

2009

West Lake Worth Road Neighborhood Plan



West Lake Worth Road Coalition

Final Draft

11/19/2009

RESOLUTION NO. R-2009- 2018

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA, FORMALLY RECEIVING
THE WEST LAKE WORTH ROAD NEIGHBORHOOD PLAN;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Objective 4.1 of the Future Land Use Element of the 1989 Palm Beach County Comprehensive Plan provides that the County shall allow for the creation and adoption of Community and Neighborhood Plans to create, enhance, and maintain more livable communities; and

WHEREAS, the citizens of the West Lake Worth Road Area, led by the Lake Worth Road Coalition, Inc., chose to complete a neighborhood plan for the purpose of informing the County of its desires for the future of the community; and

WHEREAS, the citizens formed a Study Group to prepare the Neighborhood Plan and hosted a series of neighborhood planning meetings and two community-wide meetings to provide input and public comment regarding the proposed Plan; and

WHEREAS, the County officially receives and acknowledges the Neighborhood Plan as a document articulating community desires, without County endorsement of the feasibility of the recommendations; and

WHEREAS, the Study Group included a proposed Master Plan in the Neighborhood Plan that identifies land use intensities and densities that assign greater intensity and density than currently allowed on the County's adopted Future Land Use Atlas; and

WHEREAS, the County cannot endorse any proposed increase in intensity or density prior to review through the County's development review processes, including the Future Land Use Atlas Amendment process and/or rezoning process;

WHEREAS, the receipt of the Neighborhood Plan and adoption of this Resolution offers no assurances or implications that the County will adopt the proposed intensity or density increases that are identified on the Master Plan; and

WHEREAS, the receipt of the Neighborhood Plan and adoption of this Resolution does not exempt any property from any land use, zoning, or other approval process requirements or from meeting all Comprehensive Plan and other development requirements, including compliance with Future Land Use Element Policy 3.5-d.

WHEREAS, the receipt of the Neighborhood Plan and adoption of this Resolution does not prohibit any property owner within the area from pursuing density increases through the Workforce Housing, Affordable Housing and/or Transfer of Development Rights density bonus programs or from seeking Future Land Use Amendments that may be inconsistent with the Master Plan; and

WHEREAS, the receipt of the Neighborhood Plan and adoption of this Resolution shall not be used as justification for adoption of a CRALLS designation for any road segment or intersection if it is determined to be needed for future traffic concurrency approval of an individual project, even if the project is consistent with the future land use designation recommended by the Master Plan.

WHEREAS, the West Lake Worth Road Neighborhood Plan was initially discussed by the Board of County Commissioners on December 3, 2008, and formally presented by the Study Group and the Coalition to the Board of County Commissioners on August 25, 2009 and November 19, 2009; and

WHEREAS, the Board of County Commissioners has determined that it is appropriate to receive West Lake Worth Road Neighborhood Plan as an expression of community desires; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1.

The West Lake Worth Road Neighborhood Plan, Design Guidelines, and Master Plan attached hereto as Exhibit A, is hereby formally received by the Board of County Commissioners.

Section 2. Effective Date

This Resolution shall become effective upon adoption by the Board of County Commissioners.

Commissioner Abrams moved for the approval of the Resolution.

The motion was seconded by Commissioner Vana and, upon being put to a vote, the vote was as follows:

Commissioner Burt Aaronson, Chair	Aye
Commissioner Karen T. Marcus, Vice Chair	Aye
Commissioner Jeff Koons	Aye
Commissioner Shelly Vana	Aye
Commissioner Steven L. Abrams	Aye
Commissioner Jess R. Santamaria	Aye
Commissioner Priscilla A. Taylor	Aye

The Chairperson thereupon declared the Resolution duly passed and adopted this 19th day of November, 2009.

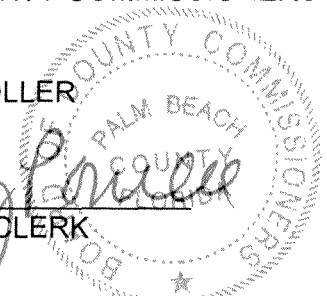
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



West Lake Worth Road Neighborhood Plan

Acknowledgements

This report was produced by the
Lake Worth Road Coalition, Inc.

with assistance from
**Land Design South and the
Palm Beach County Planning, Zoning & Building Department**

Submittal date of report:
November 19, 2009

The Lake Worth Road Coalition gratefully acknowledges the assistance
and expertise of the following participants on the project:

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Palm Beach County Board of County Commissioners and Palm Beach County Staff

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West Lake Worth Road Neighborhood Plan

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West Lake Worth Road Neighborhood Plan

A. Introduction

General Description: The West Lake Worth Road Neighborhood consists of the area located along West Lake Worth Road generally defined by the L-11 Canal to the north, Florida's Turnpike to the east, the L-14 Canal to the south and State Road 7 / US 441 to the west. This nearly 1,700 acre area is predominantly low density residential and equestrian in nature, and currently contains approximately 1,600 homes (3,700 residents), primarily located within 9 subdivisions. The Study Area Boundaries and the neighborhoods are identified on the Boundary Map in the Attachments.

B. Purpose and Intent

Purpose: The purpose of the Neighborhood Plan is to ensure that future development is designed and constructed to preserve and define the character of the West Lake Worth Road Corridor Area. The Plan is being developed to specifically address the following areas of concern:

- Land uses
- Mobility
- Traffic and Connectivity
- Environmental concerns
- Parks and Recreation
- Beautification
- Built form and site design

History of the Planning Effort: On April 18, 2008, in response to increasing pressures for commercial development, seven home owners associations banded together to establish the Lake Worth Road Coalition, an umbrella organization. The mission of the Coalition is to provide elected officials, policy makers and County staff a comprehensive guide for decision making, to inform them of the future development goals and vision of the people who live and work in West Lake Worth Corridor, and to maintain a strategic plan that educates as well as reflects the needs, concerns, and aspirations of the West Lake Worth community. The Neighborhood Plan and Design Guidelines are the products of those efforts.

On December 3, 2008, the Coalition presented draft Design Guidelines for the area to the Board of County Commissioners (BCC) at the Lake Worth Commercial Lifestyle (Panatoni) Future Land Use Amendment Public Hearing with a request that these design guidelines be applied to this project and future projects. At the meeting, the BCC directed staff to assist the Coalition with the development of a Neighborhood Plan to formalize the Design Guidelines and to provide a vehicle for their implementation.

Summary of Neighborhood Planning: The County has in place a Neighborhood Planning Program and the BCC has formally accepted four neighborhood/community plans in unincorporated County. Under the adopted Guide to Neighborhood Planning, the proposed West Lake Worth Neighborhood Plan (WLWRNP) is considered a 'Community Sponsored Plan', which is community driven. Neighborhood plans must be consistent with the Guide and with implementing policies in the Future Land Use Element of the County's Comprehensive Plan.

Scope of the WLWRNP: The four completed Neighborhood Plans are very broad based and quite lengthy (up to 100 pages long) as they addressed issues including land use, transportation, infrastructure, and service delivery. The concept for the West Lake Worth area is predominantly design oriented and more limited in scope. As such, the WLWRNP is much shorter in length, with the bulk of the recommendations being related to design requirements contained within the Design Guidelines to be implemented through the Zoning process.

Community based effort: The Guide to Neighborhood Planning requires community-wide meetings and study group meetings to be conducted in publicly accessible sites that are publicized so that the entire community has the opportunity to review and comment on the developing plan. The development of the WLWRNP is a community driven plan, for which County staff was available on a limited basis, through preparing maps and data, reviewing draft documents and providing comment, attending meetings facilitated by the Coalition, and setting up BCC meetings once the draft Plan is complete. The WLWRNP has been distributed to various County Departments for review, and comments are provided in the Attachments.

Preliminary Planning – Goals and Objectives of the Planning Effort: To prepare a scope and framework for the planning effort, representatives from the Lake Worth Road Coalition worked to identify issues, evaluate options, and to develop recommendations identified in this Plan. This Plan and Design Guidelines were developed through Working Group meetings that were advertised at the Community meetings and on the County's website, and were accessible to all residents and property owners within the Planning Area. The Study Group identified two major goals: maintaining and improving the area's quality of life and determining the West Lake Worth Road Corridor's future that is compatible with both the County and the residents of the community. These ideas formed the basis for the Study Group discussions throughout the development of the plan. Recommendations were developed in response to each of these parameters.

C. Goals and Objectives

Goal: Maintain and Improve Area's Quality of life

1. Plan for traffic and connectivity: allow land use planning concerns to dictate where infrastructure is placed rather than vice versa.
2. Balance the need to accommodate traffic by wider roads and installing additional traffic lights.
3. Combine parks and recreation areas in mixed use development projects.
4. Maintain water conservation and environmental concerns.

Goal: Determine future for area that is compatible with both the County and residents of West Lake Worth Road Corridor

1. Inventory and assess vacant tracts for their potential uses.
2. Limit commercial activity in plan area.
3. Prevent additional strip commercial.
4. Properly place commercial nodes so they will not significantly compete with regional commercial centers already established thus leading to their deterioration or abandonment.
5. Limit the amount of residential density that can be built on an acre of land.
6. Industrial development is prohibited.

Planning Documents: The Coalition and consultant Land Design South representatives spear-heading the planning effort met with County staff on three occasions to develop a draft plan (March 4, 17, and 25). At the meetings, the group discussed a tri-part concept for the planning effort:

- A Neighborhood Plan stating an overall vision and intent with general recommendations and encouraging statements that would serve as the basis for subsequent text amendments to the County's Comprehensive Plan.
- Design Guidelines identifying requirements to be applied at the zoning level, utilizing clear terms such as 'must' or 'shall', rather than encouraging language, that would serve as the basis for a Zoning Overlay for the area.
- During the meetings, the concept evolved to develop a Master Plan and circulation system, including increasing density and non-residential intensity through concurrent and future Future Land Use Atlas amendments. The Master Plan indicates the maximum intensities and densities that were indicated as acceptable to the residents.

D. Community Involvement

Public Participation: As outlined in the Guide to Neighborhood Planning, fundamental to the Neighborhood Planning effort is public participation. The Neighborhood Planning process requires community-wide meetings and study group meetings to be conducted in publicly accessible sites that are publicized so that the entire community has the opportunity to review and comment on the developing plan. It is essential that all areas and property owners within the planning area are afforded the opportunity to participate in the process, as they will eventually be bound by the final Plan. A community-wide meeting is a necessary step in the planning effort in order to solicit input, comprehensively identify the issues in the community, and to select a study group that will finalize the drafts and work with County staff through the Departmental Review process and presentation to the Board of County Commissioners.

Description of the Planning process: Two Community Meetings and a series of Working Group Meetings were held during the Planning process. Postcard invitations were sent to each property owner in the Study Area for each of the two Community Meetings, and the dates and locations of the Working Group meetings were provided at the Community Meetings and on the County's website.

At the first Community Meeting on May 21st, 2009, the President of the Lake Worth Coalition presented an overview of the coalition's history and involvement in the West Lake Worth Road Corridor planning process, and representatives from Land Design South and the County spoke. Minutes of the meeting were taken and are provided in the attachments. At the completion of the open discussion portion of the meeting a representative from the county planning staff told the residents that a study group was formed and anyone interested can join. At the Community Meeting, a Work Program was presented that outlined meeting dates for the remainder of the effort through the summer.

