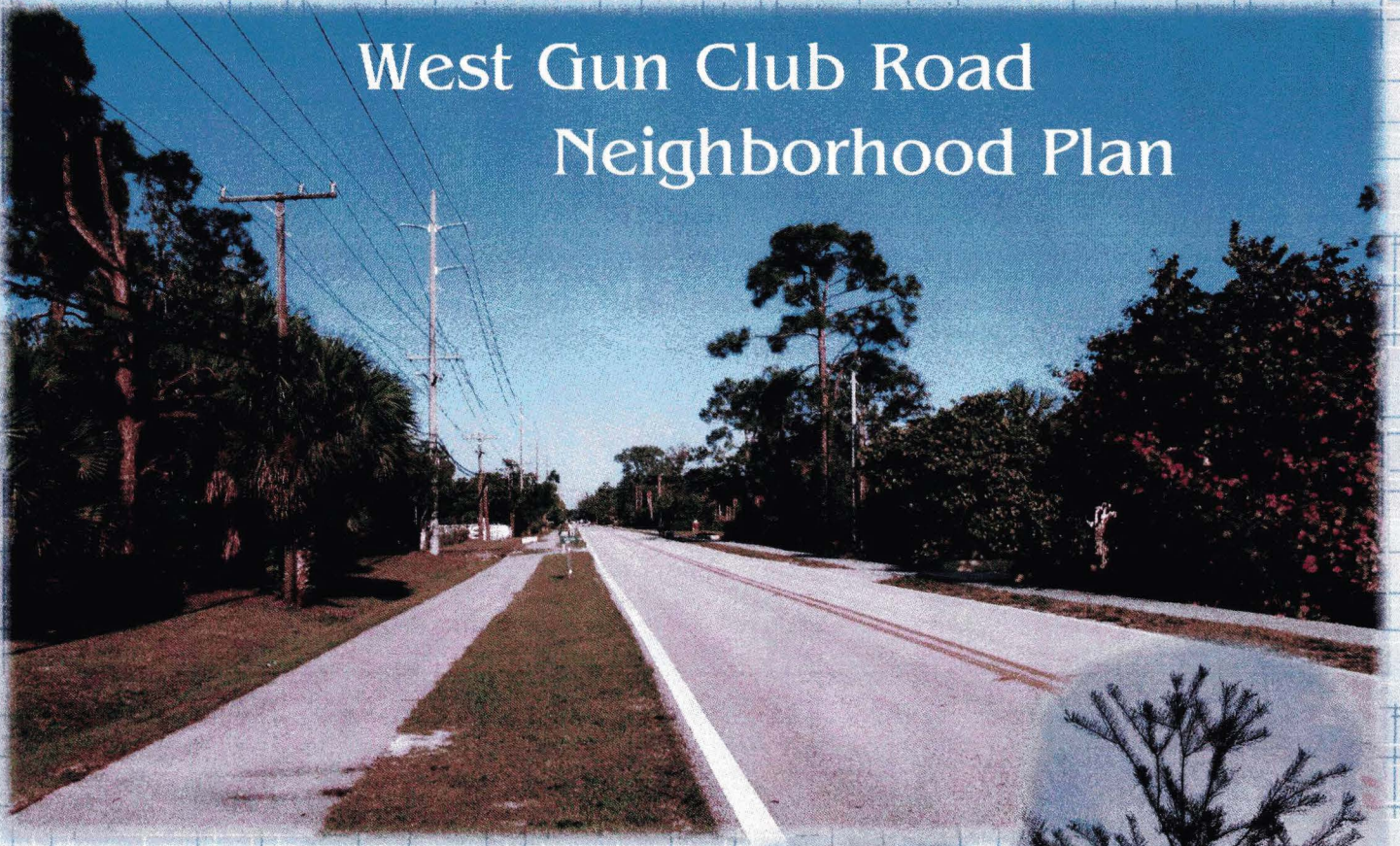


West Gun Club Road Neighborhood Plan



A Historically Rural Community

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Prologue

Palm Beach County recognizes that neighborhood planning offers one of the best channels for citizen participation in County government. As a local initiative, neighborhood planning brings the community together to decide its vision for the future, to outline the goals that will articulate that vision and to establish a specific list of objectives that map the way.

In early 2011 residents of the West Gun Club Road Neighborhood began laying out a plan for the future of their community. This was done with the encouragement of the Palm Beach County Commission and accomplished with the technical assistance of the Palm Beach County Planning, Zoning & Building Department. This plan demonstrates a commitment by the West Gun Club Road Neighborhood to maintain and preserve the rural character of its area which is characterized by natural beauty, open space, privacy and a sustainable ecosystem.

This plan provides a blueprint for the future of the West Gun Club Road Community. As requests for changes such as those enumerated in this document come before planning bodies and elected officials, this plan will be considered to determine if the proposed items are compatible with the neighborhood's original vision, goals and objectives.

The success of the plan depends on community involvement in enforcing its provision to ensure the visions and goals are achieved. Once the plan is approved, the *West Gun Club Road Property Owner's Association, Inc.* and the community at large become responsible for attending County Commission and other appropriate meetings where decisions on local initiatives will occur. Over the long term, as voters elect new officials, the advocates of the neighborhood plan can meet with these officials to discuss the plan's purpose and vision.

Introduction

Mission Statement

The purpose and intent of the West Gun Club Road Neighborhood Plan is to inform elected officials, policy makers and governmental staff of the goals and vision for the future character of this neighborhood as seen by the people who live in this community.

