



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Burt Aaronson, Chair
Karen T. Marcus, Vice Chair

Shelley Vana
Steven L. Abrams
Jess R. Santamaria
Priscilla A. Taylor

County Administrator

Robert Weisman

*"An Equal Opportunity
Affirmative Action Employer"*

MEMORANDUM

TO: The Honorable Burt Aaronson, Chair, and Members of the Board of County Commissioners

FROM: Lorenzo Aghemo, Planning Director
Planning, Zoning and Building Dept. *L.Aghemo*

DATE: October 14, 2010

RE: Western Northlake Corridor Land Use Study (WNCLUS)
commercial and office needs update

The WNCLUS was prepared and adopted in 1998, with a Status Report in 1999. The original study recommended periodically updating the commercial and office square footage estimates. This update determines the mid and long-term commercial and office needs analysis of the subject area (see Map 1). With the findings outlined below, both the City of Palm Beach Gardens, and the City of West Palm Beach have approved similar resolutions approving this update to the study.

After reviewing buildout figures, land use approvals, and growth in the last 10 years, the main finding of the update is that, based upon approved and existing uses, the commercial and office needs of the WNCLUS area are met through buildout (expected to occur around 2025), according to Future Land Use designations and densities.

To date, commercial and/or office approvals in the WNCLUS Market Area total 587,885 SF, of which 189,463SF have been built (table 6). It is expected that the entirety of the approved square footage will be exercised as the area develops. To determine the existing commercial/office needs of the market area, the staff team agreed that 27SF per person was an adequate multiplier, and that said number is consistent with approved/existing square footage per capita, recent research produced as part of the Central Western Communities Overlay, the county's Commercial Needs Analysis, and national averages. As of 2008, the WNCLUS Market Area has a population of 16,443 (table 1); which would necessitate 443,961SF of commercial/office space. By the expected 2025 buildout, staff anticipates that the population of 18,982 would need 512,514SF of commercial/office space based on the multiplier above; therefore, approvals to date exceed the buildout demand of the area by 75,371SF.

An alternative analysis can be performed using the 2008 population (16,443 people) and the current amount of households (6,277), the people per household number for the area is 2.61 persons/household. At buildout of the area (8,126 homes), the area would house 21,208 people, who would need 572,616 SF of commercial office, using the 27SF multiplier.

Using either method, land use approvals in the area have the capacity to provide the needs for commercial and office uses to 2025 or buildout, respectively. As the group has discussed, it is expected that if/when Vavrus develops, it will incorporate various uses and will take care of any additional need for commercial/office uses.

As part of the collaborative efforts, the staff team presented these findings to the about 50 community members on January 12, 2010, at Seminole Ridge Community High School. Residents stressed their desire to be notified earlier when land development proposals are filed with the local governments.

CC: Barbara Alterman, Esq., Executive Director, PBC Planning, Zoning and Building
Verdenia Baker, Deputy County Administrator
Bob Banks, Esq. Assistant County Attorney
Isaac Hoyos, Principal Planner, Palm Beach County Planning
Natalie Wong, Growth Management Administrator, City of Palm Beach Gardens
Tanya Quickel, District Administrator, Indian Trail Improvement District
Charles Wu, Planning Director, City of West Palm Beach

T:\Planning\CURRENT\NEIGHPLN\WNCLUS\Update\Final BCC Version.doc

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR
HEIGHTENED REVIEW REGARDING LANDS LOCATED WITHIN THE WESTERN
NORTHLAKE BOULEVARD CORRIDOR PLANNING AREA.**

THIS FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT ENTERED INTO BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THE CITY OF PALM BEACH GARDENS AND THE CITY OF WEST PALM BEACH PROVIDING FOR HEIGHTENED REVIEW REGARDING LANDS LOCATED WITHIN THE WESTERN NORTHLAKE BOULEVARD CORRIDOR PLANNING AREA (the "First Amendment") is made and entered into this _____ day of _____, 2010, by and between the CITIES OF PALM BEACH GARDENS AND WEST PALM BEACH, Florida municipal corporations, (hereinafter the "Cities") and the BOARD OF COUNTY COMMISSIONERS of PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter the "County"). (This Cities and County are jointly referred to herein as "parties.")

WITNESSETH

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, both the County and the Cities exercise comprehensive planning authority pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as set forth in Part II of Chapter 163, Florida Statutes (hereinafter, the "Planning Act"), and enforce land development regulations to regulate the development of land within the respective areas of jurisdiction of each party; and

WHEREAS, the County and the Cities previously entered into that certain "Interlocal Agreement Providing for Heightened Review Regarding Lands located within the Western Northlake Boulevard Corridor Planning Area" (R99-695D), dated April 20, 1999 (hereinafter the "Agreement"); and

WHEREAS, said Agreement was entered into in order to ensure efficient and orderly development, and intergovernmental coordination and cooperation and to provide heightened review of development proposals within the subject corridor; and

WHEREAS, the County and the Cities all recognized and accepted the Western Northlake Corridor Land Use Study (hereinafter the "Study") as a policy and growth management guide in the review of development proposals and plan amendments in order to preserve and enhance the character within the study area; and

WHEREAS, certain data and information contained in said Study must be updated from time to time in order for the Study to retain its value and relevance as a policy and growth management guide and the parties have determined that it is in their collective best interest to provide the opportunity to update such data.

NOW, THEREFORE, the County and the Cities, in consideration of the covenants made by each party, the mutual obligations, undertakings, and advantages to be realized by the parties hereto, the parties do hereby covenant and agree as follows:

SECTION 1. The foregoing recitals are true and correct, were relied upon by the parties entering into this First Amendment and are a part hereof and are incorporated into this Agreement.

SECTION 2. Section 6 as set forth in the Agreement is hereby amended to hereafter read as follows:

SECTION 6. Commitment by each Local Government to Consider the Findings of the Western Northlake Boulevard Corridor Land Use Study and to Provide the ability to Update same.

The County and the Cities hereby approve of the Western Northlake Corridor Land Use Study as a policy and growth management guide and an expression of the desires of the community in the review of development proposals and plan amendments, and encourage intergovernmental cooperation and coordination through the implementation of the study findings. The County and the Cities encourage updates of the Study when determined to be necessary by the respective planning directors.

SECTION 3. This First Amendment shall be attached to the current Agreement entered into by and between the parties on April 20, 1999, which shall become a part thereof. All other Sections of the Agreement shall remain in full force and effect as set forth in the Agreement and there shall be no changes to the Agreement with the exception of those items specifically set forth in this First Amendment. Further, the parties agree as follows:

1. This First Amendment may be modified only by the mutual and written consent of both parties.
2. If any provision or any portion contained in this First Amendment is held unconstitutional, invalid, or unenforceable, the remainder of this First Amendment, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties through their duly authorized representatives do hereby execute this First Amendment on the date first written above.

ATTEST:
SHARON R. BOCK, Clerk

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

By: _____
Deputy Clerk

By: _____
Burt Aaronson, Chairperson

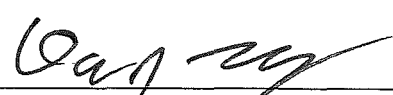
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

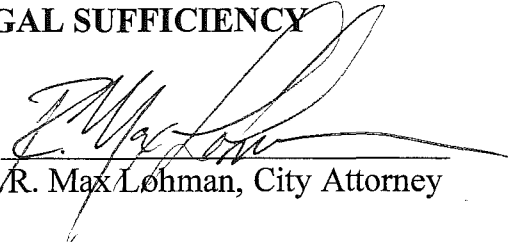
CITY OF PALM BEACH GARDENS,
FLORIDA

ATTEST:

By: 
Patricia Snider, CMC, City Clerk

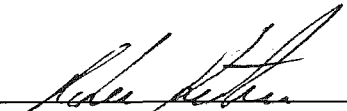
By: 
David Levy, Mayor

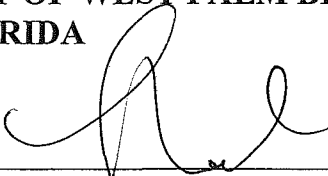
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
R. Max Lohman, City Attorney

**CITY OF WEST PALM BEACH,
FLORIDA**

ATTEST:

By: 
City Clerk

By: 
Lois J. Frankel, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By:  9.2.10
Deputy City Attorney

Western Northlake Corridor Land Use Study

Table 1 - Population Projections by TAZ

TAZ	2008	2010	2015	2020	2025
823	-	-	-	-	-
824	-	-	-	-	-
825	662	650	723	865	998
826	4,410	4,435	4,597	4,742	4,914
853	-	-	-	-	-
854	-	-	-	270	270
855	-	-	-	389	389
859	1,276	1,339	1,375	1,392	1,396
860	1,119	1,178	1,213	1,225	1,228
1066	1,345	1,370	1,438	1,463	1,471
1070	1,240	1,270	1,329	1,370	1,386
1071	1,255	1,292	1,337	1,357	1,362
1072	1,306	1,337	1,370	1,385	1,389
1073	1,300	1,358	1,397	1,414	1,418
1074	1,296	1,342	1,394	1,419	1,425
1075	1,234	1,267	1,318	1,333	1,336
Total	16,443	16,838	17,491	18,624	18,982
Source: 2009 PBC Planning Building and Zoning Population Allocation Model					

