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INTRODUCTION AND ADMINISTRATION ELEMENT

I. INTRODUCTION

Palm Beach County adopted a Comprehensive Plan in 1980 providing the framework for land use changes within the unincorporated area and mechanisms and standards through which changes could occur. This plan represented a rethinking and restructuring of land use planning in the County. The change was a result of unstable conditions in the economy of the County, the needs of the Palm Beach County residents and partly by state legislative requirements. The basic concept of the Plan was to permit development at urban densities in those areas where urban services could be provided efficiently and economically, and to prevent urban density development in areas, which were not planned for extension of urban services.

Palm Beach County's 1989 Comprehensive Plan built upon the strengths of its predecessor. This Plan is based on an overall goal of maintaining a high quality of life in the County. The mechanisms and means for attaining this goal have been incorporated into the Elements of this Plan. Element drafts took shape and developed into the 1989 Plan as a result of a successful citizen participation program. Citizen input and Board of County Commissioners' direction since the initial planning stages of this document have created a Plan that not only reflects the interests of the County has a whole, but maintains and protects the unique qualities and characteristics present in its sub-regions.

In 1995, the County evaluated the Plan, in accordance with the Evaluation and Appraisal Report requirements of the Florida Statutes. As a result, the Plan was substantially amended in 1996 and 1997, to incorporate the revisions necessary to update the Plan in preparation for the next planning time frame.

The Goals, Objectives and Policies presented in the Plan Elements reflect the directives of the citizenry and the Board of County of Commissioners. These directives, which are discussed in greater detail in the Land Use Element, are:

A. Redirect growth to the East where services and facilities can be provided and encourage the revitalization/redevelopment of the coastal communities,
B. Through the implementation of a concurrency management system provide for orderly growth and provision of facilities and services to maintain the existing quality of life in an economical manner,
C. Implement County-wide growth management strategies while providing the opportunities for flexibility within the Plan that recognize and maintain the diversity of lifestyles.

II. ADMINISTRATION

Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F.S.

A. Plan Elements

The Comprehensive Plan is comprised of 15 elements or sections. The following nine elements are required by Chapter 163.3177 F.S.:

Future Land Use
Transportation
Housing
Utility (includes Water, Sewer, Stormwater Management and Solid Waste)
Recreation and Open Space
Conservation (includes Aquifer Recharge)
Coastal Management
Intergovernmental Coordination
Capital Improvement

In order to develop a truly "comprehensive" plan, Palm Beach County has included optional elements in the Comprehensive Plan. These elements were desired so that the County could fully address the provision of services and facilities to its population dispersed in varying and distinctive sub-regions:

Introduction and Administration
Fire Rescue
Public Education
Health and Human Services
Library Services
Historic Preservation.

The definitions contained herein are consistent, as required, with the intent of Chapter 163, F.S. Where specific definitions are not listed, those of the Palm Beach County Zoning Ordinance shall be used. Consistency with the State Comprehensive Plan and Treasure Coast Regional Policy Plan, is achieved through the individual Plan Elements.

B. General Requirements

Chapter 163, F.S. sets forth General Requirements for local government comprehensive plans. Among these, a planning time frame requirement dictates that the Plan include a minimum of two planning periods: one of at least five years and another of at least a ten year period. The Comprehensive Plan uses 2015, 2020, 2025, and 2035 as its planning periods.

Procedural Requirements with the Florida Statutes include adoption, submission and transmittal criteria for the adoption and amendment of Comprehensive Plans.

C. Interpretation of Regulations

The Department is responsible for application and interpretation of the provisions of the Comprehensive Plan according to standards promulgated by the Board of County Commissioners, and the said regulations and provisions shall be reasonable and uniformly applied to all property within the jurisdiction of Palm Beach County.

D. Enforcement of Regulations

Procedures adopted by the Board of County Commissioners shall be used to enforce and administer this Comprehensive Plan.

No Plan boundary or regulation change, no zoning boundary or regulation change, no modification of Commission requirements, conditional use, variance, building permit, certification of occupancy and use, or other permit shall be granted by the Department, the Commission, or other agency except in compliance with the provisions of the Plan.

E. Amendments to the Comprehensive Plan

The process for Amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein, and as further described in the Unified Land Development Code.

Proposed amendments to the Palm Beach County Comprehensive Plan are subject to the following:

1. Amendments to the text, tables, charts, and maps shall be initiated only by the Board of County Commissioners or the Local Planning Agency.
2. Applications for an amendment to the Future Land Use Atlas (FLUA) for specific parcels of land shall be initiated only by the owner of the parcel, the Board of County Commissioners, or the Local Planning Agency.
3. Property owners requesting a FLUA amendment or Development Order (DO) may also include associated text and/or map series amendments to the Comprehensive Plan provided that the text and/or map series amendment is directly related to the proposed FLUA amendment or DO.

When an application for a future land use designation change has been denied by the Board of County Commissioners (BCC), the same property may not be heard for the same change in future land use for a period of two years unless otherwise specified by the BCC.

The County accepts applications for FLUA Large and Small Scale amendments up to four times per year as scheduled by the Planning Director. Additional amendment intake dates outside the scheduled rounds require approval by a super majority vote of the BCC.

Proposed Future Land Use Atlas amendments must meet the following criteria (in addition to the State Statutes) in order to be processed:

1. Small Scale Amendments

    a. The proposed amendment consists of a lot (or lots) which do not exceed a total of 10 acres in size (including all land necessary to support the proposed use including land necessary for drainage);
    b. The proposed amendment is located within the Urban Service Area Boundary; and
    c. The request is not to move the boundary of any tier.

2. Large Scale Amendments

a. The proposed amendment consists of a lot (or lots) and includes all land necessary to support the proposed use including land necessary for drainage.

