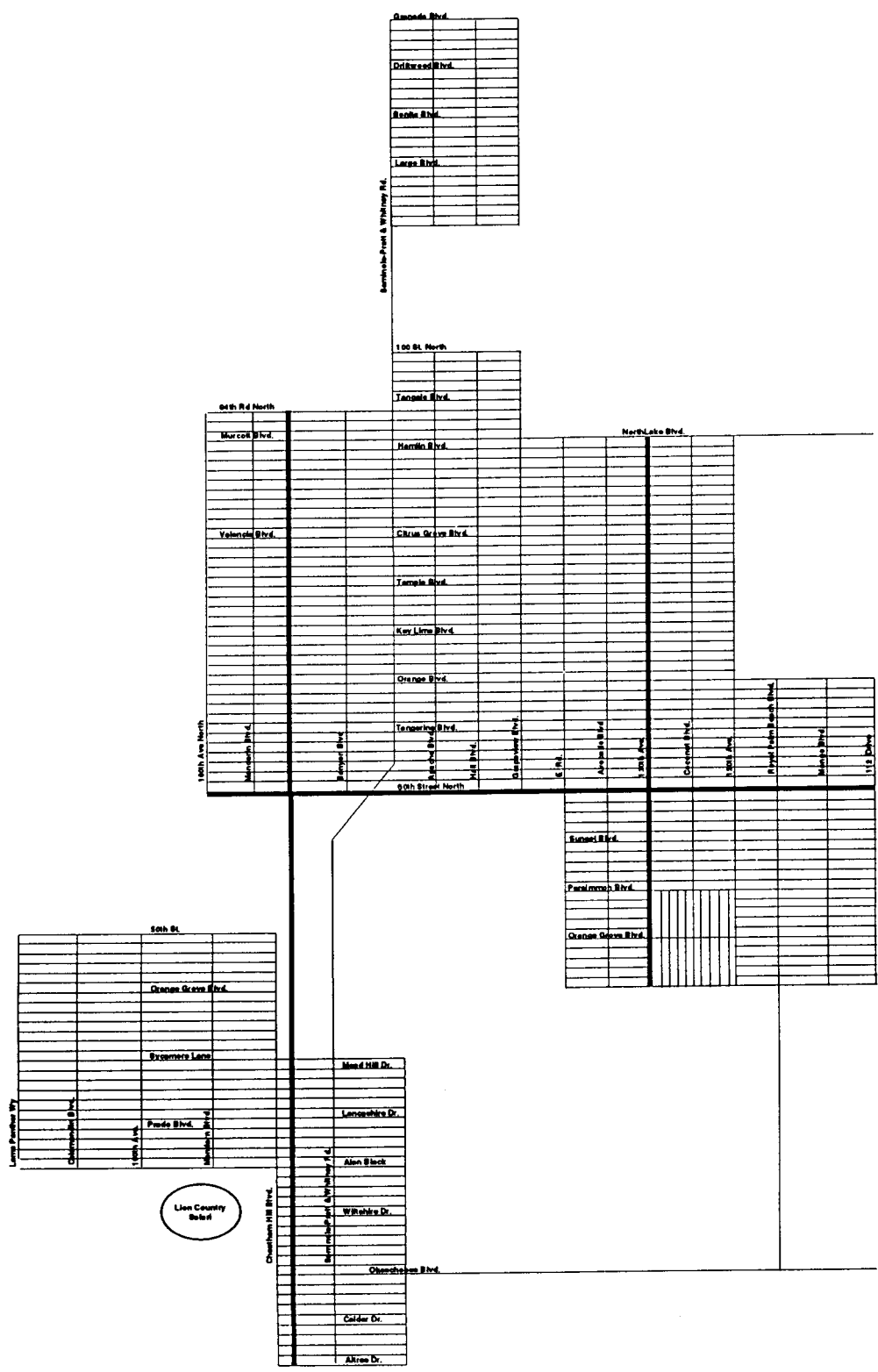


**Technical Appendix**  
**The Acreage**  
**Community Plan**

**March, 21, 1995**

# The Acreage

# Boundary Map



Map is not  
to scale

# **READ THIS FLORIDA PUBLIC OFFERING STATEMENT BEFORE SIGNING ANYTHING**

This Florida Public Offering Statement is prepared and issued by ROYAL PALM BEACH COLONY, INC. It is NOT prepared or issued by the Federal Government or by the State of Florida.

Federal and Florida laws require that you receive this Florida Public Offering Statement prior to your signing a contract or agreement to buy or lease a lot in this subdivision. However, NO FEDERAL OR STATE AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

If you received this Report prior to signing a contract or agreement, you may cancel your contract or agreement by giving notice to the Seller anytime before midnight of the seventh day following the signing of the contract or agreement.

If you did not receive this Report before you signed a contract or agreement, you may cancel the contract or agreement anytime within two years from the date of signing.

NAME OF SUBDIVISION

ROYAL PALM BEACH COLONY

Sections 2, 4, 9, 10 and 11 in T43S, R41E; the West 1/2 of Section 17, all of Sections 18 and 19, Section 20 less the NW 1/4 of the NE 1/4 of the East 1/2, all of Sections 21, 22, 27, 28, 29, 30, 31, the West 1/2 and the West 100 acres of the East 1/2 of Section 32, and all of Sections 33, 34 and 35, T42S, R41E; Sections 10, 11, 14 and the West 3/4 of Sections 13, 24, and 25, T43S, R40E; the South 1/2 of Sections 13, 14 and 15, and all of Sections 23, 24, 25, 26, 35 and 36, T42S, R40E; and Sections 30 and 31, the West 1/2 of Section 29 South and West of the Seaboard Airlines R.R. Right-of-Way, and the West 1/2 of Section 32, T41S, R41E; Palm Beach County, Florida.

OILSR No. 0-0221-09-55 (A-E, XA, XB)

NAME OF DEVELOPER

ROYAL PALM BEACH COLONY, INC.

DATE OF THIS OFFERING STATEMENT (HUD)

December 10, 1981

# **FLORIDA PUBLIC OFFERING STATEMENT**

**Filed by  
Royal Palm Beach Colony, Inc.**

For

16,801 parcels of improved acreage ranging in size from 1 acre to 4 acres in Palm Beach County, Florida, as follows:  
Sections 2, 4, 9, 10 and 11 in T43S, R41E; the West 1/2 of Section 17, all of Sections 18 and 19, Section 20 less the NW 1/4 of the NE 1/4 of the East 1/2, all of Sections 21, 22, 27, 28, 29, 30, 31, the West 1/2 and the West 100 acres of the East 1/2 of Section 32, and all of Sections 33, 34 and 35, T42S, R41E; Sections 10, 11, 14 and the West 3/4 of Sections 13, 24 and 25, T43S, R40E; the South 1/2 of Sections 13, 14 and 15, and all of Sections 23, 24, 25, 26, 35 and 36, T42S, R40E; and Sections 30 and 31, the West 1/2 of Section 29 South and West of the Seaboard Airlines R. R. Right-of-Way, and the West 1/2 of Section 32, T41S, R41E.

Designated as  
ROYAL PALM BEACH COLONY

Effective Date: March 1, 1969

SELLER RETAINS TITLE TO AND POSSESSION OF THE PROPERTY UNTIL CONTRACT HAS BEEN PAID IN FULL.  
THIS PROPERTY IS NOT PART OF A RECORDED PLAT AND IS NOT BEING SOLD AS A HOMESITE SUBDIVISION, ALTHOUGH BUILDING PERMITS ARE BEING ISSUED BY THE COUNTY IN CERTAIN PORTIONS. HOWEVER, IN MUCH OF THE PROPERTY HEREIN DESCRIBED, RECLAMATION WORK WILL BE REQUIRED BEFORE THE COUNTY WILL ISSUE BUILDING PERMITS (SEE PAGES 3 TO 5 FOR EXPLANATION REGARDING COSTS AND COMPLETION TIME.) PROPERTY OWNERS WILL BE ASSESSED FOR THIS WORK.

THERE ARE PRESENTLY ASSESSMENTS FOR MAINTENANCE OF ROADS AND DRAINAGE RANGING FROM \$23.00 TO \$41.00 PER ACRE, PER YEAR. THERE WILL BE ADDED PER ACRE COSTS OF \$66.00 to \$99.00 PER YEAR FOR 30 YEARS IN SECTIONS 2, 10 AND 11, T43S, R41E, WHERE ROADS ARE BEING PAVED. (SEE PAGE 3, "STREETS OR ROADS".)

THIS PROPERTY IS SUBJECT TO RESERVATIONS OF OIL AND MINERAL RIGHTS HELD BY PRIOR OWNERS WHO DO NOT HAVE ANY RIGHT OF ENTRY.

"THIS PUBLIC OFFERING STATEMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE DIVISION OF FLORIDA LAND SALES HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS OFFERING. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS STATEMENT. REPORT DEVIATIONS OR MISREPRESENTATIONS TO THE DIVISION OF FLORIDA LAND SALES AND CONDOMINIUMS, THE JOHNS BUILDING, 725 SOUTH BRONOUGH STREET, TALLAHASSEE, FLORIDA 32301."

The future value of any land is uncertain and dependent upon many factors. DO NOT expect all land to increase in value.

Resale of your lot may be difficult or impossible, since you may face the competition from our own sales program and local real estate brokers may not be interested in listing your lot.

Any subdivision will have an impact on the surrounding environment. Whether or not the impact is adverse and the degree of impact will depend upon the location, size, planning, and extent of development. Subdivisions which adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality and noise levels may affect your use and enjoyment of your lot and your ability to sell it.

In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

### PART I

#### PROPERTY:

The property is located in Palm Beach County, Florida. It is 13.3 road miles via Royal Palm Beach Boulevard and Okeechobee Road from Palm Beach, population 9,086; 11.1 road miles via Royal Palm Beach Boulevard and Okeechobee Road from the Atlantic Ocean; 11.9 road miles via Royal Palm Beach Boulevard and Okeechobee Road from West Palm Beach, population 57,375; 18.3 road miles via Royal Palm Beach Boulevard, State Road 80 and Interstate 95 from Lake Worth, population 23,714; and 3 miles via Royal Palm Beach Boulevard from the Village of Royal Palm Beach, population 3,423.

All mileages given in this Offering Statement are over existing roads from the point on Royal Palm Beach Boulevard which intersects the "M" Canal.

The total area planned for the property is approximately 25,000 acres. The Sections herein described contain 16,801 improved acreage parcels ranging in size from 1 to 4 acres. Because of the large area covered by the property, Purchasers should ascertain the exact location of the property they purchase in relation to the area facilities.

#### ENCUMBRANCES:

Citibank, N.A. holds a mortgage which is subordinate to the rights of purchasers. This mortgage contains individual tract release provisions which permit release of individual tracts when purchaser of the tract complies with all terms and conditions of the Contract. The property is subject to easements of record in favor of the Indian Trail Water Control District for rights of way, road purposes and drainage facilities in favor of the general public; is also subject to drainage district assessments for maintenance. The property is subject to oil and mineral rights held by prior owners who do not have any right of entry.

#### ACCESS:

Stabilized graded access roads were built by the Seller to provide access to each parcel. Also see "Streets or Roads" information under Part III, Improvements.

#### LAND USE:

At the present time, the property is zoned agricultural. The elevation ranges between 17' to 22' above mean sea level. It is typical pine and palmetto land with someypress. The land is generally level and covered with grasses and sedges. The soil profile consists of highly permeable, coarse and medium sands with some pockets of muck over a firm substratum of marl, silt, shell and some rock.

Drainage facilities have been constructed in accordance with licensed engineers' specifications and will be maintained by the Indian Trail Water Control District. Certain portions of the property may require fill and any fill required will be provided by the Purchaser. Also, see DRAINAGE/WATER CONTROL, PART III, Pages 3-5.

## PART II

### AREA FACILITIES:

#### Fire Protection

Military Park Fire District No. 4 is located 10 road miles from this property. Calls are also dispatched to sub-station No. 3, located on Citrus Drive which is 9 road miles from this property. The Florida Forestry Service provides fire protection service for grass, brush and tree fires. The Village of Royal Palm Beach Fire Department and the Old Dixie Fire Department, 5.5 road miles from the property, may also provide fire protection for structures although they are under no obligation to do so. The northern Sections are served by the Paramedic Fire Department, Station #2, approximately 11 road miles from the property.

#### Police Protection

Royal Palm Beach Village has a police department, 5.2 road miles from the property. The sheriff's office in Palm Beach County is 15 road miles from the property. In addition, a sub-station of the Palm Beach County Sheriff's Department, known as Baker-6, is located on Belvedere Road approximately 16 road miles from this property and there is a police car check of the area 2 to 3 times in a 24-hour period.

#### Shopping Facilities

Shopping facilities are located in Royal Palm Beach Village, 5.5 road miles from the property, and in West Palm Beach, 11.9 road miles from the property. The Wellington Country Plaza, a neighborhood shopping center with 13 stores and 2 banks, is 6.3 road miles from the property. The Cross County undercover mall is located 11.3 road miles from the property and includes two large department stores, 8 movie theatres and approximately 40 specialty shops. The Palm Beach Mall, housing 87 stores, is approximately 13.5 road miles from the property.

#### Schools

There are several elementary schools serving the area and children are assigned to the schools on the basis of the location of their homes. The elementary schools are at present Grove Park Elementary (11 miles), Palmview Elementary (14 miles), Malaleuca Elementary (24 miles from measuring point of this document but 14 miles from the homes in the southwest portion of the entire property), and a new as yet unnamed elementary school being constructed in Wellington, approximately 9 miles from the measuring point of this document. The middle schools are Howell Watkins Jr. High and Golfview Junior High, ranging from 10 to 16 miles, with a new middle school presently under construction approximately 5 miles from the measuring point of this document in the Village of Royal Palm Beach. The high schools are Suncoast Senior High and Twin Lakes Senior High, 11 and 19 miles respectively.

Palm Beach Junior College is 19.6 miles and Florida Atlantic University in Boca Raton is 35 miles.

#### Hospitals

The Palm Beach Civil Defense Squad dispatches ambulances throughout Palm Beach County. If it is necessary to use a commercial ambulance, there may be a charge. The Village of Royal Palm Beach Fire Department may also provide ambulance service, but is under no obligation to do so. In addition, ambulances are dispatched out of the Military Park Fire District No. 4 which is 10 road miles from this property. Community Hospital of the Palm Beaches (168 Beds) is 12.2 road miles from the property. St. Mary's Hospital (305 Beds) is 13.8 road miles and Palm Beach Gardens Hospital (204 Beds) is 10.2 road miles.

#### Houses of Worship

A non-sectarian house of worship is located in the Village of Royal Palm Beach, 5.5 road miles, and most major denominations are located within 5 to 16 road miles from the property.

### Recreation

Swimming pools; tennis courts and a Tennis Club which includes 6 courts, a practice wall and a clubhouse; a Country Club and two 18-hole Championship Golf Courses; a playground; library; shuffleboard; fishing and boating facilities are presently available within Royal Palm Beach Village, 5.5 road miles from the property. There is a Village Recreation Center Building which is part of a five-acre park within the Village.

The Loxahatchee Hunting Preserve is 10.8 road miles from the property and Loxahatchee National Wildlife Refuge is 16.3 road miles. Facilities include picnicking, fishing, boating and small game hunting.

### PART III

### IMPROVEMENTS:

#### Existing, Proposed and Completion Date:

The promised improvements of stabilized, graded access roads and drainage have been completed.

#### Streets or Roads

Stabilized, graded access roads have been completed by the Subdivider and provide access to each parcel of land. Road easements of 40 feet have a driving width from 12 to 20 feet; road easements of 60, 65, 80, 100, 190 and 230 feet have a driving width from 18 to 20 feet.

On April 17, 1979, the Board of Supervisors of the Indian Trail Water Control District approved a road paving plan which had been submitted to that Board by the land owners' Citizens Advisory Board on behalf of the residents. The plan called for paving approximately 5 and  $\frac{1}{2}$  miles of roads through Sections 2, 10 and 11, T43S, R41E, which is identified as Unit #1 of the Indian Trail Water Control District. The plan was subsequently approved by the Circuit Court and costs and benefits assessed against property owners in accordance with the findings of the Court. The cost per acre annually for the paving work ranges from \$66.00 to \$99.00 for the next 30 years, to be billed to the property owners. The exact amount depends on the location of the parcel. The paving is substantially finished and is expected to be fully completed by the end of 1981. Similar action might be taken by property owners in other Sections at a later time.

#### Water Supply

No provisions for a central water supply have been made as this is not a homesite development. However, individual wells are permitted if they meet the requirements of the Palm Beach Building Department.

#### Sewage Disposal Facilities

No provisions for sewage disposal facilities have been made as this is not a homesite development. However, septic tanks are permitted if the septic tank site meets all of the requirements of the Palm Beach County Health Department. See Part I, Land Use.

### DRAINAGE/WATER CONTROL:

Drainage and water control facilities were completed for the property pursuant to the Master Plan of the Indian Trail Water Control District as approved by the Circuit Court or Palm Beach County, Florida. Subsequent to the completion of these improvements, the Central and Southern Flood Control District, now known as the South Florida Water Management District, imposed additional requirements which altered the drainage and water control patterns in the Royal Palm Beach Colony area, and the Water Management District has required that the Indian Trail Water Control District make changes in the existing drainage and water control system.

The Indian Trail Water Control District is a governmental entity created in 1958 by an Act of the Legislature of the State of Florida for the purpose of maintaining the water control and drainage systems in a specific geographical region which includes the offered property. The law authorizes the District to construct improvements beyond those provided by the developer and to levy assessments against property owners to cover the cost of such upgrading.

Assessments levied by the District are incorporated into the tax bill sent annually to the property owner by the County Tax Collector for real property taxes. The District assessments are enforceable under Florida law, and the failure to pay the assessment levied on behalf of the District can result in the loss of property in much the same way as failure to pay real property (ad valorem) taxes.

The Indian Trail Water Control District is governed by a five-member Board of Supervisors who are elected by the property owners on the basis of one vote per acre of land. The Subdivider owns a substantial amount of the property within the boundaries of the District and through its votes, including proxies delivered to the Subdivider by other tract owners within the District, has control of the District at present. Three of the present members of the Board are currently representatives of the Developer.

The two "public" members of the Board of Supervisors were nominated and elected in response to the recommendation by the Advisory Councils which are comprised of individual property owners to represent those owners. As more property is conveyed to Purchasers, eventually all of the members of the Board of Supervisors will be elected by individual property owners as "public" members due to the one-vote-per-acre basis established in the Act for the election process.

There are presently sixteen activated units within the District, most but not all of which is property owned or sold by the subdivider.

In response to the requirements of the South Florida Water Management District, new Plans of Reclamation were filed with and received approval from the Circuit Court of Palm Beach County. These provide for an improved system to meet current governmental specifications. As the improved drainage and water control facilities are constructed, all of the properties within the affected area will be assessed on a benefit basis for the cost of the improvements. While the construction is in progress, the property may be subject to temporary flooding.

There are three designated areas involved, with three different Plans of Reclamation:

#### M-1 Area

The M-1 Area consists of Sections 2, 4, 9, 10 and 11 in T43S, R41E, the West 1/2 of Section 17, all of Sections 18 and 19, Section 20 less the NW 1/4 of the NE 1/4 of the East 1/2 of Sections 21, 22, 27, 28, 29, 30, 31, and the West 1/2 and the West 100 acres of the East 1/2 of Section 32, and all of Sections 33, 34 and 35, T42S, R41E; and the South 1/2 of Sections 13, 14 and 15, and all of Sections 23, 24, 25, 26, 35 and 36, T42S, R40E.

The construction work necessary to implement the Plan of Reclamation in this area will not begin until the resolution of all the outstanding administrative problems and objections which have been raised by various state agencies, including the Fresh Water Fish and Game Commission, the Division of Natural Resources, the Department of Environmental Regulation, the South Florida Water Management District, and the State Board of Administration (as to interest rates), all of which agencies are involved in the permitting and approvals of this



project, and also the resolution of certain survey questions raised by the Indian Trail Water Control District Engineer. After that, the improvements contemplated, along with the bids received, will have to be analyzed to confirm that the costs of the Plan of Reclamation do not exceed the maximum benefits assessed. This is required because the resolution of these items might well involve additional costs which will have to be borne by the District upon the completion of the Plan. Lastly, the bond underwriters must obtain a purchase commitment for the bonds, which is an extremely difficult task in the present bond market. Under the circumstances, the developer is not in a position to provide the purchaser with information as to the anticipated date on which the Plan of Reclamation will commence or will be completed nor as to the costs per acre per lot.

The Palm Beach County authorities have indicated that no building permits will be issued in the M-1 area north of the "M" Canal until the Plan of Reclamation has been satisfactorily implemented and construction work completed. Building permits have been issued and are continuing to be issued in Sections 2, 4, 9, 10 and 11 in T43S, R41E, which is south of the "M" Canal.

#### M-2 Area

The M-2 Area consists of Sections 10, 11, 14 and the West 3/4 of Sections 13, 24 and 25, T43S, R40E. At the present time in the M-2 Area, the bidded improvement costs well exceed the maximum benefits assessed, and accordingly the Indian Trail Water Control District, in order to proceed, is obligated to return to the Circuit Court to have the benefits reassessed so as to reflect the increased costs and corresponding benefits of the proposed improvements. It is therefore not possible for the District to presently estimate with any accuracy what the costs per year per acre will be to the property owners for the construction improvements. The Plan does go back to the Circuit Court for reassessment of benefits, thereafter the bond resolutions and validations will have to be repeated before facing the final and most significant hurdle - that is, obtaining from the bond underwriters a purchase commitment for the bonds. The District expects this item to be a formidable task in the present unstable bond market. Because of the necessity of the Court proceedings and the added problem of selling bonds in today's market, it is presently impossible to project an estimated date of completion of the necessary proceedings, or the actual start of construction.

Building permits have been issued for some of the property herein described; however, the County has indicated that building permits will not be issued for lots west of the outfall canal until after the completion of the Plan of Reclamation. The portion west of the outfall consists of Sections 10, 11, and 14 and approximately a 700' strip along the west of Sections 13, 24 and 25, T43S, R40E.

#### Unit 11 Area

Unit 11 of the Indian Trail Water Control District includes Sections 30 and 31, the West 1/2 of Section 29 South and West of the Seaboard Airlines R.R. Right-of-Way, and the West 1/2 of Section 32, T41S, R41E. (Unit 11 also includes other property not herein offered.)

For reasons similar to those mentioned above with regard to the M-1 and M-2 areas, there has been no progress to date in the Unit 11 Plan of Reclamation beyond securing conceptual approval for the proposed work.

The lots in these Sections as was true of the lots in the M-1 and M-2 areas were all sold as improved acreage and not as homesites.

The County has indicated that it will not issue building permits for property in Unit 11 until such time as the Plan of Reclamation work has been completed. There is no commitment at the present time as to when this work will commence nor as to the costs or benefits to the property owners.

#### Maintenance of Improvements

The installation and maintenance of the graded roads and drainage facilities in this development which have been provided by the Subdivider are not the responsibility of Palm Beach County and there are no provisions or plans for the County to assume this responsibility. Responsibility for maintaining or improving the graded roads and drainage system exists in the Indian Trail Water Control District, a political subdivision of the State of Florida. Graded road and drainage facilities are maintained by the Indian Trail Water Control District at a cost to the purchaser presently estimated to be ranging from \$23. to \$40. per acre, per year, the exact amount depending on location. Also see "Streets or Roads" information on Page 3 under Part III.

#### Individual Survey

The property has been surveyed in approximately 640 acre sections and individual parcels will not be surveyed but were marked by iron rod. Individual tract surveys may be obtained by purchasers at an approximate cost of \$200.00; this price is based on quotations from local surveyors in the area.

### PART IV

#### PUBLIC UTILITIES:

##### Electric Service

No provisions for electric service have been made as this is not a homesite development. However, electric service is available upon request. The costs are based on location and usage. Purchaser should make inquiry of the utility company, Florida Power & Light Company. The utility company requires a \$75.00 deposit for residential service. The minimum installation charge for a new account is \$25.00 and \$6.00 for an existing account.

##### Telephone Service

No provisions for telephone service have been made as this is not a homesite development. However, services have been available upon request. The costs are based on location and usage. The Purchaser should make inquiry of Southern Bell as to the cost, if any, to provide service to a particular parcel.

Southern Bell does not require a deposit if an individual's credit rating is acceptable. However, if a deposit is required, the minimum is \$25.00 for residential service and \$35.00 for commercial service. There is a \$31.00 basic installation charge for residential service.

##### Gas

Bottled gas is available from local suppliers.

#### PUBLIC TRANSPORTATION:

##### Air

Palm Beach International Airport is 15.6 road miles from the property. Flights are scheduled nationally and internationally. The carriers are Delta, Eastern, National, United, Air Florida, TWA, Braniff, Air Commuter, U. S. Air, Peoples Express.

##### Train

The passenger depot of Amtrak is located in West Palm Beach, 15.1 road miles from the property.

##### Sea

The international port of Palm Beach is 20 road miles from the property.

##### Bus

The Greyhound Depot is located in West Palm Beach, 14.6 road miles from the property. Trailways is located 14.2 road miles from the property and presently serves Royal Palm Beach Village, 5.2 road miles from the property. Public bus service provided by the Palm Beach County Transportation Authority is routed through the Village with connections to various points in Palm Beach County, such as the Palm Beach Mall, airport, etc.

#### School Bus

Under Florida law, free transportation is provided by the County to Elementary, Junior and Senior High Schools if the school is located at least two miles from the home of the student.

#### Taxi

Taxi service is available from numerous companies in West Palm Beach.

#### PRESENT DEVELOPMENT & OCCUPANCY:

This property is not offered as homesites and the Developer makes no representations as to the availability of building permits for any of the parcels. Such permits are subject to approval by the local governmental authorities. However, there are at present approximately 350 homes built and occupied in Sections 2, 4, 9, 10 and 11, T43S, R41E, and Sections 13, 24 and 25 of T43S, R40E.

#### GOVERNMENTAL CONTROL:

The property is located within Palm Beach County and is subject to that governmental authority as to building regulations, zoning and assessments. County Seat is in West Palm Beach, Florida. The Indian Trail Water Control District governs the drainage/water control structures in the area and taxes each lot on a pro-rata basis for the cost of improvements.

### PART V

#### METHOD OF SALE:

Contract Sales of this property will be made on a cash basis or through a deed and mortgage transaction or on an installment basis with a Contract executed at the time of purchase. The purchase agreement (contract) is in recordable form which enables Purchasers to record their agreements, at their expense, in the public records. Such recording may affect the Purchasers' rights under the Contract. Purchasers are urged to consult their attorneys to ascertain their rights and obligations in the event of such recording.

Possession Seller retains title to and possession of the property until the Contract is paid in full, after which the Purchaser will receive a Warranty Deed and free Owner's Title Insurance Policy insuring title to the property to be good in Purchaser.

Interest The interest rate will vary, depending upon the amount of the down payment. The interest rate is fully described in the contract.

Prepayment Privileges Purchasers may prepay their Contract in full or in part at any time without penalty.

Resale or Transfer The Seller is in the business of community development and planning, designing and initially selling lands subdivided by it. The Seller is not a real estate broker, does not engage in the business of selling lands not of its ownership and as a general rule will not repurchase individual lots in its subdivisions. Any resale or transfer of contract interest can be effected by the Purchaser individually, or through the Seller's subsidiary, Royal Palm Beach Realty, Inc. or with the help of any independent real estate broker he may select. If prior to maturity of the contract the original Purchaser desires to transfer his interest to another Purchaser, such transfer may be accomplished in accordance with the provisions set forth in the contract.

#### Taxes and Assessments

Any and all taxes, levies, or assessments imposed on the property by any Federal, State, County, District, or other governmental agency including pro-rata assessments by the Indian Trail Water Control District, will be Purchaser's responsibility and will be advanced by the Seller during the term of Purchaser's contract, or until the recording of the contract, or until delivery by the Seller of a Deed to Purchaser, whichever occurs first. The Purchaser will reimburse the Seller annually for such taxes, levies or assessments paid by the Seller on behalf of the Purchaser during the term of the Agreement. After payment of any such taxes, levies or assessments, Seller will notify Purchaser and reimbursement will be due and payable upon such notice.

#### Exchange Privilege

If Purchaser is not in default, he may at any time before the final installment is payable exchange his parcel for another available parcel of equal or higher price in any of the subdivisions being offered for sale by the Company and receive credit toward such purchase to the extent of his equity in the parcel being traded. The exchange shall transfer all sums previously paid as principal and any appreciation earned. Appreciation is the increase between the original price paid by the Purchaser and the current price at which the Company would be selling that property if it were available. The Exchange Privilege shall terminate the event the Purchaser records the contract or upon delivery of the Deed.

#### SALES PROGRAM

The present sales program consists of sales by company employed licensed real estate personnel and registered real estate brokers through advertisements in newspapers, magazines, radio, television and direct mail.

RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE

Purchaser Receipt  
IMPORTANT READ CAREFULLY

Name of Subdivision  
ROYAL PALM BEACH COLONY ACREAGE

Date of Offering Statement  
(Revised): Florida - November 20, 1981  
HUD - December 10, 1981

Sections 2, 4, 9, 10 and 11 in T43S, R41E; the West 1/2 of Section 17, all of Sections 18 and 19, Section 20 less the NW 1/4 of the NE 1/4 of the East 1/2, all of Sections 21, 22, 27, 28, 29, 30, 31, the West 1/2 and the West 100 acres of the East 1/2 of Section 32, and all of Sections 33, 34 and 35, T42S, R41E; Sections 10, 11, 14 and the West 3/4 of Sections 13, 24 and 25, T43S, R40E; the South 1/2 of Sections 13, 14 and 15, and all of Sections 23, 24, 25, 26, 35 and 36, T42S, R40E; and Sections 30 and 31, the West 1/2 of Section 29 South and West of the Seaboard Airline R.R. Right-of-Way, and the West 1/2 of Section 32, T41S, R41E, all in Palm Beach County, Florida  
ILSR Number 0-0221-09-55, (A-E, XA, XB)

We must give you a copy of this Florida Public Offering Statement and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Florida Public Offering Statement.

Received by . . . . . Date . . . . .  
Purchasers Signature

Street Address . . . . .

City . . . . .

any representations are made to you which are contrary to those in this Offering Statement please notify the:

Office of Interstate Land Sales Registration  
HUD Building, 451 Seventh Street, S.W.  
Washington, D.C. 20410

or

Division of Florida Land Sales & Condominiums  
Johns Building, 725 South Bronough Street  
Tallahassee, Florida 32301

AGENT CERTIFICATION

I certify that I have made no representations to the person(s) receiving this Florida Public Offering Statement contrary to the information contained in this Florida Public Offering Statement.

SECTION \_\_\_\_\_ TRACT NO. \_\_\_\_\_

Name of Salesperson . . . . .

Signature . . . . . Date . . . . .

Purchaser Cancellation

You are entitled to cancel your purchase contract; refer to the contract for the terms of both the Florida and federal refund privilege. If you wish to do so, you may cancel by personal notice, or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below sending it to:

ROYAL PALM BEACH COLONY, INC.  
8080 N.E. 5th Avenue, Miami, Florida 33138

Date of Contract \_\_\_\_\_  
ROYAL PALM BEACH COLONY ACREAGE

This will confirm that I/we wish to cancel our purchase contract

Purchaser(s) signature \_\_\_\_\_ Date \_\_\_\_\_

Comparison  
of  
***Agricultural  
Residence***  
and  
***Country Residential***  
Zoning  
Classifications

February 16, 1994

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# Introduction

The following is a side by side comparison of Agricultural Residence and Country Residential as it exists in the Unified Land Development Code. Also included are the proposed modifications that the first two Sub-Committee meetings proposed.

The Acreage is a unique community. It is a rural area with a diversified population. Many residents choose to live here because they want: the country lifestyle and the ability to own horses and livestock; to raise their children in a more gentle atmosphere with new schools; to be able to afford a large lot of land and have space from the nearest neighbor; to leave the city atmosphere of noise and traffic congestion, and reside in the fresh air.

The Acreage is currently under the Agricultural Residence Zoning Classification. As the following pages will present, there are special, conditional and permitted uses that may not be suitable for The Acreage Community.

The Country Residential Zoning offers a rural atmosphere. Since this classification does not exist in any other area in Palm Beach County, the residents have the ability to propose modifications specifically for The Acreage. This is a benefit for the residents and creates an opportunity to tailor the "yet untried" Country Residential class to specifically suit everyone's needs (livestock owners, nursery owners as well as people who simply reside here).



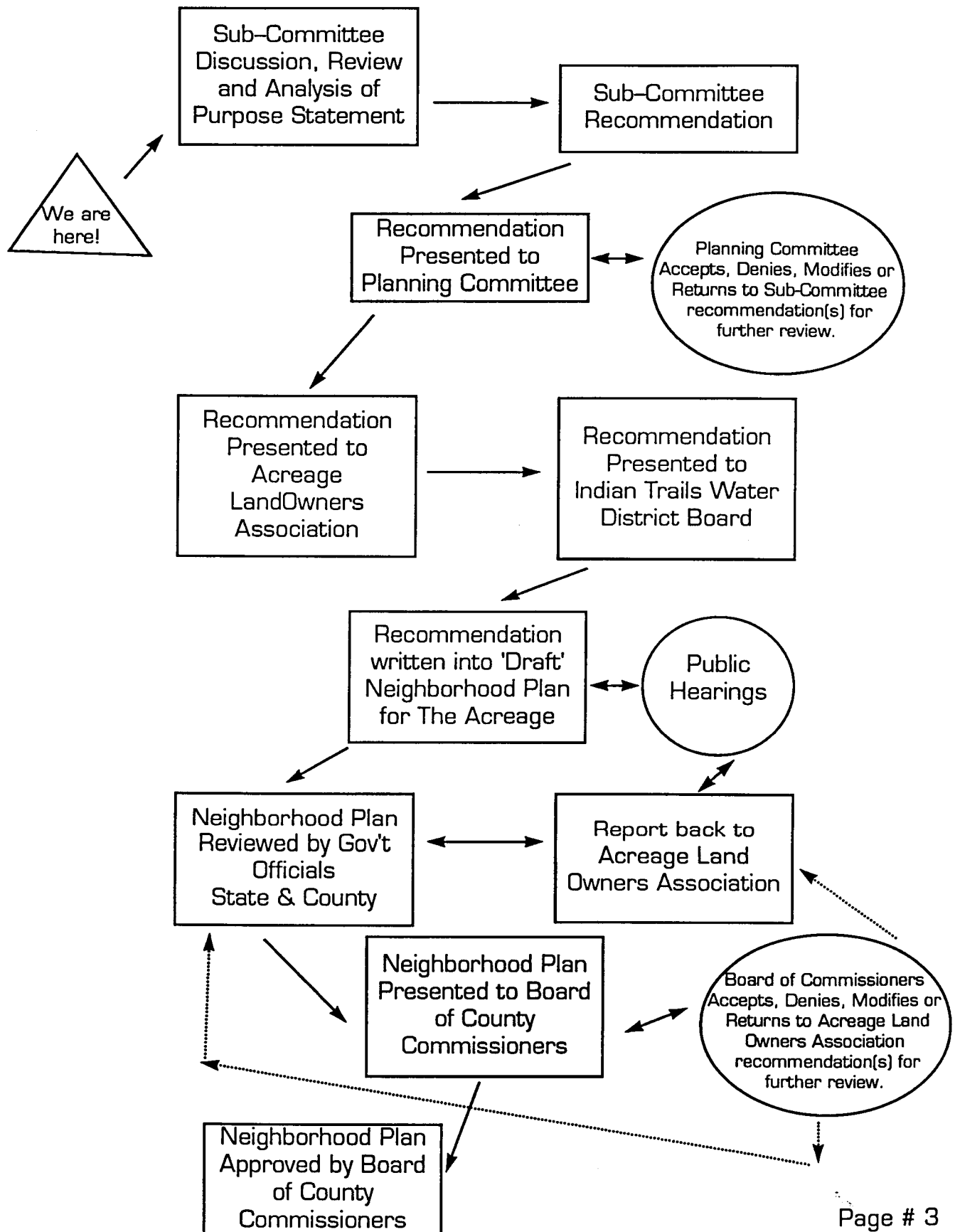
# Sub-Committee

Purpose: To review permitted Land Uses within the Agricultural Residence and Country Residential zoning district classifications, and forward this review with recommendations to The Acreage Planning Committee on January 26th. Because Home Occupations are permitted within the AR & CRS classifications, the Sub-Committee will forward a recommendation to the Planning Committee targeting such issues as:

- Permitted Home Occupation Uses
- Land Use Intensity
- On-site Signage
- Storage
- Private Parking
- Nuisances

This Sub-Committee is not reviewing Commercial Property zoning or guidelines for Model Homes.

