

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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