



The Acreage Neighborhood Plan

Overall Goals, Objectives & Recommendations

March 21, 1995

Revised

August 28, 2008

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ACTION

This page was inserted into the final report upon the action of the Board of County Commissioners detailed below.

Palm Beach County
Board of County Commissioners

October 1, 1996

The Board of County Commissioners originally formally received the Acreage Neighborhood Plan by resolution (R-96-1485).

Revised

August 28, 2008

The Acreage Landowners Association amended the Plan on June 19, 2007. The BCC formally received and filed the Amended Acreage Neighborhood Plan at the August 28, 2008 BCC Zoning hearing. The specific changes to L10 and W1 are shown in strike out and/or underline format below for convenience.

L10 Palm Beach County should protect the aquifer and residents, by prohibiting the permitting of petroleum facilities (i.e. fuel stations, auto/truck repair, junk/salvage yards, paint shops, etc...) within the Acreage Unified Planning Area. A limited number of fuel stations having no walk-in retail capacity and consisting of a maximum of four pump with one fuel dispenser per side for a maximum of eight dispensing nozzles total that include safeguard measures that meet or exceed state and federal standards on fuel dispenser and storage systems, such as state-of-the-art secondary containment systems, may be allowed on existing commercial sites subject to Acreage Land Owners Association approval.

W1 Palm Beach County should prohibit proposed changes in use and development of property that may contaminate and endanger well, septic tank and canal systems, unless such proposals are first approved by the Acreage Landowners Association or as allowed under paragraph L10 of this document.

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The Acreage Community Plan

Overall Vision Statement

**“Preserving and promoting our unique rural lifestyle
by planning today for tomorrow”**

- Goal #1 Enhance the rural character of The Acreage and protect a large lot, single family dwelling unit, residential neighborhood land use pattern.**
- Goal #2 Preserve and protect The Acreage’s lifestyle while providing essential ingredients for the continued health of the community.**
- Goal #3 Support land use controls that protect natural resources provide orderly growth and reduce conflicts between landowners.**
- Goal #4 Encourage agricultural usage of property that is permitted by the Palm Beach County Comprehensive Plan and Unified Land Development Code.**
- Goal #5 Uniformly enforce code regulations throughout The Acreage.**

Future Government

Goal

- **Create a Future Government plan that protects the present and future residents of The Acreage.**

OBJECTIVE

- **Identify an annexation plan that would be suitable for the Acreage.**

RECOMMENDATIONS

G1. The Acreage Landowners Association shall explore the feasibility of municipal incorporation. A Steering Committee should be developed to explore the feasibility prior to December, 1997.

G2. Palm Beach County shall notify in writing The Acreage Landowner's Association and Indian Trail Water Control District about all proposed amendments or interpretations to the Palm Beach County Comprehensive Plan and Unified Land Development Code pertaining to The Acreage Unified Planning Area. Additionally, the County shall notify The Acreage Landowners Association about Zoning Code violations occurring within The Acreage Unified Planning Area.

Land Use

GOALS

- To retain the current Agricultural Residential (AR) zoning district.
- To establish a policy in order to identify possible commercial locations.
- To establish policies regarding designs of commercial development to ensure the compatibility within the community.
- To develop land uses that are compatible with the Palm Beach County Comprehensive Plan and the Unified Land Development Code.

Land Use

OBJECTIVES

- To communicate to the Board of County Commissioners and the Planning, Zoning and Building Department that The Acreage should retain Agricultural Residential zoning.
- To actively monitor the Land Use and Zoning process to ensure that applications for zoning or land use changes effecting The Acreage and Royal Ascot Estates are consistent with the community plan.
- To provide criteria for the development of a commercial center(s) that provides design standards that account for the rural nature of the area, provides sufficient buffering, and makes use of the native vegetation.
- To demand that uniform code enforcement by Palm Beach County occur in The Acreage Unified Planning Area.

