**ORDINANCE NO. 131**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING THE VILLAGE'S COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO DESIGNATE APPROXIMATELY ± 32.51 ACRES OF PROPERTY WITHIN THE VILLAGE FROM AGRICULTURAL TO AGRICULTURAL/EQUESTRIAN AND AMENDING THE LAND USE ELEMENT TO REFLECT THE CHANGE TO AGRICULTURAL/EQUESTRIAN; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS**, to protect the public health, safety and welfare of its citizens, the Village of Golf, Florida (the Village) has adopted a Comprehensive Plan (the Comprehensive Plan) and land development regulations (LDRs) relating to property within the Village; and

**WHEREAS**, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Village's Comprehensive Plan is "in compliance" with the Growth Policy Act described in Chapter 163, Part II, Florida Statutes (the Act); and

**WHEREAS**, Carlene Blunt owns approximately 32.48 acres of land in the Village comprised of 1.33± acres referred to as the Memorial Parcel and 31.15± referred to as the Stable Property, each of which parcels currently have a land use designation of "Agricultural" on the Future Land Use Map; and

**WHEREAS**, the Stable Property is more particularly described in Exhibit "A" attached hereto; and

**WHEREAS**, at all times material the Stable Property has been used for equestrian activities; and

**WHEREAS**, the Stable Property and the Memorial Parcel constitute the only remaining agricultural property within the Village; and

**WHEREAS**, additionally, the Palm Beach County Property Appraiser (the Property Appraiser) has assigned a use classification of Agricultural/Equestrian to approximately 31.15 acres of the Stable Property; and

**WHEREAS**, the Village Council desires to protect and perpetuate the equestrian activities at the Stable Property by changing the future land use to agricultural/equestrian; and

**WHEREAS**, the Village Council desires that the Village's land use classification for all of the Stable Property be consistent with the use classification of Agricultural/Equestrian by the Property Appraiser; and

WHEREAS, the Village Council desires that the future land use of the Memorial Parcel remain Agricultural; and

**WHEREAS**, pursuant to Section 163.3174(4)(a) of the Act, the Village's Local Planning Agency (the LPA) has conducted a public hearing to consider an amendment to the Comprehensive Plan to change the future land use of the Stable Property from Agricultural to Agricultural/Equestrian; and

**WHEREAS**, the Village Council has determined that the assignment of a future land use designation of Agricultural/Equestrian to the Stable Property by amending the Future Land Use Map and Chapter 2, Land Use Element, would be in compliance with the Act; and

**WHEREAS**, pursuant to Section 163.3184(11), Florida Statutes, the Village Council has conducted a public hearing to consider the transmittal of the amendment of the Future Land Use Map and Chapter 2, Land Use Element of the Village's Comprehensive Plan and after considering public comments has authorized the transmittal of the amendment to the Office of Economic Opportunity pursuant to Section 163.3184(4)(b), Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA THAT:**

**SECTION 1.** The whereas clauses are incorporated herein as the legislative findings of the Village Council.

**SECTION 2.** The Comprehensive Plan of the Village of Golf is hereby amended to change the Future Land Use assigned to approximately 31.15 acres of the Stable Property to Agricultural/Equestrian as shown on the Future Land Use Map of the Village's Comprehensive Plan which is attached hereto and incorporated as Exhibit "B." The Memorial Parcel located adjacent to Woolbright Road will continue to have the land use classification of "Agriculture."

**SECTION 3.** The Comprehensive Plan of the Village of Golf is hereby amended at Chapter 2, Land Use Element: Sections 2.1, Existing Land Use; 2.1.1, Existing Land Use Classifications; 2.1.2 Land Use Analysis; 2.7 Existing Transportation Analysis; 2.7.1 Traffic Circulation Characteristics; 2.7.6 Parking and Access Characteristics; 2.7.9 Village Planned Improvements; 2.9 Storm Water Control; 2.9.1 Potable Water; 2.10 Future Land Use Section; 2,11 Summary ; Table 2-1, Existing Land Use, and Policy 1.5.1 to be consistent with the change of the Future Land Use to Agricultural/Equestrian, as shown in Exhibit "C" which is attached hereto and incorporated herein and to update sections of Chapter 2 to reflect previous amendments which were inadvertently omitted in the text.

**SECTION 4.** The Village Clerk is hereby directed to transmit the required copies of the ordinance to the Department of Economic Opportunity and all other parties pursuant to Section 163.3184(4)(e)2., Florida Statutes.

**SECTION 5.** Repeal of Laws in Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed.

**SECTION 6.** Severability. If any provision of this ordinance or its application to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

**SECTION 7.** Effective Date. This ordinance shall become effective pursuant to Section 163.3184(4)(e)5., Florida Statutes (final approval by Department of Economic Opportunity).

Attachments: Exhibit "A" – Legal description of the Stable Property.
Exhibit "B" – Future Land Use Map of the Comprehensive Plan.
Exhibit "C" – Chapter 2, Land Use Element of the Comprehensive Plan.

**FIRST READING** this 16th day of June 2021.

**SECOND READING** this 14th day of September 2021.

**THIRD AND FINAL READING** this 27th day of October 2021.

**VILLAGE OF GOLF**

Michael E. Botos, Mayor

**ATTEST:**

Donn M. Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Claudia M. McKenna, Village Attorney

EXHIBIT A

# LEGAL DESCRIPTION

**SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST**
**PALM BEACH COUNTY, FLORIDA**



NOT VALID WITHOUT SHEETS 2 - 7 OF 7

THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (SEE SHEETS 3 AND 4 FOR SKETCH OF THIS LEGAL DESCRIPTION)

**PARCEL 1**

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE, NORTH 00°40'16" WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 708.04 FEET;
THENCE, NORTH 89°19'44" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL AND THE **POINT OF BEGINNING**;
THENCE, CONTINUE NORTH 89°19'44" EAST A DISTANCE OF 662.61 FEET;
THENCE, NORTH 11°46'41" EAST A DISTANCE OF 375.88 FEET;
THENCE, SOUTH 87°50'34" EAST A DISTANCE OF 542.56 FEET;
THENCE, SOUTH 00°24'41" EAST A DISTANCE OF 277.44 FEET;
THENCE, NORTH 89°35'19" EAST A DISTANCE OF 360.00 FEET TO THE WEST LINE OF PLAT NO. 3A QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 192 AND 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE, SOUTH 00°24'41" EAST ALONG SAID WEST LINE OF PLAT NO. 3A QUAIL RIDGE AND THE WEST LINE OF PLAT NO. 3 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 92 AND 93 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA A DISTANCE OF 340.86 FEET;
THENCE ALONG SAID WEST LINE OF PLAT NO. 3 QUAIL RIDGE THE FOLLOWING (2) COURSES:
THENCE, SOUTH 67°17'39" EAST A DISTANCE OF 518.15 FEET;
THENCE, SOUTH 01°13'45" EAST A DISTANCE OF 145.00 FEET TO THE NORTH RIGHT OF WAY LINE OF GOLF ROAD;
THENCE, SOUTH 89°23'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1504.76 FEET;
THENCE, NORTH 00°40'31" WEST A DISTANCE OF 150.00 FEET;
THENCE, SOUTH 89°23'13" WEST A DISTANCE OF 150.00 FEET;
THENCE, SOUTH 00°40'31" EAST A DISTANCE OF 150.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF GOLF ROAD;
THENCE, SOUTH 89°23'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 440.03 FEET ;
THENCE, NORTH 45°38'32" WEST A DISTANCE OF 35.34 FEET TO SAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL;
THENCE, NORTH 00°40'16" WEST A DISTANCE OF 603.12 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 31.15 ACRES MORE OR LESS.

CONTINUED ON SHEET 2

THIS "LEGAL DESCRIPTION & SKETCH" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

RICHARD E. BARNES, JR. License Number 5173 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Richard E. Barnes, Jr.
Date: 2019.12.04 15:40:17 -05'00'

**RICHARD E. BARNES, JR.**
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

**PREPARED BY:** Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 S.E. OCEAN BLVD., Suite 301
STUART, FL 34994

Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

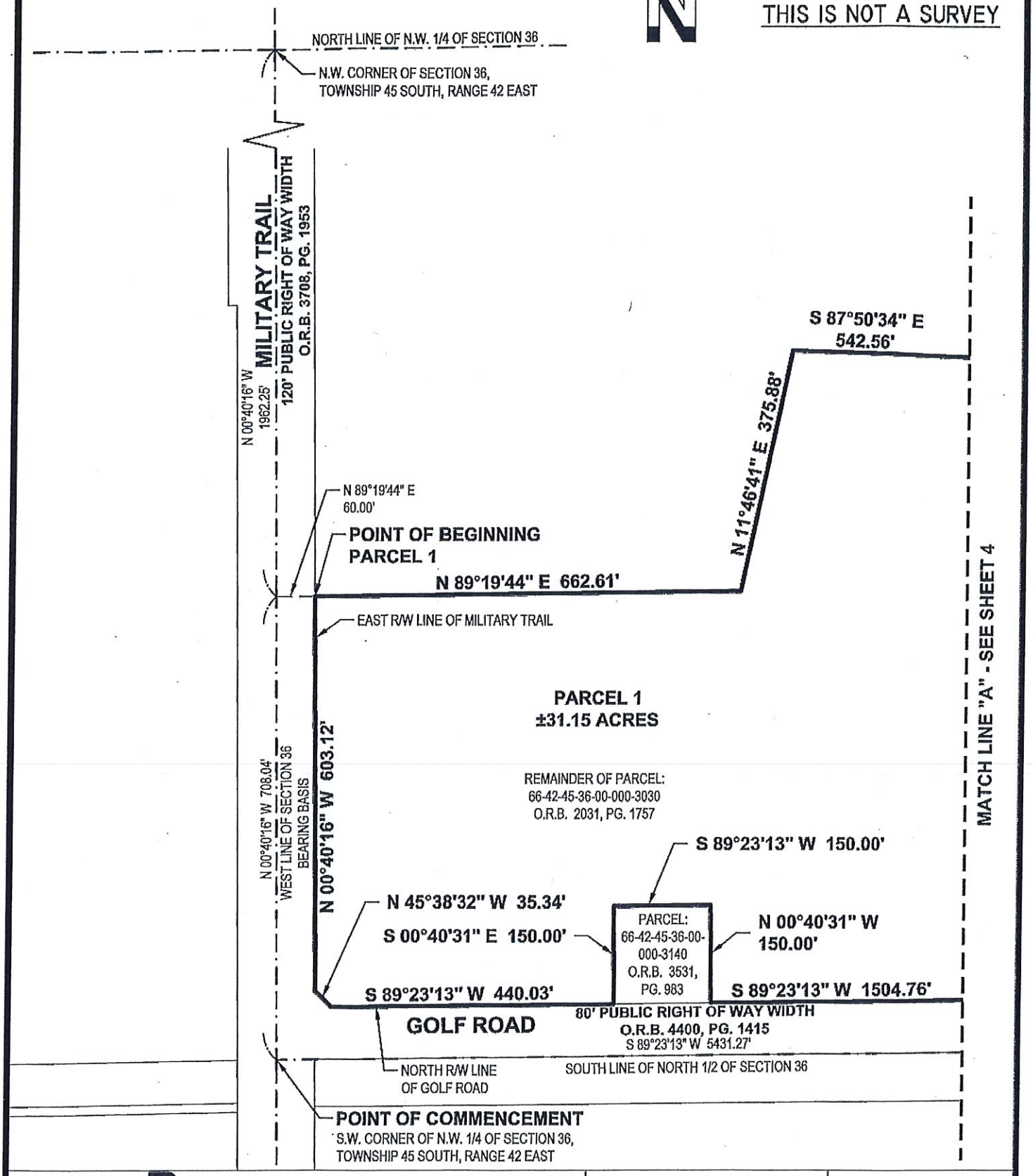
Florida Certificate of Authorization No. LB8030

