

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

Agenda Item #:

10:30 AM

AGENDA ITEM SUMMARY

Meeting Date: 03/27/07 ☐ Consent ☐ Regular
 ☒ Workshop ☐ Public Hearing

Department: Planning, Zoning & Building

Submitted By: Planning Division

Submitted For: Planning Division

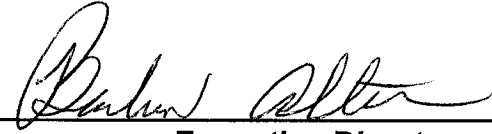
I. EXECUTIVE BRIEF

Motion and Title: Traditional Town Development and Open Space

Summary: A number of major items will be coming before the Board for action in the next several weeks, including decisions regarding the Callery-Judge Groves Development of Regional Impact (DRI), the Central Western Communities Sector Plan, and Mecca Farms. The Traditional Town Development (TTD) option, which is established in the Comprehensive Plan but is currently proposed for amendment in Round 07-1, will be a key concept applied in the staff review of each of the referenced major projects. This workshop is intended to familiarize the Board with the Traditional Town Development pattern, including the purpose and intent of open space within a rural TTD. Staff will present recommendations regarding TTD density, and regarding the location, contents, and amount of open space. Staff is seeking Board direction on 1) the appropriate open space provisions for the TTD, and 2) the appropriate density for the TTD.

Background and Policy Issues: A version of the TTD option has existed in the Comprehensive Plan since the early 1990's, when a "new town" was approved west of Wellington. After that project was abandoned, and the Eastward Ho concept gained favor, the Comprehensive Plan provisions were eventually revised to encourage new town development in the urban service area. As the Callery-Judge DRI has moved through the review process, it has become clear that TTD provisions of the Comprehensive Plan no longer readily accommodate TTDs in more rural settings, where it is more likely that there will be parcels large enough to accommodate the concept. Amendments are being prepared in Round 07-1 to address this, in preparation for the review of Callery-Judge DRI, and potentially for application in the Sector Plan area and, in the long term, possibly the Mecca Farms parcel. One of the key features of a rural area TTD is the open space component. Open space can serve many different functions and be accomplished in a variety of ways, depending on the desired objectives. This workshop is intended to help clarify and seek direction on the appropriate parameters for the more rural TTDs, including the density and open space components. Many of the proposed TTD provisions also overlap with the objectives of the adopted Sector Plan, and could serve as a replacement for the not-in-compliance Sector Plan amendments.

Attachments: under separate cover

Recommended by: 
 Executive Director

3/20/07
Date

Approved By: 
 Deputy County Administrator

3/20/07
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	20_07	20_08	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes _____ No _____
Budget Account No.: Fund _____ Department _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:


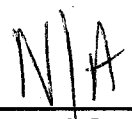
As this is an educational workshop, there is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction would be analyzed at the time those action items are brought to the Board for action.

C. Departmental Fiscal Review:



III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

 
3/21/07 OFMB Contract Dev. and Control

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

Traditional Town Development Concepts BCC Workshop 3/27/07

The Traditional Town Development (TTD) future land use designation is a form of development that promotes sustainable growth through mixed-use, compact, walkable communities and by integrating residential development with non-residential uses. Although the TTD currently is allowed only in the eastern, urban areas of the County, it was initially added to the Comprehensive Plan in the early 1990's for the approval of a 'new town' west of Wellington (which was eventually never constructed).

The current Comprehensive Plan and ULDC requirements for a TTD require that 8% of the site be dedicated to open space – primarily in the form of 'usable' open space (parks, recreation, squares, etc.). These are typical requirements for residential design within the development area of planned developments and are intended to provide amenities for the residents within the new communities.

An expanded concept of open space is proposed for TTDs in the rural/exurban area of the County. For these TTDs, amendments are proposed that require the dedication of a significant amount of open space over and above the requirements for open space within the development area. This external open space is intended to serve a different purpose as defined in the policy below. The following policy is proposed to be added to the Comprehensive Plan to establish the purpose of the design elements of a TTD.

