



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:	LPA Public Hearing, March 11, 2005
Project Managers:	Alex Hansen, AICP, Senior Planner & Denise Malone, AICP, Principal Planner

MOTION: To *recommend approval* of the proposed amendment.

- A. **Planning Recommendation:** Staff recommends *approval* based on the findings and conclusions presented in this report.
- B. **LPA Recommendation:**
- C. **BCC Transmittal Action:**

POST TRANSMITTAL ACTION

- A. ORC Report Findings:**
- B. Response to ORC Report:**
- C. Revisions Not Previously Reviewed:**
- D. BCC Adoption Action:**

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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).

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 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 four 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 2.8, 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 2.8. They include the following items:

1) New Sub-Objective 2.8.1 Rural Residential (RR) Cluster Developments provides the opportunity for unique rural cluster development options to ensure the preservation 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 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 2.8.2 Traditional Marketplace Developments (TMDs) & Village Centers (VCs): These centers 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 and Village Centers. The plan recommends an additional 889,000 square feet for a total of 1,140,000 square feet distributed amongst two Traditional Marketplaces and five Village Centers.

3) New Sub-Objective 2.8.3 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 existing facilities and resources in the area and the recommended locations for the major components proposed as part of the Overlay.

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, no written letters have been received from other interested groups, or members of the public. Staff has received several email and phone call inquiries.

E. ASSESSMENT AND CONCLUSIONS

As demonstrated in Exhibit 2: Support Data and Analysis and Exhibit 7: 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***.

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II. EXHIBITS

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EXHIBIT 1

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

REVISIONS: To establish the definition of a Village Center (VC). The revision is shown with the added text underlined and the deleted text ~~struck-out~~.

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

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~~.

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 to Rural Residential (RR) Cluster 1.25.
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 2.1-2:

**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 .40 w/ TMD or VC	.10 .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 2.8 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.

5. 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)	Site Specific-Outside USA	Objective 2.7
<u>Central Western Communities Sector Plan Overlay (CWCSPPO)</u>	<u>Exurban/Rural</u>	<u>Objective 2.8</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

6. 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	1.3-h, 1.4-h	--	<u>X</u>	<u>X</u>	--	--
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	--	--	--	--

7. OBJECTIVE 2.8 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 2.8-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 2.8, 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 2.8 and the ULDC.

Rural Character

New Policy 2.8-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 2.8-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 2.8-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 2.8-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 Development as described in Future Land Use Sub-Objective 2.8.1, 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 2.8.1.

Non-Residential

New Policy 2.8-f: Non-residential uses approved following the adoption of the CWC Sector Plan Overlay shall incorporate rural design principles and be in the form of:

1. Traditional Marketplace Developments (TMDs) & Village Centers (VCs) as outlined in FLUE Sub-Objective 2.8.2; or
2. Employment Center as described in FLUE Sub-Objective 2.8.3; or
3. Medical related uses as outlined under FLUE Policy 2.8-g; or
4. Civic and Institutional uses currently allowed under the residential land use designations.

New Policy 2.8-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 2.8-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 2.8-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 2.8-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 2.8-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 2.8-l: Since the CWC Sector seeks to promote sustainable developments options, all Traditional Marketplace Developments, Village Centers, Employment Centers, or RR Cluster 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 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 2.8-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 2.8.1 Rural Residential (RR) Cluster Development

To achieve the goal of rural area preservation and agricultural perpetuation, unique cluster development options which ensure the preservation 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 2.8.1-a: Two 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 acre RR Cluster Development at the following maximum densities:
 - a) RR Cluster 5 (1 dwelling unit per 5 acres) for the southwest eligible area.
 - b) RR Cluster 1.25 (1 dwelling unit per 1.25 acres) for the other 900 acre eligible areas.
2. The 90 acre RR Cluster Development (Southern Boulevard Corridor).
 - a) RR Cluster 2.5 (1 dwelling unit per 2.5 acres).
 - b) RR Cluster 1.25 (1 dwelling unit per 1.25 acres) if developed with substantial equestrian amenities and as further described below.