The first official West Lake Worth Corridor Study Group meeting was held at the PZB Department on Jog Road on May 27th. Minutes were taken. A representative from the County Planning Staff led the meeting. It was stated that agendas would be created for the remainder of the Study Group meetings and minutes would be taken. Palm Beach County would start departmental reviews of the Neighborhood Plan, Master Plan and Design Guidelines with an anticipated finish date of June 17, 2009. The web site would be kept up-to-date with meeting dates and times and the Master Plan would be posted on the web. The Lake Worth Coalition would prefer that the undeveloped land within the corridor be submitted for a land use amendment at one time. Discussions were held on various topics outlined in the goals and objectives of the neighborhood plan.

Community Meetings: **May 21st & July 14th**

Working Group Meetings: **May 27th, June 17th, July 1st, July 8th, July 14th,
July 22nd, August 19th, October 28th**

E. Overview of the Planning Area

Existing Land Uses: As can be seen in the Master Plan, the 1,700 acre study area is mainly comprised of residential single family and equestrian land uses, and currently contains approximately 1,600 homes (3,700 residents). Two-thirds of the study area is residential single family while the remaining 1/3 consists of equestrian with pockets of commercial, institutional and agriculture. There are 9 subdivisions within the neighborhood accounting for just over 50% of the land area (approximately 860 acres), as detailed in the table below. Institutional uses include several churches located on Lyons Road and Lake Worth Road.

West Lake Worth Road Planning Area Subdivisions and Dwelling Units

Project Name	Petition Number	Future Land Use*	Acres	Approved Units	Overall Density
Cedar Creek Ranch	2001-016	LR-2	38.82	77	1.98
Cypress Lake Estates	1994-004	LR-2	90.47	160	1.77
Cypress Lake Trails	1980-060	LR-1	109.50	106	0.97
Cypress Woods & Summer Chase	1986-098	LR-3	149.92	373	2.49
Legend Lakes Estates	1987-004	LR-1	201.70	179	0.89
Legend Lakes Estates	1974-037	LR-1	107.07	66	0.62
Silver Glen at Citrus Isles**	1997-031	LR-1 & LR-2	29.40	99	3.37
Tropical Country Estates	---	MR-5	81.19	285	3.51
Woods Walk	1985-071	LR-3	89.27	225	2.52
			897.34	1,570	1.75

*See Future Land Use Table for Future Land Use Codes

** Transfer of Development Rights Program utilized to increase density

Source: PBC Planning Division, Exlu2008

The bulk of the existing land uses are residential, with a significant portion of land currently devoted to agricultural and equestrian uses. Approximately 34% of the land in the area is agricultural or vacant.

West Lake Worth Road Planning Area Generalized Existing Land Use

General Existing Land Uses	Parcels	Units	Potential Units	Acres	% Acres
Agriculture	27	6	567	292.96	17%
Commercial	28	0	0	84.22	5%
Institutional	28	4	0	191.42	11%
Residential	1667	1591	433	1,124.90	66%
Utility-ROW	7	0	0	2.48	0.1%
Totals	1757	1601	1000	1,695.97	100%

Source: PBC Planning Division, Exlu2008

West Lake Worth Road Planning Area Existing Land Uses

Existing Land Use	Parcels	Units	Potential	Acres	
Agriculture	27	6	567	292.96	17%
Commercial	28	-	-	84.22	5%
Built Commercial	26	-	-	67.91	
Vacant Com.	2	-	-	16.30	
Institutional	28	4	-	191.42	11%
Built Church	2	-	-	9.06	
Built School	2	-	-	23.00	
Daycare	1	-	-	3.19	
FDOT	7	3	-	51.71	
LWDD	2	-	-	3.74	
Future PBC Fire Rescue	1	-	-	2.09	
PBC Drainage	1	-	-	2.91	
Polo Museum	1	-	-	9.57	
Vacant Church	4	-	-	38.26	
Vacant School	7	1	-	47.89	
Residential	1,667	1,591	433	1,124.90	66%
Ag Residential	5	3	19	15.00	
Single Family	1,625	1,586	108	935.69	
Vacant Residential	37	2	306	174.21	
Utility-ROW	7	-	-	2.48	0.1%
	1,757	1,601	1,000	1,695.97	100%

Source: PBC Planning Division, Exlu2008

Future Land Uses: The County's Comprehensive Plan Future Land Use Atlas assigns a future land use designation to every parcel in Palm Beach County. As shown on the Future Land Use Map in the Attachments, the predominate land uses are low density residential, ranging from 1 unit per acre to 3 units per acre. The overall density for the residential subdivisions is approximately 1.8 units per acre. The Tropical County Estates subdivision is the sole neighborhood with a higher density (Medium Residential, 5 units per acre future land use designation).

The built commercial uses are clustered at the intersections of Lake Worth Road at State Road 7, Lyons Road, and the Turnpike. Commercial plazas are located at the northeast and southeast corners of Lake Worth Road and State Road 7. A built gas station is located at the northeast corner of Lake Worth Road and Lyons Road, surrounded by vacant land with a commercial future land use designation. Built commercial plazas are also located at the northwest corner of Lake Worth Road and the Turnpike. The vacant commercial parcel at the southwest corner of this intersection has been purchased by the Florida Department of Transportation, and will likely not be built as commercial, but will be developed as part of a large 60 acre expansion of the interchange.

The table below shows the land in the area by future land use designation. Currently over 90% of the area has a residential future land use designation. The residential land has a current development potential of 2,524 dwelling units of which 1,601 dwelling units have been built and 923 dwelling units remain. However, this figure does not include the additional development potential of up to 2 units per acre through the County's Transfer of Development Rights Program or the Workforce Housing Program. There are approximately 43.72 acres of Low Residential-1 designated land, and 380.94 acres of Low Residential-2 that could potentially achieve a maximum of 3.3 and 4.6 dwelling units per acre respectively. This could potentially result in an increase of 101 units on the 43 acres (from 43 potential units to 144 units) and a 990 unit increase on the 380 acres of LR-2 (from 761 potential units to 1,752 units)

West Lake Worth Road Planning Area Future Land Uses and Dwelling Units

Future Land Use	Parcels	Built Units	Potential Additional Units	Acres	% Acres
Commercial High (CH)	3	0	0	4.47	0.3%
Commercial High (Panattoni)	1	0	77	38.60	2.3%
Commercial Low (CL)	23	0	0	67.80	4.0%
Commercial Office (CLO)	3	1	0	16.82	1.0%
Total Commercial	30	1	77	127.70	7.5%
Institutional	1	0	0	20.00	1.2%
Low Residential, 1 unit per acre (LR-1)	393	373	66	501.51	29.6%
Low Residential, 2 units per acre (LR-2)	437	365	840	753.23	44.4%
Low Residential, 3 units per acre (LR-3)	617	598	0	227.17	13.4%
Low Residential, 5 units per acre (MR-5)	279	264	17	66.36	3.9%
Total Residential	1726	1600	923	1,548.28	91.3%
Totals	1757	1601	923	1,695.97	100.0%

Source: PBC Planning Division, Exlu2008

Zoning: Future Land Use designations differ from zoning classifications in that they only specify the land use and its associated density or intensity. In contrast, zoning provides the next layer of additional detail such as building heights and setbacks contained within the Unified Land Development Code (ULDC). For specific Zoning designations within the West Lake Worth Road study area, refer to the Zoning Map in the Attachments.

F. Identified Issues and Analysis

The Working Group discussed the impacts of the County's approval of the Panattoni amendment finding that it severely changed the character of the neighborhood, and that this amendment resulted in the need to plan for increases in density and intensity in an organized manner.

1. **Land Uses:** The following future land use designations are permitted in the Neighborhood Planning area by the County's Comprehensive Plan:

- Residential, from 1 unit per acre through 12 units per acre;
- Commercial categories;
- Industrial categories, including Economic Development Center;
- Special Agriculture;
- Commercial Recreation;
- Parks and Recreation;
- Conservation;
- Institutional and Public Facilities;
- Transportation and Utilities; and
- Traditional Town Development and Multiple Land Use.

The following designations are proposed to be limited as follows:

Residential: It is the intent of the WLWRNP that the West Lake Worth Road Corridor limit the overall gross residential density to that which is similar or less than the overall density currently permitted by the Low Residential, 2 dwelling units per acre, Future Land Use designation. However, this plan recognizes that individual property owners may apply for density increases through either Future Land Use Atlas (FLUA) amendments or through the County's density bonus programs (Workforce Housing and/or Transfer of Development Rights). For sites where density increases are proposed through either the Future land Use Atlas or rezoning processes, this Plan recommends that density increases be only allowed up to the maximum density assigned on the Master Plan as further detailed below.

- Approximately 273.13 acres in the area of Gulf Stream Polo area, immediately south of the proposed commercial sites, are identified with up to 5 dwelling units per acre. This land use will provide a transition to lower residential densities to the south.
- Approximately 101.3 acres located immediately south of the above area, may be developed up to 3 units per acre.
- Parcels located adjacent to State Road 7/US441 may be developed up to 3 units per acre.

- The 7.7 acre parcel located on the south side of Lake Worth Road, immediately east of the commercial plaza on the corner of SR7/US441 may be allowed to develop up to 3 units per acre. However, no density increases above Low Residential, 2 units per acre are allowed by the Master Plan for any other parcels located along Lake Worth Road, west of Lyons Road.

Maximum Development Potential with FLUA Amendments: If the densities identified in the Master Plan are achieved through the FLUA amendment process, this Plan recommends that the maximum density be limited in the adopting ordinance for each amendment to the associated designation’s density. For example, site identified as allowing up to 5 units per acre should include density cap in the adopting ordinance to prohibit density increases above 5 dwelling units per acre. This limitation will prohibit further density increases following the adoption of the amendments through any of the County’s density bonus programs.

The table below summarizes the maximum densities allowed by the Master Plan should FLUA Amendments be pursued by individual property owners. Approximately 440 acres are identified, increasing the development potential to 1,833 dwelling units through associated FLUA amendments. The current development potential on these sites is 813 total dwelling units.

**West Lake Worth Road Planning Area
Associated Residential Future Land Use Amendments**

Master Plan	Parcels	Acres	Current FLU	Current FLU Units	TDR-WFH Units	Master Plan	Master Plan Units
09-1 Residential	7	58.28	LR2	117	264	MR5	289
Increase density	3	28.03	LR1	28	91	LR2	56
Increase density	5	37.04	LR1	36	121	LR3	111
Increase density	8	101.3	LR2	202	462	LR3	302
Increase density	22	215.47	LR2	430	984	MR5	1075
Totals	45	440.12		813	1,922		1,833

However, this current FLU density figure of 813 units doesn’t include the total dwelling unit potential that is available through the County’s Transfer of Development Rights and Workforce Housing Programs. The County’s TDR program allows an additional 2 units per acre with ½ of all bonus units being WFH type units. The WFH Program also allows density bonuses provided that a portion of the units are WFH. The two programs can be utilized concurrently to achieve up to 3.3 units per acre on an LR-1 parcel, up to 4.6 units per acre on LR-2 parcel. The table indicates that if the maximum density was achieved on each parcel under the current FLU designations using the TDR and WFH programs, the total existing development potential would be 1,922 units.