Land Use

RECOMMENDATION

- L1. Maintain and protect a large lot, single family dwelling unit, residential land use pattern throughout The Acreage Unified Planning Area.**
- L2. Encourage agricultural usage of property allowed by the Palm Beach County Comprehensive Plan and Unified Land Development Code.**
- L3. Retain the existing Future Land Use Classification of RR10 (Rural Residential) as shown on the Palm Beach County Future Land Use Atlas throughout The Acreage Unified Planning Area.**
- L4. Retain the existing zoning classification of AR (Agricultural Residential) throughout The Acreage Unified Planning Area.**
- L5. Prohibit any site specific land use changes or amendments to the Land Use Element of the Palm Beach County Comprehensive Plan that would affect the overall goals of The Acreage Community Plan or property within The Acreage Unified Planning Area prior to The Acreage community reviewing the proposed change or amendment at public hearing.**
- L6. Palm Beach County shall notify The Acreage Landowners Association in writing about proposed land use amendments, rezoning, text changes or interpretations**

Land Use

RECOMMENDATION (CONTINUED)

within the Palm Beach County Comprehensive Plan or Unified Land Development Code that affect The Acreage Unified Planning Area.

L7. Amend the Unified Land Development Code and Palm Beach County Comprehensive Plan concerning Model Home regulations to read as follows:

Location: Builders' model home sales centers shall be limited to paved roads. Builders' model home sales centers shall be prohibited on dirt or non-paved roads.

Hours: Model homes shall be open to the general public from 8:00 am to 8:00 pm.

Signs: All signs shall be approved by the Palm Beach County Sign Code. One 4' x 8' two sided ("V" type sign allowed) is allowed to be placed at roadside. Directional signs shall be prohibited at model home sites.

Flags: A maximum of four American or state flags shall be allowed per model home site. "Model" or "Open" flags or colored banners shall be prohibited.

Lighting: One (1) illuminated unit sign shall be allowed. Lighting shall not affect neighboring homes. Florida Power and Light pole lights shall be allowed for security. Roadside lighting shall not affect street traffic.

Sub-contractors and Field employees: Sub-contractors and field employees are not permitted to meet at model home centers. Sub-contractors and field employees must meet at job sites.

Tractors/Loaders/Equipment: Tractors, loaders and equipment are not allowed at model home centers.

Building Materials: Building materials shall not be delivered to model homes, garages or ancillary buildings. All builder items displayed at the model home center shall be kept inside the garage or enclosed area out of (public) view. No construction debris shall be allowed at model home centers.

Land Use

RECOMMENDATION (CONTINUED)

- L8. Should commercial uses locate within The Acreage Unified Planning Area, the building style and landscaping should be compatible with the surrounding residential community. The proposed commercial use shall be presented to The Acreage Landowners Association at a public hearing as an agenda item for discussion.**
- L9. Should commercial uses locate within The Acreage Unified Planning Area, a minimum of one hundred (100) feet (inclusive of all easements) shall be used as a vegetative setback (buffer) from property zoned AR (Agricultural Residential) or Public Ownership (PO). Parking shall not be allowed within the 100 foot setback. Commercially zoned property shall be one lot and have a minimum of ten (10) acres and a maximum of forty (40) acres. An overall maximum of one hundred and twenty (120) acres of commercially zoned property shall be permitted within the entire Acreage Unified Planning Area. Commercial property shall be located at the intersection of two (2) County arterials (roads) as designated on the Palm Beach County Thoroughfare Right of Way Identification Map. The maximum buildable floor area of a parcel of property shall be ten percent (10%).**

Land Use

RECOMMENDATION (CONTINUED)

- L10. Palm Beach County should protect the aquifer and residents, by prohibiting the permitting of petroleum facilities (ie. fuel stations, auto/truck repair, junk/salvage yards, paint shops, etc...) within The Acreage Unified Planning Area. A limited number of fuel stations having no walk-in retail capacity and consisting of a maximum of four pump with one fuel dispenser per side for a maximum of eight dispensing nozzles total that include safeguard measures that meet or exceed state and federal standards on fuel dispenser and storage systems, such as state-of-the-art secondary containment systems, may be allowed on existing commercial sites subject to Acreage Land Owners Association approval. [Amended on 8/28/2008]**
- L11. All non-residential development orders, permits and future land use atlas amendments within The Acreage Unified Planning Area shall be reviewed by The Acreage Landowner Association for compatibility with surrounding uses and consistency with The Acreage Community Plan.**
- L12. The Acreage Community Plan shall be reviewed by The Acreage Landowners Association on an annual basis. The review (with recommendations) shall be forwarded during the month of October to the Palm Beach County, Department of Planning, Zoning & Building.**
- L13. The Acreage Community Plan endorses the current (January, 1995) commercial location criteria stated within the Land Use Element of the Palm Beach County Comprehensive Plan. The Acreage community supports the direction of the County's Comprehensive plan by prohibiting strip commercial development.**

