ag/Res and to consider non-residential (commercial low only) on Southern and possibly Okeechobee Boulevards. The Community Centers on Okeechobee and Southern are excellent ideas and should be retained. However, the 90 acre RR cluster provision is ludicrous and is in diametric opposition to the hopes, wishes and plans (Neighborhood Plan) of the Loxahatchee Groves community. It is unthinkable that 90 acres can cluster development at an overall density of 1 in 1.25 but with only 20% of the parcels required to be 1.25 acres or above. This immediately tells us that you want 80% of the buildable units to be zero lot line and/or town home style, in essence a PUD. This style of home would attract people that are not "like minded" with the overall community. This is not a negative to those desiring such housing but, rather, signals a large change in residential mindset. What do I mean by "like minded" or "mindset"? Here I refer to a love of open spaces, nature, equestrian activities, old growth canopy- in other words, Loxahatchee Groves. Please help us keep to our motto "Love It and Leave It Alone!"

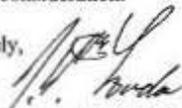
We are not against everything along SR-80. Quite recently we embraced several projects (F and SR-80; west of E on SR80, and west of the Hess Station) that went before the LUAB. We embraced them because they fit our Neighborhood Plan and followed the Rural Vista Guidelines. We look forward to their groundbreaking and completion. These commercial-low ventures will extend the trend started by Everglades Farm Equipment. It is this type of "commercial" that should be the fate of SR80 as pertaining to the Community of Loxahatchee Groves.

In closing, please do not let lobby and other pressures from a single force (Land Designs South and A.A. Simon, Jr.) dictate to the County as to how a community 'should build out'. This is how it appears. If it is County's intent to remove the Loxahatchee Groves' SR80 corridor from Loxahatchee Groves and put it within the USAB then, please, by all that is holy, have the decency to state that openly.

Please delete the 90 Acre RR Cluster and any special treatment of the Loxahatchee Groves "SR80 corridor" from the Sector Plan **before** it goes forward to the DCA.

I thank you for your time and consideration.

Sincerely,



Dr. J. William Louda
Member, Loxahatchee Groves Neighborhood Planning Committee
President or Vice-President Loxahatchee Groves Landowners' Association (ca. 1993-2003)



property owners association

August 5, 2005

Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

Re: Central Western Communities Sector Plan
(1) Removal of the TMD planned for Southern Blvd./Seminole Pratt Whitney Rd.-(Sluggett)
(2) Addition of 600-acre RR Cluster option for Lion Country Safari

Commissioners,

On behalf of the Fox Trail Property Owners Association and the residents of the Fox Trail community this letter represents our objection to the items listed above and our request for reconsideration of these items on August 22, 2005, at the Sector Plan final adoption hearing.

A Traditional Marketplace Development (TMD) was designated at the northwest corner of Seminole Pratt Whitney Road and Southern Blvd., i.e. the Sluggett property, by Wilson-Miller & Associates in the original Sector Plan that was presented to the public and the BCC in 2001. The assignment of the TMD for this 64-acre parcel located directly adjacent to the rural community of Fox Trail would accomplish the following objectives of the Sector Plan: (1) provide land use balancing and compatibility with neighboring rural communities, (2) provide for a maximum commercial square footage of 200,000 square feet to protect the rural character of the surrounding communities and discourage "big box" commercial, (3) provide commercial structures that visually blend with the surrounding communities and compliment their rural character with design standards that reflect the rural area, (4) provide a concentrated area for neighborhood shopping and services by allowing a mix of retail, office and institutional uses, and (5) promote the preservation of open space.

With no public input or community support, the TMD designated for this parcel, i.e. the Sluggett property, was removed at the Sector Plan Transmittal Hearing on April 6, 2005. The removal of the TMD designation for this site removes the 200,000 commercial square footage limitation and opens this parcel up for potential commercial development in excess of 200,000 square feet. Without the designation of a TMD, this parcel will not be subject to site or design requirements, and will not meet any of the objectives of the Sector Plan.

Over the past two years the Fox Trail POA has consistently stated its position regarding the commercial square footage assigned the TMD on the Sluggett property and offered viable alternative site plan uses for this property, i.e., an equestrian park, an equestrian facility and/or a passive park, that would complement the rural tier and have minimal impacts to traffic, natural resources and existing rural lifestyles. The Fox Trail POA also requested that if commercial were to be permitted on this site, that the square footage be reduced to a maximum 100,000 square feet. This last minute change for this property is a direct insult to the residents of Fox Trail and the Fox Trail POA who have worked closely and diligently with county staff, county planners and commissioners over the past five years to ensure that this property would reflect sound planning principles and preserve the rural lifestyle residents value.

The Fox Trail POA and its residents request that an equestrian facility or passive park be considered for this site. However, if such a facility/park is not plausible at this time, Fox Trail POA and its residents request that a Traditional Marketplace Development (TMD) with a maximum square footage of 200,000 be reassigned to this parcel. The community of Fox Trail requests to be involved in the planning of this site to reflect the communities' service needs and rural character.