New Policy: The Traditional Town Development form is based on the following principles:

1. A compact Developable Area is necessary in all TTDs
 - for convenient access to the integrated non-residential uses being provided to meet needs of TTD residents, as well as surrounding residents if appropriate;
 - to establish walkable communities, promote alternate modes of transportation and facilitate mass transit; and
 - to establish sustainable growth patterns.
2. Significant External Open Spaces are necessary in Rural TTDs
 - for the long-term health and welfare of new communities in rural areas;
 - to preserve the natural and rural character surrounding the TTD;
 - to provide a clear separation of urban and rural uses;
 - to provide a network of connected open spaces for passive recreation and environmental protection;
 - to provide the opportunity for agriculture retention; and
 - to help mitigate the environmental impact of the new development.

Open Space Concepts for Rural TTDs
BCC Workshop 3/27/07

Open Space within a development can be characterized by three fundamental components: permitted uses, distribution, and amount. The table below illustrates the relationship between these aspects, and how they come together to define Open Space in varying contexts. In general, Open Space with very limited uses typically represents a small percentage of total land area relative to the development area of a project. Often as the Open Space area of a project increases, the number of uses permitted also increases, sometimes including uses that are normally expected in the development area. The appropriate combination of Open Space uses, distribution, and amount is directly related to the purpose of the Open Space and the character of the area surrounding the TTD. In Palm Beach County, rural/exurban TTD Open Space design should address the rural/exurban character of the surrounding area, opportunities for environmental enhancement, and for agricultural retention, as well as establish a sense of place through buffering surrounding communities, and providing recreation opportunities for both new and existing residents.

Open Space Defined Uses

As shown below, there are many different ways to define open space depending its purpose. This table depicts a sampling of uses in a continuum from the simplest Open Space definition, to the most inclusive.

Permitted Uses in Open Space			
9J-5 Open Space	ULDC Open Space	TTD External Open Space	TCRPC Countryside
Preservation Conservation Passive recreation Water quality	Preservation Conservation Passive recreation Water quality Wetlands & well sites Greenways Landscaping & buffer	Preservation Conservation Passive recreation Water quality Wetlands & well sites Greenways Landscaping & buffer Bona fide agriculture Public parks Golf courses (1)	Preservation Conservation Passive recreation Water quality Wetlands & well sites Greenways Landscaping & buffer Bona fide agriculture Public parks Golf courses (1)
Wetlands & well sites Greenways Landscaping & buffer Bona fide agriculture Public parks Golf courses Civic uses Industry Higher Education Large Lots Workforce Housing Residential Commercial Additional golf courses	Bona fide agriculture Public parks Golf courses Civic uses Industry Higher Education Large Lots Workforce Housing Residential Commercial Additional golf courses	Civic uses Industry Higher Education Large Lots Workforce Housing Residential Commercial Additional golf courses	Civic uses Industry Higher Education Large Lots Workforce Housing
			Residential Commercial Additional golf courses

 Open Space  Development Area

Open Space Distribution

Open Space can serve one or many roles within the form of the TTD depending on its integration with the overall design and characteristics of the area. The key is to balance each of these elements into a design that compliments the form of the new development while providing linkages with surrounding communities and open space.

- As a buffer, Open Space can enhance separation of rural and urban areas and compactness of the Development Area
- Interspersed in a linear manner within site, Open Space can act as internal amenity and link communities through green space
- Concentrated in key areas, Open Space can provide opportunities for agricultural and environmental preservation

External Open Space Percentage

The addition of the 'external' Open Space to the TTD concept, as stated under the TTD discussion, is to achieve a different set of goals than the Open Space within the individual neighborhoods of the TTD development area. The original Wilson Miller Sector Plan concept proposed 70% Open Space, and the adopted Sector Plan proposed 50% overall, adopting the ULDC definition.

**Traditional Town Development (TTD)
Proposed Density and Open Space Requirements
BCC Workshop 3/27/07**

In order to apply the concept of a TTD outside the Urban Service Area, staff is recommending that the following policy be added to the Comprehensive Plan. It would serve as the key policy, establishing density and open space provisions. Complete proposed text, with additional supplemental provisions, will be provided as part of the staff report for the TTD amendment public hearing on April 18th.

