



## TEXT AMENDMENT AMENDMENT ROUND 07-2

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FINAL REPORT, NOVEMBER 26, 2007

### I. General Data

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**Project Name:** Urban Redevelopment Area (URA) Master Plan  
**Elements:** Future Land Use Element & Map Series  
**Project Manager:** Scott Rodriguez and Jorge Perez, AICP  
**Staff Recommendation:** Staff recommends *approval* based on the findings and conclusions presented in this report.  
**Motion:** To *adopt* the proposed amendment.

### II. Item Summary

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**Summary:** To hold a public hearing on revisions to the Future Land Use Element to add a new sub-objective and policies regarding the URA Planning Study and Corridor Master Plan (hereinafter "Master Plan"), and to add a new map to the Map Series, Map LU 9.1, Urban Redevelopment Area Regulating Plan. Specifically, amendments will add and revise text regarding: urban design, stormwater management, transportation and mobility, mix of non-residential and residential uses, schools, and zoning. The proposed amendments build on the County's intent to redirect growth and redevelop areas that are already urbanized and contain infrastructure for sustainable places to work and live.

**ULDC Impacts:** This proposed amendment will result in subsequent amendments to the Unified Land Development Code (ULDC) as the proposed site development regulations differ from what the current ULDC regulations allow.

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### III. Hearing History

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**Local Planning Agency:** The LPA heard the proposed amendment on July 13, 2007, after a previous workshop (May 11, 2007) and presentation on the Urban Redevelopment Area. No one from the public spoke. The LPA held a brief discussion in favor of the agreement, and based on the findings and analysis contained in this staff report, a motion to **recommend approval** was made by Sandra Greenberg, seconded by Katharine Murray, and passed unanimously (9-0) to forward the proposed amendments to the Board of County Commissioners with a recommendation for approval.

**Board of County Commissioners Transmittal Public Hearing:** The Board of County Commissioners heard the proposed amendment on July 23, 2007. Dana Little of the Treasure Coast Regional Planning Council (TCRPC) gave a brief presentation of the status and final recommendations of the Urban Redevelopment Area Master Plan. No one from the public spoke. There were no comments. Commissioner Mary McCarty inquired on whether affected municipalities within the URA were being periodically informed. Commissioner Jeff Koons informed Commissioner McCarty that the municipalities were being informed. Commissioner Mary McCarty motioned to **transmit** the proposed amendment and was seconded by Commissioner Karen Marcus. The motion passed unanimously (6-0) and will be forwarded to the Department of Community Affairs for review.

**The Department of Community Affairs:** No comment/objections.

**Board of County Commissioners Adoption Public Hearing:** The Board of County Commissioners heard the proposed amendment on November 26, 2007. Board discussion relative to the amendment included the need for the County to continue working with the municipalities within the boundaries of the Urban Redevelopment Area to assist them in framing and realizing their redevelopment vision. Motion to adopt the staff's recommendation was made by Commissioner Jeff Koons, and was seconded by Commissioner Karen T. Marcus. The BCC approved in a unanimous (6-0) vote, with Commissioner Mary McCarty absent.

### IV. Background

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In recent decades, Palm Beach County has experienced remarkable growth and change. With this growth has come prosperity and challenges. Most planning and development energies have focused on the gradual expansion westward, leaping over the central "core" of unincorporated Palm Beach County. As such, many areas in the County, centrally located and typically underutilized, provide great opportunities for urban redevelopment. Initially identified in the County's Infill and Redevelopment Study (2004), the URA is intended to focus development energies within the urban service boundary, on underutilized or vacant parcels, and mitigate some problematic infrastructure and mobility issues. An emphasis on urban infill and redevelopment, particularly on the County's corridors, will have the benefit of providing housing, commercial, and retail opportunities in close proximity as well as increasing ridership potential for mass transit.

In 2005, the Comprehensive Plan's Future Land Use Element was amended to establish the URA in six policies under Sub-Objective 1.2.3 of the Revitalization Redevelopment & Infill Overlay (RRIO). The goal of the Urban Redevelopment Area is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and
- Attract new residents, businesses and services to improve the quality of life for the current population in the URA.

These policies are largely encouraged policies to entice redevelopment, but provide little in the way of consistent vision or direction for redevelopment efforts. A more detailed study was required that would comprehensively address the deficiencies in infrastructure, incorporate efficient and tested redevelopment strategies, provide a consistent vision for future redevelopment efforts and involve stakeholders from the URA. With this goal in mind, the Treasure Coast Regional Planning Council (TCRPC) surveyed the 30 square mile URA, conducted stakeholder interviews, presented the project to the general public, and conducted a week-long charette to compile a comprehensive study (the “Master Plan”) that includes the current conditions, the area’s assets, its potential, and a list of recommendations to achieve a sustainable development pattern through redevelopment. The Master Plan is generally divided in five categories: stormwater management, transportation and mobility, non-residential, schools, and land use and zoning. These categories inter-relate to provide a cohesive vision in which the URA contains retail, industrial and office uses that provide jobs and services to residents; residents have choices to work in the area or commute to other locations with the added benefit of public transit. An area-wide network of open spaces, stormwater areas, schools and parks would provide for recreational and educational needs of the whole community.

The proposed amendments seek to implement this vision. Physical changes in the URA would result from the implementation of these policies and subsequent amendments to the ULDC.

## **V. Data and Analysis**

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Exhibit 1 of this report contains the Goals, Objectives and Policies setting the framework for subsequent changes in the Comprehensive Plan pursuant to the URA Master Plan findings.

The urban portions of Palm Beach County have developed according to suburban regulations that have produced a single-use, automobile-oriented physical layout. The URA Master Plan highlights the area’s privileged location, and the presence of major infrastructure, as factors for future redevelopment in a more sustainable fashion. Palm Beach County land development policies do not currently allow for the construction of pedestrian-friendly, mixed-use areas that maximize the use of transit and reduce expenditures in additional infrastructure in outlying areas of the county. It is projected that redevelopment will become an important source of new housing, new retail areas, and new employment centers within Palm Beach County.

The area that comprises the URA was generally developed in the decades following World War II, according to the planning principles of the era, or simply with little planning. The result was the separation of land uses, and the segregation of commercial/industrial areas from residential streets. The URA Master Plan recognizes a certain lack of connectivity between the residential areas and the businesses that are intended to serve them. While no changes are anticipated to the residential neighborhoods, it is expected that portions of the commercial corridors will

eventually and willingly redevelop to include a mix of uses, building placement that is pedestrian-oriented and helps to shape the public realm, contribute to a more urban streetscape including an increased use of transit and provide for additional mobility options. These changed assumptions indicate that Palm Beach County's current land development regulations will not be adequate to address the redevelopment strategies, mix of uses, building form, and placement that the Master Plan anticipates for the URA.