While the County’s Comprehensive Plan policy states that the required method of increasing density is through the TDR and WFH Programs, this Plan proposes that the County consider density increases through Future Land Use Atlas amendments as an alternative to these programs. The Master Plan limits the densities to the FLU designation, thereby eliminating any future density bonuses through the County’s density programs. As a result, if the Master Plan associated amendments and limiting conditions are approved by the County, the ultimate dwelling unit potential would be approximately 89 dwelling units less than the current development potential utilizing the existing density bonus programs.

Commercial: Commercial Low-Office (CL/O) and Commercial Low may be allowed within the LWRD Neighborhood Planning area only as depicted in the Master Plan and consistent with the Design Guidelines. All Commercial High (CH) land use designations should only be approved if conditioned to being developed as a Lifestyle Commercial Center or Traditional Market Place Development at an intensity that is consistent with the Floor Area Ratio (FAR) of the Commercial Low (CL) land use designation and consistent with the Master Plan. The intent is to allow only neighborhood-serving commercial development within the study area.

The table below summarizes the Future Land Use (FLU) Amendments, and the associated amendment rounds, that would implement the identified locations for additional commercial development through the Master Plan.

**West Lake Worth Road Planning Area
Associated Commercial Future Land Use Amendments**

Master Plan Proposal	Parcels	Acres	Current FLU	Dwelling Unit Potential	Master Plan FLU	Intensity (square ft)
09-1 Commercial	8	20.24	LR2	40	CH	300,000
10-1 Commercial	1	19.13	LR2	38	CL	204,800
10-1 Commercial	2	18.03	LR2	36	CLO	275,000
Total	11	57.4		114		779,800

Industrial: The Industrial future land use designation is not appropriate in an area surrounded by nine (9) residential communities. The future development of the 500 acre Polo Club site and future plans for developing the overall area to limited commercial and more residential removes the need for any of the listed designations.

Institutional: The Master Plan depicts suitable locations for future institutional development either through Future Land Use Amendments to Institutional or through the existing designations. These sites may not be developed with commercial uses. This Plan recommends than any density increases on these sites be limited to density associated with institutional uses.

Commercial Recreation: The corridor area consists of 1600 homes with 3700 residents. The noise generated from this type of business and the additional traffic would be detrimental to the life style the residents have enjoyed.

Transportation and Utilities: The area is primarily residential. To establish any form of utility operation or transportation/excavation operation would make the Lake Worth Road Corridor look like Southern Blvd east of State Road 441. Home values in the corridor would drop and the proposed commercial business along Lake Worth Road would suffer drastically.

2. **Parks and Recreation:** The placement of community and district parks within the Planning Area should be encouraged where possible, including the retention of existing native ecosystem in all such parks. Community and district parks, and where practical, preserve areas, should incorporate passive recreational opportunities, such as walking/nature trails, which make a positive contribution to the character of the area. The School Board has generally been responsive to the needs of the community. Recommendations have been made to co-locate a park with the new high school to be built on Lyons Road. A park could also be built by the joint effort of the land owners. The Master Plan has addressed these issues.
3. **Environmental Considerations:** All proposed development shall incorporate the existing vegetation into their design, where possible. Natural vegetation and environmentally sensitive preserve areas where appropriate are encouraged to be utilized as buffers between uses.
4. **West Lake Worth Road Corridor:** All future undeveloped land with frontage along Lake Worth Road shall provide a minimum thirty (30) foot landscape and buffer with a six (6) foot meandering pedestrian pathway or sidewalk. Buffer areas shall be heavily planted with the addition of curvilinear pathways or sidewalks along Lake Worth Road. The sidewalks, bike paths as well as the proposed street interconnectivity will make shopping and entertainment enjoyable for the entire community. The overall design will create an unhurried environment for shopping and socializing. The PGA corridor streetscape theme will be used as the model for the West Lake Worth Corridor.

5. **Traffic and Connectivity:** The Master Plan identifies proposed connectivity between the various uses within the Planning Area. The 500 acre Polo Club site design includes interconnected roads and pedestrian pathways that connect the Polo site with ingress and egress to Lake Worth Road and Lyons Road. Sidewalks currently run along the south side of Lake Worth Road from State Road 441 to the Florida Turnpike. Future sidewalks or pathways will be needed on the north side of Lake Worth Road as developments are approved. A sidewalk or pedestrian pathway is needed along the eastside of Lyons Road from Lake Worth Road to the Woodlands Middle School. This is currently a safety issue. Lyons Roads needs to be widened as soon as possible to handle the existing and additional traffic created by the new developments. Builder's impact fees should be dedicated to the widening of Lyons Road.

6. **Built Form and Site Design:** The attached Design Guidelines have been developed to implement the recommendations of this Neighborhood Plan. The Guidelines shall apply to all new residential and non-residential developments and too renovations made in existing commercial developments within the Neighborhood Plan boundaries. The non-residential design along the West Lake Worth Corridor shall have a 'new urbanist' theme and shall promote block structure through the use of internal streets, pedestrian facilities, common areas, building massing and relationship to the street.

G. Consistency with the County's Comprehensive Plan

This section was prepared by the Working Group to demonstrate consistency with the requirements for Neighborhood Plans. Please see the Attachments for County comments.

- 1. Consistency with the FLUA Amendment Policies:** Each of the potential amendments to the Future Land Use Atlas to implement the Master Plan will need to be evaluated and reviewed for consistency with the County's Comprehensive Plan during the Future Land Use Atlas Amendment process and will need to meet any associated amendment requirements and level of service. This Neighborhood Plan and Master Plan are not intended to allow sites to be granted any type of exception or exemption to any land use, zoning, or other regulations and requirements.
- 2. Consistency with the County's Density Programs:** During the Study Group meetings, the Working Group discussed at length the proposed densities in the Master Plan through amendments as an alternative to the Transfer of Development Rights (TDR) and Workforce Housing (WFH) programs as mandated by Future Land Use Element Policy 2.4-b. The Plan encourages the BCC to consider FLUA amendments in lieu of these density programs. However, the Neighborhood Plan does not prohibit any property owner within the area from pursuing density increases through these or other County density programs. The applicable policy is as follows:

***Policy 2.4-b:** The Workforce Housing program and the Transfer of Development Rights programs are the required methods for increasing density within the County, unless an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or the applicant is using the Workforce Housing Program, as outlined in the Housing Element of the Comprehensive Plan and the Palm Beach County Unified Land Development Code.*

The Group determined that the impacts of the Panattoni amendment warranted additional consideration of the adjacent land uses to reflect the changes in character to the area. Further, the Group has indicated that the TDR & WFH Programs could negatively impact the neighborhood if utilized to their maximum potential. The Group suggested that the combination of these factors indicates that a need exists to allow an opportunity for additional density through the FLUA amendment process.

At the time of the writing of this Plan, the TDR Program requires that at least half of all of the development rights purchased be qualified as Workforce Housing. To maximize the density on a given site through a combination the TDR and WFH Programs, approximately 1/3 of all of the dwelling units on the site would be Workforce Housing. For the Study Area, this would result in approximately 640 Workforce Housing units out of the maximum density potential of 1,922 units. The TDR and WFH Programs may be ideally suited for increasing density in smaller sites throughout the County's Urban Service Area/Urban-Suburban Tier. However, the Study Area represents the largest cluster of vacant and developable unincorporated residential land inside the County's Urban Service Area/Urban-Suburban Tier, and the Group expressed concern that the maximum utilization of these programs to increase density would result in nearly 20% of all of the ultimate dwelling units in the Study Area being WFH units (regulated by deed restrictions) and represent an over concentration of this housing type (640 units out of a potential 3,523 – 1,601 existing + 1,922 additional).

The Group determined that allowing limited density increases through the FLUA amendment process, with conditions to maximum densities, would limit the maximum WFH units to those available through the mandatory inclusionary Zoning program (which would result in approximately 9% of all new units to be WFH). The Group suggests that this is a solution that would allow increases in density and maintain a balance of housing types and price ranges consistent with other parts of the County that do not have as much undeveloped land.

3. **Consistency with the County's Neighborhood Planning Requirements:** The primary role of the Planning Division throughout the Neighborhood Planning process was to ensure that the County's Guide to Neighborhood Planning requirements were met, and that consistency with Future Land Use Element Policy 4.1-b was achieved. Policy 4.1-b is provided below (in italics) with consistency comments (in plain text).

***Policy 4.1-b:** In conjunction with development of a Community/ Neighborhood Planning Program, the County shall review and amend as needed, the guidelines and rules for preparation and submittal of neighborhood plans, and procedures for amending the Palm Beach County Unified Land Development Code to reflect neighborhood plans as approved by the Board of County Commissioners. The requirements and procedures shall include the following:*

1. *Neighborhood plans shall not be submitted by a single land owner. These plans are for the benefit of current and future residents of the neighborhood. Plans shall be prepared by or on behalf of the residents and must be submitted to the Department of Planning, Zoning and Building;*

Consistency: The LWRD Neighborhood Plan, Design Guidelines, and Master Plan were not prepared and/or submitted by a single land owner.

2. *Priority shall be given to the Redevelopment and Revitalization Overlay;*

Consistency: This is a Community Driven Plan, not County Driven, and as such, this provision isn't applicable.

3. *Neighborhood plans must show the effect of implementation of the plans on neighbors not included in the plan;*

Consistency: The Traffic Study that was completed for the Master Plan, by Land Design South and reviewed by the Palm Beach County Engineering Department took into consideration the surrounding neighborhoods, as did the Neighborhood Plan, Design Guidelines and Master Plan. The Lake Worth Road Coalition held two advertised community meetings, as well as tried to contact several residents of the surrounding developments (including the Ranchettes), with limited success. In addition, the Lake Worth Road Corridor Neighborhood Plan, Design Guidelines and Master Plan have been posted on the County's website.

4. *The Department will review a neighborhood plan against the Goals, Objectives and Policies of the Palm Beach County Comprehensive Plan and shall make recommendations to the Board of County Commissioners for action;*

Consistency: This provision is addressed under the Departmental Review Section.

5. *Provisions shall insure that the neighborhood plan reflects the desires of a sufficient proportion and number of neighborhood residents; and,*

Consistency: The development of this Neighborhood Plan has been through a series of two Community Meetings and Working Group meetings all publicized on the County's web site and open to the public. Letters of support have been received by all 8 Home Owner's Associations within the neighborhood and are provided in the Attachments.

6. *Neighborhood plans shall include a description of the program used to generate public input during preparation of the plan.*

Consistency: The description of the public input throughout the Planning process is provided earlier in this document.

Planning for a Community Plan or Neighborhood Plan shall include area residents, business and community/neighborhood leaders. Each community/neighborhood shall be defined by its Tier and geographic, socio-economic, and physical characteristics. The primary purpose of these programs will be to address the "Principles of a Livable Community" listed in the County Directions, and to incorporate those Principles into existing and planned neighborhoods and communities. However, in addition to these principles, Community Planning shall address:

1. *A balanced mix of land uses, including open space;*

Consistency: The Master Plan proposes to provide mix of uses, including a range of residential densities and additional non-residential development. Regarding open space, the Plan recommends a coordinated approach to clustered open spaces as the various portions of the area are approved and developed.

2. *A balanced and compatible mix of single family and multi-family market rate, affordable housing, and housing for the elderly;*

Consistency: The Master Plan proposes to change a predominantly low residential density area into a mix of densities that will provide a variety of housing types at various price ranges. A significant portion of acreage identified for Institutional uses, which may include congregate living facilities for the elderly.