New Policy: The standard density for a TTD outside the Urban Service Area shall be up to .80 units per acre provided the following community-wide benefits are incorporated into the Master Plan and are conditions of approval in the adopting ordinance:

- Dedication of sites, funding, and/or construction of public facilities such as schools, parks, public community centers, libraries, governmental offices and public safety facilities to support the TTD and surrounding communities over and above minimum impact fee requirements;
- Dedication of the minimum external open space (40%) in a manner that both links the internal communities together and contributes to an overall open space network with neighboring communities while also providing a clear separation between the proposed new uses and the surrounding communities;
- At least 20% of the residential units in each phase of the development shall target the workforce housing income ranges; and
- Provision of land for regional water management facilities, including where appropriate environmental mitigation, enhancement and/or restoration activities.

At the time of adoption of a TTD outside the Urban Service Area, the BCC may grant a bonus density of up to .80 additional unit per acres provided the following provisions have been incorporated into the Master Plan and are condition of approval in the adopting ordinance:

- Provision of at least 60% of the gross acreage as external open space;
- Provision of at least 25% of the external open space (approximately 15% of the gross acreage) as a compact area of green space dedicated to bona fide agriculture, a regional park or other use accessible to the public (excluding golf courses);
- Provision of at least 50% of the workforce housing as detached single-family housing;
- A compact Development Area that achieves a minimum net density of 5 dwelling units per acre; and
- Direct access and frontage on a County roadway, identified on the Thoroughfare Right of Way Identification Map, which is paved and used for access.