New issues include ever-rising land values and the provision of infrastructure in Palm Beach County. The Comprehensive Plan addresses developments such as traditional marketplaces and the like; however, the URA Master Plan includes detailed, site-specific strategies for redevelopment along certain corridors.

The URA Master Plan is unique in that it applies specifically to a portion of urban Palm Beach County. The proposed language includes changes to land development policies that apply very specifically to this area of the county; therefore, additional detail is provided to ensure that redevelopment occurs according to the URA Master Plan. This will be accomplished through subsequent amendments to the Unified Land Development Code (ULDC) that would achieve the form, mix of uses, urban design, and redevelopment strategies found within the URA Master Plan. Furthermore, the stated purpose of the County's Managed Growth Tier System is to provide strategies to protect viable existing neighborhoods and communities and promote the enhancement of areas in need of assistance. In the initial phases of the study leading to the URA Master Plan, TCRPC identified areas that are intact and are not likely to redevelop. The preponderance of those sites are existing residential neighborhoods where redevelopment is not necessary nor should it be encouraged. Concomitant with this are the existing commercial corridors (along the arterials) that are the areas most likely to redevelop, according to TCRPC.

Additionally, the Comprehensive Plan sets forth multiple directives, Goals, Policies, and Objectives the proposed URA Policies are consistent with and/or support:

**Introduction and Administration Element:**

The Goals, Objectives and Policies presented in the Plan Elements reflect the directives of the citizenry and the Board of County of Commissioners. These directives, which are discussed in greater detail in the Land Use Element, are:

- Redirect growth to the East where services and facilities can be provided and encourage the revitalization/redevelopment of the coastal communities.

**Future Land Use Element:**

The updated 1989 Land Use Element addresses actions to correct unforeseen problems and opportunities of development, ensures consistency with State and regional plans and implements the direction provided by the Board of County Commissioners to:

- Strengthen and facilitate revitalization and redevelopment and infill development programs;
- Increase the integration between land use planning, natural resource protection, water resource management, transportation planning, and economic planning;
- Provide incentives for mixed-use and new town developments and urban design;
- Address the needs of developed urban areas that lack basic services;
- Coordinate growth with the provision of infrastructure;

**VI. Public And Municipal Review**

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**Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on May 4, 2007. At the time of the printing of this report, no objections to the amendment had been received.

**Other Notice and Comments:** Notification regarding the commencement of the URA study was sent in August 2006. Subsequent stakeholder interviews were conducted between September 5-8, 2006. The initial presentation of the Draft Master Plan was made at the PBC Land Use Advisory Board/LPA on February 23, 2007. Subsequent presentations to interested County and State agencies were made on March 20, 2007, and a workshop to discuss the initial findings with the PBC BCC was conducted on March 27, 2007. On March 26, 2007, property owners along the Military Trail and Congress Avenue corridors were notified by mail concerning the URA TCEA amendment in Amendment Round 07-1. A joint workshop between several PBC Commissioners and the elected officials and staff of the Village of Palm Springs was held on June 21, 2007. A final public presentation to solicit input on the draft master plan was held on June 28, 2007. All presentations afforded members of the public an opportunity to comment and ask questions of TCRPC and County staff. Generally, the comments received were positive and hopeful regarding implementation of the master plan. Most of the questions raised concerned the cost and feasibility of a storm water solution for the area. However, based on the discussions with the Village of Palm Springs, additional discussions and workshops will be needed to resolve the appropriate intergovernmental coordination regarding participation and implementation in the URA.

## VII. Staff Assessments and Conclusions

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Based on the data and analysis, the following conclusions and assessments are drawn:

- The current ULDC regulations promote suburban, Greenfield-type densities and intensities which effectively segregate single uses on individual parcels of land. The Master Plan proposes to integrate and mix uses along existing urban corridors in an already designated URA to establish patterns of development new to unincorporated Palm Beach County. Emphasis is placed on supporting mobility and transportation options, interconnectivity between parcels, urban design, and framing public space along these corridors.
- The redevelopment strategies proposed in the URA Master Plan are consistent with stated goals of the County's Comprehensive Plan, its Managed Growth Tier System, and state and regional efforts to promote infill and redevelopment that utilize existing public facilities and services.

Therefore, staff recommends **approval** of this amendment based on the findings and conclusions of this report.

### Attachments

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Exhibit 1 – Proposed text revisions in <del>strike-out</del> and <u>underline</u> format	7
Exhibit 2 – Proposed map revisions (New Map and Regulating Plan)	15
Exhibit 3 – URA Master Plan	16

## Exhibit 1

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### A. Future Land Use Element, Urban Redevelopment Area Master Plan

**REVISIONS:** To add a new sub-objective and policies regarding the URA and to renumber policies accordingly. The revisions shown with the added text underlined, and the deleted text ~~struck out~~.

#### **NEW SUB-OBJECTIVE 1.2.4 The Urban Redevelopment Area (URA)**

The Palm Beach County Urban Redevelopment Area (URA) is hereby established. The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

**NEW Policy 1.2.4-a:** The Urban Redevelopment Area is depicted on the Special Planning Areas Map in the map series and its boundaries are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extend to some points as far west as Jog Road.

**NEW Policy 1.2.4-b:** By January of 2009, the County will establish future land use designations and the process of amending such designations within the stated boundaries of Sub-objective 1.2.4 to accommodate urban densities and site design requirements consistent with the Urban Redevelopment Area Master Plan, the Regulating Plan and would lead to subsequent revisions to the Unified Land Development Code.

**REVISED Policy ~~1.2.3-f~~ 1.2.4-c:** Higher development intensity/density should be encouraged in portions of the URA ~~where appropriate~~, in general accordance with the diagrams included in Chapter III of the Planning Study and the Regulating Plan (Map Series LU 9.1), and with the URA's Traffic Concurrency Exception Area (Policy 1.2-v, Transportation Element). More specifically, additional development intensity/density are encouraged in those areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.)