3. *Employment opportunities; and*

Consistency: The added non-residential development indicated in the Master Plan will provide additional employment opportunities for the neighborhood.

4. *Facilities and services.*

Consistency: The County has performed an analysis of the impacts of the Master Plan on facilities and services, including traffic impacts, that is provided in the Attachments. The traffic engineer for Land Design South has provided an alternative traffic analysis that is also provided in the Attachments. Upon considering the information in the traffic analyses, the Working Group determined that a recommendation against any future Constrained Roadways at Lower Levels of Service (CRALLS) facilities was warranted. Although the Master Plan represents the maximum development potential and uses desired by the Community, these uses should be subject to the same review and requirements as any proposed development.

4. **Consistency with the Health and Human Services Element (HHSE):** The County's Community Service Department and Citizens Advisory Committee formally requested that HHSE Objective 4.2 and Policy 4.2-a be addressed through the Plan.

OBJECTIVE 4.2 *Public Health & Community Design*

Palm Beach County will recognize and encourage community design principles that provide opportunities for physical activity, thereby, promoting public health.

Policy 4.2-a: *Palm Beach County, in collaboration with the County Health Department, will seek, during the development review process, to advance the incorporation of community design principles that encourage physical activity through promotion of strategies, when appropriate, including, but not limited to:*

- 1. Utilization of non-motorized transportation modes;*
- 2. Location of public facilities accessible by multiple transportation modes;*
- 3. Availability and maintenance of quality pedestrian paths or sidewalks;*
- 4. Provision of street furniture and lighting enhancements;*
- 5. Provision of civic and recreational facilities;*
- 6. Establishment of interconnectivity between like development projects through vehicular and/or pedestrian cross access; and*
- 7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.*

Consistency: The proposed Neighborhood Plan, Design Guidelines and Master Plan have identified and recommended opportunities for additional connectivity, open space, and pedestrian pathways that further these provisions. The implementation of the Design Guidelines at the time of each development approval within the Study Area will ensure that these policies are met.

H. Conclusions and Recommendations

In conclusion, the proposed Neighborhood Plan, Design Guidelines, and Master Plan reflect the community's desires for future development within their neighborhood. The following recommendations represent the desires of the community.

1. **Land Use:** Determine the proper mix of land uses for the area by:
 - a. Assigning the appropriate general location, amount, and intensity of commercial land uses;
 - b. Combining land use strategies with mass transit needs;
 - c. Considering placement and design of residential densities or non-residential intensities to reduce traffic demand;
 - d. Implementing the Master Plan which establishes the following:
 - The appropriate amount and general location of commercial and residential land uses;
 - Placement and design of residential densities or non-residential intensities to reduce traffic demand;
 - Addresses the location and intensity of commercial uses;
 - e. Maintaining the current suburban look;
 - f. Determining traffic and connectivity;
 - g. Consider the impact of growth on schools and traffic; and
 - h. Requiring that any workforce housing units within individual developments to be integrated and distributed throughout the project, rather than being clustered in pods that are separate from the market rate units.
2. **Traffic and Connectivity:**
 - a. Expediting the widening of Lyons Road from Lantana Road to Lake Worth Road to improve traffic flow. Impact fees can be dedicated for this purpose.
 - b. Installing a traffic light at the intersection of Lake Worth Road and Blanchette Trail Road;
 - c. Increasing connectivity of collector roads;

- d. Increasing and improving linkages within and between developments for walking and biking as shown in the Master Plan.
- e. Developing an agreement with the Lake Worth Drainage District to allow pathways/bikeways to be incorporated into the canal easements along Lake Worth Road from Hooks Road west to the Cedar Creek Ranch property line.
- f. Increasing opportunities for alternative modes of transit;
- g. Providing a right turn lane into the commercial property on the south side of Lake Worth Road.
- h. Installing sidewalks or pedestrian pathways along the east and west sides of Lyons Road. This is a safety issue for school children.
- i. Installing a traffic light at the proposed Polo Club Rd. and Lyons Rd.
- j. Retaining existing community access roads open along Lyons Rd.
- k. Prohibiting the adoption of Constrained Roadway at Lower Level of Service (CRALLS) facilities within the Neighborhood Plan boundaries.

3. Parks and Environment:

- a. Co-locating parks and civic centers as shown in the Master Plan.
- b. Protecting the natural vegetation and sensitive preserve areas
- c. Preserving the water aquifer quality by:
 - Protecting the aquifer
 - Conserving water

4. Implementation and Monitoring:

- a. Recognizing the West Lake Worth Road Coalition, Inc., as the implementing group for the Neighborhood Plan charged with monitoring, maintaining, and updating/revising the Plan as necessary in the future.
- b. Requesting that the County provide written notification of every proposed rezoning and/or future land use amendment to the Coalition.
- c. The Coalition shall provide written notification annually to the County's Planning, Zoning, and Building Department to confirm or update contact information.

West Lake Worth Road Neighborhood Plan Attachments

- A. Maps**
 - **Study Area Boundaries**
 - **Existing Land Use Map**
 - **Future Land Use Map**
 - **Zoning Map**

- B. Master Plan**

- C. Master Plan Data Table**

- D. County Departmental Review and Traffic Analysis**

- E. Master Plan Alternate Traffic Analysis**

- F. Design Guidelines**

- G. Support Letters**

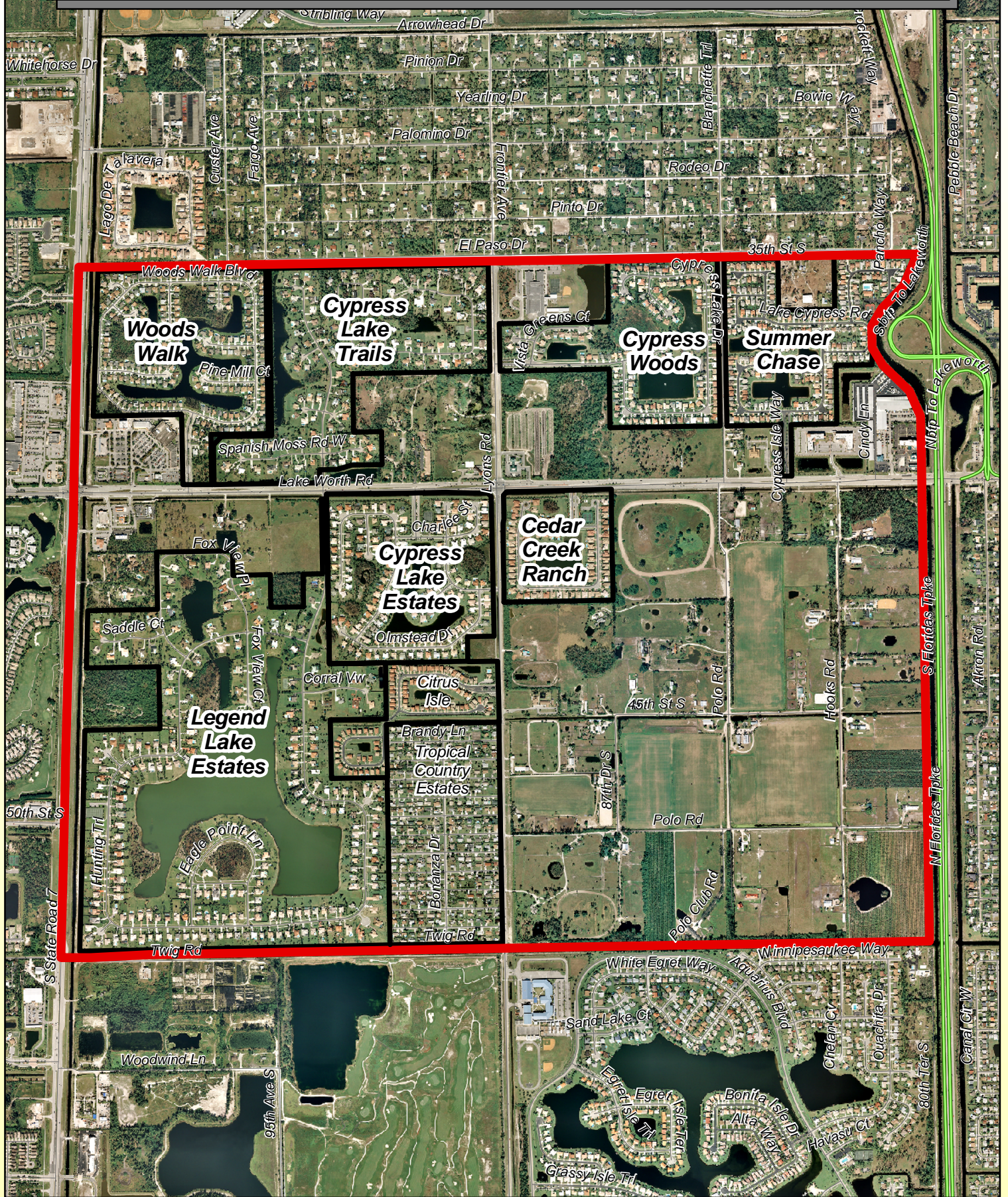
Attachment A. WLWRD Neighborhood Plan

Maps

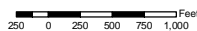


West Lake Worth Road Planning Area

Aerial



Revision Date: 01/09/09
 Contact: PZB Planning
 Filename: N:\Division Projects\Gulfstream\Polol
 WLW Planning Area\Aerial



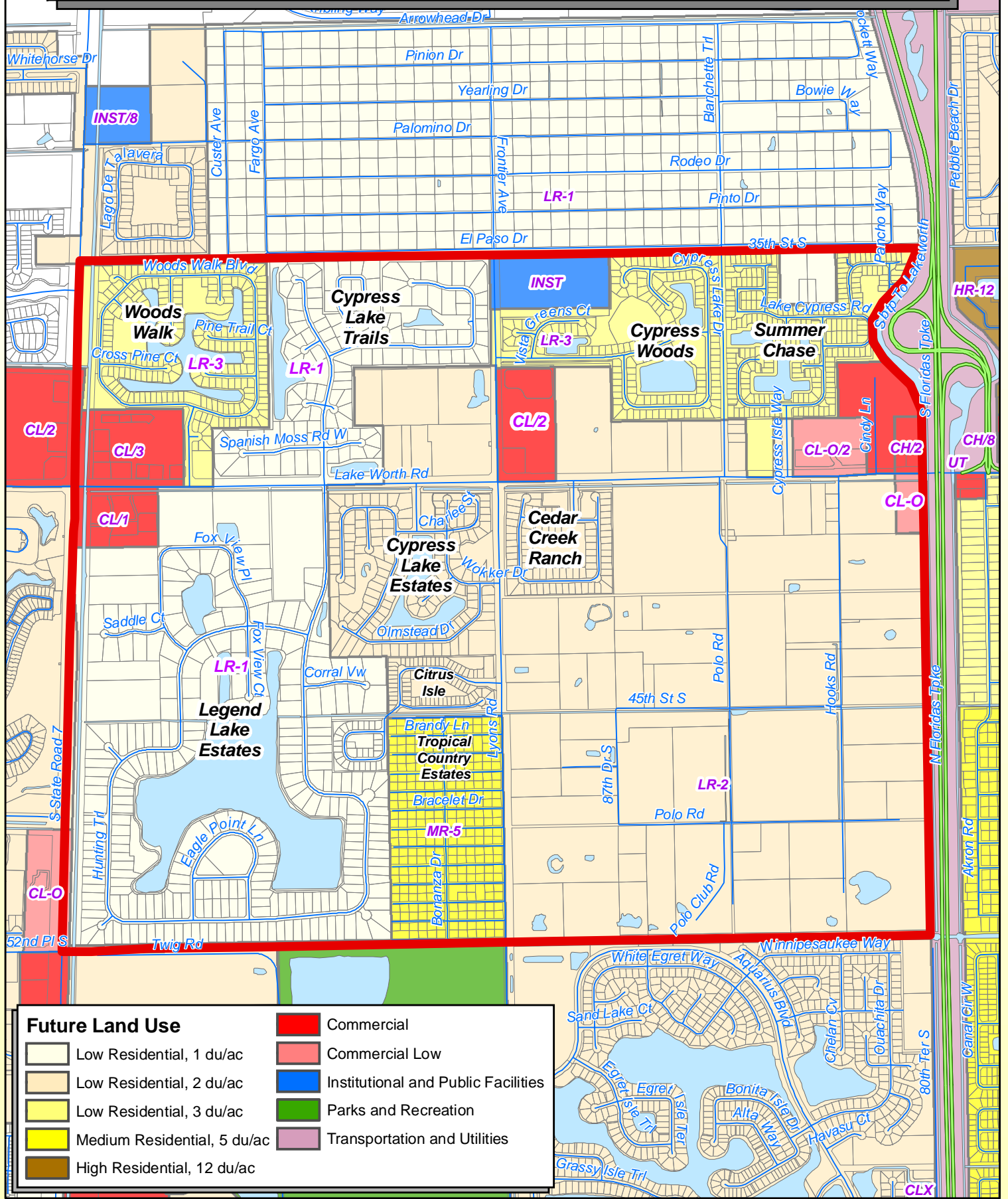
Note: Map is not official, for presentations purposes only.