Goal and Purpose of the Plan

The goal for establishing this Neighborhood Plan is to make certain that the unique characteristics and community needs are well documented, so as to ensure that the quality of life and character of the West Gun Club Road Neighborhood is recognized and protected for future generations to come.

The purpose of this Neighborhood Plan is to create a document whose objectives and recommendations will be considered by the Palm Beach County Board of County Commissioners (BCC) and other planning bodies, should proposed future actions such as those listed below come before them.

- Land use amendment
- Re-zoning
- Conditional use or Development Review Officer Approval
- Extension of utilities and services

Goals and Vision for the West Gun Club Road Neighborhood

Our goal is to establish the future for the West Gun Club Road Neighborhood by developing a Neighborhood Plan which incorporates the following objectives:

- Maintain existing Land Use and Zoning designations
- Preserve the environment through education
- Maintain and encourage the preservation/perpetuation of native vegetation
- Gain community consensus for an agreed upon neighborhood plan

Our vision for the foreseeable future is:

- The community feels well represented and connected to pertinent local governments
- A community that exists with the same visual ambience as today
- No commercial activity within the neighborhood plan boundary
- The natural environment including wild life continues to thrive
- The sense of community uniqueness pervades
- The outside image of the community remains positive
- Any future residential construction or reconstruction will reflect the quality and architectural styles of the homes found throughout the neighborhood
- The neighborhood will remain within unincorporated Palm Beach County

The Future: The West Gun Club Road Neighborhood in 20 years.

Residents will appreciate this community as a habitat for humans, wildlife and native flora and fauna. This neighborhood will continue to be known as an excellent place to live. For the future, the community sees itself sustaining its ambiance of a natural-open environment with enough land to provide its residents with privacy and discovery of the natural Florida that cannot be found in urban areas. Residents will reside in the Real Florida environment. Children and grandchildren will experience and learn the subtle Florida season changes. They will get to know and respect the animals, flowers, insects and reptiles that inhabit this area. In twenty years and beyond, this neighborhood will be an unincorporated area within Palm Beach County.

Overview of the Planning Area

Area History

This area was once part of the Loxahatchee Slough. It consisted mostly of Pine flat woods with shallow ponds and hammocks of Palmetto, Pine and Cypress. The elevation is approximately 17 feet above sea level. Construction of the C-51 canal drained the area and over time it began to develop into residential properties. The West Gun Club Road community began developing in the early 1960's. At that time the area was largely divided into multi acre tracts. Gun Club Road ended at the E3 canal. Access to West Gun Club Road was gained from Military Trail via Canal Road, across a wood bridge and South along the E3 canal right of way. Jog Road was shell rock and ended at the C51 Canal. The use of septic tanks and private wells required minimum lot sizes of 200 x 200 feet. In 1977, Palm Beach County proposed installing sewer lines along West Gun Club Road. This would have resulted in properties being developed into small lots. To avoid this, the West Gun Club Road residents formed the *West Gun Club Road Property Owners Association, Inc.* and petitioned Palm Beach County Government to create the Residential Transitional Zoning District which provided for a minimum of one acre single family home sites. The Community worked with the County government for over a year to lawfully establish the Residential Transitional (RT) Zoning District. The residents have since worked to preserve the large lot, open space character of this neighborhood.

Description of the Area

As shown in Figure 1, the West Gun Club Road Neighborhood is bounded on the east by Cypress Avenue, the west by Jog Road, the north by the C-51 Canal and on the south by the L-5 canal. The approximately 20 acre parcel, formerly known as the Cheney Ranch, located at the intersection of Jog Road and the C51 canal is not included in this community as shown in Figure 1.

Natural Environment

The large lots and natural vegetation in this neighborhood provide a habitat for a wide variety of indigenous wildlife. This Community provides a natural extension of the Pine Jog Environmental Center which adjoins it to the south as shown in Figure 1.

Character and demographics

People have chosen to live in this neighborhood because of its unique character. They are attracted by the open space, privacy and natural beauty of the area. They are satisfied with the lack of urban amenities and services such as water, sewer, sidewalks and street lighting. Services such as police and fire protection, garbage/trash pickup and road maintenance have historically been adequate and agreeable to this community.

The West Gun Club Road Neighborhood is characterized as family-oriented. There are eighty eight (88) households in the community. Currently, there are twenty (20) school age children ranging from elementary through high school. It consists entirely of one or more acre residential home sites. This is a unique and diverse community in many ways. Many homes were built by the owners who pioneered this area. All homes are individually built in open surroundings and yet residents are close to shopping, schools, and transportation. It is a very stable community of hard working families and individuals. A broad range of ages is represented, from young families to retirees. Residents are engaged in a wide variety of businesses and occupations. Many residents have lived here for 10, 15, 20 years or more. Succeeding generations are coming back to live in the neighborhood they grew up in. According to the 2010 census, the population of this neighborhood is 293 persons. It is expected to remain about the same in the coming years.

Residential Land Use

In 1989, Palm Beach County adopted its current comprehensive plan which assigned a specific land use designation to all lands within unincorporated Palm Beach County. As shown in Figure 3, the West Gun Club Road Neighborhood has a future land use designation of Low Residential one unit per acre, (LR-1). This neighborhood is located within the Urban/Suburban Tier of the Managed Growth Tier System. The Palm Beach County Planning Division has no current plans to change this designation in the future.

Community planning principals such as multi-family, affordable housing and housing for the elderly are not applicable to this neighborhood plan because the community is built out and such principles would result in incompatible densities of more than one unit per acre.

Non-Residential Land Use

There are no non-residential land uses included within the West Gun Club Road Neighborhood Plan boundary.