Policy 2.8.1-b: All RR Cluster 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. That the development area shall contain uses normally associated with a RR Cluster Development such as the street system, water retention areas, water amenity areas, buffers, active recreational areas, open space which is integral to the RR Cluster Development, and civic center sites. For equestrian oriented cluster developments complying with policies 2.8.1-k to 2.8.1-n that include substantial equestrian amenities, land dedicated as rights-of-way for the County's Thoroughfare System, land allocated for the internal street system, and water areas required for on-site drainage retention may be deducted from the 50 percent preserve area; however, in no event shall the buildable area be increased to greater than 60 percent of the gross acreage;
4. That the development area includes a variety of lot sizes, with at least 20% of the lots being 1.25 acres or larger. Residential unit types shall be limited to single family

and townhouses. Within the Southwest eligible area of the CWC Sector Plan boundaries, residential unit types shall be limited to single family.

5. That at least 20% of the units in the development area shall target the Workforce Housing income ranges.
6. 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;
7. That the development area shall use native or drought tolerant species for, at least, 60% of any landscape requirement;

Preserve Area

8. That 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 lot;
9. The 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 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;
10. That preserve areas shall only be used for: bona fide agriculture, 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, passive recreation, greenways and trail network, equestrian amenities, or for environmental management purposes not directly related to the RR Cluster Development if managed for environmental resource values and approved by the Department of Environmental Resources Management. 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 preserve area of an 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 2.8.1-g;
11. That 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; and
12. That a maintenance plan be required for the RR Cluster Development Preserve areas and be approved by the County prior to Master Plan certification for public hearing. The maintenance plan shall include: the party or entity that is legally responsible to maintain the preserve, management plan that provides details as to the use and continual maintenance practices for the preserve, and a financial statement of obligation to fund the required upkeep and function of the preserve.
13. If the preserve area of a RR Cluster Development is contiguous to the development area, 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 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 area may be deeded to the County.
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 willing to assume responsibility for the property given the restrictions placed upon its use.

Policy 2.8.1-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 include, but are not limited to:

- Dedication of sites 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 it's long-term viability within the Sector;
- Environmental 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 Detailed Area Plan and / or implementing Development Orders associated with a rezoning.

Policy 2.8.1-d: At least one stub street in each of the four cardinal directions may be required in all RR Cluster Developments unless the property is adjacent to a designated preserve area. 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 2.8.1-e: Utilization of these cluster development options requires dwelling units that are unused within the development area be retired at time of approval for the RR Cluster Development. A RR Cluster Development 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 preserve area consistent with Future Land Use Policy 2.8.1-g.

Policy 2.8.1-f: The County shall designate the preserve areas of a RR Cluster Development on the Future Land Use Atlas as a CWC Sector Plan Preserve after approval of a RR Cluster Development. If development rights are retained on the preserve area for purposes of providing farm worker quarters or grooms quarters consistent with Future Land Use Policy 2.8.1-g, the number of farm worker quarters or grooms quarters which may be located on the preserve area shall also be noted on the Future Land Use Atlas.

Policy 2.8.1-g: To accommodate farm worker housing or grooms quarters on preserves that are utilized for bonafide agriculture, some density may be retained on the preserve areas of RR Cluster Developments provided that they are necessary for the function of the bonafide agriculture preserve in which they reside. All such agricultural support housing shall require that density be left on the site of the preserve area at the time the

RR Cluster Development is platted. Such housing may be located on these 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 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 preserve and be based upon the number of stalls in the 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 grooms quarter.

90 acre RR Cluster Development Option

Policy 2.8.1-h: A 90 acre Minimum RR Cluster Development shall require the following:

1. A minimum of 90 contiguous acres under single ownership and are 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;
4. That the remainder of the gross acreage (preserve area) be contiguous to the development area and be maintained in open space use;
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.

900 acre RR Cluster Development Option

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

1. 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 Development eligible area' on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay;
2. A minimum of 600 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map and be located within the area with a Commercial Recreation land use designation as identified on Map Series Map, LU 9.1 CWC Sector Plan Conceptual Plan Overlay;
3. The development area and the protected 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.
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.