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: RT | CHECKED BY: RB | PROJECT NO. 30052-01-001 | | | SECTION 36 TOWNSHIP 45 SOUTH RANGE 42 EAST |
| DATE: 12/4/19 | DRAWING: 30052-REMAINDER-SKT | REVISIONS | DATE | REVISION | |
| | | | | | |
| | | | | | |

# SKETCH OF DESCRIPTION

SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 7
NOT VALID WITHOUT SHEETS 1, 2 & 4-7 OF 7
THIS IS NOT A SURVEY




PREPARED BY: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301 S.E. OCEAN BLVD., Suite 301
STUART, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com


| SCALE: | SECTION 36 |
|---|---|
| 1" = 200' | TOWNSHIP 45 SOUTH |
| PROJECT NO.: 30052-01-001 | RANGE 42 EAST |

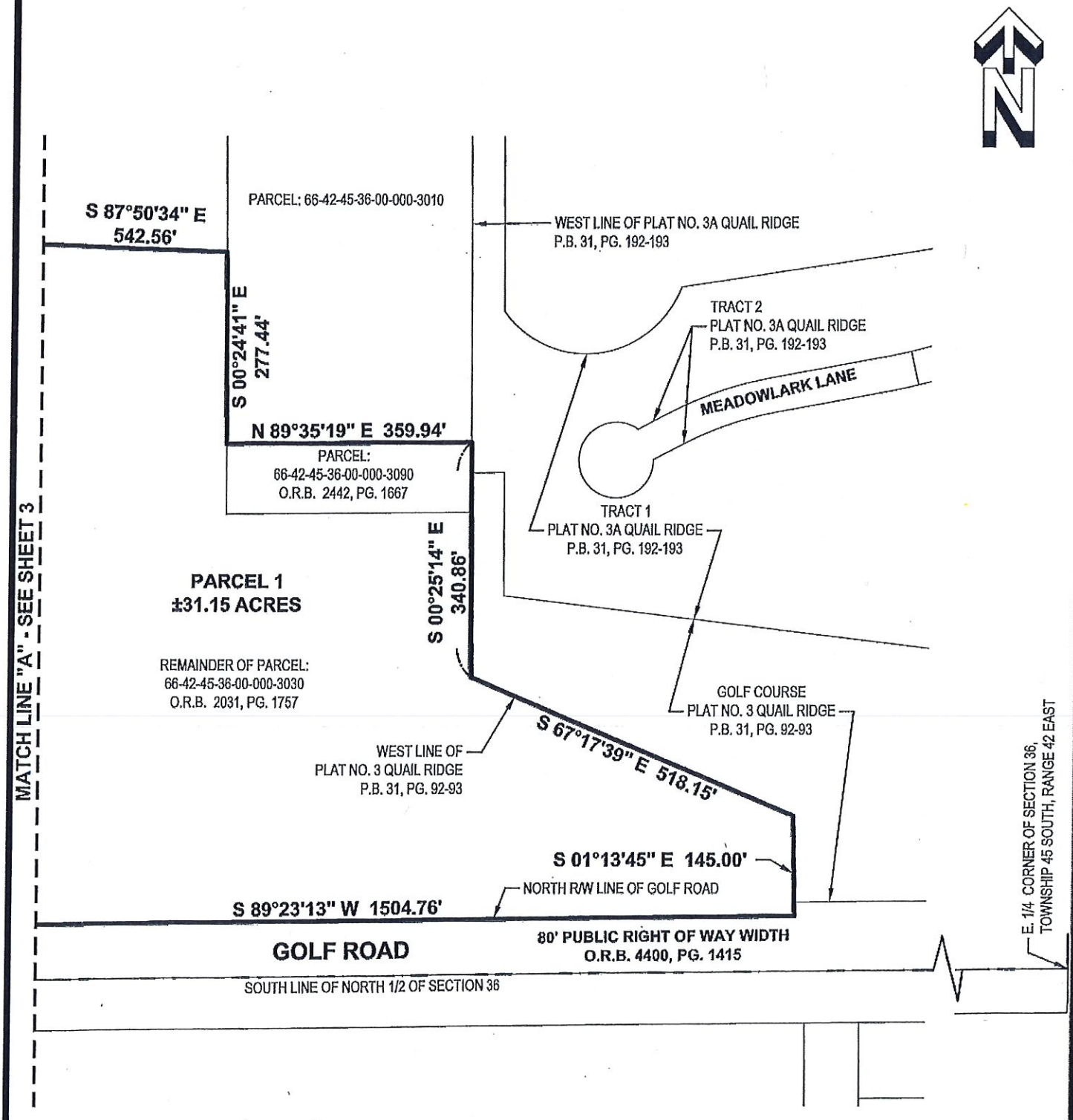
# SKETCH OF DESCRIPTION

SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 4 OF 7

NOT VALID WITHOUT SHEETS 1-3 & 5-7 OF 7

THIS IS NOT A SURVEY

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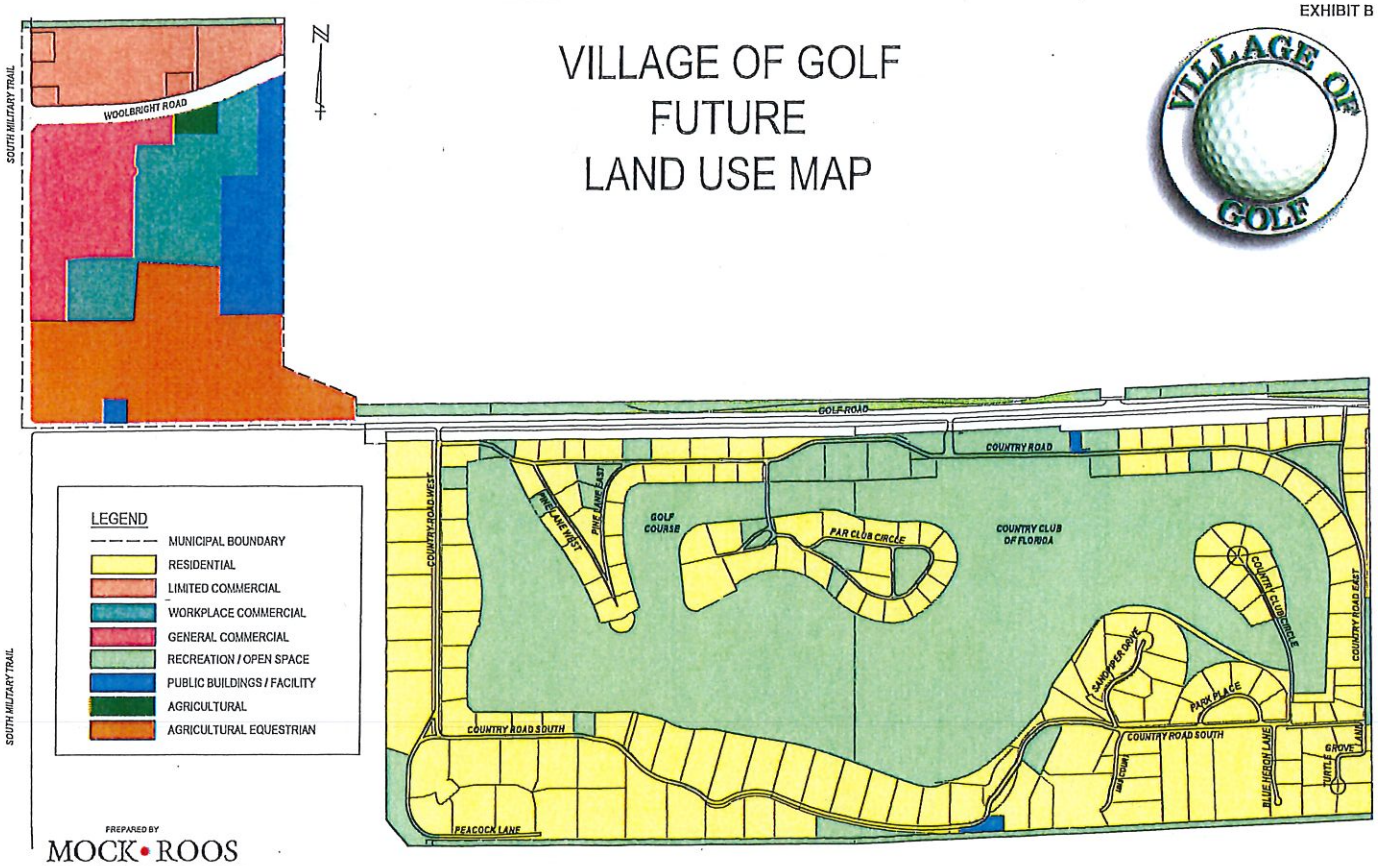
| SCALE: | SECTION 36 |
|---|---|
| 1" = 200' | TOWNSHIP 45 SOUTH |
| PROJECT NO.: | RANGE 42 EAST |
| 30052-01-001 | |

EXHIBIT B

# VILLAGE OF GOLF
# FUTURE
# LAND USE MAP




PREPARED BY
MOCK • ROOS
CONSULTING ENGINEERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, Fax 478-7248
Org. No. 45-42-35-2555

AUGUST 2021

F:\pw\golfmap\Cad\Jpeg\ mapexhib – Future Land Use Map.dwg Aug 18, 2021 – 2:15pm

EXHIBIT C

# Chapter 2

# LAND USE ELEMENT

## 2.0 INTRODUCTION

This Land Use Element regulates the use of public and private land in the Village of Golf. It does so through the Future Land Use Map and through goals, objectives and policies.

All goals, objectives and policies contained within the entire Comprehensive Plan are to be interpreted in a way which is consistent with the Future Land Use Map. Florida law requires that all Village of Golf land development regulations be consistent with the Future Land Use Map and related explanatory text and with the goals, objectives and policies of this Land Use Element.