F. Appeals of Administrative Decisions

Where there is dispute on any administrative decision or interpretation of this Comprehensive Plan, said action may be appealed to the Local Planning Agency (LPA). Said appeal shall be in writing and addressed to the Department within 30 working days of the date that the administrative decision or interpretation is put in writing. The Department shall be responsible for scheduling and advertising as required, an appeal meeting with the LPA within 30 working days.

The LPA may accept, reject or modify any action taken by the Department, and in making its decision, shall have all administrative authority of the Department. The determination of the LPA may be appealed to the BCC by the petitioner, staff, or any aggrieved or adversely affected party as defined by Florida Statutes, Section 163.3215(2). The BCC may accept, reject or modify any action taken by the LPA.

III. Procedure for the Comprehensive Plan Evaluation and Appraisal Review

Pursuant to Chapter 163, F.S., each local government in Florida is required to periodically prepare, adopt and submit an Evaluation and Appraisal Review of its comprehensive plan. The Board of County Commissioners adopted Evaluation and Appraisal Reports in 1996 and in 2005, following which corrective amendments were made to the Comprehensive Plan in subsequent amendment rounds. The procedures and requirements for the Evaluation and Appraisal Review process are detailed in Chapter 163, F.S. In preparing the periodic evaluation and appraisal of the Comprehensive Plan, the County shall, at minimum, evaluate the Plan to determine if amendments are necessary to reflect changes in State requirements since the last update of the Plan. The County shall also notify the State as to its determination, and shall, within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State for review.

COMPREHENSIVE PLAN DEFINITIONS

ACTIVE RECREATION - Recreational activity of a type requiring facilities that can be placed convenient to population centers to provide for those activities that do not require a resource base such as play areas, swimming pools, tennis, racquetball, basketball or volleyball courts, baseball, softball, football or soccer fields, and jogging or exercise trails.

ADEQUATE HOUSING - A housing unit which is suitable for human occupancy, has working indoor plumbing, an adequate heating system, and is in safe structural condition.

ADJACENT LOT OR LAND - A parcel of land that has all or part of a boundary in common with another parcel, including point to point, or is separated from such parcel by a roadway, easement, right-of-way, waterway, park or other minor geographical division.

ADJUSTED GROSS INCOME - All wages, assets, regular cash or non-cash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code.

AFFORDABLE HOUSING - A dwelling unit is considered to be affordable when a household spends no more than 30 percent of its gross income on housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principal and interest, property taxes, utilities, insurance, and where applicable, homeowner's association fees.

AFFORDABLE HOUSING PROGRAM – A County Program established to facilitate the provision of Affordable Housing (see HE Policy 1.5-i).

AGRICULTURAL ENCLAVE – Has the meaning given it in s. 163.3164(4), Florida Statutes pursuant to 163.3162(4), Florida Statutes.

AGRICULTURAL USES - Activities within land areas which are predominately used for the cultivation of crops and livestock including: cropland; pasture lands; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

AIRPORT CLEAR ZONE - A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

AIRPORT FACILITY - Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

AIRPORT HAZARD - any structure or tree or use of land which would exceed the federal obstruction standards as contained in 14 C.F.R. ss. 77.21, 77.23, 77.25, 77.28 and 77.29 and which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off, maneuvering, or landing of aircraft and for which no person has previously obtained a permit or variance pursuant to s. 333.025 or s. 333.07.

ANTIQUATED SUBDIVISION - Those tracts or parcels of land shown on unrecorded maps or plats where the map or plat was in existence prior to February 5, 1973, and where the land encompassed by the unrecorded map or plat was registered with the Department of Business Regulations, Division of Land Sales prior to February, 5, 1973; or the existence of the maps or plats prior to February 5, 1973, is certified by a land surveyor or shown to be part of the official records of the Palm Beach County Property Appraiser's Office prior to February 5, 1973.

AQUIFER - A geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs.

AQUIFER-RECHARGE AREAS - Means land or water areas through which groundwater is replenished.

AQUIFER STORAGE AND RECOVERY - The process by which wells are used to augment natural groundwater recharge and assist in expanding water supplies within the County by injecting water underground for temporary storage and later recovery.

ARTERIAL ROAD - A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

AVERAGE DAILY TRAFFIC (ADT) - The total traffic volume during a given 24-hour time period for all allowable directions.

BALANCED LAND USE - The ratio and combination of land uses that meet the daily needs within a defined community for the resident population. The particular mix includes shops, services, workplaces, schools, and recreation facilities. This mix may vary by region.

BEACH - The zone of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form or to line of permanent vegetation, usually the affective limit of storm waves.

BEACH PARK - Park facilities, generally 2 acres or more in size that front the Atlantic Ocean or its inlets and provide public beach access. Recreational facilities include those necessary to support beach access, swimming, surfing, fishing and snorkeling as well as play areas, picnic areas, and adequate parking areas to serve those utilizing the facility.

BED TAX - (also Tourist Development Tax) Locally approved tax levied on hotel/motel accommodations and short-term (less than six months) rentals. Revenues are collected by the State to be distributed to the counties for tourist-related facilities and projects.

BEST MANAGEMENT PRACTICES (BMP) - Surface water management or design criteria adopted for areawide application.

BICYCLE - Every vehicle propelled solely by human power upon which any person may ride, having two tandem wheels, and including any vehicle generally recognized as a bicycle though equipped with two front or two rear wheels, except such vehicles with a set height of no more than 25 inches from the ground when the seat is adjusted to its highest position, and except scooters and similar devices.

BICYCLE AND PEDESTRIAN PATHS - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BICYCLE FACILITY - A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, maps, all bikeways, and shared roadways not specifically designated for bicycle use.

BIG BOX - A large scale specialty, home improvement, or discount retail center. Big box retail centers are of varying sizes, with most in the range of 75,000 to 300,000+ square feet.