Western Northlake Corridor

Land Use Study

Table 2 - Existing Land Use

Land Use	Acres
Residential	5,946.77
Commercial	35.42
Institutional	50.45
Agriculture	80.05
Conservation	2,219.93
Recreation	1,140.89
Open Space	169.27
Transportation and Utilities	1,829.20
Right-of-way	215.67
Vacant	11,179.39
Water	528.86
Total	23,395.90
Source: Acreage calculated with ESRI ArcGIS	
using PBC Existing Land Use shapefile	

Western Northlake Corridor Land Use Study		
Table 3 - Large Land Owners		
Owner	Acres	Percent
Avocado Northlake	34.44	0.15%
Balsamo Salvatore	94.12	0.40%
Bell South	10.10	0.04%
Coconut Northlake	29.84	0.13%
Comcast	7.12	0.03%
George Elmore	22.73	0.10%
Four Jr Corp	9.87	0.04%
Huong Pham	55.10	0.24%
Indian Trail Improvement District	6.66	0.03%
Northlake 20 LLC	17.68	0.08%
Northlake Maintenance LLC	19.28	0.08%
Phil OcOnnell Jr.	34.44	0.15%
Palm Beach County	8,345.28	35.67%
Palm Beach Gardens	142.65	0.61%
Phanitdasack Lo	13.77	0.06%
Q Broadcasting	8.26	0.04%
PBC School Board	14.92	0.06%
SCI Funeral Services	29.84	0.13%
Seminole Pratt Investments	15.39	0.07%
Spear Northlake LLC	61.29	0.26%
USPS	11.25	0.05%
Vavrus, Charles	4,722.22	20.18%
Villa Nursery	39.03	0.17%
W&W IX LLC	5.39	0.02%
Source: Acreage calculated with ESRI ArcGIS using PBC		
Property Appraiser shapefile		

Western Northlake Corridor Land Use Study

Table 4 - Vacant Parcels on Northlake Blvd.

Future Land Use	Acres
RES	1,926.59
COM	20.66
CON	484.39
Total	2,431.64

Source: Acreage calculated with ESRI ArcGIS

using PBC Existing Land Use shapefile

Western Northlake Corridor Land Use Study (WNCLUS)

Table 5.1 - Square Footage for Non-Residential Approvals on Northlake Blvd. - Updated 2/08/2010

Map ID	Petition Number	Resolution Number	Existing (Sq. Ft)	Zoning Approval (Sq. Ft)	Land Use Approval (Sq. Ft)	Maximum Dev. Potential	Property Owner	Use
1	01-077	R-04-0509	5,980	5,980	-	-	Planet Kids	Institutional
2	05-355	R-05-1055	-	2,000	-	-	Grosso	Utility
3	03-029	N/A	112,267	112,267	-	-	PBCSB Northlake Elementary	Institutional
4	93-036	R-94-0497	-	504	-	-	Bellsouth Mobility	Utility
5	06-147	N/A	-	106,656	106,656	133,772 (0.1 FAR)	Coconut Northlake LLC	Commercial
6	01-075	R-02-0503	-	21,473	-	-	USPS	Institutional
7	07-094	N/A	-	39,259*	37,274	42,819 (0.1 FAR)	Northlake 20 LLC	Commercial/Office
8	06-529	R-08-1693	-	52,390	94,089	94,089 (0.2 FAR)	W&W IX LLC	Office
9	78-240	R-78-1421	-	3,352	-	-	Comcast	Utility
10	05-599	R-07-0430	-	82,625	82,625	150,630 (.35 FAR)	Four JR Corp	Office/CLF
11	81-205	R-76-0126	21,459	22,909	-	-	SCI Funeral Services	Institutional
12	98-023	R98-1810	93,400	107,462	107,462	107,462 (0.1 FAR)	Pratt and Orange	Com/Institutional
	Total County Approved:		233,106	517,618	428,106	528,772		
13	Total WPB Approved:		96,063	170,000	245,866	245,866 (.35 FAR)	IBIS	Commercial/Office
14	Total PBG Approved:		-	-	-	-	Palm Beach County	Conservation
	Total Approved:		329,169	726,877	673,972	774,638		

* Proposed

Western Northlake Corridor Land Use Study (WNCLUS)

Table 5.2 - Square Footage for Commercial and Office Approvals on Northlake Blvd. - Updated 2/08/2010

Map ID	Petition Number	Resolution Number	Existing (Sq. Ft)	Zoning Approval (Sq. Ft)	Land Use Approval (Sq. Ft)	Max Com/Office Dev. Potential (Sq. Ft)	Property Owner	Use
1	98-023	R98-1810	93,400	93,400	93,400	107,462 (0.1 FAR)	Pratt and Orange	Commercial
2	06-147	N/A	-	106,656	106,656	133,772 (0.1 FAR)	Coconut Northlake LLC	Commercial
3	07-094	N/A	-	39,259*	37,274	42,819 (0.1 FAR)	Northlake 20 LLC	Commercial/Office
4	06-529	R-08-1693	-	52,390	94,089	94,089 (0.2 FAR)	W&W IX LLC	Office
5	05-599	R-07-0430	-	10,600	10,600	150,630 (.35 FAR)	Four JR Corp	Office
Total County Approved:			93,400	302,305	342,019	528,772		
6	WPB	2959-96	96,063	170,000	245,866	245,866 (.35 FAR)	IBIS	Commercial/Office
Total Approved:			189,463	472,305	587,885	774,638		

* Proposed

Western Northlake Corridor Land Use Study

Table 6 - Future Land Use Designations with Allowable Densities - Updated 1/06/2010

PBC FLU	Description	Residential Uses									Non-Residential Uses (square feet) ²															
		Acres			Existing Units ¹			Residential Buildout ³			Commercial				Office				Institutional		Utilities		Total			
		Study Area	Market Area	Total	Study Area	Market Area	Total	Study Area	Market Area	Total	Existing	Zoning Approval	Land Use Approval	Max Dev. Potential	Existing	Zoning Approval	Land Use Approval	Max Dev. Potential	Existing	Land Use/Zoning Approval	Zoning Approval	Existing	Zoning Approval	Land Use Approval	Max Dev. Potential	
LR-1	Low Residential, 1 du/acre	173.25	0.00	173.25	243	0	243	243	0	243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RR-2.5	Rural Residential, 1 du/2.5 acres	1,582.34	5,283.47	6,865.81	742	3,222	3,964	963	3,920	4,883	0	0	0	0	0	0	0	0	5,980	5,980	2,000	5,980	7,980	0	0	
RR-5	Rural Residential, 1 du/5 acres	364.67	0.00	364.67	61	0	61	77	0	77	0	0	0	0	0	0	0	0	0	0	3,352	0	3,352	0	0	
RR-10	Rural Residential, 1 du/10 acres	4,241.41	0.00	4,241.41	1	0	1	297	0	297	0	0	0	0	0	0	0	0	112,267	112,267	504	112,267	112,771	0	0	
RR-20	Rural Residential, 1 du/20 acres	134.14	0.00	134.14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,473	0	0	21,473	0	0	
CL-O/1	Commercial Low-Office, underlying 1 du/ac	9.88	0.00	9.88	0	0	0	0	0	0	0	0	0	0	10,600	10,600	150,630 (.35 FAR)	0	72,025	0	0	82,625	82,625	150,630 (.35 FAR)		
CL/RR-2.5	Commercial Low, underlying 1 du/2.5 ac	0.00	24.67	24.67	0	0	0	0	0	0	93,400	93,400	93,400 (0.1 FAR)	0	0	0	0	0	14,062	0	93,400	107,462	107,462 (0.1 FAR)			
CL-O/RR-5	Commercial Low-Office, underlying 1 du/5 ac	10.80	0.00	10.80	0	0	0	0	0	0	0	0	0	52,390	94,089	94,089 (0.2 FAR)	0	0	0	0	52,390	94,089	94,089 (0.2 FAR)			
CL/RR-5	Commercial Low, underlying 1 du/5 ac	30.71	0.00	30.71	0	0	0	0	0	0	0	106,656	106,656 (0.1 FAR)	0	0	0	0	0	0	0	0	106,656	106,656 (0.1 FAR)			
CL/RR-5	Commercial Low, underlying 1 du/5ac	9.83	0.00	9.83	0	0	0	0	0	0	0	15,000*	37,274 (0.1 FAR)	0	24,259*	0	0	0	0	0	0	39,259*	37,274 (0.1 FAR)			
INST	Institutional	30.00	0.00	30.00	0	0	0	0	0	0	0	0	0	0	0	0	0	21,459	22,909	0	21,459	22,909	0	0		
CON	Conservation	605.38	0.00	605.38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
UT	Transportation and Utilities	1,846.81	0.00	1,846.81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PBG FLU																										
RR10	Rural Residential 1 du/10 acres	3,394.28	0.00	3,394.28	0	0	0	338 [^]	0	338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RR20	Rural Residential 1 du/20 acres	1,323.77	0.00	1,323.77	0	0	0	70 [^]	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CONS	Conservation	2,429.75	0.00	2,429.75	0	0	0	121 [^]	0	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G	Golf	140.15	0.00	140.15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
WPB FLU																										
PC	Planned Community	1,836.75	0.00	1,836.75	2,008	0	2,008	2,097	0	2,097	92,063	151,000	226,866 (0.35 FAR)	4,000	19,000	19,000	0	0	0	0	96,063	170,000	245,866 (0.35 FAR)			
	17.26 Acres Commercial/Office																									
Total		18,163.92	5,308.14	23,472.06	3,055	3,222	6,277	4,206	3,920	8,126	185,463	366,056	464,196	529,919	4,000	95,649	123,689	244,719	139,706	248,716	5,856	329,169	726,877	673,972	774,638	

