

Central Western Palm Beach County

BRIEF BACKGROUND AND HISTORY

Bryan Davis
Principal Planner
PBC Planning Division



Background and Themes

- County efforts focused on feasibility of development in rural areas (late 1980s)
- Area lacked infrastructure and services
- Vast agricultural land areas, with limited existing and planned development
- Early 1990s: “Acreage” development takes off
- Inherent conflict between smaller “exurban” lots and larger agricultural tracts of land



Central Western Communities (CWC) Sector Plan (1999-2007)

- **Guiding Principles:**
 - Preserve Rural Character and Preserve Open Space
 - Promote Sustainable and Livable Communities
 - Promote Environmental Sustainability
 - Manage Water Resources
 - Provide Adequate Services and Facilities
 - Minimize Traffic Impacts
 - Promote Economic Sustainability
 - Promote Fiscal Sustainability
- **County explored concepts to employ when large agriculture tracts sought development approvals.**



Sector Plan Conceptual Overlay



**MAP LU 9.1
CWC SECTOR PLAN
CONCEPTUAL OVERLAY**

- 900 Acre Minimum RR Cluster Development Eligible Area
- 900 Acre Minimum RR Cluster Development Area
- Southern Boulevard Corridor 90 Acre Minimum RR Cluster Development Eligible Area
- General Desired Cluster Open Space
- Rural Residential
- Conservation/Park
- School Owned Property
- Potential Medical-Related Uses
- Commercial Recreation (Lion Country Safari)
- Employment Center
- Sector Plan Boundary
- Throughfare Map Roads & Other Local Roads
- Desired Equestrian Center (Also encouraged in all other CWC areas)

Market Places (Generalized Locations)

- New Traditional Marketplace
- Expanded Traditional Marketplace
- New Village Center
- Expanded Village Center

Disclaimer:
This map is conceptual. It is meant to guide future efforts, showing possible build-out and open space scenarios within the Central Western Communities Sector Plan. The locations of developed areas, open space areas, and boundaries between developed areas and open space are not intended to be hard and set. They may be configured differently as the plan is refined and when development actually occurs.
Notes: Round 05-1, Ord. TBD
SOURCES: PBC Planning Division

**PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES**

Effective Date: TBD
Filename: N_Map_Series/M/DA/Adopted
Contact: PBC Planning Dept.