This Land Use Element also sets forth the reasoning on which the Future Land Use Map goals, objectives and policies are based. Existing land use data and analyses are included as a basis for the reasoning.

## 2.1 EXISTING LAND USE

The Village of Golf, located west of Boynton Beach in the east-central section of Palm Beach County, is approximately seventy-nine percent (79%) built out. The other twenty-one percent (21%) is available for development. There are eighteen (18) platted vacant lots which are restricted to "park" use and may not be developed. ~~Additionally t~~There are ~~eleven~~ four (~~11~~4) vacant platted lots zoned "residential" plus ~~a seventy-eight (78) acre parcel~~ approximately 32.51 acres ~~and a nineteen (19) acre parcel~~ currently zoned "agriculture" ~~that represent the remaining opportunities for development~~. A ~~nineteen (19)~~fifteen and one half (15.5) acre parcel within the Village proper was rezoned from agricultural to residential in 2013. In 2019, the Village Council amended the Future Land Use Map to change the designation of an approximately ± 36.40 acre parcel from agricultural to commercial. The remaining "agriculture-zoned" property commonly known as the "Stable Property" has always been used for equestrian activities. ~~could possibly become residential in the future upon the re-designation of same by the Village Council. If both parcels were designated as residential at a density of one (1) dwelling unit per acre, an additional ninety-seven (97) single family homes could possibly be built.~~ There are currently one hundred fifty-~~six~~ seven (~~156~~157) dwelling units in the Village of Golf and seven (7) dwelling units under construction. The Village Council has determined that there is sufficient residential development within the Village. ~~With the eleven (11) vacant lots and the potential of the agriculture zoned property being re-designated as residential, with a density of one (1) unit per acre total maximum build out could reach two hundred sixty-four (264) dwelling units.~~ The Village lies between Congress Avenue on the east and Military Trail on the west with Golf Road separating the residential and commercial/agricultural areas.

One of the most important elements of the data collection and inventory phase is the accurate mapping of detailed information regarding land use. The existing land use map graphically portrays existing development at a given time and it should not be confused with the proposed land use plan of the future which portrays the desired arrangement and relationship of the land when it is fully developed.

Community land use patterns are unique in that they are influenced by geographic location, physical features, economic structure, and social attitudes. Existing trends, problems, and conditions provide the best evidence as to what should or will happen to the Village's overall growth potential. An analysis of

the present use of land provides an awareness of where the community is moving in development terms. It also provides a good reference for establishing a sound basis for future land use, one which is realistic and workable.

The existing land use represents how the land area in Golf is currently being used. The location, type, and distribution of land use patterns and activities are described herein. The existing land use indicates future development intentions of the Village. The Village of Golf currently contains approximately five hundred forty-two (542) acres or .82 square miles.

### 2.1.1 Existing Land Use Classifications

For purposes of this Comprehensive Development Plan, the following land use classifications are used to describe current land uses in the Village:

1. Residential
2. Commercial
3. Agricultural
4. Agricgultural/Equestrian
5~~4~~. Recreational/Open Space
6~~5~~. Conservation
7~~6~~. Public Buildings and Facilities

### 2.1.2 Land Use Analysis

Table 2-1 and Figure 1 (Existing Land Use Map) depict the various existing land uses by category. Specific breakdowns by acreage provide a comparative analysis of land use activities within the Village.

Residential development, surround~~sing~~ the 174.9 acre Golf Course, ~~consumes approximately 32.3% of the developed land area~~ Single family development is the only type of residential use. The Country Club of Florida golf course is situated in the center of parks and residential homes.

The ~~only~~ first commercial area, the Village Square, is located on a ~~10.35~~ 16.1 acre parcel at the corner of Woolbright Road and Military Trail. This is exclusively made up of retail sales outlets and professional services. An additional commercial area was established with the 2019 amendment to the Future Land Use Map changing 36.40 acres from agricultural to commercial. The Village Council has determined that these two commercial areas provide sufficient commercial development opportunities within the Village.

Just south of the commercial area is an approximately ~~seventy-eight (78)~~ thirty one (31) acre agricultural area. This is a fully developed horse training facility which is privately owned. The Village desires to protect and support the equestrian activities that reflect the current land use on the Stable Property and all other agricultural-zoned property within the Village. The Palm Beach County Property Appraiser shows the Stable Property as "agriculture/equestrian" on the tax rolls. Accordingly, the Village Council determined that it is in the Village's best interest to change the future land use classification from "agricultural" to "agricultural/equestrian" to assure consistency between the two agencies as it relates to land use as well as to perpetuate equestrian uses on all of the Stable Property. A 2.5-acre parcel along Woolbright Road retains the Agricultural designation.

There are no industrial, historic, educational, conservation, or institutional areas within the Village limits

of Golf; and there is no available land for such uses other than conservation; thus such other land use classifications have been eliminated.

The Village provides more than adequate recreation areas and facilities with the approximate one hundred seventy-five (175) acre Country Club of Florida and approximate twenty-five (25) acres of land and water open space. Facilities at the Country Club include, in addition to an 18 hole golf course, a club house, swimming pool, and tennis courts. This accounts for a very large portion (32.3%) of the Village land use. For further data, see the open space/recreation element (See Chapter 7, Page 702).

Approximately 8.5 acres of the developed land area in the Village is categorized as governmental use, which is an average percentage for this specified use. The water treatment facility and wellfield take up approximately seven (7) acres of this category. The remaining acreage used for governmental purposes is at the Village Hall and the Village maintenance facility.

The street system in the Village of Golf, accounts for the transportation usage. Approximately 4.7% of the total land area is used for the movement of people and goods in and through the Village. The road and road right-of-way which circles the golf course account for 25.4 acres of land use. There is very little traffic, as club members, residents, and service personnel are primarily the ones using the roads A section of Golf Road is also within the corporate limits paralleling the residential area on the north and is included in the aforementioned acreage. A 1.9 acre parcel of land was deeded to the Village for road access to the water plant.

The only canal within the corporate limits of Golf runs east to west along the south side of the Golf Road and parallels the residential/recreation area of the Village. The only other water bodies within the Village limits are the small ponds in and around the golf course and three (3) parks.

Currently the Village of Golf includes approximately ~~14.50~~ 7.1 acres of land which is vacant at the present time and represents ~~2.7~~1.4% of the total land area. ~~Of this acreage, all is available for future development.~~

All the land within the residential district is completely platted out. There are eighteen (18) platted vacant lots which are restricted to "park" use ~~and eleven (11)~~ four (4) vacant platted lots which are privately owned and are distributed throughout the residential district.

**TABLE 2-1**
**EXISTING LAND USE**

| Land Use | Area in Acres | % of Total Area |
|---|---|---|
| Residential | 186.4 | 34.4 |
| Commercial | ~~10.4~~10.4 | 1.9~~1.9~~ |
| Agricultural | ~~97.0~~97.0 | 17.9~~17.9~~ |
| Recreational | 174.9 | 32.3 |
| Conservation | | |
| Open Space (Water) | 11.0 | 2.0 |
| Open Space (Land) | 13.7 | 2.5 |
| Public Buildings & Facilities | | |
| Buildings & Grounds | 8.5 | 1.6 |
| Road Rights-of-Way | 25.4 | 4.7 |

| | | |
|---|---|---|
| Vacant or Undeveloped Land | 14.50 | 2.7 |
| **Total Incorporated Area** | **541.8** | **100.0** |

The Village of Golf has determined that it is not necessary to utilize other categories of the public and private use of land. However, two categories have been subcategorized, namely "conservation" and "Public Buildings and Facilities, as shown above.

## 2.2 INFRASTRUCTURE AVAILABILITY

All roads are concurrently in place for the Village's residential, agricultural and commercial areas. No new roads are required for build out of the Village.

All Utility distribution and collection systems are concurrent for all existing requirement of build out for service area responsibility.

## 2.3 NATURAL RESOURCES

### 2.3.1 Shores, Rivers, Bays, Lakes, Wetlands

Shores, rivers, bays, lakes and wetlands are delineated on Figure 5. The delineations are based on the National Wet Lands Inventory. The delineations indicate the following:

Palustrine, Open Water, Non-Tidal Permanent, Excavated

Estuarine, Subtidal, Open Water, Tidal Sub-Tidal, Excavated
Riverine, Lower Perennial, Open Water, Non-Tidal, Permanent, Excavated Estuarine, Intertidal, Forested, Broad-leaved Evergreen, Tidal Irregular Estuarine, Intertidal, Scrub/Shrub, Broad-leaved Evergreen, Tidal Irregular

Estuarine, Intertidal, Scrub/Shrub, Broad-leaved Evergreen, Partially Drainged/Ditched

Lacustrine, Limnectic, Open Water, Non-Tidal Permanent, Excavated

Estuarine, Intertidal, Forested, Broad-leaved Evergreen, Tidal Irregular, Partially Drained/Ditched

Primarily represents Upland Areas, but may not include unclassified wetlands such as man/modified areas, non photoidentifiable areas, and/or unintentional omissions.

There are no areas of critical State or concern to be identified within the Village.

### 2.3.2 Flood Plains

The Federal Emergency Management Agency publishes flood insurance rate maps (FIRM) as part of the National Flood Insurance Program. These maps delineate communities into flood hazard zones. The flood hazard zones directly relate the susceptibility of an area to flooding in a major storm. The most recent document provided to the Village is from the Federal Emergency Management Agency Flood Insurance Program, dated September 28, 2000, and declares the Village Zone X by means of map no.

12099C0963F for community no. 120201. These zones are characterized as follows: (See Figure 3)

Zone A: Zone A areas are 100-year flood areas. This means they have a probability of being flooded once every 100 years. Base flood elevations have not been determined for zone A areas.

Zone B: Zone B areas lie between 100-year flood areas and 500-year flood areas. Zone B areas also include certain other areas including areas subject to 100-year flooding with average depths of less than 1 foot, areas where the contributing drainage area is less than 1 square mile, and areas protected from the base flood by levees.

Zone X: Zone X areas are subject to minimal flooding (former Zone C has been re-named Zone X).

Zone D: Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

The Village of Golf is not located within an area designated as a Coastal High Hazard area.

**2.3.3 Soils**

Due to a combination of climatic and geologic factors, soils that are found locally have been slow in formation. High rainfall, high temperatures, limited topographic relief and slow natural drainage have retarded soil development in the geological sense.

The general types of soils found in Golf and their characteristics are as follows: (See Figure 4)

**An - Anclote fine sand.** This is a nearly level, very poorly drained, deep, sandy soil in small depressions and poorly defined drainageways. This soil has the pedon described as representative of the series. The water table is within 10 inches of the surface for 6 months or more in most years and recedes to below a depth of 20 inches in the driest seasons.

Included with this soil in mapping are small areas that have a black surface layer thicker than 24 inches and small areas of Pompano, Basinger, Placid, Sanibel, and Okeelanta soils.