The insertion of a "600-acre minimum RR Cluster eligible area with a Commercial Recreation land use designation" into the Sector Plan Staff Report on April 6, 2005, was a last minute addition that benefits only one property owner, Lion Country Safari. Until this land use designation was presented at the March 11, 2005 LUAB Sector Plan transmittal meeting, this item had received no public input or public discussion. Neither did the BCC direct planning staff to consider this land use designation, nor did the BCC discuss this land use designation at any public meeting or Sector Plan workshop over the past seven years. This lack of due process eliminated the opportunity for dialogue with the public and surrounding residents regarding service demands, traffic analysis, environmental impacts, and sustainability of surrounding communities.

The Fox Trail POA and its residents request that the "600-acre minimum RR Cluster eligible area with a Commercial Recreation land use designation" be removed from the final draft of the Sector Plan amendment until such time that public input and participation is conducted regarding the effects of this land use designation on surrounding communities as they relate to traffic, water, environmental impacts and compatibility.

The Fox Trail Property Owners Association and the residents of Fox Trail respectfully request that you carefully consider and implement the above modifications into the final Sector Plan proposed amendment at the transmittal hearing.

Thank you for your consideration.

Sincerely,



Nancy Gribble, Fox Trail Governmental Liaison
1525 Gallop Drive
Loxahatchee, Florida
(561) 793-4573/(561) 596-4573

cc: Robert Weisman, County Administrator
Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director of PZB
Lorenzo Aghemo, Planning Director
Robert Banks, Assistant County Attorney
Alex Hansen, Project Manager, Palm Beach County Planning Division
Denise Crompton Malone, Principal Planner, Palm Beach County Planning Division
Michael Busha, Executive Director-Treasure Coast Regional Planning Council
Jeff Bielling, Regional Planning Administrator-Department of Community Affairs
Alan Ciklin, Esq.

Law Offices

Perry & Taylor, P.A.
2401 PGA Boulevard, Suite 110
Palm Beach Gardens, FL 33410

TELEPHONE (561) 721-3300
FAX (561) 721-2111

F. MARTIN PERRY
SUSAN L. TAYLOR

August 9, 2005

Lorenzo Aghemo
Director of Planning
Palm Beach County Planning, Zoning & Building
100 Australian Avenue
West Palm Beach, FL 33401

RE: Central Western Community Sector Plan
Lion Country Safari

Dear Lorenzo:

Following the meeting between you and your staff and Mr. Kilday and I on behalf of Lion Country Safari, I reviewed the proposed language which we discussed with our Tallahassee counsel, Margaret-Ray Kemper, as well as with Mr. Leon Unterhalter, the principal of Lion Country Safari. Both had comments, which are reflected in the proposed language set forth herein. Ms. Kemper's comments were mostly related to consistency.

Mr. Unterhalter's concern lies only with the proposed deletion of language I had previously set forth in my letter to Barbara Alterman dated April 14, 2005 relating to the insertion in Policy 2.8.1-c of an acknowledgment by the Board of County Commissioners that Lion Country Safari provides both economic and recreational "community wide benefits" to the county. His concern arises from the introductory paragraph in Policy 2.8.1-c, which states "In order to develop at the maximum densities, a number of **community wide benefits** shall be provided in addition to the 50 percent open space preservation requirement, as further outlined in the ULDC." Therefore, you will find a similar provision set forth herein.

The proposed changes are as follows:

Policy 2.8.1-a - ~~Two~~ Three planned cluster development options may be permitted in the CWC Sector Plan Overlay if community-wide benefits outlined in Policy 2.8.1-c are provided:

1. The 900 or the 600 acre RR Cluster Development at the following maximum densities:
 - a) ...
 - b) RR Cluster 1.25 (1 dwelling unit per 1.25 acres) for the other 900 and 600 acre eligible areas.

Letter to Lorenzo Aghemo
August 9, 2005
Page 2 of 2

900 or 600 acre RR Cluster Development Option

Policy 2.8.1-i – A 900 or 600 acre Minimum RR Cluster Development Option shall require the following:

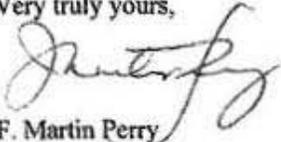
1. A minimum of 900 acres...Conceptual Plan Overlay; or
2. A minimum of 600 acres, exclusive of right-of-way as shown on the Thoroughfare Identification Map, and be located within the area that has a Commercial Recreation land use designation as identified on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay. In order to exercise this option, a deed restriction shall be required for the 50 percent open space area. This deed restriction shall provide that the existing Lion Country Safari facilities (so identified on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay) approximating 320 +/- acres shall constitute the 50 percent open space requirement unless its operation is abandoned at which time its uses shall be converted to open space uses that are consistent with the requirements of Policy 2.8.1-b, Preserve Area.
3. For the 900 acre minimum...need not be contiguous; and
4. That the Preserve Area...maintained in open space use; and

Policy 2.8.1-c – Following the last bullet point, insert: The Board of County Commissioners acknowledge that Lion Country Safari (CR Land Use) provides both economic and recreational “community wide benefits” to the County.

I shall appreciate your advice and comments.

