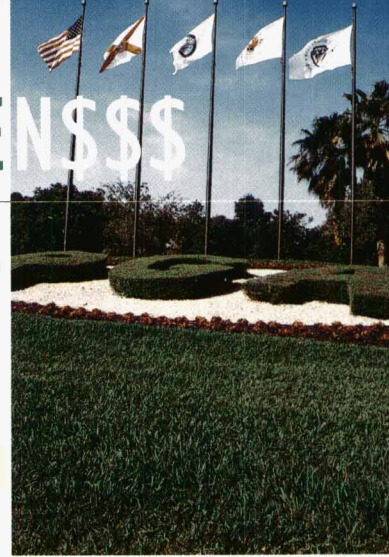


GROWING IN THE GARDEN\$\$\$

GOAL:

TO PROMOTE THE LOGICAL PHASING AND TIMING OF NEW DEVELOPMENT, CONSISTENT WITH CAPITAL IMPROVEMENT PLANS AND BUDGETS.



The City is Headquarters to PGA National which also includes approximately two-thirds of the City's residents. Pictured here is one of the entrances to PGA.

Objective 1:

To Establish a Growth Strategy Consistent with City Service Provision Plans.

The Vision Connection:

Accomplishment of the vision requires accurate determinations of the City's ability and capacity for providing services according to established levels of service for urban and rural areas. This objective will assist in achievement of the vision by grounding the vision in a basis of reality. Successful achievement of the vision requires the ability to provide the services that compose the vision.

Strategies:

- Divide Palm Beach Gardens into "urban" and "rural" areas with the Loxahatchee Slough as a natural boundary delineation.
- Continue to concentrate the City's capital improvements program (CIP) on the maintenance of existing facilities and new or expanded facilities based on the comprehensive plan's population projections and growth policies. The CIP shall be concentrated in the "urban" area.
- Provision of capital improvements in the "rural" area (extension of services beyond programmed capital improvements) may be undesirable because it brings additional operation and maintenance costs which have not been programmed.
- Limited extension of "urban services" into the rural area through alternative methods, such as package plants, may be desirable to promote economic development, special housing, protection of natural resources, and other social or energy considerations.
- Establish urban and rural services to include the following: police, fire, parks, roads, drainage and solid waste. Urban services shall include potable water and sanitary sewer, while rural service may include wells and septic tanks.

Objective 2:

To Establish a Growth Management Strategy, such as an Urban Boundary Approach.

The Vision Connection:

To ensure further the achievement of the vision, it is necessary to delineate service areas in a realistic manner and consistent with the City's Capital Improvement Plan (CIP). The establishment of the parameters of service will assist in the provision of services and future planning. As such, the parameters serve as a guide to the achievement of the goal.

Strategies:

- Establish an "urban service area" which depicts where services are available now or can be in the immediate future. Within this urban service area, services (water, sewer, police, fire, drainage, etc.) can be currently provided in an efficient manner, within the City's fiscal capabilities, or are planned in the five-year CIP to be expanded or improved.

Urban Service Area = City properties generally east of Central Boulevard between Hood Road and Northlake Boulevard, but including developed communities of PGA National, BallenIsles, Frenchman's Creek, Westwood Gardens, and Westwood Lakes.

- Establish an "urban reserve" outside or surrounding the urban service area which depicts the areas to be served within the planning period of the comprehensive plan - 2015, but are not currently served, nor planned for service in the five-year CIP.

Urban Reserve = Area east of Loxahatchee Slough within City limits and annexation area, west of Central Boulevard.



Rural Area of the City at Hood Road and Interstate 95 in Palm Beach Gardens



The Loxahatchee Slough is a Rural Area of the City located in the Western Section of the City.

- Establish the “urban growth boundary” around that portion of the City that is designated as the urban service area and urban reserve. The area to the east of the boundary is intended for urban levels of development. West of the boundary, the area will be agriculture, environmental preserves or rural-intensity development with rural services and limited economic development. Generally, growth is encouraged east of the boundary and growth west of the boundary can occur only in a non-urban nature.

Urban Growth Boundary = Loxahatchee Slough ecosystem.



The City of Palm Beach Gardens prepares for its continued growth by constructing a new City Hall and Police Station and making additions and renovations to the main Fire Station and Gardens Park.

Objective 3:

To Proactively Plan for New Roads and Thoroughfares to Ensure Continuity, Access, and Efficient Travel Patterns.

The Vision Connection:

Critical to a successful growth management strategy is the successful planning for and implementation of a transportation plan designed to be consistent with and adequate for the planned growth. The transportation plan will ensure continuity and travel options between neighborhoods and activity centers.

Strategies:

- Create a City Thoroughfare Plan that illustrates conceptual linkages and new roadways through the vacant areas of the City.
- Require new development to provide thoroughfares, continuity and linkages consistent with the conceptual Thoroughfare Plan, or provide acceptable alternatives.
- Assess city road impact fees to cover new developments' fair share of the capital costs of new thoroughfares and linkages.
- Initiate a study to establish a means to eliminate “ghost” trips from the traffic model created by approved, but unbuilt (and never to be built) development.

Objective 4:

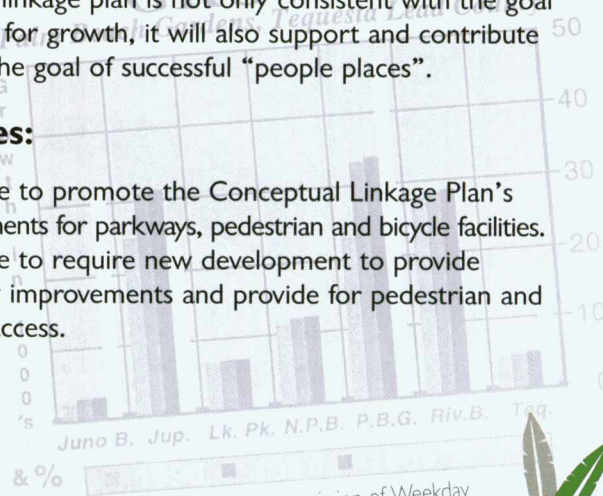
To Continue to Plan for Parkways, Pedestrian and Bicycle Facilities and Alternative Modes of Transportation.

The Vision Connection:

This objective demonstrates the interrelatedness of all aspects of the vision. The first goal of this document established the desire for creating “people places” and the importance of establishing linkages to connect those gathering places. Toward that end, the development of a conceptual linkage plan is not only consistent with the goal of planning for growth, it will also support and contribute greatly to the goal of successful “people places”.

Strategies:

- Continue to promote the Conceptual Linkage Plan’s requirements for parkways, pedestrian and bicycle facilities.
- Continue to require new development to provide parkway improvements and provide for pedestrian and bicycle access.



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