Source: Acreage calculated with ESRI ArcGIS using PBC, PBG, and WPB Future Land Use Shapefiles

¹Parcelink 2008 data

²Based on zoning and land use approvals (ePZB) and FAR calculations

³Buildout based on FLU designations or vested densities (In rural areas where the parcels were platted before 1989, a minimum of 1 unit is allowed even when the acreage is less than 2.5 acres)

• Gross legal acres (PAPA) of the parcel x standard density allowed

• RR-20 in Unincorporated PBC is wetland and unlikely to be developed

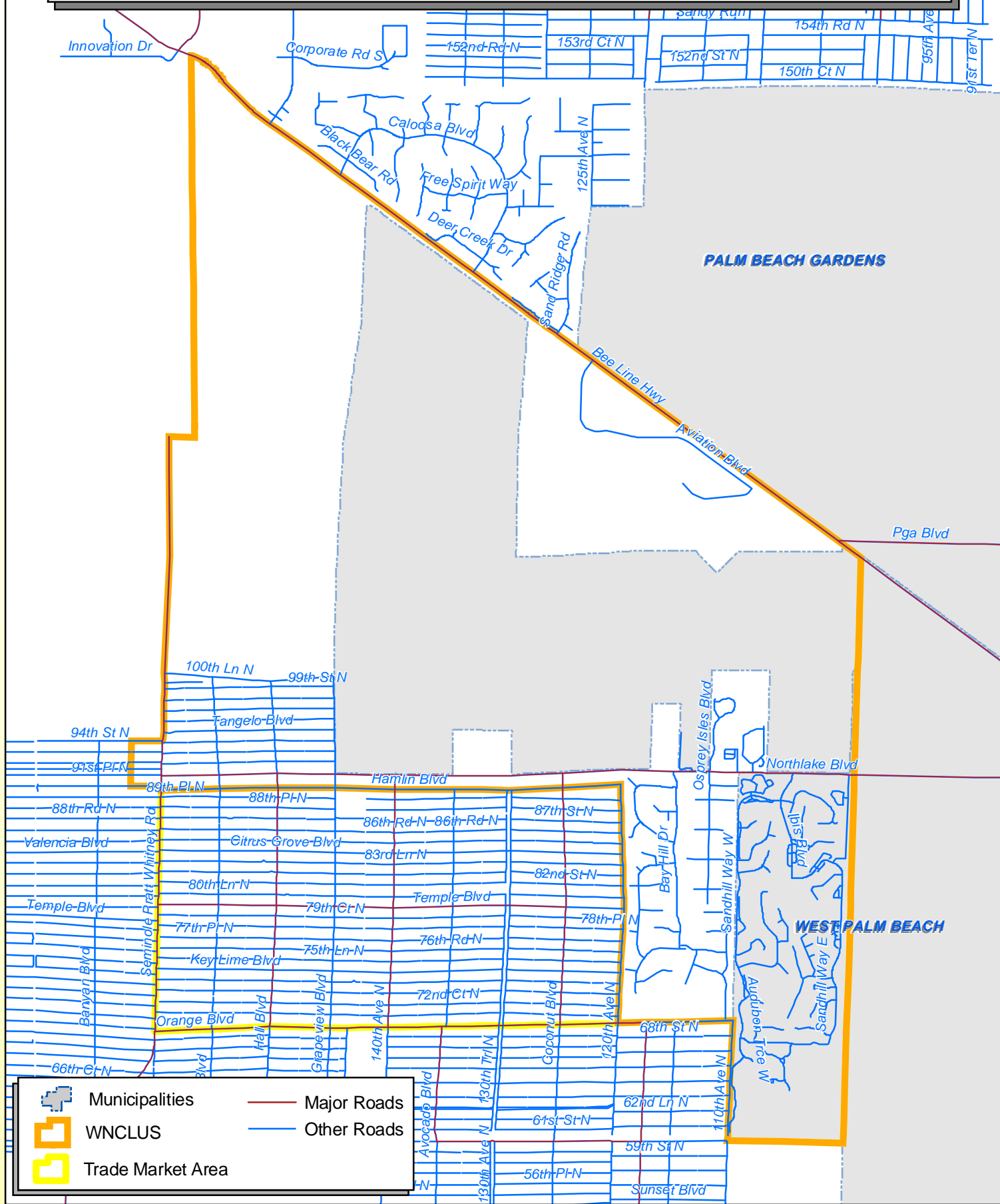
• Parcels with underlying residential FLU are not assigned any potential units, as they are more likely to be developed at the more intense use

[^]R10 and RR20 residential impacts based on 2008 Palm Beach Gardens 10 Year Water Supply Plan, CONS residential impacts based on 1 du/20 acres (Palm Beach Gardens Comprehensive Plan)

^{*}Proposed

Western Northlake Corridor Land Use Study

Map 1 - Project Boundary



	Municipalities		Major Roads
	WNCLUS		Other Roads
	Trade Market Area		

Date: 10/08/10
 Contact: PBC Planning Division
 Filename: N:\DW\Proj\WNCLUS\winduc_location_zoom



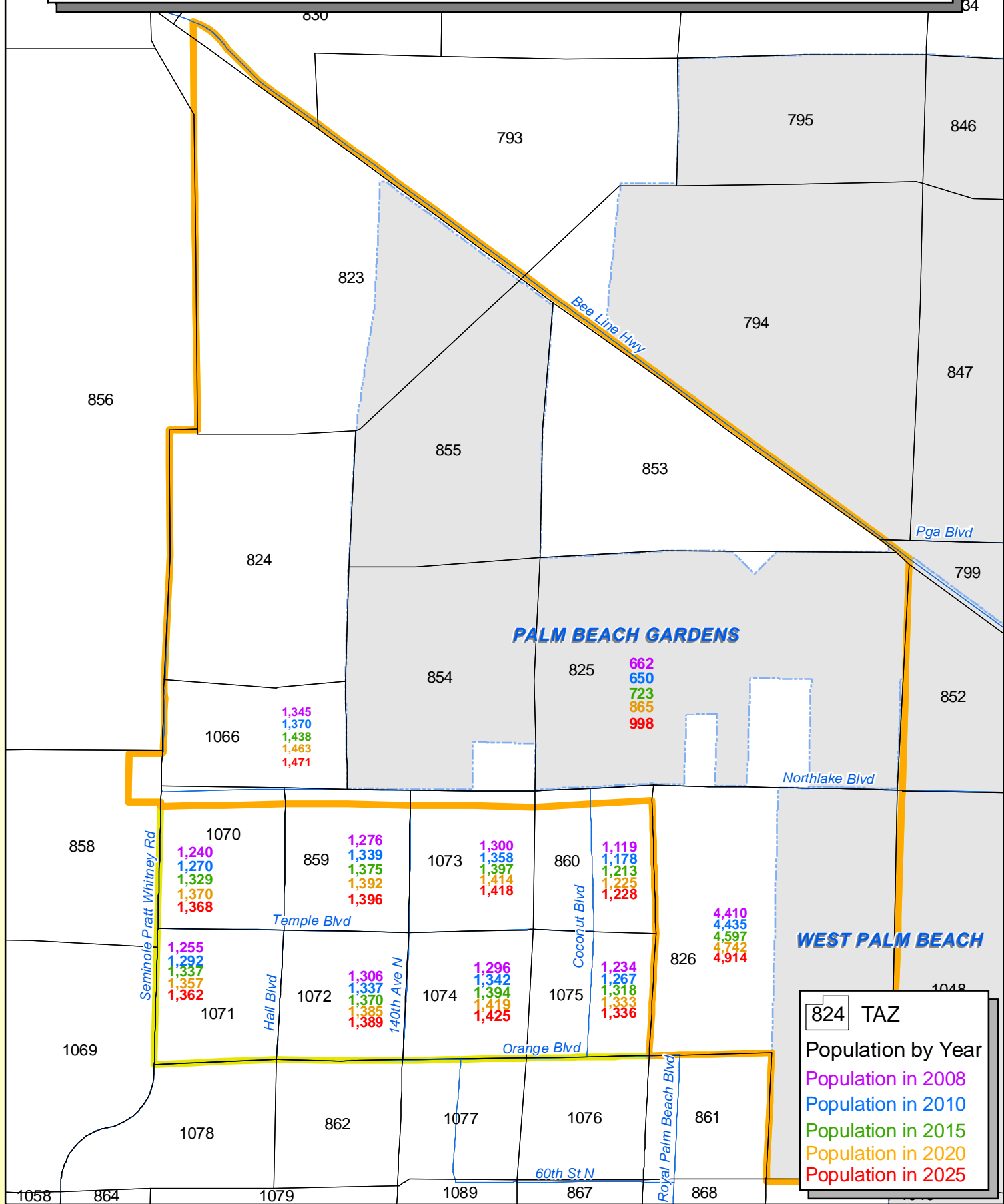
Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300



Note: Map is not official, for presentations purposes only.