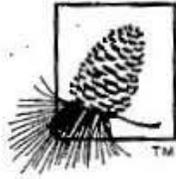
Best wishes.

Very truly yours,



F. Martin Perry
FMP/sc

cc:	Kerry Kilday	via facsimile
	Harold Kramer	via facsimile
	Leon Unterhalter	via facsimile
	Margaret-Ray Kemper, Esq.	via facsimile



LEWIS, LONGMAN & WALKER, P.A.
ATTORNEYS AT LAW

HELPING SHAPE
FLORIDA'S FUTURE®

www.llw-law.com

Reply To: West Palm Beach

August 19, 2005

Barbara Alterman, Esquire
Palm Beach County
Planning, Zoning and Building
100 Australian Avenue, 4th Floor
West Palm Beach, Florida 33406

VIA FACSIMILE

RE: Comprehensive Plan Amendment Round 05-1 - Item 2.E.1 Central Western
Communities Sector Plan

Dear Ms. Alterman:

This letter is submitted on behalf of Callery-Judge Groves, Seminole Improvement District and Nathaniel Roberts. Each of these is an affected person as that term is defined in Section 163.3184(1)(a) Florida Statutes. The purpose of this letter is to object to the adoption of the Central Western Communities Sector Plan. These objections are premised, in part, upon the failure of the Sector Plan as proposed to address the issues raised by the Department of Community Affairs in its ORC Report, the lack of adequate data and analysis, the failure of the Sector Plan to comply with the Sector Plan Agreement entered into between Palm Beach County and the Department of Community Affairs, the failure of the Sector Plan to address the issues raised by Treasure Coast Regional Planning Council, and the non-compliance of the Plan with the requirements of Chapter 163 Florida Statutes.

Please include this letter in the record of the adoption proceedings and transmit a copy of these objections to the Department of Community Affairs with the Sector Plan, if adopted.

Bradenton
1001 3rd Avenue West
Suite 670
Bradenton, FL 34205
(941) 708-4040
FAX: (941) 708-4024

Jacksonville
9428 Baymeadows Road
Suite 625
Jacksonville, FL 32256
(904) 737-2020

Tallahassee
Post Office Box 10788 (32302)
125 South Gadsden Street
Suite 300
Tallahassee, FL 32301
(850) 222-5702

West Palm Beach
1700 Palm Beach Lakes Blvd.
Suite 1000
West Palm Beach, FL 33401
(561) 640-0870

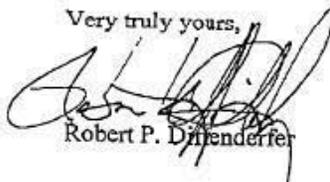
997-1 2028 078 199+ 1-455 P 002/003

FROM: LEWIS, LONGMAN & WALKER, P.A. 8:18 5002-11-80

Barbara Alterman, Esquire
August 19, 2005
Page 2

If you have any questions or if I may be of any assistance, please do not hesitate to call me.

Very truly yours,



Robert P. Dittenderfer

RPD/car

cc: Lorenzo Aghemo
Robert P. Banks, Esquire
Michael Busha
Jeff Bielling
Robert Wilburn

I:\Client Documents\Callery-Judge Grove\1954-001\Corr\Alterman ltr 8-19-05.doc

08-19-2005 16:18 FROM LEWIS, LONGMAN & WALKER, P.A. +561 640 8202 1-255 P 003/003 F-455

LOXAHATCHEE GROVES LANDOWNERS ASSOCIATION
PO Box 96 Loxahatchee, FL 33470

Margaret Herzog, President Dr. Laura Tindall, Vice President Elise Ryan, Secretary Dennis Lipp, Treasurer
Claus Von Grote, Sergeant at Arms Steve Gutman & Diane Von Grote, At Large

August 19 2005

The Honorable Tony Masilotti, Chairman
Palm Beach County Board of Commissioners
301 N Olive Ave.
West Palm Beach, FL 33470

Re: LGLA Support For Central Western Communities Sector Plan

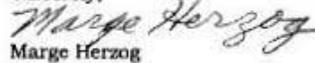
Dear Commissioner Masilotti,

By this letter, the text of which was read and approved by 100% of the LGLA members attending our August 18, 2005 monthly meeting, the LGLA again documents its appreciation to the Board of County Commissioners for making completion and adoption of the Sector Plan a priority. At our meeting, we conducted a public review of the iteration of Text Amendment Staff Report - Amendment Round 05-1 which we obtained on August 17, 2005. We commend the efforts of Planning & Zoning Department's professional staff to balance many complex issues and produce a workable plan that generally respects our Neighborhood Plan. We offer the following brief summary of our positions documented in previous LGLA letters and oral comments before the board by authorized LGLA representatives:

1. We appreciate removal of the "E" Road/140th Street connector from the Thoroughfare Right of Way Identification Map (TIM) and Long Range Transportation Plan Map. It is critical that this connector never be resurrected because it would bring serious traffic, noise, and pollution problems into and through our community.
2. We note that the feared potential extension of Okeechobee Blvd west of Seminole Pratt Whitney is still recommended for further evaluation. Auto and truck traffic generated by the 7,000 people who will be occupying the 2400-unit housing development planned for the Palm Beach Aggregates development at 20-Mile Bend would destroy the rural nature of our community by the resulting intense activity, noise/light/dust pollution, and resultant pressure for even denser development. It will also contribute to even greater traffic congestion burdening our neighboring communities to the east and west.
3. We respectfully request that the anticipated expansion in the capacity of Okeechobee Blvd be consistent with design standards for rural roads, as these may evolve with community input.
4. In light of approved and planned commercial expansion within Loxahatchee Groves on Southern Boulevard, and increasing congestion on Okeechobee Blvd, we strongly support the removal of the Village Center with 35,000 square feet of commercial uses on Okeechobee Blvd! We strongly oppose any additional commercial development on Okeechobee and request that staff be directed to develop formal policy to that effect.
5. Finally, and perhaps most important, our prior letter requesting one home per five acres (see attachment) is not included in Exhibit 7 and we again request that the proposed Sector Plan be slightly modified to change property now zoned for one unit per ten acres to one unit per five acres, throughout our community (which was originally laid out for 5-acre ranchettes and farms when platted in 1926). In light of unprecedented property valuation increases and associated higher taxes, it has now become critical to our community's welfare to reduce the minimum size of our lots.

We reiterate our support for completion of the Sector Plan process and commend the BCC and staff for their consideration of the unique and endangered rural characteristics of our historic community.

Sincerely,



Marge Herzog
President

CC: All County Commissioners
Loxahatchee Groves Water Control District

LGLA BCC SectorPlanSupportL TR0819bmt2 (2)

August 19, 2005

Palm Beach County Commission
301 North Olive Avenue
West Palm Beach, FL 33401

RE: Central Western Communities Sector Plan Amendment

Dear Commissioners:

After reviewing in detail the recent version of the Sector Plan, 1000 Friends of Florida request that the commission not adopt the Sector Plan in its current form. We believe that the following planning issues require attention before the Central Western Communities Sector Plan should be adopted and we request that the Commission decline to adopt the Plan at its August 22, 2005 meeting.

1. The sector plan creates a major conflict between the extension of urban services and allowance of urban/suburban densities into a rural area while at the same time purporting to protect the rural character of the sector plan areas as stated by: *Objective 2.10.1, which says ".....respect rural and semi rural character.....reduce threats to sustained rural character, preserve significant land in open space, support agricultural and equestrian activities, and minimize wide, high volume roads."*
2. The definition of open space and the requirements for the dedication of open space need to be strengthened in order to prevent future development of such areas or to preserve the current agricultural use of open space.
 - a. Land should not count towards the 50% open space requirement for a Rural Residential Planned Development unless the future development of the land is restricted by dedication or a conservation easement made in favor of Palm Beach County or other entity approved by the County. The allowance in Policy 2.10.1-b9 for bona fide agriculture, equestrian uses and amenities, fallow land ..., regional water management facilities as certified by the South Florida Water Management District and acceptable to the County...., " should be limited to where changes from the current use are limited by restrictive covenant or conservation easement. In addition, the requirement that an open space area that is not contiguous to the development area, but counted towards the 50% open space, shall be dedicated or placed in a conservation easement should be retained and not deleted.
 - b. Language should be added to the 900 acre Minimum RR PD option to state that the open space area must be dedicated or encumbered through a conservation easement.
 - c. While the sector plan refers to linked open space for ecological, conservation, and recreation, the map depicting the open space/trail network fail to depict linked

Palm Beach County Commissioners
August 19, 2004
Page 2

open space, and the so-called greenways don't go anywhere, all of them dead-end or are self-contained loops.

- d. Under the guidelines set by the County Commission at the transmittal hearing the definition for open space in the area was to be the definition of open space in the ULDC. That definition follows as:

"Unbuilt land reserved for, or shown on the approved site plan or PDP, as one or more of the following uses: preservation conservation, wetlands, well site dedicated to PBCWUD, passive recreation, greenway, landscaping, landscape buffers, and water management tracts."

This definition would allow any landscaping and other areas, such as stormwater ponds, swimming pools, and sidewalks to count in a development to count as open space. The open space in a development could even consider the ridiculous - landscaping in parking lots and around homes and businesses would be considered open space. Open space is not required to be contiguous under the plan, nor is compact development form required. The plan uses a suburban development model that imitates the Acreage, a form that has long plagued the county with nearly insurmountable traffic problems.

3. 1000 Friends of Florida requests that the provision of the Sector Plan exempting the planning area from TE Policy 1.1-b of the Palm Beach County Comprehensive Plan, the provision requiring land use changes that would result in traffic level-of-service being degraded beyond level of service D, be deleted. The traffic numbers set forth in exhibit 8 illustrate that the sector plan, at the densities proposed, will cause gridlock. We are concerned that the traffic impacts generated by increased density allowed by the plan will be addressed through the use of CRALLS, rather than by setting meaningful levels-of-service that are consistent with the rural character of the sector plan area.
4. The community should be involved in the decision of locating a Village Center on Okeechobee Boulevard rather than removing the Village Center from the Sector Plan without discussion from the community. Taking out the center will increase the probability of strip centers lining that thoroughfare and increasing traffic and undermining the rural character.

