

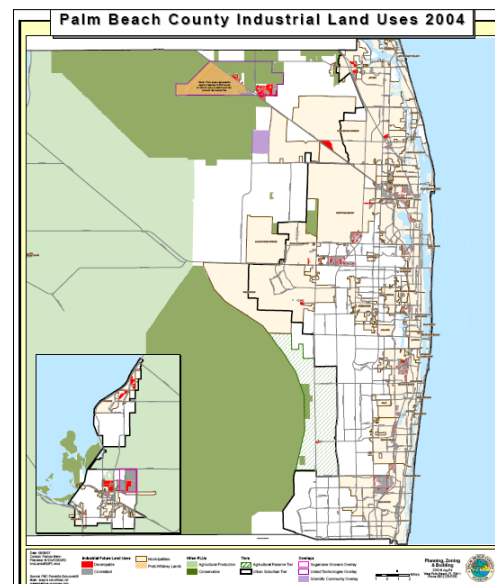
# ERNEST SWIGER CONSULTING, INC.

## LAND USE ANALYSES

### PALM BEACH COUNTY, FLORIDA INDUSTRIAL LAND USE ANALYSIS AND ZONING BOARD TOOLKIT

Palm Beach County was facing the loss of appropriate space for high technology manufacturing firms in the face of extensive residential and commercial development across the County. Concerned planners and county leaders, fearing the loss of opportunities to attract new and better paying positions, selected **SWIGER CONSULTING** to prepare an analysis of the situation and make recommendations for the types of areas to preserve and to provide model ordinances and policies to protect for future job growth.

The consultant interviewed municipal leaders, developers, and business executives, reviewed land use statistics and patterns for the County, conducted extensive research on the subject, and visited a number of sites to determine the nature and extent of the threat, as well as to determine how other municipalities and counties were responding to this crisis. Based upon this information, the firm prepared a White Paper that clearly described the issue and made specific recommendations about programs, policies, and ordinances that could be employed to protect and preserve these lands. The firm also prepared a Toolkit of model ordinances and language for ordinances, based upon research among cities and counties that evidenced “best practices” in this field.



The report has been presented to the County Commission, several of the municipalities are reviewing both sites and zoning codes, and one town has amended its code.

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