

RESOLUTION NO. 98- 1502

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA ACKNOWLEDGING THE WESTERN NORTHLAKE CORRIDOR LAND USE STUDY AS A POLICY AND GROWTH MANAGEMENT GUIDE AND AN EXPRESSION OF THE DESIRES OF THE COMMUNITY, IN THE REVIEW OF DEVELOPMENT PROPOSALS AND PLAN AMENDMENTS, AND DIRECTING STAFF TO PURSUE THE ADDITIONAL WORK PRODUCTS RECOMMENDED IN THE STUDY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Land Use Compatibility Directive of the Land Use Element of the 1989 Palm Beach County Comprehensive Plan calls for the County to ensure that the densities and intensities of land uses are not in conflict with those of the surrounding areas, whether unincorporated or incorporated; and

WHEREAS, Policy 1.1-g of the Land Use Element of the 1989 Palm Beach County Comprehensive Plan calls for the County to ensure that the residential, commercial and industrial land use designations and associated densities and intensities do not exceed the natural or manmade constraints of an area; and

WHEREAS, Policy 1.3-b of the Land Use Element of the 1989 Palm Beach County Comprehensive Plan calls for the County to protect residentially designated area from the encroachment of incompatible land uses; and

WHEREAS, Policy 1.3-e of the Land Use Element of the 1989 Palm Beach County Comprehensive Plan prohibits the County from designating additional commercial areas on the Future Land Use Atlas that would result in strip commercial development; and

WHEREAS, Policy 3.3-a of the Land Use Element of the 1989 Palm Beach County Comprehensive Plan provides that the County develop a program for allowing consideration of neighborhood plans; and

WHEREAS, Goal 1 of the Intergovernmental Coordination Element of the 1989 Palm Beach County Comprehensive Plan calls for the County to provide a continuous coordination effort with all affected governmental entities in order to accomplish the goals of the Palm Beach County Comprehensive Plan and consider recommendations of affected governmental entities in the County's decision-making process and to ensure consistency with state and regional plans and

R98 1502

**WHEREAS**, Goal 1 of the Conservation Element of the 1989 Palm Beach County Comprehensive Plan calls for the County to preserve, protect, and enhance the County's natural resources, encouraging the highest possible environmental quality and best management of natural resources; and

**WHEREAS**, in Resolution R-93-886, the Board of County Commissioners provides for acknowledgement of neighborhood plans by Resolution; and

**WHEREAS**, in 1997, the County received two plan amendment applications in the Northlake Corridor Area to which the City of Palm Beach Gardens objected through the Intergovernmental Plan Amendment Review Committee (IPARC) process; and

**WHEREAS**, the Board of County Commissioners directed staff to coordinate with the City of Palm Beach Gardens on a corridor study along Northlake Boulevard on July 21, 1997; and

**WHEREAS**, a staff committee was formed by the County, the City of Palm Beach Gardens and the City of West Palm Beach to undertake the study; and

**WHEREAS**, input from area residents and property owners was received at several stages during the study process; and

**WHEREAS**, a final community meeting was held on Tuesday, May 31, 1998 where the community reviewed and accepted the recommendations in the plans; and

**WHEREAS**, the Western Northlake Corridor Land Use Study contains recommendations regarding appropriate land uses for the remaining vacant parcels; establishing an effective delineation between rural and urban/suburban uses; and discouraging urban sprawl and the premature conversion of rural land to urban uses; as well as recommendations regarding intergovernmental coordination/ cooperation.

**WHEREAS**, the Land Use Advisory Board reviewed the study on June 12, 1998 and July 10, 1998 and voted unanimously to forward a recommendation of approval to the Board of County Commissioners; and

**WHEREAS**, the City of Palm Beach Gardens held a workshop on June 18, 1998 made comments on the plan, and directed its staff to bring the study back for formal action; and

**WHEREAS**, the Board of County Commissioners held a workshop on June 23, 1998, made comments regarding the plan and concluded that further discussion was warranted on the study; and

**WHEREAS**, the City of West Palm Beach held a workshop on August 10, 1998, made comments on the plan, and directed its staff to pursue the recommendations of the study.

2  
R98 1502

FILED

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

Section 1.

The Western Northlake Land Use Study attached hereto as Exhibit A, is hereby acknowledged by the Board of County Commissioners as a policy and growth management guide, and an expression of the desires of the community, in the review of development proposals and plan amendments. County staff is directed to pursue the additional work products as recommended by the study.

Section 2. Effective Date

This Resolution shall be effective upon adoption by the Board of County Commissioners. The foregoing Resolution was offered by Commissioner Marcus, who moved its adoption. The motion was seconded by Commissioner Roberts and, being put to a vote, the vote was as follows:

COMMISSIONER BURT AARONSON	Absent
COMMISSIONER KAREN T. MARCUS	Aye
COMMISSIONER CAROL A. ROBERTS	Aye
COMMISSIONER WARREN H. NEWELL	Nay
COMMISSIONERS MARY McCARTY	Absent
COMMISSIONER KEN L. FOSTER	Absent
COMMISSIONER MAUDE FORD LEE	Aye

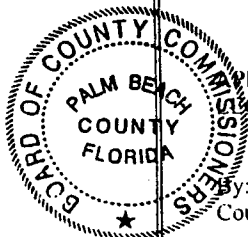
The Chair thereupon declared the Resolution duly passed and adopted this 16 day of September, 1998.

ATTEST:  
DOROTHY H. WILKEN, CLERK

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

By: [Signature]  
Deputy Clerk

By: [Signature]  
Chair



APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

R98 1502

**EXHIBIT A  
WESTERN NORTHLAKE  
BOULEVARD CORRIDOR  
PLANNING AREA**

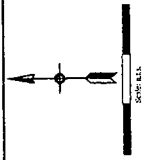
**LEGEND**

- Municipal Boundaries
- Urban Service Area Boundary (USAB)
- Municipal/USAB Overlap
- Northlake Study Area

NOTE: MAP IS NOT OFFICIAL. FOR PRESENTATION PURPOSES ONLY.



**Planning, Zoning and Building**  
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Revised: 01/27/99  
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