1000 Friends of Florida has encouraged appropriate commercial, civic, and supporting businesses to be located within the Sector if it is well-designed and well-placed within the community and provides a proper balance of uses that encourage residents to take care of daily business

Palm Beach County Commissioners
August 19, 2005
Page 3

within their own area to reduce trips. We see no indication of the data and analysis that supports the amount and types of uses found in the Sector Plan. Other employment opportunities may be incorporated into Traditional Marketplace Developments, and Village Centers.

6. The Sector Plan creates the potential for approximately 27, 500 new residential units to be built within the sector plan area compared to the approximately 19,500 units allowed under the current land use designations. The Sector Plan amendments fail to adequately assess the impact of this volume of new development on the road network and will likely create gridlock in the region.

7. While the 2003 version of the Central Western Communities Sector Plan was peer reviewed, this version is substantially different and would benefit from additional review.

8. The addition of a site specific land use change, a 90 acre parcel on Southern Boulevard, appears to be spot planning and should not be included.

1000 Friends of Florida respectfully request the Commission to address the above issues and refrain from the adoption of the Sector plan in its current form.

Sincerely yours,

Charles Pattison, AICP
Executive Director

cc: Board of Directors
DCA Secretary Thaddeus Cohen

Palm Beach County
Board of County Commissioners
301 North Olive, West Palm Beach, FL 33470

August 22, 2005

Regarding: The Central Western Communities Sector Plan Overlay

Dear Commissioners,

Palm Beach County ran a referendum recently. 28 Rural communities located in the Rural Tier of the Award winning Managed Growth Tier System are listed by name in the Charter of Palm Beach County. This Commission's commitment to rural communities was included in Scripps promotions. If located at Mecca Farms, Scripps & Affiliates is to be contained and well planned in conjunction with the planning of the above rural communities.

This Commission monitored our community planning closely and residents were never allowed to change anything outside of the public planning process but now changes after July 19, 2004 seem to favor specific landowners who observed but did not participate in Community Planning until after studies based on Community meetings were completed. These landowners are using our Central Western Communities' Sector Plan approval process as their amendment process. It is unclear how these major changes have been included but the rights granted make the negative impacts of this version of the Overlay overwhelming. Gridlock is one certainty.

Our Comprehensive Plan won a National Award for Smart Growth. In it the County Commission is charged with resolving existing failing commercial centers and housing problems before initiating changes to the Western Communities and the remaining farmland of Palm Beach County. The Commission cannot change, remove or delay unopposed Community Planning and replace it with piecemeal strip commercial, minimal open space, inconsistent housing developments and new roads and services based on concepts of real estate developers. That is Bewardization, which Commissioner Masilotti pledged to stop. He promised to protect his "More Mayberry than Miami" communities and was very angry at WilsonMiller for less density and intensity and better plans than currently proposed.

Clustering and zero lot line are methods to maximize open space, not increase density. To get additional density the original 70/30 percentage of open space in the Central Western Communities Sector Plan should be reinstated for all clusters/PD's. 1 unit per 5 acres is the highest density consistent with the Loxahatchee Groves Neighborhood Plan.

RR5 Rural Cluster or RR5 Planned Development is consistent with Charter Rural Communities and Rural Tier projects. Developers were silent during the seven year public process of planning the communities their lands are located in and around until the last days. It is therefore premature and inconsistent with Comprehensive Plan and Sector Plan goals to encourage services, roads, density increases and reduced open space for specific real estate developer's concepts now.

The GL Homes plan and Simons II are projects, not communities and are not general Central Western Communities policies. They are Specific Area Plans. I feel that developers in the Rural Tier could get closer to what is acceptable by looking to the original Wellington PUD with transitional density, Rural Service Area and Equestrian Preserve. I concur with 1,000 Friends of Florida's position on open space.

I support 1,000 Friends of Florida's position on Conservation and Water resources.

Amendments in the Sector Plan area should be consistent with Rural Tier densities, design standards and land use and submit to public process no matter who they know or how much money, time and land they have to lobby with.

Rural Community Road Design for Charter Rural Communities should be completed now.
E Road/140th should be removed from the transportation map. It conflicts with
Transportation Element Policy 1.4-r.

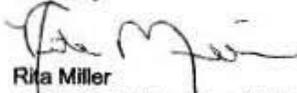
Okeechobee Boulevard should not be extended and Western Way should not be built.

Roads and development must be approved by public process and paid for solely by the real estate developer so the public is not forced to subsidize Browardization, especially after winning a National Award for Smart Growth.

The Commission has three choices: to write new policy forbidding commercial on Okeechobee Blvd., reinstate the Okeechobee Village Center policy or maintain current language for strip commercial. There was no resident opposition to the Center for seven years until this meeting. The Center has been reinstated once before. I support Treasure Coast Regional Planning Council's recommendation to reinstate the Village Center.