# The Flow Chart



1/20/94

"FOR IMMEDIATE RELEASE"

## FROM THE ACREAGE LANDOWNERS PLANNING SUB-COMMITTEE

### ACREAGE LOOKS TO UPGRADING ZONING CLASSIFICATION

The Acreage Landowners Association Planning Committee will be reviewing recommendations from the Acreage Landowners Association Planning Sub-Committee on January 26th, 1994, 7:30 P.M. at the Indian Trails Water Control District office located on 61st and Avocado.

The Sub-Committee is primarily comprised of local Acreage residents. The task assigned to the Sub-Committee is to compare the existing Agricultural Residence zoning classification with the Country Residential zoning classification. The Sub-Committee's goal is to offer recommendations to The Acreage Planning Committee regarding the Country Residential zoning classification for The Acreage.

The Sub-Committee unanimously agrees that upgrading to Country Residential (with modifications) is the correct path to provide for managed growth while maintaining and enhancing the rural charm and special qualities found only in The Acreage community.

The Sub-Committee is recommending that the Country Residential Zoning Classification be expanded in the following areas:

- Defining agricultural bona fide
- Broadening guidelines for Home Occupations
- Allowing for private equestrian arenas
- Creating access areas to public waterways
- Defining greenhouse and nursery wholesale
- Defining landscape maintenance service

This is a general description of the recommendations. The Acreage Landowners Association encourages everyone to attend the January 26th Planning meeting to participate in this discussion.

Submitted by the Acreage Landowners  
Association Planning Sub-Committee

Copies of the Sub-Committee's recommendation are available at the Indian Trail Water Control District and Palm Beach County Planning Division. For further information call David Rafaidus @233-5331 or Gail Daugirdas @795-3351.

*Comparison of*  
**Agricultural Residence,  
Country Residential**

February 1, 1994

## **Goal**

To offer the comparison of upgrading the zoning classification of The Acreage from Agricultural Residence to Country Residential for the benefit and enhancement of the community. The Country Residential classification should provide and maintain a rural environment suitable for present and future residents.

## **Recommendation**

To expand and define a Country Residential Zoning District.

- Propose enhancements to existing zoning and adopt them into Country Residential
- Insure public safety and welfare
- Provide a means for controlled growth
- Protect our investment of land and home while complying with the Comprehensive Plan of Palm Beach County

## PERMITTED USES

### AGRICULTURAL RESIDENCE

Agriculture, bona fide  
Congregate living facility, T1  
Garage Sale  
Home occupation  
Single-family  
Stable, private

### COUNTRY RESIDENTIAL

Agriculture, bona fide  
Congregate living facility, T1  
Garage Sale  
Home occupation  
Single-family  
Stable, private

### RECOMMENDED CHANGES

• *Want Agricultural - but not Bona fide. Create new guidelines for bona fide.*

## SPECIAL USES

Accessory dwelling

Air curtain incinerator, temp.

Amusements, temp/spec.

Bed and Breakfast

Mobile home dwelling

Recycling drop off bin

Retail sales, mobile, temp or transient

Security or caretaker quarters

Stand for the sale of agricultural products

Accessory dwelling

Air curtain incinerator, temp.

Bed and Breakfast

Mobile home dwelling

Recycling drop off bin

Stand for the sale of agricultural products

• *Want Retail Sales for Home Occupations with conditions - intended to allow limited sales, such as jewelry repair - no street vendors ( hot dog vendors, flower trucks, etc).*

• *Want Security/Caretaker Quarters. Can have elderly residence/mother-in law quarters.*

• *Want a Marine Facility - with limitations to non-power boats (row boats and canoes) and allow public access to waterways subject to commercial guidelines for marine parks/facilities.*

The underlined  
reflect the  
differences  
between  
AR & CRS

# AGRICULTURAL RESIDENCE COUNTRY RESIDENTIAL

## PERMITTED SUBJECT TO DRC SITE PLAN

Greenhouse or nursery,  
wholesale  
Kennel, private  
Park, passive  
Utility, minor  
Stable, commercial

Kennel, private  
Park, passive  
Utility, minor

The underlined  
reflect the  
differences  
between  
AR & CRS

## RECOMMENDED CHANGES

*Change the classification of "Greenhouse or nursery retail" and "Greenhouse or nursery wholesale" and create a new designation for the Country Residential Zoning District:*

*"Country Residential Wholesale Greenhouse or Nursery": (intended to eliminate any future large-scale nursery operation in the Country Residential District) means the cultivation for wholesale sale of horticultural specialties such as flowers, shrubs and trees for ornamental or landscaping purposes on a maximum of 5 acres of land on which the principal dwelling of the owner of same land exists (owner must live there.)*

## D. Supplementary Use Standards

*Article 6: Zoning Districts, Supplement 1 on Page 6-92, of the Land Development Code Palm Beach County, Florida  
"Country Residential Wholesale Greenhouse or Nursery"*

- |                                     |  |
|-------------------------------------|--|
| a. <i>Limitation of Sales.</i>      | Same   |
| b. <i>Conditions of operation.</i>  | Same   |
| c. <i>Parking and loading</i>       | Same   |
| d. <i>CR District.</i>              | Change to read "must be operated in conjunction with owner's principle dwelling and may be no larger than 5 acres".      |
| e. <i>Vegetation removal permit</i> | Same   |
| f. <i>Buffering requirements.</i>   | We need to look at Sec. 7.3 of the<br>Landscape code to determine if any change is necessary.<br>Change to read 5 acres. |
| g. <i>Water use permit.</i>         |  |

CONDITIONAL USE,  
CLASS B

AGRICULTURAL RESIDENCE

Airplane landing strip,  
accessory  
Equestrian arena  
Park, public  
Veterinary clinic

COUNTRY RESIDENTIAL

Park, public  
Stable, commercial

RECOMMENDED CHANGES

- *Want Equestrian Arena – (Private non-commercial use only).*

CONDITIONAL USE,  
CLASS A

Assembly, nonprofit

Cemetery

Church or place of worship  
College or university  
Communication tower,  
commercial

Congregate living facility, T2  
Day care center, limited  
Electrical power facility  
Government services  
Gun range, private  
Helipad or helipad  
Landscape maintenance  
service

The underlined  
reflect the  
differences  
between  
AR & CRS

School, elementary or  
secondary  
Solid waste transfer station  
Water or wastewater  
Zoo

Church or place of worship  
College or university  
Communication tower,  
commercial

Congregate living facility, T2  
Day care center, limited  
Electrical power facility  
Golf Course  
Government services  
School, elementary or  
secondary  
Solid waste transfer station  
Water or wastewater

- *Want LandScape Maintenance Service – locate equipment within property setbacks*

- *Want Assembly, non-profit. To follow existing zoning in Agricultural Residence*

- *No Golf Courses.*



**PROHIBITED RESIDENTIAL  
USES**

Zero lot line home  
Townhouse  
Multi-family  
Congregate living facility, T3  
Farm residence  
Farm tenant quarters  
Migrant farm labor quarters  
Nursing or convalescent  
facility

**AGRICULTURAL RESIDENCE**

Zero lot line home  
Townhouse  
Multi-family  
Congregate living facility, T3  
Farm residence  
Farm tenant quarters  
Migrant farm labor quarters  
Nursing or convalescent  
facility

**COUNTRY RESIDENTIAL**

Zero lot line home  
Townhouse  
Multi-family  
Congregate living facility, T3  
Farm residence  
Farm tenant quarters  
Migrant farm labor quarters  
Nursing or convalescent  
facility  
Security or caretaker  
quarters

**RECOMMENDED CHANGES**

- *Delete Security or  
Caretaker quarters from  
Prohibited CRS use.*

**PROHIBITED AGRICULTURAL  
USES**

Agricultural research/  
development  
Agricultural sales and  
service  
Agricultural transshipment  
Kennel, commercial  
Potting soil manufacturing  
Sugar mill or refinery

Agricultural research/  
development  
Agricultural sales and  
service

Agricultural transshipment  
Equestrian arena  
Kennel, commercial  
Potting soil manufacturing  
Sugar mill or refinery

- *Delete Equestrian Arena  
(Private only) from  
Prohibited CRS use.*

The underlined  
reflect the  
differences  
between  
AR & CRS

## PROHIBITED PUBLIC & CIVIC USES

### AGRICULTURAL RESIDENCE

Airport  
Day care center, general  
Hospital or medical center  
Transportation facility

### COUNTRY RESIDENTIAL

Airplane landing strip,  
accessory  
Airport  
Assembly, nonprofit  
Cemetery  
Day care center, general  
Helipad or helipad  
Hospital or Medical center  
Transportation facility

### RECOMMENDED CHANGES

- Delete Non Profit -  
Assembly (Special Permit  
only) from Prohibited CRS  
use.

## PROHIBITED UTILITIES USES

Air curtain incinerator,  
permanent  
Chipping and mulching  
Composting facility  
Incinerator  
Recycling center  
Recycling collection station  
Recycling plant  
Sanitary landfill

Air curtain incinerator,  
permanent  
Chipping and mulching  
Composting facility  
Incinerator  
Recycling center  
Recycling collection station  
Recycling plant  
Sanitary landfill

- No Change

The underlined  
reflect the  
differences  
between  
AR & CRS

**PROHIBITED RECREATIONAL  
USES**

Arena, auditorium or stadium  
Campground  
Entertainment, indoor  
Entertainment, outdoor  
Fitness center  
Golf course  
Gun club, enclosed  
Gun club, open  
Gun range, private  
Marine facility  
Park, passive  
Zoo

**AGRICULTURAL RESIDENCE**

Amusements, temporary or special events  
Arena, auditorium or stadium  
Campground  
Entertainment, indoor  
Entertainment, outdoor  
Fitness center  
Gun club, enclosed  
Gun club, open  
Gun range, private  
Marine facility  
Zoo

**COUNTRY RESIDENTIAL**

- Delete Marine Facility from Prohibited CRS use.

**RECOMMENDED CHANGES**

**PROHIBITED INDUSTRIAL  
USES**

Asphalt or concrete plant  
Data Information Processing  
Excavation, Type III  
Grain milling or processing  
Heavy industry  
Laboratory, industrial research  
Machine or welding shop  
Manufacturing and processing  
Motion picture production studio  
Pottery shop, custom  
Salvage or junk yard  
Warehousing  
Woodworking or cabinet-making

Asphalt or concrete plant  
Data Information Processing  
Excavation, Type III  
Grain milling or processing  
Heavy industry  
Laboratory, industrial research  
Machine or welding shop  
Manufacturing and processing  
Motion picture production studio  
Pottery shop, custom  
Salvage or junk yard  
Warehousing  
Woodworking or cabinet-making

- No Change

The underlined  
reflect the  
differences  
between  
AR & CRS

## PROHIBITED COMMERCIAL USES

### AGRICULTURAL RESIDENCE

Adult entertainment  
 Auction, enclosed  
 Auction, outdoor  
 Automotive paint or body shop  
 Automotive service station  
 Broadcasting studio  
 Building supplies, retail  
 Building supplies, wholesale  
 Car wash and auto detailing  
 Contractor's storage yard  
 Convenience store, no gas sales  
 Convenience store with gas sales  
 Day labor employment service  
 Dispatching office  
 Financial institution  
 Flea market, enclosed  
 Flea market, open  
 Fruit and vegetable market  
 Funeral home or crematory  
 Gas and fuel, wholesale  
 Greenhouse or nursery, retail  
 Hotel, motel, SRO, Boarding & Rooming House  
 Laundry services  
 Lounge, cocktail  
 Medical office or dental clinic  
 Medical or dental laboratory  
 Monument sales, retail

### COUNTRY RESIDENTIAL

Adult entertainment  
 Auction, enclosed  
 Auction, outdoor  
 Automotive paint or body shop  
 Automotive service station  
 Broadcasting studio  
 Building supplies, retail  
 Building supplies, wholesale  
 Car wash and auto detailing  
 Contractor's storage yard  
 Convenience store, no gas sales  
 Convenience store with gas sales  
 Day labor employment service  
 Dispatching office  
 Financial institution  
 Flea market, enclosed  
 Flea market, open  
 Fruit and vegetable market  
 Funeral home or crematory  
 Gas and fuel, wholesale  
 Greenhouse or nursery, retail  
Greenhouse or nursery, wholesale  
 Hotel, motel, SRO, Boarding & Rooming House  
Landscaping maintenance service  
 Laundry services

### RECOMMENDED CHANGES

- Delete Greenhouse or Nursery Wholesale and Landscape Maintenance Service from Prohibited CRS use. Create Guidelines, including house with resident on property.

The underlined  
 reflect the  
 differences  
 between  
 AR & CRS

**PROHIBITED COMMERCIAL  
USES CONTINUED**

**AGRICULTURAL RESIDENCE**

Newsstand or gift shop  
Office, business or professional  
Parking garage, commercial  
Parking lot, commercial  
Personal services  
Printing and copying services  
Repair and maintenance, general  
Repair services, limited  
Restaurant fast food  
Restaurant, general  
Restaurant, specialty  
Self-service storage  
Theater, drive-in  
Towing service and storage  
Upholstery shop  
Vehicle inspection center  
Vehicle sales and rental  
Vocational school  
Wholesaling, general

**COUNTRY RESIDENTIAL**

Lounge, cocktail  
Medical office or dental clinic  
Medical or dental laboratory  
Monument sales, retail  
Newsstand or gift shop  
Office, business or professional  
Parking garage, commercial  
Parking lot, commercial  
Personal services  
Printing and copying services  
Repair and maintenance, general  
Repair services, limited  
Restaurant fast food  
Restaurant, general  
Restaurant, specialty  
Retail sales, mobile.  
temporary or transient  
Self-service storage  
Theater, drive-in  
Towing service and storage  
Upholstery shop  
Vehicle inspection center  
Vehicle sales and rental  
Veterinary clinic  
Vocational school  
Wholesaling, general

The underlined  
reflect the  
differences  
between  
AR & CRS

# Home Occupations

The following is a side by side comparison of Home Occupations as it exists in the Unified Land Development Code, and the proposed modifications that the first two Sub-Committee meetings proposed.

Home Occupations are a National trend. Many services are now provided from the home. Home Occupations save fuel and commuting time. It is economical for couples with children, and saves the office rent/lease expenditures. With the influx of computer technology, more and more businesses will be able to operate from the home. Many residents have been able to move to The Acreage because of the increase in home occupations. They can still work for larger companies without leaving home. We should encourage this trend.

The intent of the first two Sub-Committee's was to broaden existing guidelines and define proposed modifications to the CRS class for The Acreage. The Acreage is growing partly because of the increase in Home Occupations.

Officially, the Sub-Committee is aware of at least 150 home businesses that exist in The Acreage today. More exist that have not been accounted for. This number is expected to rise as more homes are established and the rate of technology intensifies.

# Home Occupation Recommendations

## Goal

To create home occupational guidelines specifically for Country Residential zoning. Maintain quaint trade business with neighbors.

## Recommendation

Enhance and modify existing home occupation regulations for landowners and the County, per the Unified Land Development Code, Section 6.4D, Note 50.

## Unified Land Development Code, Section 6.4D, Note 50

Incidental nature. The home occupation shall be clearly incidental and secondary to the residential use of the building and shall be confined to no more than ten (10) percent of the total floor area of the dwelling.

## Recommended for Country Residential Zoning

Incidental nature. The home occupation(s) shall be clearly incidental and secondary to the residential use of the building and shall be confined to no more than thirty (30) percent of the total floor area of the principal dwelling not to exceed 600 sq. ft. unless approved by a Special Use permit.

Location. A home occupation shall be conducted within the principal dwelling or off-site, and shall not be conducted within any accessory building or structure or within any open porch or carport that is attached to and part of the principal structure.

Location. A home occupation shall be conducted within the principal dwelling or an accessory building or structure. The accessory building cannot be an open porch or carport. Accessory building location and size will be governed by existing Land Development guidelines.

No change to character of dwelling. The home occupation shall not change the essential residential character of the dwelling in terms of exterior appearance and interior space.

No change to character of dwelling – Same.

Employees. A home occupation use shall be conducted by a member of the immediate family residing in the dwelling unit. A maximum of one (1) person who is not a member of the immediate family may assist in the operation of the home occupation. In addition, only one (1) person outside of the home may be employed by the service provided by the home occupation.

Employees – A home occupation shall be conducted by a member of the immediate family residing in the dwelling unit. A maximum of two (2) persons who are not members of the immediate family may assist in the operation of the home occupation. Special permits will be required for any additional employees on-site.

Occupational license. A home occupation shall be operated pursuant to a valid occupational license for the use held by the resident of the dwelling.

Occupational license – Same.

No advertising. No external evidence or sign shall advertise, display, or otherwise indicate the presence of the home occupation, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio or newspapers. Advertising on vehicles shall be limited to the minimum necessary to meet code requirements as mandated by PBC Contractors Certification Division Chapter 67-1876, or Florida Statutes 489.

No on-premise sales. A home occupation shall not involve the sale of any stock in trade, supplies, products or services on the premises.

No outside storage. No equipment or materials used in the home occupation shall be stored or displayed outside of the swelling including driveways.

Nuisances prohibited. No home occupation shall involve the use of any mechanical, electrical or other equipment, materials or items which produce noise, electrical or magnetic interference, vibration, heat, glare, smoke, dust, odor or other nuisance outside the residential building. There shall be no storage of hazardous or noxious materials on the site of the home occupation.

Violations or hazard. If any of the above requirements are violated, or if the use, or any part thereof, is determined by the Zoning Director to create a health or safety hazard, then the occupational license may be revoked.

Number. Only one home occupation shall be permitted on any lot.

Advertising. A sign may be posted that is no larger than 4 square feet, and have no more than one face per side, may have one white light on each face, must be self standing and may not be self-illuminated. All signs must be located within the property setback and must be approved at the time of application for Occupational License. No billboards, television, radio or newspapers shall indicate the presence of the home occupation, nor the street address of the home occupation.

No on-premise sales – Remove

No outside storage – Same

Nuisances prohibited. Same. Add: Hours of Operation 8 a.m. to 9 p.m..

Violations or hazard – Same

Number. Only two home occupations shall be permitted on any lot. Any additional home occupational licenses requested would be governed by the Zoning Division, and would be obtained through special permit and clearance.



# Synopsis of Home Occupations

The first two Sub-Committee meetings proposed the modifications to the current guidelines. During the third meeting, the percentage of space, signs, number of employees and number of licenses were not acceptable. The following is a proposed compromise of the previous issues:

## Home Occupations Suggested Compromise:

No Change	Incidental Nature
As Recommended	Location
No Change	Character of dwelling
No Change	Employees
No Change	Occupational License
New Recommendation	Advertising - Leave it as no signs. As a compromise: Paint the Name of the Home Occupation on the mail box.  •Everyone has a mail box. It is not an additional post. •It cannot be lit. •It is a Federal piece of property. •The Post Office requires that a business be identified on the mailbox •Only the name can be painted on the mail box. •The size of the mail box is regulated by the Post Office.
As Recommended	On-Premise Sales
As Recommended	Nuisances prohibited
No Change	Violations or hazard
No Change	Number

# Agenda

## Sub-Committee Meeting 2/1/94

7:00 Introduction

Review Purpose & Goals  
of Sub-Committee

Review  
Agricultural Residence  
Country Residential

Review  
Home Occupation

Recommendation to Planning Committee

9:00 End Meeting

**Audience may address questions or statements  
to the Sub-Committee from the podium.**

Next Meeting of the Planning Committee is  
February 23, 1994 at 7:30 p.m.

# Minutes

## of Sub-Committee Meeting 2/1/94

The meeting started at 7:05 p.m.

David Rafaidus introduced himself as a County Planner and proceeded to present the flow chart of how a neighborhood plan is formed and the process it must flow through to be finalized.

A question was raised from the audience about loss of animal rights. David Rafaidus read a letter by Roxanne Manning about pot belly pigs.

Gail Daugirdas showed an overhead about CRS guidelines for Large and Small animals that was copied from page 6-55 of the Land Development Code.

Gail Daugirdas then introduced herself as the Sub-Committee chair-person. Gail read the purpose of the Sub-Committee and gave a brief history of The Acreage and the reason for the comparison.

Gail Daugirdas then showed overheads depicting a side by side comparison of AR and CRS with an additional column for modifications that the previous Sub-Committees wanted to submit.

Once the presentation was completed, audience members were able to voice their opinions and make statements at the podium.

A quote from a newspaper article dated 1/26/94 was discussed and denounced as a misquote.

A member from the audience motioned the following:  
Move that the AR Zoning classification and RR10 future land use designation remain within The Acreage Unified Planning Area, with a neighborhood plan.

The audience vote was unanimous in favor of the motion.

A member of the Sub-Committee motioned the following:  
Move that the AR Zoning classification and RR10 future land use designation remain within The Acreage Unified Planning Area, with a neighborhood plan. Code Enforcement should uniformly address code enforcement issues.

Seconded by another member of the Sub-Committee.

The Sub-Committee was in favor of the motion.

The meeting was adjourned.

# Summary of Events

## **December 8, 1993**

Planning Committee of the ALA suggested that a Sub-Committee be established to compare the Agricultural Residence Zoning Classification to Country Residential, and also provide a recommendation to the Planning Committee.

## **January 5, 1994**

The First Sub-Committed Meeting consisted of:

Gail & Joe Daugirdas  
Chris Jones  
Todd Newhard

Dana & Darrie Smith  
Kerry Kilday  
David Rafaidus

Robert & Pat McAleney  
Steve Shock

Everyone agreed that changes should be made to the current Country Residential zoning classification and with those changes, this zoning would be ideal for The Acreage.

## **January 19, 1994**

The Second Sub-Committee Meeting consisted of:

Gail & Joe Daugirdas  
Mitzi Bertrud  
Chris Jones

Dana & Darrie Smith  
Craig Shock  
Len

Joyce Sanborn  
David Rafaidus  
Steve Shock

Everyone unanimously agreed that The Acreage should be upgraded to Country Residential with the modifications to current zoning as well as to Home Occupations.

## **January 26, 1994**

The modifications were presented to the Planning Committee. An open discussion commenced. It was then suggested that another Sub-Committee meeting be held.

## **February 1, 1994**

The Third Sub-Committee Meeting had about 75 persons in attendance.

At least 80% of the audience consisted of individuals with horse and livestock interests. They were under the impression that their rights of owning animals and the maximum number of animals on an acre and a quarter would be changed.

The group then voted to make no changes to the current Agricultural Residence Zoning.

After the meeting, many persons who were Pro-Country Residential came forward. For whatever reason, they did not voice their opinions during the meeting.

# Conclusion

The consensus of the first and second Sub-Committees was to upgrade to the Country Residential classification with the modifications.

The consensus of the third Sub-Committee meeting was to:

"Move that the Agricultural Zoning classification and RR10 future land use designation remain within The Acreage Unified Planning Area, with a neighborhood plan. Code Enforcement should uniformly address code enforcement issues".

This was unanimously agreed upon by the audience.

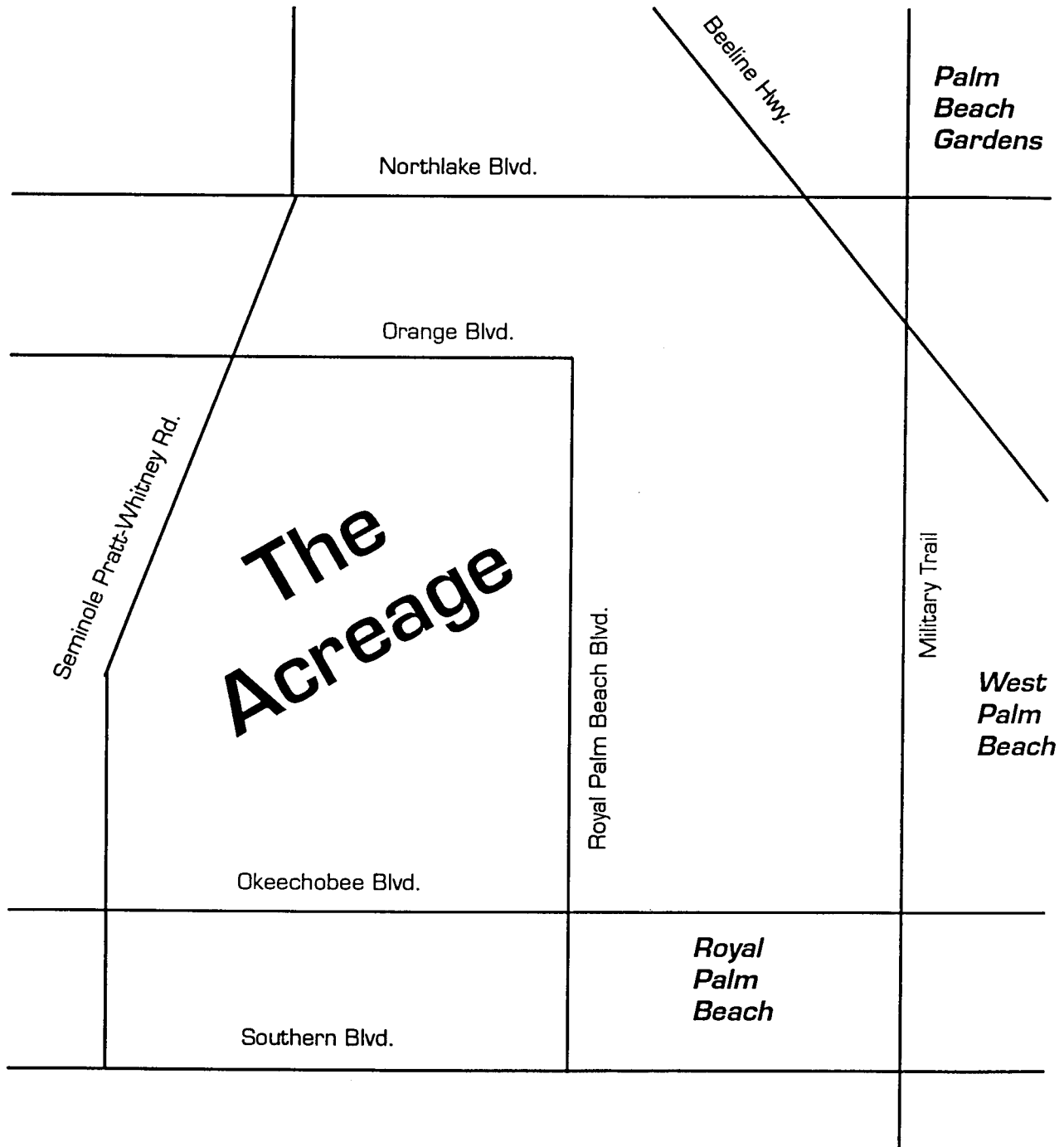
In conclusion, the majority of the participants (at the one meeting) want everything to stay as it is, yet with a neighborhood plan.

[illegible]

[illegible]

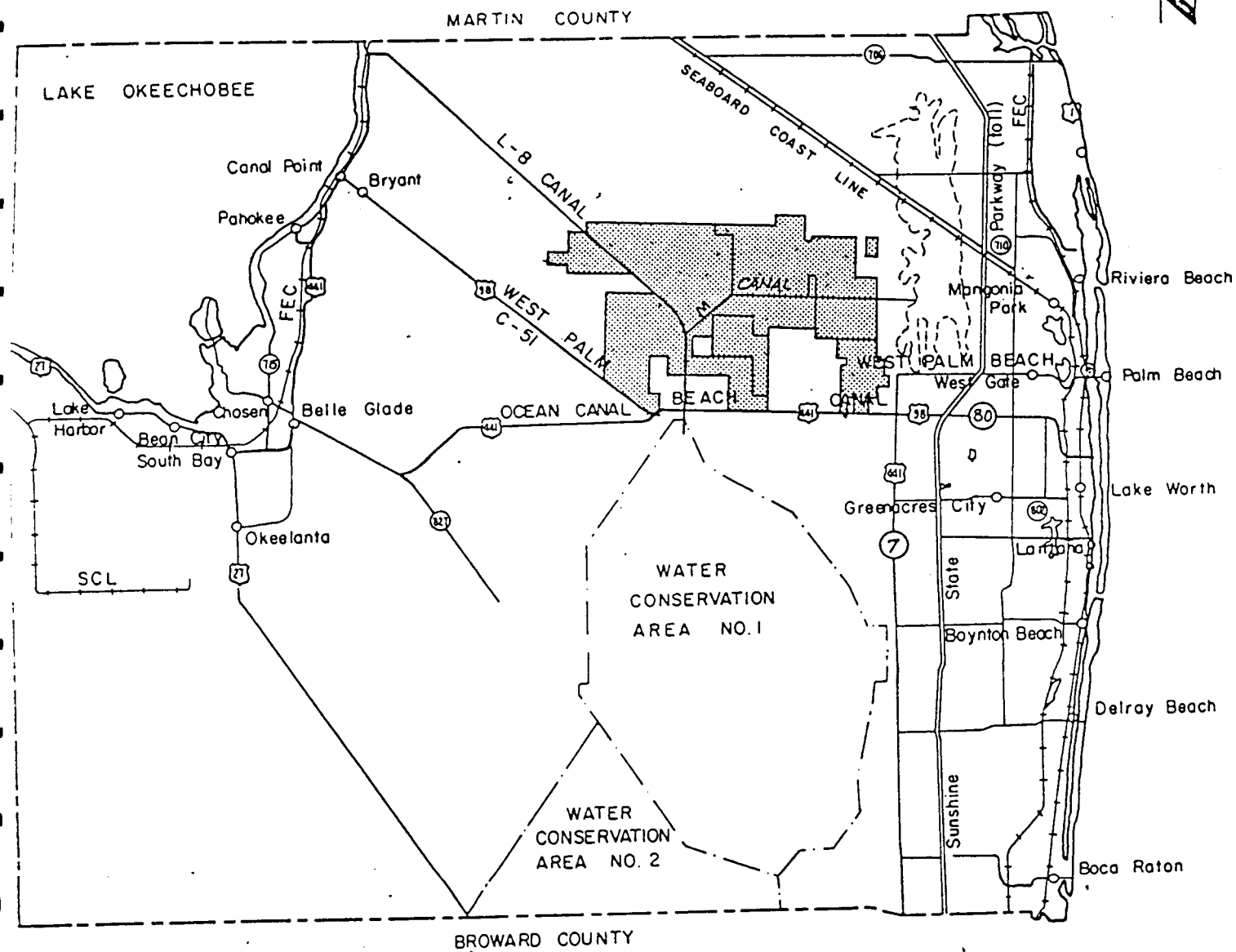
# The Acreage

# Neighboring Communities



Map is not  
to scale





VICINITY MAP  
 INDIAN TRAIL WATER CONTROL DISTRICT  
 PALM BEACH COUNTY, FLORIDA

FIGURE 1

Board of County Commissioners

Karen T. Marcus, Chair  
Carole Phillips, Vice Chair  
Carol A. Roberts  
Carol J. Elmquist  
Mary McCarty  
Ken Foster  
Maude Ford Lee

County Administrator

Robert Weisman

Department of Planning, Zoning & Building



July 14, 1992

Ms. Linda Kender  
C/O Kilday & Associates  
1551 Forum Place, Bldg. 100  
West Palm Beach, FL 33401

RE: Pot Bellied Pigs

Dear Ms. Kender,

This letter is to serve as a clarification that the Zoning Division does permit the keeping of Pot Bellied Pigs in all zoning districts as a pet. Since Pot Bellied Pigs are recognized as household pets and are permitted as such, their commercial care are provided for under the classification of "Commercial Kennels". Regulations regarding Commercial Kennels are in Article 6 of the Unified Land Development Code.

The keeping and care of livestock or animals for the purpose of the production of animal products is permitted only in the agricultural zone districts.

If you have any further questions please call Anne Hctor (233-5211) or me at (233-5201).

Very Truly Yours,

*RMM by CAR*  
Roxanne M. Manning, AICP  
Zoning Director

Post-It™ brand fax transmittal memo 7671		# of pages
To: <i>Dundakofidus</i>	From: <i>Gene R</i>	
Co. <i>Planning</i>	Co. <i>County</i>	
Dept.	Phone # <i>233-5209</i>	
Fax #	Fax #	

CAR/car/pigs

cc: Reading File  
Anne Hctor  
Elizabeth Miller, Principal Planner

"An Equal Opportunity - Affirmative Action Employer"

3400 Belvedere Road West Palm Beach, Florida 33406 (407) 233-5000

# Sub-Committee Sign-Up Sheet

2/1/94

Please Print!!

First & Last Name	Address	Zip	Phone #	Resident of Acreage? Y or N
Stephen Smith	41030 A.P.B. Blvd	33411	798-4212	Y
Ms Smith	"	"	"	Y
<del>James</del> Smith	11700 78 <sup>th</sup> St NW	33411	790-5140	Y
Paul Osgood	16857 Orange Blvd	33420	795-1037	Y
Donald Warner	16434 70 <sup>th</sup> St. N	33470	793-0218	Y
Scott M. Black	1410 4 <sup>th</sup> St <del>SE</del>	33470	863-7568	Y
Ed Smick	13175 56 <sup>th</sup> North	33411	7951309	Y
de Turner	16493 6 <sup>th</sup> Court North	33470	798-3936	Y
Robert Joseph Bortosik	14270 8 <sup>th</sup> Ct North	33470	795-4645	Y
Imela Geller	16411 Apache Blvd	33470	795-9258	Y
Indell Adauitz	15553 94 <sup>th</sup> St. N	33412	795-2091	Y
George Middleton	14474 87 <sup>th</sup> Ct N	33470	793-4702	Y
Allyna Middleton	14474 82 <sup>th</sup> Ct N	33470	783-4202	Y
Wanda Brooker	14198 76 <sup>th</sup> Rd N	33470	798-5730	Y
Mr & Mrs D <sup>rs</sup> Holthaus	16030 E. Derby Dr.	33410	793-1891	Y
Mr Asken	13587 7 <sup>th</sup> Rd N	33470	798-3130	Y
En Foy	15223 W Lake Park Dr	33412	793-2789	Y
John Earley	2916 FAUNCE LOX74	33470	793-7451/1570	N-Y

# Sub-Committee Sign-Up Sheet

## Please Print!!

2/1/94

First & Last Name	Address	Zip	Phone #	Resident of Acreage? Y or N
Donald, Brenda Young	15326 83rd Lane North	33470	793-8996	yes
Don d Annette Cook	16435 72nd Road North	33470	790-0963	yes
Ray & Pat Bell	18466 49th ST. N	33470	790-1486	yes
Mike & Patti Moore	15086 86th Rd N	33470	793-8413	Y
M. Kuehn	15530 42 ST. N.	33470	793-3542	
Nancy Day	17039 62nd rd, No. Cox.	33470	795-5271	Y
Carolyn E. Goode	16911 61st Pl. N.	33470	795-7789	yes
Robert Kim Hoffmann PBC HORSE IND. COUNCIL	13466 83rd Ln N.	33412	791-1501	yes
DANIEL R. COFFEMAN	9040 BELVEDERE RD	33411	795-1401 738-6150	NO
Peggy Kovacs	3685 B Rd	33470	795-1703	No
Ronnie E. Calatti	13265 54th Lane N	33411	798-1314	yes
Jim Lundy	16889 W. Callett dr	33470	790-6958	yes
Albert V. Hurley	16242 E. Stallion Dr	33470	798-0290	yes
Boeb Hurley	16242 E Stallion Dr Cox	33470	798-0290	yes
Libby Burney 4H	13792 60th St North	33411	795-9205	yes
Dan & Bove	110088 E. Supramore Dr	33470	795-7927	yes
Carolyn Bove	110088 E. Supramore Dr	33470	795-7927	yes
Dan & Bove	11614-54th St.	33411	793-8999	yes

# Sub-Committee Sign-Up Sheet

Please Print!!