The natural vegetation is cypress, sweetbay, swamp maple, ferns, maindencane, pickerelweed~~d~~, sawgrass, and other water-tolerant grasses. Most areas of this soil are in natural vegetation or improved grass pasture.

Unless drained, this soil is not suited to cultivated crops. If a water control system is installed, this soil is well suited to a variety of vegetables. If outlets are available, simple water control systems function well to remove excess water in wet seasons and to provide subsurface irrigation in dry seasons. Drainage is not feasible in most isolated small areas that have no natural outlet. In some areas, dikes are needed to keep out water from adjacent wet areas. In addition to drainage and irrigation, fertilizer and lime should be applied according to crop needs.
This soil is poorly suited to citrus. If drainage and water control are adequate, this soil is well suited to high quality pasture of improved grass and clover. Adequate application of fertilizer and lime according to plant needs and control of grazing are needed to maintain healthy plant growth.

**Ba - Basinger fine sand**. This is a nearly level, poorly drained, deep, sandy soil in broad grassy sloughs in the eastern part of the county This soil has the pedon described as representative of the series The water table is within 10 inches of the surface for 2 to 6 months in most years and within 10 to 30 inches for the rest of the year

Included with this soil in mapping are small areas of Myakka, Immokalee, Pompano, Anclote, and Placid soils. Also included are some areas where the soil has a thin layer of organic material on the surface and a few places where a loamy substratum is deep in the soil.

The natural vegetation is St Johnsworth slash pine, southern bayberry, and scattered cypress; pineland three-awn, blue maindencane, broomsedge bluestem, and low panicum grasses. Most areas of this soil are in native vegetation or improved pasture A few areas are used for vegetables. Some large areas that were once cropped have been idle for years.

Unless drained, this soil is not suited to cultivated crops. If drained and intensively managed, it is moderately well suited to vegetables. Providing a well designed, constructed, and maintained water control system that maintains the level of the water table and provides subsurface irrigation is a major concern of management. Frequent applications of fertilizer and lime are needed.

This soil is poorly suited to citrus. Because it is in low-lying positions and normally has a high water table, water control is difficult. A well-designed water control system and bedding are needed if citrus is planted, and frequent applications of fertilizer are needed. Maintaining fertility is difficult because the soil is sandy and low in natural fertility. During dry periods, irrigation is needed to insure good yields.

If intensively managed, this soil is well suited to improved pasture of grass or grass and clover. Providing a water control system that is less intensive but is otherwise similar to that required for cultivated crops, applying fertilizer and lime as needed, and carefully controlling grazing are major management concerns.

**BM - Basinger and Myakka sands, depressional**. These are nearly level, very poorly drained, sandy soils in shallow depressions. The depressions are small to large isolated ponds or poorly defined narrow drainageways that have many branches. Generally, Basinger soils make up about 45 percent of this complex. Both soils can occur separately or together. The water table is above the surface for 3 to 9 months or more in most years.

Included with these soils in mapping are small areas of Pompano, Placid, Anclote, and Sanibel soils.

The natural vegetation is St Johnsworth cypress and melaleuca trees, maiden-cane, needlegrass, sand cordgrass, and other water-tolerant grasses and sedges. Most areas of these soils are in native vegetation These soils are not suited to cultivated crops or improved pasture.

**Im - Immokalee fine sand**. This is a nearly level, poorly drained, deep, sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. This soil is in broad flatwood areas in the eastern part of the survey area. It has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but it is below 40 inches in dry periods.

Included with this soil in mapping are small areas of Myakka, Basinger, Wabasso, and Oldsmar soils.

The natural vegetation is slash pine, saw-palmetto, inkberry, fetterbush, pine-land three-awn, and many other grasses. Most areas of this soil are in native vegetation, but there are some areas in improved grass pasture and cultivated crops.

This soil is moderately well suited to vegetables if irrigation water is available. Intensive management and a very careful control of the water table level are necessary. A drainage system and a subsurface irrigation system that provides rapid removal of excess water in rainy periods and a means of irrigation in dry periods should be carefully designed, installed, and maintained. Application of fertilizer and lime is needed.

This soil is poorly suited to citrus because of poor drainage, rapid leaching of plant nutrients, and doughtiness in dry periods. If the groves are well managed and there is a properly designed water control system, citrus trees can be grown successfully.

A drainage system that removes excess water during wet periods allows for a high-quality pasture of improved grasses. Large applications of fertilizer and lime are required If irrigated, clover can be grown with grasses.

**Mk - Myakka sand**. This is a nearly level, poorly drained, deep, sandy soil that has a dark colored layer, weakly cemented with organic matter, above a depth of 30 inches. It is in broad, flatwoods areas in the eastern part of the survey area. This soil has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years and recedes to below 40 inches during extended dry periods.

Included with this soil in mapping are small areas of soils that have a thick, dark colored surface layer, and small areas of Immokalee, Pomello, Basinger, Wabasso, and Oldsmar soils.

The natural vegetation is slash pine, saw-palmetto, inkberry, fetterbush, pine-land three-awn, and many other grasses. Most areas of this soil are in native vegetation, but some large areas are in improved pasture and cultivated crops.

If irrigation water is available this soil is moderately suited to vegetables. Intensive management is necessary and a very careful control of the water table is essential. A drainage system or a subsurface irrigation system that removes excess water rapidly in rainy seasons and provides irrigation in dry seasons should be carefully designed, installed, and maintained. Fertilizer and lime should be applied as needed.

This soil is poorly suited to citrus. Poor drainage, rapid leaching of plant nutrients, and doughtiness adversely affect the growth of citrus If the groves are well managed and there is a properly designed water control system, citrus trees can be grown successfully.
If a drainage system is established to remove excess water during wet seasons, a high quality pasture of improved grasses can be maintained on this soil. If irrigated, clover can be grown with grasses. Large applications of fertilizer and lime are required.

**On - Okeelanta muck**. This is a nearly level, very poorly drained, organic soil that has sandy mineral

material within a depth of 40 inches. It is in large, fresh water marshes and small, isolated depressions. It has the pedon described as representative of the series. Under natural conditions, the soil is covered by water, or the water table is within 10 inches of the surface for 6 to 12 months in most years, except during extended dry periods.

Included with this soil in mapping are small areas of Pahokee, Lauderhill, Terra Ceia, Okeechobee, Sanibel, and Tequesta soils; and soils that have a slightly higher fiber content and are less well-decomposed.

The natural vegetation is sawgrass, ferns, fireflag, maindencane, pickerelweed, and scattered areas of willow, elderberry, southern bayberry, cypress, and custard apple. Large areas are in native vegetation, with other areas being used for sugarcane, sod, and improved pasture.

This soil is not suited to cultivation in its native state. If good water control is established and maintained through a system of dikes, ditches, and pumps, it is well suited to a wide variety of vegetables and sugarcane. In addition to maintaining the water control system, saturating the soil when crops are not growing minimizes oxidation of the organic material. Fertilizer and lime should be applied according to crop needs.

This soil is not suited to citrus, as it has many soil properties unfavorable to citrus, and the drainage needed for this crop would cause rapid deterioration of the soil.

If intensively managed, this soil is well suited to high-quality pasture of improved grasses and clover mixtures. Mayor management concerns are providing a water control system to remove excess surface water and to maintain the level of the water table, adequately applying fertilizer and lime as required, and care-fully controlling grazing.

**PhB - Pomello fine sand**. This is a nearly level to gently sloping, moderately well drained, deep sandy soil that has a dark, weakly cemented layer below a depth of 30 inches. This soil is on low ridges and knolls Slopes range from 0 to 5 percent. It has the pedon described as representative of the series. Under natural conditions, the water table is within 24 to 40 inches for 1 to 4 months during wet periods and below 40 inches during the remainder of the year.

Included with this soil in mapping are small areas of Immokalee, Myakka, Basinger, St Lucie, and Paola soils; and soils in which the dark, weakly cemented layer is below 50 inches, or is less well developed.

The natural vegetation is slash pine, sand pine, scrub oak, saw-palmetto, ink-berry, sand plum, fetterbush, pineland three-awn, and other native grasses. Most areas are in native vegetation.

This soil is generally not suited to cultivation because of poor soil properties. It is not suited to row crops or most vegetables and is poorly suited to citrus. It is poorly suited to bahiagrass and other deep-rooted, drought-resistant grasses, even if large amounts of fertilizer and lime are applied.

**ScB - St Lucie sand, 0 to 8 percent slopes**. This nearly level to sloping, excessively drained, deep, sandy soil is onlong narrow, dune-like coastal ridges and on isolated knolls. This soil has the pedon described as representative of the series. The water table is below a depth of 6 feet.

Included with this soil in mapping are small areas of Paola, Palm Beach, and Pomello soils. Also included

are small areas of soils that have either a dark-colored, organic-stained layer, or a brownish yellow, iron-stained layer within a depth of 80 inches. In a few places are soils that have a seasonally high water table within a depth of 6 feet.

The natural vegetation is sand pine, scrub oak, saw palmetto, rosemary, cacti, reindeer moss, and sparse clumps of pineland three-awn and natalgrass. Large areas are in native vegetation, and some areas have been cleared for future urban development. This soil is not suited to vegetables and other cultivated crops, improved pasture, or citrus.

**Ur- Urban land** consists of areas that are 60 to more than 75 percent covered with streets, buildings, large parking lots, shopping centers, industrial parks, airports, and related facilities. Other areas, mostly lawns, parks, vacant lots, and playgrounds, are generally altered to such an extent that the former soils cannot be easily recognized and are in tracts too small to be mapped separately.

Class III. Soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Subclass IIIw. Soils severely limited because of excess water.

Unit IIIw-7. Deep, nearly level, poorly drained sandy soils that have a thick, black surface layer.

Unit IIIw-11. Nearly level, very poorly drained organic soils that have organic layers 16 to 40 inches thick underlain by sandy mineral material

Class IV. Soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Subclass IVw. Soils very severely limited because of excess water.

Unit IVw-3. Deep, nearly level, poorly drained sandy soils that have a layer weakly cemented with organic matter within a depth of 45 inches.

Class VII. Soils have very severe limitations that make them generally unsuited to cultivation and that restrict their use largely to range, woodland, or wild life habitat.

Subclass VIIw. Soils very severely limited because of wetness.

Unit VIIw-1. Nearly level, very poorly drained sandy soils. Some have a loamy subsoil and others have a layer weakly cemented with organic matter. They are covered with shallow water much of the time.

### 2.3.4 Topography

The Village of Golf, like all of South Florida, is characterized by a landscape of limited topographic relief. The Village rests west of the coastal ridge, an elevated landform which parallels the coastline several miles inland along much of Palm Beach County Elevations west of this ridge average between 15 and 20 feet above mean sea level with some spots slightly higher

## 2.4 HISTORIC RESOURCES

The Village of Golf has no buildings listed on the National Register of Historic Places. There are no buildings or structures of historic significance located in areas surrounding Golf.