Code Enforcement

GOALS

- To promote the existence of Code Enforcement so that violators will be less willing to bypass the codes.
- To resolve complaints as soon as possible from neighbors concerning land use violations.
- To respond to complainants and relay status.
- To ensure a safe quality of life for residents of The Acreage.

OBJECTIVES

- Create a reporting and tracking system to record, and respond to complainants.
- Uniformly enforce code violations throughout The Acreage.

Code Enforcement

RECOMMENDATION

- C1. Palm Beach County Code Enforcement officers should uniformly enforce regulations throughout The Acreage Unified Planning Area.**
- C2. Palm Beach County Code Enforcement should respond (if requested) with written communication to individuals who have reported an alleged violation. The correspondence should contain a case number, description of the violation, requirement(s) for correction and the notification date that the correction must occur.**
- C3. Palm Beach County Code Enforcement should respond (if requested) with written communication indicating the results of a violation to individuals who have reported a violation.**
- C4. The Palm Beach County Code Enforcement Division should publicize and hold an annual informational meeting each year with The Acreage Landowners Association.**

Open Space, Parks and Linkages

GOALS

- Create a Parks & Recreation plan that can provide recreational areas for the residents of The Acreage.
- Provide safe facilities for all residents while playing the variety of sporting events at the parks.
- Create several different parks within The Acreage with different themes.

OBJECTIVES

- Provide an adequate number of parks throughout The Acreage to satisfy the level of service requirements contained in the Palm Beach County Comprehensive Land Use Plan of 1989.
- Project future population requirements in order to eliminate park over usage.
- Identify funding sources for future recreational needs.

Open Space, Parks and Linkages

RECOMMENDATIONS

- O1. Trails should be designed to accommodate multiple uses (walking, bicycling, running) and to provide access for individuals with impaired mobility, when Possible.**
- O2. Intergovernmental coordination concerning recreational needs between The Landowners Association, Indian Trail Water Control District, Palm Beach County and Palm Beach County School Board is encouraged.**
- O3. The Palm Beach County School Board should be encouraged to plan future schools in The Acreage that allow the community to use recreational facilities after school hours.**
- O4. The Acreage Landowners Association should prepare a "Trail Network Plan" for The Acreage prior to December, 1996. The Trail Network Plan will indicate the location of pedestrian, equestrian and bicycle trails and connections to recreational areas. Trails should also provide access to recreational opportunities beyond the boundaries of the local area and network with conservation and greenway areas.**
- O5. The Acreage Landowners Association endorses and recommends that the Indian Trail Water Control District adopt their "Plan of Improvements for Recreation" (June 27, 1994) that defines and describes seven (7) recreational**

areas, comprising thirty five (35) acres that are scheduled for development.

- O6. Palm Beach County should consider locating a District Park within or immediately adjacent to The Acreage Unified Planning Area. The park should adequately serve a population of 60,000.**

Equestrian

GOALS

- **Make the Acreage a vital, attractive and safe place to live and ride horses.**
- **To provide non-vehicular equestrian trails on public and private property that would traverse The Acreage.**
- **To plan and design the equestrian trails to ensure public health, safety and general welfare is acknowledged and protected.**
- **To develop equestrian trails that are compatible with land uses permitted by the Palm Beach County Comprehensive Plan and Unified Land Development Code.**
- **To propose equestrian trail developments that are compatible with rural nature and character of The Acreage environment.**