2/1/94

First & Last Name	Address	Zip	Phone #	Resident of Acreage? Y or N
HERB VILHEIMSON	PO BOX 20222 WLB.	33416	793 5866	N
D FONDRA	13825 Temple Bl	33412	798 5050	Y
Richard Andrea	12334 77th Pl. N.	33412	795-1136	Yes
Denise Pagoota	17088 60 Rd. N.	33470	791-3589	Yes
Jim Teresi	13529 51st Pl. N	33411	798-9698	Yes
Carol Rudolph	15577 87th N	33412	795-7527	Yes
Marguerite Langston	15577 87th Rd N	33470	795-7579	Yes
Chell Beards	15578 87th Rd N	33470	795-7575	Yes
BARBARA SUSCO	7164 S. ANDREWS RD	33467	641-3818	NOW OWN 2 LOX
(also) Francis	8590 93rd St N	33412	795-2948	Yes
Bruce NEAL	12921 Ombre Grove Dr	33411	795-0477	Yes
Robt Rockwell	15705 TANGLO	33412	791-2753	Yes
Lackie Smilack	13177 56th N.	33411	755-1309	Yes
Philip B. Speech	15838 Key lime Dr	33470	795-2359	Y
Russ Vicks	14729 95th Ln N.	33412	7903671	Y
Arnold Mcloy	13660 46th Ct N	33411	795-4752	Y
Robert M. Goff	13000 42nd Rd N	33411	798-2667	Y
Wm R. Goff	15582 83rd Ave	33470	798 9528	Y

FAX 794-3506

**Please Print!!**

[illegible]

- d. **CRS district.** In the CRS district, livestock raising shall be subject to the following supplementary use standards.
- (1) **Large animals.** The maximum number of large animals permitted for each acre shall not exceed five (5). For the purposes of this provision, large animals shall include horses, swine, cattle, goats, and sheep. An enclosed structure is required for each large animal when the total number of large animals exceeds three (3). In addition, the following limitation on the number of specific types of large animals shall apply: horses: five (5); swine: one (1); cattle: two (2); goats: two (2); sheep: two (2).
  - (2) **Small animals.** For the purposes of this provision, small animals shall include rabbits and fowl, excluding peafowl. The maximum number of small animals permitted for each acre shall be fifty (50) fowl and one hundred (100) rabbits. These numbers are permitted in addition to the five (5) large animals for each acre. For each two (2) large animals less than the maximum permitted, an additional fifty (50) small animals shall be permitted, not to exceed one hundred (100) additional small animals.
- e. **Accessory towers.** Communication towers accessory to a bona fide agricultural use are permitted subject to Sec. 6.6.A.3 (Accessory radio tower).
- f. **TAO - Temporary Agricultural Operation.** TAO - Temporary Agricultural Operation is permitted in all zoning districts except Preservation Conservation (PC) and is subject to the following conditions.
- (1) Obtain a special permit from the Zoning Division.
  - (2) The applicant shall submit a completed application with necessary documents and drawings for review and certification by the Development Review Committee (DRC). The DRC may impose conditions including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation or any additional information deemed necessary by the DRC.
  - (3) The use is temporary and shall not be classified as a "bona fide agricultural activity".
  - (4) A minimum of five (5) acres total property area shall be required for a TAO.
  - (5) The duration of any TAO shall not exceed a period of five (5) years from the date the special permit is issued.

TOTALS

LAND USE/COMMERCIAL CENTERS

88 + TWO FIRST SHEETS

1. What types of housing do you think should exist in the Acreage? (circle no more than two)

90 1 - single family house 0 4 - boarding house or room  
3 2 - duplex 2 5 - apartment  
1 3 - mobile home 3 6 - other (specify) \_\_\_\_\_

2. If another person's house seems substandard to you, do you feel that you have the responsibility for correcting the situation (by notifying the owners or Palm Beach County Code Enforcement)?

60 1 - Yes 22 2 - No

3. Which of the following statements would you most like to see the Acreage characterized as ten years from now?

58 1 - rural lots (as it exists today)  
4 2 - bedroom community to neighboring municipalities  
7 3 - agricultural based community  
1 4 - retirement community  
39 5 - relatively self-sufficient community (shopping center, library, post office, etc.)  
6 6 - other (specify) \_\_\_\_\_

4. There is increasing pressure on local government officials to examine the community planning process and land use controls such as zoning, easements, and other regulations to influence the development and use of privately owned land. Please circle the number on the scale that best reflects how you feel about each of the following statements.

Strongly Agree ..... Strongly Disagree

a - No one has the right to tell landowners what they can or cannot do with their land	6 8 16 27 13 8 11 1...2...3...4...5...6...7
b - Land use controls are very useful in achieving orderly growth	34 26 14 10 3 1 2 1...2...3...4...5...6...7
c - Land use controls are a poor means of protecting natural resources	9 3 7 11 10 22 27 1...2...3...4...5...6...7
d - We need more land use controls	10 11 13 24 11 9 13 1...2...3...4...5...6...7
e - Land use controls will make the County a better place to live	17 17 16 21 4 7 5 1...2...3...4...5...6...7
f - Land use controls would reduce conflicts between landowners and the public	20 9 20 19 5 11 4 1...2...3...4...5...6...7
g - Land use controls will increase the value of my property	20 12 16 22 8 6 4 1...2...3...4...5...6...7



Strongly  
Agree...

Strongly  
Disagree

h - Most people will be harmed by  
land use controls

1 5 6 17 23 21 12  
1...2...3...4...5...6...7

5. Do you favor the development of a Community Neighborhood Plan for  
the Acreage?

1 - Yes

2 - No

6. If growth is to occur, who will be responsible for the burden of  
paying for the growth? (circle one)

0 1 - current resident property owners 76 3 Both

7 2 - future resident owners 3 4 Other

7. Should the Acreage continue to remain 1-1/4 acre lots?

84 1 - Yes

2 2 - No

8. Which of the following commercial land uses would you like to see  
serve the Acreage? (circle one response in each column)

In the Acreage

Near the Acreage

Commercial Center

28 Yes - No 39 59 Yes - No 10

Convenience Stores

22 Yes - No 44 50 Yes - No 17

Daycare Centers

58 Yes - No 17 45 Yes - No 9

Churches

51 Yes - No 21 46 Yes - No 9

Auto Service Station/gas

51 Yes - No 46 50 Yes - No 16

Bar/Restaurant

16 Yes - No 45 50 Yes - No 17

Personal Services (barber, beauty)

28 Yes - No 37 46 Yes - No 13

Medical

36 Yes - No 30 47 Yes - No 9

Office

21 Yes - No 41 43 Yes - No 17

Home Business

54 Yes - No 20 39 Yes - No 8

Retail/Wholesale Nursery

43 Yes - No 25 42 Yes - No 10

Agricultural uses (includes

small animal breeding)

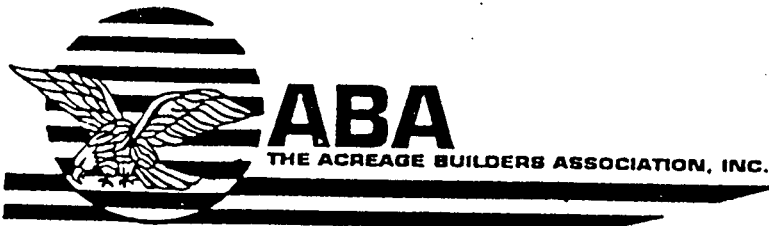
47 Yes - No 24 37 Yes - No 9

9. Should there be restrictions concerning the use and size of home  
businesses in the Acreage?

70 1 - Yes

12 2 - No

Please explain



February 7, 1994

Mr. David M. Rafaidus  
Senior Planner  
Planning Division  
800 - 13th Street, P.B.I.A.  
West Palm Beach, FL 33406

RE: ACREAGE MODEL CENTER  
GUIDELINES

Dear Mr. Rafaidus:

Please allow this letter to serve as formal confirmation and approval of the attached Model Center Recommendations by the Acreage Builders Association per meeting held on February 3, 1994.

Those builders in attendance were:

Sunland Construction

Wayne Builders

Murex Homes

Supreme Builders

Kalamazoo Construction

Southern Homes

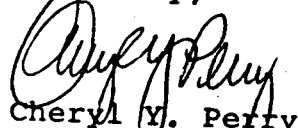
Mayfair Builders

Majestic Builders

Suntree Homes

We sincerely hope that your efforts in obtaining an acceptable neighborhood plan are successful. Thank you again for your assistance.

Sincerely,

  
Cheryl Y. Perry  
Vice President

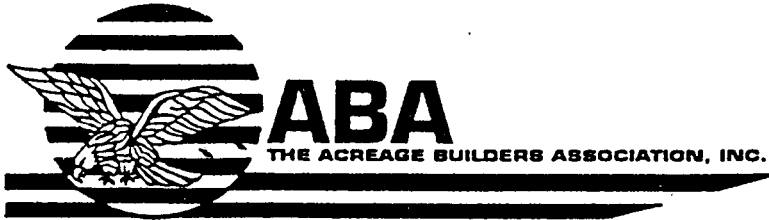
\* \* \* permitted first price  
\* \* \* TRAFFIC  
\* \* \* # per mile  
\* \* \* Temporary permit - future  
\* \* \* DONATION LAND -

cc: Wayne Builders  
Murex Homes

Mr. John Bonde - Acreage Landowners Assoc.

**RECEIVED**

FEB 08 1994



RECEIVED

FEB 08 1994

PLANNING DIVISION

David Rafaidus  
Senior Planner  
800 13th st P.B.I.A.  
West Palm Beach, Fl 33406

2/4/94

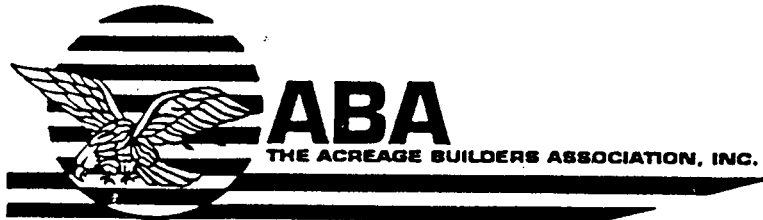
RE: Model Center Recommendations

Dear Mr. Rafaidus,

This letter is to inform you of our willingness to proceed with the proposals indicated in the enclosed letter. We would like to initiate these procedures as soon as possible. We hope to greatly improve the quality of life in our area with these changes.

Thank You.

The Acreage Builders Assoc.



November 13, 1993

Mr. John Bonde  
Acreage Landowners Planning Committee  
Post Office Box 633  
Loxahatchee, Florida 33470

RE: MODEL CENTER RECOMMENDATIONS

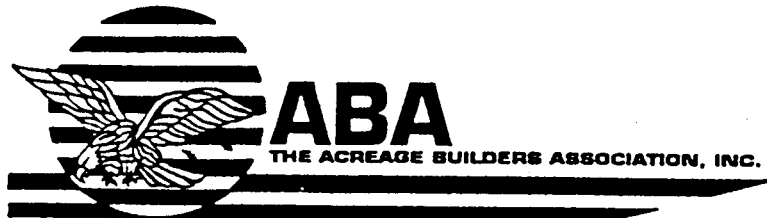
Dear Mr. Bonde:

As per your recent suggestion, a meeting was held on Thursday, November 4, 1993 to discuss the builder's model home center suggestions which we would appreciate you considering to be added to your Acreage Plan.

I have attached a list of the members and non-members invited to this meeting and those who attended same. Each person listed will receive a copy of this letter for their review. We hope that all builders will immediately respond to these guidelines in order to avoid any visitation by Palm Beach County Code Enforcement.

- 1) LOCATIONS - Builders Model Home Sales Centers should be limited to existing and future paved roads - no dirt roads.
- 2) HOURS - Model homes shall be open to the general public from 8:00 a.m. to 8:00 p.m. No earlier, no later.
- 3) SIGNS - All new signage must be approved by the PBC Sign Code. Builders recommend one 4' x 8' two sided ("v" type sign permitted) sign to be placed at roadside. No directional signs at model site. Suggested that real estate company name be incorporated in 4'x8' sign. No offsite directional signs in easements allowed.
- 4) FLAGS - Maximum of four American or State flags be permitted per model site. No "model" or "open" flags, no colored banners.
- 5) LIGHTING - One unit sign to be lit both sides and model to be illuminated. Lighting not permitted to effect neighboring homes. FPL Pole lights permitted for security. Roadside lighting to be maintained not to effect street traffic.

continued....



Mr. John Bonde  
Page Two  
November 13, 1993


\*\*\*\*\*

- 6) SUB CONTRACTORS AND FIELD EMPLOYEES - Not permitted to meet at model centers, must meet at job sites.
- 7) TRACTORS/LOADERS/EQUIPMENT - Not permitted at model home centers.
- 8) BUILDING MATERIALS - Not to be delivered to garages. Any builder storage items to be kept inside garage or enclosed areas out of public view. No construction debris allowed at model centers.

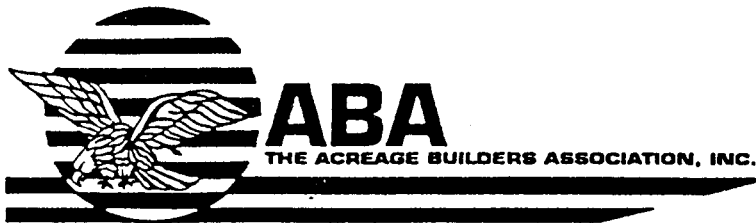
As all acreage builders would like to set an example for our community, we hope that the above will help improve the quality of life in our area. The basic purpose of the model home centers is to generate sales of acreage lots and homes. By complying with the above, we all should increase our sales goals.

Thank you again for allowing our input. If you should have any questions, please advise so that we may discuss same at our December 2, 1993 monthly meeting. My number is 795-2624.

Sincerely,

  
James Fletcher  
President

cc: to attached builders



BUILDERS INVITED TO ATTEND NOVEMBER 4TH OPEN MEETING:

Bartlett Construction  
R. E. Carter Construction  
Cartier-McDonald Construction  
Conlex Construction  
Florida Trend Homes  
Hand Made Homes  
Arthur Hutz Builders  
K.D. Homes of America  
K.M. Homes  
Kalamazoo Construction  
Kendall Construction  
Toby Lloyd Construction  
Majestic Builders  
Master Home Builders  
Mayfair Builders  
Paul E. Meinhard  
Murex Development

RWK Builders  
George Ries Construction  
Royal Professional Builders  
Silvergate Builders  
Southern Homes  
Sunland Construction  
SunTree Homes  
Superior Home Builders  
Supreme Builders  
Traditional Dream Homes  
Urban West  
Wayne Builders  
WeMM, Inc.  
Woodland Enterprises

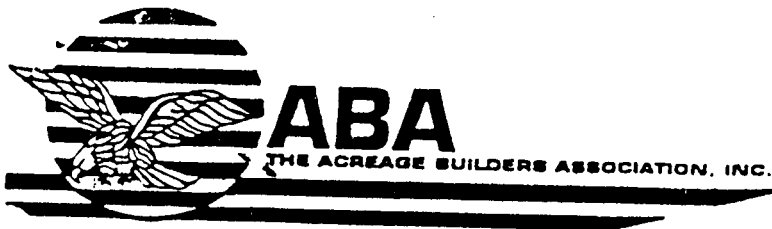
31 total

BUILDERS WHO ATTENDED MEETING:

R. E. Carter Construction  
Arthur E. Hutz  
Kendall Construction  
Murex Development  
Sunland Construction  
SunTree Homes  
Supreme Builders  
Wayne Builders

Great Southern Homes Realty  
Palms West Realty  
Palmieri Realty  
Seminole Properties

12 total



URGENT MEMO

TO: ALL ROYAL PALM BEACH ACREAGE BUILDERS  
FROM: JIM FLETCHER, PRESIDENT  
SUBJECT: PALM BEACH COUNTY CODE ENFORCEMENT  
DATE: OCTOBER 28, 1993

\*\*\*\*\*

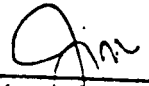
In attending the Royal Palm Beach Acreage Planning Meeting last evening, we were advised of some major concerns regarding model homes in the Acreage:

- 1) Are you aware that model homes are not an acceptable use per our current zoning code?
- 2) Did you know that code enforcement has pictures of every model home on RPB Boulevard showing delivery trucks dropping materials, which is totally prohibited?
- 3) Did you know that model homes may be restricted to certain areas?

PLEASE attend the next builders meeting and voice your opinions so that we may incorporate same in the Acreage Plan for the future so that we will not be shut down! Members and non-members must attend!! You will not be pressured to join the association. See attached outline and have your comments ready!

WHEN: THURSDAY - NOVEMBER 4, 1993  
10:00 A.M.

WHERE: OLEANDER'S BUFFET RESTAURANT  
10385 Southern Blvd. - K-Mart Plaza at 441

  
\_\_\_\_\_  
Jim Fletcher, President  
Wayne Builders

ACREAGE MODEL HOME RECOMMENDATIONS

LOCATIONS

Should model home centers be limited to:

- a) Royal Palm Beach Blvd. and Coconut
- b) In addition to above, Seminole Pratt
- c) All county maintained roads
- d) Other: \_\_\_\_\_

APPEARANCE:

Should all building materials be kept inside garages?  
Yes or No - Alternative suggestion: \_\_\_\_\_

Should tractors - loaders, etc. be kept on site?  
Yes or No - Alternative suggestion: \_\_\_\_\_

Should models only be allowed one exterior sign per  
current sign code? Yes or No - Alternate: \_\_\_\_\_

"Model" and "Open" flags are now prohibited along with  
colored banners. Should we limit the number of  
American flags per lot? Yes or No? - Alternative  
suggestion: \_\_\_\_\_

Should model exterior lighting be limited to not effect  
neighboring properties? Yes or No? - Alternative  
suggestion: \_\_\_\_\_

Should model home hours be limited from 8:00 a.m. to  
8:00 p.m.? Yes or No? Alternate: \_\_\_\_\_

OTHER:

Should all deliveries be prohibited? Yes or No?

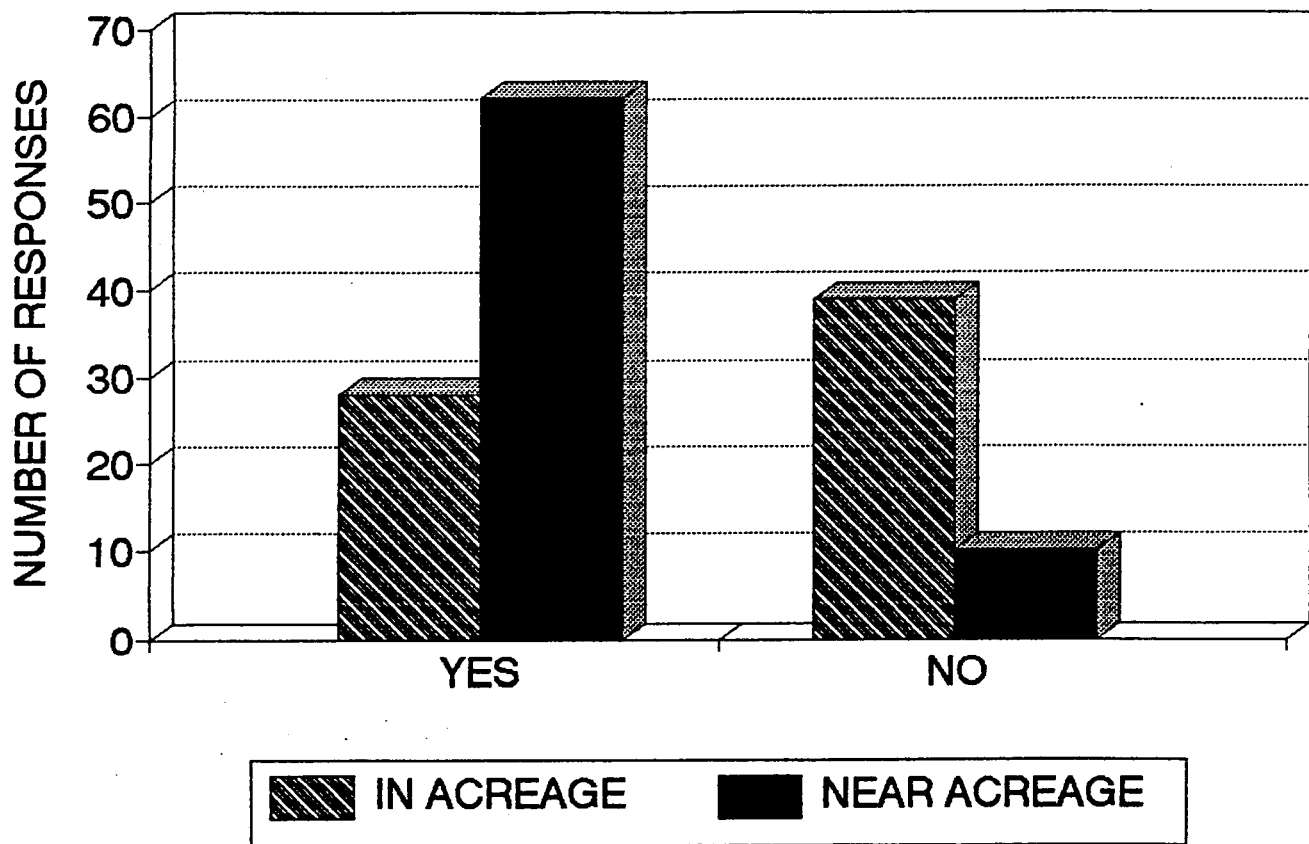
Should all subs/field employees meet at jobsites not at  
model garages? Yes or No? Alternate: \_\_\_\_\_

PLEASE BRING OTHER COMMENTS/SUGGESTIONS, THIS IS JUST A  
BRIEF SUMMARY FOR YOUR INFO!