Central Western Communitas Area Potential Dwelling Units and Population

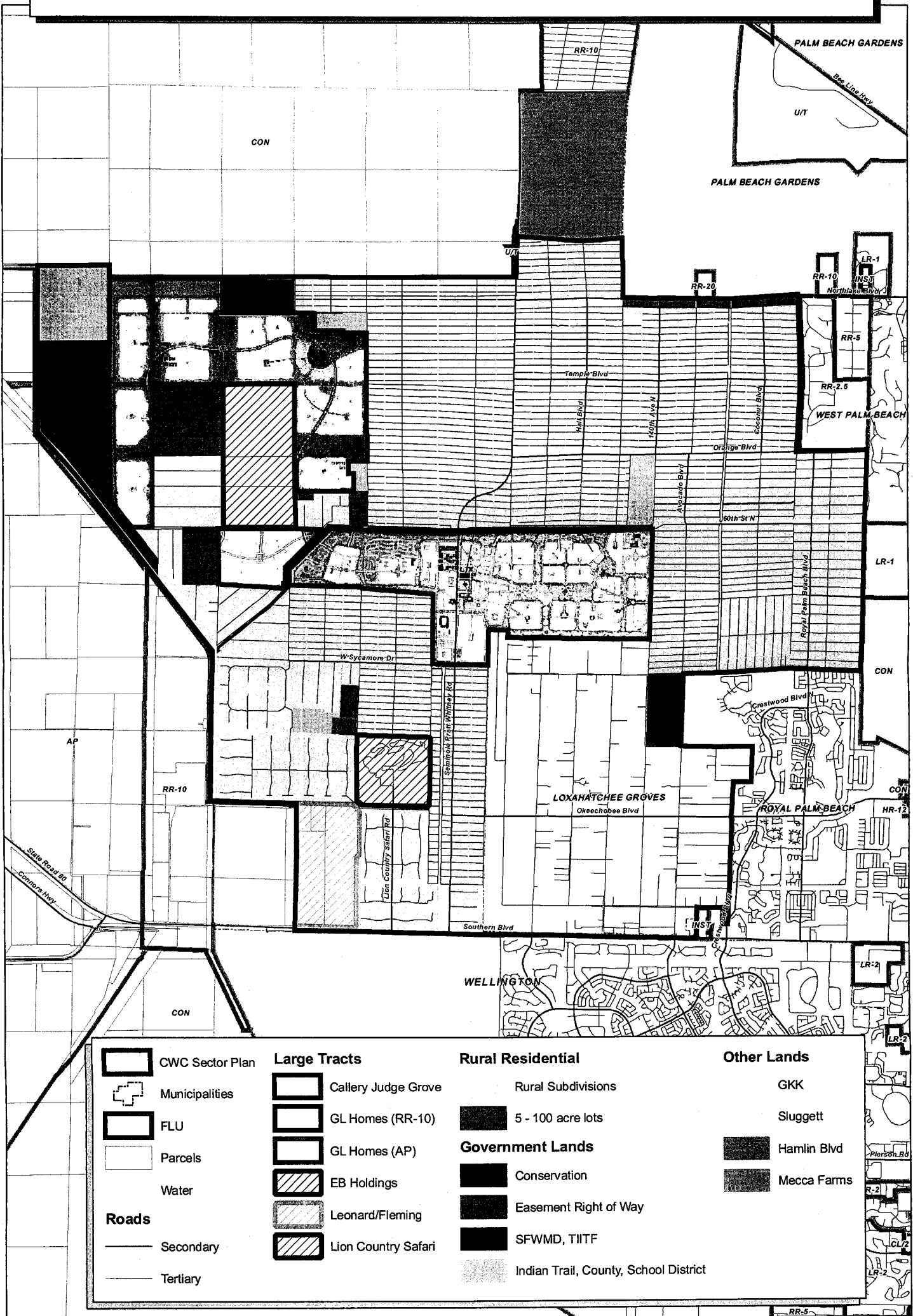
Category	ACRES	Built/Existing		RR-10 (1du/10ac)		Sector (.80 du/ac)		1.6 du/acre		2 du/acre		2.5 du/acre	
		Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population
Callery	4,000	-	-	297	950	3,200	10,240	6,400	20,480	8,000	25,600	10,000	32,000
GL (RR-10 portion)	3,651	-	-	348	1,114	2,920	9,346	5,841	18,691	7,301	23,364	9,126	29,205
GL (AP portion)	1,279	-	-	-	-	1,024	3,275	2,047	6,551	2,559	8,188	3,199	10,235
EB	1,288	-	-	128	410	1,030	3,297	2,061	6,594	2,576	8,243	3,220	10,304
Leonard/Fleming	944	1	3	93	298	-	-	1,510	4,832	1,887	6,039	2,359	7,549
Lion Country	602	-	-	-	-	482	1,542	964	3,083	1,204	3,854	1,506	4,818
Dwelling Units	11,764	1		866		8,656		18,822		23,528		29,410	
Buildout at 3.2 pph			3		2,771		27,700		60,231		75,288		94,111
<i>Buildout at 2.34 pph</i>					<i>2,026</i>		<i>20,255</i>		<i>44,044</i>		<i>55,055</i>		<i>68,818</i>
Government - AP flu	2,097	-	-	-	-								
Indian Trail-County-School	568	-	-	-	-								
Easement/row/canal	239	-	-	-	-								
Slugget	65	2	6	6	19								
Hamlin Blvd	166	-	-	7	22								
Palm Beach Agg-GKK	1,227	-	-	2,000	6,400								
Loxahatchee Groves	7,661	501	1,603	1,622	5,190								
5 - 100 acre tracts	1,117	17	54	120	384								
Named Rural Subdivisions	5,479	559	1,789	986	3,155								
The Acreage	21,312	12,897	41,270	16,133	51,626								
Dwelling Units/Population	39,930	13,976	44,723	20,874	66,797	20,874	66,797	20,874	66,797	20,874	66,797	20,874	66,797
Total CWC Dwelling Units	51,694	13,977		21,740		29,530		39,696		44,402		50,284	
Total CWC at 3.2 pph			44,726		69,568		94,496		127,028		142,085		160,907
<i>Total CWC at 2.34 pph</i>							<i>69,101</i>		<i>92,889</i>		<i>103,900</i>		<i>117,664</i>

pph = person per houshold rate; 3.2 is the 2000 Census figure for the CWC; 2.34 is the 2000 Census figure for Palm Beach County

Note: Sector Plan envisioned 27,000 dwelling units and 88,000 population

Source: Palm Beach County Planning Division, pardat2006

Central Western Communities



CWC Sector Plan	Large Tracts	Rural Residential	Other Lands
CWC Sector Plan	Callery Judge Grove	Rural Subdivisions	GKK
Municipalities	GL Homes (RR-10)	5 - 100 acre lots	Sluggett
FLU	GL Homes (AP)	Government Lands	Hamlin Blvd
Parcels	EB Holdings	Conservation	Mecca Farms
Water	Leonard/Fleming	Easement Right of Way	
Roads	Lion Country Safari	SFWMD, TIITF	
Secondary		Indian Trail, County, School District	
Tertiary			

Date: 3/20/07
Contact: Patricia Behn
Filename: N:\Div\Proj\SecPlan\SPBoundaries.mxd

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

1 0 1 2 Miles



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