Zoning

The West Gun Club Road Community is zoned for the Residential Transitional (RT) District. According to the Palm Beach County Unified Land Development Code, the RT district “provides a transition between a suburban single family atmosphere and estate development”.

Facilities and Services

Code Enforcement

Code enforcement is provided by Palm Beach County Code Enforcement which is part of the Palm Beach County Planning, Zoning and Building Department located at 2300 North Jog Road in Palm Beach County.

In the event there is an apparent code violation within the neighborhood Palm Beach County Zoning will be contacted to confirm code requirements. If there is a violation, an attempt will be made to resolve the issue with the property owner via personal contact, Email or letter. Should the violation continue code enforcement will be notified.

Roadway Description

According to the Palm Beach County Engineering and Public Works Department: “Palm Beach County owns and maintains Gun Club Road and Cypress Avenue south of Gun Club. Gun Club Road is currently 2 lanes and there are no plans to widen the roadway. There are pathways on both sides of Gun Club Road. Cypress Avenue is a paved road and there are no planned improvements for Cypress Avenue. All other roads in the area appear to be on non-County rights of way or easements.”

Water and Sewer Utilities

Current water and sewer utility plans as provided by the Palm Beach County Water Utilities Department are shown in Figures 4 and 5.

According to the Palm Beach County Water Utilities Department, “There are no plans for WUD to install new facilities. Please note that the Cheney PUD (proposed a few years ago) would have to install sewer for its development and possibly provide gravity sewer stub outs to serve properties east of the PUD.”

Fire Rescue

According to the Palm Beach County Fire Rescue Department, “This neighborhood is served by Station #33 located at 830 Kirk Road and Station #34 located at 231 Benoist Farms. Station #33 houses an ALS Engine (staffed with 3 people) and an ALS Rescue (staffed with 3 people). Station #34 houses an ALS Engine (staffed with 3), an ALS Rescue (staffed with 2), a Special Operations Unit (staffed with 2), a District Captain, a District Chief & a Battalion Chief.”

Garbage and trash removal

Household Garbage and vegetative waste disposal service is sub-contracted to private firms by the County.

Library

The Palm Beach County Public Library, located approximately a distance of four miles at 3650 Summit Boulevard, serves this community.

Schools

The designated Palm Beach County schools for our Community are:

Melaleuca Elementary
Okeeheelee Middle School
John I. Leonard High School

There are numerous private and magnet schools from kindergarten to high school located within a five mile radius of this Neighborhood.

Parks

Lake Lytal Park, which is located approximately three miles east of this community on Gun Club Road, provides our residents many recreational facilities. Okeeheelee Park, a regional park, is located on Forest Hill Boulevard approximately three miles distant, and offers facilities for a wide range of sports and outdoor activities.

Law Enforcement

Police protection and security are provided by the Palm Beach County Sheriff's Office. Specifically, the neighborhood is located within PBSO's District 1. PBSO headquarters as well as District 1 offices are located at 3228 Gun Club Road approximately three miles east of this community.

Description of the planning process, community meetings, study group

The West Gun Club Road Neighborhood is represented by the *West Gun Club Road Property Owner's Association, Inc.* The Association initiated this plan which was created by the residents.

Representatives from the *West Gun Club Road Property Owner's Association, Inc.* met with Palm Beach County Planning Staff on December 28, 2010 to discuss requirements for creating a Neighborhood Plan. Information regarding the content and procedure necessary for the plan was provided by Staff.

The Property Owner's Assn. board of directors met on March 9, 2011 to discuss creation of a Neighborhood Plan. They identified families who had shown interest in the Community and would represent a cross section of those living here. An initial draft of the Plan was prepared in

accordance with County requirements and presented to the study group reviewed it in detail on April 3, 2011. Representatives from the Property Owner's Association again met with Planning Staff on April 7, 2011 to review format and content of the draft Plan. Staff recommended various changes and agreed to provide demographic information, County format graphics and information from functionals such as fire, schools and County Water Utilities Department. The initial draft was significantly updated to include this new information along with content like was included in other neighborhood plans. This was reviewed by the study group on May 31, 2011. Throughout the study group activity, various subjects were discussed such as potential widening of West Gun Club Road and the speeding problem along this road. Suggestions were made with respect to describing the character of the neighborhood and other wording within the Plan. Questions that were raised concerning the meaning of some policies and objectives stated in the County Neighborhood Planning Summary were clarified by Planning. All items of discussion were incorporated into the Plan as appropriate. There were no major "issues" within the community such as changing the existing land use, zoning or allowing non residential activities within the boundaries of the Plan. The preliminary Plan was prepared for presentation to the community for review.

Each neighborhood resident was notified via first class mail of the community meeting which was held on June 26, 2011. Twenty seven (27) community residents attended this meeting. A copy of the draft plan was provided to each resident in attendance. The president of the property owner's association read the document aloud. Comments and concurrence were requested periodically. Items discussed included multi-family and infill language contained in the Comprehensive Plan Neighborhood Planning document, the definition of underlying zoning designation, concurrence that there are no issues within the community, and the satisfaction of other areas with their Neighborhood Plans. The document was approved by majority vote. There were 3 attendees who were opposed to submitting the Plan prior to obtaining clarification of questions concerning multi-family and infill language. This would have required another neighborhood meeting, which was impractical. It was agreed to clarify verbiage referring to overlay, multi-family, and low income housing in the *Comprehensive Plan Neighborhood Planning Language, Objective 4.1 Community and Neighborhood Planning*, and advise those who had questions prior to forwarding the Plan to County Planning. This procedure was followed and the community approved Plan was submitted to Planning on June 30, 2011.