BIKEWAY - Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

BLUEWAY TRAIL – A Blueway Trail is a small boat and/or paddling route (or series of routes) along a waterway that combines recreation and environmental awareness while linking communities and land-based attractions such as recreational trails, historic sites, and parks.

BOAT FACILITY SITING - For the purposes of this plan is the determination of a location for marinas, docking structures, and boat launching facilities.

BOAT RAMPS - Ramps which provide boaters access to water resources. Short term docking and day use facilities are also often included.

BOAT OR MARINE FACILITY - For the purposes of this Plan, is a public or private structure or operation where boats are moored and/or launched, including commercial, recreational, private, governmental, residential marinas, and boat ramps. For the purposes of this plan, docks associated with single-family residences with less than five (5) wet slips are not considered boat facilities. A dry storage facility is considered part of a boat facility if the dry storage facility has the capacity of launching vessels into adjacent waters or water access is provided adjacent to the project. Facilities such as long-term boat storage lots, boat yards, or boat dealership lots that do not have adjacent water access will not be considered boat facilities.

BROWNFIELD - An abandoned or under-used area which has actual or perceived contamination, but is well suited for redevelopment.

BUFFER - The use of vegetation or open space for the purposes of limiting the effects of development on natural systems or the recreational value of natural features, or the effects of more intensive development on less intensive development.

CAPACITY PROJECTS – New school construction or any project that adds necessary improvements to accommodate additional permanent student stations or core facilities needed for the educational program of each type of school based on the State Requirements for Education Facilities (SREF).

CDBG PROGRAM - The Community Development Block Grant Program is a program administered by U.S. HUD under the Housing and Community Development Act of 1974, as amended.

CLUSTERING - The grouping of buildings or lots on a portion of a site to preserve open space, natural resources, agricultural operations, equestrian facilities, and/or water management areas.

COASTAL BARRIER - Islands, spits, peninsulas, or similar landforms, which front on the Atlantic Ocean and which separate estuaries or harbors from the open waters of the Atlantic Ocean.

COASTAL CONSTRUCTION CONTROL LINE - The line established by the Florida Department of Environmental Protection after a determination, through a comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to Section 161.053, Florida Statutes.

COASTAL HIGH HAZARD AREA - Pursuant to Section 163.3178(2)(h), Florida Statutes, the area below the elevation of the category 1 storm surge line as established by the 2009 Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as depicted on the Coastal High Hazard Area Map, CM 2.1, in the Map Series.

COLLECTOR ROAD - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

COMMERCIAL AGRICULTURAL DEVELOPMENT - Agriculture conducted for commercial purposes within the Agricultural Production Plan Category North of L-8 Canal and East of the North Tieback Canal, the AG Reserve Plan Category, and those activities classified as special agriculture.

COMMERCIAL USES - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

COMMUNITY - A defined geographic area that consists of one or more residential neighborhoods and other uses, which primarily serve surrounding neighborhoods and local businesses.

COMMUNITY COMMERCIAL FACILITY - The community commercial facility serves a population of between 20,000 and 100,000, and extends the services of the neighborhood center by providing a variety store or small department store as the major tenant. The average size is 150,000 square feet of gross floor area, with a range of between 100,000 and 300,000 square feet, requiring a site between 10 and 30 acres in size.

COMMUNITY PARK - Those Palm Beach County facilities generally more than five (5) but less than twenty-five (25) acres in size that provide active and to a lesser degree passive recreational facilities to population areas within three (3) miles or less of the facility. Recreational facilities include play areas, small groups of lighted fields or courts suitable for programmed youth activities, community centers, and bicycle and automobile parking areas and pedestrian paths to serve the facility.

COMMUNITY SCHOOL/PARK SITE - The collocating of school and park sites in such a fashion as to allow for co-utilization of recreational and support facilities by the public in a way that is more cost efficient than providing separate facilities.

CONCURRENCY - The requirement that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM - Procedures and/or processes that the County will utilize to assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time that the impacts of development occur.

CONSERVATION USES - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CORRIDOR - A roadway, which may include local or collector roads, or a railway, connecting and providing access to neighborhoods or districts. A corridor's location, size, and form are determined by its adjacent districts and neighborhoods.

CRASH FIRE RESCUE - A piece of apparatus used for emergency operations at an airport to rescue people trapped in downed aircraft.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - This is a concept which seeks to minimize opportunities for criminal activity through appropriate and innovative site designs that enhances public safety.

CULTURAL RESOURCES - The physical legacy of human habitation, lifeways, and manipulation of the environment; these can be landforms, landscapes, features, buildings, artifacts, sites, and/or other material manifestations that yield or have the potential to yield information of value on history or prehistory. *Ord. 2012-32*

DESIGN STORM - The capability of a drainage system to dispose of runoff is commonly expressed in terms of the maximum storm event from which runoff can be conveyed or stored by the component facilities in a desirable manner. Specifying the return period and duration of rainfall to be handled by a drainage facility establishes the degree of protection that the facility can be expected to provide.

DEVELOPMENT - Has the meaning given it in s. 380.04, Florida Statutes.

DEVELOPMENT ORDER - Authorization by a governmental agency for commencement of a development activity.

DISTRICT PARK - Those Palm Beach County facilities generally greater than twenty-five (25) acres in size and that primarily provide active recreational facilities and, to a lesser degree, some passive recreational facilities. Recreational facilities typically include groups of lighted fields or courts suitable for scheduled athletic league activities, exercise trails and support facilities such as restrooms and concessions with bicycle and automobile parking areas and pedestrian path systems to accommodate park users. Special facilities such as recreation centers, competition pools, golf courses, and boat ramps and docks may also be included.