Equestrian

OBJECTIVES

- **Focus trail development in specific locations recognizing the natural, economic and rural design opportunities afforded by each proposed type of trail.**
- **Create a system of trail circulation that enhances the character of the Acreage. The system should include a variety of trails of different character, size, intensity, and type of use. It should relate to the existing physical setting and serve as a means to encourage future use patterns.**
- **Create a system of road improvements and provisions for adequate trail riding to facilitate access to the J.W. Corbett Preserve, Dupuis Preserve, Lake Okeechobee, future designated equestrian park(s), and minimize congestion and undue ill-effects of increased equestrian traffic brought by anticipated future residential development.**
- **Encourage new trail construction whose design, scale, material and other characteristics are appropriate additions for the Acreage.**

Equestrian

RECOMMENDATIONS

- E1. The Acreage Landowners Association should create an Acreage Equestrian Trail Committee**

- E2. The Acreage Equestrian Trail Committee should forward to the Acreage Landowners Association:**
 - A. An equestrian trail transportation system within The Acreage Unified Planning Area.**
 - B. An Acreage Master Equestrian Trail Development Plan that includes equestrian trail design standards.**
 - C. Recommendations where to locate equestrian trail signage.**
 - D. General plans for the location and construction of equestrian bridges.**
 - E. The possibility of locating equestrian trails along canal easements.**
 - F. Recommendations on how to coordinate with the Indian Trail Water Control District the location and designation of a park for equestrian activities.**
 - G. Recommendations on how to facilitate access to the J.W. Corbett Preserve, Dupuis Preserve and Lake Okeechobee.**
 - H. Recommendations to The Acreage Landowners Association prior to December, 1996.**

- E3. The Acreage Master Equestrian Trail Plan should be depicted on a map of existing and proposed Palm Beach County Linked Open Spaces and potential linkages should be described in narrative form.**

- E4. The Acreage Landowners Association supports the Economic Impact of the Palm Beach County Equine Industry Study (August, 1994).**
- E5. The Acreage Landowners in conjunction with The Acreage Equestrian Trail Committee should hold an annual informational meeting to promote and educate Acreage residents on equestrian issues.**
- E6. The Acreage Landowners Association should coordinate equestrian planning with the Palm Beach County Parks and Recreation Department and all other public and private agencies and apply for grant funds that will promote equestrian activities.**

Thoroughfares and Roads

GOALS

- Create a transportation plan that can provide an adequate network of roadways, pathways, and trails.
- Provide sufficient road capacity to meet the level of service requirements contained in the Palm Beach County Traffic Performance Standards.
- Ensure safe speeds of motorized traffic and protect residents at major crossroads and intersections.
- Project future population requirements and eliminate traffic congestion.

OBJECTIVES

- Enable necessary roadway access to the east/west and north/south.
- Maintain the agricultural residential atmosphere of unpaved roads on side access streets.
- Create pathways to one side of the paved roads for safe access for pedestrians and bicyclists.
- Obtain a smooth traffic flow and eliminate congestion in existing road systems.

Thoroughfares and Roads

RECOMMENDATION

- T1. Palm Beach County should construct Seminole Pratt-Whitney Road (Northlake to Beeline Hwy.) as identified by the Palm Beach County Thoroughfare Right of Way Identification Map 1995.**
- T2. Palm Beach County should fund and construct within twenty (20) years, all Acreage arterial roadways as identified by the Palm Beach County Thoroughfare Right of Way Identification Map 1995. Before future roads are placed on the five year Capital Improvement Program (CIP) road building program, proposed road(s) affecting The Acreage Unified Planning Area will be presented to The Acreage Landowners Association at a public meeting.**
- T3. Palm Beach County and the Florida Department of Transportation should participate in construction and funding of State Road 7 from Okeechobee Boulevard to Northlake and endorses the construction of State Road 7 in the existing right-of-way.**
- T4. The Indian Trail Water Control District should continue to fund paved road construction within The Acreage Unified Planning Area as stated in their "Road Paving Plan of Reclamation" 1994.**

Thoroughfares and Roads

RECOMMENDATION (CONTINUED)