The community approved Plan was reviewed by Planning and functional organizations. Various suggested improvements and requests for additional detail were incorporated into the Plan which was re-submitted to Planning for final review on August 11, 2011. Planning completed review of the plan and advised that there must be a final community meeting to review and approve the plan. This meeting was held at the annual Property Owners meeting on December 4, 2011. Each meeting attendee was provided a copy of the County Planning department approved West Gun Club Road Neighborhood Plan. Beginning with the Prologue, each comment submitted by the County was reviewed and discussed. The Plan was unanimously approved.

Members of the West Gun Club Road Study Group/Planning Committee and the years they have lived in the community are listed below. The home sites of these members are shown in Figure 6. These residents gave considerable time and effort to the planning process and deserve recognition for their efforts.

George & Penny Humphries, 6365 West Gun Club Road	47 years	George: President
Bill & Susie Betts, 6394 West Gun Club Road	9 years	Bill: Vice President
Charles & Catarina Schmidt, 889 Dolton Road	36 years	Charles: Treasurer
Kevin & Laura Morgan, 6368 West Gun Club Road	37 years	Kevin: Secretary
Pam & Joe Rush, 6185 West Gun Club Road	36 years	
Caroljean Cushman, 6187 West Gun Club Road	30 years	
Jim Harangody & Madeleine Saint-Pierre, 6169 West Gun Club Road	23 years	
Philip & Amy Betts, 6422 Griffis Way	3 years	
Mike & Alyssa Milo, 477 Via Hermosa	9 years	
Tony & Sara Gil, 6020 West Gun Club Road	4 years	
Jeffrey & Theresa Gronborg, 179 Cypress Avenue	4 years	
David & Gigi Wenz, 6139 West Gun Club Road	8 years	
Jim & Peggy Barnette, 6017 Southern Road South	30 years	

Recommendations

Recommendations for Land Use and Zoning:

The existing future land use designation (LR-1) shown on the Palm Beach County Future Land Use Atlas should remain as presently designated.

The existing RT zoning designation for this neighborhood should remain unchanged.

The citizens of the West Gun Club Road Neighborhood shall pay close attention to land use, zoning and other proposed changes that would change the existing character of the area. Uses incompatible with the community will be vigorously opposed.

Residents of this neighborhood shall be aware of zoning restrictions, monitor activities within the community and notify Code Enforcement of non conforming uses. Code Enforcement shall notify offenders in a timely manner and conduct routine follow-up to ensure violations do not continue.

Residents recommend that the County not pursue revitalization or redevelopment efforts within the Neighborhood Plan Boundary.

It is not the objective of this neighborhood plan to allow revitalization or redevelopment of our neighborhood because the community is built out and we wish to preserve it in its current state.

Residents recommend that no commercial development be approved within the Neighborhood Plan Boundary.

Recommendation for Incorporation Into a City or Municipality:

The West Gun Club Road Neighborhood residents recommend that the community remain an unincorporated area within Palm Beach County.

Recommendations for the Environment:

Residents of this neighborhood must maintain vigilance to preserve the native growth of this area. New landscaping should include native species of trees and shrubs. Removal of Pine trees, Sable Palm and other native growth is to be discouraged and is subject to Palm Beach County regulations.

The need to preserve the environment will be brought to attention at community meetings and through individual conversation within the neighborhood. Information concerning subjects such as invasive plant species, environmentally friendly pest control and other related subjects will be made available to the residents.

Recommendation For Extension of Services:

Residents of this neighborhood desire to maintain the current well and septic tank systems. However, potable water service and fire protection benefits from Palm Beach County Water Utilities Department through the Assessment Program are available to those residents of the neighborhood desiring these services.

Recommendation For Roads:

Residents of this community recommend that Gun Club Road remain 2 lanes. Existing 35 MPH speed limits are appropriate for this residential community.

Recommendation For Public Safety:

The Palm Beach County Sheriff's Department should ensure that posted speed limits and no passing zones on Gun Club Road are enforced.

Fire hydrants should be installed along West Gun Club Road using the existing water main from Melaleuca Elementary School to Jog Road.

Recommendation For Maintaining Knowledge of Proposed Changes Affecting the Neighborhood:

The Palm Beach County Planning, Zoning and Building Department shall notify ***the West Gun Club Road Property Owner's Association, Inc.*** if any activity which would affect this neighborhood is initiated. Such activities are enumerated in this Plan. The current *West Gun Club Road Property Owner's Association, Inc.* address is 6365 West Gun Club Road, West Palm Beach, Florida, 33415. Telephone: 683-2552, Email wgcrrpoa@bellsouth.net. When notified, the *West Gun Club Road Property Owner's Association, Inc.* will make sure all citizens of this community are notified in a timely fashion of important issues, meetings and information affecting their and the surrounding area.

Recommendation for Establishing Community Identity

The neighborhood recommends the return of the historic name West Gun Club Road to the roadway west of Cypress Avenue to Jog Road.

At the time the West Gun Club Road Neighborhood began developing, there was no bridge across the E3 canal. Gun Club Road ended at the E3 canal. West Gun Club Road continued from the E3 canal to Jog Road. With the completion of the bridge across the E3 canal the County changed West Gun Club to Gun Club Road. The name of the Association representing this neighborhood is based on the original name. Also, many official documents and addresses provided to various mailings retain the West designation. To maintain historical continuity and better represent this neighborhood, it is requested that the roadway west of Cypress Avenue to Jog Road be returned to its original name of West Gun Club Road.