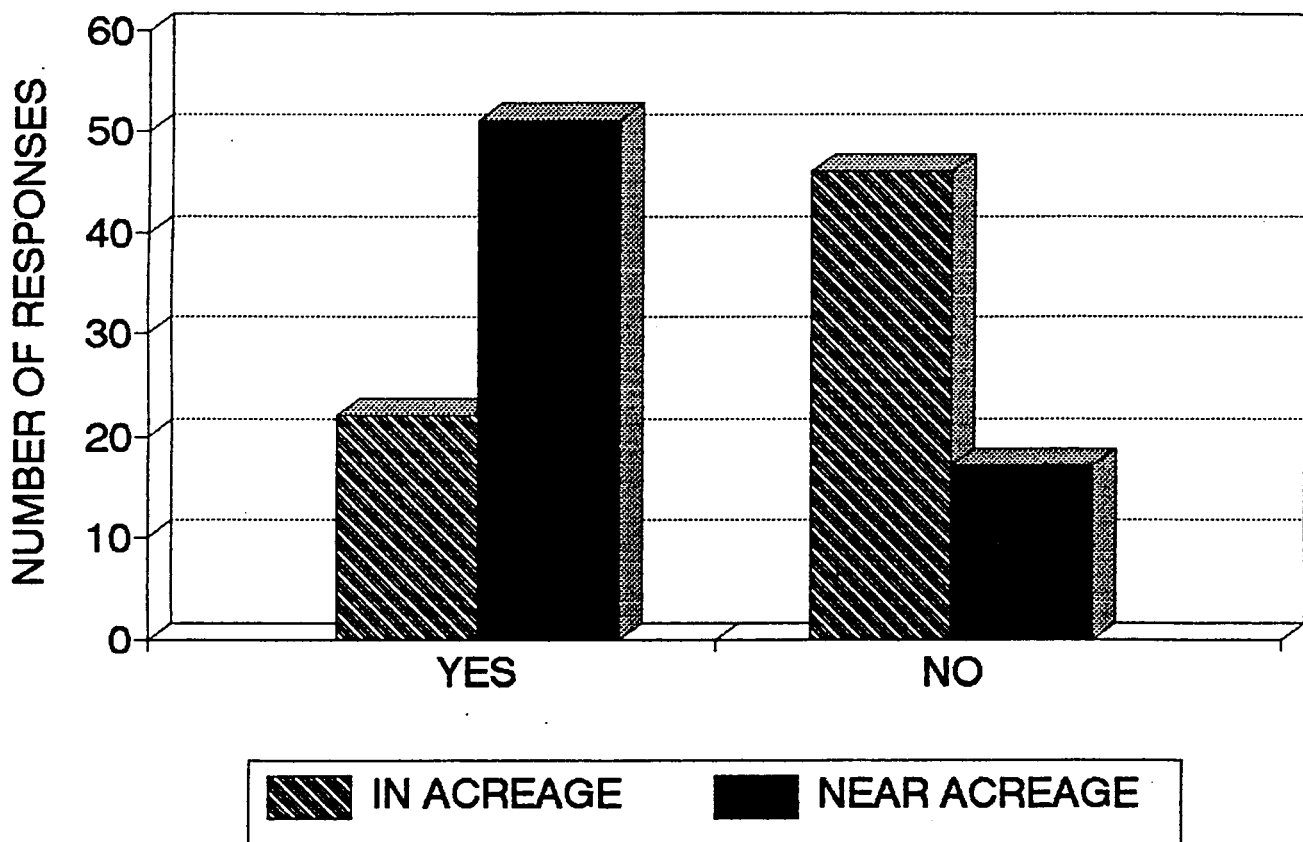
# LAND USE

## QUESTION 8A



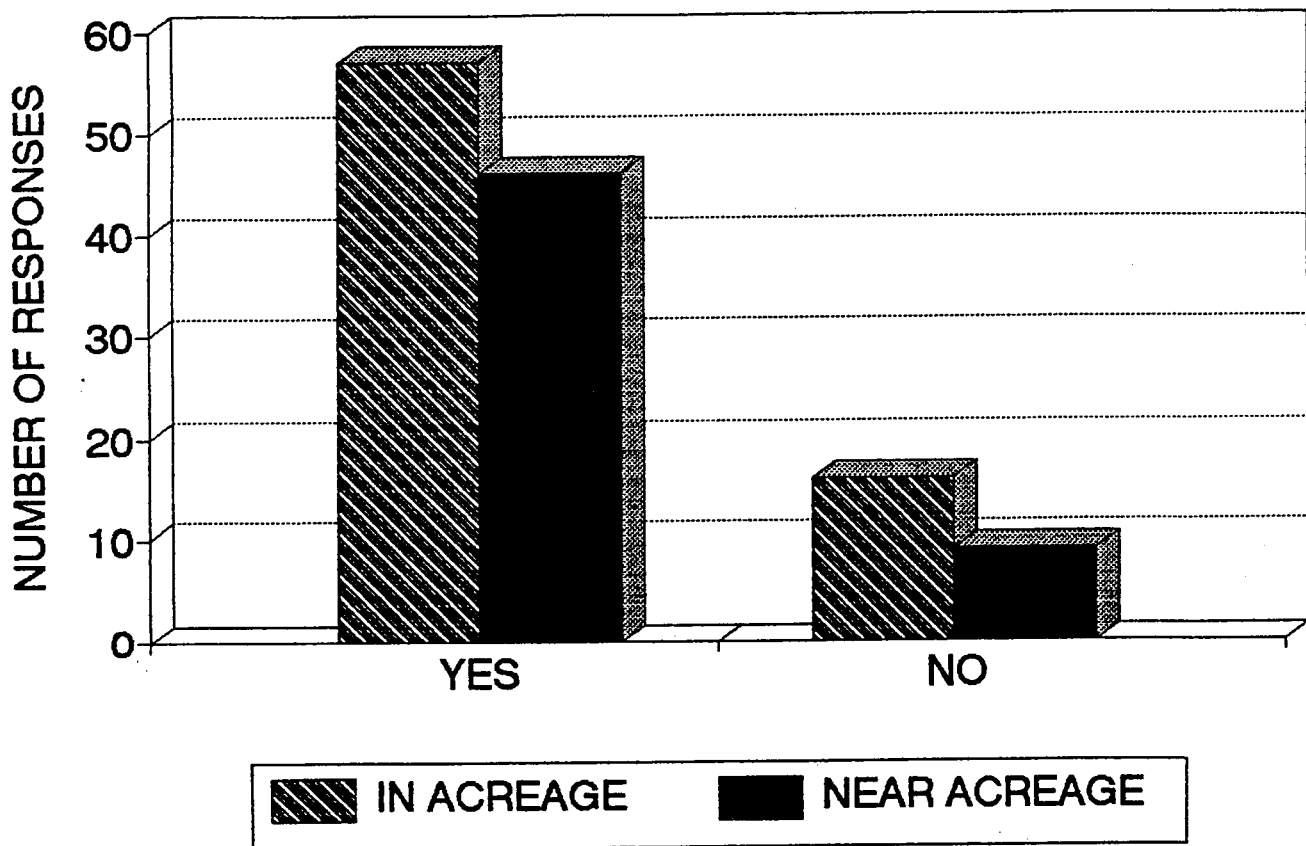
# LAND USE

## QUESTION 8B



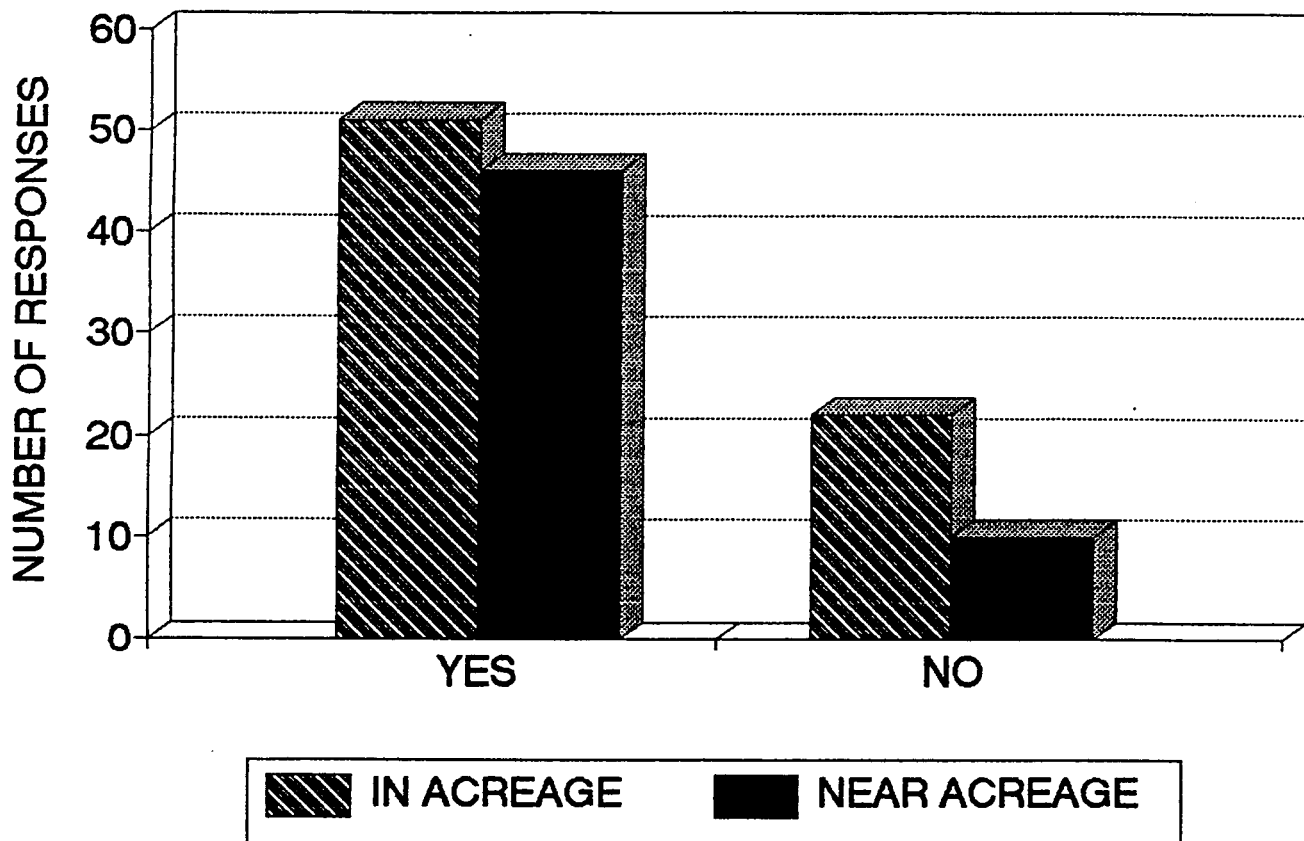
# LAND USE

## QUESTION 8C



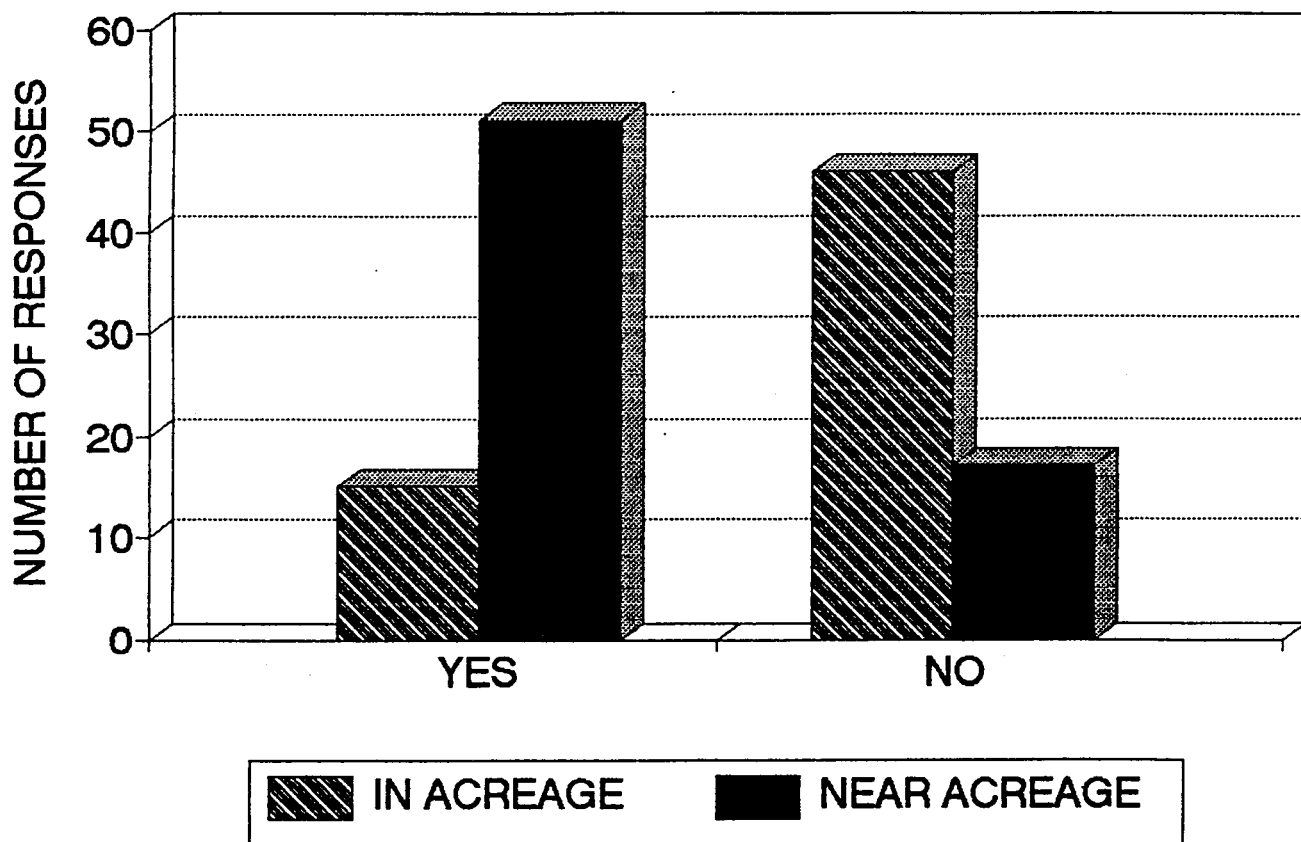
# LAND USE

## QUESTION 8D



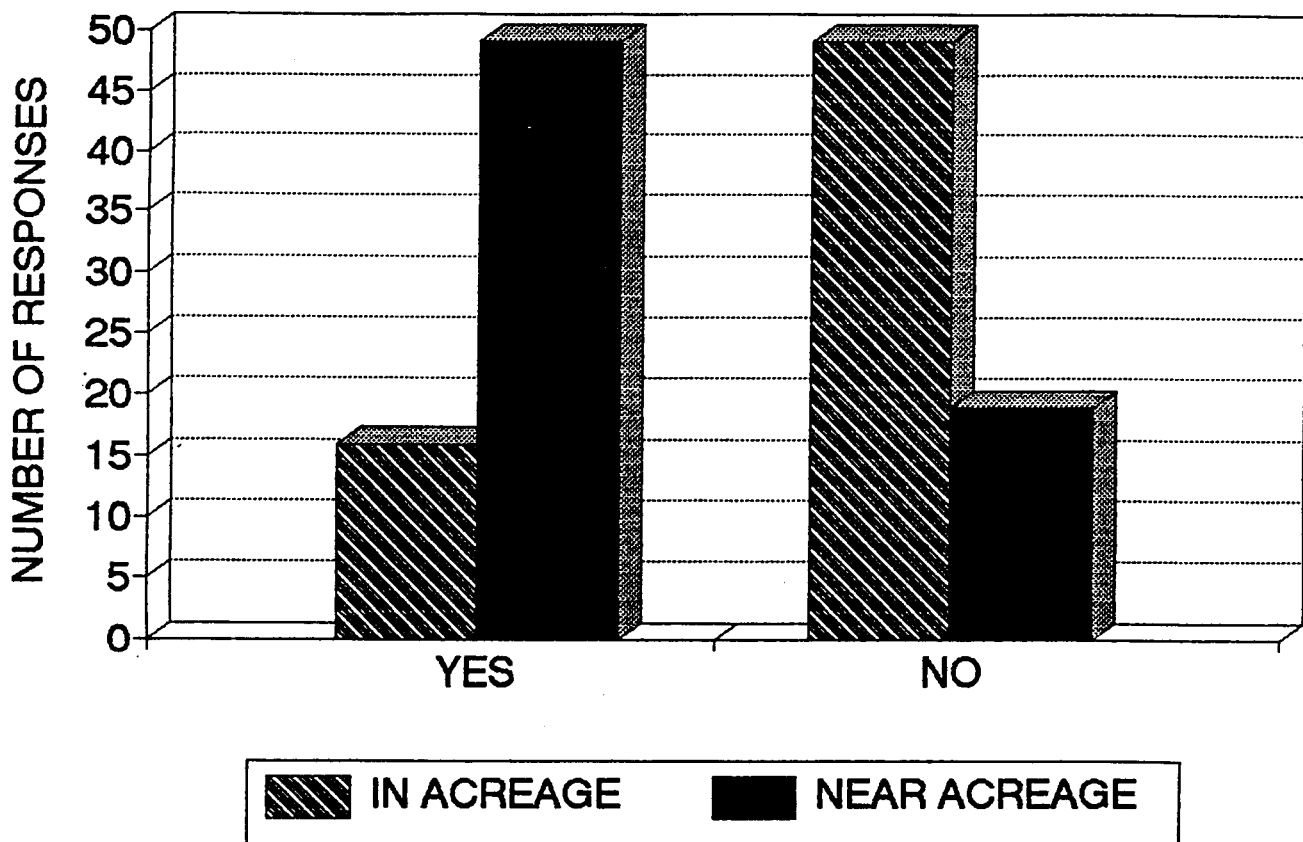
# LAND USE

## QUESTION 8E



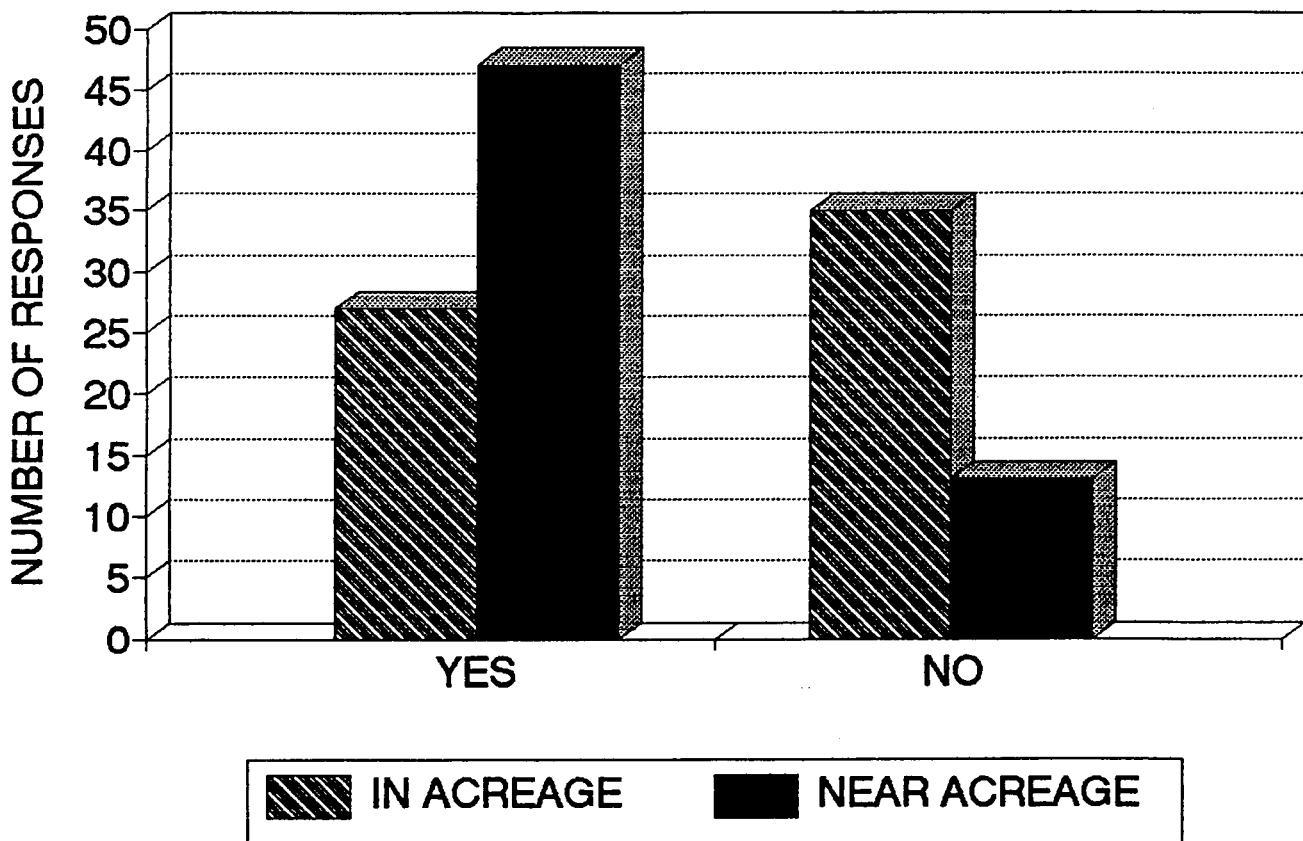
# LAND USE

## QUESTION 8F



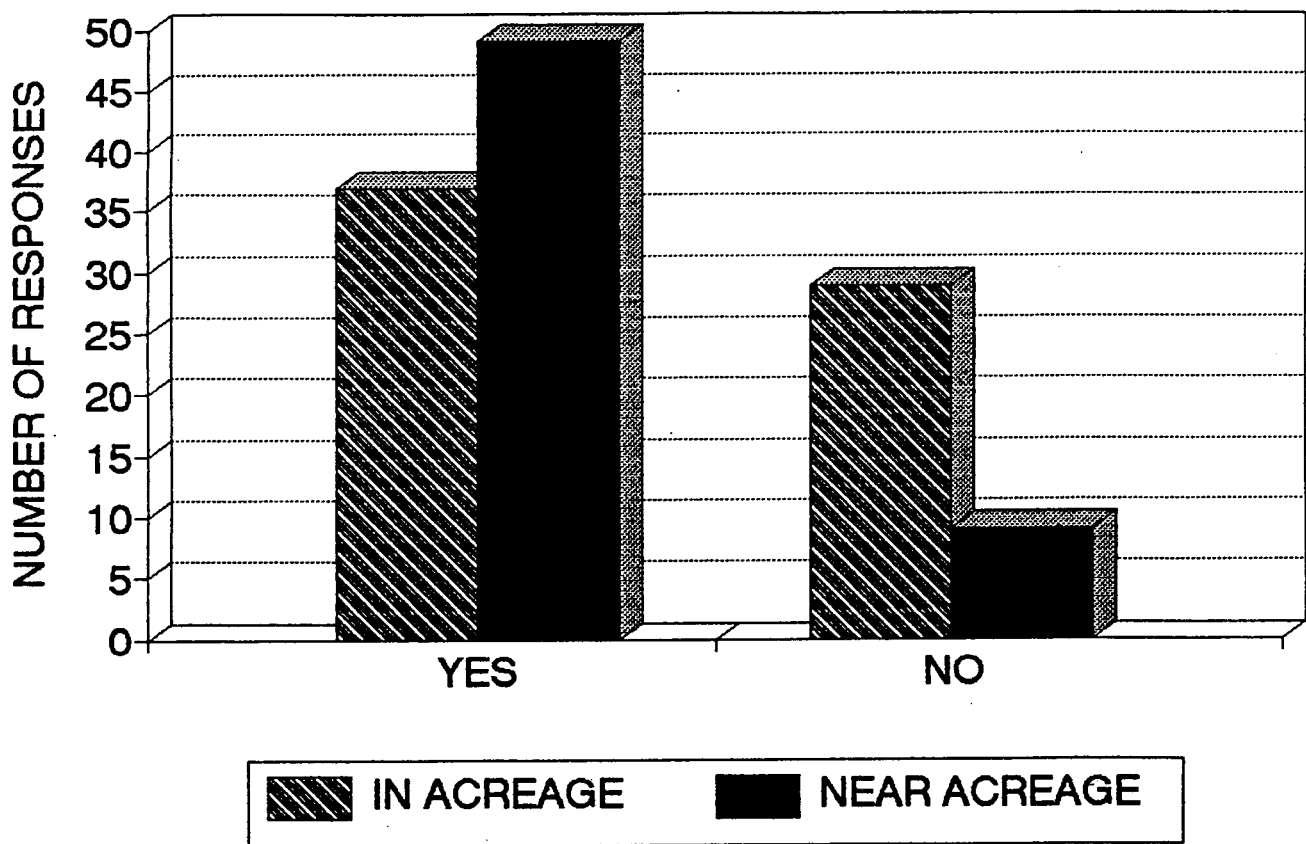
# LAND USE

## QUESTION 8G



# LAND USE

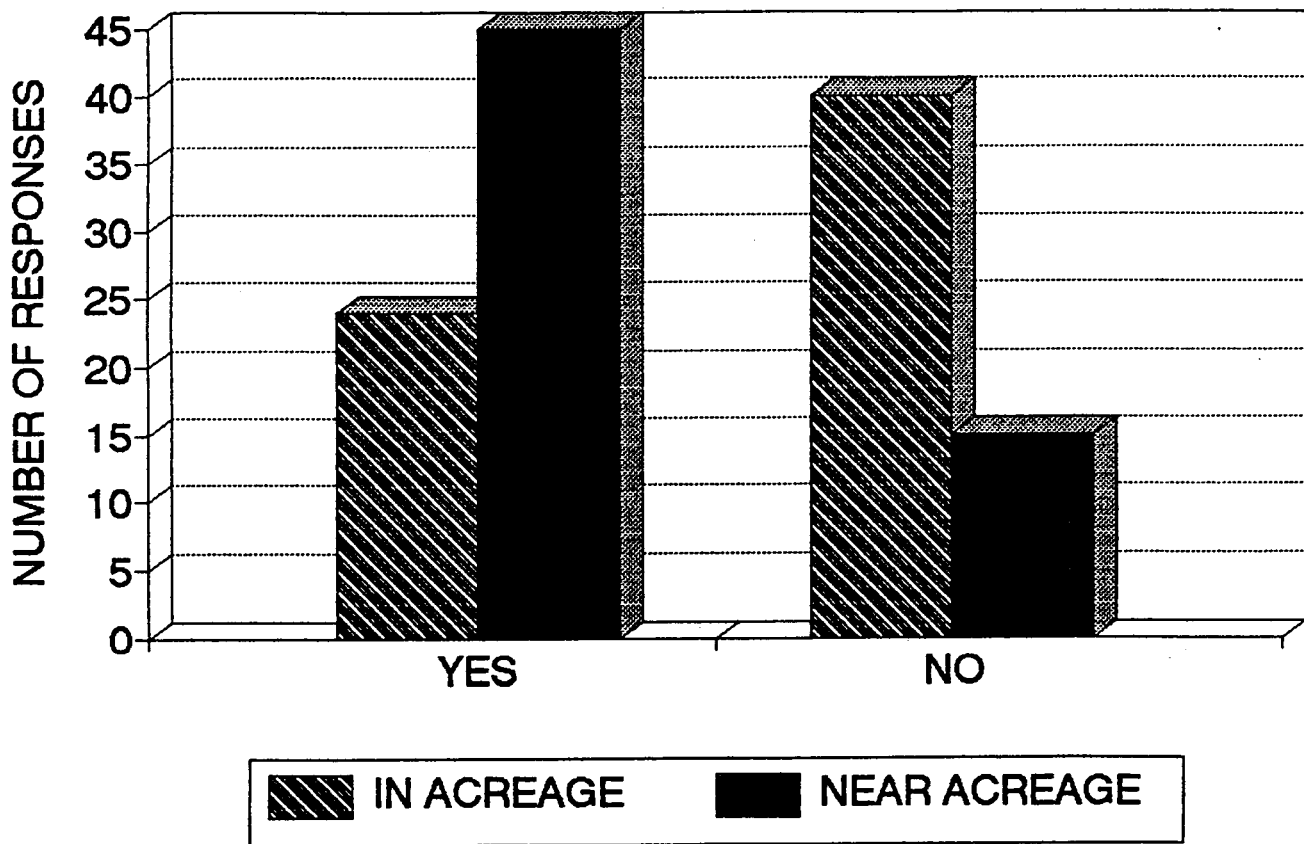
## QUESTION 8H





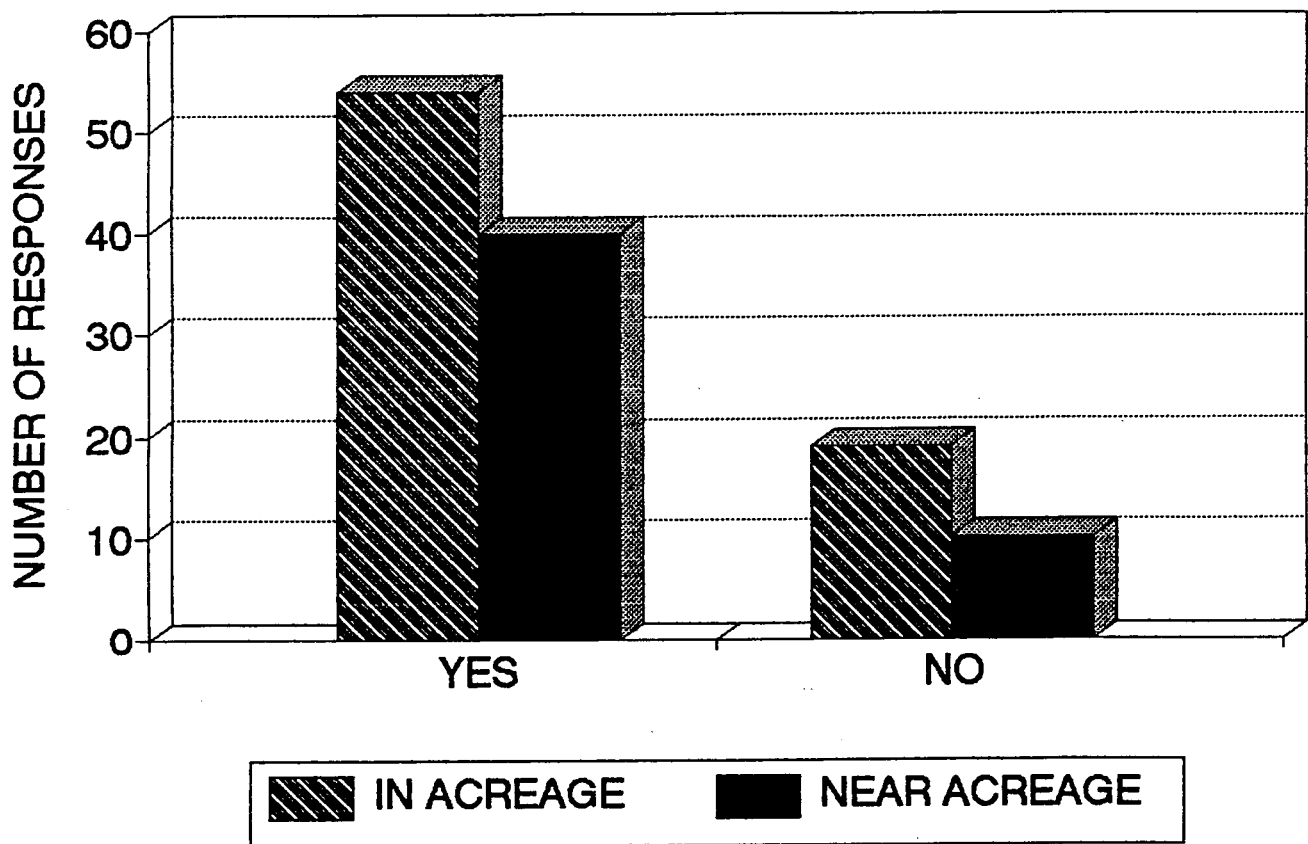
# LAND USE

## QUESTION 8I



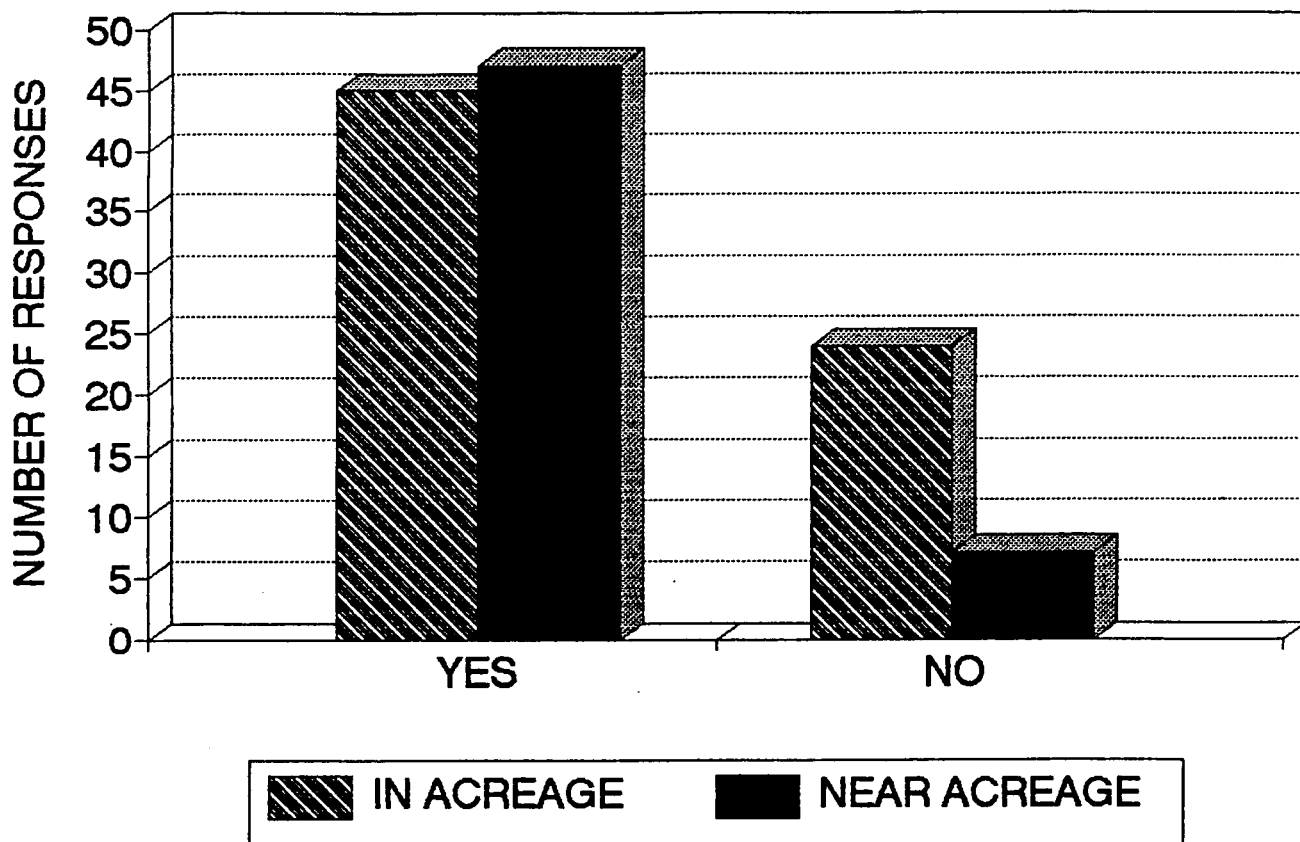
# LAND USE

## QUESTION 8J



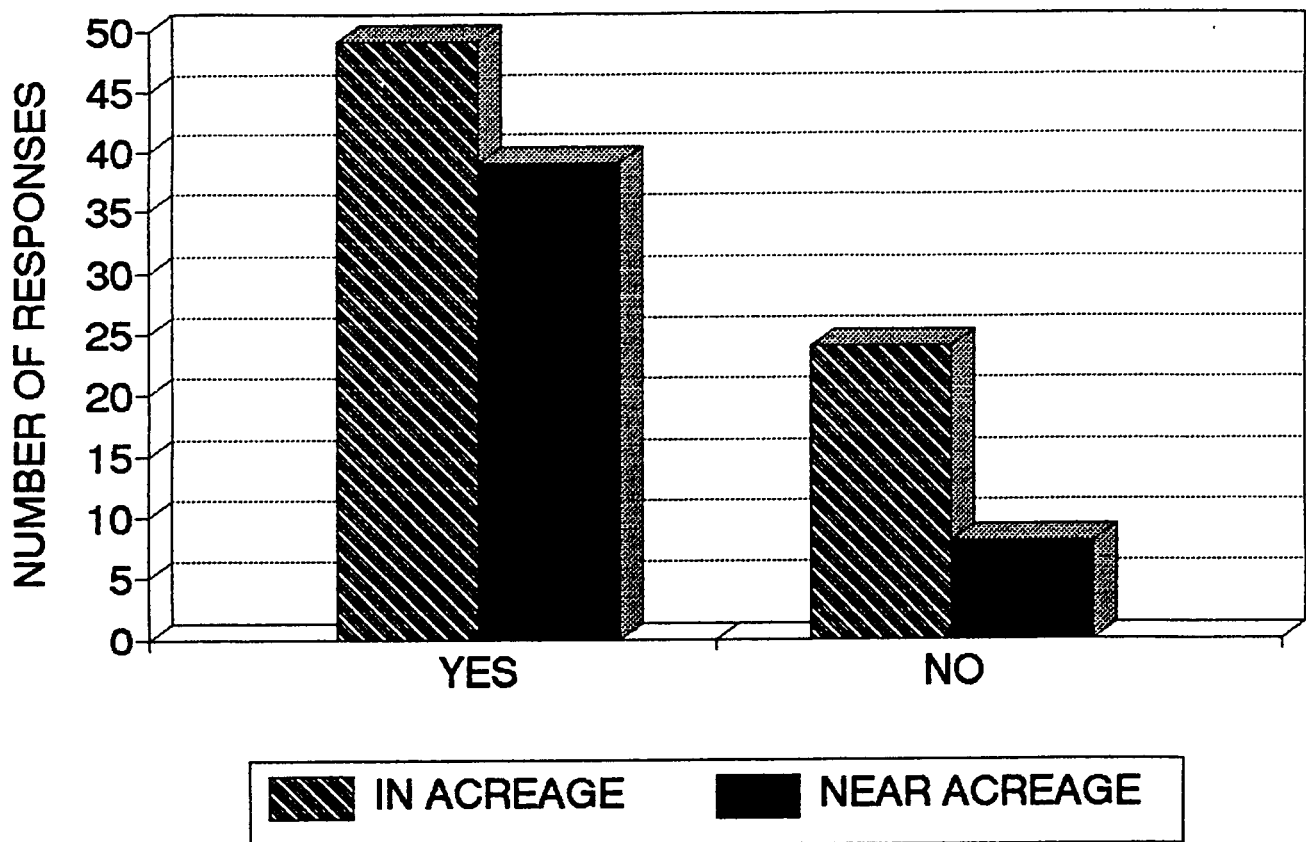
# LAND USE

## QUESTION 8K



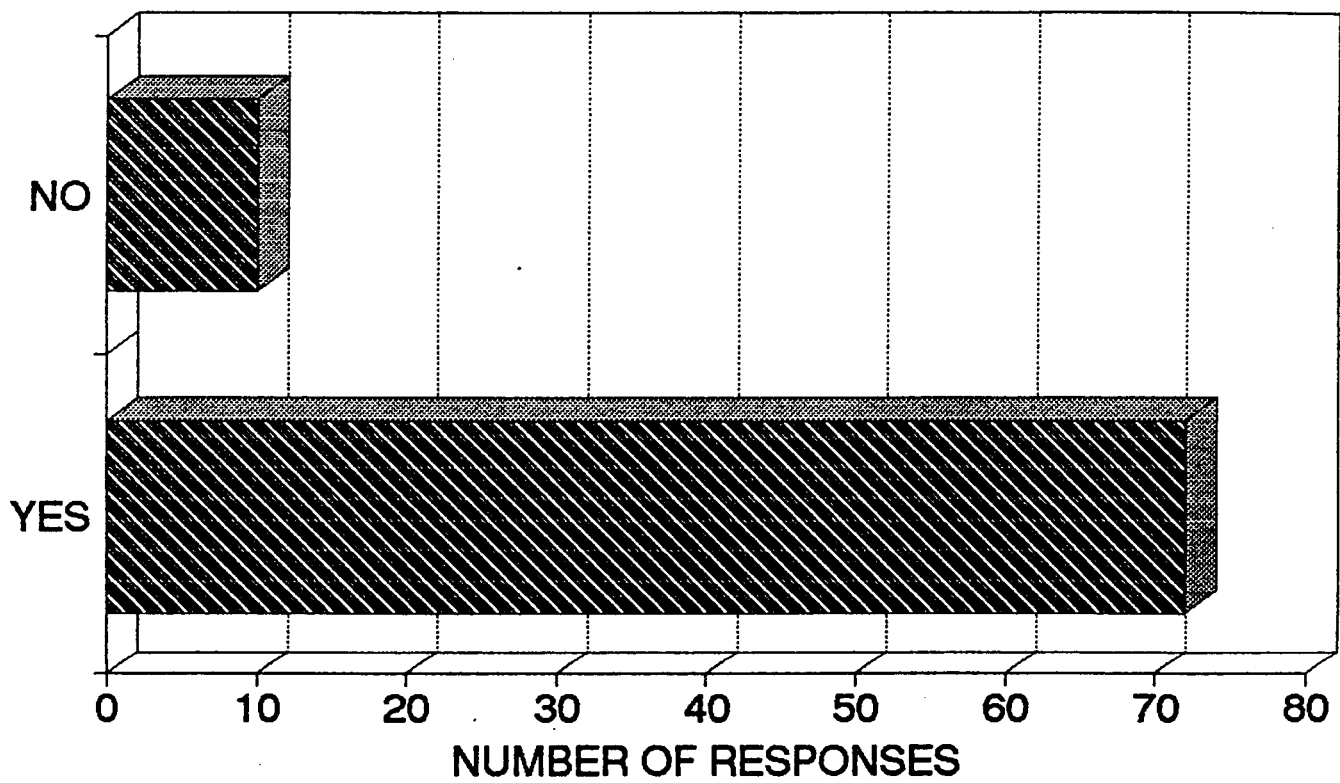
# LAND USE

## QUESTION 8L



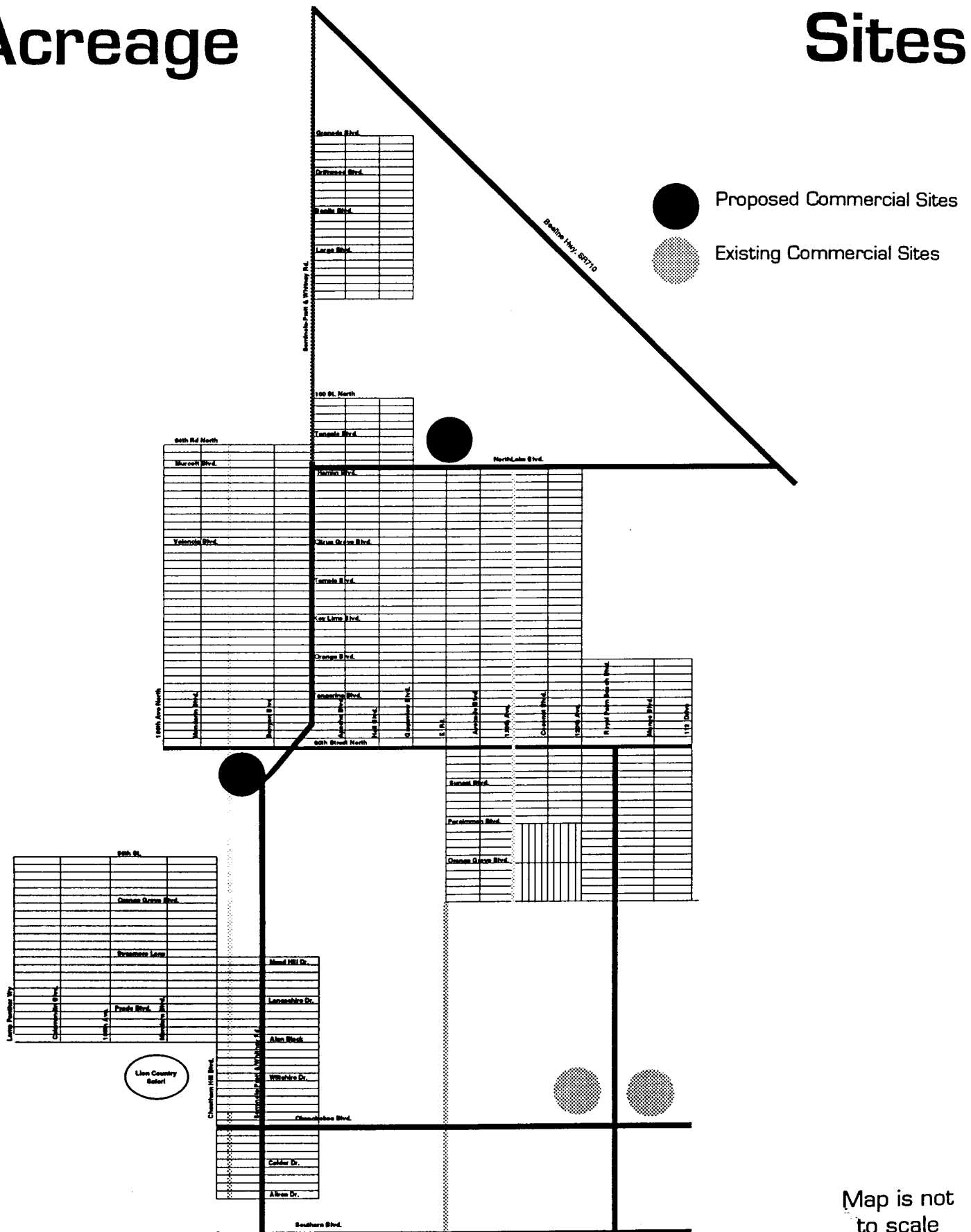
# LAND USE

## QUESTION 9



# The Acreage

# Commercial Sites



Map is not  
to scale



Est: 1957

INDIAN TRAIL WATER CONTROL DISTRICT  
13476 61st Street North  
West Palm Beach, FL 33412-1915

PR 1

FREDERICK E. SINGER P.E.  
District Administrator

## INDIAN TRAIL RECREATION ADVISORY BOARD PROPOSED NEIGHBORHOOD PARK PLAN

February 2, 1994  
Conceptual Park Plan

### LAND ACQUISITION

7 Neighborhood Parks Total  
5 acre Parks, requiring 4 each, 1 1/4 acre adjacent lots.  
Total of 75 acres or 28 lots.

### PARK CONTENTS, THEME

Park #1:

Equestrian Training Ring and layout, Picnic and Playground Areas; Parking.  
Preferred location on planned Equestrian Trail.

Park #2

2 ea.. Youth Baseball Diamonds (275+ ft. depth), picnic and Playground Areas; large  
Parking Area. Preferred opposite corner to park #3, same layout as this Park.

Park #3

Same as #2 Park.

Park #4

1 each, Adult Softball Diamond (325 ft. depth), Picnic and Playground Areas; parking.  
North end of District proffered, away from proposed County funded 16 acre Park.

Park #5

Large Playground Area, similar to Jupiter Park Playground; Large Picnic and Parking  
Areas. Central location if possible.

Park #6

1 each, Full Court Basketball Area, Volleyball Court, 2 Tennis Courts, Picnic Area,  
small Playground Area and Parking. Any location farthest away from Park #7.

Park #7

Same as Park #6.

Any Parks located near canals could have future boat ramp.

**COSTS:**

Approx. cost of 1 1/4 acre lot = \$16,000.

Approx. cost of development = \$20,000. per lot.

Approx. Maintenance cost per year = \$3,000. per lot.

**Land Acquisition:**

4 lots X 7 Parks = 28 lots or 35 acres.

28 lots X \$16,000. = \$448,000. \$448,000.

**Land Development, including equipment:**

28 Lots X \$20,000. = \$560,000. \$560,000.

\$1,008,000.

**FUNDING**

**Yearly Revenue collected (taxing District):**

\$10. per acre, per year X 20,000. acres. \$200,000.

**Yearly Expenses:**

20 year Bond payment on \$1,008,000. \$ -79,830.

Maintenance 28 lots X \$3,000. = \$84,000. \$-84,000.

Total yearly Expense -\$163,830. \$ -163,830.

Differential \$15,170.

:park1



REPORT OF FINDINGS FOR  
INDIAN TRAIL WATER CONTROL DISTRICT  
RECREATION COMMITTEE  
RECREATION NEEDS SURVEY  
FEBRUARY 2, 1994

Maria Wise Miller DBA  
WISE COMMUNICATIONS

## SURVEY RESULTS

SURVEY SAMPLE SIZE: 347 HOUSEHOLDS

SURVEY PARAMETERS: RESIDENTS OF INDIAN TRAIL WATER CONTROL  
DISTRICT/ ACTIVATED UNITS OF DEVELOPMENT

SURVEY MARGIN OF ERROR: +/- 5%

### Question 1.

Breakdown of ages for adults in the household

Adults ages:	17-20	2%
	21-29	10%
	30-39	41%
	40-49	25%
	50-59	11%
	60-69	10%
	70+	Less than 1%

### Question 2.

Breakdown of Children's ages in the household

Children's ages:	1-3	15%
	4-6	17%
	7-9	18%
	10-13	18%
	14-16	9%
	None	23%

77% of all households have children

23% of all households do not have children

### Question 3.

Number of persons in household

Average household size = 3 persons

Number of Households with:	1 resident	5%
	2 residents	29%
	3	22%
	4	29%
	5	11%
	6	2%
	7+	2%

### Question 4.

How often do you visit a County park

27% never visit; 79% visit county parks

Frequency of visits:	1-3 visits per week	25%
	1-3 visits per month	43%
	3 visits per year	32%

Question 5.

How far would you travel for team sports

1-2 miles	9%
3-5 miles	38%
6-10 miles	35%
11+ miles	19%

Question 6.

Number of persons participating in team sports

65% of households do not have anyone participating in team sports

1 person in household	21%
2 persons in household	11%
3 persons in household	1%
4 persons in household	1%

Question 7.

Number of persons participating in individual sports

81% of households do not have anyone participating in individual sports.

1 person in household	9%
2 persons in household	6%
3-4 persons in household	3%

Question 8.

Number of persons involved in equestrian activities

83% of households were not involved in equestrian activities

17% of households had one or more persons involved in equestrian activities.

Question 9.

Do you prefer:

Small neighborhood parks within one mile of residence	22%
Large parks within five miles of residence	24%
Both	37%
No Parks	17%

Question 10.