Densities within the URA shall be approved at numbers higher than those shown on the Future Land Use Atlas for areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.). Approval shall be contingent on consistency with the URA Master Plan and the Regulating Plan. These additional units must be obtained from a density pool of 3,181 bonus units assigned to the Military Trail study area, and 2,004 bonus units assigned to the Congress Avenue study area, or greater as specified by Tables TE-7A and TE-7B of Policy 1.2-v, Transportation Element.

1. The Palm Beach County Planning Zoning and Building Department shall coordinate with willing municipalities to create zoning districts that allows and encourages the effective integration of residential and non-residential uses; and
2. Palm Beach County will support the creation of densities equal to or higher than 8 du/acre, or a density bank totaling 3,181 bonus units assigned to the Military Trail study

- area, and 2,004 bonus units assigned to the Congress Avenue study area, as generally illustrated in Chapter III of the Planning Study and Corridor Master Plan; and
3. The Urban Redevelopment Area (URA) shall be designated as a receiving area for the Transfer of Development Rights program described under Land Use Objective 2.6. Within the URA, TDR units may be provided from the County TDR bank at no cost or at a discounted rate. Further, units provided through the TDR program shall not be counted towards the 3,400 du density bank as described above and FLUE Policy 2.6-g-3 bonus densities shall also be applicable within the URA.
  4. Residential development according to this policy shall be either vertically integrated with other commercial/office uses; or it shall be located in a prominent part of the site, and be integrated with other uses on the site, within close proximity to sidewalks along ROWs, and share vehicular entrances with other non-residential uses on-site.
  5. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Centers, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) in exchange for the dedication of land for public facilities (including but not limited to a public school) on portions of the site, and provided the form of development is generally consistent with the URA Master Plan and Regulating Plan.
  6. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Infill, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) provided the form of development is generally consistent with the URA Master Plan and Regulating Plan.

**REVISED Policy 1.2.3-i 1.2.4-d:** The County shall require, ~~where feasible,~~ inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.

**REVISED Policy 1.2.3-j 1.2.4-e:** The County shall seek and encourage workforce-housing opportunities in the URA. Additionally, projects within the URA shall comply with the provisions of Housing Element Policy 1.5-g.

**REVISED Policy 1.2.3-k 1.2.4-f:** The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

**REVISED Policy 1.2.3-g 1.2.4-g:** Mixed use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

**NEW Policy 1.2.4-h:** By January of 2009, 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.

**REVISED Policy 1.2.3-h 1.2.4-i:** Higher development intensity/density shall incorporate multi-modal transportation amenities for development and redevelopment projects in the URA when adjacent to arterial and/or collector facilities.

**TABLE 2.1-3  
OVERLAY SERIES**

Overlay	Tier	Reference
Revitalization and Redevelopment ( <del>R/R-O</del> RRIO)	Urban/Suburban Tier	Sub-Obj. 1.2.3
Urban Redevelopment Area (URA)	<u>Urban/Suburban Tier</u>	<u>Sub-Obj. 1.2.4</u>
<i>unaltered text omitted for brevity</i>		

**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
<i>unaltered text omitted for brevity</i>						
<u>URA</u> Urban Redevelopment Area	<u>Sub-Objective</u> <u>1.2.4</u>	<u>X</u>	=	=	=	=

**III. IMPLEMENTATION**

**G. Community Planning**

**Community Plans/ Neighborhood Plans and Studies**

The Western Communities Task Force Working Paper, Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics of the Tier(s) containing the neighborhood plan.

The following is a list of the County’s neighborhood plans and studies:

1. Haverhill Area Neighborhood Plan
2. High Ridge Road Corridor Study
3. Jog Road Corridor Study
4. Jupiter Farms Neighborhood Plan
5. Lake Worth Road Corridor Study
6. Loxahatchee Groves Neighborhood Plan
7. Skees Road Study
8. The Acreage Neighborhood Plan
9. West Boynton Area Community Plan
10. Western Northlake Corridor Land Use Study
11. The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan)

**Lake Worth Park of Commerce Urban Redevelopment Area** – The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

**RENUMBERED Policy ~~1.2.3-l~~ 1.2.3-f:** The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

**RENUMBERED Policy ~~1.2.3-m~~ 1.2.3-g:** The Planning Division in coordination with the Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

**RENUMBERED Policy ~~1.2.3-n~~ 1.2.3-h:** The Planning Division in coordination with the Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

**RENUMBERED Policy ~~1.2.3-o~~ 1.2.3-i:** By December, 2002, the County shall initiate an amendment to designate the Lake Worth Park of Commerce Urban Redevelopment Area as a Transportation Concurrency Exception Area (TCEA).

**Lake Worth Road Commercial Corridor Overlay (LWRCCO)** - The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCCO) is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The Lake Worth Road Commercial Corridor area is located approximately one mile west of the heart of downtown Lake Worth, and is bounded on the north by 2nd Avenue, on the south by the L-12 Canal, on the east by Congress Avenue, and on the west by Military Trail.

**RENUMBERED Policy: ~~1.2.3-p~~ 1.2.3-j:** The Office of Community Revitalization shall continue to develop and recommend financial and regulatory incentives to encourage infill and redevelopment along Lake Worth Road.

**RENUMBERED Policy ~~1.2.3-q~~ 1.2.3-k:** The Office of Community Revitalization shall continue to work with the Planning Division and the Engineering and Water Utilities departments to formulate a design and financing strategy for the installation of storm drainage and water/waste water improvements along Lake Worth Road.

**RENUMBERED SUB-OBJECTIVE ~~1.2.4~~ 1.2.5 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.

**RENUMBERED Policy ~~1.2.4-a~~ 1.2.5-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.

**RENUMBERED Policy ~~1.2.4-b~~ 1.2.5-b:** 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.

**RENUMBERED Policy ~~1.2.4-c~~ 1.2.5-c:** The total amount of acreage shown as Commercial on the Future Land Use Atlas, at the time of Plan adoption may be increased 20 percent, through the rezoning process, without an amendment to the FLUA. The Board 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.

**RENUMBERED Policy ~~1.2.4-d~~ 1.2.5-d:** Within the WCRAO, a parcel may be eligible to be rezoned to Industrial although it as a future land use designation that does not typically permit industrial uses, provide that it 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.

**RENUMBERED Policy ~~1.2.4-e~~ 1.2.5-e:** The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-objective 1.2.3, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). The more specific policies in this Sub-objective, 1.2.5, shall apply in the case of a conflict.

### III. IMPLEMENTATION

#### E. Overlays

##### **Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)**

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 ~~4.2.4~~ 1.2.5 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.