**Planning, Zoning
 & Building**
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-9300



West Lake Worth Road Planning Area

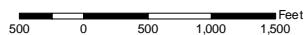
Future Land Use



Future Land Use

- | | | | |
|--|-----------------------------|--|-------------------------------------|
| | Low Residential, 1 du/ac | | Commercial |
| | Low Residential, 2 du/ac | | Commercial Low |
| | Low Residential, 3 du/ac | | Institutional and Public Facilities |
| | Medium Residential, 5 du/ac | | Parks and Recreation |
| | High Residential, 12 du/ac | | Transportation and Utilities |

Revision Date: 01/09/09
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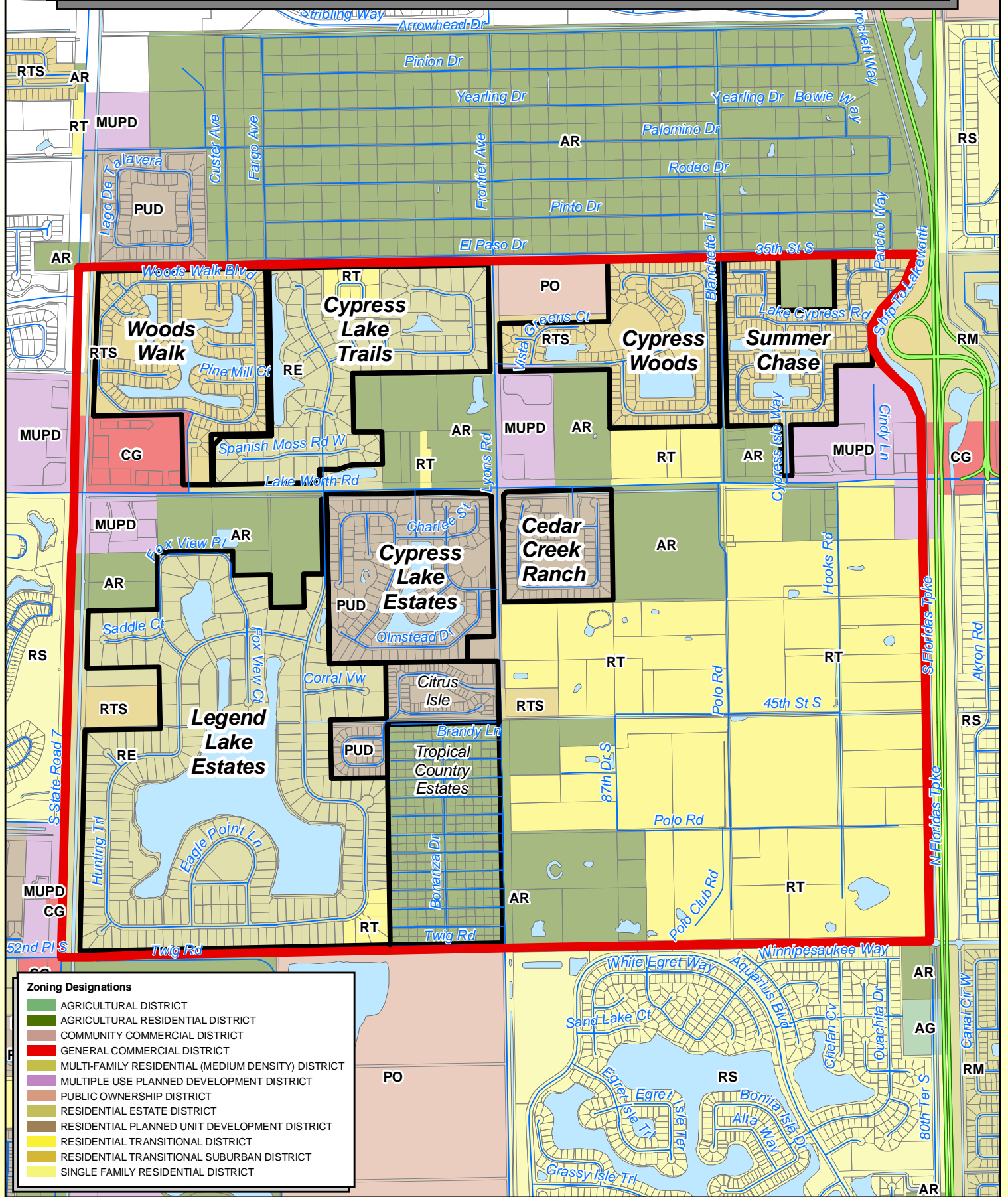


Note: Map is not official, for presentations purposes only.

Planning, Zoning & Building
 2300 N Jog Rd
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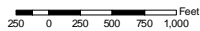
West Lake Worth Road Planning Area Zoning



Zoning Designations

- AGRICULTURAL DISTRICT
- AGRICULTURAL RESIDENTIAL DISTRICT
- COMMUNITY COMMERCIAL DISTRICT
- GENERAL COMMERCIAL DISTRICT
- MULTI-FAMILY RESIDENTIAL (MEDIUM DENSITY) DISTRICT
- MULTIPLE USE PLANNED DEVELOPMENT DISTRICT
- PUBLIC OWNERSHIP DISTRICT
- RESIDENTIAL ESTATE DISTRICT
- RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT
- RESIDENTIAL TRANSITIONAL DISTRICT
- RESIDENTIAL TRANSITIONAL SUBURBAN DISTRICT
- SINGLE FAMILY RESIDENTIAL DISTRICT

Revision Date: 01/09/09
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Note: Map is not official, for presentations purposes only.

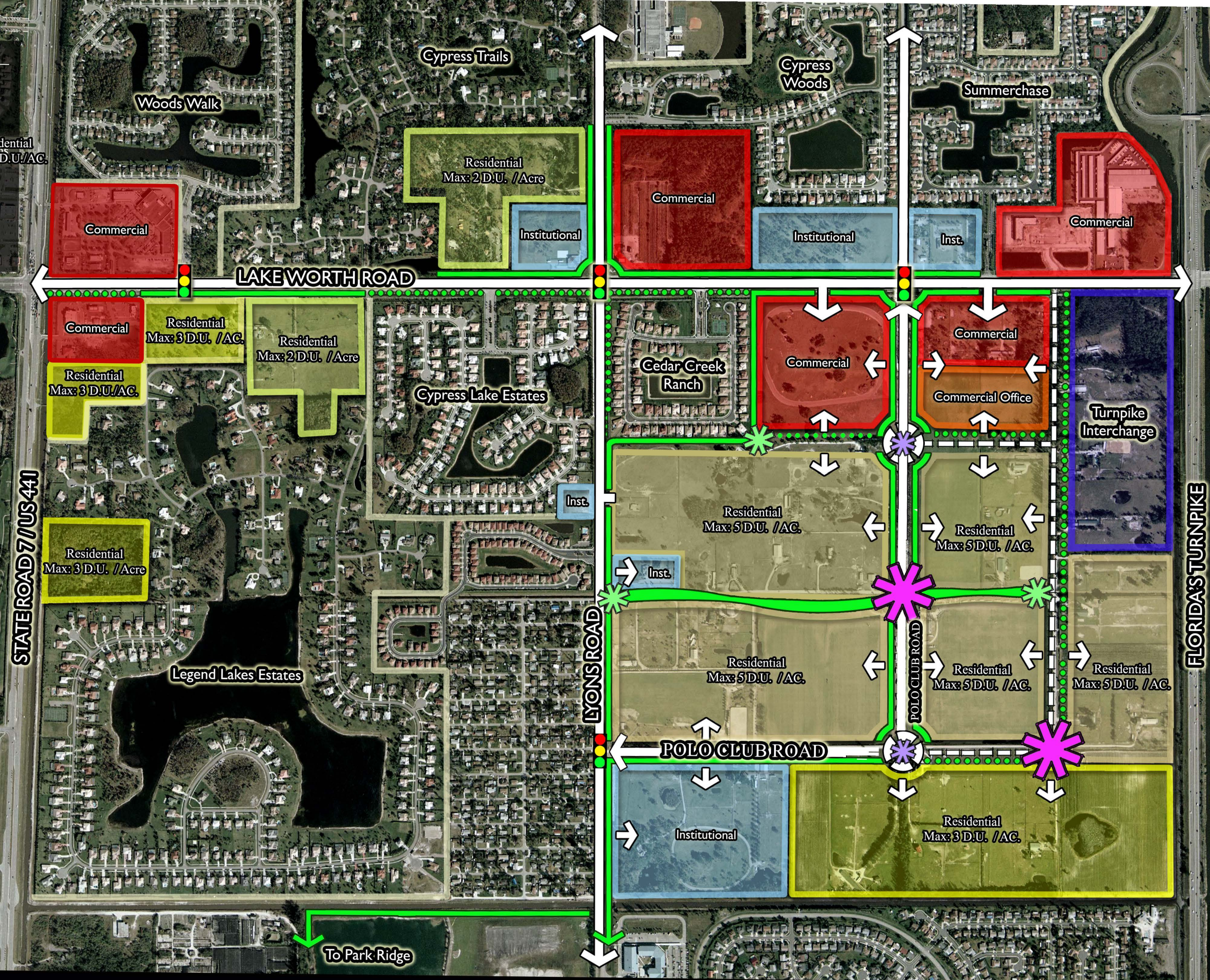
Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300