Implementation Strategies

The implementation process:

Upon approval by the BCC the following actions will be taken to implement and perpetuate the Plan:

Palm Beach County Planning, Zoning and Building will place the Plan on the list of neighborhood plans located in the Comprehensive Plan.

The Plan will be provided to each current resident within the community by the Property Owners Association

The Plan will be provided to each new resident of the neighborhood by the Property Owners Association.

The Plan will be published on the Association website. <http://www.gunclubroadpoa.com/hoa/index.html>.

The Plan will be reviewed and discussed at the annual home owners meetings.

The community will maintain vigilance to make certain that the provisions of the plan are met. They will monitor actions proposed by governmental and planning bodies to ensure those actions do not violate the original goals and intent of the plan. They will attend BCC and other appropriate meetings. They will correspond with the County Commissioners and others as appropriate to identify any issues that conflict with the Plan.

Property owner association representatives will meet with newly elected BCC members or appointed key personnel to acquaint them with this unique neighborhood and make known the goals and objectives of those who live here.

Future monitoring and amendments to the Plan:

The *West Gun Club Road Property Owner's Association, Inc.* and the community at large will monitor events for compliance with the Neighborhood Plan. The plan will be reviewed and discussed at the annual property owners meeting. Should major changes to the plan be proposed in the future, the community will be advised that this issue will be discussed and voted on at a special meeting or the next annual meeting. A majority consent of the residents attending this meeting will be required to amend or change the original Plan.

Conclusion

A Community With A Plan

The West Gun Club Road Neighborhood is indeed a special place to live. There is no other like it in Palm Beach County. The people of this community chose to live here because they treasure the native Florida habitat and the rural, un-crowded lifestyle. Communities like ours can no longer be created, only destroyed. This neighborhood plan is the result of efforts by many residents, talking with one another, and working together to formulate a community based plan. It is their vision of the future and they are dedicated to protecting the natural and rural character, just as other communities protect their golf, boating, or even traditional urban character.

Acknowledgments

Thanks and appreciation is extended to the following people and organizations who assisted the community throughout the planning process:

Palm Beach County District 1 County Commissioner Karen Marcus who encouraged us to create the West Gun Club Road Neighborhood Plan.

All those who created and implemented the Jupiter Farms Neighborhood Plan which served as a guide and source of information for creating the West Gun Club Road Plan.

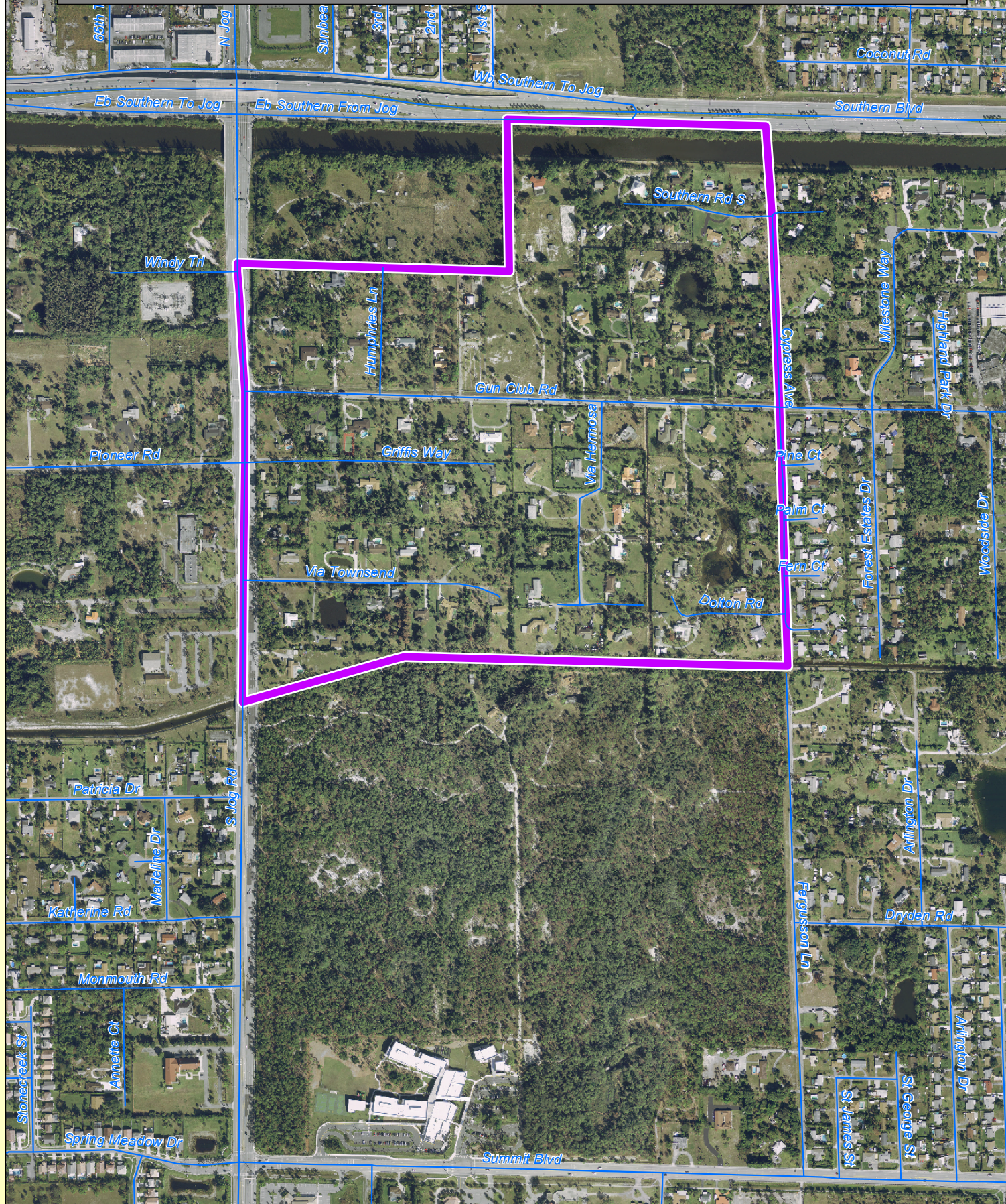
Palm Beach County Planning Staff and Functional Organizations.