##### **REVISED SUB-OBJECTIVE ~~4.2.5~~ 1.2.6 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) allow the residents within the area to directly participate in the future land use decision-making process, and 3) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

**RENUMBERED Policy ~~4.2.5-a~~ 1.2.6-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.

**RENUMBERED Policy ~~4.2.5-b~~ 1.2.6-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, subject to any further restrictions or requirements contained in the Comprehensive Plan, or development regulations adopted pursuant to the PBIA Overlay criteria. Industrial development using either of the zoning districts be in the form of a Planned Industrial Park or campus-like industrial development. 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.

**RENUMBERED Policy ~~4.2.5-c~~ 1.2.6-c:** *Contents relocated into FLUE Policy ~~4.2.5-b~~ 1.2.6-b in Amendment Round ~~04-4~~ 07-2.*

**RENUMBERED Policy ~~1.2.5-d~~ 1.2.6-d:** All future land use designations within the Overlay shall be eligible to convert to Industrial uses, as provided for in Future Land Use Element Policy ~~1.2.5-b~~ 1.2.6-b. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA). Areas possessing this designation shall remain as such.
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:
  - a) The Wooded Acres (Timber Run) subdivision;
  - b) The Lake Belvedere Estates subdivision;
  - c) The Overbrook subdivision;
  - d) The area defined by the following boundaries beginning at Wallis and Jog Roads:

Western boundary:	Jog Road between Wallis Road and Belvedere Road;
Northern boundary:	Belvedere Road between Jog Road and the Timber Run subdivision;
Eastern boundary:	The western limits of the Wooded Acres (Timber Run) subdivision and the Royal Palm Estates subdivision;
Southern boundary:	Southern Boulevard extending to the western side of Sunbeam Avenue;
Southwestern boundary:	Sunbeam Avenue between Southern Boulevard and Wallis Road.

**RENUMBERED Policy ~~1.2.5-e~~ 1.2.6-e:** To provide landowners with the ability to convert to non-residential future land uses, both existing residential development and previously approved residential development that has not yet been constructed shall have the option to seek Industrial zoning. Exceptions to this occur for those parcels described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d. The parcels, which are allowed to convert must be:

1. At least 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; or
2. At least 5 acres, if the parcel does abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map.

**RENUMBERED Policy ~~1.2.5-f~~ 1.2.6-f:** Except for the area described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d, vacant land which does not possess a development approval at the time of Plan adoption will have the option to seek industrial zoning provided the parcel is:

1. 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development; or,
2. 5 acres, if the parcel abuts a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development.

**RENUMBERED Policy ~~1.2.5-g~~ 1.2.6-g:** The area of the PBI Overlay that is bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the

east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses, provided that the conversion is a minimum of twenty-five (25) acres.

**RENUMBERED Policy ~~1.2.5-h~~ 1.2.6-h:** The parcels located in the transitional area along the north and south sides of Bishoff Road and Alexander Road and on the west side of Jog Road may be rezoned to an industrial district without a corresponding future land use amendment. These parcels shall remain residential until property owners can assemble the minimum lot size for industrial use as set forth in the Unified Land Development Code.

#### **RENUMBERED SUB-OBJECTIVE ~~1.2.6~~ 1.2.7      Indiantown Road Overlay Zone (IOZ)**

Palm Beach County shall enhance its intergovernmental coordination with the Town of Jupiter thereby ensuring the Town's role in guiding appropriate development, improving overall aesthetics, and protecting residential neighborhoods in this important gateway area, by applying the provisions of the 1995 joint agreement between the Town and County, which details the IOZ.

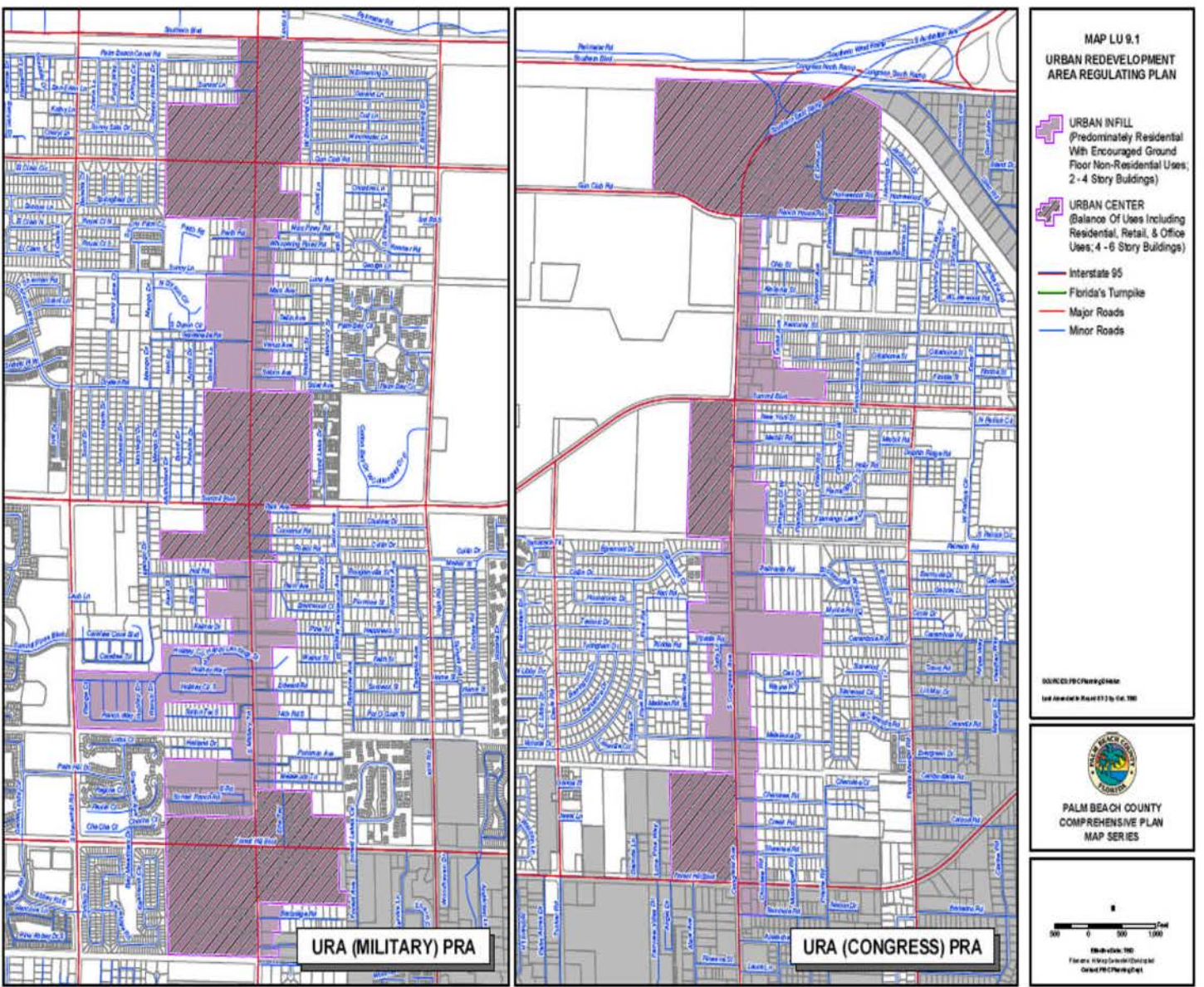
**RENUMBERED Policy ~~1.2.6~~ 1.2.7-a:** The Indiantown Road Overlay Zone is depicted on the Special Planning Areas Map in the Map Series, and apply to properties east of I-95, along Indiantown Road, the unincorporated areas of which include properties generally on the southern side of Indiantown Road, east of Limestone Creek Road and west of 61 Terrace North.