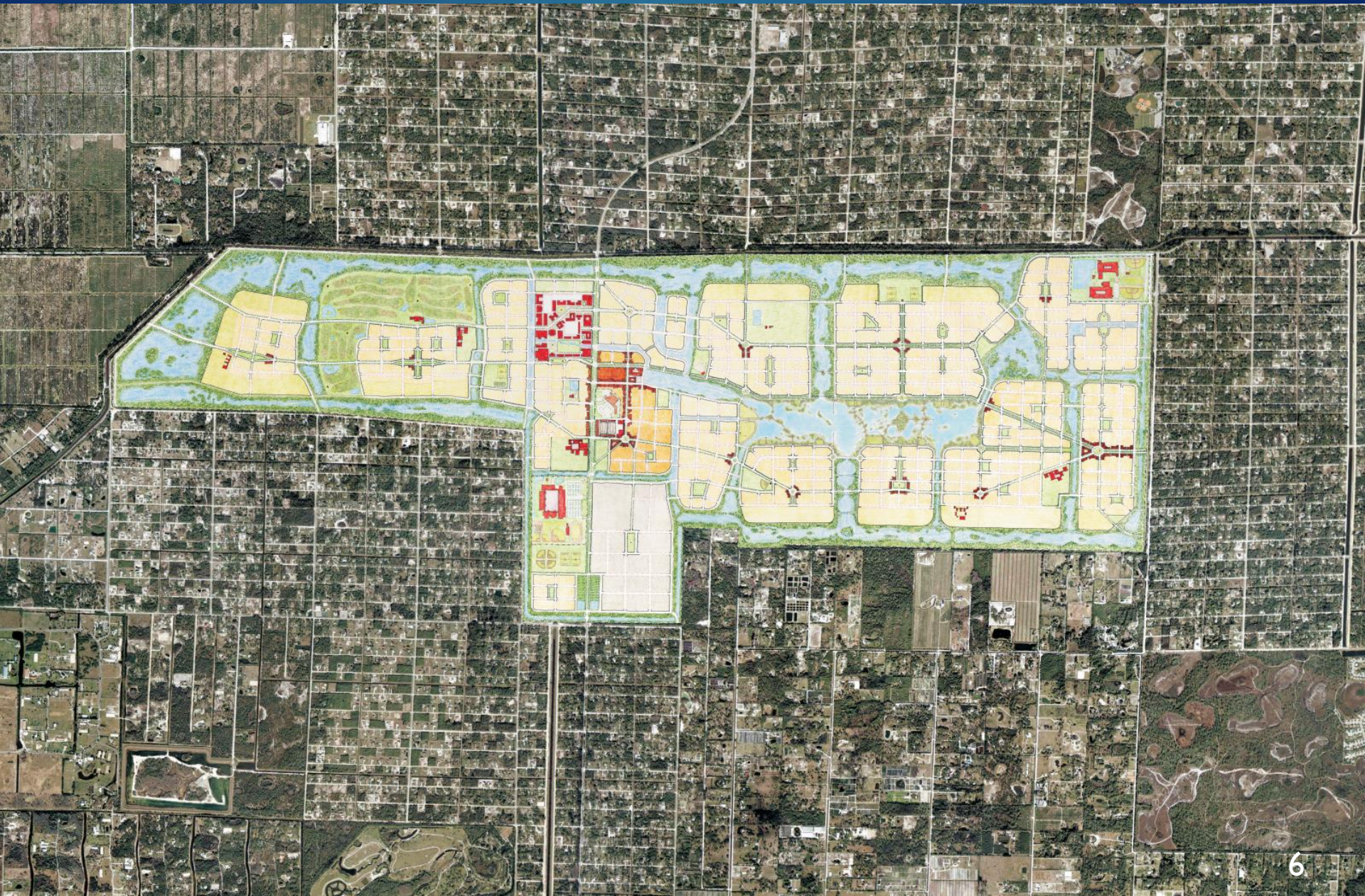
4

Callery-Judge Groves DRI

- 2004-2007: Callery-Judge Groves Traditional Town Development (TTD) DRI
 - 10,000 dwelling units (2.55 units/acre)
 - 2.5 million square feet of non-residential uses
 - Proposed regional uses and large scale water use features
 - Extensive road network impacts
- *Staff alternative Recommendation:*
 - 4,708 dwelling units (1.2 units/acre max.)
 - Full non-residential use request
 - All other provisions of the Sector Plan Remedial Amendment performance standard concept at 1.2 units/acre



Callery-Judge Groves TTD DRI



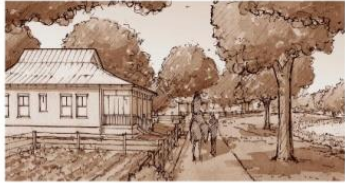
Callery Judge Groves Ag. Enclave – 2008

- Provision in statute to allow for “Agricultural Enclave”—unique process for existing agricultural sites meeting criteria could seek local development approval.
- Callery-Judge Groves Agricultural Enclave
 - County created a new Future Land Use designation (AGE) with specific policies and exemptions to address consistency with statute AND reflect that project’s proposal
 - Policy 3.5-d exemption (exemption from long range road network impacts)
 - Site Specific Amendment with Conditions
- Site Specific Amendment
 - 2,996 dwelling units (0.8 DU/acre)
 - 235,000 SF non-residential uses (215K SF Retail; 20K SF Office)
 - Note East connection to Persimmon ONLY