DISTRICT SCHOOLS - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

DOWNTOWN REVITALIZATION - Means the physical and economic renewal of a central business district of a community as designated by the local government in its Comprehensive Plan, and includes both downtown development and redevelopment.

DRAINAGE FACILITIES - A system of man made structures designed to collect, convey, hold, divert or discharge stormwater which includes stormwater sewers, canals, and detention and retention structures.

DUNE - A mound or ridge of loose sediments, usually sand sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100 year storm surge.

DWELLING UNIT - A house, apartment, condominium unit, mobile home, group of rooms, or a single room intended for occupancy as a separate living quarter with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants, including rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as apartments, rental condominiums and Retirement Housing.

EAST COAST BUFFER - A buffer system immediately to the east of Water Conservation Area Number 1 (Arthur R. Marshall Loxahatchee National Wildlife Refuge) established and delineated as cell boundaries by the South Florida Water Management District and accepted by the District's Governing Board on January 12,1995. The buffer consists of marshes, reservoirs, and groundwater recharge areas. The buffer serves as a barrier to reduce the impacts of development to the Everglades, reduce seepage losses from the Water Conservation Area and to provide additional opportunities for the capture of excess stormwater currently lost to tide, and water storage, treatment and recharge.

ECOSYSTEM - An assemblage of living organisms (plants, animals, microorganisms, etc.) and nonliving components (soil, water, air, etc.) that functions as a dynamic whole through organized energy flows.

ELDERLY - Any person over the age of 65.

ELECTRICAL POWER FACILITY - means any electric generating facility that uses any process or fuel and includes any associated facility that directly supports the operation of the electrical power facility.

EMERGENCY RESPONSE - To respond to a citizen's call for help. Involves some type of life-threatening situation, eg., fire, medical emergency, or other threat to their well being.

EMPLOYMENT CENTER - A center of economic activity within consisting of commerce, industry, or offices, often accessible to transit, which is intended to generate significant employment opportunities.

ENCLAVE - A parcel of land, generally 20 acres or less in size, that is surrounded on all sides by another parcel of land, subdivision or PUD; and where there is no connectivity or relationship between the parcels.

ENDANGERED, THREATENED AND SPECIES OF SPECIAL CONCERN (referred to as listed species) - Plant and animal species listed as endangered, threatened, or of special concern by one or more of the following agencies:

1. U. S. Fish and Wildlife Service
2. Florida Game and Fresh Water Fish Commission
3. Florida Committee on Rare and Endangered Plants and Animals
4. Florida Department of Agriculture
5. Treasure Coast Regional Planning Council

ENTITLEMENT - The maximum density or intensity at which a residential, commercial or industrial development may proceed if concurrency for items other than drainage, can not be met at the time of issuance of a development order.

ESTUARY - A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds and tidal streams.

EVACUATION ROUTES - Routes designated by County civil defense authorities or the regional evacuation plan for the movement of persons to safety, in the event of a hurricane.

EXCAVATION - The extraction of materials from the earth which are necessary for the construction of a single family dwelling or which are accessory to a single family dwelling, to support bona fide agricultural production operations, or the extraction necessary to implement a final site development plan.

EXPANDED INTERSECTION - The intersection geometric design which allows for a maximum number of through-lanes, two left turn lanes, and one right-turn lane in each direction (north, south, east, and west).

EXURBAN - Generally, a region of a county that lies outside of municipalities and their suburbs, is located outside the Urban Service Area, and has a predominant development pattern of small rural residential lots.

FAR PART 150 STUDY - An airport noise compatibility study which defines acceptable noise limits relative to off-airport land uses and sets up a program whereby non-compatible land uses can be addressed.

FARM RESIDENCE - A dwelling unit, other than a mobile home, located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation.

FARM WORKERS QUARTERS - One or more residential structures located on the site of a bona fide agricultural use and occupied by year-round farm workers employed by the owner of the farm.

FIRE PUMPER - A piece of apparatus capable of carrying men, hose, and water to the scene of a fire. Also, capable of delivering water, under pressure, through the use of a fire pump.

FIRST FTE STUDENT COUNT – A first semester count of all “full time equivalent” students. The date of the first FTE count is determined by the Florida Department of Education each school year, pursuant to Chapter 1011.62, Florida Statutes.

FISHERY INDUSTRY - An industry which produces, harvests, processes or markets food and other products from ocean or brackish waters.

FIXED-ROUTE BUS SYSTEM - A form of public transit which provides transportation on a fixed-time schedule and fixed-route.

FLEX SPACE - A building type that provides a flexible configuration of office or showroom space combined with, for example, manufacturing, laboratory, research and development, warehouse, and/or distribution.

FLOODPLAINS - Areas inundated during an identified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) - A report of the capacity of existing facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program. FISH capacity includes modular capacity in Palm Beach County.

FLORIDA LIBRARY STANDARDS - The Department of Education, State Library of Florida published standards for Florida libraries to utilize as an implementable, measurable and achievable measure of quality library service in Florida.

FORM-BASED CODE – A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through regulations.*

FOSTER CARE FACILITY - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

FUTURE LAND USE ATLAS - The official depiction of the boundaries of future land use designations and underlying/alternative land uses.

GLADES AREA - generally described as the area west of range line 40 and includes the Everglades Agricultural Area, the cities of Belle Glade, Pahokee and South Bay and the unincorporated communities adjacent to Lake Okeechobee within Palm Beach County.

GOAL - the long-term end toward which programs and activities are ultimately directed.

GOVERNMENTAL ENTITY - The same as governmental agency, as defined in Chapter 162, F.S. as follows:

1. The United States or any department, commission, agency, or other instrumentality thereof.
2. The State or any department, commission, agency, or other instrumentality thereof.
3. Any local government, as defined in this Plan, or any department, commission, agency or other instrumentality thereof.
4. Any school board or other special district, authority, or governmental agency.