Preferred activities in small parks ranked in order of preference by respondents:

Walking/Nature trails  
Playground  
Picnics  
Running  
Relaxing  
Softball  
Youth Baseball  
Basketball  
Tennis  
Volleyball  
Racquetball  
Horse shoes  
Horseback riding  
Football

Question 11.

Preferred activities in large parks ranked in order of preference by respondents:

Picnics  
Softball  
Swimming  
Playground  
Running  
Walking  
Horseback riding  
Soccer  
Canoes  
Tennis  
Youth baseball  
Basketball  
Volleyball  
Bicycles  
Football  
Hockey  
Radio powered models  
Racquetball  
Motorcross

Question 12.

What yearly fee would you pay for small parks  
57% would pay a yearly fee  
43% would not pay a fee.

\$1-5	26%
\$6-10	29%
\$11+	10%

Question 13.

What yearly fee would you pay for large parks  
63% would pay a yearly fee  
37% would not pay a fee

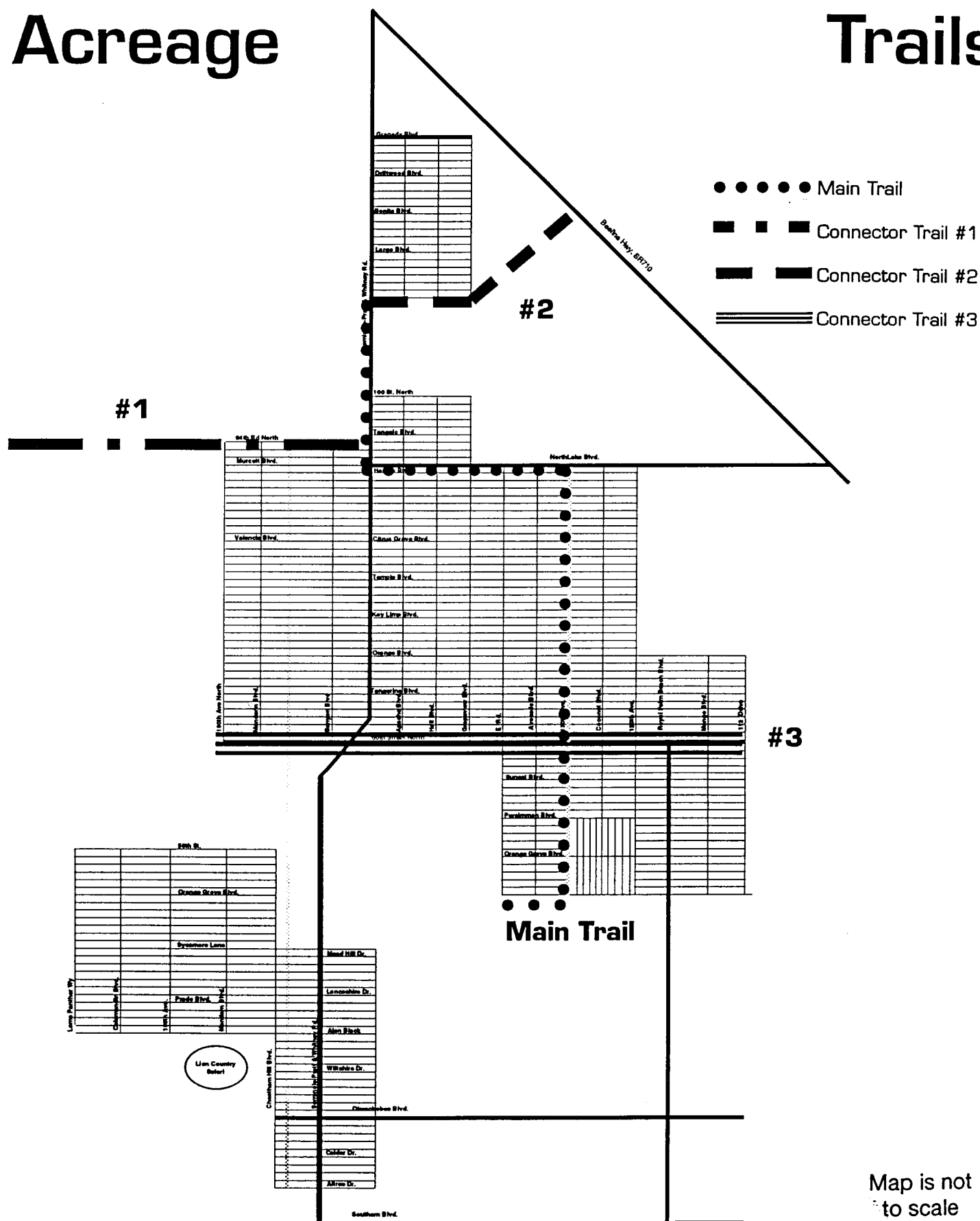
\$1-5	17%
\$6-10	36%
\$11+	10%

Question 14.

If not willing to pay any fee; why:

Willing to wait	6%
Fed up with fees	24%
Can't afford more	13%
Parks not important	54%
Parks are adequate	3%

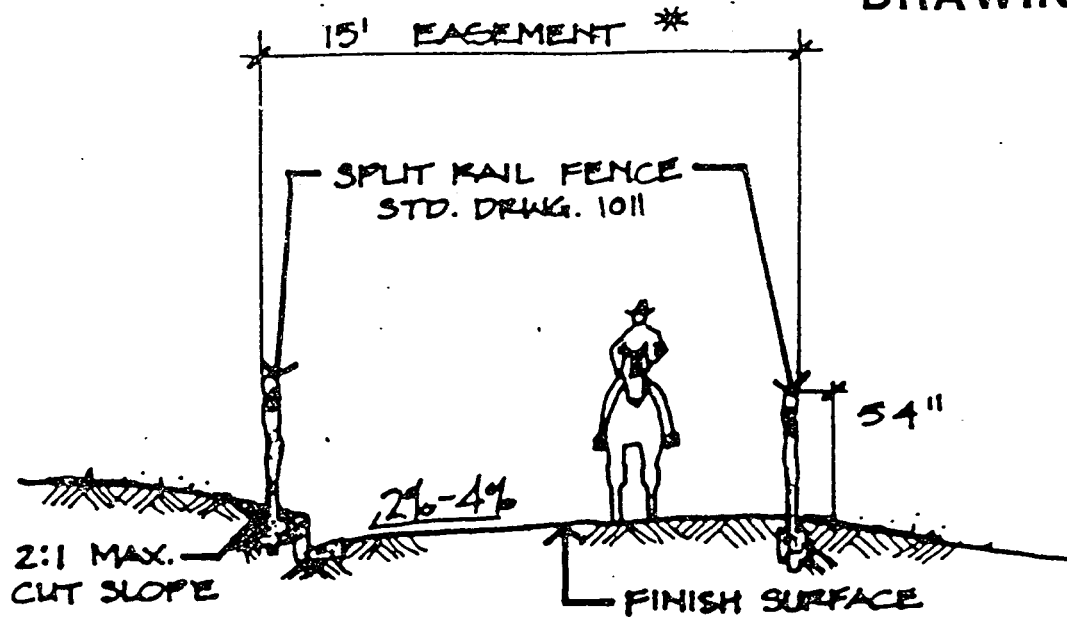
# Equestrian Trails



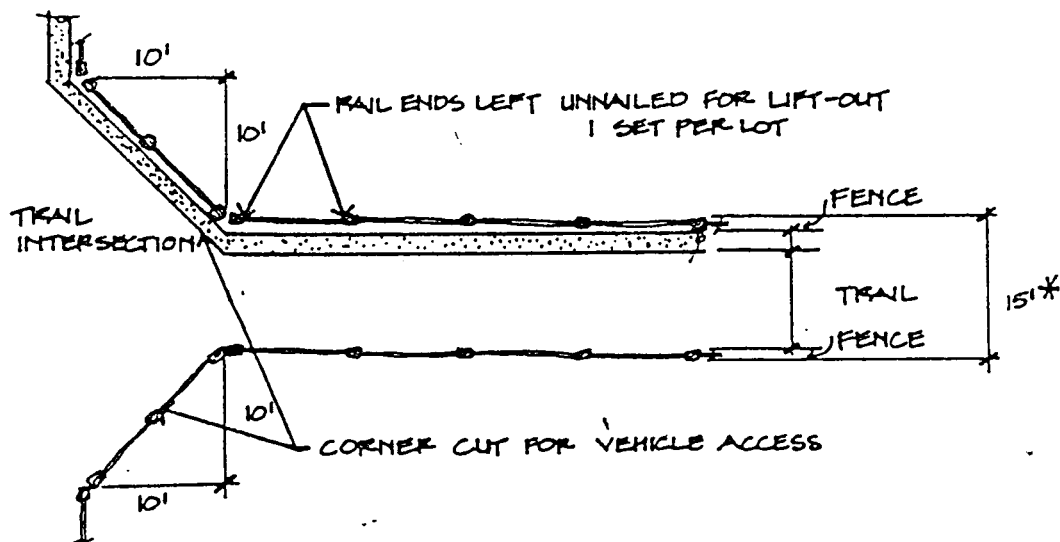
Map is not  
to scale

# STANDARD DRAWING

EQ 2



TYPICAL SECTION



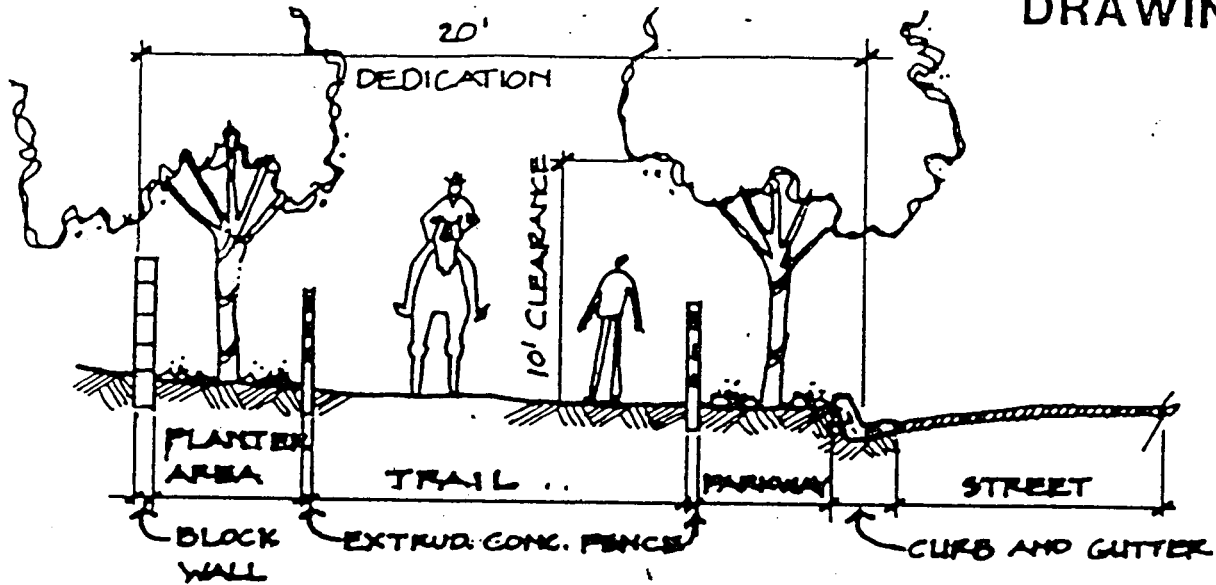
TYPICAL PLAN

\* 10' MAY BE ACCEPTABLE AT TRACT  
BOUNDARIES ADJACENT TO  
UNDEVELOPED RESIDENTIAL LAND.

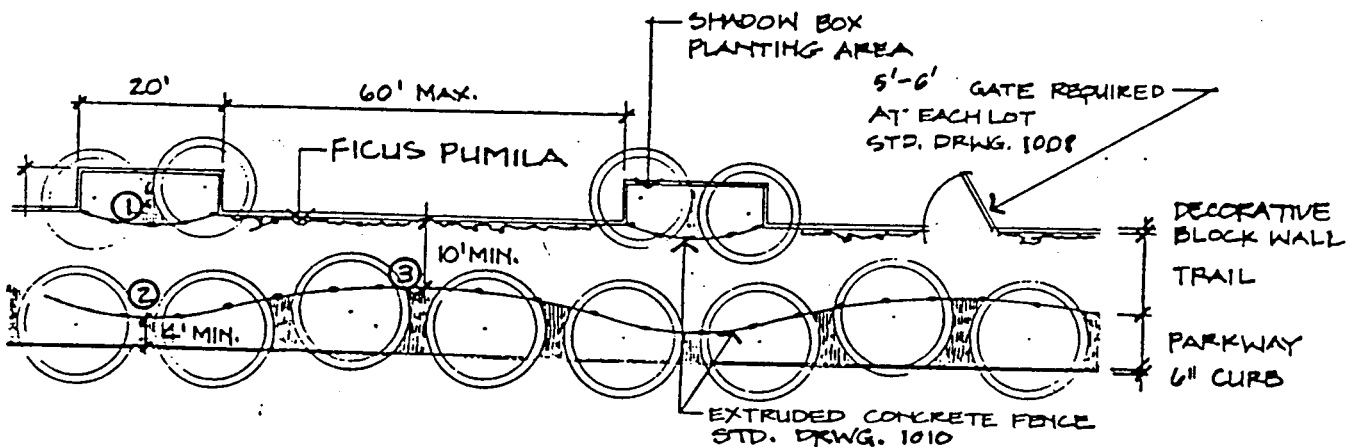
## NOTE:

FOR GRADING, DRAINAGE, SURFACE AND OTHER SPECIFICATIONS,  
SEE THE OTHER SIDE OF THIS SHEET.

# STANDARD DRAWING



TYPICAL SECTION 1. WIDTH OF PLANTER AREA, TRAIL, AND PARKWAY VARIES. SEE PLAN VIEW.



PLAN VIEW

## NOTES:

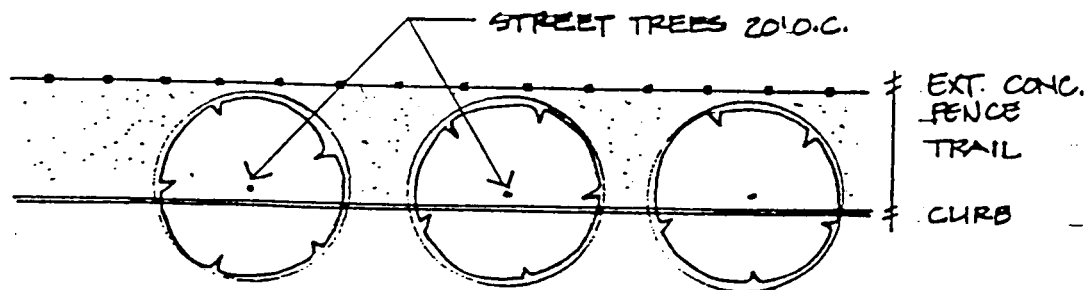
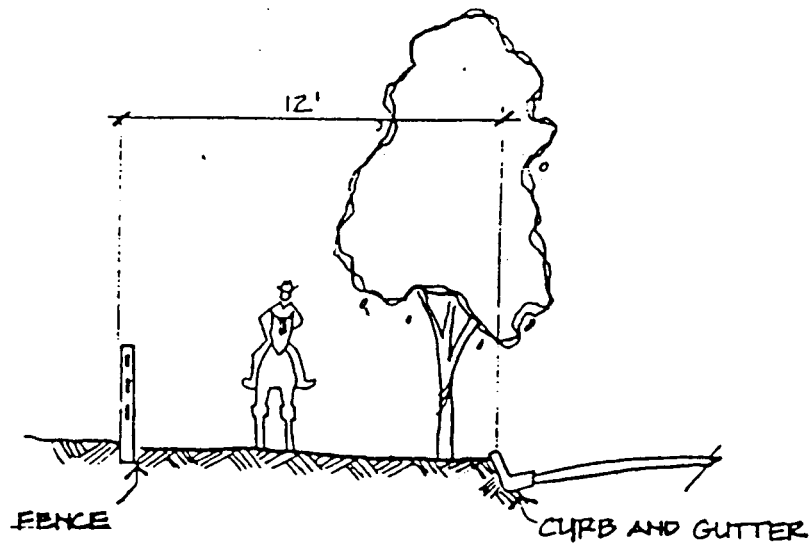
1. EACH SHADOW BOX SHALL BE PLANTED WITH 2 DROUGHT TOLERANT TREES.
2. ALL PLANTED AREAS SHALL BE PLANTED WITH ARCTOTHECA CALENDULA (CAPE WEED) 18" O.C.
3. THE BLOCK WALL SHALL BE PLANTED WITH CREEPING FIG (FICUS PUMILA) 20' O.C.
4. STREET TREES SHALL BE 20' O.C.
5. NO TOXIC PLANTS ARE PERMITTED.

PARKWAY WIDTH	TRAIL WIDTH	R A D I I		
		1	2	3
20'	10'	25'	40'	100'

FOR GRADING, DRAINAGE, SURFACE, AND OTHER SPECIFICATIONS, SEE THE OTHER SIDE OF THIS SHEET.



# STANDARD DRAWING



NOTES:

FOR GRADING, DRAINAGE, SURFACE, AND OTHER SPECIFICATIONS,  
SEE OTHER SIDE OF THIS SHEET.

The analyses indicated the extension of State Road 7 north of Okeechobee Boulevard has a significant effect on the traffic flow in the Acreage area. The 2000 network tests indicated a portion of Royal Palm Beach Boulevard north of the current four-lane section would require additional lanes if State Road 7 is not in place. The 2010 network tests included construction of State Road 7 and additional lanes on Royal Palm Beach Boulevard. In all cases, Northlake Boulevard requires four lanes west to Coconut Boulevard to meet the adopted level of service standards. In 2010, a portion of State Road 7 is projected to exceed adopted standards north of Okeechobee Boulevard to Roebuck Road. Royal Palm Beach Boulevard south of Okeechobee Boulevard currently exceeds and is projected to continue to exceed the standards as a two-lane facility.

In evaluating the assumptions used in developing the networks, it was determined the construction of State Road 7 north of Okeechobee Boulevard was not likely to take place by 2000. The projects contained in the work programs of Palm Beach County and the Indian Trail Water Control District will be in place by 2000. The 2010 and Build-Out Plans are assumed to be in place at the appropriate time.

Based on the roadway network analysis and evaluation of the assumptions used to develop these networks, the following roadway improvements in the Acreage area are recommended to be in place by 2000.

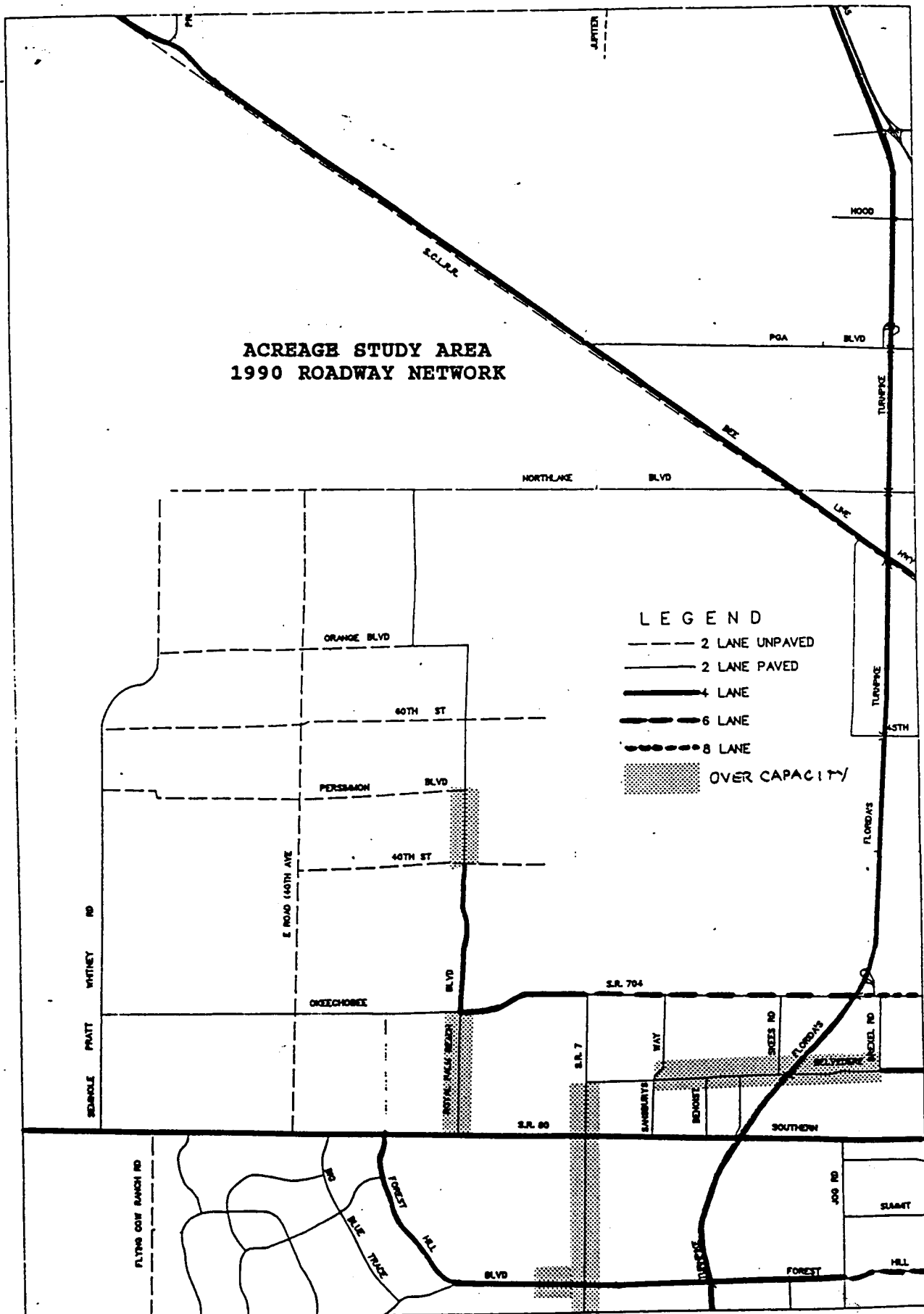
1. Northlake Boulevard - Widen to 4 lanes from the western terminus of the commitment by the Ibis development to Coconut Boulevard.
2. Royal Palm Beach Boulevard - Widen to 4 lanes from the northern terminus of the four-lane section to Persimmon Boulevard.

These improvements would address the projected roadway capacity shortfalls in 2000 that occur in the influence area of the Acreage. Other anticipated capacity shortfalls would occur outside of the radius of influence established by the TPS ordinance.

# ACREAGE STUDY AREA 1990 ROADWAY NETWORK

## LEGEND

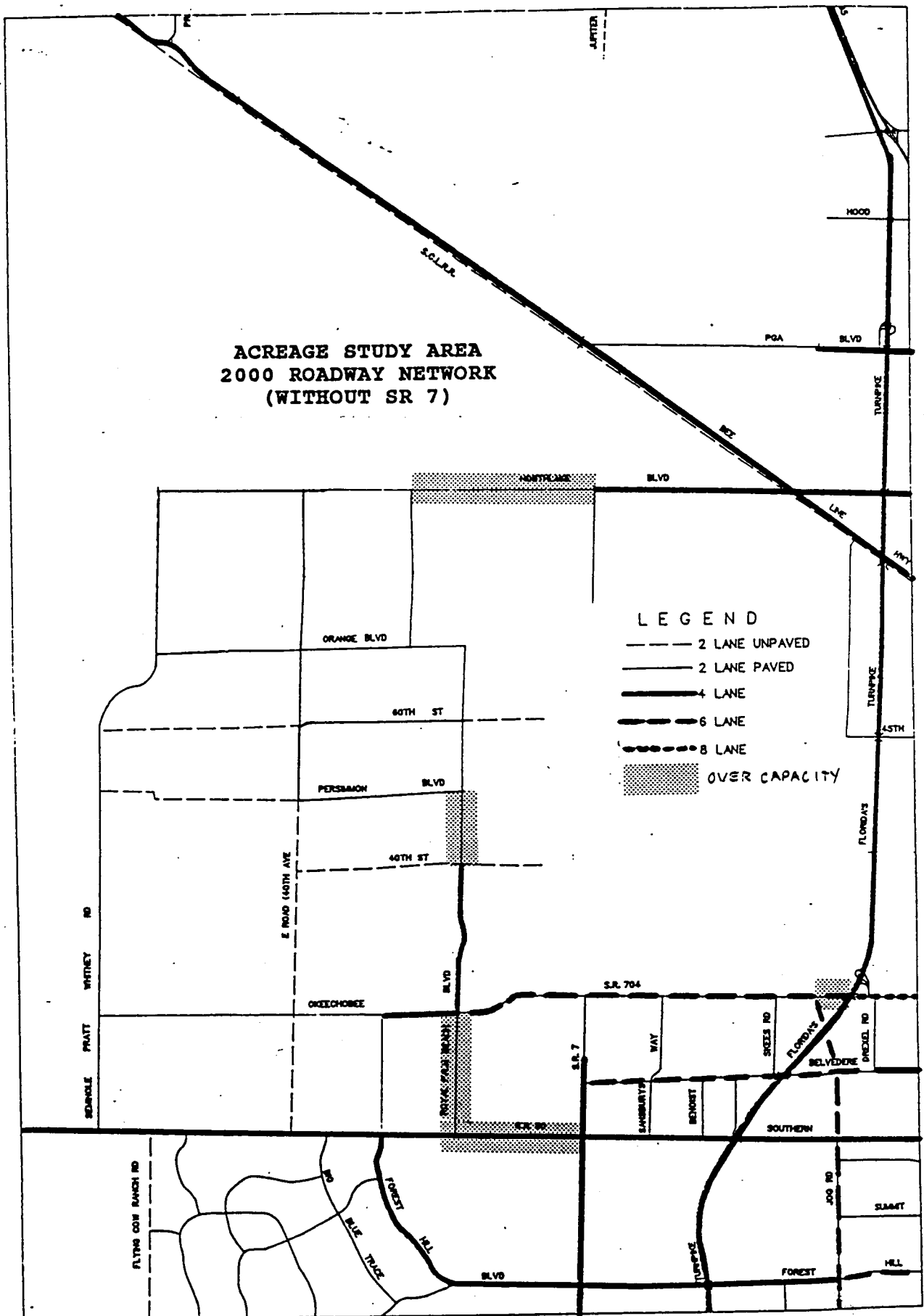
- 2 LANE UNPAVED
- 2 LANE PAVED
- 4 LANE
- 6 LANE
- 8 LANE
- OVER CAPACITY/



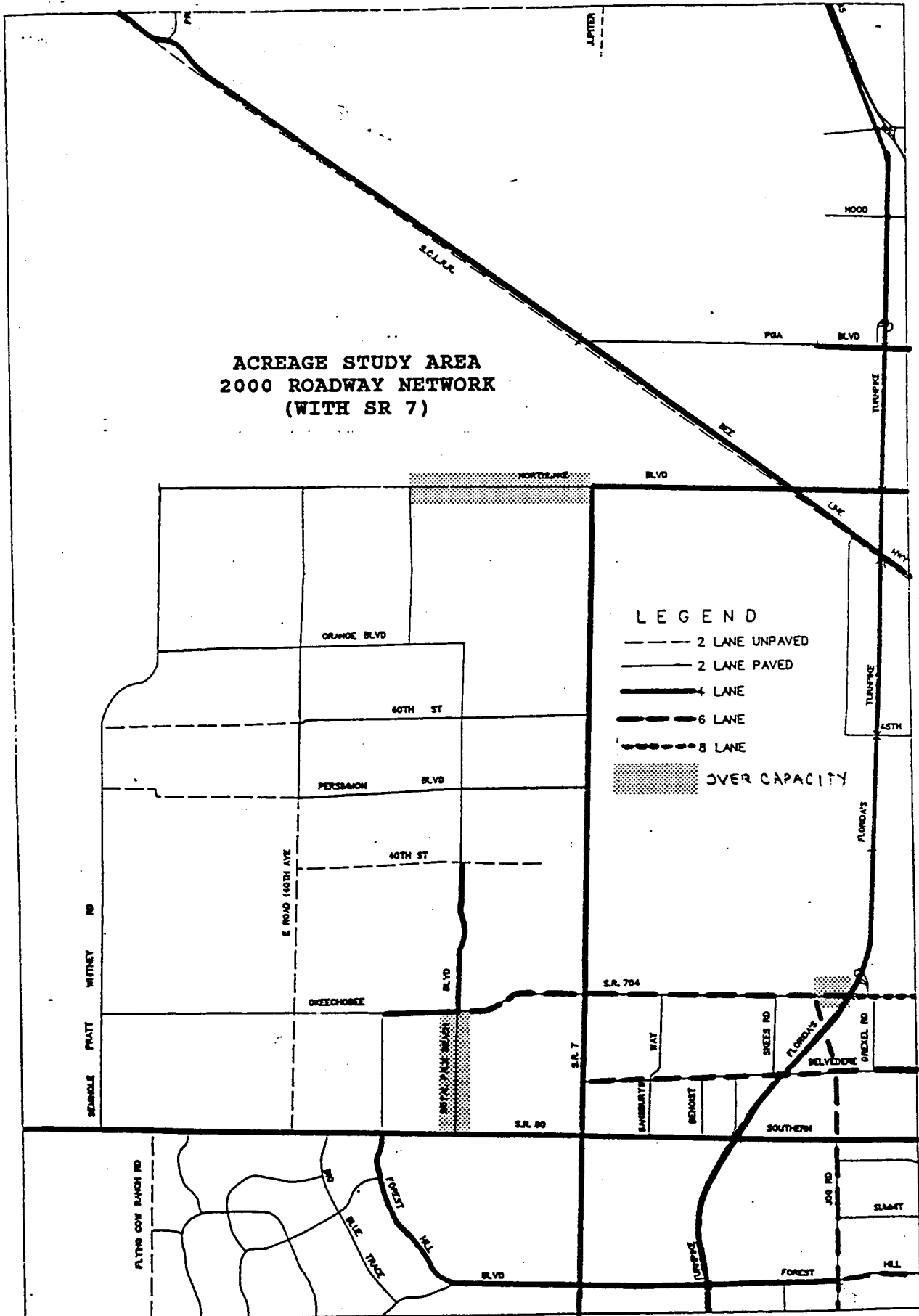
ACREAGE STUDY AREA  
2000 ROADWAY NETWORK  
(WITHOUT SR 7)

LEGEND

- 2 LANE UNPAVED
- 2 LANE PAVED
- ==== 4 LANE
- ===== 6 LANE
- ===== 8 LANE
- OVER CAPACITY



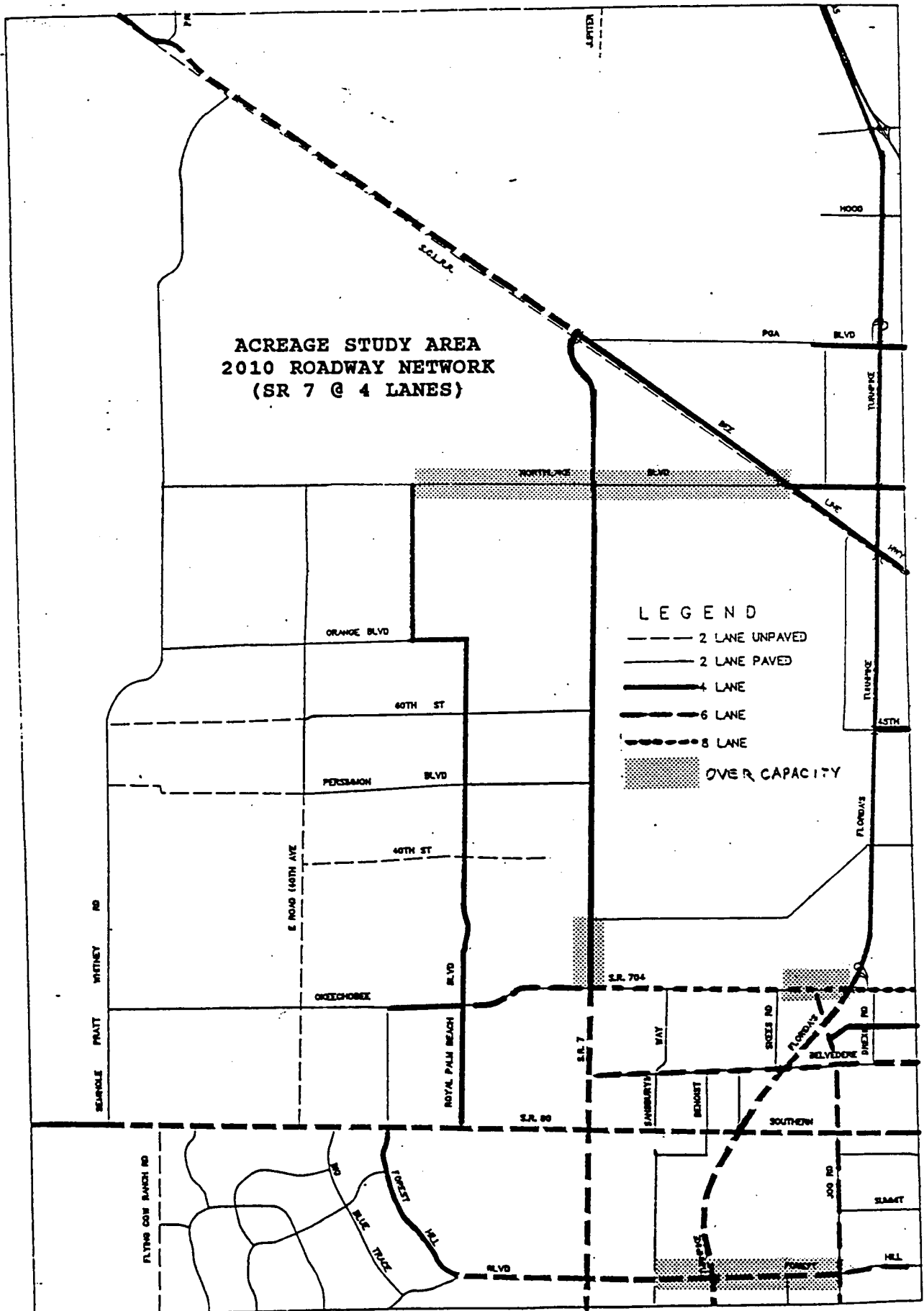
ACREAGE STUDY AREA  
2000 ROADWAY NETWORK  
(WITH SR 7)



ACREAGE STUDY AREA  
2010 ROADWAY NETWORK  
(SR 7 @ 4 LANES)