Attachment B. WLWRD Neighborhood Plan

Master Plan

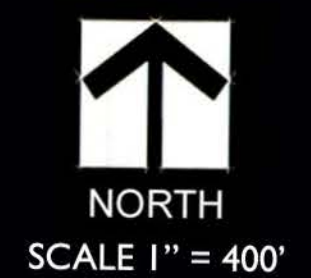
- LEGEND**
- Vehicular Circulation**
 - Primary Roads
 - Secondary Roads
 - Primary Intersections
 - Secondary Intersections
 - Residential**
Max: 3 D.U./AC.
 - Pedestrian Circulation**
 - Major Paths
 - Minor Paths
 - Major Intersections



LAKE WORTH ROAD CORRIDOR MASTER PLAN

Palm Beach County, Florida

Conceptual Master Plan Graphic



LAND DESIGN SOUTH Planning
Landscape Architecture
Environmental Services
Transportation

*Refer to West Lake Worth Road Neighborhood Plan for recommended methods to achieve densities depicted on Master Plan

Attachment C. WLWRD Neighborhood Plan

Master Plan Data Table

MP-ID	MP-Note	Acres	Current FLU	Master Plan Max	Current FLU DU	Master Plan Units	Master Plan Increase sf or du
C-1a	No Change	18.06	CL/2	CL/2			
C-1b	09-2 Commercial	19.13	LR2	CL	38	38	204,800 sf
C2-a	No Change	11.94	CLO/2	CLO/2			
C2-b	No Change	17.51	CL/3	CL/3			
C2-c	No Change	4.47	CH/2	CH/2			
C-3	08-2 Panattoni*	38.60	CH	CH			400,000 sf*
C-4	09-1 Commercial	20.24	LR2	CH	40	40	300,000 sf
CO-1	Increase to Office	18.03	LR2	CLO	36	36	275,000 sf
FDOT	No Change - FDOT	4.88	CLO	FDOT			
FDOT	No Change - FDOT	46.83	LR2	FDOT	0	0	
MR	Increase density	16.50	LR2	MR5	33	82	49 du
MR	LW Residential Amend	58.28	LR2	MR5	117	291	174 du
MR	Increase density	21.97	LR2	MR5	44	109	65 du
MR-3	Increase density	61.52	LR2	MR5	123	307	184 du
I-1	No Change - Polo Museum	9.57	LR2	INST	0		
I-2	No Change - Vacant Church	19.13	LR2	INST	0		
I-3	No Change - Currently Homes	4.44	LR2	INST	0		
I-3	No Change - Currently Homes	4.33	LR3	INST	0		
I-4	No Change - PBC Owned	2.09	LR2	INST			
I-5	No Change - Built Church	4.73	LR2	INST	0		
I-6	No Change - School Board	47.62	LR2	INST	0		
LR-1	No Change	31.21	LR2	LR2	62	62	0 du
LR-2	Increase density	28.03	LR1	LR2	28	56	28 du
LR-3	Increase density	13.81	LR1	LR3	14	42	28 du
LR-4	Increase density	101.30	LR2	LR3	202	302	100 du
MR-1	Increase density	10.00	LR1	LR2	10	20	10 du
MR-2	Increase density	77.88	LR2	MR5	156	389	233 du
MR-4	Increase density	37.60	LR2	MR5	74	188	114 du
Total Dwelling units and square footage*					977	1,962	985 du 779,800 sf

*Total excludes 400,000 sf previously approved for the Panattoni site; including that site the total is 1,179,800 square feet of commercial and commercial office uses.

Attachment D. WLWRD Neighborhood Plan County Departmental Review

The Neighborhood Plan and Master Plan has been provided to the County's service delivery departments for review, and comments and recommendations provided below.

Fire Rescue: Fire Rescue staff identified that the Palm Beach County owned civic parcel on the west side of Lyons Road is slated for the development of a Fire-Rescue station in the future. Although no plans are currently in place, the Department will retain this site.

Parks Department: Parks and Recreation Department staff indicated that there was limited to no funding available to purchase or maintain an additional park site in this area. However, if the developers in the Polo Grounds area were looking for a consolidated area to cluster open space, Department staff suggested that the roughly 10 acre site immediately east of the planned new high school would be an ideal location for a co-located park or civic site (provided that the amendment to establish a County thoroughfare right of way is established adjacent to this parcel).

Water Utilities: The Water Utilities Department (WUD) indicates that it has no objections to the proposed Neighborhood Plan or Master Plan. There are sufficient capacities to serve the proposed developments, subject to Development Agreements with the Department. The only new transmission main considered in the area by WUD is a 24" Force Main along Lyons Road, from Lake Worth Road to Lantana Road. There is no time table for this force main installation, however, any development adjacent to Lyons Road and south of Lake Worth Road will be required to design and install portions of this pipe.

Community Services: Based on the information provided, Community Services staff stated that it does not appear that the proposed West Lake Worth Road Neighborhood Plan is inconsistent with any Goals, Objectives or Policies with the Comprehensive Plan Health and Human Services Element. The Community Service Department and Citizens Advisory Committee on Health & Human Services requested that Objective 4.2, Public Health & Community Design, and Policy 4.2-a be incorporated with the Neighborhood Plan review (see Consistency with the Comprehensive Plan Section).

Library, Property Real Estate Management, Sheriff and School District: These departments have not indicated any negative comments regarding the proposed Plan.

Zoning Division: The Zoning Division has reviewed the Final Design Guidelines, dated 11-17-09, and has found them consistent with the intent of Neighborhood Plan and Unified Land Development Code. The Guidelines will be implemented as applications are submitted for review by the Zoning Commission or Board County Commission.

Planning Division: The Working Group has coordinated with the Planning Division to ensure that the Guide to Neighborhood Planning requirements have been addressed. The Divisions comments are as follows:

- With regards to the requirement for analyzing impacts of the plan on adjacent areas, should the BCC receive and file this Plan by resolution, and initiate an amendment to include the Plan in the list of Neighborhood Plans in the Comprehensive Plan, the Division will notify surrounding Home Owners Associations for additional input.
- The Neighborhood Plan and Master Plan encourage the BCC to consider density increases through the FLUA amendment process rather than the required TDR & WFH Programs, with density caps that will prohibit any density increases through these programs on sites that are amended through the FLUA process, should the BCC include the recommended density cap. The Working Group has made an argument in the Neighborhood Plan that since this area represents the greatest concentration of acreage to be impacted by these density programs, should each parcel be granted the maximum density bonus through both of these programs up to 35% of all new units in the Polo Grounds area could be WFH units, and this could represent an over concentration of WFH units. However, this percentage is due to the current requirement that 50% of all TDR units be WFH. The County currently is establishing a moratorium on the TDR Program until revisions, including possibly eliminating the 50% WFH requirement), are completed in Amendment Round 10-1.

If the completion and receipt of the Neighborhood Plan was postponed, or if it was later revised, the revised provisions of the WFH and TDR programs should be incorporated into the Neighborhood Plan and Master Plan. If the BCC eliminates the current requirement for 50% of all TDRs to be developed as deed restricted WFH units, the minimum percentage of WFH units will be reduced from 30-35% of all units to 5-9% of all units. This change may alleviate the neighborhood's concern and opposition to the TDR and WFH Programs.

Finally, as stated within the Neighborhood Plan and in the proposed resolution:

- The County cannot endorse or recommend any proposed increase in intensity or density prior to review through the County’s development review processes, including the Future Land Use Atlas Amendment process and/or rezoning process.
- The County’s official receipt by resolution will acknowledge the Plan as a document articulating community desires, without County endorsement of the feasibility of the recommendations or Master Plan.
- The receipt of the Neighborhood Plan and adoption of a Resolution:
 - Will not offer any assurances or implications that the County will adopt the proposed intensity or density increases that are identified on the Master Plan.
 - Will not exempt any property from any land use, zoning, or other approval process requirements or from meeting all Comprehensive Plan and other development requirements.
 - Will not prohibit any property owner within the area from pursuing density increases through the Workforce Housing, Affordable Housing and/or Transfer of Development Rights density bonus programs or seeking Future Land Use Amendments that may be inconsistent with the Master Plan.

Traffic Engineering: To facilitate internal capture and improve access, Traffic Engineering has proposed an amendment to the County’s Thoroughfare Right of Way Identification Map in Amendment Round 09-2 to add Polo Club Road as an 80 foot right of way connector through the Polo Grounds area to connect Lyons Road to Lake Worth Road.

Traffic Engineering has also conducted a long-range analysis of the projected future traffic volumes if the neighborhood plan is built as proposed. The planned roadway network contemplated in the MPO draft 2035 cost feasible highway network was used in the analysis. In addition to the Lake Worth/Turnpike interchange modifications now underway, this network includes the following improvements:

1. Construction of Polo Club Road as a 2-lane facility between Lyons Road and Lake Worth Road.
2. Construction of Lyons Road as a 2-lane facility through the Palm Beach Ranchettes community north of Lake Worth Road to the existing terminus at Pierson Road.
3. Widening of Lyons Road from 2 to 4 lanes between Lantana Road and Lake Worth Road.

The analysis showed that even with the above improvements, the Lake Worth Road corridor from SR 7 to Jog Road and the future 2-lane section of Lyons Road from Lake Worth Road to Pierson Road will fail to meet the County’s adopted level of service. There are two implications to this conclusion:

1. **Long Range:** On August 25, 2009 the Board of County Commissioners adopted amendments to the long-range component of Policy 3.5-d requiring a cumulative analysis of the impacts of land use amendments adopted subsequent to the latest MPO model. The amended policy will become effective in November 2009, after the intake deadline for privately initiated 10-1 land use amendments.
 - a. Neither the Lake Worth Commercial amendment (LGA 2008-009) adopted in 08-2 nor the Lake Worth/Turnpike SW Commercial amendment (LGA 2009-006) adopted in 09-1 would have complied with this new policy.
 - b. Neither the Gulfstream Polo amendment nor the Lake Worth/Lyons NE Commercial amendment submitted for 10-1 will comply with this new policy.
 - c. The adopted and pending residential amendments considered independently do not have a significant impact on either of the future roadways anticipated to fail, so they comply with the new policy. However, they do contribute to the LOS failures on both facilities and considered cumulatively they would not comply with the new policy.
2. **TPSO:** The County applies the Traffic Performance Standards Ordinance (TPSO) at the zoning level on a first come-first served basis. Although the first projects may receive TPSO approvals without conditions, the **full build-out** of the area contemplated by the master plan is anticipated to require the following to demonstrate compliance with TPSO:
 - a. CRALLS designations on all or part of the Lake Worth Road corridor.
 - b. Phasing to and funding the widening of Lyons Road to 4 lanes from Lantana Road to Lake Worth Road.
 - c. Phasing to and funding the extension of Lyons Road north of Lake Worth Road as a 2-lane facility.
 - d. A CRALLS designation on Lyons Road north of Lake Worth Road.
3. As stated in the resolution:
 - a. This Neighborhood Plan shall not preclude consideration of individual Future Land Use Atlas amendments from compliance with Future Land Use Element Policy 3.5-d as applicable; and
 - b. This Neighborhood Plan shall not be used as justification for adoption of a CRALLS designation for any road segment or intersection if it is determined to be needed for future traffic concurrency approval of an individual project, even if the project is consistent with the future land use designation recommended by the Master Plan.