GREENWAYS - Open space or natural areas that have a linear form. Common greenway characteristics: is green, is a way, is protected, is maintained.

1. Conservation greenways feature ecological systems with moderate alteration, medium environmental sensitivity and protection, low to medium public access, single or multiple recreational uses and low to medium facility development and trail maintenance.
2. Ecological greenways are greenways feature intact natural systems with high environmental sensitivity, are accorded a high degree of natural resource protection or restoration, low public access and minimal facility development and trail maintenance.
3. Recreational greenways feature altered ecosystems with low or no environmental sensitivity and protection, medium to high public access, multiple recreational uses and medium to high facility development and trail maintenance.

GREENWAYS AND LINKED OPEN SPACE SYSTEM - The GLOSS connects lands and open space corridors in order to encourage environmentally viable eco-systems, and identifies and develops trails, in order to enhance interconnectivity of these greenways, open space and recreational areas. For additional information on the Linked Open Space Program, consult the Land Use, Traffic Circulation, Mass Transit, Conservation, Recreation & Open Space, Intergovernmental Coordination and Capital Improvements elements.

GREENFIELD DEVELOPMENT - A site which is undeveloped or in agricultural use which is not considered contaminated and is subject to urbanization.

GREEN BUILDING – the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems and materials. For the purposes of new development and/or redevelopment in the Priority Redevelopment Areas of the Urban Redevelopment Area, it shall mean compliance with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System criteria and/or the Florida Green Building Coalition's standards.

GROOMS QUARTERS - On-site living quarters for persons responsible for grooming and caring for horses boarded at the stable.

GROUNDWATER - Water occurring beneath the surface of the ground, whether or not flowing through known or definite channels.

GROUNDWATER RECHARGE - An area with relatively permeable soil or subsurface which provides significant recharge to the aquifer or where recharge can be significantly enhanced through operational or structural modifications. The primary function is to allow surface water to migrate downward into the water table. Recharge may also incorporate Aquifer Storage and Recovery capability.

GROUP HOME - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

HABITAT - The natural abode of a plant, animal, reptile or bird. The kind of environment in which a plant, animal, reptile or bird normally lives, as opposed to the range or spatial distribution.

HAZARDOUS MATERIAL - Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported or disposed of. A hazardous material generally exhibits one of four characteristics: toxic, ignitable, corrosive or reactive. Reactive means a material may react violently and/or produce hazardous vapors or gases when exposed to water. A hazardous material can be a liquid, a solid, a gas or can exist in different forms dependent on the temperature and pressure of its surrounding.

HAZARDOUS WASTE - Solid waste, or a combination of solid waste, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

HERITAGE TOURISM - Traveling to historic and cultural attractions to learn about the past in an enjoyable way. SOURCE: National Trust for Historic Preservation

HIGH QUALITY NATIVE ECOSYSTEMS -Those areas designated as priority acquisition sites by the Environmentally Sensitive Lands Acquisition Selection Committee.

HISTORICALLY SIGNIFICANT PROPERTIES - Areas, districts or sites containing properties listed on the Florida Master Site File, National Register of Historic Places or designated by a local government as historically, architecturally or archeologically significant.

HOUSEHOLD - One or more persons related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, exclusive of servants, and may include up to two unrelated persons. Also one or more persons, not exceeding four, living and cooking together as a single housekeeping unit though not related by blood, adoption or marriage.

HOUSING STOCK - Refers to housing supply, the housing which is available for sale or rent.

HURRICANE EVACUATION ZONES **-** A geographic area defined by the Palm Beach County Division of Emergency Management in which all persons are required to evacuate in the potential event of a hurricane, as described by Plan A**-** Hurricane Categories 1-2 and Plan B**-** Hurricane Categories 3-5.

HURRICANE VULNERABILITY ZONE - Evacuation Areas delineated as Plan B Hurricane Evacuation Zone by Palm Beach County Division of Emergency Management, as requiring evacuation in the event of a Category 3-5 hurricane.

IMPACT FEE - A land development regulatory fee paid by new land development activity causing a need for capital improvements, which said fee does not exceed the pro rata cost of the reasonably anticipated need.

INCIDENT COMMAND - System of managing emergency situations whereby senior officers arriving on the scene of an emergency relieve junior officers to carry out more specific functions.

INCOME CATEGORIES (used in defining affordable housing) - These terms may be further refined in the Workforce Housing Program or the Affordable Housing Program as contained in the ULDC.

Very low - One or more persons or a family, the total annual adjusted gross household income of which is fifty (50%) percent or less of the median adjusted gross income for households within the County.

Low - One or more persons or a family, the total annual adjusted gross household income of which is more than fifty percent (50%) but less than or equal to eighty (80%) percent of the median annual adjusted gross income for households within the County.

Moderate - One or more persons or a family, the total annual adjusted gross household income of which is greater than eighty percent (80%) but less than or equal to one hundred twenty (120%) percent of the median annual adjusted gross income for households within the County.

Middle - One or more persons or a family, the total annual adjusted gross household income of which is greater than one hundred twenty percent (120%) but less than or equal to one hundred fifty (150%) percent of the median annual adjusted gross income for households within the County.

High - One or more persons or a family, the total annual adjusted gross household income of which exceeds one hundred fifty (150%) percent of the County's median income.

INDUSTRIAL USES - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFILL or INFILL DEVELOPMENT - Development of vacant or abandoned parcels in otherwise built-up areas within the unincorporated area of the Urban/Suburban Tier. These areas generally have a predominate land use designation of at least three (3) dwelling units per acre and/or an average non-residential intensity measured through floor area ratio, of at least 0.2.