Board of County Commissioners of Palm Beach County and their staff.

Everyone who took an interest and participated in this planning effort.

Palm Beach County

West Gun Club Road Neighborhood



Revision Date: 04/14/2011
 Contact: PBC Planning
 Filename: N:\Division Projects\NeighPlan\WGCR

 West Gun Club Road Boundary



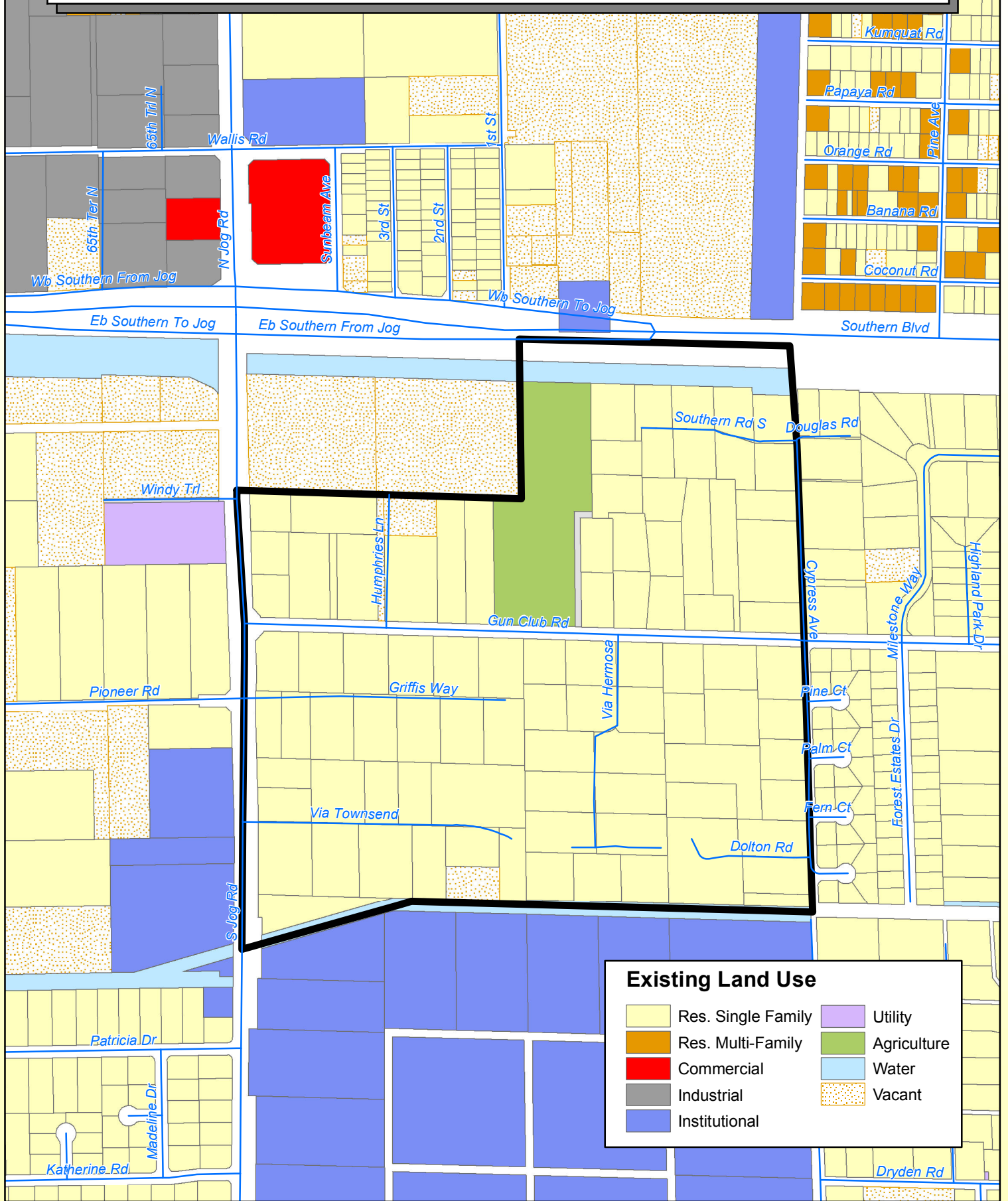
**Planning, Zoning
 & Building**
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300