Western Northlake Corridor Land Use Study (WNCLUS)

Map 2 - Population by Traffic Analysis Zones (TAZ)



Date: 10/08/10
 Contact: FBC Planning Division
 Filename: N:\DivProj\WNCLUS\WNCLUS_TAZ



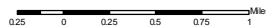
Municipalities



WNCLUS



Trade Market Area



Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 235-5300



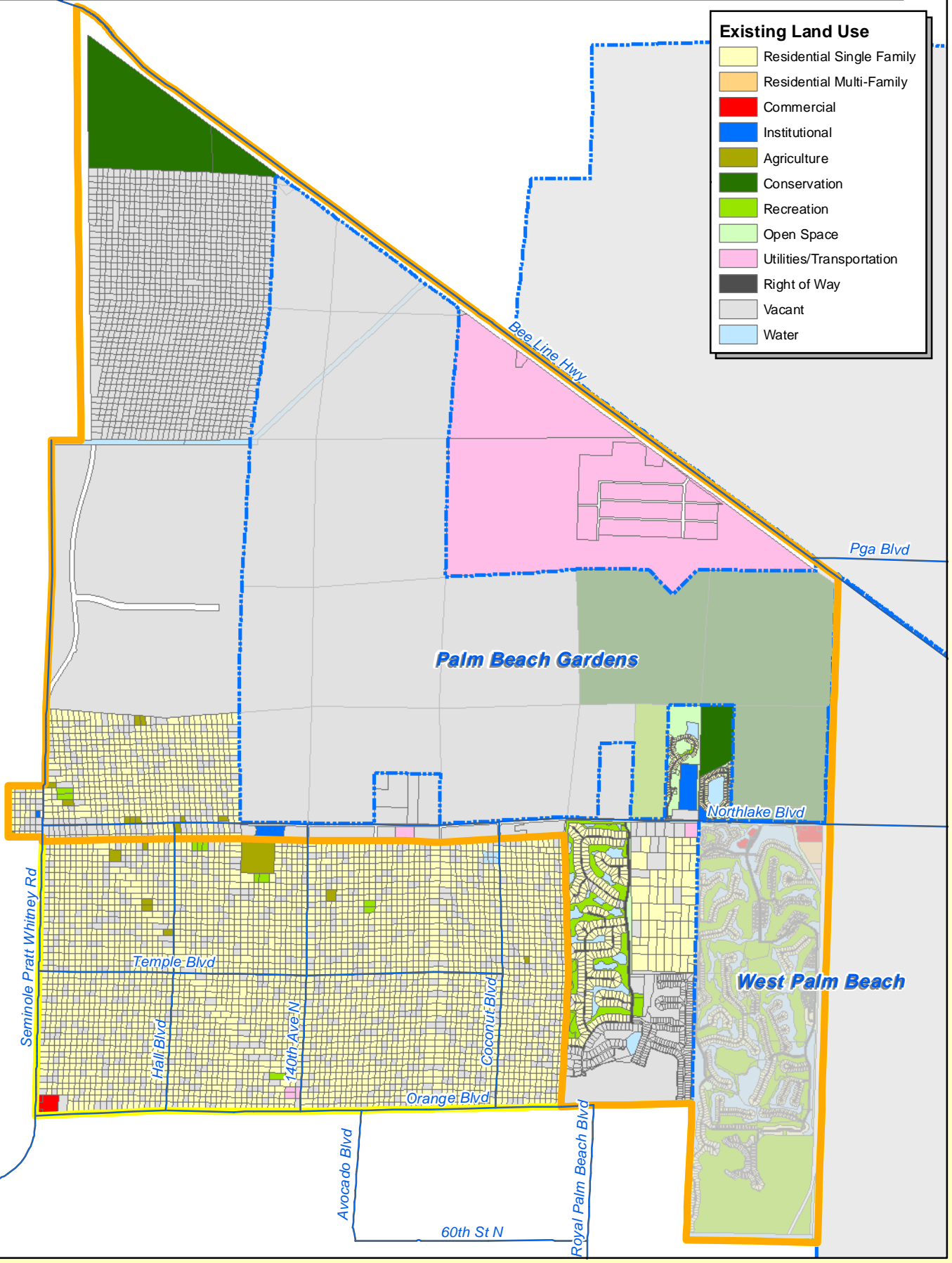
Note: Map is not official, for presentations purposes only.

Western Northlake Corridor Land Use Study (WNCLUS)

Map 3 - Existing Land Use

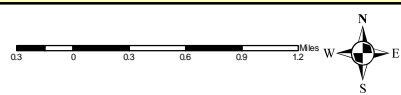
Existing Land Use

- Residential Single Family
- Residential Multi-Family
- Commercial
- Institutional
- Agriculture
- Conservation
- Recreation
- Open Space
- Utilities/Transportation
- Right of Way
- Vacant
- Water



Date: 10/07/10
 Contact: PBC Planning Division
 Filename: N:\Dv\Proj\WNCLUS\WNCLUS_EXLU.ALL
 Note: Map is not official, for presentations purposes only.
 Source: Ex.Lu, PAPA, Aerial 2007

 Municipalities
  WNCLUS
 Trade Market Area

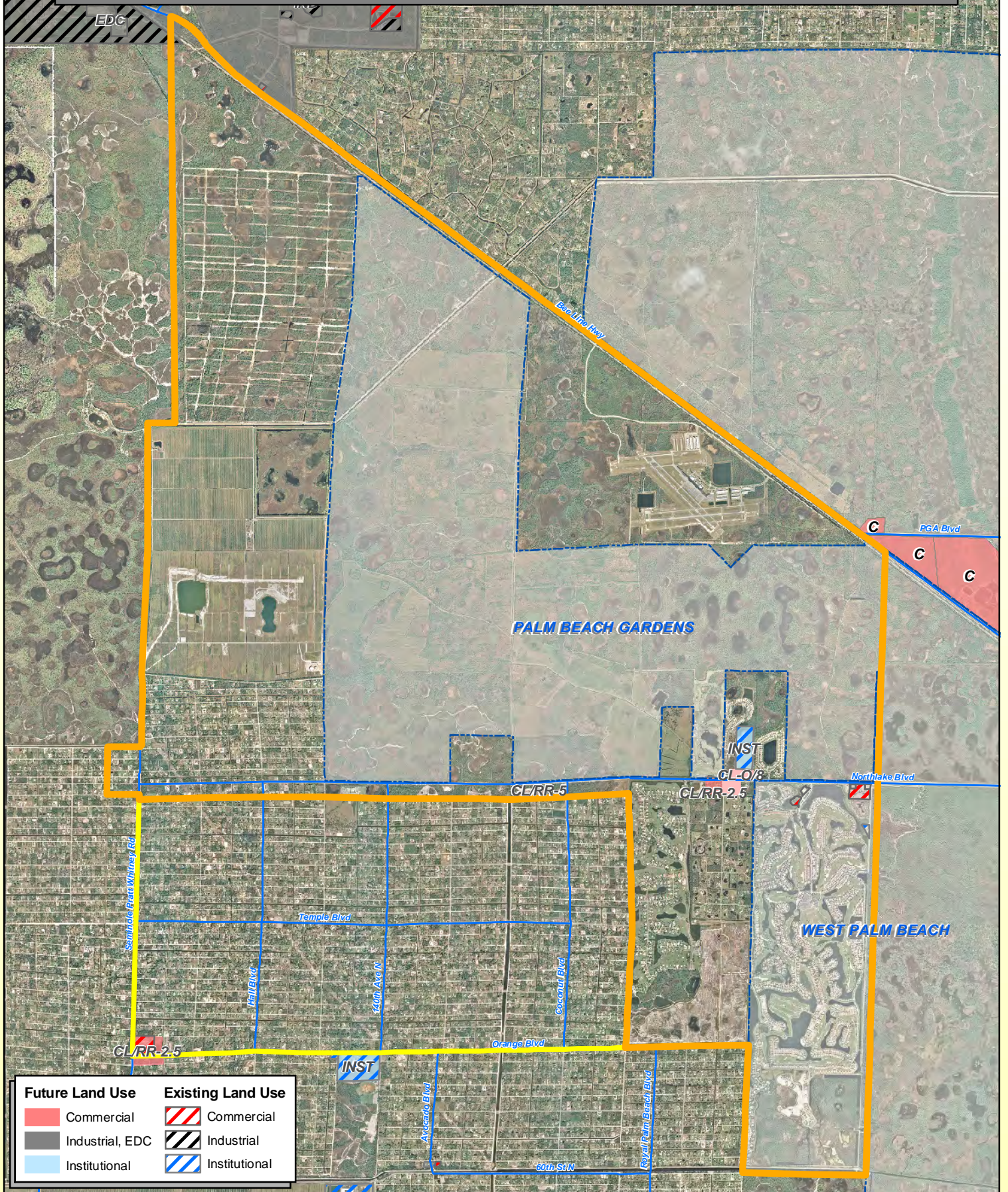


Planning, Zoning & Building
 2300 N Jbg Rd
 West Palm Beach, FL 33411
 Phone (561) 235-5300



Western Northlake Corridor Land Use Study (WNCLUS)

Map 4 - Existing and Future Commercial/Industrial/Institutional Land Uses



Future Land Use	Existing Land Use
 Commercial	 Commercial
 Industrial, EDC	 Industrial
 Institutional	 Institutional

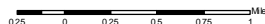
Date: 10/07/10
 Contact: FBC Planning Division
 Filename: N:\Div\Proj\WNCLUS\WNCLUS_NorthlakeEXLU

Note: Map is not official, for presentations purposes only.