- T5. The Indian Trail Water Control District should continue to construct all internal roads under its jurisdiction within The Acreage.**
- T6. The internal “grid pattern” street network of The Acreage should remain a system of two-lane local streets. Paved and non-paved roads should be maintained as high quality rural roads. Palm Beach County shall maintain public roads that the County has accepted for maintenance.**
- T7. The Acreage supports the use and location of mass transportation facilities (e.g. park & ride locations, bus transportation routes) to The Acreage Unified Planning Area.**
- T8. Palm Beach County and the Indian Trail Water Control District should construct pathways on one side of all paved roads existing and proposed to serve pedestrians and bicycle traffic.**

Water, Sewer & the Canal System

GOALS

- **To provide a healthy and cost effective means of providing potable water and waste water treatment for the Acreage.**
- **To ensure the quality of the surficial water supply.**
- **To monitor the quality of the water supply to the extent necessary to assure the health and well being of residents.**

OBJECTIVES

- **Minimize the impact of non-residential uses.**
- **Maintain canal elevations at levels that recharge the water supply.**
- **Establish septic tank designs and construction standards that provide adequate protection of the surface water system.**
- **Maximize the options available to property owners if a metered water distribution system becomes necessary (for reasons determined by the Health Department) for the health and well being of the residents.**

Water, Sewer & the Canal System

RECOMMENDATION

- W1. Palm Beach County should prohibit proposed changes in use and development of property that may contaminate and endanger well, septic tank and canal systems, unless such proposals are first approved by the Acreage Landowners Association or as allowed under paragraph L10 of this document. [Amended on 8/28/2008]**
- W2. Palm Beach County and the Indian Trail Water Control District should annually monitor the quality of ground and surface water to determine if water quality problems are occurring and should notify The Acreage Landowners Association of their findings.**

Drainage

GOALS

- **Maintain adequate drainage**
- **Ensure adequate water supplies**
- **Protect the surficial aquifer**

OBJECTIVES

- **Develop a drainage plan that will allow canal systems to recover to established seasonal levels within five days following a 20 year storm event.**
- **Establish seasonal water tables in The Acreage that can provide a drainage cushion and supply adequate aquifer recharge.**
- **Develop additional outfall locations to provide flexibility in operating the drainage system.**
- **Create a drainage permit modification that allows the Indian Trail Water Control District to use its excess water supply to provide water to area systems in need of this resource.**

Drainage

RECOMMENDATION

- D1. Palm Beach County should assist the Indian Trail Water Control District and South Florida Water Management District in obtaining a long range drainage plan for The Acreage Unified Planning Area.**

Fire-Rescue

GOALS

- To save homes and lives of residents due to emergency fire situations.
- To provide a timely response to a distress fire or emergency call.
- To provide effective medical attention to residents in an emergency.
- To prevent brush fires that spread quickly over many resident homes and land.

OBJECTIVES

- Focus Fire - Rescue stations in specific locations, recognizing the needs of the increasing population in The Acreage.
- Create a network of Fire-Rescue stations that will cover all Acreage resident's calls in a manner consistent with the Palm Beach County Comprehensive Plan.
- Provide the county wide concurrency to below a five minute response time for fire emergency calls.

Fire-Rescue

RECOMMENDATION

- F1. Palm Beach County should construct a second permanent Fire-Rescue station in the vicinity of Seminole-Pratt Whitney Road & Northlake Boulevard or at Seminole-Pratt Whitney & 60th Street. If these sites are not available, construct a station in a location that would satisfy the five (5) minute, Palm Beach County, Fire-Rescue level of service response time as stated in the Palm Beach County Comprehensive Plan (Fire-Rescue and Capital Improvement Element).**

- F2. Palm Beach County should consider installing automatic emergency signal control devices on major thoroughfares to assist emergency response vehicles in arriving at emergency scenes.**

- F3. Palm Beach County should require neighboring fire-rescue providers to identify and coordinate the construction of capital facilities in order to strategically provide service to the entire Acreage Unified Planning Area.**

Public Safety

GOALS

- Create a Public Safety Plan that protects the residents of The Acreage.
- Provide sufficient coverage for the 500 + miles of roads in The Acreage, as well as the rapidly increasing population.
- Ensure quick response times to emergency/distress calls.