LEGEND

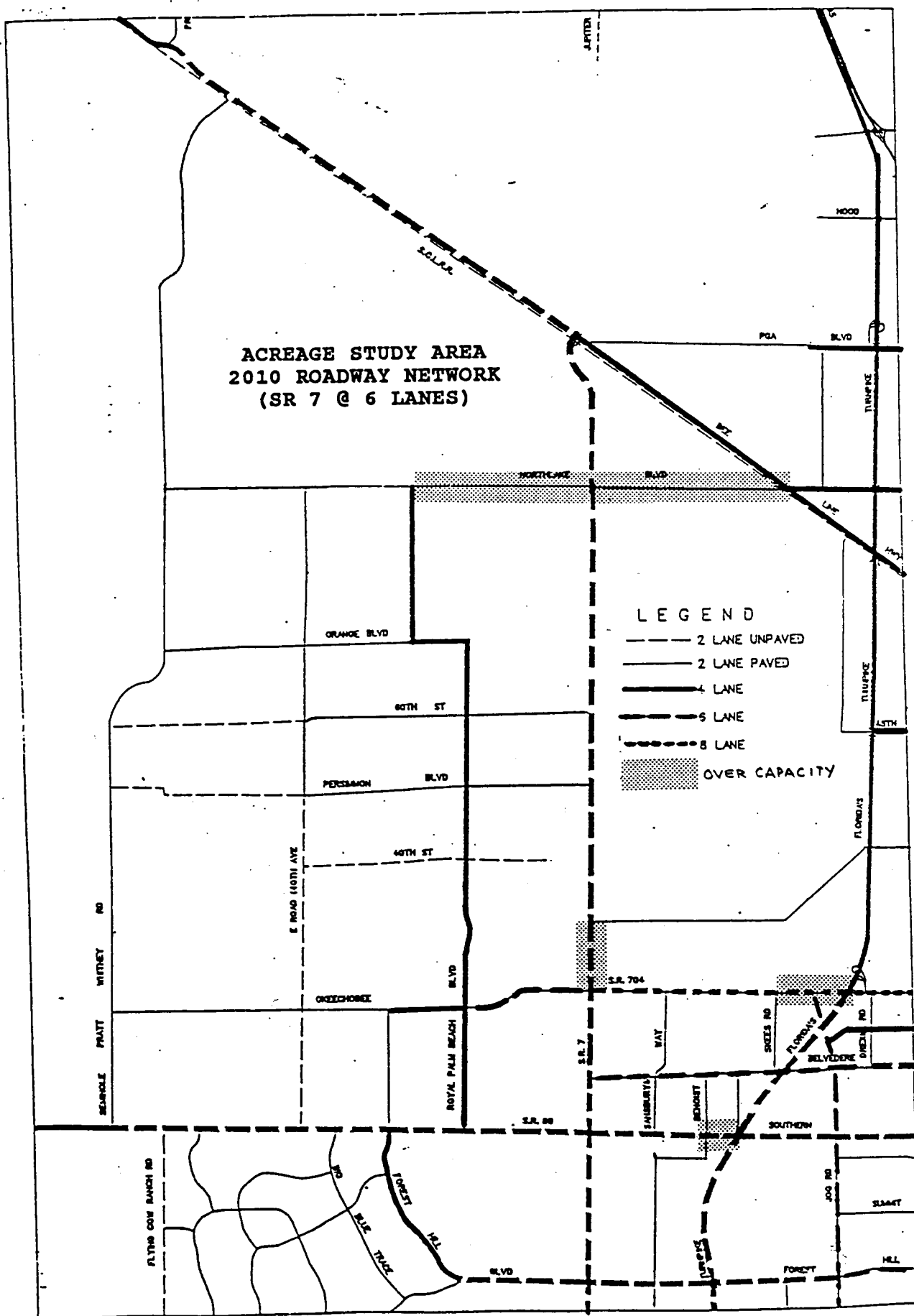
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- 2 LANE PAVED
- 4 LANE
- 6 LANE
- 8 LANE
- OVER CAPACITY

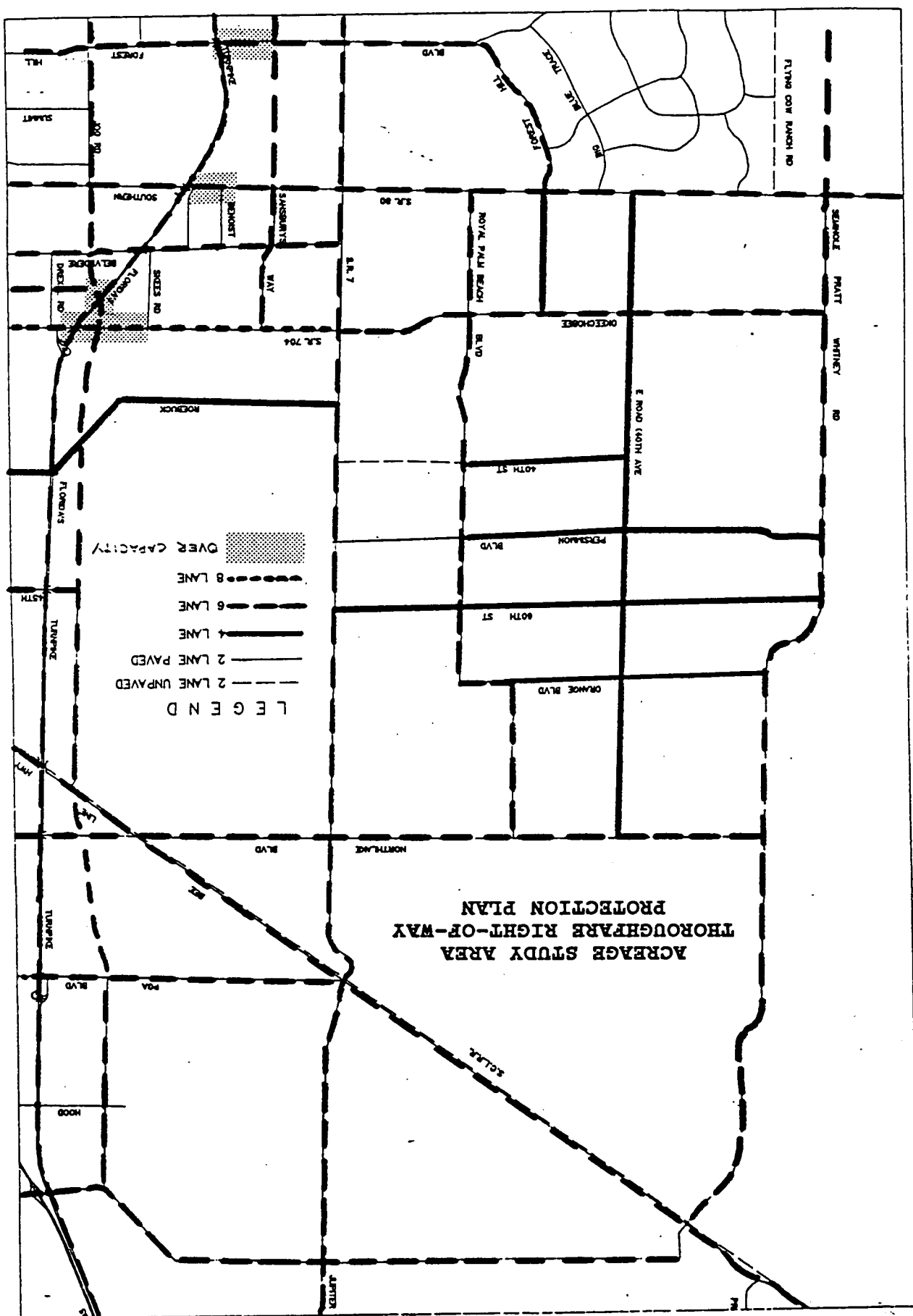


ACREAGE STUDY AREA  
2010 ROADWAY NETWORK  
(SR 7 @ 6 LANES)

LEGEND

- 2 LANE UNPAVED
- 2 LANE PAVED
- 4 LANE
- 6 LANE
- 8 LANE
- OVER CAPACITY

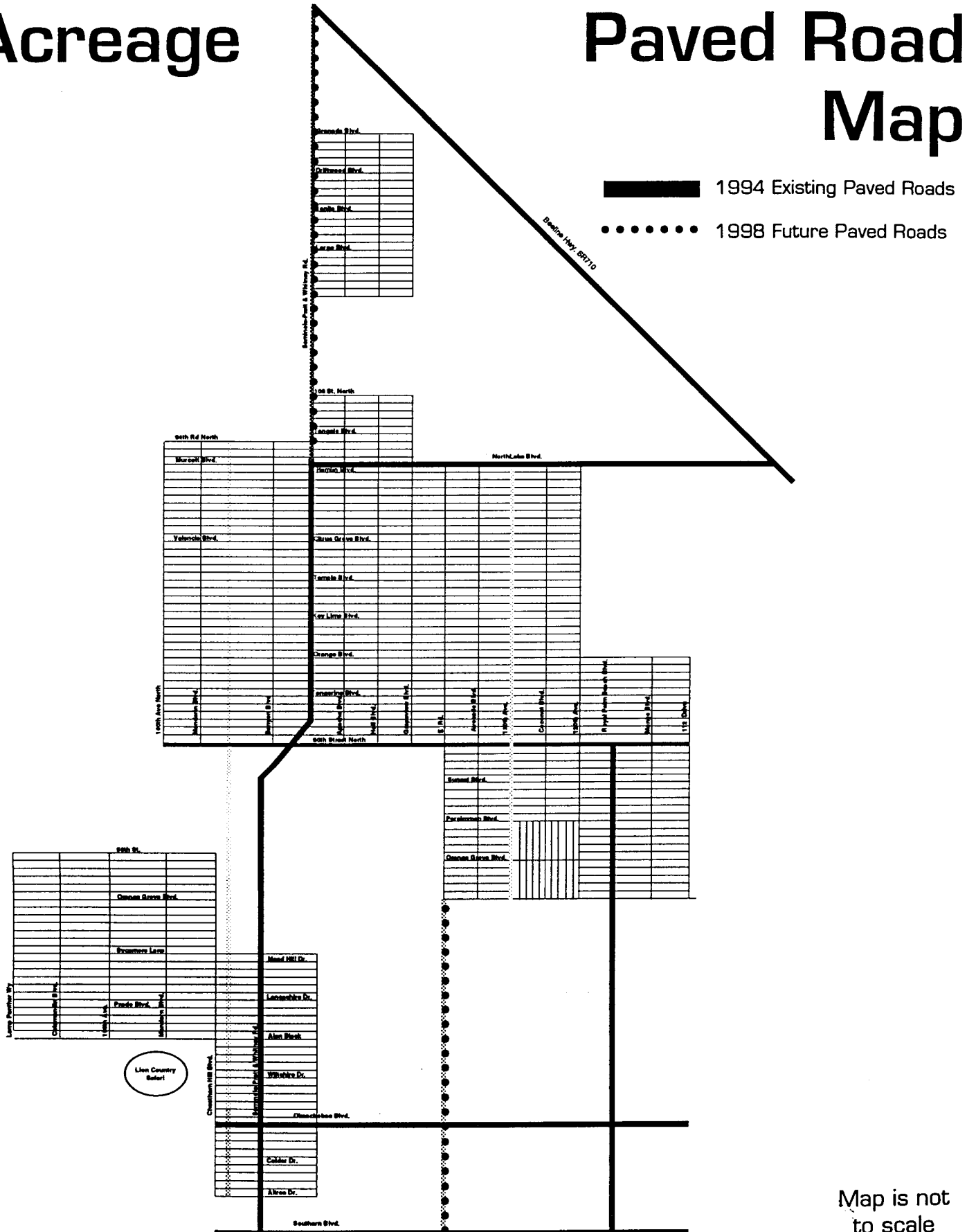






# County Paved Road Map

## The Acreage



Map is not  
to scale

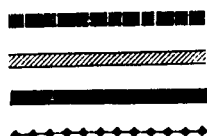
M-1 ACREAGE

M-2 ACREAGE

N

0 200 400 600

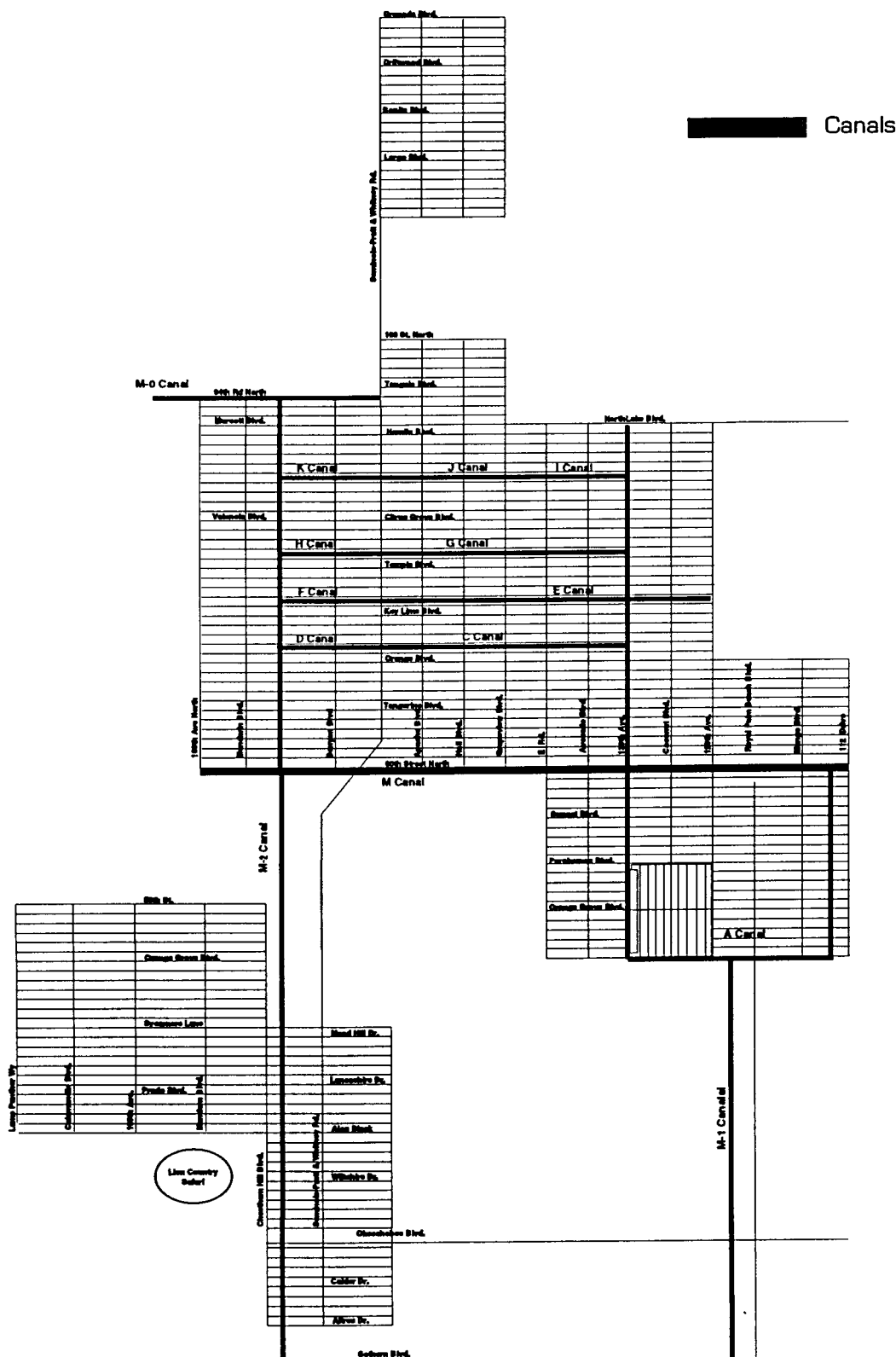
INDIAN TRAIL WATER CONTROL DISTRICT



EXISTING ITWCD ROAD PROGRAM  
 PROPOSED ITWCD ROAD PROGRAM  
 ADDITIONS TO PROPOSED ITWCD ROAD PROGRAM  
 P.B.Co./ STATE ROADS

# The Acreage

# Canal Map





**Stottler Stagg International**  
Architects Engineers Planners Inc  
Frankfurt                      Lanham, Maryland

**DR 2**

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Fax: 407-783-7065

**PUBLIC FACILITIES REPORT**

**Indian Trail Water Control District  
Palm Beach County, Florida**

Indian Trail Water Control District (ITWCD) is a governmental unit of body politic of the State of Florida in Palm Beach County organized on June 5, 1957 as a drainage district by virtue of Chapter 57-646, Laws of Florida, as amended and supplemented, and subject to applicable provisions of Chapter 298, Florida Statutes. The ITWCD consists of approximately 62,000 acres or 97 square miles of land located adjacent to and north to northeast of US98 (Southern Boulevard), west of the City of West Palm Beach's catchment areas, south and east of the J.W. Corbett Wildlife area and southwest of the Beeline Highway. About 1/3 of the ITWCD jurisdiction has been subdivided into 1 1/4 +/- acre lots and sold. Also contained within the ITWCD are the Village of Royal Palm Beach, The Estates development, large tracts of producing orange groves, sod farms, pasture and other undeveloped acreage. The governing body of the ITWCD is a Board of seven (7) supervisors. The day-to-day operations of the ITWCD are managed by a District Administrator out of the following rented office location:

Mr. Frederick E. Singer  
District Administrator  
Indian Trail Water Control District  
507 Royal Palm Beach Boulevard  
Royal Palm Beach, FL 33411

Currently, a total of 36 +/- square miles of land within the ITWCD has been subdivided into 1 1/4 to 5 acre residential lots, special taxing Units of Development established, storm water drainage permits obtained from the SPWMD and construction work performed to give the needed drainage and access. Specific major works of the ITWCD that fall under the scope of this Public Facilities Report are listed in detail on the attached inventory.

Related to proposed new ITWCD public buildings anticipated to be constructed in the next five years only one has been proposed thus far, as follows:

**1. ITWCD OFFICE AND MAINTENANCE COMPLEX**

The feasibility of the purchase of a 10 Acre Site is being considered by the ITWCD Planning Committee at the School Site H location, Section 32, Range 41E, Township 42S. Facilities suggested for inclusion in the complex include the following:

- a. Office / Meeting Building, 2,500 +/- s.f.
- b. Parking Lot
- c. Maintenance Shed
- d. Heavy Equipment Storage Area
- e. Temporary Fire / Rescue Facility
- f. Security Fencing

Page 2  
Public Facilities Report  
ITWCD, Palm Beach County, FL

No budget for the complex has been established as yet and the funding details have not been determined. Sources of funding include higher governmental grants, bonds and inclusion as a portion of the current tax burden as an administrative expense. It is anticipated that this facility will be available within the next two to three years.

2. Upgrade of a 29 1/2 mile Master Road Network in the M-1 acreage has been approved by the Courts and initiated. The upgrading of existing shell rock roads to a 2 lane paved status will be phased over a 6 year period and has already commenced. Finances will be on an annual tax assessment basis over the period of construction.



**Stottler Stagg & Associates**  
Architects Engineers Planners Inc.  
Florida Maryland Texas

8660 Astronaut Boulevard

Cape Canaveral Florida 32920

(407) 783-1320

Fax: 407 783-7085

February 21, 1991

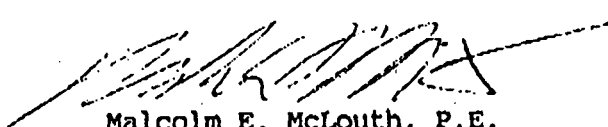
Mr. Fred Singer  
District Administrator  
Indian Trail Water  
Control District  
507 Royal Palm Beach Boulevard  
Royal Palm Beach, FL 33411

Re: Public Facilities Report

Dear Fred:

Enclosed per your direction is a copy of the final Facilities Report for the Indian Trail Water Control District. As requested, I kept it short and to the point and listed only 10 individual items. The only real difference between the draft I sent you earlier and this final submittal is the inclusion of a somewhat general statement regarding overall drainage canals and roads. Hopefully, this will satisfy the new mandated reporting requirement for this year. I suggest we make copies of this document and pass them out at the Board Meeting for their blessing and then forward them on to the County prior to the first of March.


Sincerely,



Malcolm E. McLouth, P.E.  
ITWCD Engineer

MEM/rmb

cc: Mary Viator

 **Stotler Siagg & Associates**  
PLANNING ENGINEERS



1" = 24 MILES

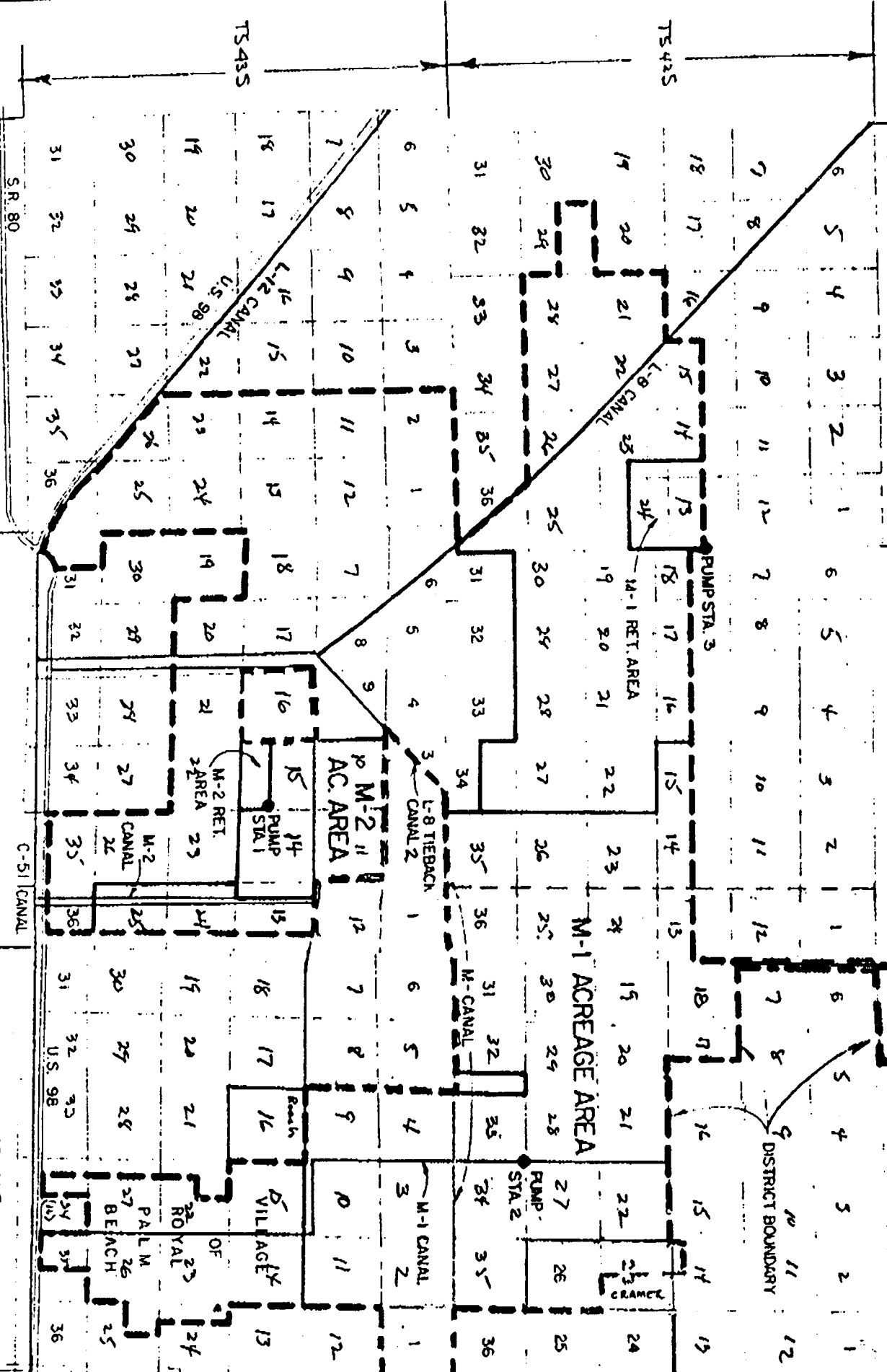
**INDIAN TRAIL**  
**WATER CONTROL DISTRICT**

R39E

R40E

R41E

TWP



# 1991 - INDIAN TRAIL WATER CONTROL DISTRICT - PUBLIC FACILITIES DESCRIPTION / INVENTORY

omenclature	Description / Use	SFWMD Permit #	Capacity	Current Demand	Location	Condition
ump Station #1	A stormwater pumping station built to withdraw 100,000 gallons per minute (gpm) of water collecting in a system of canals serving 2707 acres. This pumping station serves to draw stormwater from the M-2 acreage area and lift it into a 120 acre diked detention impoundment. The station may be operated under an automatic or manual mode. The motors and controls are fully enclosed in a secured metal building.	50-00754-S	Two each, 50,000 gpm pumps.	Fully operational during heavy rain storms.	Section 15, Range 40 East, Township 43 South, Palm Beach County, Florida.	In full readiness state.
2 Impoundment	A 120-acre rectangular shaped stormwater detention area including two ± miles of perimeter impoundment embankment and a drawdown structure at the pump station location. The embankment is 10' high, has a base width of 69' and a top width of 12'. The detention area release mechanism consists of a manually-operated gate at the pump station.	50-00754-S	564 Acre ft. of stormwater retention.	Use as needed depending on rain storm frequency, duration and intensity.	Section 15, Range 40 East, Township 43 South, Palm Beach County, Florida.	Very good. Maintained and inspected by contract personnel.
2 Outfall Structures	Two each manually operated slide gate outfall structures.	50-00754-S	Two 36" diameter cmp outlet pipes per structure restrict maximum discharge, manual shut off capability.	Use as needed depending on rain storm frequency, duration and intensity.	Two structures, located on Canals B and C, Section 13, Range 40 East, Township 43 South, Palm Beach County, Florida.	Fully operational in locked open position.



# 1991 - INDIAN TRAIL WATER CONTROL DISTRICT - PUBLIC FACILITIES DESCRIPTION / INVENTORY

omenclature	Description / Use	SFWMD Permit #	Capacity	Current Demand	Location	Condition
ump Station 2	A pump station with a capacity of 132,000+ gallons per minute (gpm) discharges water northward with the flow being dispersed into four major east-west canals. Water flow is then directed by canals north to the boundary of the M-1 Area and west to the detention area. The pumps may be operated under an automatic or manual mode. The motors and controls are fully enclosed in a secured concrete block building. A separate maintenance office building (one room) and lavatory facility is directly adjacent to the pump building. A fenced parking area for mobile maintenance equipment is likewise present. The maintenance office phone number is 793-5322.	50-00761-S	Three each, 44,000 gpm diesel driven pumps.	Fully operational during heavy rain storms.	On the B Canal just north of Orange Blvd., Section 28, Range 41 East, Township 42 South, Palm Beach County, Florida.	In full readiness state.
ump Station #3	A pumping station with a total capacity of 500,000+ gpm sequenced to operate automatically as the water rises from an elevation of 18' NGVD in the canal. The water is lifted by the force of five diesel driven impellers to a maximum elevation of 24.5' NGVD in the detention area. The pumps may be operated under an automatic or manual mode. The motors and controls are fully enclosed in a secured concrete block building.	50-00761-S	Five each, 100,000 gpm diesel driven pumps.	Fully operational during heavy rain storms.	On the MO Canal, Section 13, Range 39 East, Township 42 South, Palm Beach County, Florida.	In full readiness state.

# 1991 - INDIAN TRAIL WATER CONTROL DISTRICT - PUBLIC FACILITIES DESCRIPTION / INVENTORY

Nomenclature	Description / Use	SFWMD Permit #	Capacity	Current Demand	Location	Condition
1 Impoundment	A 720 acre square shaped storm water detention area including 4.2+ miles of perimeter impoundment embankment. During peak wet periods, water in the detention area will be released at a controlled rate through two 54" cnp culverts discharging into an outfall canal directed to the L-8 Canal. The allowable discharge permitted by SFWMD is controlled by the outfall risers set at 21' NGVD.	50-00761-S	3,000 acre foot of storm water retention.	Use as needed depending on rain storm frequency, duration and intensity.	Parts of Sections 13, 14, 23 and 24, Range 39 East, Township 42 South, Palm Beach County, Florida.	Excellent - maintained and inspected by contractor personnel.
40th Street Outfall Structure	A single gravity flow outfall structure emptying into the M-1 Canal to the south. Opposing manually operated side gates are mounted on the sides of the structure which is totally fenced off to prevent tampering.	50-00761-S	60" diameter rcp outlet pipe restricts maximum discharge.	Use as needed depending on rain storm frequency, duration and intensity.	On 40th Street in Section 10, Range 41 East, Township 43 South, Palm Beach County, Florida.	Fully operational and secured per SFWMD permit.
Mill Gate	Constant upstream leveling gates, two each Type D-710. Only one gate operational at a time currently permitted. Includes 360' of steel sheet piling with concrete cap, outflow rip rap and security fencing.	CFD #1207	Adjusted to allow inflow of 780 cfs into C-51 Canal.	Gate responds automatically to existing water levels up and down stream of the structure.	North of Southern Blvd. on M-1 Canal in Village of Royal Palm Beach, Section 35, Range 41 East, Township 43 South, Palm Beach County, Florida.	Repaired 50' of retaining wall and riser boards recently. Gates are functional.

# 1991 - INDIAN TRAIL WATER CONTROL DISTRICT - PUBLIC FACILITIES DESCRIPTION / INVENTORY

Facility Name	Description / Use	SFWMD Permit #	Capacity	Current Demand	Location	Condition
Water Management Canal System	Court approved water management facility for the M-1, M-2 and Unit 11 acreage. Included are 171+ miles of major canals, culvert crossings and 500+ miles of access roads.	50-00754-S 50-00761-S 50-00136-S CFD #1207	17760 one and one quarter (1-1/4) acre lots.	Solifoot.	Units of Development 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14 and 15. Plus the M-1 Master Road Access Plan Unit	Permitted by the SFWMD and maintained by the ITWCD.
Hoefl Park	3.5 acre park with a soccer/sports playing field, parking lot, open space and a 35' x 65' open air covered pavilion.	N/A	Depends on function.	Use by Little League as practice field, Homeowners Association functions and local residents for passive recreation.	South of 49th Street N., between Royal Palm Beach Blvd. and 120th Avenue N., Section 11, Range 41 East, Township 43 South, Palm Beach County, Florida.	Pavilion construction finished in January 1991.

REPORT ON POTABLE WATER SERVICE CONSIDERATIONS AND STATUS  
FOR THE INDIAN TRAIL WATER CONTROL DISTRICT  
FEBRUARY 1987

A. PURPOSE AND SCOPE

1. Purpose: The purpose of this research is to identify specific authorities which may have influence on the provision of a potable water system to service the District. It is not the intent of this study to recommend a specific course of action regarding either the need for or provision of a potable water system, but to identify what efforts have officially been taken and by what entity.
2. Scope: The scope of the research activity included discussions with staff and review of official materials prepared relative to potable water systems in Palm Beach County which may impact the study area. Official materials are defined as their studies prepared by or for governmental units relative to potable water systems. Each study or report will be discussed in terms of its relationship to the District. A regional road network map is included as Figure 1 so as to orient the reader.

B. CONCLUSIONS AND RECOMMENDATIONS

1. Conclusions: Although there has been a great deal of concern expressed by individuals, citizen groups and governmental agencies over the possible impact of the District on Palm Beach County, research of the three major published studies which concern themselves with utilities planning for the area do not appear to have devoted much effort to discussion of problems and solutions. However, ongoing and recently commissioned studies by the County, USGS and other entities indicate a desire to zero in on the so called Palm Beach County "Midland Area" and in fact on the District for planning purposes.

The Palm Beach County Comprehensive Plan indicates that expansion of any existing system into this area would be dependant on "economic benefits", (PBCCP, 1980, Pg.26). It is interesting to note that the Palm Beach County Economic Planning Study, (CH2M Hill, October 1986) in a memo identified as, Task 1 Memorandum: Study Framework, indicates that neither the Water Utility Department, County Engineering Department nor the Health Department are involved in "economic planning activities:.

The scope of the Palm Beach County Water and Wastewater Master Plan, (James M. Montgomery, Consulting Engineers Inc., June 1985) was limited to the PBCWUD Service Area. However, it does identify those authorities which could influence future potable water systems within the District.

The importance of the Palm Beach County 201 Wastewater facilities plan, (Roberts & Co., Wm. Bishop, Sept. 1978), is the fact that local governmental bodies have adopted the proposed geographic boundaries for planned utilities expansion including potable water systems.

An on going study sponsored by the County utilizing USGS services for an analysis of the County's water resources includes as a 1st phase, a geological survey relating to subsurface drainage characteristics affecting septic tank effluent movement. The District is included but only sketchy preliminary results have been released. The County is also initiating a comprehensive 9 month planning study of the Midlands Area which includes the District in its boundaries and water/sewer utilities considerations. This study is specific as to purpose and goals and could have significant impact on the District as it relates to water and sewer service.

Related to potential service sources, it is obvious that the Village of Royal Palm Beach has both the incentive and desire to expand water service into the District acreage. As time passes, their position to do just this will strengthen. It is probable that the County would be supportive of a aggressive Village plan to provide water and sewer services to the Greater ITWCD Area and relinquish their current claims to a six section portion of the 201 Royal Palm Beach Utilities Service Area to the Village.

2. Recommendations: As previously mentioned, it is not the intent of this study to recommend whether or not a potable water system is to be provided. However, it is recommended that the District do the following:

- A. Continue to monitor the activities of the County, USGS, SFWMD Municipal and Public Service Commission Franchise Utilities as to any plans or programs which direct themselves to future expansion of existing potable water systems.
- B. Make contact with the Palm Beach County Planning Staff so as to assure input from the District to the County's technical contractors performing the Water Resources Study and the Midlands Area Planning Study. Input from District pertaining to their interests in these matters at an early stage will help assure accurate presentations by the USGS and Consultants in their reports.

#### C. PERTINENT STUDIES

1. The Palm Beach County Comprehensive Plan, August 1980

A discussion of potable water systems as they may impact the District is contained in the Subsection D. Royal Palm Beach Sub-Region, page 26. This element indicates that only the municipal limits of the Village of Royal Palm Beach and those incorporated areas immediately adjacent are projected as requiring potable water treatment service. This element further states that any expansion of service would be consistent with the plan, "when economic benefits of public acquisition can be documented, such action by either the Villages of Royal Palm Beach or the Indian Trail Water Control District is consistent with this plan".

It is interesting to note that the Land Use Plan, Map 3, delineates the District as Very Low Density Residential which is defined, page 4, as one dwelling unit per five acres to a maximum of one dwelling unit per two acres. Further, the Village of Royal Palm Beach is delineated as Very Low to Low Density Residential or one dwelling unit per two-and-one-half acres to a maximum of three dwelling units per acre. A key phrase here is "The highest densities, however, are reserved only for areas having some portions of the infrastructure available, for example having highways and water service available".

2. Water and Wastewater Master Plan, James M. Montgomery, Consulting Engineers, Inc., July 1985.

As previously mentioned, the scope of this plan was limited to the PBCWUD service area. However, there is a great deal of information to be gathered concerning existing and proposed potable water systems in the general area of the District.

To better understand the contents of the study relative to the District, reference discussions relative to the Central Region of both the Palm Beach County Planning area and the PBCWCD Master plan Water Systems Planning Area, (Figures 2, 3, and 4). Within this Central

Region special attention should be paid to discussions of Water Systems 1, 2 and 8. In addition to the PBCWCD Systems, there are two municipal systems, Village of Royal Palm Beach and City of West Palm Beach, and the ACME Improvement District system which should be studied and monitored. (Figures 6 and 7)

Water Supply: Mention is made in more than one area, that a comprehensive study of water availability in Palm Beach County has never been accomplished. However, the report does conclude that sufficient groundwater resources exist to serve the population of eastern Palm Beach County. In addition, water quality in the eastern portion of the County meets acceptable standards. ,

The picture for the western portions of the County is not represented as being good. The report states that "groundwater in the western portion of the County is poor in quality and the aquifer less productive".

The Combined impact of additional draw down of the shallow aquifer by private wells and a move by eastern county water suppliers to the west in search of new sources, would prove to be a concern beyond the year 2010.

Water Distribution and Storage: The study indicates improvements to "loop" the distribution system in the Central Region should be accomplished.

The existing water storage capacity in the Central Region is adequate only to meet projected 1987 requirements.

3. Central Palm Beach County, 201 Wastewater Facilities Plan, Prepared by Robert and Company and Wm. Bishop, Sept. 1978.



Only existing and future projected wastewater facilities are included in this plan. However, the obvious close association between potable and wastewater facilities needs that exist, has influenced agencies to adopt, for planning purposes, the sub area development boundaries that are presented in this report. Note, on Figure 5, the Royal Palm Beach sub area that encompasses the Village of Royal Palm Beach and the District. It is also interesting to note that public acquisition of the wastewater treatment facilities from the developer by the Village of Royal Palm Beach, was recommended in the 201 study. This ultimately occurred along with the sale of the potable water treatment and supply system which clearly demonstrates a close association between water and sewer utilities service in the Village of Royal Palm Beach.

#### 4. U.S. Geological Service, County Sponsored Study

The Palm Beach County Commission in accord with recommendations contained in Study 2 above described is currently contracting the services of USGS for a three year study to investigate and identify the County's water resources. A final published report appears to be from one to two years away. The first phase study portion that is now drawing to a close, includes a geological survey pertaining to subsurface drainage characteristics affecting septic tank effluent movement in the North, Northwest area of the County which includes the District. Until a published first phase report is available, preliminary releases must be regarded as premature. A recent news clip describing one such release is included in the appendix. However, if the USGS Study concludes that septic tank effluent is moving horizontally rather than vertically, then even with the installation of a potable water system, it could be likewise concluded that continued use of septic tanks would eventually create water quality problems. This again demonstrates the close physical and economical relationship between potable water and sewer service as the installation of just one of the utilities might not solve all of the problems.