I support an Overlay consistent with Neighborhood Plans, the Charter, the Comprehensive Plan and the Central Western Communities Sector Plan of July 19 2004, before final changes. I do not support the final changed version. Amendments should not proceed based on it. The public has entrusted this Commission to evaluate projects by public process and community plans in the Comprehensive Plan to control long term impacts on the environment and communities, not by the "that concept looks good" method. For example, another Wal-Mart in this area will put existing and proposed neighborhood commercial out of business and people out of jobs. Your constituents and rural consultants wisely planned Communities over ten years with priority on sustainability, livability, conservation, water resources, balanced commercial need, roads and open space before July 19, 2004. Please honor Community Plans.

Sincerely,



Rita Miller
15077 Scott Place, Loxahatchee Groves, Florida 33470

cc: Michael Busha, Executive Director, Treasure Coast Regional Planning Council
Jeff Bieling, Regional Planning Administrator, Florida Department of Community Affairs
Robert Weisman, County Administrator
Barbara Alterman Esquire, Executive Director, Planning, Building & Zoning
Robert Banks Esquire, Assistant County Attorney
Alex Hanson, Project Manager, Planning Division



Nancy Gribble
1525 Gallop Drive
Loxahatchee, Florida 33470
(561) 793-4573

August 22, 2005

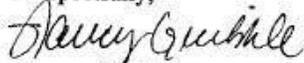
Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

Re: Amendment Round 05-1
Central Western Communities Sector Plan

County Commissioners,

Due to significant changes in language, I object to the adoption of Amendment Round 05-1 as it pertains to the Central Western Communities Sector Plan.

Respectfully,


Nancy Gribble

Joan Shewmake
3764 B Road
Loxahatchee, FL 33470

August 22, 2005

Palm Beach County
Board of County Commissioners
301 North Olive Avenue
West Palm Beach, FL 33401

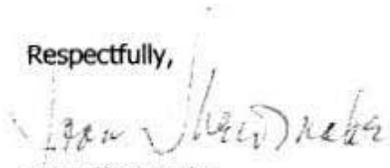
Re: Central Western Communities Sector Plan

Dear Commissioners:

The County spent seven years, money, many man hours and community input developing the Sector Plan. The tier system received accolades and awards. Now, there are people who would scuttle the Sector Plan or at least make it ineffective. This would be a travesty. I believe it should be passed without the final revision and according to the July 19, 2004 version. That approval was held up to consider the impact of Scripps. None of these final changes refers to Scripps.

I believe it should include the Village Center on Okeechobee Boulevard, rural road language and RR5 should be applied to all rural areas. I also think that any clustered developments should be maintained at 100 acres. This reduction in area pertains to only one area in Loxahatchee Groves and smacks of favoritism. I am a member of the LGLA and I support the Village Center.

Respectfully,


Joan Shewmake

P.S. Regarding the RRP, 1/1.25 is NOT compatible with surrounding areas. The community did not protect clustering, they protected density

FOX TRAIL

PROPERTY OWNERS ASSOCIATION
P. O. Box 211 • Loxahatchee, Florida 33470

August 22, 2005

Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

Re: Amendment Round 05-1
Central Western Communities Sector Plan

County Commissioners,

Due to significant changes in language, the Fox Trail Property Owners Association Board of Directors hereby object to the adoption of Amendment Round 05-1 as it pertains to the Central Western Communities Sector Plan.

The Fox Trail Property Owners Association Board of Directors hereby request the adoption of Amendment Round 04-02 language as it pertains to the Central Western Communities Sector Plan.

