

CALLERY JUDGE GROVES

UNINCORPORATED PALM BEACH COUNTY, FLORIDA

Urban Design Kilday Studios has provided planning consultation and site planning services to Callery Judge Groves for over two decades. CJG owns a +4,000 acre parcel in the center of the central western communities in unincorporated Palm Beach County, in an area known as the Acreage and surrounded by low density, rural residential and non-residential uses. The site is located on the east and west sides of Seminole Pratt Whitney Blvd., a major north-south thoroughfare road.

The property owners desire to develop the property as a balanced, attractive and functional community, primarily residential and with supporting community services that will be compatible with adjacent existing non-residential uses as well as available to the general surrounding community. To accomplish this, UDKS headed up a team of consultants to analyze and design the development pattern for the site, and to prepare the technical documents necessary to pursue a land use approval for the proposed community.

Due to the location of the site, an extensive effort was made to implement a community outreach program in an effort to build consensus for the development pattern. UDKS spearheaded this initiative, coordinating over twenty community meetings and presentations over a two year period. UDKS also coordinated several charrettes throughout the design process to receive input on the density and uses that would be compatible with the existing development pattern. Additionally, UDKS was the primary liaison between the development team and the state, regional and local governmental staff, and the elected officials.

UDKS prepared and processed the land use application and represented the property owner at the various public hearings. The property gained land use approval in 2009.

Client: Callery Judge Group
Site Area: 4,000 acres

The Varying Character and Intensity of Development for Callery-Judge Grove



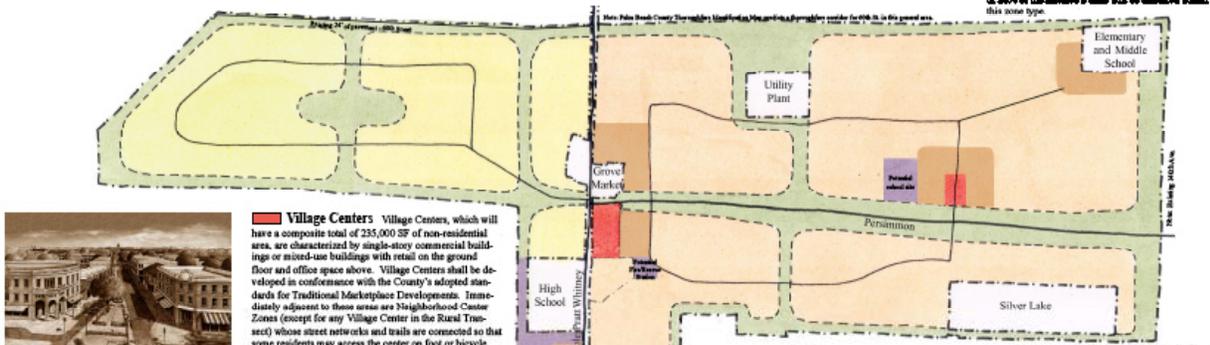
Rural Tract The Rural Tract is intended to be an open space and is restricted to the use of low-density residential. It is characterized by "large lots" with several, widely-spaced lots which are large enough for recreation activities and small-scale agriculture. It is not detailed in county maps and lots would be developed only in private estates with small outbuildings. Recreation centers will occur in open areas for those who have use of the very few private lots at the center of the "large lots". Commercial/recreational facilities and a village center may also be located within this zone.



Semi-rural Tract, Neighborhood Edge Zone and Neighborhood General Zone This area to the east of Seminole Pratt Whitney Blvd contains lower density residential uses, with the possibility of small-scale, neighborhood-serving retail. These are larger lots at the neighborhood edge zone, through some or all or less in dense form in the residential zone. Each subdivision will have a green park, and a network of streets will allow most residents to live within a 5-10 minute walk of a green space.



Semi-rural Tract, Neighborhood Center Zone A sub-area within the Neighborhood Center Zone. Areas designated Neighborhood Center Zone are located within appropriate walking distance of retail and services. These areas shall contain a minimum gross density of 4 units/acre. A minimum of 20% of the lots in this zone will be clustered within this zone type.



Village Centers Village Centers, which will have a composite total of 235,000 SF of non-residential area, are characterized by single-story commercial buildings or mixed-use buildings with retail on the ground floor and office space above. Village Centers shall be developed in conformance with the County's adopted standards for Traditional Marketplace Developments. Immediately adjacent to these areas are Neighborhood Center Zones (except for any Village Center in the Rural Tract) whose street networks and trails are connected so that some residents may access the center on foot or bicycle. Additional commercial and community-serving uses may also be located in the Neighborhood Center zone.



Natural Tract This zone shall consist of active recreation, pastures, rural parkways and open space including agriculture, greenways, preservation, conservation, wetlands, prairie preservation, low-density, low-density, water management ponds and wetlands. The Rural Tract shall provide recreation as well as amenability to Natural Tract areas within and between subdivisions of the Rural and Suburban Tracts. This portion of Natural Tract is not depicted on this conceptual plan. The Rural Tract shall cumulatively comprise a minimum of 40% of the overall land area. Ownership and management of these lands may be conveyed to a governmental agency, a non-profit organization, a local special district or other government agency.

Site Data
 Maximum Gross Density: 8 du/acre
 No more than 115 building permits for residential units shall be issued to the Callery Judge Enclave within the first five (5) years following effective date of the Final Assessment.

| Tract | Percent of Total Acreage | | Units/acre | |
|----------------------|--------------------------|---------|------------|------------|
| | Minimum | Maximum | Minimum | Maximum |
| Rural | 40% | KA | 0 | 0 |
| Suburban | 20% | 25% | 150 | 200 |
| Neighborhood Center | 6% | 40% | 0 | 0 |
| Neighborhood General | 6% | 55% | 20% | 25% |
| Neighborhood Edge | 6% | 30% | 0 | KA |
| Civic Sites | 2% | KA | 0 | 0 |
| Village Centers | KA | KA | 200,000 SF | 200,000 SF |

Civic Sites Palm Beach County requires the allocation of a minimum of 2% land area for civic uses. The County has determined a potential site need for a Community Park (25-30 Acres) and a Fire/Rescue Station (3-5 Acres). The School District has also identified a potential site need for up to 30 acres for a potential school site. The Conceptual Plan depicts the general locations of these uses. Palm Beach County and the Owner of the property shall enter into an Agreement which provides for determination of exact final development, and the timing of delivery of these uses prior to the approval of the final development order. Any remaining Civic Sites needed to meet the minimum 2% land area shall be located in the Suburban Tract and adjacent to major roadways throughout the project determined at the time of individual development approvals.

CALLERY-JUDGE GROVE CONCEPTUAL PLAN
 LATER SECTION, PORT 1
 AUG-2011