Equestrian

Policy 2.8.1-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 2.8.1-k: The size, configuration and orientation of lots within an equestrian RR Cluster Development shall be chosen 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 preserve.

Policy 2.8.1-l: Access to equestrian trails and to open space shall be emphasized in the design of an equestrian RR 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 2.8.1-m: Equestrian amenities shall be provided in the preserve area of an equestrian RR development 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 2.8.1-n: Equestrian RR Cluster Developments shall utilize Best Management Practices (BMP's) and submit a BMP Plan subject to approval by the County. At a minimum, BMP's shall be utilized for horse manure disposal, water quality protection, pest control, and odor reduction. BMP's can be implemented through various means, including: Composting, Manure Spreading, Site Planning, Facility Design, and Collection and Storage Areas.

Policy 2.8.1-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 of equestrian residuals, private and commercial equestrian facilities, and commercial activities.

SUB-OBJECTIVE 2.8.2 Traditional Marketplace Developments (TMDs) & Village Centers (VCs):

New Policy 2.8.2-a: All future Commercial uses in the CWC Sector Plan shall be developed as a Traditional Marketplace Development (TMD) or a Village Center (VC). TMDs and Village Centers 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 Village Centers shall be to:

1. Provide a concentrated area for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, 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 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 Villages Centers 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 2.8.2-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. Village Centers will differ in size, layout, and orientation to the adjacent neighborhood and the commercial and service needs they are designed to address. However, no Village Center shall exceed 200,000 square feet of floor area. The square footage of civic and institutional uses shall not count towards the maximum square footage restrictions.

New Policy 2.8.2-c: Five Village Centers and two TMDs locations have been designated in the CWC Sector Plan area. Two of the proposed Village Centers and one of the proposed TMDs shall be expansions of existing non-residential nodes. The others shall be new centers. The proposed Village Centers and TMDs are the following:

- 1. 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.
- 2. Loxahatchee Groves/Okeechobee Boulevard Village Center:** It shall be developed along Okeechobee Boulevard, centrally located to the residents of Loxahatchee Groves. This Village Center shall be limited to 35,000 square feet and shall include a strong civic component, and may include uses such as a community center, a post office, and other institutional uses. Limited neighborhood retail and local-serving office may also be appropriate. Particular attention shall be given to public open spaces and the creation of a community focal point at this central location.
- 3. 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.

4. **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.

5. **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.

6. **Southern/Seminole Traditional Marketplace Development:** The Southern/Seminole Traditional Marketplace 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 neighborhood-serving retail and office uses. 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 preserve areas of the RR Cluster developments under Sub-Objective 2.8.1. Equestrian amenities in the open space area and connections to neighboring trails are highly encouraged.

7. **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 2.8.2-d: TMDs and Village Centers 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. For TMDs and VCs, the maximum allowable FAR is .40;
8. In order to preserve the rural character of the area, the building height within the VCs and TMDs shall not exceed 35 feet or have more than two stories;
9. Civic and institutional uses must be integrated into the Village Centers and TMDs. Civic buildings and public space shall be placed and oriented to terminate vistas, and provide a focal point in the Village Centers 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 2.8.2-e: In addition to the concurrent rezoning requirements outlined in FLUE Policy 2.8-a, applications for a TMD or VC designation 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 and VC. 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 2.8.3 Central Western Communities Employment Center

New Policy 2.8.3-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 of open space areas through the cluster development concept; and
4. The provision of essential services for office and industry, employees and clients.

New Policy 2.8.3-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 area shall be dedicated for open space uses. No more than 30 percent of the total land area in the employment area shall be allocated for development.

The Employment Center preserve areas shall comply with the ‘community-wide benefit’ provisions outlined in FLUE Policy 2.8.1-c and with the open space regulations outlined in the RR Cluster Development provisions under FLUE Sub-Objective 2.8.1.

New Policy 2.8.3-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 2.8.3-d: In addition to the concurrent rezoning requirements outlined in FLUE Policy 2.8-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 2.8.3-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 2.8.3-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 2.8.3-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 2.9.3-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 Development guidelines under FLUE Sub-Objective 2.8.1.

8. 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, Employment Centers, or RR Cluster Developments located within the CWC Sector Plan Overlay boundaries.