**RENUMBERED Policy ~~1.2.6~~ 1.2.7-b:** Within the Indiantown Road Overlay Zone no County land use designations will be applied, allowing Town of Jupiter Land use designations to apply to unincorporated areas. The Town of Jupiter will maintain the authority for the general administration, application, and comprehensive planning for land development regulations and land use permitting and enforcement within the IOZ.

## Exhibit 2

### A. Map Series, Urban Redevelopment Area (URA) Master Plan

**REVISIONS:** To add new Map LU 9.1, Urban Redevelopment Area Regulating Plan



URA Master Plan (Exhibit 3)

THE PALM BEACH COUNTY  
URBAN REDEVELOPMENT AREA



PLANNING STUDY AND CORRIDOR MASTER PLANS

Treasure Coast Regional Planning Council

Final Submittal

July 2007

ORDINANCE NO. 2007 - 026

1  
2  
3 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS  
4 OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989  
5 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.  
6 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE  
7 ELEMENT (TO ADD A NEW SUB-OBJECTIVE AND POLICIES  
8 REGARDING THE **URBAN REDEVELOPMENT AREA PLANNING**  
9 **STUDY AND CORRIDOR MASTER PLAN**); AND MAP SERIES  
10 (TO ADD A NEW MAP TO THE MAP SERIES, MAP LU 9.1,  
11 URBAN REDEVELOPMENT AREA REGULATING PLAN); AND  
12 AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR  
13 REPEAL OF LAWS IN CONFLICT; PROVIDING FOR  
14 SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989  
15 COMPREHENSIVE PLAN; AND PROVIDING FOR AN  
16 EFFECTIVE DATE.  
17

18 **WHEREAS**, on August 31, 1989, the Palm Beach County Board of  
19 County Commissioners adopted the 1989 Comprehensive Plan by Ordinance  
20 No. 89-17;

21 **WHEREAS**, the Palm Beach County Board of County Commissioners  
22 amends the 1989 Comprehensive Plan as provided by Chapter 163, Part  
23 II, Florida Statutes; and

24 **WHEREAS**, the Palm Beach County Board of County Commissioners have  
25 initiated amendments to several elements of the Comprehensive Plan in  
26 order to promote the health, safety and welfare of the public of Palm  
27 Beach County; and

28 **WHEREAS**, the Palm Beach County Local Planning Agency conducted  
29 its public hearings on July 13, 2007 to review the proposed amendments  
30 to the Palm Beach County Comprehensive Plan and made recommendations  
31 regarding the proposed amendments to the Palm Beach County Board of  
32 County Commissioners pursuant to Chapter 163, Part II, Florida  
33 Statutes; and

34 **WHEREAS**, the Palm Beach County Board of County Commissioners, as  
35 the governing body of Palm Beach County, conducted a public hearing  
36 pursuant to Chapter 163, Part II, Florida Statutes, on July 23, 2007  
37 to review the recommendations of the Local Planning Agency, whereupon  
38 the Board of County Commissioners authorized transmittal of proposed  
39 amendments to the Department of Community Affairs for review and  
40 comment pursuant to Chapter 163, Part II, Florida Statutes; and

41 **WHEREAS**, Palm Beach County received the Department of Community  
42 Affairs "Objections, Recommendations, and Comments Report," dated  
43 October 5, 2007 which was the Department's written review of the  
44 proposed Comprehensive Plan amendments; and

1           **WHEREAS**, the written comments submitted by the Department of  
2 Community Affairs contained no objections to the amendments contained  
3 in this ordinance;

4           **WHEREAS**, on November 26, 2007 the Palm Beach County Board of  
5 County Commissioners held a public hearing to review the written  
6 comments submitted by the Department of Community Affairs and to  
7 consider adoption of the amendments; and

8           **WHEREAS**, the Palm Beach County Board of County Commissioners has  
9 determined that the amendments comply with all requirements of the  
10 Local Government Comprehensive Planning and Land Development  
11 Regulation Act.

12           **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
13 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

14           **Part I. Amendments to the 1989 Comprehensive Plan**

15           Amendments to the text of the following Elements of the 1989  
16 Comprehensive Plan are hereby adopted and attached to this Ordinance  
17 in Exhibit 1:

18           1.    **Urban Redevelopment Area**, to add a new sub-objective and  
19 policies regarding the URA Planning Study and Corridor Master  
20 plan and to add a new map, Map LU 9.1, Urban Redevelopment Area  
21 Regulating Plan

22                   A.    Future Land Use Element; and

23                   B.    Map Series.

24           **Part II. Repeal of Laws in Conflict**

25           All local laws and ordinances applying to the unincorporated area  
26 of Palm Beach County in conflict with any provision of this ordinance  
27 are hereby repealed to the extent of such conflict.

28           **Part III. Severability**

29           If any section, paragraph, sentence, clause, phrase, or word of  
30 this Ordinance is for any reason held by the Court to be  
31 unconstitutional, inoperative or void, such holding shall not affect  
32 the remainder of this Ordinance.