## 2.5 ADJACENT LAND USES

The land areas surrounding the Village of Golf are, like the Village itself, almost completely developed. There are no major land use incompatibilities between the Village and its neighbors. Except for a small commercial area north of Woolbright Road, the Village is surrounded by low to medium density residential communities.

Adjacent land uses are as follows: (See Figures 6 and 7)

1. Adjacent Land uses to the North:

   The commercial center is at the corner of Woolbright Road and Military Trail. All other areas consist of low to moderate density residential uses which are very similar, and therefore totally compatible, with the residential uses in the Village.

2. Adjacent Land Uses to the East, South and West:

   All low to midgrade density residential uses.

## 2.6 POPULATION

According to the official records of the Village of Golf, there were one hundred fifty-six (156) total housing units existing in the Village as of September 19, 2006. Of the one hundred fifty-six (156) total housing units, one hundred twenty-five (125) were occupied year around and thirty-one (31) were seasonal housing units. Of the one hundred twenty-five (125) occupied units, one hundred nineteen (119) were owner occupied and six (6) were renter occupied.

For the purpose of this Comprehensive Plan, the official figures generated by the Village of Golf are the ones used where they differ from other records.

For the inventory data which follows, the data was gathered as a part of the EAR process by James G. La Rue, AICP, LaRue Management Services, Inc., 1375 Jackson Street, Suite 206, Fort Myers, Florida 33901. Additionally, Village records and 2000 Census records were consulted.

### 2.6.1 Data Sources for Population Projections

The population data utilized for the Village projections are based on the most current and accurate data available from the U.S. Census Bureau 2000 and the University of Florida Bureau of Economics and Business Research (BEBR) as well as Village records and the EAR report as approved by the DCA on July 31, 2006. Population projections are prepared for the Village by BEBR. Local data sources for population include Village housing permit and residential capacity data, and residential electric meter

connections. The Village population projections have been based on Census data, official BEBR estimates, and an estimate of the Village's existing and remaining residential capacity.

### 2.6.2 Current Population

The 2000 Census reported the number of residents in Golf to be two hundred thirty (230) residents. The age structure shows the median age was 67.3 in 2000. Statewide, the median age was 38.7. According to the 2000 U.S. Census about fifty-five percent (55%) of the population was aged 65 or older nearly triple the state rate of 17.6%. Between 1990 and 2000, the Village's population decreased from two hundred thirty-four (234) residents to two hundred thirty (230) residents, a reduction of two percent (2%). According to BEBR, the Village was projected to have two hundred twenty-five (225) residents in 2005, a decrease of five (5) residents since 2000. However the Village data reveals that as of 2006, there were two hundred fifty-four (254) year round residents living within the corporate limits. The BEBR estimates are based partially on residential electric meter connection data and are subject to statistical error when compared to factual data generated at the local level. These figures, as the official State population estimate for the Village, are assumed to be sufficiently accurate as a basis for projecting the future population of the Village.

**TABLE 2-2**

**CURRENT STATISTICS**

| | 2000 U.S. Census | 2006 Village Data |
|---|---|---|
| Total Dwelling Units | 119 | 156 |
| Average Household Size | 1.93 | 1.63 |
| Total Population (AxB=C) | 230 | *254 |
| Year-round Resident Population | 208 | 203 |
| Seasonal Population (C-D=F) | 22 | 51 |
| Year-round Resident Population in % | 90.4% | 80% |
| Seasonal Population in % | 9.6% | 20% |

As of September 2006, the Village of Golf had 156 residential dwelling units (D.U.) within its corporate limits and 254 residents. This equals an increase over an eighteen (18) year time span of twenty-five (25) D.U.s.

Source:
1. Village of Golf, Official Records
2. University of Florida, BEBR
3. U.S. Census –2000
4. EAR report accepted by DCA July 31, 2006

### 2.6.3. Determinants of Population Change

The following is a descriptive glossary reference:

> "**Resident Population**: The population of a community can be divided into two main groups, defined on the basis of residency. The resident population lives in the community six months or more each year, and is comprised of persons who occupy year-round housing units and

persons in group quarters. Group quarters include such residential uses as orphanages, nursing homes, prisons, and dormitories. Population estimates reported by the Census Bureau and projections reported by BEBR only address resident population."

"**Seasonal Population**: There is another population group, the seasonal population, that is particularly important for many Florida communities Seasonal population is important because it can place significant demands on public services and facilities. This population component is comprised of persons who occupy transient lodging facilities and seasonal housing units intended for short-term rental, or are non-resident visitors Transient lodging includes hotel and motel units, apartments and other housing units leased for less than six months, campgrounds, and recreational vehicle parks. Seasonal housing units are reported in the Census as vacant seasonal and migratory units and as vacant year-round units held for occasional use."

The resident population estimates for Golf are shown in Table 2-3. Table 2-3 presents estimates of the seasonal population categories for Golf. This data has been obtained from the data collected for the Village's EAR by James G. LaRue, AICP, as set forth in the EAR, the 2000 Census Bureau reports, Village data, interviews with Village officials and local property managers, and an analysis of the Master File Statistics maintained by the Florida Department of Business Regulation, Division of Hotels and Restaurants. The estimate for the potential population in housing held for seasonal and occasional use has been derived from the 2000 Census data and adjusted to account for an increase in the total number of housing units in the Village between 2000 and 2006. While the average household size shows a slight decrease at this time, it is projected to increase as the elderly population moves to assisted living facilities or to live with family members and younger couples with families move in.

Table 2-3 below depicts the projected population out to the 2020 planning time frame

**TABLE 2-3**

**POPULATION PROJECTIONS**

| Source: | Village 1988 | Village & EMEC 1990 | Village & EMEC 2000 | Village 2006 | Village 2010 | Village 2020 |
|---|---|---|---|---|---|---|
| Resident Population | 84 | 88 | 105 | 203 | 223 | 255 |
| Seasonal Population | 144 | 149 | 179 | 51 | 56 | 64 |
| Average Household Size | 1.741 | 1.741 | 1.741 | 1.63 | 1.72 | 1.91 |
| Total Dwelling Units | 131 | 136 | 163 | 156 | 162* | 167* |
| **TOTAL POPULATION** | **228** | **237** | **284** | **254** | **279** | **319** |

* Assuming the 11 existing lots are developed and all agricultural zoned land remains "as is". If the agricultural zoned land becomes residential, the EAR report projects population at 371 at 2020.

Source: U.S. Census, 2000
Village records
EAR report; LaRue Planning and Management Services, Inc.

**TABLE 2-4**

**BUILDING PERMIT ACTIVITY**
**VILLAGE OF GOLF**
**(New Construction)**

| Year | Single-Family | | Multi-Family | | Total | |
|---|---|---|---|---|---|---|
| | Units | Value | Units | Value | Units | Value |
| 1980 | 3 | 580,000 | - | - | 3 | 580,000 |
| 1981 | 2 | 370,000 | - | - | 2 | 370,000 |
| 1982 | 2 | 421,500 | - | - | 2 | 421,500 |
| 1983 | 5 | 1,450,300 | - | - | 5 | 1,450,300 |
| 1984 | 3 | 925,000 | - | - | 3 | 925,000 |
| 1985 | 2 | 910,000 | - | - | 2 | 910,000 |
| 1986 | 5 | 1,693,750 | - | - | 5 | 1,693,750 |
| 1987 | 2 | 738,000 | - | - | 2 | 738,000 |
| 1988* | 1 | 450,000 | - | - | 1 | 450,000 |
| 1989 | 0 | - | | | 0 | - |
| 1990 | 3 | 1,161,000 | | | 3 | 1,161,000 |
| 1991 | 1 | 381,000 | | | 1 | 381,000 |
| 1992 | 1 | 450,000 | | | 1 | 450,000 |
| 1993 | 0 | - | | | 0 | - |
| 1994 | 0 | - | | | 2 | - |
| 1995 | 2 | 806,000 | | | 2 | 806,000 |
| 1996 | 2 | 495,000 | | | 2 | 495,000 |
| 1997 | 4 | 2,150,000 | | | 4 | 2,150,000 |
| 1998 | 1 | 630,000 | | | 1 | 630,000 |
| 1999 | 0 | - | | | 0 | - |
| 2000 | 2 | 692,000 | | | 2 | 692,000 |
| 2001 | 1 | 1,500,000 | | | 1 | 1,500,000 |
| 2002 | 0 | - | | | 0 | - |
| 2003 | 0 | - | | | 0 | - |
| 2004 | 1 | 462,000 | | | 2 | 462,000 |
| 2005 | 2 | 3,800,000 | | | 1 | 3,800,000 |
| 2006 | 2 | 1,800,000 | | | 2 | 1,800,000 |

Source Area Planning Board of Palm Beach County, 1983, Village of Golf, Building permits.

The Village of Golf has experienced a steady rate of growth since it was incorporated in 1957 until 1990. Since then, the growth rate has been declining.

Between 1960 and 1970, the rate of population growth in Golf was lower than Palm Beach County.

Golf experienced a population growth of 22.9% between 1960 and 1965 compared with 38.6% for Palm Beach County. From 1965 to 1970, the rate of growth was 16.3% for Golf and 10.4% for the County. The figures indicate that Golf, as a young community, grew at a relatively slow pace. There is very little room for additional growth at this time since only eleven (11) vacant platted lots remain to be developed. However, the agriculturally zoned property has residential potential as earlier discussed.

The rate of population growth in Golf has increased. Between 1970 and 1980, the population in Golf increased by 120%, while the County population increased by 65.3%. This increase is attributable to a trend toward high quality housing communities. There is no reason to believe that the Village of Golf will ever approach the exceedingly high growth rates between 1970 and 1980 again. A continuous but moderate growth rate ~~is~~ was deemed much more likely; however, since 1990, the growth rate has declined. The Treasure Coast Regional Planning Council denotes a percentage decrease of 1.7%. Table 2-5 compares the growth rate of Golf with other municipalities and Palm Beach County over the past two decades.