Municipalities

WNCLUS

Trade Market Area

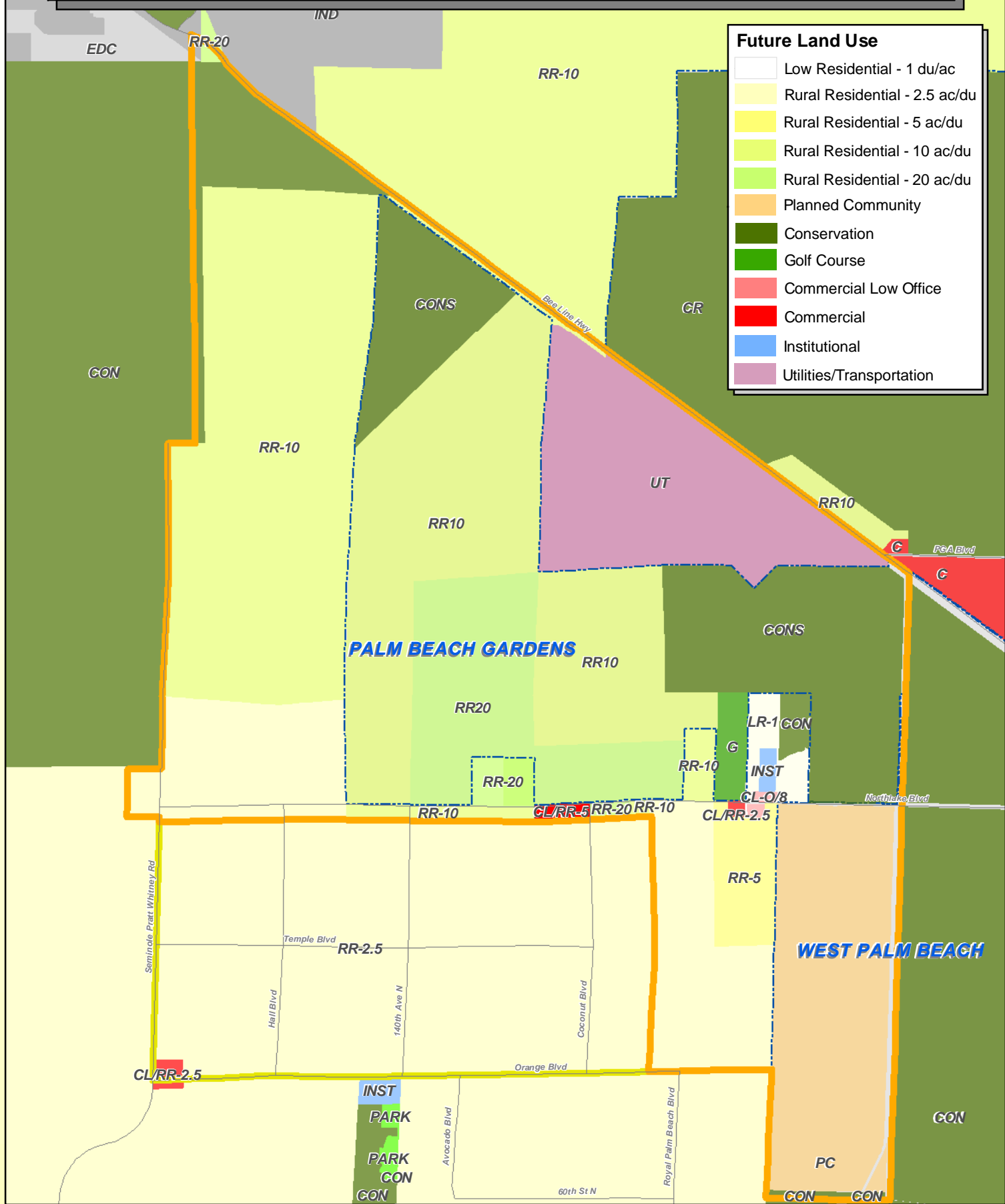


Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 235-5300



Western Northlake Corridor Land Use Study (WNCLUS)

Map 5 - Future Land Use

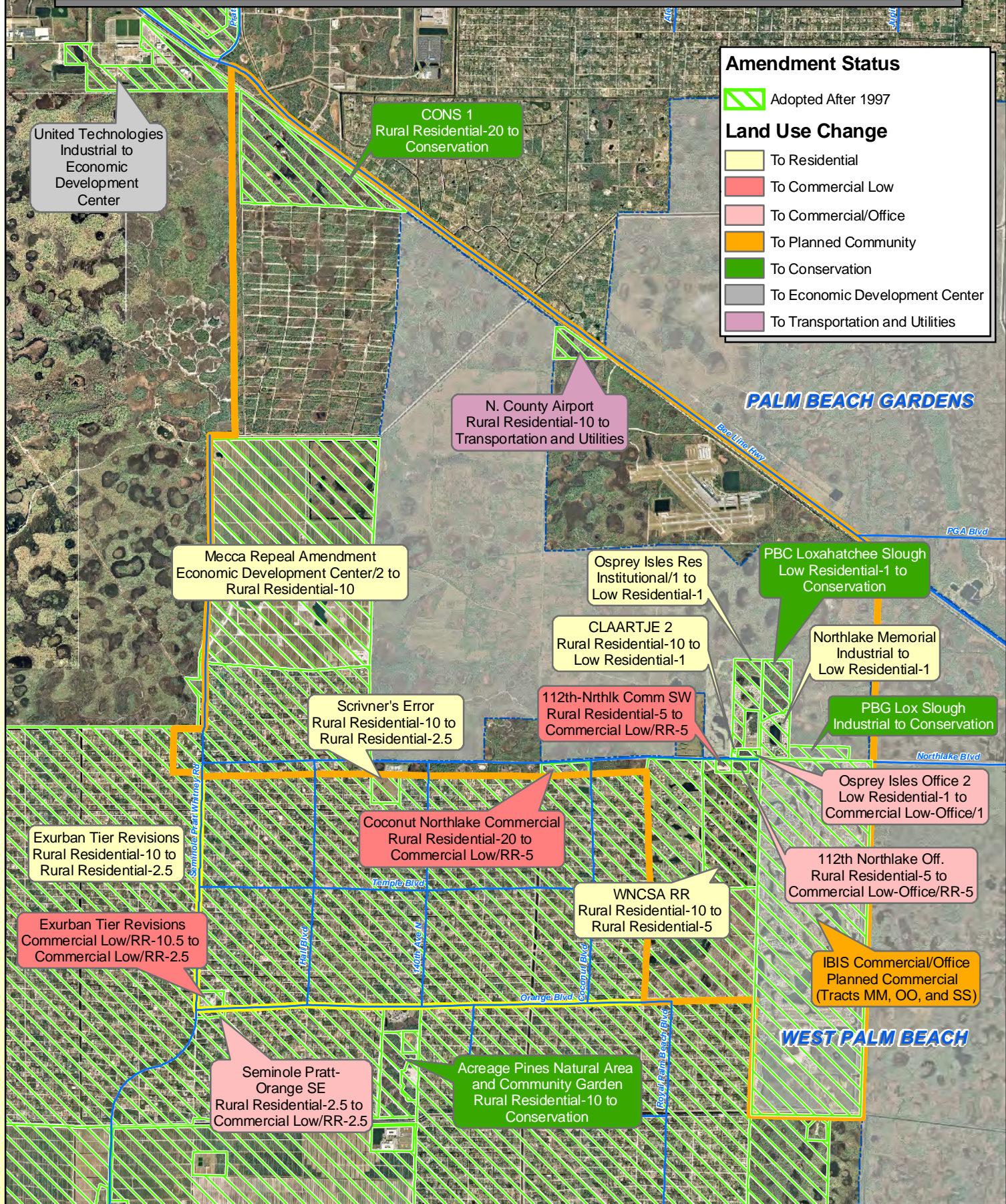


Future Land Use	
[Lightest Yellow Box]	Low Residential - 1 du/ac
[Yellow Box]	Rural Residential - 2.5 ac/du
[Light Green Box]	Rural Residential - 5 ac/du
[Green Box]	Rural Residential - 10 ac/du
[Darker Green Box]	Rural Residential - 20 ac/du
[Orange Box]	Planned Community
[Dark Green Box]	Conservation
[Bright Green Box]	Golf Course
[Red Box]	Commercial Low Office
[Bright Red Box]	Commercial
[Blue Box]	Institutional
[Purple Box]	Utilities/Transportation



Western Northlake Corridor Land Use Study (WNCLUS)








Map 6 - Future Land Use Amendments (1998-2008)



Amendment Status

 Adopted After 1997

Land Use Change

-  To Residential
-  To Commercial Low
-  To Commercial/Office
-  To Planned Community
-  To Conservation
-  To Economic Development Center
-  To Transportation and Utilities

United Technologies
Industrial to
Economic
Development
Center

CONS 1
Rural Residential-20 to
Conservation

N. County Airport
Rural Residential-10 to
Transportation and Utilities

Mecca Repeal Amendment
Economic Development Center/2 to
Rural Residential-10

Osprey Isles Res
Institutional/1 to
Low Residential-1

PBC Loxahatchee Slough
Low Residential-1 to
Conservation

CLAARTJE 2
Rural Residential-10 to
Low Residential-1

Northlake Memorial
Industrial to
Low Residential-1

Scrivner's Error
Rural Residential-10 to
Rural Residential-2.5

112th-Nrthlk Comm SW
Rural Residential-5 to
Commercial Low/RR-5

PBG Lox Slough
Industrial to Conservation

Exurban Tier Revisions
Rural Residential-10 to
Rural Residential-2.5

Coconut Northlake Commercial
Rural Residential-20 to
Commercial Low/RR-5

Osprey Isles Office 2
Low Residential-1 to
Commercial Low-Office/1

Exurban Tier Revisions
Commercial Low/RR-10.5 to
Commercial Low/RR-2.5

WNCSA RR
Rural Residential-10 to
Rural Residential-5

112th Northlake Off.
Rural Residential-5 to
Commercial Low-Office/RR-5

IBIS Commercial/Office
Planned Commercial
(Tracts MM, OO, and SS)