33           **Part IV. Inclusion in the 1989 Comprehensive Plan**

34           The provision of this Ordinance shall become and be made a part  
35 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the

1 Ordinance may be renumbered or relettered to accomplish such, and the  
2 word "ordinance" may be changed to "section," "article," or any other  
3 appropriate word.

4 **Part V. Effective Date**

5 The effective date of this plan amendment shall be the date a  
6 final order is issued by the Department of Community Affairs or  
7 Administration Commission finding the amendment in compliance in  
8 accordance with Section 163.3184(1)(b), Florida Statutes, whichever is  
9 applicable. No development orders, development permits, or land uses  
10 dependent on this amendment may be issued or commence before it has  
11 become effective. If a final order of noncompliance is issued by the  
12 Administration Commission, this amendment may nevertheless be made  
13 effective by adoption of a resolution affirming its effective status,  
14 a copy of which resolution shall be sent to the Florida Department of  
15 Community Affairs, Division of Community Planning, Plan Processing  
16 Team. An adopted amendment whose effective date is delayed by law  
17 shall be considered part of the adopted plan until determined to be  
18 not in compliance by final order of the Administration Commission.  
19 Then, it shall no longer be part of the adopted plan unless the local  
20 government adopts a resolution affirming its effectiveness in the  
21 manner provided by law.

22 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm  
23 Beach County, on the 26th day of November, 2007.

24 ATTEST:

25 SHARON R. BONTY, CLERK  
26 & COMPTROLLER

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS

27  
28  
29 By Judith L. [Signature]  
30 Deputy Clerk

By Addie L. Greene  
Addie L. Greene, Chairperson

31  
32 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

33  
34 [Signature]  
35 COUNTY ATTORNEY

36  
37 Filed with the Department of State on the \_\_\_\_ day of  
38  
39 \_\_\_\_\_, 2007.

# EXHIBIT 1

## A. Future Land Use Element, Urban Redevelopment Area Master Plan

**REVISIONS:** To add a new sub-objective and policies regarding the URA and to renumber policies accordingly. The revisions shown with the added text underlined, and the deleted text ~~struck-out~~.

### **NEW SUB-OBJECTIVE 1.2.4 The Urban Redevelopment Area (URA)**

~~The Palm Beach County Urban Redevelopment Area (URA) is hereby established. The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.~~

**NEW Policy 1.2.4-a:** The Urban Redevelopment Area is depicted on the Special Planning Areas Map in the map series and its boundaries are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extend to some points as far west as Joq Road.

**NEW Policy 1.2.4-b:** By January of 2009, the County will establish future land use designations and the process of amending such designations within the stated boundaries of Sub-objective 1.2.4 to accommodate urban densities and site design requirements consistent with the Urban Redevelopment Area Master Plan, the Regulating Plan and would lead to subsequent revisions to the Unified Land Development Code.

**REVISED Policy ~~1.2.3-f~~ 1.2.4-c:** Higher development intensity/density should be encouraged in portions of the URA ~~where appropriate~~, in general accordance with the diagrams included in Chapter III of the Planning Study and the Regulating Plan (Map Series LU 9.1), and with the URA's Traffic Concurrency Exception Area (Policy 1.2-v, Transportation Element). More specifically, additional development intensity/density are encouraged in those areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.)

Densities within the URA shall be approved at numbers higher than those shown on the Future Land Use Atlas for areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.). Approval shall be contingent on consistency with the URA Master Plan and the Regulating Plan. These additional units must be obtained from a density pool of 3,181 bonus units assigned to the Military Trail study area, and 2,004 bonus units assigned to the Congress Avenue study area, or greater as specified by Tables TE-7A and TE-7B of Policy 1.2-v, Transportation Element.

1. The Palm Beach County Planning Zoning and Building Department shall coordinate with willing municipalities to create zoning districts that allows and encourages the effective integration of residential and non-residential uses; and
2. Palm Beach County will support the creation of densities equal to or higher than 8 du/acre, or a density bank totaling 3,181 bonus units assigned to the Military Trail study area, and 2,004 bonus units assigned to the Congress Avenue study area, as generally illustrated in Chapter III of the Planning Study and Corridor Master Plan; and
3. The Urban Redevelopment Area (URA) shall be designated as a receiving area for the Transfer of Development Rights program described under Land Use Objective 2.6. Within the URA, TDR units may be provided from the County TDR bank at no cost or at a discounted rate. Further, units provided through the TDR program shall not be counted towards the 3,400 du density bank as described above and FLUE Policy 2.6-g-3 bonus densities shall also be applicable within the URA.
4. Residential development according to this policy shall be either vertically integrated with other commercial/office uses; or it shall be located in a prominent part of the site, and be integrated with other uses on the site, within close proximity to sidewalks along ROWs, and share vehicular entrances with other non-residential uses on-site.
5. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Centers, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) in exchange for the dedication of land for public facilities (including but not limited to a public school) on portions of the site, and provided

the form of development is generally consistent with the URA Master Plan and Regulating Plan.

6. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Infill, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) provided the form of development is generally consistent with the URA Master Plan and Regulating Plan.

**REVISED Policy 1.2.3-i 1.2.4-d:** The County shall require, ~~where feasible,~~ inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.

**REVISED Policy 1.2.3-j 1.2.4-e:** The County shall seek and encourage workforce-housing opportunities in the URA. Additionally, projects within the URA shall comply with the provisions of Housing Element Policy 1.5-g.

**REVISED Policy 1.2.3-k-1.2.4-f:** The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

**REVISED Policy 1.2.3-g-1.2.4-g:** Mixed use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

**NEW Policy 1.2.4-h:** By January of 2009, 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.

**REVISED Policy 1.2.3-h 1.2.4-i:** Higher development intensity/density shall incorporate multi-modal transportation amenities for development and redevelopment projects in the URA when adjacent to arterial and/or collector facilities.

**TABLE 2.1-3  
OVERLAY SERIES**

Overlay	Tier	Reference
Revitalization and Redevelopment ( <del>R/R-O</del> RRIO)	Urban/Suburban Tier	Sub-Obj. 1.2.3
Urban Redevelopment Area (URA)	<u>Urban/Suburban Tier</u>	<u>Sub-Obj. 1.2.4</u>
<i>unaltered text omitted for brevity</i>		

**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
<i>unaltered text omitted for brevity</i>						
<u>URA Urban Redevelopment Area</u>	<u>Sub-Objective 1.2.4</u>	X	=	=	=	=

### III. IMPLEMENTATION

#### G. Community Planning

##### Community Plans/ Neighborhood Plans and Studies

The Western Communities Task Force Working Paper, Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics of the Tier(s) containing the neighborhood plan.

