




INTER-OFFICE COMMUNICATION
DEPARTMENT OF PLANNING, ZONING AND BUILDING
PLANNING DIVISION

Department of Planning,
Zoning & Building
100 Australian Avenue
West Palm Beach, FL 33406
(561) 233-5000
www.co.palm-beach.fl.us

TO: The Honorable Maude Lee Ford, Chair, and Members of the
Palm Beach County Board of County Commissioners

FROM: Frank M. Duke, AICP, Planning Director 

DATE: February 5, 1999

RE: **Materials for the Western Northlake Corridor Land Use
Study Status Report, February 9, 1999 BCC Workshop**

SITUATION: The Planning Division will present a status report on the Western Northlake Corridor Land Use Study to the Board on **Tuesday, February 9, 1999**. Materials for the meeting are attached.

BACKGROUND: On September 15, 1998, the Board acknowledged the Western Northlake Corridor Land Use Study (WNCLU Study) as a policy and growth management guide. The BCC directed staff to pursue the additional work products recommended by the study and to provide a status report in early 1999.

The WNCLU Study was a joint effort between the County and the Cities of Palm Beach Gardens and West Palm Beach, and examined the existing land use pattern and future land uses along Northlake Boulevard, generally west of the West Palm Beach Water Catchment Area, and south of the Beeline Highway.

STATUS UPDATE: Staff is proceeding with the implementation strategies as recommended by the WNCLU Study. Specifically, staff is currently pursuing the following:

- investigation of a dual review process for land use amendments in the study area;
- development of a Rural Planned Development District (PDD); and
- development of a list of appropriate neighborhood commercial uses.

NEXT STEPS: Over the next several months, staff will proceed with these and other implementation tasks. Staff will continue to update the Board as follows:

- **March 30, 1999:** Pending BCC direction on February 9, 1999, staff will present text amendments to the Board for initiation into Amendment Round 99-2. Staff will also present the interlocal agreement for BCC action.
- **Late July 1999:** BCC Transmittal Public Hearing of Round 99-2.
- **Late November 1999:** BCC Adoption Public Hearing of Round 99-2.

■
**Palm Beach County
Board of County
Commissioners**

Maude Ford Lee, Chair

Warren H. Newell, Vice Chairman

Karen T. Marcus

Carol A. Roberts

Mary McCarty

Burt Aaronson

Tony Masilotti

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"



REQUESTED ACTION: Please review the attached materials, and if you have any questions, please contact me at 233-5373. This information is being provided to update the Board and request BCC direction to proceed with the implementation tasks.

Attachment: Status Report on the Western Northlake Corridor Land Use Study

Distribution:

Commissioner Marcus, District I
Commissioner Roberts, District II
Commissioner Newell, District III
Commissioner McCarty, District IV
Commissioner Aaronson, District V
Commissioner Masilotti, District VI
Commissioner Lee, District VII

cc:

Bob Weisman, County Administrator
Patrick D. Miller, Deputy County Admin.
Willa Oswald, Minutes
Bob Banks, Assistant County Attorney

Internal Distribution:

Dominic Sims, Executive Director, PZ&B
William C. Whiteford, AICP, Acting Zoning
Director
Kathleen Girard, Principal Planner
Elizabeth Miller, AICP, Principal Planner
Aimee Craig, Project Manager
Michael Owens, Planner