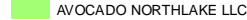
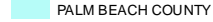

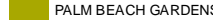
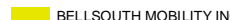



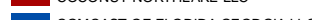



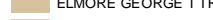
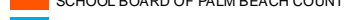


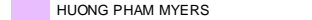

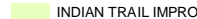

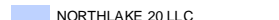


Seminole Pratt-
Orange SE
Rural Residential-2.5 to
Commercial Low/RR-2.5

Acreage Pines Natural Area
and Community Garden
Rural Residential-10 to
Conservation

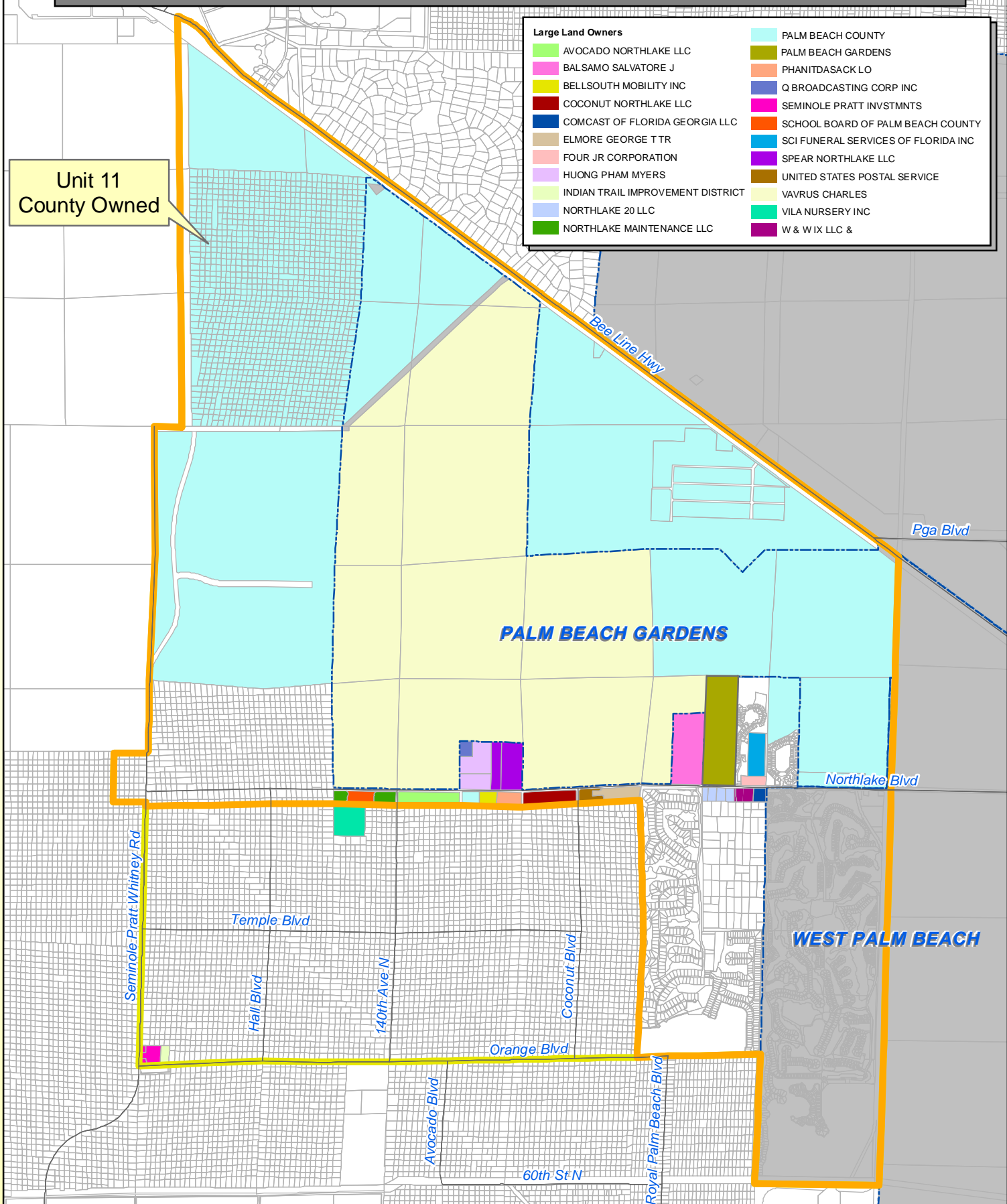
Western Northlake Corridor Land Use Study (WNCLUS)

Map 7 - Large Land Owners

Large Land Owners

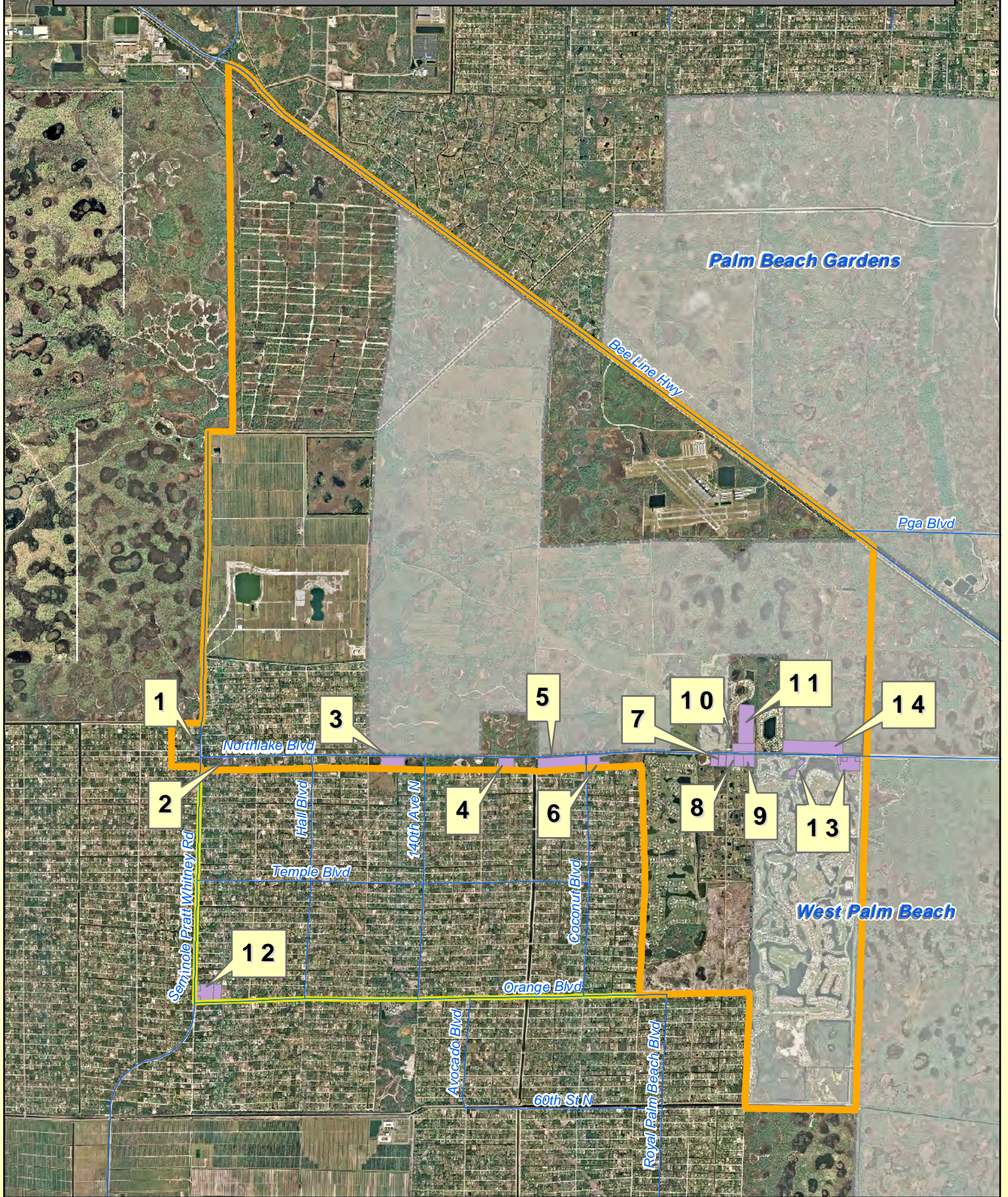
- | | |
|--|---|
|  AVOCADO NORTHLAKE LLC |  PALM BEACH COUNTY |
|  BALSAMO SALVATORE J |  PALM BEACH GARDENS |
|  BELLSOUTH MOBILITY INC |  PHANITDASACK LO |
|  COCONUT NORTHLAKE LLC |  Q BROADCASTING CORP INC |
|  COMCAST OF FLORIDA GEORGIA LLC |  SEMINOLE PRATT INVSTMNTS |
|  ELMORE GEORGE T TR |  SCHOOL BOARD OF PALM BEACH COUNTY |
|  FOUR JR CORPORATION |  SCI FUNERAL SERVICES OF FLORIDA INC |
|  HUONG PHAM MYERS |  SPEAR NORTHLAKE LLC |
|  INDIAN TRAIL IMPROVEMENT DISTRICT |  UNITED STATES POSTAL SERVICE |
|  NORTHLAKE 20 LLC |  VAVRUS CHARLES |
|  NORTHLAKE MAINTENANCE LLC |  VILA NURSERY INC |
| |  W & WIX LLC & |

Unit 11
County Owned



Western Northlake Corridor Land Use Study (WNCLUS)

Map 8.1 - Locations of Approved Non-Residential Square Footage



Date: 10/08/10
 Contact: PBC Planning Division
 Filename: N:\DW\Proj\WNCLUS\indus_zoningapproval2
 Note: Map is not official, for presentations purposes only.