5. Midlands Area Planning Study, RFP dated October 22, 1986.

On February 9, 1987 the Palm Beach County Commission selected a private engineering consultant and is currently negotiating a fee for the special planning study of the Midlands Area of Palm Beach County. The study scope includes the identification of special problems, defining necessary short-range mitigation activities and recommending immediate actions necessary to protect public health, safety and welfare. Specifically mentioned in the RFP is consideration of potable water, sewer, drainage, roads and other facilities. There is a definite sense of urgency reflected in the RFP relating to the need to establish minimum standards and levels of service to protect the short-term health and safety of the residents of the Midland Area. The consultant will be establishing specific sub areas in the Midlands which exhibit similar characteristics and problems. The consultant is asked to identify and analyze existing and projected use of wells and septic tanks, particularly in the area of current at risk. Little doubt exists that the District will be singled out as a separate sub area with a related proposed set of minimum standards for potable water supply, septic tanks and drainage required to prevent hazards to health and safety.

A map depicting the Midlands area is enclosed as Figure 8 on which is superimposed the District acreage areas. This comprehensive study is scheduled to take nine months to complete from the date that the fee negotiations are concluded making the study delivery date around the first of next year. In the interim, it is probable that few major decisions will be made by the County in the Midlands Area regarding Utility service, roads and/or zoning until such time as a definite policy can be established.

#### D. GOVERNMENTAL AGENCY RESPONSIBILITIES

A number of governmental units have regulatory jurisdiction over factors affecting the growth of the District.

1. Indian Trails Water Control District: Under the provisions of Chapter 298, F.S. Made Applicable, Section 3 Provisions of Chapter 153 F.S. Made Applicable.— The provisions of the County Water System and Sanitary Sewer Financing Law which are embodied in Chapter 153, F.S., and all the laws amendatory hereafter enacted, so far as not inconsistent with this Act, are hereby declared to be applicable to said Indian Trail Water Control District's future potable water system, if any. Related portions of the Districts enabling legislation are included in the appendix.
2. Palm Beach County Board of County Commissioners: The Board of County Commissioners has ultimate authority in all matters pertaining to Planning, Zoning, Water Utility Systems specifically under their control, and building permits. The Palm Beach County Water Utilities Department, (PBCWUD) owns and operates the system which has a population of 156,000 people or approximately 25% of the total population of the County. The system actually services only 80% of the 156,000. Out of the 34 existing well fields, the PBCWUD owns six or only 17.5% with a permitted withdrawal of 142 mgd or 17%. The remainder of the systems are owned and operated by municipalities, Improvement Districts or franchised by the Public Service Commission.

The County's authority in the areas of Planning, Zoning and Building Permits which includes the granting of variances, is of significant importance to the future of the District. Recognizing its responsibilities, the County has created a Water Resources Management Advisory Board which is functioning and active. Technical, Wellfield Protection and Water Source sub committees have also been formed. Copies of the most current published membership list is included in the appendix.

3. Palm Beach County Health Department: Although this agency is a County Department, it functions in many areas as an agent of the Florida Department of Environmental Regulation, (FDER). All matters relative to water and wastewater which include permitting of septic tanks and wells, both private and public, are functions of this agency.
4. South Florida Water Management District (SFWMD): SFWMD has the authority for management of water use which materially affects the creation and/or expansion of public water systems. Included is the permitting of ground and surface water sources such as wells, surface impoundments and drainage systems. District owners seeking individual well or septic tank permits from the County Health Department must first be certain that drainage plans for their area have been approved by SFWMD.
5. Public Service Commission: The PSC has authority over franchise districts in terms of services, fees, expansions and like matters. There are ten (10) privately owned franchise utilities in East Palm Beach County. Subsequent to the purchase of the water and sewer facilities from Royal Palm Beach Colony, Inc. by the Village of Royal Palm Beach, the PSC no longer has jurisdiction over this utility company.

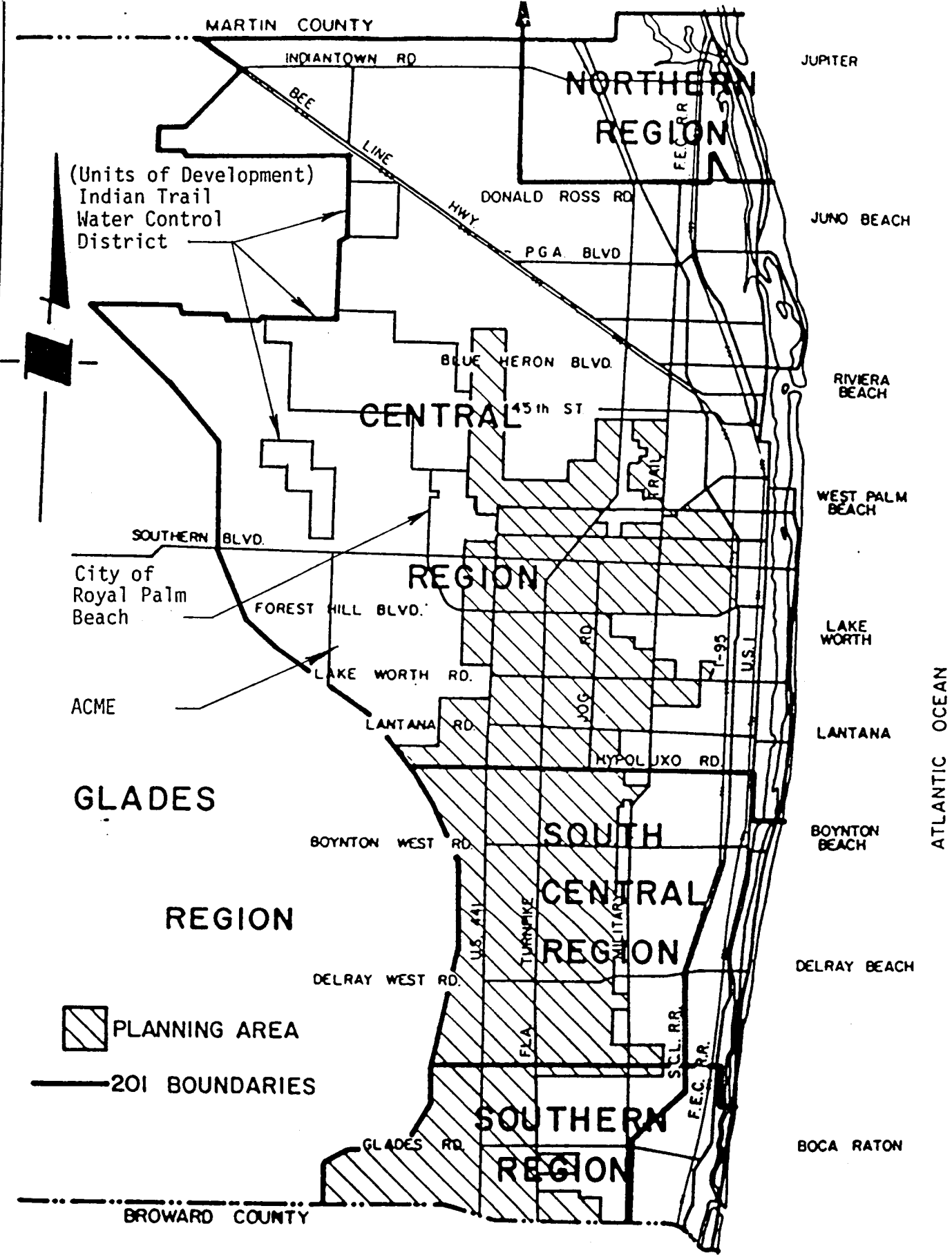
#### E. POTENTIAL SERVICE SOURCES

1. Palm Beach County currently has proposed that they service the six sections of land to the west of the catchment area and abutting the eastern boundary of the District with a single north/south 20" water main. The desirable looping consideration was not addressed, but an interconnection to the Village of Royal Palm Beach's water system is

included. In discussions with the County staff and consultants, no projected expansion time table for service to this area exists. To the contrary, it appears that the County is inclined to give up this area to the Village of Royal Palm Beach. It was indicated that this modification had a good chance of being incorporated in a revision of the 2-1/2 year old Palm Beach County Water and Wastewater Plan which is now being prepared by James Montgomery, Consulting Engineers, Inc.

2. The Village of Royal Palm Beach is located within the District boundaries and is the only municipal source of potable water in the Royal Palm Beach Sub-Region of the Palm Beach County 201 Plan. Currently, they have a well capacity of 3 mgd, but are limited to about half that volume by filtration and lime softening equipment capacities. They are estimated at about 70% loading and are seriously considering expansion. The Village's willingness to extend water and sewer line to the west along SR 80, to the new hospital and shopping center, and the east, to Al Packer Ford, is evidence of a clear expansion policy. The fact is that Village water lines are now serving customers just south of the District's three most populated units of development (i.e. 1, 3, and 14). Obviously, these six sections of land represent a tempting area for expansion of both water and sewer service. Service to this and even the District's areas north of the M-Canal will be even more attractive to the Village due to looping considerations if they are successful in their efforts to inherit by default, the County's expansion rights to the six sections of land west of the catchment area. It is interesting to note that these six sections all lie within the Royal Palm Beach sub area for the 201 Plan, which borders on the SR 7 expansion to the north from Okeechobee Road. It is also interesting to note that both the Village of Royal Palm Beach and these 6 sections of land were specifically excluded in the map (Exhibit 8) depicting the Midlands Study Area. It seems likely that with passage of time the Village of Royal Palm Beach's position as the major water supplier in the Greater ITWCD area, will strengthen if no alternative source is developed by the District.

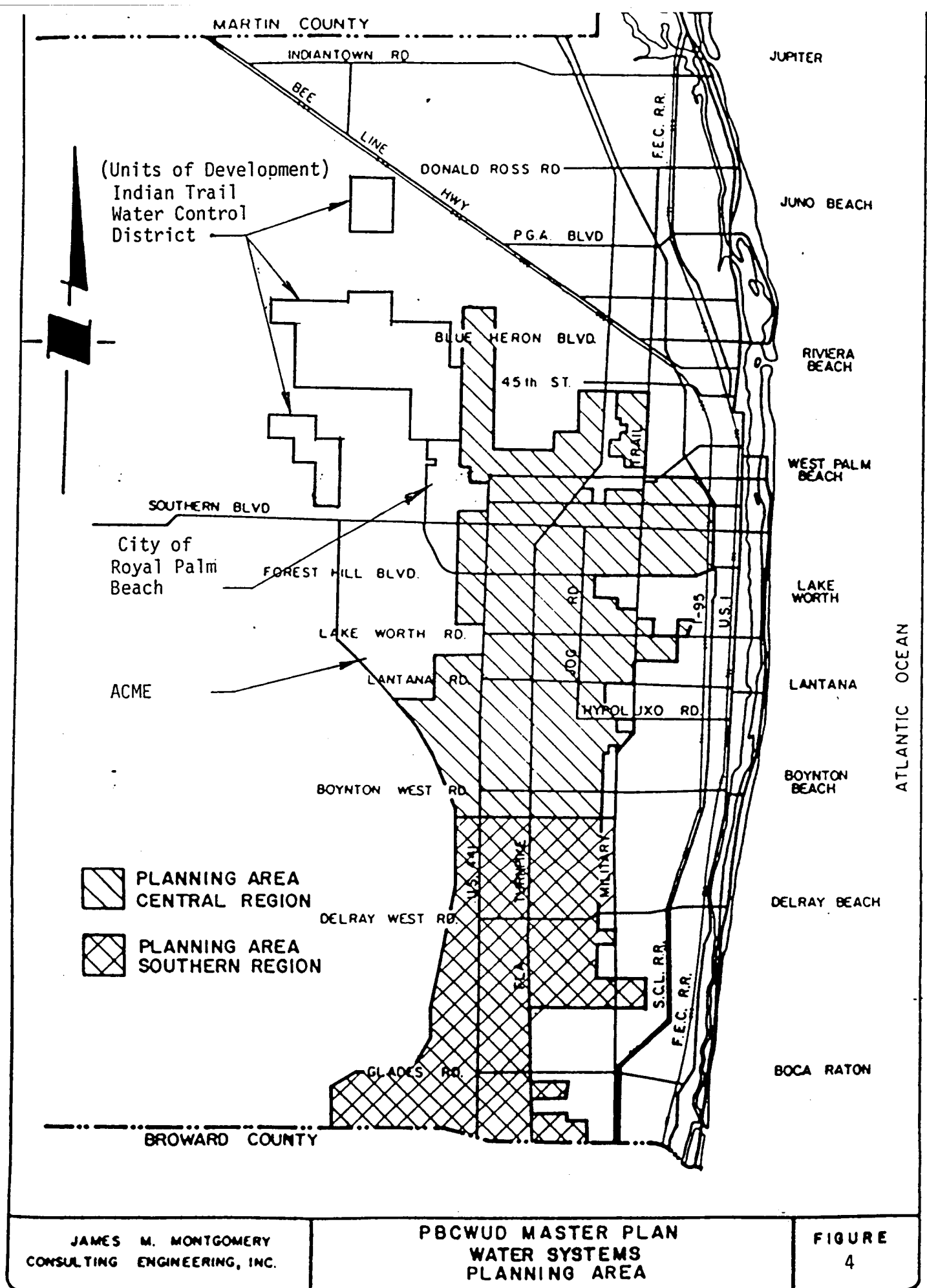
3. Other potential sources included the ACME Improvement District, south of SR 80, and west of SR 7, the Sea Coast Utilities to the north of SR 710, and the District itself. However, no viable plans for potable water service in the District, were found to exist for any of these three sources. Note that the ACME Improvement District, like the Village of Royal Palm Beach, is excluded from the Midlands Study Area.



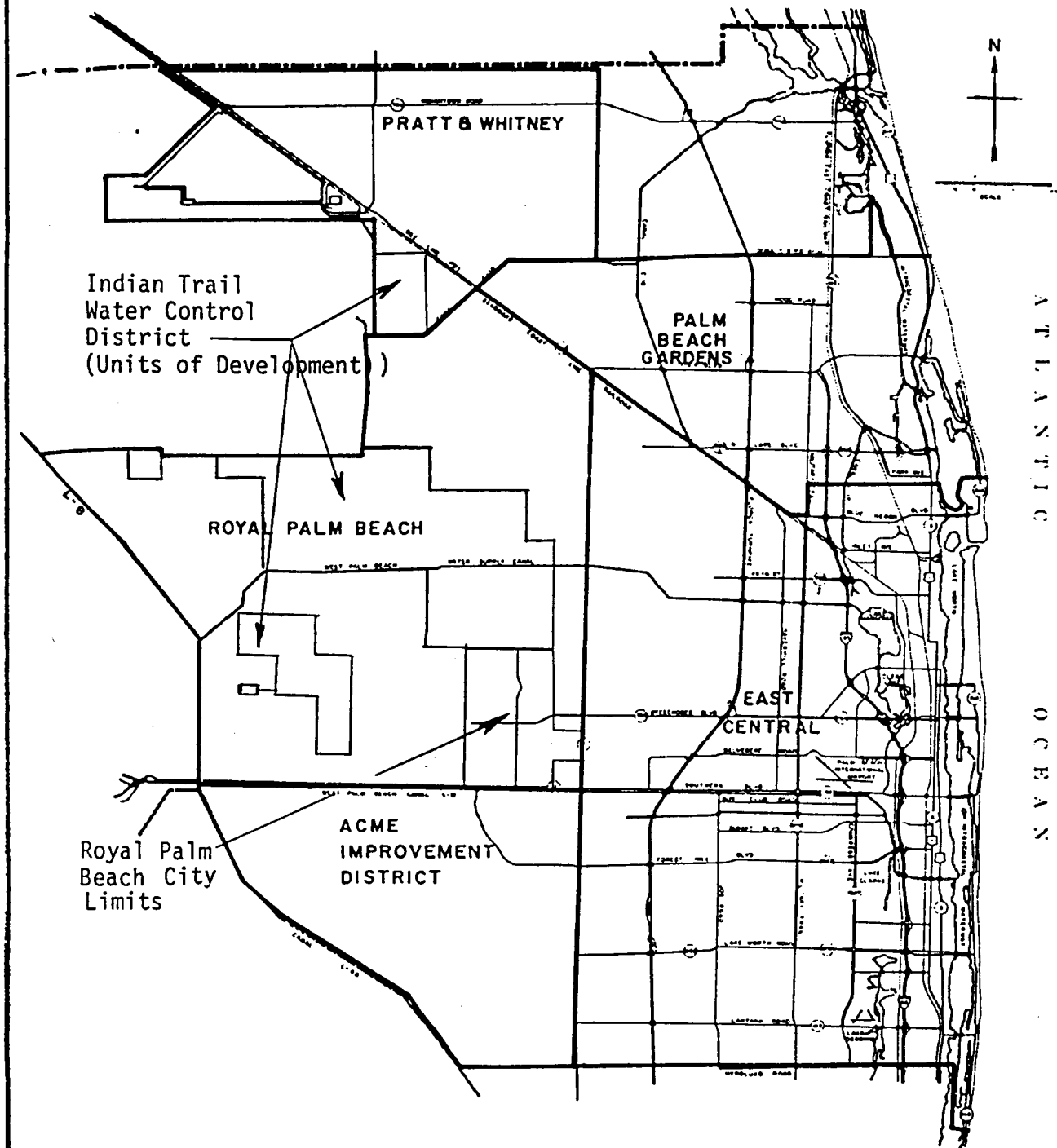
JAMES M. MONTGOMERY  
CONSULTING ENGINEERING, INC.

PALM BEACH COUNTY  
PLANNING AREA

FIGURE  
3







### FINAL SUBREGION BOUNDARIES

CENTRAL PALM BEACH COUNTY  
201 FACILITIES PLAN

Barrett and Company Associates, West Palm Beach, Florida  
Shaw & Bishop Consulting Engineers, Inc., Tallahassee, Florida

FIGURE  
5



987

# ers may threaten increase costs of ing in north county

By JOHN OPEL  
Palm Beach Post Staff Writer

WEST PALM BEACH — Extensive subsurface impermeable soil layers, recently discovered in north and northwest Palm Beach County, could indirectly threaten drinking water supplies and make development in those areas much more costly.

A layer of marl — a mixture of clay, sand and limestone — has been found running as close as 5 feet below the land surface and risks sending septic tank effluent horizontally into drainage canals, threatening private wells and ponds dug for fill to provide foundation pads for homes, said Wes Miller of the U.S.

Please see SOIL/10B



Subsurface marl layer would force effluent from septic systems to run horizontally, where it could reach drinking-water supplies.

# Subsurface soil layer could send sewage into drinking-water supply

SOIL/From 1B

Geological Survey.

Miller said the marl layer was discovered recently during the first phase of a three-year survey of county water resources.

Instead of percolating downward, Miller said, rainwater and septic tank effluents tend to move horizontally across the top of the marl layer toward drainage ditches and downward along shafts drilled for drinking water wells.

"In the event that the septic tank effluent path crosses an area where a well has been drilled, there's a possibility of the effluent going down around the well casing and entering the drinking water supply," Miller said.

County Commissioner Ken Adams, chairman of the county Water Resources Committee, sees that as only the newest part of a multifaceted problem.

■ Miller's discovery of the marl layer unexpectedly close to the surface could complicate development in 228,000 acres that the county had hoped to see developed with private wells and septic tanks. Public utilities may be necessary.

■ Aside from that, failure to check seepage into the aquifer of 70 million gallons a year of pollution from county landfills risks further pollution of drinking-water supplies.

■ Overall water resources also are limited and constrained by saltwater intrusion from the ocean on the east and a dome of prehistoric salt water trapped beneath the surface in the western part of the county.

"I can't say I was surprised" to discover the marl layers, Miller said. "We knew there were marls down there, but we had no idea how extensive they were. It just reduces the efficiency of drain fields tremendously with regard to containing the effluents coming out of the septic tank."

Miller said his survey covers about 250 square miles, including much of the J.W. Corbett Wildlife Management Area, that never has been studied thoroughly because "the area has just so recently been opened up to where you can even get in there. It's almost virgin ground."

His findings so far have not been reassuring to county officials and planners.

"There is a real concern as to whether adequate water even exists for the densities that are forecast for that (north, northwest) area," Adams said. "The muck

and marl conditions will not allow septic tanks to percolate."

Adams said Miller's findings will affect development on about 228,000 acres in the western part of the county, the areas not protected as agricultural reserve. He said present county plans call for development of the area, including the section called The Acreage, with septic tanks and private wells. But the USGS surveys show that it is the area with "worst possible soil conditions ... there's a real possibility that it may be necessary to provide water and sewers," Adams said.

Adams said that alternatives to private-well-septic-tank developments will "add greatly to the cost of development ... that's affordable housing." He said a combination of public utilities — at least water — may be necessary to circumvent the pollution problems.

"On 5-acre lots, it becomes very expensive (to run public water and sewer lines) because of the distances," Adams said.

Miller said development problems are outside his jurisdiction.

"The Geological Survey is strictly a scientific investigating agency," Miller said. "I do the scientific study, and the county agencies are stuck with the nasty chore of determining what regulations are necessary based on that study."

Countywide pollution of the freshwater aquifer is an even broader aspect of the problem, and Adams said that county inaction on garbage disposal is worsening the situation.

"Existing landfills may be polluting beyond the ability of our wellfield ordinance to protect the aquifer," Adams said. "We have 271 acres of landfills that are dug right down into the aquifer. That means 70 million gallons of polluted leachate (seepage) are going into the aquifer every year."

Adams said that it is "absolutely necessary that we do away with that kind of contamination in Palm Beach County. The wonder is that our aquifer has the resilience to deal with that kind of contamination. There has to be a limit to how much of that abuse it can take."

Efforts to locate new landfill areas and build power-generating incinerators have run into stiff opposition from the public. Adams has urged new efforts to close the existing landfills and contain the seepage with impermeable covers.

"We need to locate new landfills and start burning our garbage," Adams said. "Every month that we delay, 6 (million) to 7 million gallons of contaminated leachate are going into our water supply."

He said that concern was what led him to volunteer recently for a seat on the county Solid Waste Authority.



Ken Adams

PALM BEACH COUNTY, FLORIDA

REQUEST FOR PROPOSALS

TO PROVIDE FOR SPECIAL STUDIES OF THE MIDLANDS AREA OF PALM BEACH COUNTY, IDENTIFYING SPECIAL PROBLEMS, DEFINING NECESSARY SHORT RANGE MITIGATION ACTIVITIES AND RECOMMENDING IMMEDIATE ACTIONS NECESSARY TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE.

Palm Beach county requires professional services for preparation of special studies in the Midlands area of Palm Beach County. This area is defined a west of the Urban Service Area line shown in the Palm Beach County Comprehensive Plan and east of the Conservation and Corbett areas and Twenty-Mile Bend. (See attached map.)

Palm Beach County is currently engaged in formulating a long range Comprehensive Plan for the entire county, including the Midlands area. In this Plan, detailed studies and plans will be prepared to meet the development needs of the county, including necessary infrastructure and services to provide for the health and safety of citizens in all areas. In the period prior to adoption of the Plan and implementation of proposed services and facilities, certain portions of the defined Midlands area may require special treatment either through extension of water, sewer, drainage, roads and other facilities, through improved services including police, fire and emergency services, or through application of special minimum standards adopted on an interim basis. The need for development of such criteria and standards is the purpose of the proposed studies.

It is the intent of the Board that all studies, criteria, standards developed as part of this study be incorporated into the new Comprehensive Plan when adopted. Therefore, all appropriate data and projections shall be those being utilized in formulating the Comprehensive Plan studies for Palm Beach County. The Planning, Zoning and Building, and other Departments of County Government shall make such information available to the consultant as needed.

Specific Study Requirements.

The special studies shall include analysis of area facilities and services, determination of areas in need of special consideration, and recommendations for specific interim actions by the county. Wherever possible, information shall be derived from existing data sources, such as Soil and Water Conservation Service, USGS, SFWMD, and the several County Departments rather than from original research.

The consultant should be aware that it is the intent of the Board of County Commissioners that any actions recommended in this project shall be to establish minimum standards and levels of service to protect the short-term health and safety of the residents of the Midlands area. This is due to a sense of urgent need of implementation of protective actions felt by both the

Commission and residents of this part of Palm Beach County. Results of this study are to be incorporated into long-range planning as part of the Comprehensive Plan of Palm Beach County.

#### A. Problem Identification

1. Identify existing problems in various parts of the area based on physical characteristics including but not limited to, soils, groundwater, percolation, drainage, and such hazards as abandoned solid waste disposal sites.

2. Identify and analyze existing and projected use of wells and septic tanks in the various parts of the area from the standpoint of health and public safety, particularly areas currently at risk.

3. Evaluate accessibility to various parts of the area for vehicular traffic, particularly for fire, police, other emergency vehicles, and solid waste collection trucks.

4. Identify agencies having some degree of management control in the area, or parts of the area and identify existing and potential near-term interagency jurisdictional conflicts.

5. Determine previous actions, such as subdivisions or other divisions of land, which have established special considerations or problems within the Midlands area.

#### B. Area Delineations.

Based on the physical characteristics and jurisdictional determinations in A. above, establish sub-areas of the Midlands area which exhibit similar characteristics and problems, and in which sub-area-wide solutions may be formulated.

#### C. Minimum Standards Definition.

1. For each sub-area, determine the minimum standards for potable water and septage which should be required to assure adequate health standards in the area.

2. For each sub-area, determine the minimum standards for vehicular access which should be required to assure adequate fire, police, emergency vehicle and other necessary access.

3. For each sub-area, determine minimum standards for drainage which should be required to prevent hazards to health and safety due to water quantity or quality hazards.

4. For each sub-area, determine minimum standards for other factors which may be present and which constitute a health or safety hazard to residents or potential residents of the county.

D. Modification of Regulations.

1. Based upon studies of the Midlands Area and sub-areas, recommend interim modifications to existing codes and ordinances of the county or other political agency or district, which are necessary to implement minimum standards for development.

2. Relate any recommended interim code modifications to a time frame which is based either on calendar time or provision of specific infrastructure.

3. Insofar as possible, utilize proven methods of regulation which minimize inconvenience while fully protecting the public. The consultant should use the experience of other areas with similar problems where feasible, in making his recommendations.

E. Planning and Regulatory Responsibility

1. Determine the legally authorized activities of each agency having planning and/or regulatory authority within the area and determine those activities currently being exercised by each agency.

2. Based on studies, recommend the proper agencies to provide regulations implementing interim minimum standards.

3. Recommend mechanisms and programs for integrating the programs of the various governments, agencies and districts, as well as homeowner associations, into the process.

4. Recommend measures which will properly notify property owners and purchasers of any special limitations on development in the Midlands, and individual sub-areas.

F. Coordination

1. The consultant shall coordinate his studies with the ongoing planning programs of the county, municipalities and special districts in or adjacent to the Midlands area. In particular, data bases and formats shall be closely correlated to minimize duplication of study efforts.

2. The consultant shall make periodic reports to the Special Districts Task Force and shall consider all Task Force advice in preparation of reports and

recommendations.

3. In his coordination efforts, the consultant shall determine costs of implementing proposed programs and shall provide recommendations regarding financial responsibility of the various governments, agencies and districts on an area and sub-area basis. Any proposed capital outlay recommendation shall be framed in such a manner as to be readily integrated into a Capital Improvements Programs by the responsible jurisdiction.

Throughout the term of the project, the consultant shall coordinate his activities with the Board of County Commissioners through its representatives and the resident Commissioners and shall review progress and findings periodically with representatives of the South Florida Water Management District.

#### G. Project Schedule.

The proposed work shall be completed within nine (9) months from the date of the contract and shall be presented in a detailed report on the Midlands area, including special needs of sub-areas. There shall be an interim report prepared within four (4) months indicating findings and implications of the study. At the time of the presentation of the Interim Report, the consultant may recommend immediate actions to the Board, if necessary because of imminent danger to the health and safety of a portion of the population.

There shall be at least one meeting between the consultant and the Special Districts Task Force prior to completion of the interim report. The interim report shall then be presented to the Board of County Commissioners at a workshop session.

There shall be at least one additional meeting between the consultant and the Special Districts Task Force prior to completion of the final report. The final report shall then be presented to the Board of County Commissioners at a public meeting for approval.

#### H. Project Liaison

The Palm Beach County Department of Planning, Zoning and Building shall provide liaison between the consultant and the Board of County Commissioners and shall exercise general supervision over the project as assigned by the Board.

#### Qualifications.

Consultant proposals will be evaluated on a basis of the following factors.

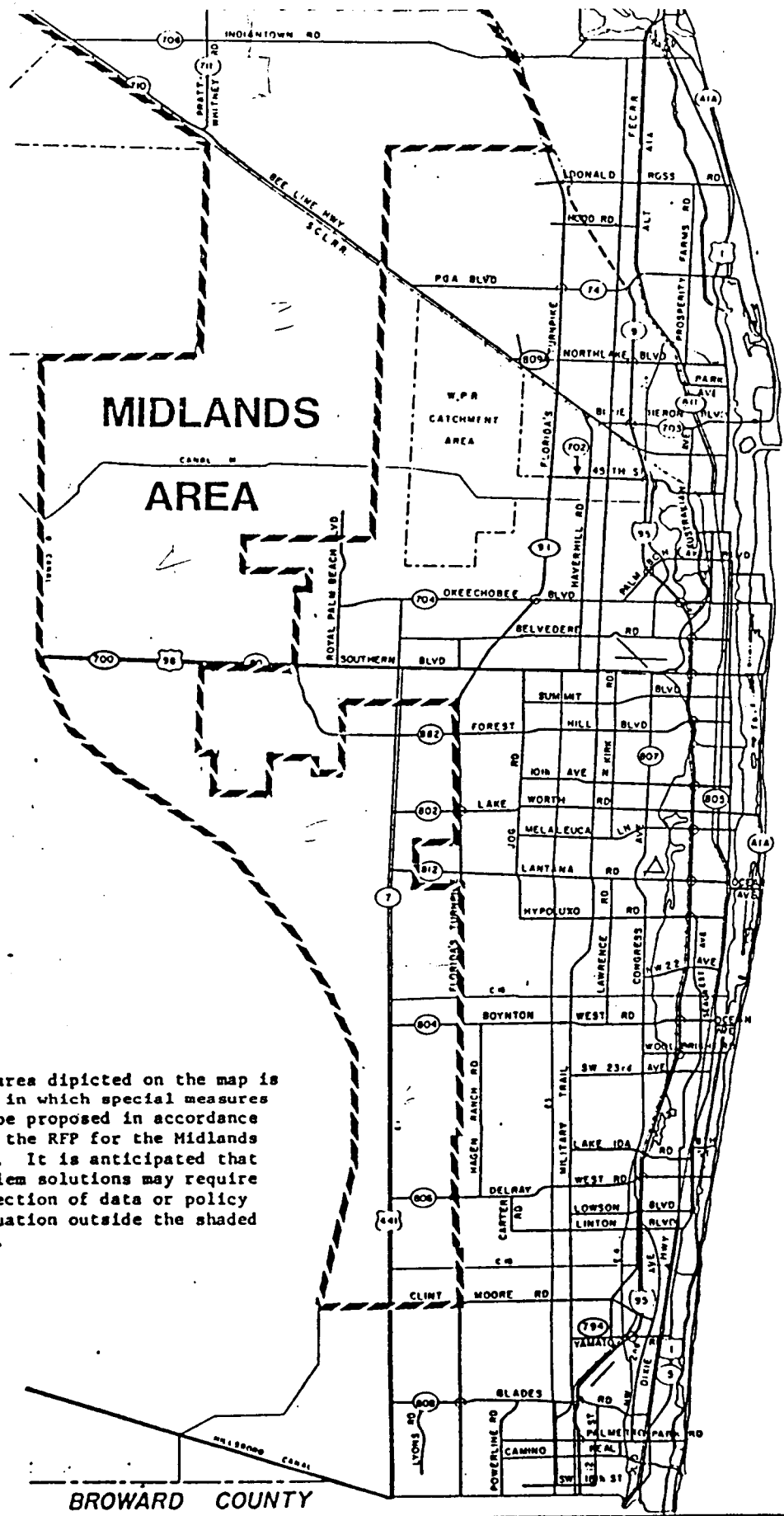


1. Approach to the study outline presented in this RFP.
2. Experience and expertise of the consultant and its key personnel in projects similar to the RFP proposal.
3. Familiarity with all issues involved in the project.
4. Technical and personnel resource capability to carry out the proposed program, including the ability to utilize information of the County, School Board, and other agencies, and to provide sufficient evidence for legal defence of proposed actions by governments or districts.
5. Ability to work directly with county staff and other involved agencies and jurisdictions on the project.
6. Ability to provide continuing assistance to the county or other agencies or districts as may be needed in implementing recommendations.
7. Such other qualifications as may be determined by the Board to be pertinent to the work program.

Submit letters of interest and proposals by 5:00 PM, November 21, 1986, to;

Stan Redick  
Planning Director  
Department of Planning, Zoning and Building  
800 13th Street  
West Palm Beach, FL 33402  
(305) 697-4001

Proposals should include a detailed description of similar studies in which the consultant has worked, his specific responsibility in the project, key personnel who worked on the projects and other pertinent information.



# MIDLANDS AREA

The area depicted on the map is that in which special measures may be proposed in accordance with the RFP for the Midlands Area. It is anticipated that problem solutions may require collection of data or policy evaluation outside the shaded area.

BROWARD COUNTY  
EASTERN PALM BEACH COUNTY

ATLANTIC OCEAN

REVISED FEB. 1988

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Department of Planning, Zoning & Building

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Executive Director

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West Palm Beach, FL 33402  
Telephone: 820-3070

Karen T. Marcus, Chair  
Jerry L. Owens, Vice Chairman  
Ken Spillias  
Dorothy Wilken  
Kenneth M. Adams

John C. Sansbury



Department of Planning, Zoning & Building

John A. Lehner  
Executive Director

WATER RESOURCES MANAGEMENT ADVISORY BOARD  
WELLFIELD PROTECTION ORDINANCE SUBCOMMITTEE  
JIM BRINDELL, CHAIRMAN

Ken Adams, Commissioner  
Board of County Commissioners  
P.O. Box 1989  
West Palm Beach, FL 33402  
Telephone: 820-2205

Frank Gargiulo, Director  
Environmental Sciences & Engineering  
Palm Beach County Health Dept.  
901 Evernia Street  
West Palm Beach, FL 33401  
Telephone: 820-3070

Jim Brindell, Attorney at Law  
Gunster, Yoakley, Criser & Stewart  
P.O. Box 71  
Palm Beach, FL 33480  
Telephone: 650-0511  
(Representing Palm Beach County  
Development Board)

Susan Lubitz, Environmental Control  
Officer  
901 Evernia Street  
West Palm Beach, FL 33402  
Telephone: 820-3136

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Palm Beach County Planning, Zoning &  
Building  
3400 Belvedere Road, P.B.I.A.  
West Palm Beach, FL 33406  
Telephone: 471-3550

Leah Schad, Environmental Interests  
1628 Boardman Ave.  
West Palm Beach, FL 33407  
Telephone: 848-9984

Claude D'Angio, Chairman  
Water Utilities Advisory Board  
7583 St. Andrews Road  
Lake Worth, FL 33463  
Telephone: 965-6411

Lou Devillon, Engineer  
Florida Dept. of Environmental Regulation  
P.O. Box 3858  
West Palm Beach, FL 33402  
Telephone: 689-5800

John F. Flanigan, Attorney at Law  
P.O. Box 3888  
West Palm Beach, FL 33402  
Telephone: 659-7500  
(Representing South Florida Water  
Management District)

Board of County Commissioners  
Karen T. Marcus, Chair  
Jerry L. Owens, Vice Chairman  
Ken Spillias  
Dorothy Wilken  
Kenneth M. Adams

County Administrator  
John C. Sansbury



Department of Planning, Zoning & Building

John A. Lehner  
Executive Director

WATER RESOURCES MANAGEMENT ADVISORY BOARD  
WATER SOURCE SUBCOMMITTEE  
RIM BISHOP, CHAIRMAN

Ken Adams, Commissioner  
Board of County Commissioners  
P.O. Box 1989  
West Palm Beach, FL 33402  
Telephone: 820-2205

Pete Pimentel, President  
Association of Special Districts  
5725 Corporate Way, Suite 203  
West Palm Beach, FL 33407  
Telephone: 471-4105

Jim Barry, Biological Supervisor  
Palm Beach County Health Department  
901 Evernia Street  
West Palm Beach, FL 33401  
Telephone: 820-3070

Howard Searcy, P.E.  
2000 Palm Beach Lakes Blvd.  
West Palm Beach, FL 33409  
Telephone: 684-3375

Ed Barbar  
P.O. Box 1148  
Clewiston, Florida 33440  
Telephone: 996-8282

Bob Weisman, Director  
Palm Beach County Water  
Utilities Dept.  
2030 Congress Ave.  
W Palm Beach, FL 33406  
Telephone: 967-8992

Bob Bean, Chief  
Fire Rescue Department  
Palm Beach County  
Building S-1505, P.B.I.A.  
West Palm Beach, FL 33406  
Telephone: 683-9100

Rim Bishop  
1533 Barbarie Lane  
West Palm Beach, FL 33417

Lou Devillon, Engineer  
Florida Department of Environmental Regulation  
P.O. Box 3858  
West Palm Beach, FL 33402  
Telephone: 689-5800

Wes Miller, Senior Hydrologist  
Water Resource Division  
U.S. Geological Survey  
P.O. Box 026052  
Miami, FL 33102  
Telephone: 594-0655



LAW OFFICES  
CALDWELL & PACETTI  
ROYAL PARK BUILDING  
324 ROYAL PALM WAY  
P. O. BOX 2775

MANLEY P. CALDWELL, JR.  
KENNETH W. EDWARDS  
RANDIE S. KIRSCHNER  
MADISON F. PACETTI  
ROBERT C. SALISBURY  
MARY M. VIATOR  
JOHN S. WILBUR, JR.