Attachment E. WLWRD Neighborhood Plan

Alternate Traffic Analysis

Prepared by Juan F. Ortega, P.E. Ph.D., Land Design South

Long Range Analysis

Any parcel of land within Palm Beach County (PBC) requesting a Land Use amendment is directed to evaluate a Long Range traffic analysis under Policy 3.5D of the Urban Land Development Code (ULDC). This analysis typically looks at 20-25 years into the future to plan for the necessary transportation infrastructure required to support the requested land uses. In the case of the neighborhood plan presented for the Lake Worth area, a long range traffic analysis was prepared. This analysis looked at the proposed 2035 roadway network and used a conservative analysis that layered the maximum density and intensities for the different proposed limitations on each parcel. These intensities are subject to change and in most cases are not achievable; due to environmental, parking and drainage regulations. In addition, under Policy 3.5D, applicants are subject to Test 2 of the Traffic Performance Standards Ordinance (TPSO). This is a concurrency test looking at the total traffic anticipated to be in place at the end of the fifth year of the State and County Five-Year Road Programs. This test takes into account ALL projects that have been approved in the County but have not yet been built. It is standard practice that when a Land Use amendment in PBC does not meet the long range analysis or the Test 2 analysis, the applicant limits the application to an intensity that complies with both of these rigorous transportation standards.

Concurrency

Just like this request is not asking for a Land Use change, it is not asking for any re-zoning or site plan approval rights. It is a simple land planning exercise with a comprehensive amount of planning guidelines to make this part of the County a more livable and enjoyable community in the future to come.

None of the traffic analyses performed for the area looked specifically at the TPSO. Moreover, this proposal is not asking for any CRALLS designations on any roads. Likewise, it is not asking for any concurrency rights. All property owners within the area that wish to apply for any land entitlements shall be subject to the TPSO. In short, property owners will be able to apply for concurrency until there is capacity available on any roads within the area of study, just like is intended in the ULDC, a first come-first served basis.

WLWRD Neighborhood Plan

Design Guidelines

I. GENERAL INTENT

- (1) The intent of the West Lake Worth Road Corridor ('the Corridor') Design Guidelines for Residential and Non-Residential Uses is to ensure future development within the Neighborhood Plan is designed and constructed to preserve and define the character of the surrounding area. To achieve this, specific requirements for future development are contained herein, which address the following key design elements:
 - a. Zoning Use;
 - b. Built Form and Site Design;
 - c. Landscaping and Buffers;
 - d. Lighting;
 - e. Signage;
 - f. Recreation/Public Amenities.
- (2) These guidelines apply to all future residential and non-residential development within the West Lake Worth Road Corridor Neighborhood Plan, as defined generally by the L-11 Canal to the north, Florida's Turnpike to the east, the L-14 Canal to the south and State Road 7 / US 441 to the west.

II. IMPLEMENTATION

- (1) These guidelines shall be implemented through the public hearing process by the applicant and Zoning Staff. Staff may make recommendations for conditions to the Zoning Commission or Board of County Commission Conditions to ensure the intent of the provisions are satisfied.
- (2) All proposed applications for public hearing shall require the applicant to notify the Lake Worth Road Coalition, Inc. in writing that an application has been submitted to the Zoning Division and any written comments on the proposal is required prior to DRO certification of the application.

III. ZONING USES

- (1) Residential and Non-Residential Uses – All future and/or redevelopment of non-residential and residential development shall comply with the ULDC, unless stated within these Guidelines.
- (2) The Lake Worth Road Coalition recommends that the following uses are prohibited unless the uses were in existence as of the date of the receipt and filing of this Neighborhood Plan:
 1. Car Wash;
 2. Convenience Store with Gas Sales;
 3. Auto Service Station;
 4. Day Camp;
 5. Flea Market, Enclosed;
 6. Kennel type III, Commercial;
 7. Lounges, Cocktail, if a requested use;
 8. Kennel, Type I. private;
 9. Vehicle sales and Rental;
 10. Drive-through unless accessory to a Financial Institution or Retail Sales, General.

IV. BUILT FORM AND SITE DESIGN

(1) Proposed Structures

All proposed non-residential structures shall be designed and constructed consistent with Mediterranean or Florida Vernacular architecture styles. See the Zoning Division Technical Manual for Style Sheets for both styles of architecture.

(2) Existing Structures

All existing non-residential structures that are proposed for renovation shall comply with the ULDC, Article 5.C.1.B.1.d, Architecture, Substantial Renovations Thresholds



Exhibit 1: Examples of Building or Façade for Mediterranean and Florida Vernacular architecture

- (3) Single tenant shall not exceed 65,000 square feet of non-residential use.
- (4) Future residential and non-residential building heights in excess of two (2) stories or 35 feet are prohibited, regardless of additional setbacks. Non-residential development adjoining single story single-family residential units shall be limited to two story in height. Height shall be measured, as defined in the ULDC, and does not include height exemptions, as defined in the ULDC, Article 3.D.1.E.4 V.

V. LANDSCAPE BUFFERS

- (1) Landscape buffers shall be designed with a natural looking appearance, which shall be achieved by meandering pathways, the clustering of plant materials, the use of native plant material, and the use of existing trees where possible.
- (2) Landscape buffers shall consist of Primary and Secondary buffers pursuant to Exhibit 2.

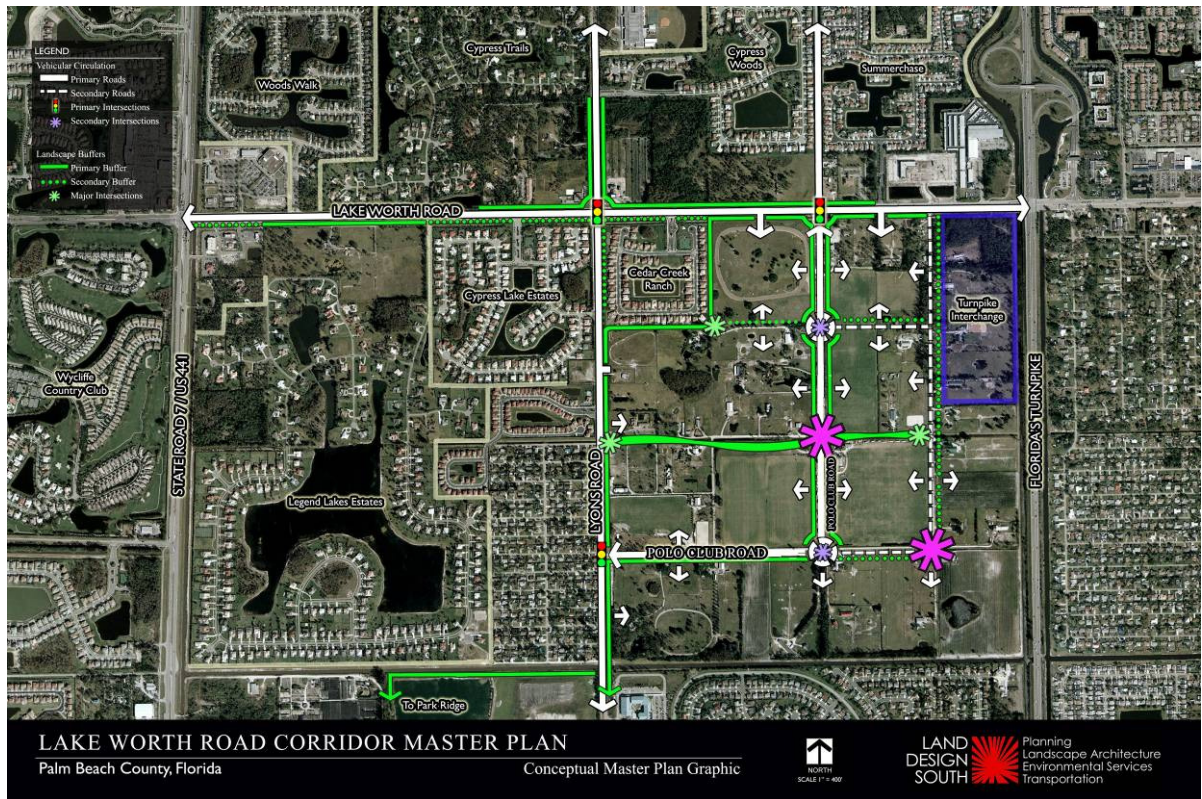


Exhibit 2: Corridor Master Plan

- (3) **Primary Buffers** shall be located along Polo Club road and the undeveloped portions of Lake Worth Road and Lyons Road. The Primary Buffer shall allow interconnectivity to the Park Ridge Park, located to the south of the Corridor.
- (4) **Primary Buffer:** The primary buffering requirements shall consist of a minimum thirty (30) foot landscape buffer and shall include a minimum six (6) foot wide meandering pedestrian pathway or sidewalk. The meandering pathway should primarily be a hard surface suitable for pedestrians and where practical, bicycle traffic. These pathways shall meander around vegetation and berms throughout the landscape buffer. All pathways shall be setback at least ten (10) feet from the exterior edge of the property line

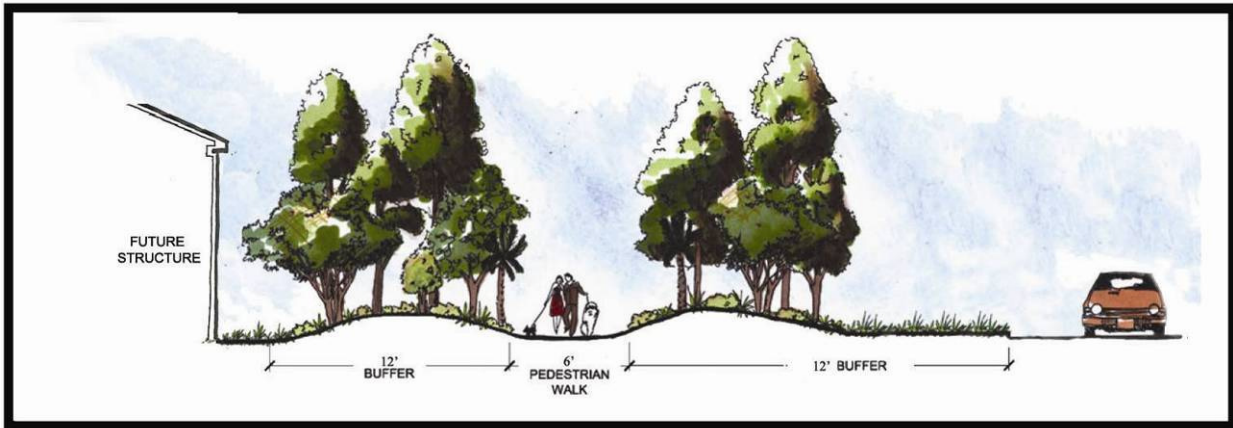


Exhibit 3: Cross-section of primary buffer



Exhibit 4: Primary Buffer

- (5) **Secondary Buffers** shall separate the proposed commercial uses from the proposed residential uses and shall be located along the existing portions of Lake Worth Road and Lyons Road. The Secondary Buffer shall also be located along any secondary roadways (i.e. Hooks Road).
- (6) **Secondary Buffer:** The secondary buffering system shall consist of a minimum twenty (20) foot landscape buffer and shall include a minimum five (5) foot wide meandering pedestrian pathway or sidewalk. The meandering pathway should primarily be a hard surface suitable for pedestrians and where practical, bicycle traffic. These pathways shall meander around vegetation and berms throughout the landscape buffer. All pathways shall be setback at least five (5) feet from the exterior edge of the property line.