~~**9. 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.~~

10. 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.

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11. 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.

12. 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, including those regarding the Peer Review process, generated throughout this planning effort.

1) Data and Analysis for policies NOT part of Objective 2.8. 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 2.8 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.

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 1.25, and the Economic Development Center (EDC), for the location identified for the Employment Center, as allowed uses within the Rural tier.

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 Central Western Communities Sector Plan Overlay (CWCSPO) is being added to Table 2.1-3. "Overlay Series" as new Objective 2.8 of the Future Land Use Element.

Future Land Use Policy 3.5-d is being modified to exempt the Traditional Marketplace Developments, Village Centers, Employment Center, and Rural Residential Cluster 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. As a result, this policy is being amended to facilitate these sustainable forms of development.

2) Data and Analysis for Objective 2.8 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 31, 2002, 12,700 dwelling units were in place and the population had grown to over 40,000 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 number of grandfathered lots in the region, it is anticipated the region will be home to approximately 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/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.

Specific Area Plan or Site Specific Amendment: Consistent with requirements for ‘Sector Plans’ outlined in Section 163.3245 F.S., Policy 2.8-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 2.8-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 2.8-c and 2.8-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 2.8-e explains that consistent with existing provisions in the Comprehensive Plan the lands with a RR10 land use designation can be develop at a density of one dwelling unit per ten acres. If the property meets the requirements for a RR Cluster Development as described in Future Land Use Sub-Objective 2.8.1, then the land may be developed at maximum densities.

Non-Residential: Policy 2.8.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), 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 2.8-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 project area. The creation of an integrated network of multipurpose greenways and trails will include the consideration and incorporation of the potential preservation 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 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 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 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.

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 Callery 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 2.8-k explains that the County shall 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 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 2.8-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.

Intergovernmental Coordination: These provisions require coordination on potential extrajurisdictional impacts between the County and local governments adjacent to the Sector Plan area.

3) Data and Analysis for Sub-Objective 2.8.1 – Rural Residential (RR) Cluster Development:

The preservation 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. Requires the preservation 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 developments of a minimum acreage area with variable lot sizes. Increased densities are provided as an incentive 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 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 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 2.8.2 - Traditional Marketplace Developments (TMDs) & Village Centers:

Nonresidential uses are being recommended to provide land use balancing. 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.

The Traditional Marketplace Developments (TMDs) and Village Centers are mixed-use, pedestrian-oriented developments that have a main street orientation. In the CWC area, TMDs and Village Centers 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, 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 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 a community center, a library, a school, a church or a neighborhood-shopping district. They may focus on a town green or public park. Post offices, fire stations and other public services are typically included.

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 five Village Centers and two TMDs in the Sector Plan Area. Map LU 9.1 CWC Sector Plan Conceptual Plan Overlay identifies the potential TMD and Village Center sites. Two of these proposed Village Centers and one of the proposed TMDs 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 shall be limited to a maximum of 75,000 square feet. 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 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.

Loxahatchee Groves Village Center: This Village Center is to be situated along Okeechobee Boulevard and shall be centrally located to the residents of Loxahatchee Groves. This Village Center should include a strong civic component, and should include uses such as a community center, a post office and other institutional uses. Limited neighborhood retail and local-serving office is also appropriate. Particular attention should be given to public open space and the creation of a community focal point at this central intersection.

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 Traditional Marketplace Development: The Southern/Seminole Traditional Marketplace 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 TMD will be limited to a maximum of 250,000 square feet of neighborhood-serving 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 developments under Sub-Objective 2.8.1. 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 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	Maximum sq. ft. Proposed
Southern/D Rd. Village Center (Expanded)	75,000
Loxahatchee Groves Village Center	35,000
Cypress Grove Village Center	200,000
NE Orange/Seminole Village Center (Expanded)	130,000
SE Orange/Seminole Village Center	50,000
Southern/Seminole TMD	250,000
Callery Judge TMD (Expanded)	400,000
Total Square Feet	1,140,000

Of the 1,140,000 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 889,000 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 2.8.3 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 Development guidelines.

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

EXHIBIT 7

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, 2004 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