INFRASTRUCTURE - Those man made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharfs; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

INLAND LOGISTICS CENTER - A planned development that is primarily industrial and includes a mix of uses that may be accessed through multiple modes of transportation. The development may include: processing or handling of cargo to/from ports or other modes of transportation; industrial uses such as the manufacture, assembly, storage, consolidation, repackaging, distribution, and warehousing of goods and products, but excluding heavy industrial uses which engage in the basic processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions. To support the anticipated industrial workforce, an Inland Logistics Center may include residential, commercial, institutional, recreational and other uses as permitted in a PIPD zoning district. The specific amounts and timing of development of these support uses shall be addressed through conditions of the development order, and shall be reasonably related to the number and type of industrial uses. However, in no case shall development of these non-industrial uses be permitted to commence until after a certificate of occupancy is issued for a minimum of 1 million square feet of industrial uses in the ILC.

INTERLOCAL AGREEMENT - An agreement entered into pursuant to Chapter 163.01 the Florida Interlocal Cooperation Act of 1969.

IRRIGATION QUALITY (I.Q.) EFFLUENT - Sanitary sewage that has undergone a secondary treatment process and is suitable for irrigation purposes.

JOINT PLANNING AREAS / AGREEMENTS - areas for which the County and another municipality or governmental entity have formally agreed to jointly exercise the planning authority as established under Chapter 163. The areas are established through a Joint Planning Agreement.

LANDS WITH SIGNIFICANT NATIVE VEGETATION - Those areas delineated on the Future Land Use Plan Map, and the "Inventory of Native Ecosystems" as being environmentally sensitive lands, and those areas representing the best examples of significant ecological communities within Palm Beach County. The lands with significant native vegetation are addressed in the County's Comprehensive Plan in the Conservation Element, and include, but are not limited to, the following native communities: beach/dune, coastal strand hammock, freshwater marsh, freshwater swamp, high hammock, low hammock, pine flatwoods, prairie, saltwater marsh, saltwater swamp, scrub (sand pine) and tropical hardwood hammock.

LEVEL OF SERVICE - An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LIBRARY ADVISORY BOARD - A 15 member board appointed by the County Commissioners which has the duty to evaluate library service and advise the County Commissioners and library staff on matters related to the library. (Source: Palm Beach County Library Department).

LIBRARY COLLECTION - The total items available for use by the public throughout the Palm Beach County Public Library System. These items include print formats such as hardcover books, paperback books, magazines, newspapers, brochures and maps, and nonprint format such as microfilms, microfiche, records, audio cassettes, video cassettes, computer discs, DVDs, music CDs, microforms (fiche and film), books on CD, downloadable books and music, and e-books (Source: Palm Beach County Library Department).

LIBRARY COOPERATIVE - This Cooperative consists of the Palm Beach County Library System and municipalities which maintain independent city libraries. The Cooperative is based on contractual relations between the cities and the County. The basic provision of the Cooperative is that all members of the Cooperative provide service to citizens of all other members on the same basis as they provide service to their own citizens. Source: Palm Beach County Library Department).

LIBRARY DISTRICT – The Library District consists of the unincorporated area of Palm Beach County plus 23 cities that do not tax their residents for library purposes (Source: Palm Beach County Library Department).

LIME TREATMENT PLANTS - Treatment plants that use lime soda and ash methods to remove certain carbonates and non-carbonates hardness, such as salts and calcium and magnesium.

LIMITED URBAN SERVICE AREA - Regions of the County which do not receive the full compliment of urban services. Typically, limited urban service areas receive only urban levels of service for sanitary sewer and potable water service.

LINER BUILDING – a building specifically designed to mask a parking lot or parking structure from a roadway and to frame the public realm.

LINKED OPEN SPACE NETWORK(S) OR LINKED OPEN SPACES - Conservation areas, natural areas, parks and "usable open space areas" which are connected by means of greenways, trails, or multi-purpose corridors.

LISTED SPECIES - Those species designated as endangered, threatened, or of special concern.

LITTORAL - That portion of a body of water extending from shoreline toward the middle of the water to the limits of occupancy by rooted plants.

LIVING MARINE RESOURCES - Oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles, marine mammals and seabirds.

LOCAL GOVERNMENT - Any county or municipality.

LOT - The smallest division of land identified as a single unit of ownership for conveyance and legal development purposes, and delineated by a closed boundary which is either:

1. Depicted on a record plat.
2. Depicted on a survey, map, or drawing for which an affidavit of waiver or affidavit of exemption has been recorded; or
3. Described on a recorded deed or agreement for deed.

The total area of abutting land joined pursuant to a recorded unity of title shall be deemed a single lot for the purposes of this plan. As used herein, the term "lot" shall be synonymous with the terms, “plot”, “parcel”, or “tract” when referring to lands within a closed boundary not further divided by one or more interior property lines.

MAJOR INDUSTRIAL FACILITY - Industrial facilities over 35 acres in size with typically at least 700,000 square feet of floor area.

MANAGED GROWTH TIER SYSTEM - A growth management tool dividing the County into distinct geographic areas that share common characteristics. These regions merit specific policies and tools to develop, improve, and maintain quality communities, through recognition and protection of the character and lifestyle represented in an area and planning for timely, cost effective and efficient provision of services.

MANATEE PROTECTION PLAN - Adopted by reference via Coastal Management Element Policy 1.1-m, the MPP includes a State approved summary of manatee data, strategies, and management actions aimed at protecting manatees from watercraft and other human-related impacts in the county.

MARINE RESOURCES - Living oceanic or estuarine plants or animals, such as mangroves, seagrass, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

MEDIATION PROCEDURE (TCRPC & SFRPC) - The informal mediation process established by the Treasure Coast Regional Planning Council and the South Florida Regional Planning Council to resolve conflicts between local governments relating to comprehensive plans as required by Chapter 189.509, F.S.

