



**Department of Planning,  
Zoning & Building**

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## MEMORANDUM OF UNDERSTANDING (MOU)

**TO:** Western Northlake Corridor Land Use Study File  
**FROM:** Kara Irwin, Palm Beach Gardens Growth Management Administrator  
Charles Wu, West Palm Beach Planning and Zoning Director  
Lorenzo Aghemo, Palm Beach County Planning Director  
**DATE:** June 25, 2008  
**RE:** Recommendations from the Western Northlake Corridor Land Use Study (WNCLUS) Group

Staffs from Palm Beach County, the Cities of West Palm Beach and Palm Beach Gardens have met regularly to discuss their recommendations in regard to the study update. During the meeting, the group identified various WNCLUS areas as being at risk of developing with strip commercial.

During the February 29, 2008 meeting, the group agreed that the conclusions outlined in the February 27, 2007 MOU signed by the three jurisdictions and by the Indian Trail Improvement District (ITID) still apply (see attached). Specifically, the group agreed on the need for intercommunication on any development proposals, land use amendments, or annexations on parcels located within the area of study. In addition, at the time, the parties determined that the WNCLUS was still valid, in part due to the uncertainty regarding the future development of large undeveloped parcels in or near the area.

At a June 24, 2008 conference call, all 3 parties agreed on a proactive approach to update the study based on a set of assumptions reflecting population growth and other changes within or in the vicinity of the WNCLUS area of study, including those areas that are also within the proposed Central Western Communities (CWC) Overlay. The parties concluded that the CWC Overlay parameters and the existing Future Land Use designations for the Mecca Farms and Vavrus parcels could be used as a starting point for updating the WNCLUS and that the update could be conducted concurrent with the timeline established for the CWC Overlay during amendment round 09-1. In addition, the parties acknowledged that if conditions and/or assumptions for the CWC Overlay area or the other large undeveloped parcels within or near the WNCLUS area change, additional updates to the WNCLUS might be needed.

Lorenzo Aghemo  
Planning Director  
Palm Beach County Planning

Kara Irwin, Growth Mgmt. Administrator  
Planning and Zoning Division  
City of Palm Beach Gardens

Charles Wu, Director  
Planning and Zoning Department  
City of West Palm Beach

cc: Mayor Eric Jablin and City of Palm Beach Gardens Commissioners  
Mayor Lois Frankel and City of West Palm Beach Commissioners  
Chairperson Addie L. Greene and Palm Beach County Commissioners  
Verdenia Baker, Deputy County Administrator  
Bob Banks, Esq., County Attorney  
Barbara Alterman, Esq., Director PZB  
Isaac Hoyos, Principal Planner



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PLANNING DIVISION

MEMORANDUM OF UNDERSTANDING

TO: Western Northlake Corridor Land Use Study file
FROM: Talal Benothman, Palm Beach Gardens Planning and Zoning Division
Robert Mearns, Indian Trail Improvement District Administrator
Charles Wu, West Palm Beach Planning and Zoning Director
Lorenzo Aghemo, Palm Beach County Planning Director
DATE: February 27, 2007
RE: Director's Agreement for cooperative review on projects involving the Western Northlake Corridor Study's area of scope

This memo confirms the agreement reached during the staff meeting on February 14, 2007. At said meeting, the directors of the above departments and district (hereinafter "directors") agreed to direct all respective staff to inter-communicate whenever development applications are received for projects/parcels located within the corridor study's area of scope, or for projects that due to their size, will impact land use or infrastructure within the study's area of scope.

While not part of the original discussion, it is hereby agreed that said intercommunication is also to occur whenever staff files a request for annexation with any of the governments and district signing below; it is the filing party's responsibility to send copies to the rest of the parties signing below.

As discussed, this cooperation is additional to and separate from other cooperation processes, such as IPARC or Municipal Party notices. Communication among staffs can occur in a formal setting (such as both of our previous meetings) or in a more immediate format such as phone communications or emails. It is a reasonable assumption that whenever staff communicates one-on-one, a written summary will be forwarded to all staffs and directors via email or letter.

[Signature of Lorenzo Aghemo]
Lorenzo Aghemo
Planning Director
Palm Beach County Planning

[Signature of Talal Benothman]
Talal Benothman, Director
Planning and Zoning Division
City of Palm Beach Gardens

[Signature of Robert Mearns]
Robert Mearns, District Administrator
Indian Trails Improvement District

[Signature of Charles Wu]
Charles Wu, Director
Planning and Zoning Division
City of West Palm Beach

cc: Karen T. Marcus, District 6 Commissioner
Verdenia Baker, Deputy County Administrator
Bob Banks, County Attorney
Jorge Perez, Senior Planner
Jess R. Santamaria, District 1 Commissioner
Barbara Alterman, Esq., Director PZB
Isaac Hoyos, Principal Planner

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