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

Palm Beach County

West Gun Club Road Neighborhood



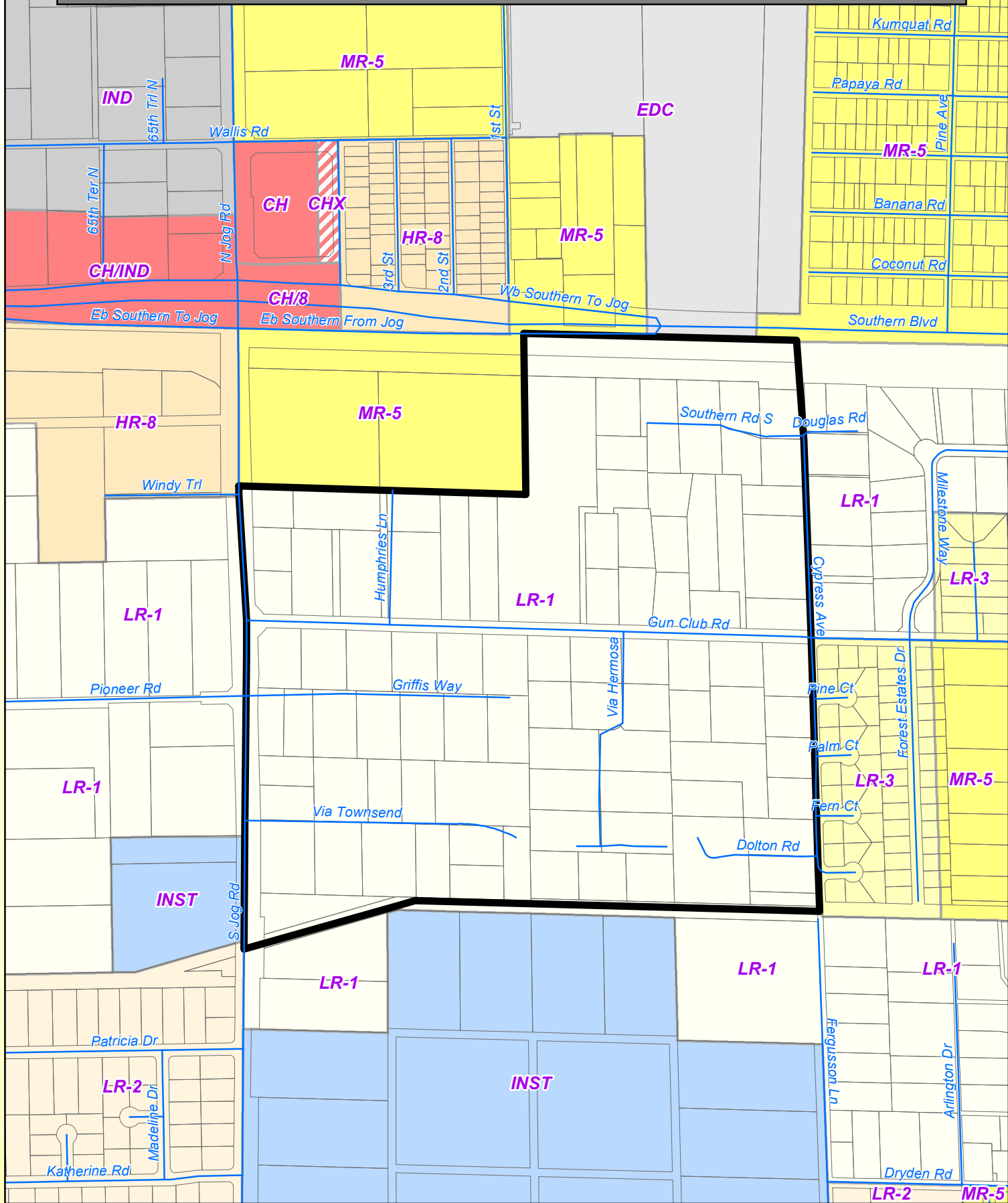
Existing Land Use

- | | | | |
|--|--------------------|---|-------------|
|  | Res. Single Family |  | Utility |
|  | Res. Multi-Family |  | Agriculture |
|  | Commercial |  | Water |
|  | Industrial |  | Vacant |
|  | Institutional | | |



Palm Beach County

West Gun Club Road Neighborhood



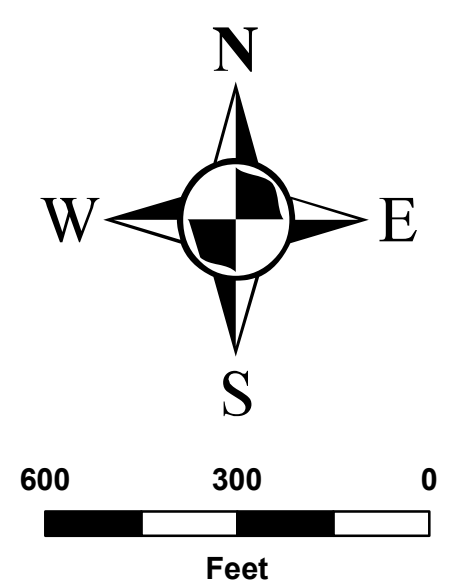
Water Distribution System



Palm Beach County Water Utilities

Legend

- Valve Public
- Valve Private
- RePump
- TreatmentPlant
- Meter
- ◆ Hydrant Public
- ◇ Hydrant Private
- ⊞ Air Release Valve
- ⊞ Back Flow Valve
- △ Reducer
- W.M. Public
- - - W.M. Private
- HydrantLine
- FireLine
- ⋯ Section Lines
- ▭ Parcels
- ▨ Canals
- ▨ Non PBCWUD S.A.
- ▨ Buildings > 7500sqft
- 0000 As-built No.
- 000 Valve No.
- 000 Hydrant No.
- △00 A.R.V. No.