OBJECTIVE

- Enable Deputies to respond quickly to situations.
- Obtain additional Deputies as population and development in the Acreage Unified Planning Area increases.
- Create an additional zone to be covered by the Sheriff's Department.
- Create a Community based patrol group.

Public Safety

RECOMMENDATIONS

- P1. The Acreage Landowners Association should work with the Sheriff's Department to create a public safety education committee.**

- P2. The Acreage Landowners Association should work with the Sheriff's Department to implement a Citizen Observer Patrol (COP) program and an Equestrian Patrol Program.**

- P3. The Acreage Landowners Association should work with the Sheriff's Department to expand the three current Crime Watch programs in The Acreage. A Horse Watch Program should be created to complement and work in conjunction with the Crime Watch Program.**

- P4. The Palm Beach County Sheriff's Department should create additional patrol zones within the general Acreage Unified Planning Area when warranted, using standards utilized by the Sheriff's Department.**

Education

GOALS

- To merge possible school sites and park sites.
- To monitor and protect the quality of education offered Acreage students.
- To encourage the community to collaborate with Palm Beach County School Board in making public educational opportunities available in The Acreage.
- To promote open dialogue between the residents of The Acreage and the Palm Beach County School Board.
- To develop a sense of community and to establish neighborhood schools.
- To provide a unified voice representing Acreage residents at School Board and County hearings.

Education

OBJECTIVES

- To identify appropriate areas for new elementary, middle and high school building sites and the potential for outdoor wetland ecology classrooms.
- To solicit public input from Acreage residents during monthly meetings.
- To propose recommendations to the Palm Beach County School Board and Staff regarding educational concerns affecting Acreage residents.
- To support local schools by serving on School Advisory Councils, PTA's, PTO's and volunteering.
- To coordinate actions and provide information with the Education Committees from the other Western Communities of Royal Palm Beach, Loxahatchee and Wellington.
- To distribute information regarding community schools and education programs to The Acreage residents.

Education

RECOMMENDATIONS

- E1. The Palm Beach County School Board should locate community schools in The Acreage to provide student educational, athletic and cultural opportunities.**
- E2. The Palm Beach County School Board should plan Elementary, Middle and High Schools to have their own water and septic system packages and a self contained water treatment system.**
- E3. The Palm Beach County School Board should work cooperatively with the Indian Trail Water Control District, the community and county government to ensure that all new school buildings are accessible by pedestrian and bicyclists.**
- E4. The Palm Beach County School Board should consider siting and constructing a new elementary and middle school on one or more sites within The Acreage Unified Planning Area.**
- E5. All public schools should be available for after-hour community oriented functions.**
- E6. Private schools (pre-kindergarten through high school) should be allowed within The Acreage provided they are accessible by pedestrians and bicyclists, have their own water and septic system packages, and a self contained water treatment system.**

Education

RECOMMENDATIONS (CONTINUED)

- E7. Palm Beach County should maximize recreational opportunities for individuals within The Acreage by encouraging cooperative recreational planning between the Indian Trail Water Control District, Palm Beach County Department of Parks and Recreation, Palm Beach County School Board and Village of Royal Palm Beach.**

- E8. The Palm Beach County School Board should explore the acquisition of land within and immediately adjacent to The Acreage Unified Planning Area while large undeveloped blocks of property are available.**

Public Notice

RECOMMENDATIONS

- PN1. Palm Beach County, Palm Beach Gardens, West Palm Beach, Village of Royal Palm Beach, the Indian Trail Water Control District and all neighboring water control districts should communicate with The Acreage Landowners Association and community to ensure that residents are notified in a timely fashion of important meetings and other pertinent information.**

Recommendations Affecting Entire County

RECOMMENDATIONS

- R1. The Acreage Landowners Association should forward to the Palm Beach County Zoning Division, recommendations to modify model home regulations within the Unified Land Development Code.**
- R2. The Acreage Landowners Association should forward to the Palm Beach County Zoning Division, recommendations to amend the Unified Land Development Code to include Equestrian Trail Design and Land Use compatibility standards.**

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