-  Municipalities
-  WNCLUS
-  Trade Market Area

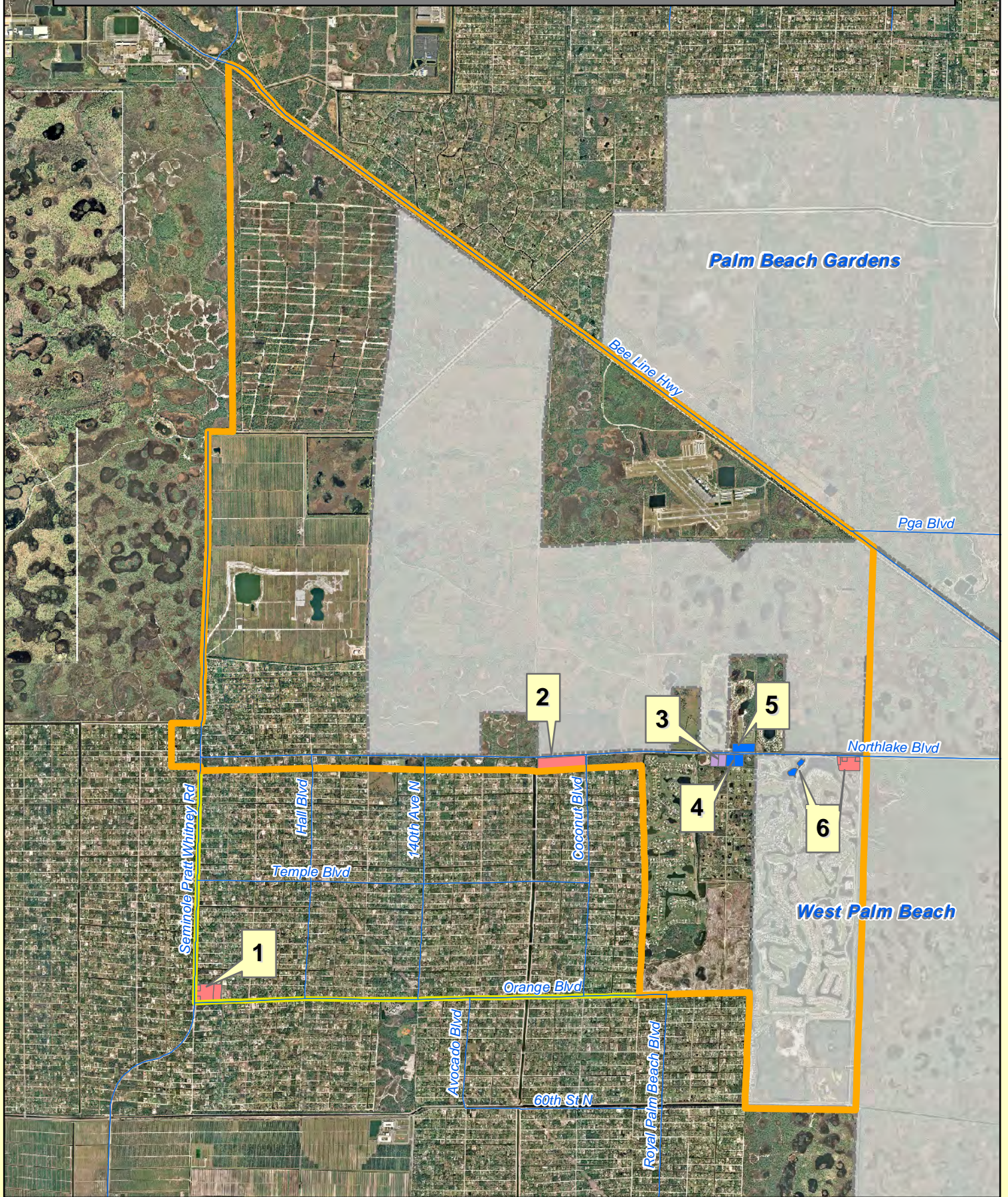


Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300



Western Northlake Corridor Land Use Study (WNCLUS)

Map 8.2 - Locations of Approved Commercial and Office Square Footage



Date: 10/08/10
Contact: PBC Planning Division
Filename: N:\DW\Proj\WNCLUS\studus_zoningap\proval2
Note: Map is not official, for presentations purposes only.

 Municipalities  WNCLUS
 Trade Market Area

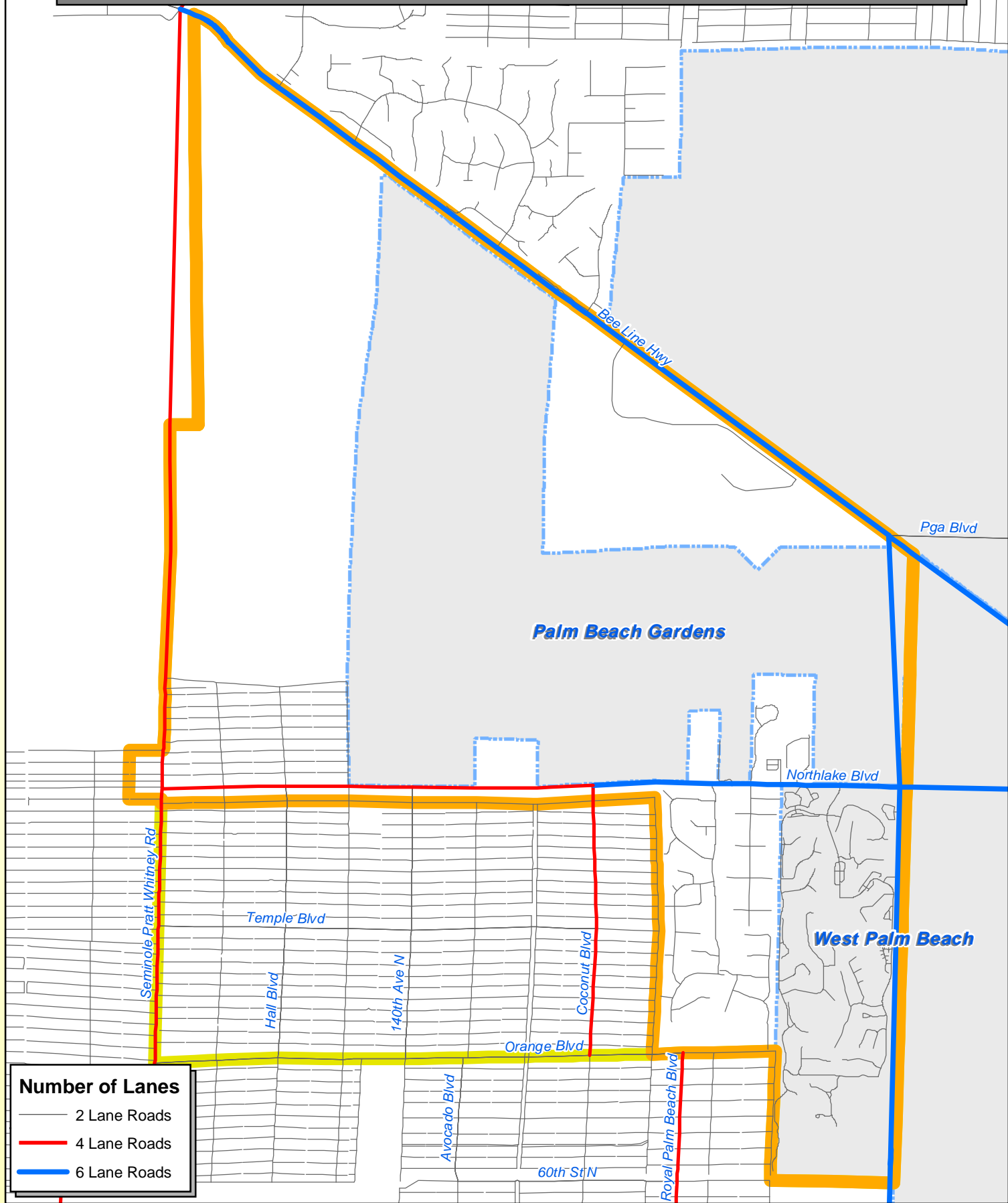


Planning, Zoning & Building
2300 N Jog Rd
West Palm Beach, FL 33411
Phone (561) 233-5300



Western Northlake Corridor Land Use Study (WNCLUS)

Map 9 - Future 2020 Road Network



Number of Lanes

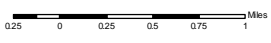
- 2 Lane Roads
- 4 Lane Roads
- 6 Lane Roads