## TABLE 2-5

## COMPARATIVE POPULATION GROWTH FOR SELECTED PALM BEACH COUNTY MUNICIPALITIES

| Municipality | Population[1] 1960 | Population[2] 1965 | Percent Change 1960-65 | Population[3] 1970 | Percent Change 1965-70 | Population[4] 1980 | Percent Change 1970-80 |
|---|---|---|---|---|---|---|---|
| Belle Glade | 11,273 | 14,156 | 25.6 | 15,949 | 12.7 | 16,535 | 3.7 |
| Boca Raton | 6,961 | 20,632 | 196.4 | 28,506 | 38.2 | 49,505 | 67.6 |
| Greenacres City | 1,026 | 1,527 | 48.8 | 1,731 | 13.4 | 8,843 | 410.9 |
| Jupiter | 1,058 | 1,814 | 71.5 | 3,136 | 72.9 | 9,843 | 214.7 |
| Golf | 35 | 43* | 22.9 | 50 | 16.3 | 110 | 120.0 |
| Lake Clarke Shores | 1,297 | 1,876 | 44.6 | 2,328 | 24.1 | 3,174 | 36.3 |
| Lake Worth | 20,758 | 23,896 | 15.1 | 23,714 | 0.8 | 27,048 | 14.1 |
| North Palm Beach | 2,684 | 6,608 | 146.2 | 9,035 | 36.7 | 11,344 | 25.6 |
| Tequesta | 199 | 1,288 | 547.2 | 2,642 | 105.1 | 3,685 | 39.5 |
| West Palm Beach | 56,208 | 63,177 | 12.4 | 57,375 | -9.2 | 63,305 | 10.3 |
| Palm Beach County | 228,106 | 316,129 | 38.6 | 348,973 | 10.4 | 576,863 | 65.3 |

| Municipality | Population[5] 2000 | Percent Change 1980-2000 |
|---|---|---|
| Belle Glade | 14,906 | -9.8 |
| Boca Raton | 74,764 | 51 |
| Greenacres City | 27,569 | 211.7 |
| Jupiter | 39,328 | 299.5 |
| Golf | 230 | 109 |
| Lake Clarke Shores | 3.451 | 8.7 |
| Lake Worth | 35,133 | 29 |
| North Palm Beach | 12,064 | 29.9 |
| Tequesta | 5,273 | 56 |
| West Palm Beach | 82,103 | 29.6 |

| | | |
|---|---|---|
| Palm Beach County | 1,131,184 | 96 |

Source: [1]U.S. Census of Population, 1960

[2]West Palm Beach Urban Area Transportation Study Estimate

[3]U.S. Census of Population, 1970

[4]U.S. Census of Population and Housing, 1980

[5]U.S. Census Bureau, 2000

* Interpolated

**TABLE 2 -6**

**ESTAIMATES OF AGE AND SEX DISTRIBUTION 1980**

| | VILLAGE OF GOLF 1980* | VILLAGE OF TEQUESTA 1980** |
|---|---|---|
| TOTAL POPULATION | 112 | 3,685 |
| AGE/SEX DISTRIBUTION | | |
| Male Under 18 years | 0 | 352 |
| 18-20 years | 0 | 57 |
| 21-64 years | 16 | 825 |
| 65 and over | 31 | 495 |
| TOTAL MALE POPULATION | 47 | 1,729 |
| Female Under 18 years | 0 | 375 |
| 18-20 years | 0 | 54 |
| 21-64 years | 42 | 985 |
| 65 and over | 23 | 542 |
| TOTAL FEMALE POPULATION | 65 | 1,956 |
| MEDIAN POPULATION BY SEX | | |
| Male | 42.0% | 47.0% |
| Female | 58.0% | 50.4% |
| RACE | | |
| White | 112 | 3,663 |
| Non-White | 0 | 22 |

**TABLE 2 -6A**

**ESTAIMATES OF AGE AND SEX DISTRIBUTION 2000**

| | VILLAGE OF GOLF 2000* | VILLAGE OF TEQUESTA 2000** |
|---|---|---|
| TOTAL POPULATION | 230 | 5,273 |
| AGE/SEX DISTRIBUTION | | |
| Male Under 18 years | 12 | 549 |
| 18-24 years | 5 | 107 |
| 25-44 years | 6 | 560 |
| 45-64 | 29 | 689 |
| 65 and over | 58 | 583 |
| TOTAL MALE POPULATION | 110 | 2,488 |
| Female Under 18 years | 9 | 456 |
| 18-24 years | 1 | 106 |
| 25-44 years | 8 | 649 |
| 45-64 | 33 | 740 |
| 65 and over | 69 | 834 |
| TOTAL FEMALE POPULATION | 120 | 2,785 |
| MEDIAN POPULATION BY SEX | | |
| Male | 65.6 | 45.7 |
| Female | 67.8 | 49.8 |
| RACE | | |
| White | 224 | 5,166 |
| Non-White | 6 | 107 |

Source: *U.S. Census of Population and Housing, 1980.
U.S. Census Bureau, 2000.
**Used for comparison purposes. The Village of Tequesta was chosen due to a similarity in population characteristics.

### 2.6.4 Population Characteristics

The 1980 and 2000 U.S. Census provides information about the Village of Golf in terms of age, sex and

racial characteristics. This data, as well as comparisons to 1980 and 2000 and Village of Golf information, is contained in Tables 2-6 and 2-6A.

The 1980 U.S. Census indicated that the portion of Golf's population aged sixty-five (65) years and over totaled approximately 48% ; the 2000 U.S. Census indicated that those sixty-five (65) years of age and over totaled approximately 55%.

The median age in 1980 was reported at 63.9 years for males, 54.0 years for females and 58.9 years for the entire population; the median age in 2000 was 65.6 years for males and 67.8 for females. The median age for the entire population in the Village of Golf was 67.3 in the year 2000.

The Village of Golf is a family/retirement oriented community. Golf is unquestionably a stable, family-oriented community as indicated by both the 1980 Census and the 2000 Census. 86% of all persons residing in Golf were living in families. According to the 1980 Census, there were 16 residences with a single occupant.

The 1980 Census reported only 14.3% of the families in Golf as having female heads while the 2000 Census reported 12.6% of the families in the Village of Golf as having female heads. This figure was only slightly higher than the percentages for Palm Beach County (12%) for 1980 but is lower than Palm Beach County for the year 2000 which was reported at 20%. (See Table 2-7).

**TABLE 2-7**

**HOUSEHOLD INFORMATION -1980; 2006**

| | 1980 Golf | 1980 Palm Beach County | 2006 Golf | 2006 Palm Beach County |
|---|---|---|---|---|
| Number of Households | 105 | 234,339 | 156 | 1,111,856 |
| Number of Persons/Households | 1.07 | 2.42 | 1.63 | 2.34 |
| Families | 96 | 165,847 | 84 | 241.748 |
| Percentage of Families with Female Head | 14.3 | 12.0 | 12.6 | 20 |
| Percentage of Persons in Families | 85.7 | - | 70.6 | 68.3 |

Source: U.S. Census of Population and Housing, 1980; 2000; Village of Golf records.

According to the 2000 Census, there are two (2) African American residents living in the Village of Golf; and four (4) of some other race. 2.6 percent of the population represents the non-white population. (See Table 2-6A).

Household size in the Village of Golf is smaller than that of Palm Beach County, the State of Florida, or the Nation.

The 1980 Census reported that there were 1.07 persons per household in Golf. This figure is much lower than that for Palm Beach County (2.42) (See Table 2-7); the 2000 Census reported that there were 1.93

persons per household while the Village records indicate that there are 1.63 persons per household in the Village of Golf. The 2000 Census reports show that Palm Beach County now averages 2.4 persons per household.

### 2.6.5 Employment Characteristics

The U S Census collects information regarding the occupational profile of a community. Table 2-8 depicts Golf's 1980 and 2000 employment profile by occupational classification, for those employed persons sixteen years of age and over.

**TABLE 2-8**

**GOLF EMPLOYMENT PROFILE**

| Type | No. of Employed Population | Percent |
|---|---|---|
| Managerial and Professional Specialty (Executive, Administrative, Managerial, Professional Specialty) | 42 | 60 |
| Technical, Sales, Administrative Support (Technicians and Related Support, Sales, Administrative Support including Clerical) | 22 | 31.4 |
| Service (Private Household, Protective Service and Service, except Protective and Household) | 6 | ~~6~~ 8.6 |
| Farming, Forestry and Fishing | 0 | 0 |
| Precision Production, Craft and Repair | 0.0 | 0.0 |
| Operators, Fabricators and Laborers (Machine Operators, Assemblers, Inspectors, Transportation Helpers, Laborers) | 0.0 | 0.0 |
| Unemployed/Retired (Under 16 years of age and other) | 34 | 28.8 |

Source: U.S. Census of Population and Housing, 1980.
U.S. census Bureau, 2000.

The largest occupational group residing in Golf is that of managerial and professional workers.

This category accounted for 60% of the working population Technical, sales and administrative support workers represent a substantial portion of the labor force, as well at 31.4%. These major occupational groups total 91.4% of the working population.

Village officials note little change in this area and verify the contention that Golf has a strong employment base of skilled and well-educated individuals.

## 2.7 EXISTING TRANSPORTATION ANALYSIS

The Transportation Element of the Village of Golf Comprehensive Plan provides an assessment of existing and projected traffic conditions in the Village. The primary focus of this section of the Land Use Element is the examination of local traffic circulation issues.

The traffic circulation system is a component included in the Palm Beach County regional roadway network. It has been developed in accordance with transportation plans prepared by the Palm Beach County Metropolitan Planning Organization as well as those of the Village. The responsibility for maintaining local roadways falls with the Village, Village residents, and County and State agencies.

An essential basis for planning traffic circulation systems is the Future Land Use Analysis, specifically the future land use map. Clearly, the Future Land Use Map will direct where roadway facilities must be improved and where new roadway facilities may be needed. The criteria for determining the extent of facilities needed are the adopted level of service (LOS) standards. (See the Transportation Element for level of service definitions).

### 2.7.1 Traffic Circulation Characteristics

The Village's roadway network can generally be described as a perimeter loop system encompassing a recreational golfing community. The pattern of the local roadways relate to the layout of the golf course. All roadways within the residential zoned areas are considered private local streets except for the roadways owned by the Village.

The primary access to the Village of Golf is via Golf Road (SW 23rd Avenue) between the mayor arterials of Military Trail (SR 809) located to the west, and Congress Avenue (SR 807) located to the east. Traffic entering the residential areas of the Village must pass through a controlled system located at the entranceway to Country Road, the inter-perimeter loop roadway system. Table 3-1 of the Traffic Element shows the classification of the principal roadways within the Village's limits.

### 2.7.2 Existing Roadway Functional Classification

Based on a review of the existing regional transportation network, local knowledge of the existing use and function of the existing roadway system, and spatial relationships of existing land uses two (2) functional classifications for streets and roadways in the Village were identified as follows:

**Minor Arterial**

This class of facility connects the major attraction area within the Village and carries high traffic volumes with minor land service functions. These facilities are locally continuous with access to principal major arterials.

**Local (Land Service) Streets**

This class of facility carries medium to low traffic volumes, are non-continuous within the area, and are the primary land access facilities.

The existing ma~~y~~jor streets identified in the functional classification are shown on Figure 8 and are summarized below.

1. Minor Arterial

   a. Golf Road, from the east Village limit to Military Trail, in the east-west direction.

   b. Woolbright Road, from the north east Village limit to Military Trail, in the east-west direction.

2. Local (Land Service) Roadway

   a. Country Road, a perimeter looped roadway encompassing the residential area of the community.

The above functionally classified streets constitute the heaviest used streets in the Village. This functional classification has been developed with recognition that, as the Village continues to grow towards build-out, these roadways will remain in their classification.