The following is a list of the County's neighborhood plans and studies:

1. Haverhill Area Neighborhood Plan
2. High Ridge Road Corridor Study
3. Jog Road Corridor Study
4. Jupiter Farms Neighborhood Plan
5. Lake Worth Road Corridor Study
6. Loxahatchee Groves Neighborhood Plan
7. Skees Road Study
8. The Acreage Neighborhood Plan
9. West Boynton Area Community Plan
10. Western Northlake Corridor Land Use Study
11. The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan)

**Lake Worth Park of Commerce Urban Redevelopment Area** – The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

**RENUMBERED Policy ~~1.2.3-l~~ 1.2.3-f:** The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

**RENUMBERED Policy ~~1.2.3-m~~ 1.2.3-g:** The Planning Division in coordination with the Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

**RENUMBERED Policy ~~1.2.3-n~~ 1.2.3-h:** The Planning Division in coordination with the Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

**RENUMBERED Policy ~~1.2.3-o~~ 1.2.3-i:** By December, 2002, the County shall initiate an amendment to designate the Lake Worth Park of Commerce Urban Redevelopment Area as a Transportation Concurrency Exception Area (TCEA).

**Lake Worth Road Commercial Corridor Overlay (LWRCCO)** - The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCCO) is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The Lake Worth Road Commercial Corridor area is located approximately one mile west of the heart of downtown Lake Worth, and is bounded on the north by 2nd Avenue, on the south by the L-12 Canal, on the east by Congress Avenue, and on the west by Military Trail.

**RENUMBERED Policy: ~~1.2.3-p~~ 1.2.3-j:** The Office of Community Revitalization shall continue to develop and recommend financial and regulatory incentives to encourage infill and redevelopment along Lake Worth Road.

**RENUMBERED Policy ~~1.2.3-q~~ 1.2.3-k:** The Office of Community Revitalization shall continue to work with the Planning Division and the Engineering and Water Utilities departments to formulate a design and financing strategy for the installation of storm drainage and water/waste water improvements along Lake Worth Road.

**RENUMBERED SUB-OBJECTIVE ~~1.2.4~~ 1.2.5 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.

**RENUMBERED Policy ~~1.2.4-a~~ 1.2.5-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.

**RENUMBERED Policy ~~1.2.4-b~~ 1.2.5-b:** 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.

**RENUMBERED Policy ~~1.2.4-c~~ 1.2.5-c:** The total amount of acreage shown as Commercial on the Future Land Use Atlas, at the time of Plan adoption may be increased 20 percent, through the rezoning process, without an amendment to the FLUA. The Board 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.

**RENUMBERED Policy ~~1.2.4-d~~ 1.2.5-d:** Within the WCRAO, a parcel may be eligible to be rezoned to Industrial although it as a future land use designation that does not typically permit industrial uses, provide that it 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.

**RENUMBERED Policy ~~1.2.4-e~~ 1.2.5-e:** The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-objective 1.2.3, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). The more specific policies in this Sub-objective, 1.2.5, shall apply in the case of a conflict.

### III. IMPLEMENTATION

#### E. Overlays

##### **Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)**

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 ~~1.2.4~~ 1.2.5 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.

##### **REVISED SUB-OBJECTIVE ~~1.2.5~~ 1.2.6 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) allow the residents within the area to directly participate in the future land use decision-making process, and 3) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

**RENUMBERED Policy ~~1.2.5-a~~ 1.2.6-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.

**RENUMBERED Policy ~~1.2.5-b~~ 1.2.6-b:** Land within the PBI Overlay shall have the potential to be zoned for uses permitted within the Light Industrial or Planned Industrial Park Development zoning districts, subject to any further restrictions or requirements contained in the Comprehensive Plan, or development regulations adopted pursuant to the PBI Overlay criteria. Industrial development using either of the zoning districts be in the form of a Planned Industrial Park or campus-like industrial development. 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.

**RENUMBERED Policy ~~1.2.5-c~~ 1.2.6-c:** *Contents relocated into FLUE Policy ~~1.2.5-b~~ 1.2.6-b in Amendment Round ~~01-4~~ 07-2.*

**RENUMBERED Policy ~~1.2.5-d~~ 1.2.6-d:** All future land use designations within the Overlay shall be eligible to convert to Industrial uses, as provided for in Future Land Use Element Policy ~~1.2.5-b~~ 1.2.6-b. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA). Areas possessing this designation shall remain as such.
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:
  - a) The Wooded Acres (Timber Run) subdivision;
  - b) The Lake Belvedere Estates subdivision;
  - c) The Overbrook subdivision;
  - d) The area defined by the following boundaries beginning at Wallis and Jog Roads:

Western boundary:	Jog Road between Wallis Road and Belvedere Road;
Northern boundary:	Belvedere Road between Jog Road and the Timber Run subdivision;
Eastern boundary:	The western limits of the Wooded Acres (Timber Run) subdivision and the Royal Palm Estates subdivision;
Southern boundary:	Southern Boulevard extending to the western side of Sunbeam Avenue;
Southwestern boundary:	Sunbeam Avenue between Southern Boulevard and Wallis Road.

**RENUMBERED Policy ~~1.2.5-e~~ 1.2.6-e:** To provide landowners with the ability to convert to non-residential future land uses, both existing residential development and previously approved residential development that has not yet been constructed shall have the option to seek Industrial zoning. Exceptions to this occur for those parcels described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d. The parcels, which are allowed to convert must be:

1. At least 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; or
2. At least 5 acres, if the parcel does abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map.

**RENUMBERED Policy ~~1.2.5-f~~ 1.2.6-f:** Except for the area described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d, vacant land which does not possess a development approval at the time of Plan adoption will have the option to seek industrial zoning provided the parcel is:

1. 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development; or,
2. 5 acres, if the parcel abuts a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development.

**RENUMBERED Policy ~~1.2.5-g~~ 1.2.6-g:** The area of the PBI Overlay that is bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses, provided that the conversion is a minimum of twenty-five (25) acres.

**RENUMBERED Policy ~~1.2.5-h~~ 1.2.6-h:** The parcels located in the transitional area along the north and south sides of Bishoff Road and Alexander Road and on the west side of Jog Road may be rezoned to an industrial district without a corresponding future land use amendment. These parcels shall remain residential until property owners can assemble the minimum lot size for industrial use as set forth in the Unified Land Development Code.