MINING - The extraction of minerals from the earth; quarrying; developing of mines for the exploration of nonmetallic minerals, except fuels; or other materials primarily for commercial purposes. Off-site disposition of extracted materials for fill purposes will not be considered as mining provided that the quantity of material removed from the site does not exceed 5,000 cubic yards, or involves no more than 10% of the excavated materials, whichever is less.

MIXED USE - A variety of innovative types of development patterns co-located to invigorate neighborhoods through a mixture of land uses and densities/intensities, including residential, retail, office and recreation. A variety of housing types, civic services, cultural/recreational activities, shopping and employment opportunities are located within walking distance and share common area accessible and used as an amenity by all users within the mixed use development.

MOBILE HOME - A structure, transportable in one or more sections, which is 8 (eight) body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

MULTI-MODAL TRANSPORTATION SYSTEM - The systematic movement of people, goods, and services by more than one mode of transportation i.e., land (automobile, bus, train, bike and pedestrian), air, and water.

NATURAL AREAS – All public lands containing high-quality native ecosystems that are under the control of or assigned to the Department of Environmental Resources Management (ERM) for management, maintenance, and operation.

NATURAL SYSTEM - The complex network of natural resources in which no resource is capable of functioning independently of the other resources in the network.

NEIGHBORHOOD - A defined and compact geographic area consisting of residences which may include uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas and civic uses (schools, places of worship), that are accessible by interconnecting streets.

NEIGHBORHOOD PARK - The smallest class park provided by the County, generally less than five (5) acres in size, and in the case of County designated in-fill areas usually less than one (1) acre. Recreational facilities are generally few in number due to size constraints and developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided.

NEW URBANISM – collective term for the condition of a compact, mixed-use settlement including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.*

NODE - A collection of similar land uses clustered immediately around a central feature, such as an intersection or a public space. Most often associated with commercial development.

NON-CONFORMING STRUCTURE - a structure that was lawfully established before the adoption of the Comprehensive Plan/Unified Land Development Code, that does not conform to the property development regulations of area, height, lot coverage, yard setbacks, lot location, parking, or other dimensional requirements for the zoning district in which it is located.

NON-CONFORMING USE - a use that was lawfully established before the adoption of the Comprehensive Plan/Unified Land Development Code, which does not conform with the permitted uses allowed in the Comprehensive Plan land use category and use regulations of the zoning district in which it is located.

NON-EMERGENCY RESPONSE - To respond to a need of the community that is not life threatening in nature. Fire inspections, plans reviews, public assist, burning complaints and others fall into this category.

NON-POINT SOURCE - Stormwater runoff which is not discharged through a pipe or other identified, specific conveyance mechanism.

(THE) NORTHEAST EVERGLADES NATURAL AREA (NENA) – NENA is a vision of approximately 150,000 acres of publicly owned conservation lands in North Palm Beach County and South Martin County including approximately seven activity and environmental education centers all linked together by driving, walking and/or equestrian trails. NENA will be equivalent to a National Park in size with a variety of ecosystems and activities available.

OBJECTIVE - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

OUTFALL - A pipe which discharges treated wastewater into lakes, streams, or the ocean.

OFFICE OF AN INDUSTRIAL NATURE - an establishment providing executive, management, or administrative support, but not involving medical or dental services, the sale of merchandise, or professional services (business or professional offices). Typical uses include corporate offices whose function does not include frequent visits by the public or the provision of services to public on the premises.

OZONE DISINFECTION - An alternative disinfection system to chlorine that uses the oxidation potential of ozone (Oz) to chemically sterilize water.

PACKAGE TREATMENT PLANT - A self-contained treatment plant, usually employing an activated sludge process, containing at least three compartments (for aeration, sedimentation, and chlorination), for treatment of domestic sewage.

PALM BEACH COUNTY LEAGUE OF CITIES - The Palm Beach County League of Cities established by intergovernmental agreement among the 38 municipalities in Palm Beach County. The League of Cities lobbies on behalf of the municipalities in Palm Beach County at the county and state level.

PARATRANSIT - A demand-responsive public transportation service which employs a shared occupancy road vehicle, not operated on a fixed route which includes dial-a-bus, shared-ride, and taxi service.

PARCEL OF LAND - Any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

PARK - A site that provides the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

PARKS/COUNTYWIDE-LEVEL - This category collectively represents those large scale recreational facilities for which Countywide Park Impact Fees are assessed on new residential development and that include a system of public parks generally classified as Regional, District or Beach, and that are designed to meet the general active and passive recreational needs of the countywide populace.

PARKS/LOCAL-LEVEL - This category collectively represents those relatively small scale recreational facilities that include both public parks generally classified as community or neighborhood, and those ULDC required private recreation areas, and that are designed to meet the recreational needs of specific neighborhoods, designated redevelopment areas, or for planned residential developments.

PARKWAY EASEMENT - A strip of land granted by the owner of a property adjacent to a designated rural parkway to be used for pedestrian, bicycle, or equestrian trails, and for native vegetation buffers. The parkway easement shall not be used for drainage.

PASSIVE RECREATION - Recreational activity of a type dependent upon certain natural or man made resources, such as forests, oceans, waterways, or lakes that are necessary to support picnicking, R/V and tent camping, boating, fishing, nature interpretation and trail systems (such as hiking or equestrian trails).

PEAK HOUR CAPACITY - The maximum number of passenger cars that can pass a given point on a lane or roadway under ideal traffic and roadway conditions in one hour.

PERCOLATION - The downward movement of water through the soil.

PERMANENT STUDENT STATION – The floor area in a public school facility required to house a student in an instructional program.

PERMEABILITY - The quality of the soil that enables water to move downward through the soil.