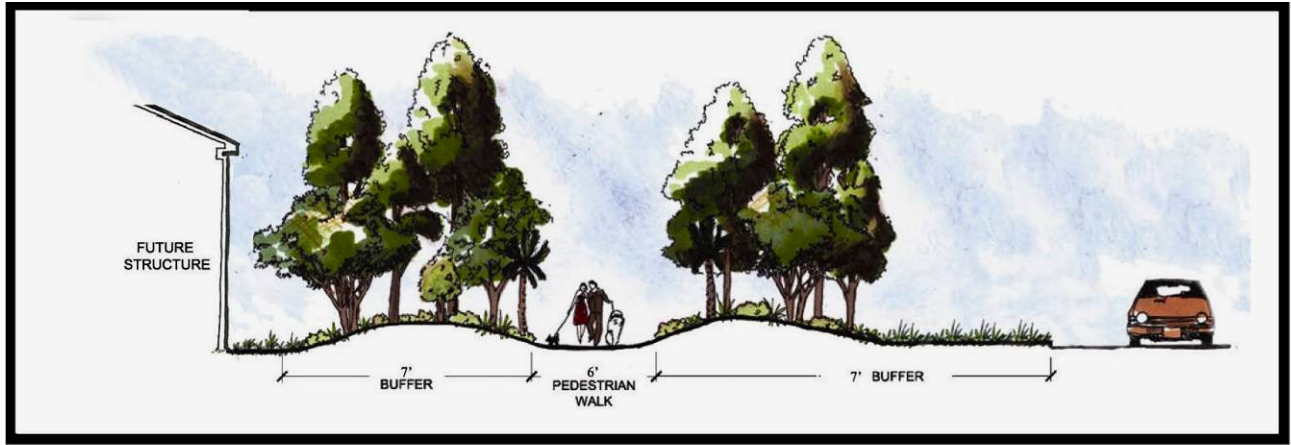


Exhibit 5: Cross-section of secondary buffer



Exhibit 6: Secondary Buffer

Exhibit 7:
Landscape and Buffering
along major corridor.



VI. LIGHTING

- (1) All lighting must comply with ULDC, Article 5.E.4.E, Outdoor Lighting and lighting requirements in Article 3, for Planned Development Districts (PDD)

VII. SIGNAGE

- (1) All proposed signage shall comply with the requirements of the ULDC, Article 8.. Signage shall be limited to the maximum permitted by the ULDC or may be further restricted by conditions of approval. Signage shall be compatible with the prevailing architecture theme of the development.

VIII. RECREATION/ PUBLIC AMENITIES

- (1) A pedestrian path shall be provided along Lyons Road to provide access to the Public Park(s) /School(s), as part of the required primary or secondary buffer, as applicable. All existing roadways providing connectivity to existing residential developments along Lyons Road shall remain open if Lyons Road is expanded to a four (4) lane roadway.
- (2) New development shall provide specific circulation planning for pedestrian uses, such as connection from commercial uses to the overall pedestrian network within the corridor. These pathways shall also provide a connection to mass transit facilities.
- (3) Encourage integration of uses throughout the Corridor, including pedestrian linkages between residential and non-residential uses and where possible, incorporation of walkways to allow connectivity with preserve areas, retention areas and open space areas.
- (4) The placement of community and district parks within the study area shall be clustered and located as depicted in the Corridor Master Plan (Exhibit 2), where possible. The retention of existing native ecosystem in all such parks is encouraged. Community and district parks, and where practical, preserve areas, shall incorporate passive recreational opportunities, such as walking/nature trails, which make a positive contribution to the character of the area.
- (5) Pedestrian pathways shall to the greatest extent possible, meander around vegetation and buffers within the Corridor.

Attachment G. WLWRD Neighborhood Plan Support Letters

SUMMER CHASE HOMEOWNERS ASSOCIATION, INC.

8335 Lake Cypress Road

Lake Worth, Florida 33467

Telephone: (561) 963-9858 Fax: (561) 965-0852

August 9, 2009

Jeff Koons, Chairman
Palm Beach County
Board of County Commissioners
301 N. Olive Ave.
West Palm Beach, FL 33401

Dear Commissioner Koons:

This is to inform you that at our Summer Chase HOA July Board of Directors Meeting held on July 27, 2009 our board members voted unanimously to approve the West Lake Worth Road Corridor Neighborhood Plan prepared by the Lake Worth Road Coalition with the assistance of Land Design South. Summer Chase is a 55 and older community with 221 single family homes and a member of the Coalition.

We have reviewed The Neighborhood Plan which also includes Design Guidelines and a proposed Master Plan that establishes residential densities. We are in agreement with the densities indicated on the Master Plan which establish densities no higher than MR-5, capped at five units per acre and would not approve higher densities.

As homeowners that will be directly affected by the future development in the West Lake Worth Road Corridor, we ask that you vote to accept the Neighborhood Plan, including the Design Guidelines and Master Plan, at your BBC Adoption Hearing scheduled to be held on Tuesday, August 25, 2009.

Sincerely,


Ron Kalmore, Pres.
President

cc: Burt Aaronson, Vice Chairman
Karen Marcus, Commissioner
Shelley Vana, Commissioner
Steven L. Abrams, Commissioner
Jess R. Santamaria, Commissioner
Priscilla A. Taylor, Commissioner
Barbara Alterman, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Lisa Amara, Senior Planner
Scott Rodriguez, Redevelopment Planner
Robert A. Bentz, Land Design South

SILVER GLEN AT CITRUS ISLES HOA
(aka., Bent Creek)
c/o BANYAN PROPERTY MANAGEMENT
2328 South Congress Avenue, Suite 1-C
West Palm Beach, FL 33406

August 15, 2009

Jeff Koons, Chairman
Palm Beach County
Board of County Commissioners
301 N. Olive Ave.
West Palm Beach, FL 33401

Dear Commissioner Koons:

This is to inform you that at Silver Glen at Citrus Isles HOA Board of Directors reviewed and voted unanimously to approve the West Lake Worth Road Corridor Neighborhood Plan prepared by the Lake Worth Road Coalition with the assistance of Land Design South. Silver Glen at Citrus Isles or sometimes known as Bent Creek, which is located on Lyons Road is a community with 99 single family homes and a member of the Coalition. Our Board would also hope that the current vacant lot identified as Lyon Road - Regency Lake Fire Rescue Station- PCN:00-42-44-30-04-007-0000, be funded and built as soon as possible.

We have reviewed The Neighborhood Plan which also includes Design Guidelines and a proposed Master Plan that establishes residential densities. We are in agreement with the densities indicated on the Master Plan which establish densities no higher than MR-5, capped at five units per acre and would not approve higher densities.

As homeowners that will be directly affected by the future development in the West Lake Worth Road Corridor, we ask that you vote to accept the Neighborhood Plan, including the Design Guidelines and Master Plan, at your BBC Adoption Hearing scheduled to be held on Tuesday, August 25, 2009.

Sincerely,

s/
Martin Berlin
President
Silver Glen at Citrus Isles HOA (aka., Bent Creek)

cc: Burt Aaronson, Vice Chairman
Karen Marcus, Commissioner
Shelley Vana, Commissioner
Steven L. Abrams, Commissioner
Jess R. Santamaria, Commissioner
Priscilla A. Taylor, Commissioner
Barbara Alterman, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Lisa Amara, Senior Planner
Scott Rodriguez, Redevelopment Planner
Robert A. Bentz, Land Design South

Woods Walk Homeowner Association
C/O Associated Property Management
1928 Lake Worth Road
Lake Worth, FL 33464

August 21, 2009

Jeff Koons, Chairman
Palm Beach County
Board of County Commissioners
301 N. Olive Ave.
West Palm Beach, FL 33401

Dear Commissioner Koons:

This is to inform you that Woods Walk HOA Board of Directors voted unanimously to approve the West Lake Worth Road Corridor Neighborhood Plan prepared by the Lake Worth Road Coalition with the assistance of Land Design South. Woods Walk is home for 225 residences located on Lake Worth Road near SR7.

We have reviewed The Neighborhood Plan which also includes Design Guidelines and a proposed Master Plan that establishes residential densities. We are in agreement with the densities indicated on the Master Plan.

As homeowners that will be directly affected by the future development in the West Lake Worth Road Corridor, we ask that you vote to accept the Neighborhood Plan, including the Design Guidelines and Master Plan, at your BBC Adoption Hearing scheduled to be held on Tuesday, August 25, 2009.

Sincerely,
George Sica
WW HOA Vice-President

cc: Burt Aaronson, Vice Chairman
Karen Marcus, Commissioner
Shelley Vana, Commissioner
Steven L. Abrams, Commissioner
Jess R. Santamaria, Commissioner
Priscilla A. Taylor, Commissioner
Barbara Alterman, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Lisa Amera, Senior Planner
Scott Rodriguez, Redevelopment Planner
Robert A. Bentz, Land Design South

Leslie Murrell

From: Bob Bentz
Sent: Thursday, August 06, 2009 11:11 AM
To: Leslie Murrell
Subject: Fwd: WEST LAKE WORTH ROAD NEIGHBORHOOD PLAN/DESIGN GUIDELINES

Thanks

Bob Bentz
(561) 478-8501 Off
(561) 762-7644 Cell

Begin forwarded message:

From: GINSIX@aol.com
Date: August 6, 2009 11:07:21 AM EDT
To: jkoons@pbcgov.org
Cc: baaronso@pbcgov.org, kmarcus@pbcgov.org, svana@pbcgov.org,
sabrams@pbcgov.org, jsantama@pbcgov.org, ptaylor@pbcgov.org, balterma@pbcgov.org,
laghemo@pbcgov.org, LAmara@pbcgov.org, srodrig1@pbcgov.org,
bbentz@landdesignsouth.com
Subject: WEST LAKE WORTH ROAD NEIGHBORHOOD PLAN/DESIGN GUIDELINES

August 6, 2009

Jeff Koons, Chairman
Palm Beach County
Board of County Commissioners
301 N. Olive Ave.
West Palm Beach, FL 33401

Dear Commissioner Koons:

I am writing this letter to inform you that the Legend Lakes Estates Board of Directors has unanimously agreed to approve the West Lake Road Corridor Neighborhood Plan prepared by the Lake Worth Road Coalition with the assistance of Land Design South. Legend Lakes Estates is located on Lake Worth Road East of 441. We are a 252 home residential community situated on ½ to 1 acre lots and a member of the Lake Worth Road Coalition.

We have reviewed the Neighborhood Plan and proposed Master Plan which also includes Design Guidelines that establishes residential densities. We are in agreement with the densities indicated on the Master Plan which establish densities no higher than MR-5, capped at 5 units per acre and would not approve higher densities.

As homeowners that will be directly affected by all future development in the West Lake Worth Road Corridor, we ask that you vote to accept the Neighborhood Plan, including the Design Guidelines and Master Plan, at your BBC Adoption Hearing scheduled to be held on Tuesday, August 25, 2009.

Sincerely,

Ginny Hack
President
Legend Lake Estates HOA

Cc: Burt Aaronson, Vice Chairman
Karen Marcus, Commissioner
Shelley Vana, Commissioner
Steven L. Abrams, Commissioner
Jess R. Santamaria, Commissioner
Priscilla A. Taylor, Commissioner
Barbara Alterman, Exec. Dir. PZB

Lorenzo Aghemo, Planning Dir.
Lisa Amara, Senior Planning
Scott Rodriguez, Redev. Planner
Robert A. Bentz, Land Design South