To date, only approved Ag. Enclave in Florida



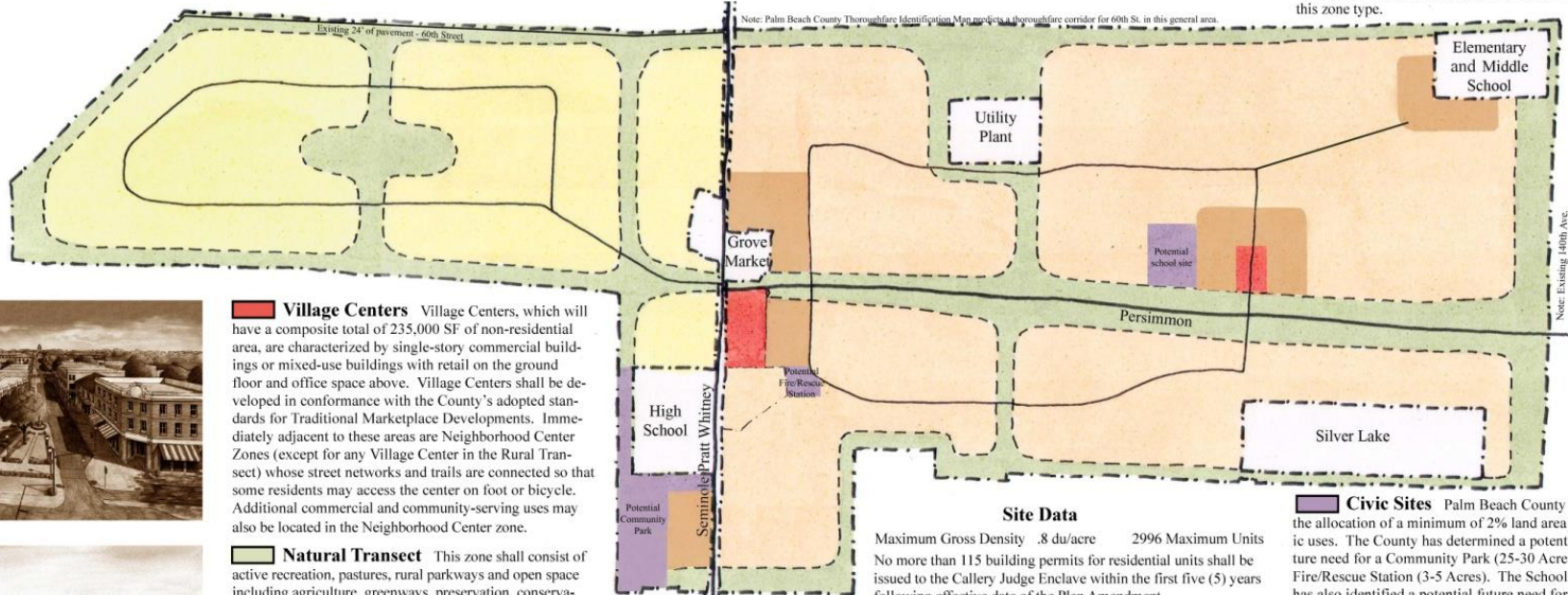
The Varying Character and Intensity of Development for Callery-Judge Grove



Rural Transect The Rural Transect is intended to be an equestrian zone and is restricted to the area West of Seminole-Pratt Whitney Road. It is characterized by “horse hamlets” with predominately multi-acre lots which are large enough for equestrian activities and small-scale agriculture. Roads are detailed as country lanes and lots would be developed mostly as gracious estates with rustic outbuildings. Equestrian centers will make the horse lifestyle an option even for those who have one of the very few smaller lots at the center of the “horse hamlets”. Commercial recreational facilities and a village center may also be located within this area.

Sub-urban Transect, Neighborhood Edge Zone and Neighborhood General Zone This zone to the east of Seminole-Pratt Whitney Road contains lower density residential areas, with the possibility of small-scale, neighborhood-serving retail. There are larger lots at the neighborhood edge zone, though generally not as large as those found in the equestrian zone. Each neighborhood will have a green or park, and a network of streets will allow most residents to live within a 5-10 minute walk of a green space.

Sub-urban Transect, Neighborhood Center Zone A sub area within the Sub-urban Transect is designated Neighborhood Center Zone. Areas designated Neighborhood Center Zone are located within appropriate walking distances of schools and markets. These areas shall contain a minimum gross density of 4 units/acre. A minimum of 20% of the Enclave’s units will be clustered within this zone type.