**RENUMBERED SUB-OBJECTIVE ~~1.2.6~~ 1.2.7      Indiantown Road Overlay Zone (IOZ)**

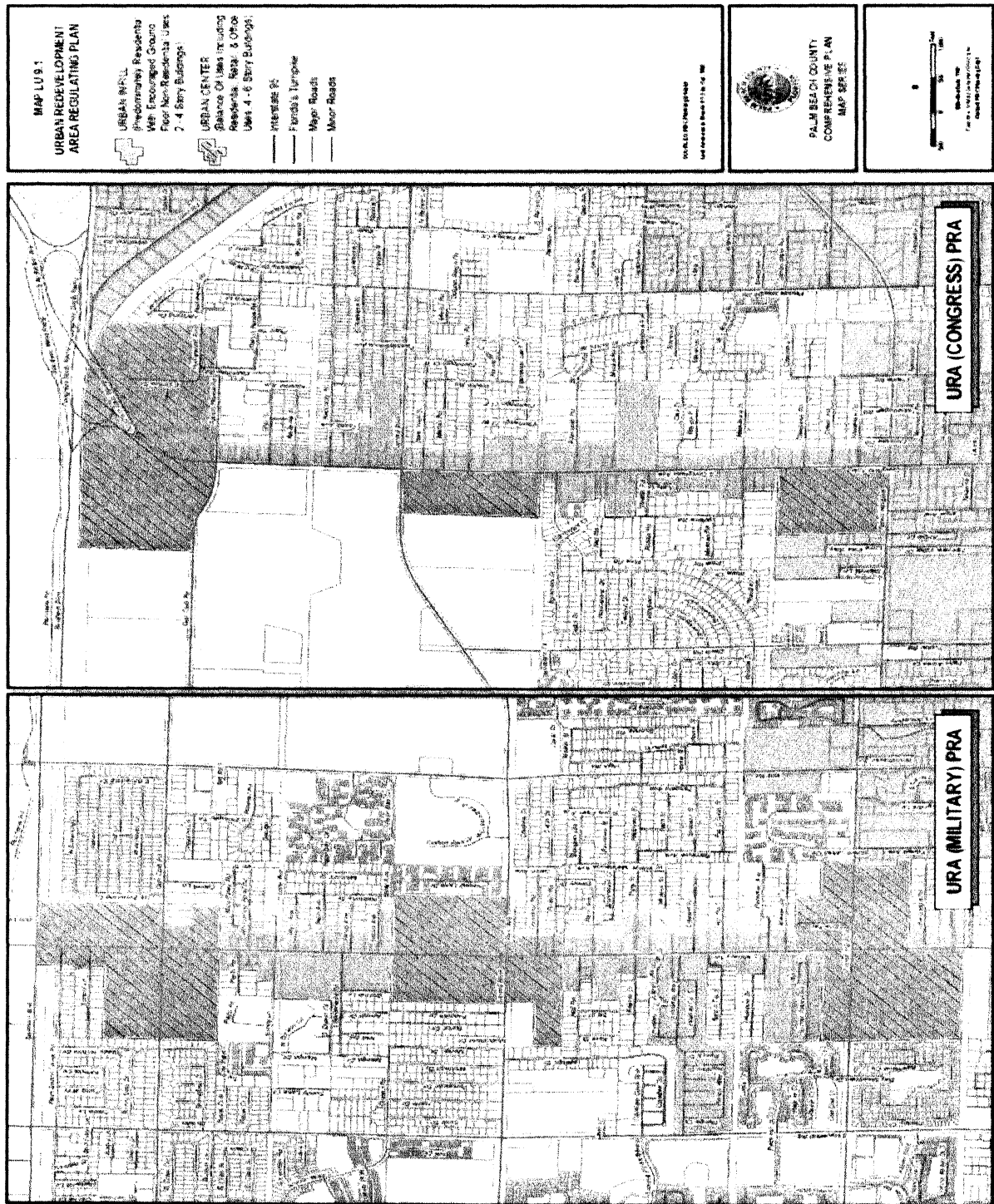
Palm Beach County shall enhance its intergovernmental coordination with the Town of Jupiter thereby ensuring the Town's role in guiding appropriate development, improving overall aesthetics, and protecting residential neighborhoods in this important gateway area, by applying the provisions of the 1995 joint agreement between the Town and County, which details the IOZ.

**RENUMBERED Policy ~~1.2.6~~ 1.2.7-a:** The Indiantown Road Overlay Zone is depicted on the Special Planning Areas Map in the Map Series, and apply to properties east of I-95, along Indiantown Road, the unincorporated areas of which include properties generally on the southern side of Indiantown Road, east of Limestone Creek Road and west of 61 Terrace North.

**RENUMBERED Policy ~~1.2.6~~ 1.2.7-b:** Within the Indiantown Road Overlay Zone no County land use designations will be applied, allowing Town of Jupiter Land use designations to apply to unincorporated areas. The Town of Jupiter will maintain the authority for the general administration, application, and comprehensive planning for land development regulations and land use permitting and enforcement within the IOZ.

**B. Map Series, Urban Redevelopment Area (URA) Master Plan**

**REVISIONS:** To add new Map LU 9.1, Urban Redevelopment Area Regulating Plan



**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
(CODRS) CODING FORM**

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: ( PALM BEACH ) COUNTY ORDINANCE # ( 2007 - 026 )  
(e.g., 00-001)

**PRIMARY KEYFIELD**  
DESCRIPTOR: ( COMPREHENSIVE PLANNING )

**SECONDARY KEYFIELD**  
DESCRIPTOR: ( LAND USE PLANNING )

**OTHER KEYFIELD**  
DESCRIPTOR: ( \_\_\_\_\_ )

ORDINANCE DESCRIPTION: ( COMP PLAN AMENDMENT )  
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: ( 89-17 ) AMENDMENT # 2: ( \_\_\_\_\_ )

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: ( \_\_\_\_\_ ) REPEAL # 3: ( \_\_\_\_\_ )

REPEAL # 2: ( \_\_\_\_\_ ) REPEAL # 4: ( \_\_\_\_\_ )

(Others repealed: List all that apply): \_\_\_\_\_

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: ( \_\_\_\_\_ )

KEYFIELD 1 CODE: ( \_\_\_\_\_ ) KEYFIELD 2 CODE: ( \_\_\_\_\_ )

KEYFIELD 3 CODE: ( \_\_\_\_\_ )

Rev. 4/10/04