PALM BEACH, FLORIDA 33480-2775

TELEPHONE (305) 655-0620

September 24, 1986

MANLEY P. CALDWELL  
(1901-1971)

PLEASE REPLY TO  
P. O. BOX 2775

PALM BEACH, FL. 33480-2775

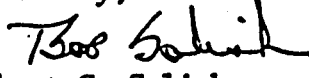
Herbert L. Kaplan, Esq.  
Royal Palm Beach Colony Ltd  
540 N. W. 165th Street Road  
Miami, Florida 33169-6304

Dear Herb:

At the meeting on September 22nd there was some question as to the powers of Indian Trail Water Control District, particularly with reference to operation of a water and/or sewer plant.

Enclosed please find portions of Chapter 57-646, Florida Statutes, which created the District and set out its powers in addition to powers created in Chapter 298, as outlined in Sections 2, 3 and 4 thereof.

Sincerely,

  
Robert C. Salisbury

RCS:dm  
Encls.

cc: Members of Board of Supervisors  
w/encls.

half ( $E\frac{1}{2}$ ) and the east one-half of the southwest one-quarter ( $E\frac{1}{2}$  of  $SW\frac{1}{4}$ ) of Section 22; the west one-quarter ( $W\frac{1}{4}$ ) of Section 24; the north west one-quarter ( $NW\frac{1}{4}$ ) of Section 25; the east three-quarters ( $E-\frac{3}{4}$ ) of Section 27; all that part of the east one-half of the west one-half ( $E\frac{1}{2}$ ) of  $W\frac{1}{2}$  of Section 34 lying north of the northerly right of way line of State Road 80; and all that part of the west one-half ( $W\frac{1}{2}$ ) of Section 35 lying north of the northerly right of way line of State Road 80.)

It is hereby determined, declared and enacted that said lands in their present condition are wet and subject to overflow, and that the drainage, reclamation and protection of said lands from the effects of water and thereby the making of said lands available for agricultural purposes by drainage, reclamation and improvement, and the creation of said District with the powers vested in it by this Act, are in the interest of and conducive to public welfare, health and convenience.

Section 2. Provisions of Chapter 298, Florida Statutes, Made Applicable. -- The Indian Trail Water Control District hereby created shall be a public corporation of this State. The provisions of the General Drainage Laws of Florida applicable to drainage districts or sub-drainage districts which are embodied in Chapter 298, Florida Statutes, and all of the laws amendatory thereof, now existing or hereafter enacted, so far as not inconsistent with this Act, are hereby declared to be applicable to said Indian Trail Water Control District. Said Indian Trail Water Control District shall have all of the powers and authorities mentioned in or conferred by said Chapter 298, Florida Statutes, and Acts amendatory thereof, except

as herein otherwise provided.

Section 3. Provisions of Chapter 153, Florida Statutes, Made Applicable. -- The provisions of the County Water System and Sanitary Sewer Financing Law which are embodied in Chapter 153, Florida Statutes, and all the laws amendatory thereof, now existing or hereafter enacted, so far as not inconsistent with this Act, are hereby declared to be applicable to said Indian Trail Water Control District. Said Indian Trail Water Control District shall have all of the powers and authorities mentioned in or conferred by said Chapter 153, Florida Statutes, and Acts amendatory thereof. Where referred to in said Chapter 153, Florida Statutes, the word "county", or "counties", shall mean this "district", the term "county commission", or the word "commission" shall mean the Board of Supervisors of this district, the word "engineer" shall mean the engineer for this district, the term "county tax assessor" shall mean the County Tax Collector or the Treasurer of the District whichever is collecting the taxes of the district in the discretion of the Board of Supervisors, and all other words or terms in said Chapter 153, Florida Statutes, shall be so construed so as to refer and be applicable to this district.

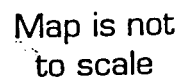
Section 4. Powers of the District. -- Said District shall have the power to sue and be sued by its name in any court of law or in equity, to make contracts, to adopt and use a corporate seal and to alter the same at pleasure; to acquire by purchase, gift or condemnation real and personal property, either or both, within or without the District, and to convey and dispose of such real and personal property,

either or both, as may be necessary or convenient to carry out the purposes, or any of the purposes, of this Act, and Chapter 298, Florida Statutes; and Chapter 153, Florida Statutes; to construct, operate and maintain canals, ditches, drains, levees and other works for drainage purposes; to acquire, purchase, operate and maintain pumps, plants and pumping systems for drainage purposes; to construct, operate and maintain irrigation works, machinery and plants; to construct, improve, pave and maintain roadways and roads necessary and convenient for the exercise of the powers or duties or any of the powers or duties of said District or the Supervisors thereof; and in furtherance of the purposes and intent of this Act and Chapter 298, Florida Statutes, to construct, improve, pave and maintain roadways and roads necessary and convenient to provide access to and efficient development of areas made suitable and available for cultivation, settlement and other beneficial use and development as a result of the drainage and reclamation operations of the District; to construct, operate and maintain gas mains and facilities for the distribution of natural gas and to purchase natural gas for distribution in the District; to borrow money and issue negotiable or other bonds of said District as hereinafter provided; to borrow money, from time to time, and issue negotiable or other notes of said District therefor, bearing interest at not exceeding six percent per annum, in anticipation of the collection of taxes, levies and assessments or revenues of said District, and to pledge or hypothecate such taxes, levies, assessments and revenues to secure such bonds, notes or obligations,

and to sell, discount, negotiate and dispose of the same; and to exercise all other powers necessary, convenient or proper in connection with any of the powers or duties of said District stated in this Act. The powers and duties of said District shall be exercised by and through the Board of Supervisors thereof, which Board shall have the authority to employ engineers, attorneys, agents, employees and representatives as the Board of Supervisors may from time to time determine, and to fix their compensation and duties.

Section 5. Board of Supervisors; Election, Organization, Powers, Duties and Terms of Office. -- There is hereby created a Board of Supervisors of Indian Trail Water Control District which shall be the governing body of said District. Said Board of Supervisors shall consist of three (3) persons, who, except as herein otherwise provided, shall hold office for the term of three (3) years and until their successors shall be duly elected and qualified. The first Board of Supervisors of said District shall be composed of three persons; one of whom shall hold office for four years from June 1, 1957, one of whom shall hold office for three years from June 1, 1957, and one of whom shall hold office for two years from June 1, 1957. Within thirty days after this Act becomes a law, the Clerk of the Circuit Court of Palm Beach County shall call a special meeting of landowners of Indian Trail Water Control District for the purpose of electing the first Board of Supervisors for Indian Trail Water Control District as herein provided. Notice of such special meeting of landowners shall be given by said Clerk of the Circuit Court of Palm Beach

# School Sites

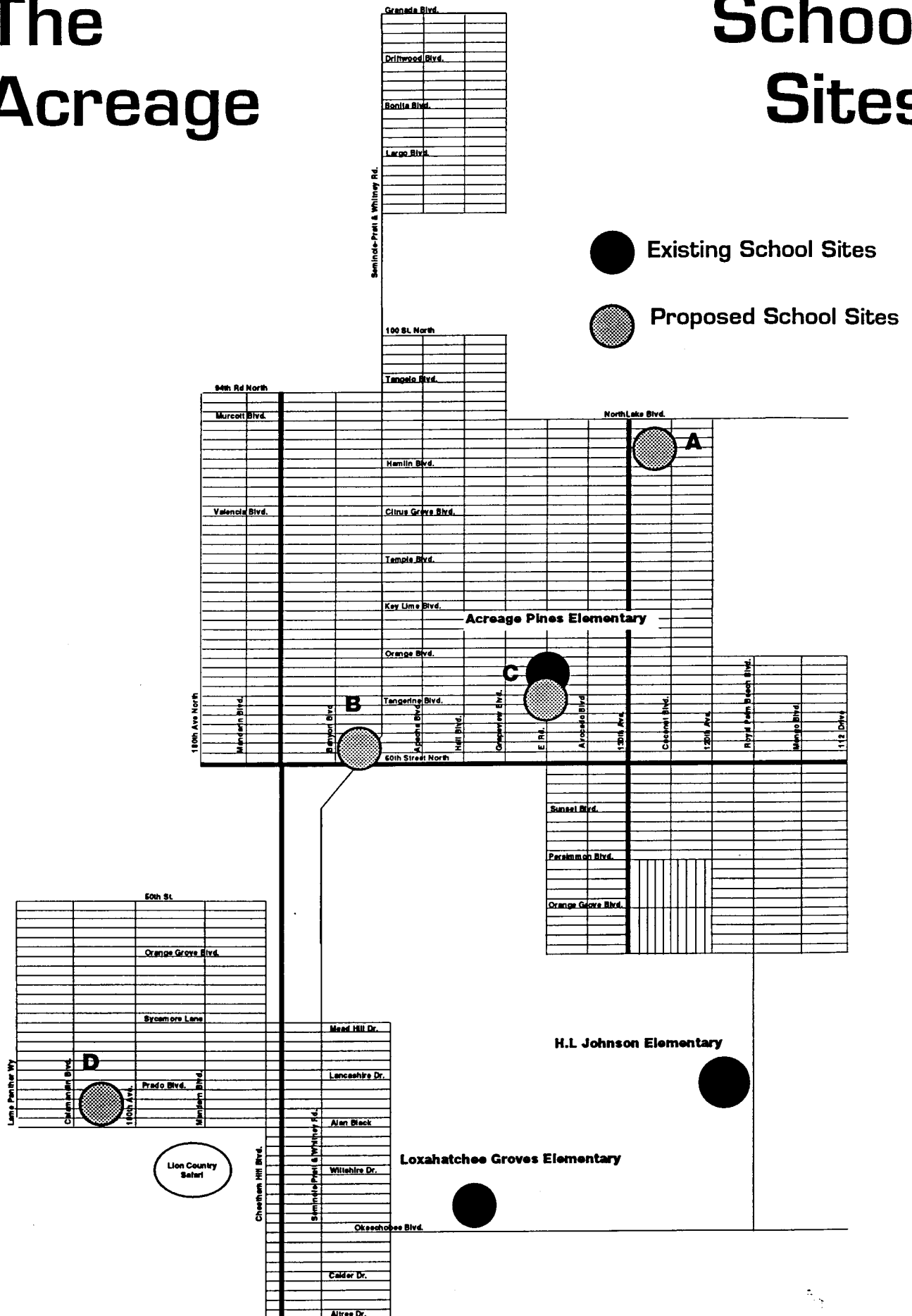


## Transportation Costs: Busing Acreage Students in 1993-94

1/31/94 Enrollment K-12	3396
(minus Acreage Pines Elementary Enrollment)	<u>(1302)</u>
Students Transported out of Acreage	2094
*2,094 students bussed out	
*Each bus has maximum of 65 students	
*Equals 33 busses	
1993 Bid per Bus \$43,000.00	
multiplied by 33 busses equals	\$1,419,000.00
*Cost per year to Transport each	
regular student is \$200.00	
(Cost per ESE Student is \$400.00)	
2094 students multiplied by \$200.00 equals	<u>\$418,800.00</u>
Approximate Transportation Cost for 1993-94	
(@\$200/student rate) equals	<u><u>\$1,837,800.00</u></u>

# The Acreage

# School Sites

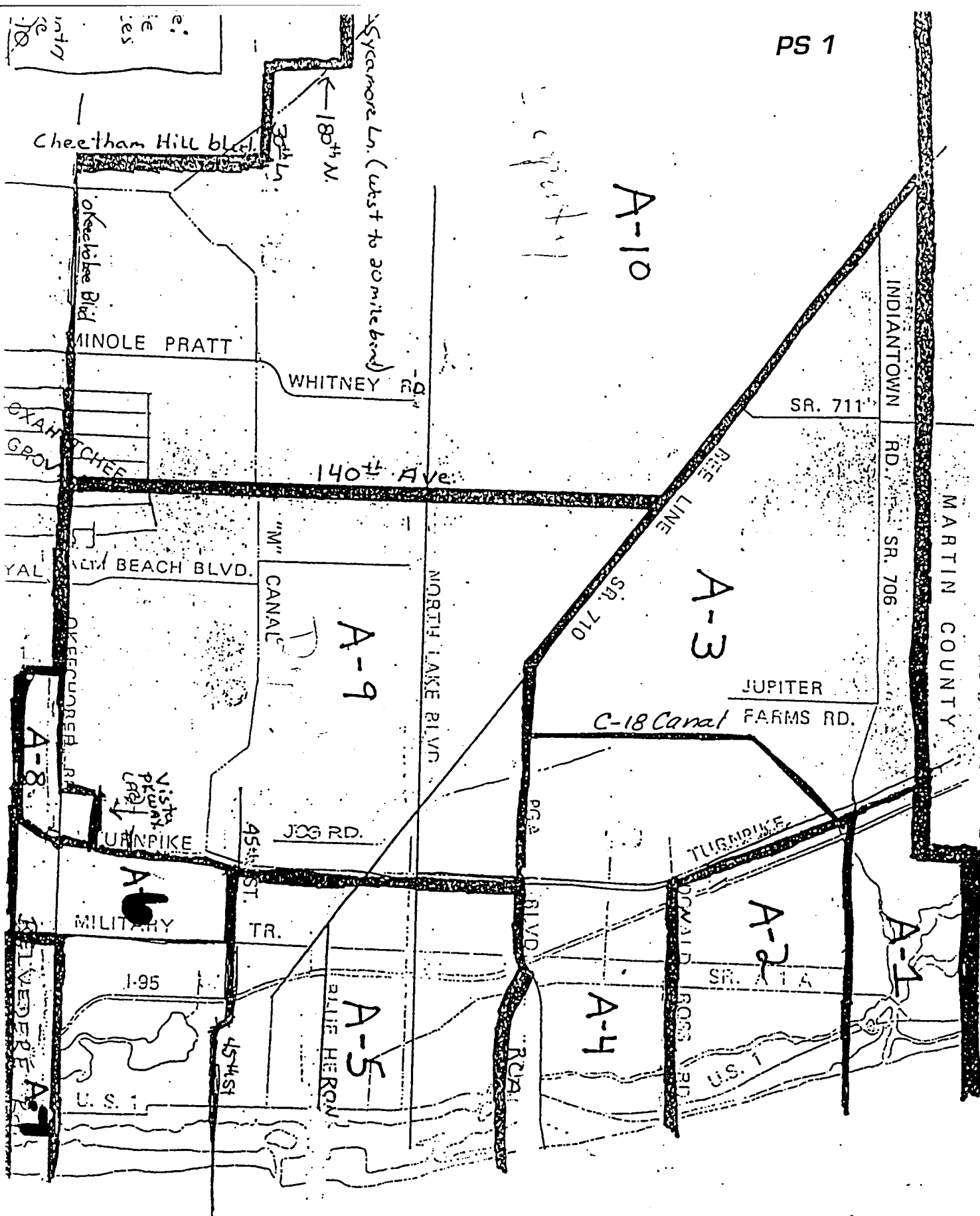




## Student Enrollment of Acreage Students

SAC #	ACTUAL ENROLLMENT 1992	ACTUAL ENROLLMENT 1/31/94	SAC/TAZ STUDY ACREAGE BUILDOUT 5/16/94	
			<u>1995</u>	<u>2000 Projection</u>
068C	191/78/56	272/129/72 (9.5%B)	226/92/66	285/116/84
068D	28/10/8	35/15/12 (1.6%B)	33/12/9	42/15/11
420B	138/35/23	183/47/30 (3%B)	163/41/27	207/52/34
068E	151/66/42	194/76/53 (7.7%B)	178/78/50	226/99/63
421B	281/164/138	297/177/147 (3%B)	332/194/163	422/246/213
421C	263/88/80	297/105/88 (2.4%B)	310/104/94	394/132/120
421D	201/87/94	204/102/84 (1.5%B)	237/103/111	301/131/141
420D	100/40/32	138/51/41 (3%B)	118/47/38	150/60/48
420A	<u>277/137/128</u>	<u>303/154/130 (3.5%)</u>	<u>268/162/151</u>	<u>340/206/192</u>
SUBTOTAL	1630/705/601	1883/856/657	1865/833/709	2367/1057/906
TOTAL	2,936	3,396	3,407	4,330

Palm Beach County School Board  
SAC/TAZ Study 5/16/94



# PALM BEACH COUNTY FIRE-RESCUE FACT SHEET

FR 1



**Services Provided:**

Fire Protection  
Emergency Medical Services  
Safety Services: Training,  
Public Education, Inspections,  
Investigations, Plans Review  
Special Operations  
9-1-1 Dispatching  
Ambulance Dispatching

**Population Served:**

465,000

**Area Covered:**

550 square miles of unincorporated Palm Beach County, plus contracts for specific services in: Glades area Fire-Rescue MSTU, Martin County, Palm Beach Gardens, Cloud Lake, Glen Ridge, Golfview, Haverhill, Jupiter, Juno Beach, and Lake Clarke Shores.

**Budget:**

\$72 million (FY 93-94)

**Number of Personnel:**

817 Paid; 100 Volunteer

**Number of Stations:**

29 geographically spread from Jupiter to Boca Raton

**Total Number of Calls last year:**

47,000

**Breakdown of Emergency calls:**

16,000 Fire Calls  
31,000 Medical Calls

**FR 1A**

**BATTALION 1**  
**Batt Chief Fredrickson**  
 626-1822, 627-6347

**STATION #11**  
 425 Seabrook Road  
 Jupiter, FL 33458  
 747-1055

**STATION #12**  
 600 Hepburn Street  
 Jupiter, FL 33458  
 746-7807

**STATION #14**  
 16749 Jupiter Farms Road  
 Jupiter, FL  
 746-1192

**STATION #15 - BATTHQ**  
 700 S. U.S. Highway 1  
 Juno, FL 33408  
 626-1256

**STATION #16**  
 12179 Alt. A1A  
 Lake Park, FL 33410  
 622-6566

**PBG STATION #61**  
 4425 Burns Rd.  
 Palm Beach Gardens, FL 33410  
 775-8267

**PBG STATION #62**  
 11025 Campus Drive  
 Palm Beach Gardens, FL 33410  
 775-8265

**PBG STATION #64**  
 7025 Fairway Lane  
 Palm Beach Gardens, FL 33410  
 775-8266

**BATTALION 2**  
**Batt. Chief Murphy**  
 233-0156, 233-0158

**STATION #21**  
 14200 Okeechobee Blvd  
 Loxahatchee, FL 33470  
 790-6057

**WPB STATION #6**  
 3033 Cumberland Drive  
 West Palm Beach, FL 33409  
 689-1285

**STATION #23 - BATTHQ**  
 5471 Okeechobee Blvd.  
 West Palm Beach, FL 33409  
 233-0157

**STATION #24**  
 1734 Seminole Blvd.  
 West Palm Beach, FL 33409  
 233-0151

**STATION #25**  
 1060 Wellington Trace  
 Wellington, FL 33414  
 790-6056

**BATTALION 3**  
**Batt Chief Bean**  
 790-6053, 790-6054

**STATION #31**  
 3439 Lucerne Avenue  
 Lake Worth, FL 33461  
 965-1872

**STATION #32**  
 4022 Charleston Street  
 Lake Worth, FL 33463  
 967-4085

**STATION #33**  
 830 S. Kirk Road  
 West Palm Beach, FL 33406  
 686-2738

**STATION #34 - BATTHQ**  
 231 Benoist Farms Road  
 West Palm Beach FL 33415  
 790-6051

**STATION #35**  
 2501 W. Lantana Rd  
 Lake Worth, FL 33462  
 965-3429

**BATTALION 4**  
**Batt Chief Manley**  
 498-5303, 498-5305

**STATION #41**  
 5101 S.W. 15th Ave  
 Delray Beach, FL 33437  
 734-8305

**STATION #42 - BATTHQ**  
 14276 Hagen Ranch Rd  
 Delray Beach, FL 33446  
 734-8308  
 498-5304

**STATION #43**  
 5970 S. Military Trail  
 Lake Worth, FL 33460  
 969-0656

**STATION #45**  
 15127-A Carter Road  
 Delray Beach, FL 33446  
 499-3237

**BATTALION 5**  
**Batt Chief Kemp**  
 367-8946, 367-8947

**STATION #51**  
 10050 Oriole Country Rd  
 Boca Raton, FL 33433  
 482-3223

**STATION #52**  
 4661 Pheasant Way  
 Boca Raton, FL 33446  
 997-2180

**STATION #53**  
 19950 Lyons Road  
 Boca Raton, FL 33434  
 852-4119

**STATION #54**  
 18501 State Road 7  
 Boca Raton, FL 33431  
 482-1098

**STATION #55 - BATTHQ**  
 6787 Palmetto Circle North  
 Boca Raton, FL 33433  
 395-8413

**BATTALION 6**  
**Batt Chief Hall**  
 683-5127; 478-7414

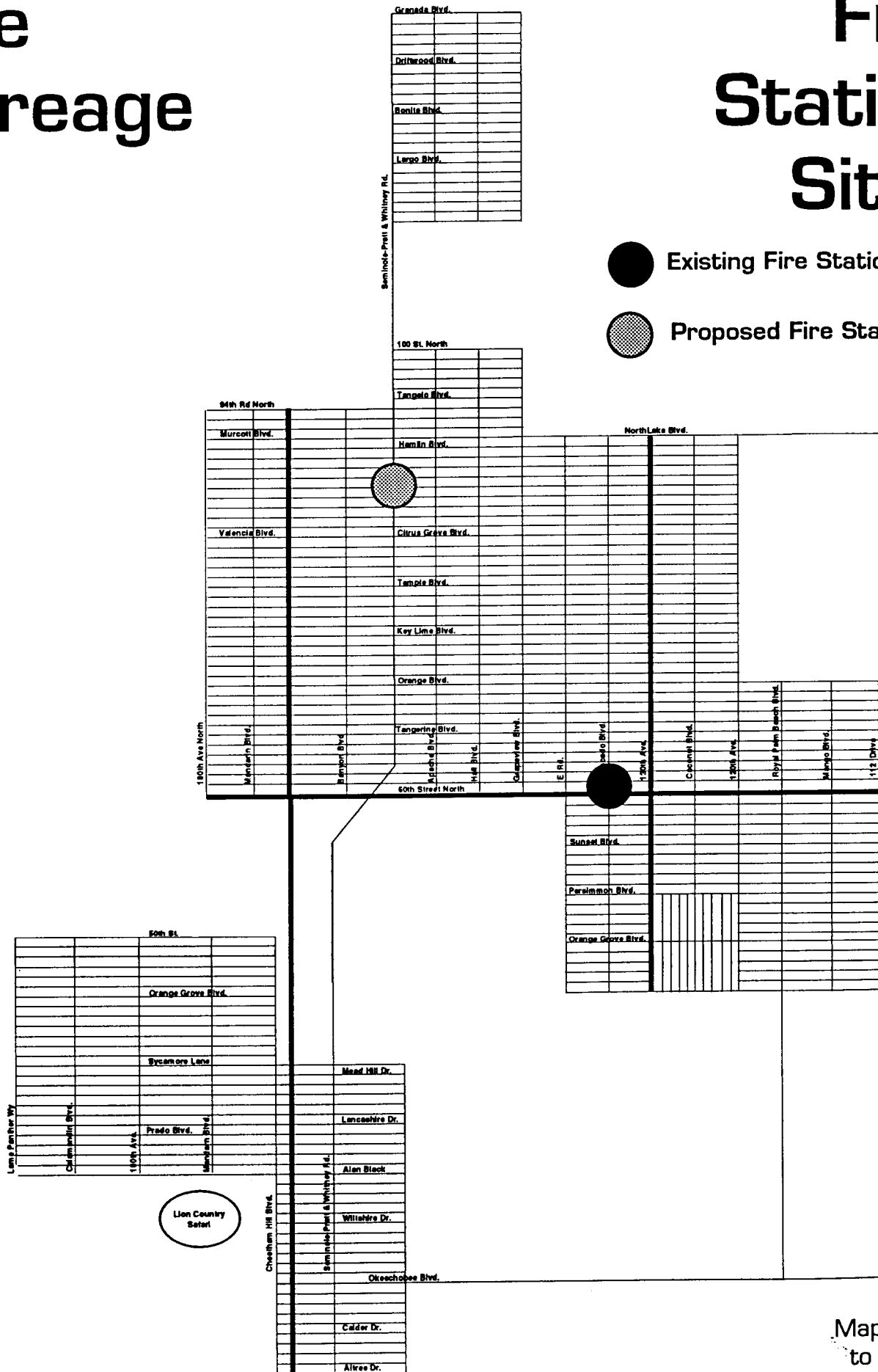
**STATION #81 - BATTHQ**  
 Building #120, PBLA  
 West Palm Beach, FL 33406  
 683-5112

**BATTALION #7**  
**Chief Tom Redish**

**STATION #71**  
 Connors Highway  
 P.O. Box 508  
 Canal Point, FL 33438  
 924-7783

# The Acreage

# Fire Station Sites



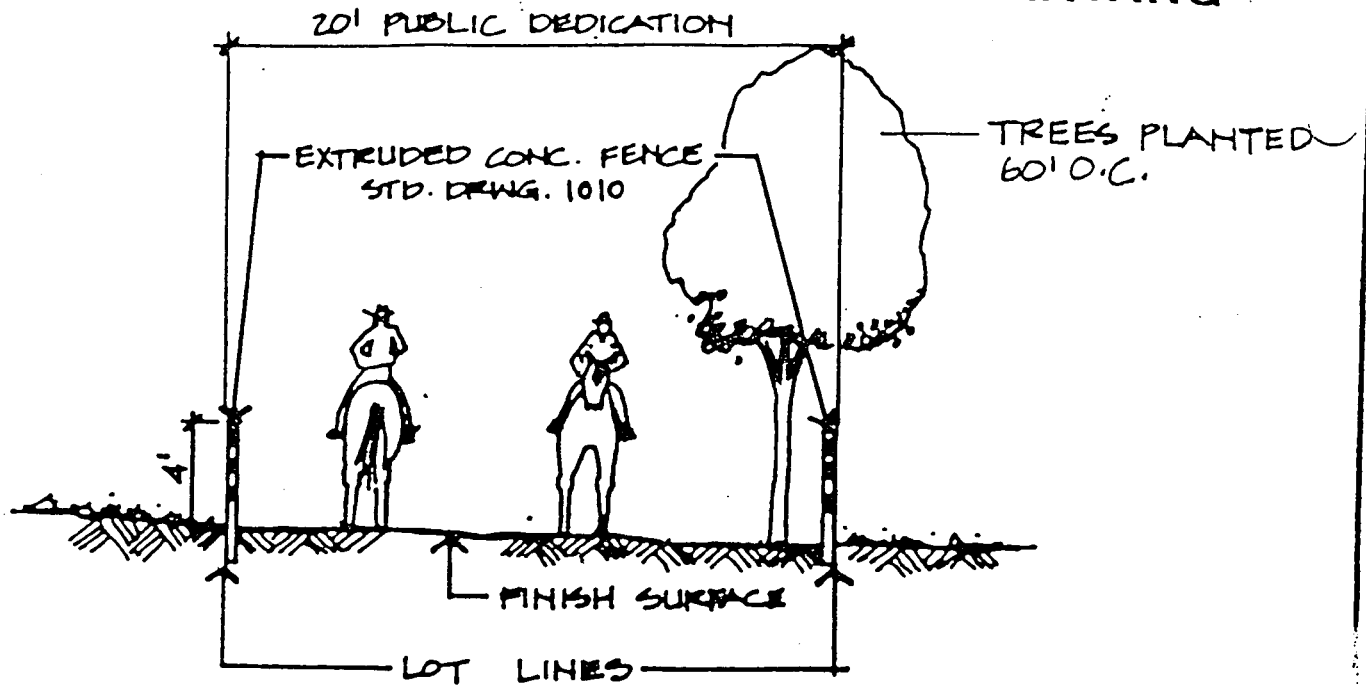
## ALARMS BY POPULATION - 92

STATION	POPULATION	ANNUAL ALARMS	ALARMS PER DAY	RATIO POPULATION/ ALARM
11	11,234	1,195	3.27	3,435
12	24,334	2,088	5.72	4,254
14	8,677	654	1.79	4,847
15	11,746	1,216	3.33	3,527
16	11,092	753	2.06	5,384
21	14,726	933	2.56	5,752
22	11,464	1,183	3.24	3,538
23	26,585	4,343	11.90	2,234
24	8,192	2,168	5.94	1,379
25	22,463	1,456	3.99	5,630
31	26,592	3,582	9.81	2,711
32	18,295	2,025	5.55	3,296
33	49,920	4,646	12.73	3,921
34	7,288	1,033	2.83	2,575
35	12,062	1,567	4.29	2,811
41	32,106	2,235	6.12	5,246
42	9,379	1,477	4.05	2,316
43	18,277	1,475	4.04	4,524
44	3,209	451	1.24	2,588
45	15,442	2,519	6.90	2,238
51	32,029	2,349	6.44	4,973
52	7,331	965	2.64	2,777
53	15,477			
54	12,888	2,757	7.55	1,707
55	28,499	3,876	10.62	2,683
<b>TOTAL</b>	<b>439,307</b>	<b>46,946</b>	<b>128.62</b>	<b>3,416</b>

Closed

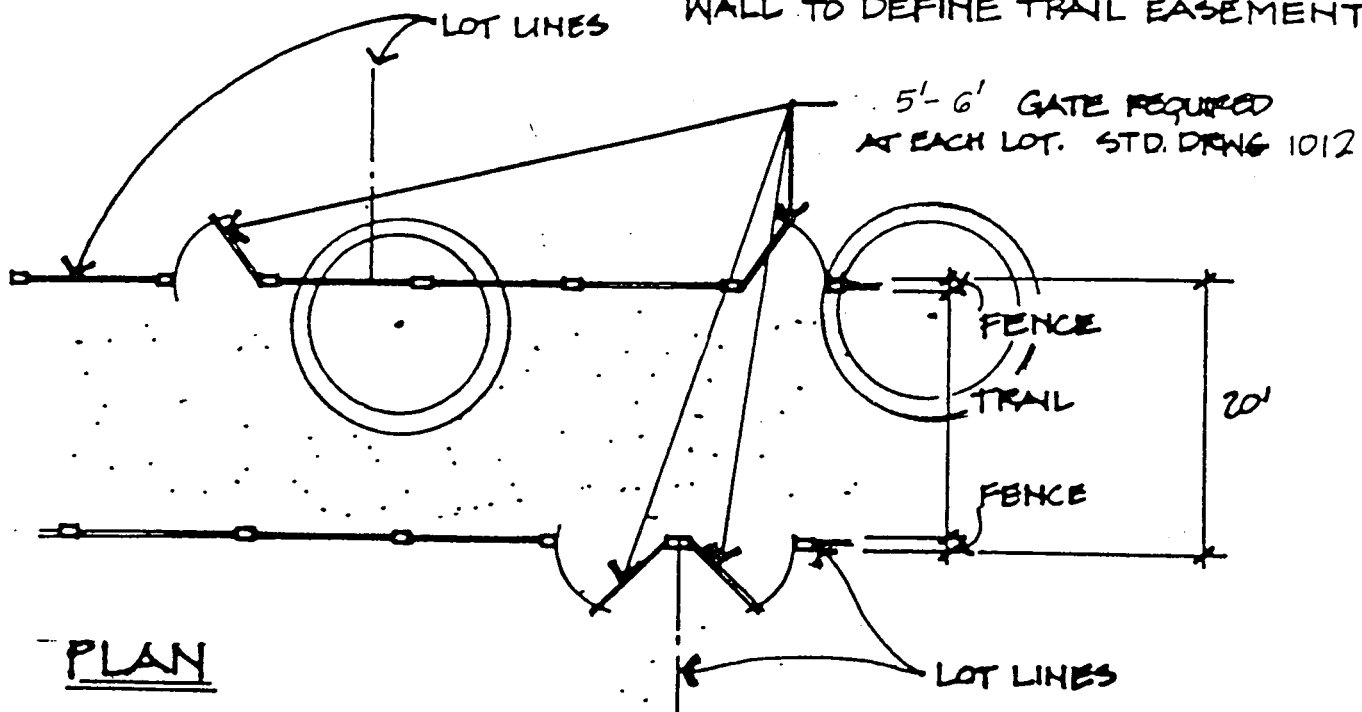
4/19/93

# STANDARD DRAWING



TYPICAL SECTION

NOTE:  
HOMEOWNER OR DEVELOPER CAN  
INSTALL ALTERNATE FENCE OR  
WALL TO DEFINE TRAIL EASEMENT.



PLAN

NOTE:

FOR GRADING, DRAINAGE, SURFACE AND OTHER SPECIFICATIONS,  
SEE THE OTHER SIDE OF THIS SHEET.

ACREAGE AREA TRANSPORTATION STUDY

**DRAFT**

Prepared By

The Staff of the Office of the  
Metropolitan Planning Organization  
of  
Palm Beach County

in cooperation with

Palm Beach County Engineering Department  
Palm Beach County Planning, Zoning & Building Department

June 1991



## ACREAGE AREA TRANSPORTATION STUDY

At the request of the County Administration on behalf of the Acreage Task Force, the staff of the Metropolitan Planning Organization performed a study of the area in the west central portion of urban Palm Beach County, generally known as the "Acreage". The study consisted of determining the transportation network required to serve the Acreage at 2000, 2010 and Build-out.

Given the nature of the transportation modelling process, the development units comprising the Acreage could not be evaluated alone. A study area was established that was bounded by Florida's Turnpike, Beeline Highway, the agricultural area and Southern Boulevard. The County Planning Division was asked to review approvals and development activity in this study area to provide a socio-economic data for 2000. Needed data for 2000 in the remaining portion of the urban area were made by linear interpolation between existing and 2010. The MPO staff used available 2010 and Build-out data for those points in time. A summary of the major data elements for the study area follows.

<u>Year</u>	<u>Dwelling Units</u>	<u>Total Employment</u>
1988	13,639	15,380
2000	32,616	32,254
2010	52,442	49,133
Build Out	67,037	66,007

The roadway network used in the model evaluations was modified for each study year based on appropriate assumptions. The 1990 network reflects the existing roads already constructed and in use. The 2000 network includes the road improvements scheduled by the state, the county and the Indian Trail Water Control District. The 2010 network was based on the MPO 2010 Interim Transportation System Plan adopted in 1988 with subsequent minor revisions. The Build Out network reflects the maximum facility that can be constructed in the right-of-way shown on the County's Thoroughfare Right-of-Way Protection Plan. Variations of the future networks were modelled to determine needed improvements and timing of these improvements.

The various networks were tested using the computerized transportation modelling process to project future traffic volumes on the roadway links. These volumes were compared with the adopted capacities contained in the 1990 Countywide Traffic Performance Standards to identify those roadway links projected to exceed acceptable volumes. The results of these evaluations are shown on the attached maps.