Village Centers Village Centers, which will have a composite total of 235,000 SF of non-residential area, are characterized by single-story commercial buildings or mixed-use buildings with retail on the ground floor and office space above. Village Centers shall be developed in conformance with the County’s adopted standards for Traditional Marketplace Developments. Immediately adjacent to these areas are Neighborhood Center Zones (except for any Village Center in the Rural Transect) whose street networks and trails are connected so that some residents may access the center on foot or bicycle. Additional commercial and community-serving uses may also be located in the Neighborhood Center zone.



Natural Transect This zone shall consist of active recreation, pastures, rural parkways and open space including agriculture, greenways, preservation, conservation, wetlands, passive recreation, landscaping, landscape buffers, water management tracts and wellfields. The Natural Transect shall provide separation as well as interconnectivity to Natural Transect areas within and between neighborhoods of the Rural and Suburban Transects. This portion of Natural Transect is not depicted on this conceptual plan. The Natural Transect shall cumulatively comprise a minimum of 40% of the overall land area. Ownership and management of these lands can be via property owner association(s), home owner association(s), non-profit organization(s), and/or special district or other government agency.

Site Data

Maximum Gross Density .8 du/acre 2996 Maximum Units

No more than 115 building permits for residential units shall be issued to the Callery Judge Enclave within the first five (5) years following effective date of the Plan Amendment.

Transect	Percent of Total Acreage		Units/Square Footage	
	Minimum	Maximum	Minimum	Maximum
Natural	40%	NA	0	0
Rural	20%	25%	150	300
Sub-Urban	0%	40%		
Edge and General	0%	35%	2096	2246
Center	0%	10%	600	NA
Civic Sites	2%	NA	0	0
Village Centers	NA	NA	235,000 SF	235,000 SF

Civic Sites Palm Beach County requires the allocation of a minimum of 2% land area for civic uses. The County has determined a potential future need for a Community Park (25-30 Acres) and a Fire/Rescue Station (3-5 Acres). The School District has also identified a potential future need for up to 30 acres for a potential School Site. The Conceptual Plan depicts the general locations of these uses. Palm Beach County and the Owner of the property shall enter into an Agreement which provides for determination of need, final configuration, and timing of dedication of these sites prior to the approval of the first development order. Any remaining Civic Dedications needed to meet the minimum 2% land area shall be located in the Suburban Transect and allocated to meet residential needs throughout the project determined at the time of individual development approvals.

CALLERY-JUDGE GROVE CONCEPTUAL PLAN

Loxahatchee, Florida

August 2008

Note: Locations and configurations of proposed land uses, roads, lakes, neighborhood greens, parks, greenways and buffers are illustrated for conceptual purposes and not to scale, but are required to remain in the general locations shown on the Conceptual Plan. Final delineation shall be determined during design and permitting. All site data and text contained on this Conceptual Plan shall be considered a binding element of the Callery Judge Enclave Plan Amendment and cannot be changed without amendment to the Future Land Use Atlas of the Comprehensive Plan.

“Minto West” 2013-14

- July 2014 modified request:
 - Increase 1,550 units (0.4 DU/acre increase)
 - Bringing total to 4,546 units
 - Address Land Use Imbalances in Area
 - Add 285,000 SF of “Retail” uses (500,000 SF total)
 - Add 430,000 SF of “Office” uses (450,000 SF total)
 - Add 450,000 SF of “Light Industrial”
 - Add 600,000 SF of “Research & Development”
 - Add 200,000 SF of “Civic” uses
 - 3,000 student college
 - 150 room hotel
- Open Space: min. 55%, increased almost 600 acres



Public Benefits—Basis for PBC Approval (2014)

- 10% of all units to be provided as Workforce Housing
 - 455 Workforce Housing Units (60% to 120% Average Median Income Ranges)
- Extensive Trail networks proposed for equestrian, bicycle and pedestrian use; including M-2 Canal trail to Southern Blvd.
- Address Regional Water issues
 - Regional Water Storage for up to 250 Acres of Lake Area
- Provided more than 2,000 acres as Open Space
- Civic/Government Use allocations:
 - Over 200 acres of public parks proposed (including County District Park)
 - 200,000 square feet of civic/institutional use
 - Provided land for multiple civic sites and functions
- Roadway Improvements proposed
 - Seminole Pratt-Whitney Road, 60th Street North, Persimmon Boulevard



Prop Share Agreement

- Agreement between PBC & Developer guaranteeing road construction targets commensurate with specific development thresholds
- Resolution R-2014-1649 executed with Minto West approval on October 29, 2014
- Remains in effect
- Contributions mostly Road Impact Fee creditable
- Up to 11 contributions totaling approx. \$54M in 2014 dollars



Prop Share Agreement, cont'd.