Date: 10/08/10
 Contact: PBC Planning Division
 Filename: N:\DwProj\WNCLUS\WNCLUS_Roads
 Source: PBC Comprehensive Plan Map TE1.1

 Municipalities

 WNCLUS

 Trade Market Area



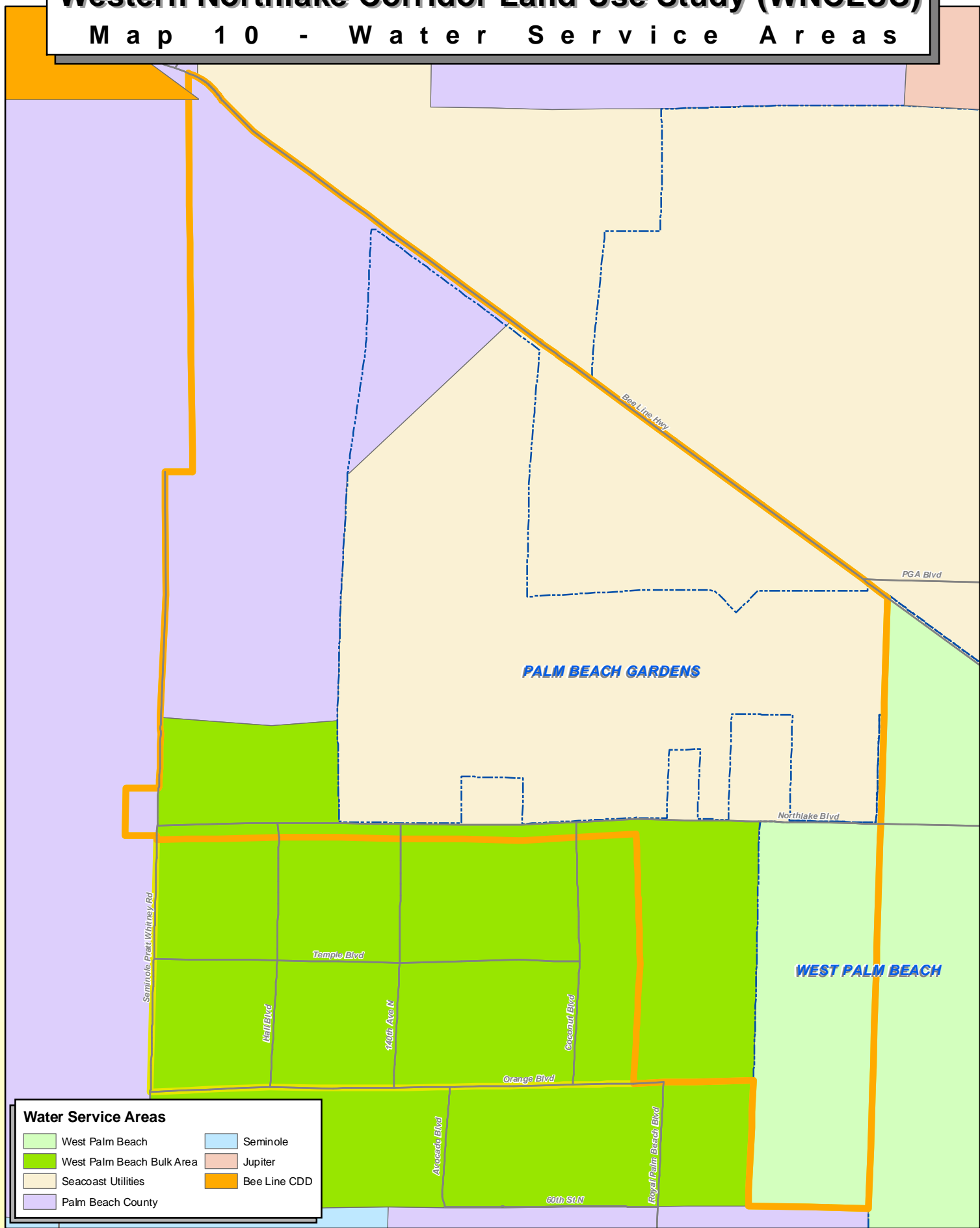
Planning, Zoning & Building
 2300 N Jbg Rd
 West Palm Beach, FL 33411
 Phone (561) 235-5300



Note: Map is not official, for presentations purposes only.

Western Northlake Corridor Land Use Study (WNCLUS)

Map 10 - Water Service Areas



Water Service Areas

- | | |
|---------------------------|--------------|
| West Palm Beach | Seminole |
| West Palm Beach Bulk Area | Jupiter |
| Seacoast Utilities | Bee Line CDD |
| Palm Beach County | |

Date: 10/08/10
 Contact: FBC Planning Division
 Filename: N:\Div\Proj\WNCLUS\WNCLUS_WSA
 Source: N:\Shared GIS-Data\WUD\2007

Note: Map is not official, for presentations purposes only.

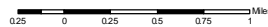


Municipalities



WNCLUS

Trade Market Area

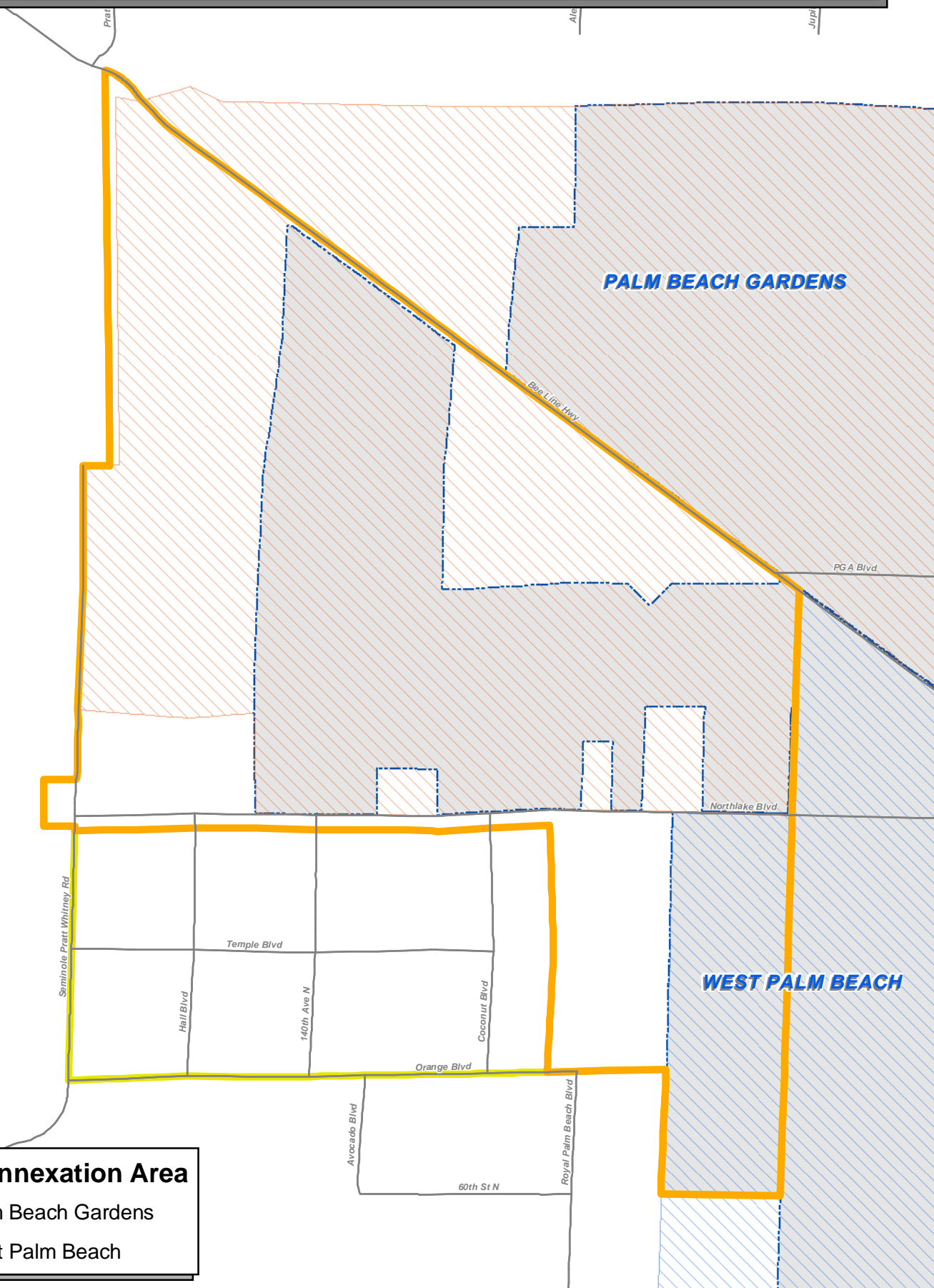


Planning, Zoning & Building
 2300 N Jbg Rd
 West Palm Beach, FL 33411
 Phone (561) 235-5300





Western Northlake Corridor Land Use Study (WNCLUS)

Map 11 - Future Annexation Area



Future Annexation Area

-  Palm Beach Gardens
-  West Palm Beach

Date: 10/07/10
 Contact: PBC Planning Division
 Filename: N:\Div\Proj\WNCLUS\FAA
 Note: Map is not official, for presentations purposes only.

 Municipalities

 WNCLUS

 Trade Market Area



Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300