Grid Map Sheet H21 WATER

Printing Date: Mar 30, 2011



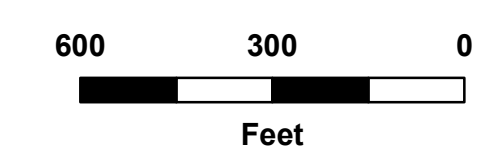
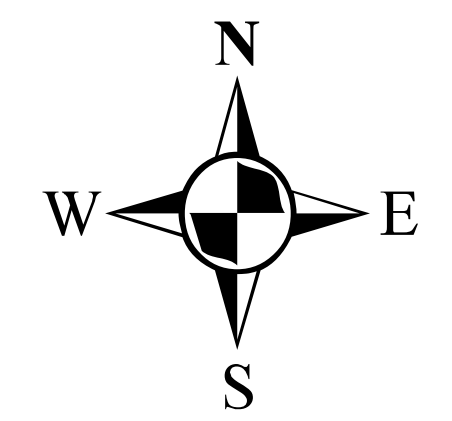
Waste Water Collection System



Palm Beach County Water Utilities

Legend

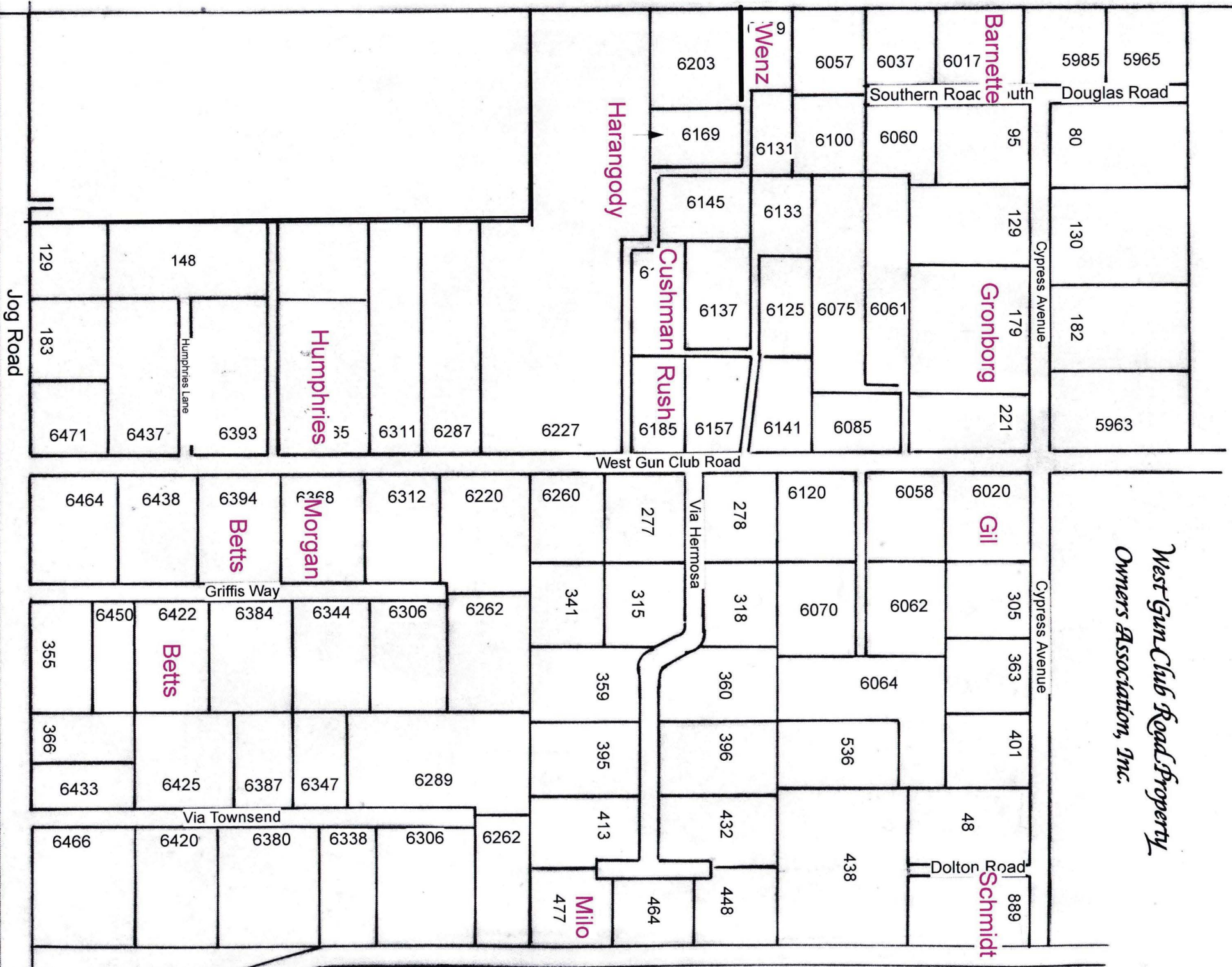
- Valve Public
- Valve Private
- Manhole Public
- Manhole Private
- ▨ AirRelease
- △ Reducer
- F.M. Public
- F.M. Private
- F.M. Abandoned
- G.M. Public
- G.M. Private
- ▨ L.S. Public
- ▨ L.S. Private
- Peroxide Tank
- Treatment Plant
- ▨ Section Lines
- ▨ Parcels
- ▨ Canals
- ▨ Buildings > 7500sqft
- 0000 As-built No.
- 000 Valve No.
- 000 Manhole No.
- △.00 A.R.V. No.



Grid Map Sheet H21 SEWER

Printing Date: Mar 31, 2011





*West Gun Club Road Property
Owners Association, Inc.*

Figure 5.