### 2.7.3 Trip Generation

Growth within the study area is mostly comprised of single family and limited commercial development at the extreme northwest corner of the Village. Based upon the analysis of previous Palm Beach County traffic generation studies, a general list of traffic generation rates ~~have~~has been developed and they are depicted in the Traffic Element.

### 2.7.4 Right-of-Way Widths

Right-of-way widths in the Village vary from 30 feet on the private portions of the access roadways to 60 feet on the dedicated portions of Country Road. Most of the residential roadways have an ingress-egress access of 30 feet.

The exception of the above is Golf Road (SW 23rd Avenue), running through the Village and under the jurisdiction of Palm Beach County. The right-of-way width for Golf Road is 80 feet (at the east and west limits of the Village) and 100 feet along the main portion of the northern Village corporate limits. The County widened Golf Road by adding a turn lane along the south side of the road near the entrance to the Village's residential district.

### 2.7.5 Existing Traffic Volumes

Table 3-3 of the Traffic Element provides a summary of average daily traffic volumes (ADT) on the Village of Golf roadways. Where available, this information is presented in comparison with those volumes reported in the previous Plan. The data indicates that traffic on County controlled roads has increased since the adoption of the last Comprehensive Plan. The internal private road-ways are carrying less than 1,500 ADT representing the most favorable driving conditions, or a Level of Service (LOS) "A".

The Regional Plan for the Treasure Coast states that the regional roadway system in Palm Beach County "shall be planned, developed and maintained to operate at LOS "D" or better during the peak hour…". The County has prepared recent level of service determinations for the County arterials and collectors and is incorporated in the Traffic Performance Standards Ordinance. This standard calls for a LOS "C" on all roadways within the radius of influence of new developments requiring zoning approval prior to development. Therefore, the existing LOS has been estimated as shown on Table 3-4 of the Traffic Element. All roadways within the Village limits are operating at LOS "C" or better.

### 2.7.6 Parking and Access Characteristics

The ~~only~~ limited commercial parcels of land ~~is~~ are in the northwest corner of the Village (at the northeast corner of Military Trail and Woolbright Road and at the southeast corner of Military Trail and Woolbright Road). Parking meets minimum building and zoning code standards. Access to ~~this~~ these tracts is via Woolbright Road and Military Trail. Military Trail was recently re-constructed as a four (4) lane divided facility.

The Country Club provides adequate parking facilities for its members and guests.

### 2.7.7 Other Transportation Facilities

At the present time, the Village does not have other modes of transportation as outlined in Section 9J-5.007, FAC.

Vehicular transportation is the primary mode of transportation, which includes limited area bus service as provided by the Palm Beach County Transportation Authority (PalmTran)

### 2.7.8 Existing Traffic Circulation Analysis

The existing roadway system in the Village of Golf has been significantly influenced in its historical development as a recreational golfing community, and is expected to remain leisurely oriented.

The design capacities of the existing principal roadways are reflected primarily by the number of through lanes. An inventory of through lanes was conducted and is shown in Table 3-3 of the Traffic Element. A comparison of service demand to design capacity, based upon through lanes, was developed to establish the level of service provided by the transportation network segments. The relationship of traffic volume and number of lanes to level of service is shown in Table 3-3 of the Traffic Element.

The level of service analysis indicates that Golf Road is currently operating at Level of Service "B". This is due to a limited number of access points from the adjacent land parcels. Country Road, the internal roadway within the Village, is a controlled roadway, well maintained, and carries only 1,500 seasonal vehicle trips per day, which is well below their capacity.

The five (5) year program of Palm Beach County anticipates growth in the surrounding areas to the Village, but it is not expected to deteriorate the Level of Service on Golf Road below a "C" value. As projected traffic volumes have increased, Golf Road has been widened to provide for a turn lane into the residential entrance to the Village but has not become a four (4) lane facility as earlier projected.

### 2.7.9 Village Planned Improvements

As part of the Village's maintenance program, all internal roadways are inspected and repaired on a regular basis. Where improvements are required (other than maintenance), these are programmed with Village residents' ad valorem taxes through the annual budgetary process for implementation. In 1983, the Village included in its budget programming a five (5) year continuing roadway improvement/maintenance plan which is reviewed annually with current year removed and 5th year added. This process continues to date and all internal roadways are well maintained.

### 2.7.10 Projected Needs

Table 3-3 of the Transportation Element shows the Year 2006-2020 projected traffic volumes for the principal roadways within the Village. It shows the projected Level of Service assuming the planned improvements cited above are implemented. The results are that no material change will occur that would effect the internal roadways The completion of Woolbright Road, from Congress Avenue to Military Trail has provided relief that might otherwise have resulted in the widening of Golf Road between the same two (2) points.

## 2.8 NEEDS ASSESSMENT AND ANALYSIS

### 2.8.1 Future Traffic Circulation Analysis

The future traffic circulation analysis for the Village of Golf was based on zoning at build-out. This level of land use was used as an adjustment to the Palm Beach County Thoroughfare Plan traffic assignments. In this process, the thoroughfare study traffic analysis zones were examined by land use type to establish differences in trip generation potential between the Village of Golf zoning build-out and the thoroughfare planning data. These differences were converted to adjustment factors which were then applied to the future traffic assignment Lane demand was then based on the adjusted future traffic assignment.

Again, after applying the County's adjusted future traffic assignment to Golf Road, it is not anticipated that the Level of Service will fall below the "C" value.

Traffic circulation internally within the Village should remain relatively the same in the future as it is today. The current seasonal population was 144 in 1988 and the total population at 2006 is 254 with a projection of 371 by the year 2020. Even if two (2) agricultural zoned parcels were both zoned residential and developed at the maximum density allowed, such additional residential construction will not affect the roadways within the Village.

The future major roadways are noted by function classification, essentially will remain the same as identified by the existing street listing noted in the beginning of this section.

## 2.9 INVENTORY AND ANALYSIS OF EXISTING UTILITIES

The infrastructure element for the Village of Golf consist of five (5) sub-elements as follows:

A. Sanitary Wastewater Systems
B. Solid Waste

C. Drainage
D. Potable Water
E. Natural Groundwater Aquifer Recharge Sub-Element

## A. Sanitary Wastewater Systems

The Village of Golf has a sewer system which connects all buildings and residences to the Utility operated by the Village. This is then collected in the normal manner as all customers using the utility.

There is no disposing of the effluent by the Village of Golf Utility. As mentioned in the Preface of this Plan, this is treated through an Interlocal Agreement with Boynton Beach to process at the regional treatment plant jointly owned by Boynton Beach and Delray Beach.

Only in the agricultural area are there septic tank systems (Rayborn Farms and Country Club Stables) along with one (1) parcel in the commercial zone (7-11 store).

## B. Solid Waste

Solid Waste is defined in this sub-element as garbage, trash, refuse or other discharged solid or semi-solid materials resulting from domestic, commercial, industrial, agricultural, and governmental operations. It does not however, include solid or dissolved material in domestic sewage effluent or other significant pollutants in water resources such as silt, dissolved or suspended solids in industrial waste water effluents, dissolved materials in irrigation return flows, or other common water pollutants.

In comparison to other Palm Beach County municipalities in terms of total tonnage, Golf ranks quite low in terms of total tons of solid waste generated. This is due to a relatively small population, a large seasonal population size and the lack of diversified land use, types such as heavy industry.

The Village is a residential community supplemented by commercial and agricultural uses.

According to projection schedules the Village of Golf is expected to generate at least 20% more solid waste per capita between 1990 and 2000.

In 1987 the tonnage generated by the Village was 173 Tons Per Year (TPY); in 2005, the tonnage generated was 175. There is sufficient capacity for solid waste disposal for all of Palm Beach County through the year 2020.

The collection of solid waste in Golf is provided by the Village collecting the refuse and disposal of the refuse through contractual agreements with County Sanitation, a private hauler. The landfill site used is Dyer Blvd owned by the Solid Waste Authority.

## C. Drainage

The natural drainage patterns which existed in the Village of Golf before the appearance of man-made drainage systems responded to rainfall patterns, topography, soil permeability, and the porosity of the geologic strata. The geographic situation gives the Village drainage characteristics normal to Palm Beach County.

As part of the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA), the Village has been delineated by various zones indicating the potential severity of flooding. Only Zone X (former Zone C has been re-named Zone X) is pertinent in the Village. The areas surrounding the Village fall mostly into Zone B. Zone X is only subject to minimal flooding.

Zone X areas are represented by areas of universal flooding. All areas within Golf with high base elevation and good drainage capabilities fall into this designation. The Village is well inland and is not located within an area designated as a coastal high hazard area.

Rainfall in the Village as well as within Palm Beach County, is seasonal with about 70% of the yearly rainfall being deposited in the months of June through October. In prolonged periods of rain, soils become saturated at varying rates dependent on their individual texture and the depth to a less impervious layer with the resulting runoff following topographic features in its movement.
The canal along Golf Road and canals bordering the north and south limits provide adequate drainage for the Village.

## 2.9 STORM WATER CONTROL

The South Florida Water Management District (SFWMD) is responsible for storm water control within the seventeen (17) counties of its defined region The District owns and operates approximately two hundred fifteen (215) miles of mayor canals in Palm Beach County. Lake Okeechobee is the hub of the South Florida flood control and water conservation system. The lake level is maintained by levees and gate structures with discharges into the major canal system. The mayor canal system is divided into several drainage basins within the County.

The Lake Worth Drainage District is empowered to plan and manage sewage disposal, discharge of storm drainage, and the water supply within its boundaries. It has the power to levy ad valorem taxes not to exceed 1/4 mil following a referendum, to accomplish its stated purpose.

The Village contains a minor drainage canal L.W.D.D Lat. 27, to accommodate storm water runoff. Much of the Village is drained by swales or through percolation. The drainage pattern in the north and south portions of the Village is L.W.D.D Lat. 26 in the north and L.W.D.D Lat. 28 in the south.

The Village has no stormwater ~~sewer~~ system, relying on natural flow into the canals.

As part of the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA), the Village has been delineated by various zones indicating the potential severity of flooding Only Zone X is pertinent in the Village. The area surrounding the Village fall mostly in Zone B.

Zone X areas are represented by areas of minimal flooding. All areas within Golf with high base elevation and good and drainage capabilities fall into this designation.

### 2.9.1 Potable Water

The Village of Golf is serviced by the Village of Golf Water and Sewer Utility. This municipally owned Utility, which is located at ~~4693 Golf Road~~ 4700 Woolbright Road in the Village of Golf, serves areas referred to in this plan other than the Village of Golf residents.

The potable water supply used is drawn from three (3) wells at the above location. These wells produce the volume of water permitted by the South Florida Management District to service the area of responsibility. The permitted maximum daily volume is .507 MGD. There are two (2) storage tanks located on this site, one with a 200,000 gal capacity and one (1) with a 300,000 gal capacity.