Respectfully Submitted,

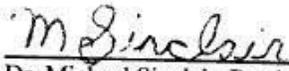

Dr. Michael Sinclair, President
Fox Trail Property Owners Association

EXHIBIT 8

Traffic Information

CWC Sector Plan Area - 2025 Traffic Projections																									
rev 03/30/2005		Existing FUA		RR Cluster 5.6		RR Cluster 5.6		RR Cluster 1.25.6																	
		PBAGG/2000		PBAGG/2000 943k of																					
Developed from orig. 2025 for smoothing		Without Scripps		Without Scripps		With Scripps		Without Scripps		Without Scripps		With Scripps		With Scripps											
Original (A) Smooth		(B)		(C)		(D)		(E)		(F)		(G)		(H)											
Base	Smthd	Factor	PBA	Smthd	NBS	Smthd	NB3	Smthd	NB9	Smthd	N10	Smthd	NB7	Smthd	GWV	Smthd									
(A)	(A)	(A)	(B)	(B)-(A)	(C)	(C)-(B)	(D)	(D)-(B)	(E)	(E)-(B)	(F)	(F)-(E)	(G)	(G)-(B)	(H)	(H)-(G)									
Seminole-Pratt	N of SR-80	22	21	0.9545	21	20	-1	22	21	1	27	26	6	28	27	7	22	21	-4	31	30	10	26	25	-5
	N of Okeechobee Blvd	32	35	1.0938	35	38	3	37	40	2	46	50	12	52	57	19	41	45	-12	56	61	23	46	50	-11
	N of Persimmon	33	30	0.9091	34	31	1	35	32	1	48	44	13	51	46	15	39	35	-11	59	54	23	50	45	-8
	N of Orange Blvd	37	33	0.8919	38	34	1	35	31	-3	53	47	13	57	51	17	58	52	1	71	63	29	70	62	-1
SR-80	W/20 MI Bend	20	20	1.0000	20	20	0	20	20	0	20	20	0	20	20	0	20	20	0	20	20	0	20	20	0
	W of Lion Country	12	12	1.0000	15	15	3	20	20	5	19	19	4	20	20	5	29	29	9	20	20	5	27	27	7
	W of Seminole Pratt	16	16	1.0000	21	21	5	25	25	4	25	25	4	26	26	5	34	34	8	25	25	4	33	33	8
	E of Seminole Pratt	35	33	0.9429	39	37	4	43	41	4	46	43	7	49	46	9	51	48	2	50	47	10	52	49	2
Okeechobee	E of Forest Hill Blvd	44	50	1.1364	44	50	0	43	49	-1	43	49	-1	45	51	1	45	51	0	44	50	0	45	51	1
	E of 20 Mile Bend	8	8	1.0000	8	8	0	7	7	-1	7	7	-1	7	7	-1	7	7	0	8	8	0	7	7	-1
	W of Lion Country	10	10	1.0000	17	17	7	22	22	5	22	22	5	22	22	5	22	22	0	22	22	6	24	24	2
	W of Seminole Pratt	13	13	1.0000	19	19	6	25	25	6	26	26	7	26	26	7	25	25	-1	27	27	8	26	26	-1
Persimmon Rd	E of Seminole Pratt	10	10	1	10	10	0	10	10	0	10	10	0	19	19	9	18	18	-1	17	17	7	17	17	0
	W of Royal Pal Boh Blvd	19	19	1	19	19	0	18	18	-1	15	15	-4	25	25	6	25	25	0	22	22	3	22	22	0
Northlake Blvd	E of Seminole Pratt	24	23	0.9583	27	26	3	26	25	-1	20	19	-7	40	38	12	41	39	1	30	29	3	29	28	-1

1. Note comparisons are to (A) first, then (B) and where Western Access runs are compared to previous runs.
 2. With Scripps model includes PGA @ 6L through Scripps, 4L east, Seminole-Pratt 2L from Beeline to Scripps, 6L to Northlake, 4L south, Coconut from PGA to Northlake @ 2L.
 3. Smthd represents volume adjustment to reflect validation volumes to ground counts.
 3. All beyond base include PBAGG at 2000 units and modified non-residential increases for Gallery, Walsey and NW corner of SR-80 and Seminole Pratt

TAZ 1059 generally lies east of L8 canal with 2000 d/s. Area east of PBAGG non-residential @ 943,000sqft (50%commercial, 50%service)
 Western Access - 2 lane undivided arterial north/south generally along L8 canal

(A)=Base;(B)=(A)+PBA 2000 units;(C)=(B)+CJ&CG units + 943k;(D)=(C)+Scripps;(E)=(C)+CJ&CG additional unit;(F)=(E) w West Access;(G)=(E)+Scripps;(H)=(G) w West Access

EXHIBIT 9

CWC Facilities Map

EXHIBIT 10

Background Information



Central Western Communities Sector Plan: At the Forefront of Planning for Sustainability

Project Overview: This regional comprehensive planning project, approximately 53,000 acres in central western Palm Beach County, involves the creation of a sector plan (Conceptual Plan Overlay) under the first agreement executed by a local government with the Florida Department of Community Affairs pursuant to Section 163.3245, Florida Statutes, Optional Sector Plans.

With adoption of the County's Managed Growth Tier System (MGTS) on August 19, 1999, Future Land Use Policy 4.1-d was established by the Board of County Commissioners to undertake sector planning in this region to address the impacts of the growth associated with the established development pattern (predominately grand fathered subdivisions) and to plan for the future of the region. Through implementation of the MGTS, the sector plan will address the needs for and increasing demands on services, as this area continues to grow. It will provide opportunities to protect the rural character in the area and enhance the environment. The sector plan will address items such as parks, schools, transportation network, water resources and management, environmental resources and natural systems, and employment/economic opportunities.

Background: A contract was executed on July 11, 2000 with the WilsonMiller, Inc. Team for consultant services and with Florida Atlantic University (Joint Center for Environmental and Urban Problems) for peer review services. Focus groups were conducted by the consultants in September 2000. The first of three Community Workshops and Peer Review Sessions were held in November 2000. The consultants developed Community Design Scenarios as part of Stage 2: Visioning/Alternative Futures and presented them at the second Peer Review Session in March 2001, the second Community Workshop in April 2001, and at a Board of County Commissioners Workshop (BCC) in May 2001. At this BCC Workshop, the results of Stage 2, including the Preferred Development Strategies (Rural Land Stewardship and Agricultural Preservation options) were presented. At that time, the Board directed the Office of Financial Management and Budget (OFMB), in cooperation with the Planning, Zoning and Building Department (PZ&B), to further analyze and compare the relative fiscal impacts of the two recommended options and to determine the feasibility of a bond issue that would be required to implement the Agricultural Preservation strategy.