- Developer to widen Seminole Pratt Whitney Rd within development limits to 4-L section. 6-L, Persimmon Blvd - 60th St North
- Improvements to internal project roads and intersection/entrance not included, developer responsible
- Contributions made after October 2019 are subject to escalation calculation
- First contribution: \$7.98M due before 873 DU building permits issued



Public Benefits—Basis for PBC Approval (2014)

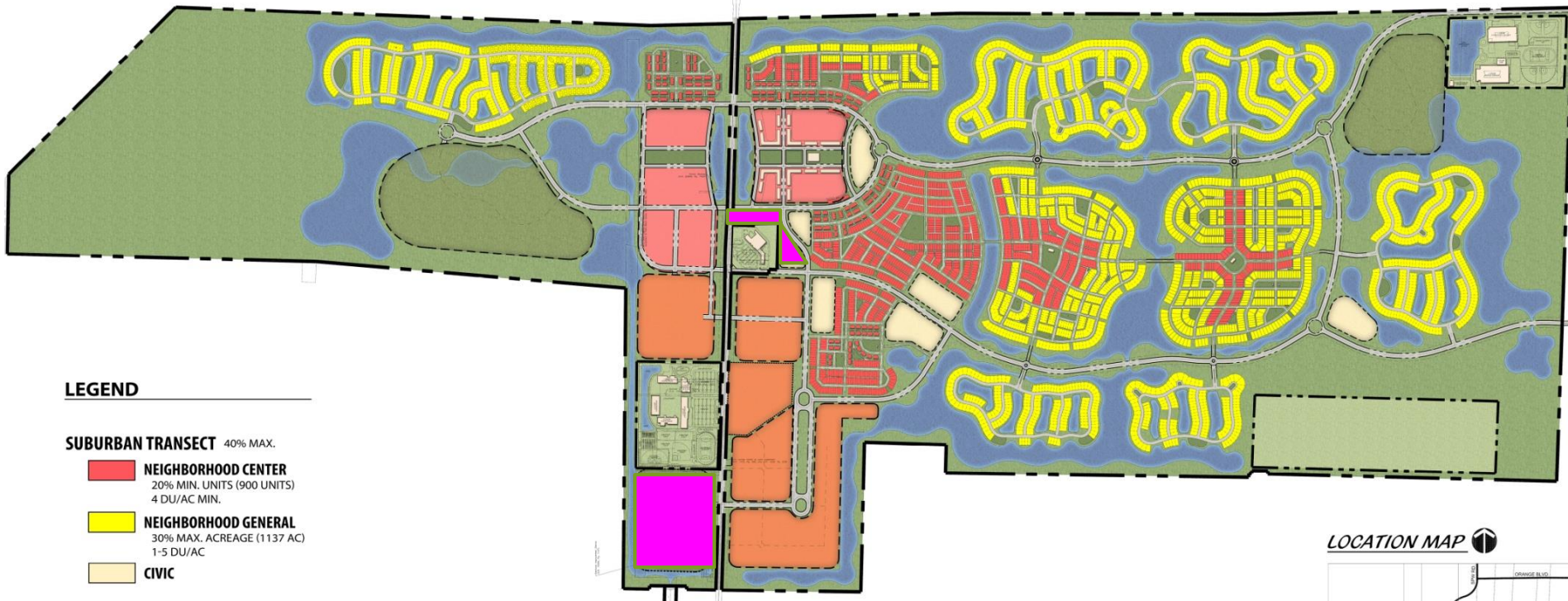
■ Civic Site Land Dedications to Palm Beach County:

- POD C-1: Palm Beach County Fire Rescue Station (4.3 ac.)
- POD C-2: Government Use Site (6.3 ac.)
- POD C-4: County District Park (50 ac.)



Civic Site Dedications

POD C-1: PBC Fire Rescue Station



POD C-4: PBC District Park

POD C-2: Government Services Use