The water treatment plant is also located at this site and can produce a maximum of .91 million gallons per day. The water treatment is a reverse osmosis system. The Village has completed its capital improvements on the utility system which consisted of the construction of a new reverse osmosis plant; which is in full compliance with all mandates of the Department of Environmental Protection.

Golf's water supply is adequate for the service area to the Year 2020 and beyond.

### 2.9.2 Natural Groundwater Aquifer Recharge

Aquifers are water bearing layers of porous rock, sand and gravel. Several aquifers may be present below one surface location separated by confining layers of materials which are impermeable or semi-impermeable to water.

Due to the variable permeability of different soil types, the rate of aquifer recharge from rainfall may vary from one location to another. The areas of highest recharge potential are called prime recharge areas. The presence of overlying confining beds also determines which surface areas will be effective recharge areas for a given aquifer.

Since aquifer recharge areas are surface features, they are subject to alteration by development. Covering a recharge area with impervious surfaces, such as roads, parking lots, etc., reduces the area available for rainfall percolation, altering the total rate and volume of recharge in that area. Increasing the rate at which stormwater drains from recharge area surfaces also decreases recharge potential.

A second concern related to development within aquifer recharge areas is the potential for contamination of groundwater within the aquifer. Just as with stormwater run-off to surface waters, pollutants picked up by run-off which enters an aquifer can degrade the quality of the groundwater. Since water flows within an aquifer in a manner similar to surface water flow, downstream portions of the groundwater may be polluted over time. This becomes particularly significant when the aquifer is tapped as a potable water supply downstream.

The groundwater system pertaining to the Village of Golf consist of the following hydrogeologic units; pamlico sand, anastasia formation, calooshatchee marl, tamiami formation, and the hawthorn formation. The pamlico sand, anastasia formation, and the calooshatchee marl are all shallow non artesian aquifers.

The pattern of development within the County is expected to remain relatively stable during the next few years, with urban development occurring in the western portion of the county, supported by regional water and sewer facilities.

The major impact in the urban area will come from reduction of the area available for recharge to the water table aquifer. To offset this impact, the county stormwater drainage regulations emphasize the preservation of natural drainage features and the use of drainage retention structures to maximize aquifer recharge. For all new development, the county incorporates provisions in its land development code

requiring conservation of areas with the greatest recharge potential, based on the soil survey for the County.

In addition to recharge areas within the County, the Village of Golf is cooperating with the South Florida Water Management District in protecting prime recharge areas of the Floridian aquifer affecting county water supply sources.

## 2.10 FUTURE LAND USE SECTION

As suggested by the title of this section ~~it's~~its intent is to designate future land use patterns as reflected in the goals, objectives and subsequent policies of the 9J-5 elements presented in the Comprehensive Plan. In order to accomplish this, an ~~indepth~~ in-depth analysis of existing land use data has to be completed. Consequently, this element is sectionalized in that fashion, starting with.

### 2.10.1 Future Land Use

The primary objective of the Land Use Plan is to present in graphic form the land use types and locations which make possible the implementation of the goals and objectives of the Village. Its function is to provide the framework for the physical growth and change of the community. It is more than a hopeful plan or "wishful thinking". Once adopted, it is a legal document which must be .implemented by zoning and other municipal regulations. Numerous considerations went into the development of the Future Land Use Plan. Cognizance had to be taken of the fact that approximately 79% of the Village has already been developed. The remaining 21% has to be carefully managed and used to the best possible advantage.

The future land use has to contribute to and make possible the implementation of the goal, objectives and policies within all the elements of this comprehensive plan pertaining to land use.

An attempt was made to achieve a balance among various types of housing, recreation and open space, commercial services as well as cultural activities. Compatibility and ~~d~~buffer zones were taken into consideration.

As future land use of currently undeveloped vacant land will ultimately be defined by zoning regulations, some consideration has to be given in regard~~s~~ to practicality of developing specific parcels under the desired land use, regardless of permanence of ownership or the future integrity for the parcel

### 2.10.2 Future Land Use Classifications

In order to understand the intent of the Future Land Use Plan, the residential land use classifications used in the Village of Golf's future land use plan are defined as follows:

Single Family: Limited to single family dwelling unit housing types allowing a density of 1 dwelling units/acre (DU/AC) located on a minimum 1 acre lot.

Current Village zoning ordinances do not allow for anything other than single family development in the future. All vacant land is sub-divided into single family lots.

The plan has therefore been developed with sufficient constraints to meet the goals, objectives and policies criteria for the Village.

## 2.11 SUMMARY

For a municipality that has been developed to approximately 98.7 ~~79~~% of its area, it is believed that the future land use plan presented herein achieves a balance and distribution of land use that is as good as could be arrived at under the circumstances. The potential distribution by land use category is shown in Table 2-9 ("Table for Future Land Use") and is the same as the present distribution shown in Table 2-1. ("Table for Existing Land Use")

The remainder of the Village has, to all intents and purposes, been developed out. Expansion of the Village through annexation is unlikely because there are currently no plans for future annexation.

**TABLE 2-9**

**FUTURE LAND USE**

| Land Use | Area in Acres | % of Total Area |
|---|---|---|
| Residential | 215.0 ~~201.9~~ 197.9 | 39.5 ~~37.3~~ ~~36.5~~ |
| Commercial | 52.5 ~~49.4~~ ~~10.4~~ | 9.6 ~~11.9~~ |
| Agricultural | 2.5 | .5 |
| Agricultural/Equestrian | 31.2 ~~40.0~~ ~~97.0~~ | 5.7 ~~7.4~~ ~~17.9~~ |
| Recreational | 174.9 | 32.3 |
| Conservation | | |
| Open Space (Water) | 11.0 | 2.0 |
| Open Space (Land) | 13.7 | 2.5 |
| Public Buildings & Facilities | | |
| Buildings & Grounds | 8.5 | 1.6 |
| Road Rights-of-Way | 27.3 ~~25.4~~ | 5.0 ~~4.7~~ |
| Vacant or Undeveloped Land | 7.1 ~~44.6~~ | 1.3 ~~8.2~~ |
| **Total Incorporated Area** | **543.7 ~~541.8~~** | **100.0** |

## 2.12 GOALS, OBJECTIVES & POLICIES

| | | |
|---|---|---|
| Goal: | 1.0.0 | Provide for the development of suitable and compatible land uses which will preserve, enhance, and be within the established character of the Village of Golf. |
| Objective: | 1.1.0 | Land development and construction shall be accomplished in such a manner so as to prevent unsuitable soils from adversely affecting the performance of infrastructure, building, other structures and drainage. |
| Policies: | 1.1.1 | Enact development regulations (subdivisions, zoning, signage, etc.) which guide future land use configurations so as to preserve topography, soils, available facilities and services, and protect against seasonal or periodic flooding. |
| | 1.1.2 | Review future developments in such a manner which protects environmentally sensitive areas. |
| | 1.1.3 | Cooperate with Palm Beach County in the enforcement of the Palm Beach County Wellfield Protection Ordinance, including the restriction of potential sources of |

contamination within wellfield cones of influence.

Objective: 1.2.0 Eliminate blighted residential neighborhoods and business districts through the support and participation of redevelopment programs.

Policy: 1.2.1 There are no blighted areas within the Village of Golf. However, the Village will, wherever and whenever appropriate, cooperate with other local governments in these efforts to redevelop and renew such areas within their respective jurisdictions.

Objective: 1.3.0 By the year 2000, eliminate any land uses which are incompatible or inconsistent with the Future Land Use Element and Map of the Village of Golf.

Policies: 1.3.1 Encourage the development of housing types within a physical setting that permit both comfortable and creative living, while affording both privacy and sociability.

1.3.2 As a guideline for future growth, use existing deed restrictions and restrictive covenants.

1.3.3 Maintain the existing high quality of single family development throughout the community.

1.3.4 Maintain architectural control to accent aesthetics and compatibility.

1.3.5 Continue trend of low-density type of residential development.

1.3.6 Assure adequate parking, suitably arranged and attractively landscaped.

1.3.7 Promote commercial developments that will adequately serve the community's needs.

1.3.8 Strive for compatible developments that will assets to the Village and compliment the aesthetic character of the community.

1.3.9 Provide parking areas that are generously landscaped and appropriately lighted.

1.3.10 Respect the privacy associated with the existing open space.

Objective: 1.4.0 Land development and future land uses shall include provisions for the protection of native habitat, preservation of existing trees (other than undesirable exotic vegetation) minimizing pollution, preserving wetlands and historic resources.

Policies: 1.4.1 Utilize orientations to water, to the fullest extent.

1.4.2 The Village will, where applicable, identify, designate, and protect areas of

historical significance.

Objective: 1.5.0 Land development and future land uses shall be coordinated with the provision of concurrent infrastructure (sanitary, sewer, solid waste, drainage, potable water etc.) in order to ensure that the levels of service established by the Village of Golf are met.

Policies: 1.5.1 Land development regulations adopted to implement this plan shall allow new development to be permitted at densities equal to or less than the following:

a. Single Family - up to a maximum of 1 dwelling unit/acre located on a minimum 1 acre lot; however, to prevent creating additional non-conformities, one single family dwelling unit may be built on each of the residential platted vacant lots existing as of June 27, 2007; and existing single family dwelling units may be re-developed on the existing lot.

b. Agricultural - up to a maximum of 1 dwelling unit per 9.5 acres; 9 acre minimum lot size.

c. Agricultural/Equestrian – up to a maximum of 1 dwelling unit per 9.5 acres; 9 acre minimum lot size.

de. Non-Residential – up to a maximum of a floor area ratio ("FAR") of 1.0.

1.5.2 The Village of Golf will review future development in a manner to ensure that facilities and services meet levels of service standards adopted in the Village's Comprehensive Plan.

1.5.3 Ensure that facilities and services must meet the Village's adopted level of service standards and that facilities and services are available with the impacts of development.

1.5.4 The approval and authorization land use development within the Village is concurrent with the provision of utility service.

1.5.5 Apply the standards and requirements of the adopted hurricane evacuation and civil defense regulations where applicable.

1.5.6 Provide for drainage and stormwater management, open space, and safe and convenient parking and on-site traffic flow by applying the site plan review requirements of the current land development regulations within the Village.

1.5.7 Allow utility facilities which are necessary to serve land uses in the vicinity to be located in any land use category or zoning district, but require site plan review and screening for these facilities, where appropriate.

| | | |
|---|---|---|
| Objective: | 1.6.0 | The Village of Golf shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities. |
| Policy: | 1.6.1 | When deemed appropriate by action of the Village, it will coordinate its future planning and development with other governments, agencies and entities. |

VILLAGE OF GOLF UTILITIES September 2006

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THERE ARE 1950 CONNECTIONS WITHIN THE ENTIRE SYSTEM; ALL PROPERTIES HAVE SEWER CONNECTIONS; THERE ARE NO SEPTIC TANKS CURRENTLY BEING UTILIZED.