OFMB issued a report in October of 2001 and presented their findings to the BCC at a workshop held on November 27, 2001. This fiscal analysis essentially concluded that either of the two preferred options would have somewhat more favorable fiscal impacts on the county than would the status quo Trend Plan. The BCC directed PZ&B staff and the consultant team to continue the planning process and to develop a hybrid option with components of both options, including:

- Mechanisms to obtain large areas of open space for agriculture, greenways and trails, vistas, and water management purposes;
- Incentives to achieve clustered development;
- Needed improvements for the existing communities;
- Neighborhood/community serving non-residential uses and an employment center;
- and

- Public facilities and services, with an evaluation of their relative cost.

At a June 24th, 2003 BCC Workshop, the consultant team of WilsonMiller presented the Conceptual Plan Overlay, Implementation Strategies, and Design Guidelines for Stage 3. At that time, the Board directed staff to make the following revisions to the draft presented by WillsonMiller:

- Develop a revised version of the Conceptual Plan presented by the consultants.
- Emphasize rural design for the entire area.
- Include a cluster development option to preserve at least 50% of open space.
- Stay within the currently vested dwelling unit “cap” for the entire sector plan area.
- Allow for rural “ranchette” subdivisions with variable lot sizes of at least 1¼ acres.
- Prohibit multifamily units.
- Recommend incentives to obtain “community-wide public benefits”.
- Substantially reduce the amount of proposed commercial development.
- Plan for an Employment Center at the Southwestern corner of Sector Plan area.
- Plan for an equestrian community that includes an equestrian center and neighborhood-serving non-residential uses.
- Evaluate the use of Best Management Practices (BMP) for horse manure disposal.
- Evaluate the removal of proposed Okeechobee Boulevard extension west of Seminole Pratt Whitney Road.
- Evaluate potential corridor studies / overlays on Okeechobee and Southern Boulevards. Further BCC direction given in October 2003 included the review of allowing medically related uses in areas along Southern Blvd.

In November 2003, staff proceeded with a Sector Plan Boundary change in recognition of the Scripps Research Institute project that resulted in the execution of an agreement with the Department of Community Affairs, effective December 23, 2003, that excludes Mecca Farms, Unit 11 and a portion of the Hungryland Slough from the Sector Planning boundaries. Hence, this document does not reflect or take into account the impacts of the Scripps Research Institute project to the CWC Sector Plan area. As these impacts become better known, this Plan will likely need to be modified to reflect the anticipated changes in the conditions for the area.

Project Status: At a February 17th, 2004 BCC Workshop, Planning Division Staff presented a summary of the Conceptual Plan Overlay, Implementation Strategies, and Design Guidelines for Stage 3. At that time, the Board directed staff to evaluate the following revisions to the draft presented:

- Coordinate with the appropriate agencies on water issues for the area. (Specifically deal with water supply and water quality issues)
- Continue to pursue the Community Stewardship concept for the future open space areas.
- Consider revisiting some aspects of the plan as the impacts of Scripps are known.
- Further evaluate the removal of the proposed Okeechobee Boulevard extension west of Seminole Pratt Whitney Road.
- Consider reducing the 900-acre minimum required for the rural cluster development option.
- Reconsider the recommendation to expand the existing non-residential plaza on Seminole Pratt Whitney Rd. and Orange Blvd.

- Consider not proceeding with the Loxahatchee Groves Civic Village Center on Okeechobee Boulevard.

At an April 5th, 2004 BCC Public Hearing for Initiation of Amendment Round 04-2, Planning Division Staff presented their recommendation on BCC directives given on February 17th, 2004. At that time the Board endorsed Staff to:

- Continue coordinating with the appropriate agencies on water issues, pursuing the Community Stewardship concept and factoring in the impacts of Scripps on an as needed basis.
- Maintain in the plan the proposed expansion of the Seminole/Orange Village Center and a central location for the proposed Loxahatchee Groves Civic Village Center somewhere along Okeechobee Boulevard.
- Further evaluate the removal of the proposed Okeechobee Boulevard extension and the 900-acre minimum requirement for the rural cluster development option.

At the June 8, 2004 BCC Meeting, the BCC approved a Sector Plan Boundary to remove Palm Beach Aggregates, which defines the Southwest edge of the Sector Plan area, from the Sector Plan boundaries.

Currently, Staff is proceeding with Stage 4: Implementation Tools, which includes the development of policies to be included in the Comprehensive Plan as part of Amendment Round 05-1. Additionally, this entails developing implementation strategies and design guidelines to further articulate the different components of the Sector Plan Conceptual Plan Overlay. The Transmittal Hearing for this round is scheduled for April 6th, 2005 with an anticipated adoption date of August/September of 2005.

The current project status and anticipated future dates for project activities can be found by accessing the **project web site at: www.pbcgov.com/pzb** (Click on the link, located to the right of the screen, titled "Central Western Communities Sector Plan").

Additional information can be obtained by contacting:

Alex Hansen, AICP, Project Manager
Palm Beach County Planning, Zoning and Building Department
Planning Division
100 Australian Ave, 5th Floor
West Palm Beach, FL, 33406
Phone: (561) 233-5364 Fax: (561) 233-5365
email: ahansen@co.palm-beach.fl.us