PIECEMEAL DEVELOPMENT - This describes a situation where small portions of a larger, undeveloped property is developed in a sequential manner, such that land use decisions are being made for individual sub-areas of the original parent tract independent from the whole. A situation where land, under single ownership or significant legal or equitable interest by a person (as defined in Section 380.0651[4] F.S. and Rule 73C-40.0275 F.A.C.), is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole.

POCKETS - A small parcel of land, generally 20 acres or less in size, that is surrounded on two or three sides by another parcel of land, subdivision or PUD; and where there is no connectivity or relationship between the parcels.

POINT SOURCE - A source, such as a pipe, from which stormwater is discharged.

POLICY - The way in which programs and activities are conducted to achieve an identified goal.

POLLUTION - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man made or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

PRESERVATION - The perpetual maintenance of areas in their original state.

PRIMARY DRAINAGE SYSTEM - Consists of state classified surface waters, such as canals and/or natural watercourses providing final conveyance of overall drainage basin flows to the ocean or major inland water body. This is the outlet system for the basin.

PRIVATE SCHOOL - Individual, association, copartnership, or corporation, or department, division, or section of such organization, which designates itself as an educational center of facilities whose primary purpose it is to provide kindergarten, elementary or secondary school grades, or vocational or technical education.

PROTECTED - Refers to official federal, state or international treaty lists which provide legal protection for rare and endangered species.

PUBLIC ACCESS - The ability of the public to physically reach, enter or use public sites, facilities, activities and shores.

PUBLIC FACILITIES - Facilities provided by a governing body for public use or to serve a common need such as transportation systems or facilities, sewer systems or facilities, solid waste system or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities, facilities which provide general government functions, jails and courthouses.

PUBLIC SCHOOL - Facilities whose primary purpose is to provide kindergarten, elementary or secondary school grades, or vocational or technical education, and which are owned and operated under the control of the School Board of Palm Beach County.

PUMP STATION - A structure containing pumps which is used to transport waste through sewer lines to the treatment plant.

QUINT- An aerial piece of apparatus capable of carrying men, ladders, hose, and water to the scene of a fire. Also, capable of delivering water at elevated levels, under pressure, through the use of a fire pump.

RECLAMATION - The filling, backfilling, restructuring, reshaping, and/or revegetation within and around a land excavation or filling area to a safe and aesthetic condition.

RECREATIONAL AND COMMERCIAL WORKING WATERFRONT - means a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in s. 509.242(1), or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water.

REDEVELOPMENT - Activities or projects in an area to eliminate and prevent the spread of slums and blight; to provide affordable housing whether for rent or sale to low and moderate income households; or to generate renewed economic activity and development.

REGIONAL COMMERCIAL FACILITY - The regional commercial facility is usually built about a major department store and includes a full complement and range of retail facilities usually found in a balanced small city. It could serve a population ranging from 100,000 to 250,000 people. An average size is about 400,000 square feet of gross floor area, although it may range as high as 1,000,000 square feet. A minimum site of 40 acres is required and centers of the largest size require as many as 100 acres.

REGIONAL PARK - The largest class park in Palm Beach County, it generally exceeds two hundred (200) acres in size and also provides access to a substantial natural or manmade resource base. Regional parks primarily provide passive recreational facilities and to a lesser degree active recreational facilities where no adverse impact on the resource base results. Recreational facilities in regional parks are primarily passive or resource based in character with picnicking, camping, hiking, fishing, and boating as the main activities. Special facilities such as museums, golf courses, or water skiing facilities may also be included, as well as some of those active facilities often found in district parks.

RELOCATION HOUSING - Those dwelling units which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

RENEWABLE ENERGY – means electrical, mechanical, or thermal energy produced from a method that uses one or more of the following renewable fuels or energy sources: hydrogen produced from sources other than fossil fuels, biomass, solar energy, geothermal energy, wind energy, ocean energy, waste heat, and/or hydroelectric power. Energy generated from uranium sources or nuclear power is not considered Renewable Energy.

RESIDENT - A person who makes his/her home in a particular place, may be of permanent or temporary status and includes both existing and future residents and special populations.

RESIDUAL PARCEL - A property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties.

REVERSE OSMOSIS FACILITY - A water treatment process for desalinating salt water to render the water usable for drinking purposes. The process consists of the use of hydrostatic pressure to drive salt water through a semipermeable membrane, causing a major portion of impure contents, such as salinity, to remain behind.

REVITALIZATION - The physical and economic renewal of a community or part of a community, as designated by the local government in its Comprehensive Plan.

RIGHT-OF-WAY - Land in which the state, a county or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

RUNOFF - The precipitation discharge into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called groundwater runoff or seepage flow from groundwater.

RURAL - Areas located outside the Urban Service Area, which include: agriculture, or vacant land, that could be subdivided to a very low residential density; or existing residential areas with a designation supporting very low residential densities.

RURAL PARKWAY - A roadway of rural character located outside of the Urban/Suburban Tier and that preserves the rural residential lifestyle, sense of place and quality of life of the adjacent areas through a series of design standards such as:

1. Appropriate roadway cross-sections which incorporate and preserve native vegetation;
2. Traffic calming devices to maintain lower travel speeds; and
3. Pathways that accommodate multi-purpose bicycle, pedestrian and/or equestrian travel.

RURAL SERVICE AREA - That area delineated on the Land Use Plan Map which receives services at minimum levels of service pursuant to Objective 1 of the Capital Improvement Element.

SANITARY SEWER FACILITIES - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SECONDARY DRAINAGE SYSTEM - Consists of a broad range of facilities for treatment and/or control of runoff generated by defined areas of specific land uses. Outflows from such systems are normally subject to positive structural control requirements and permit limitations on their discharge to the primary system. The secondary system includes on-site facilities, providing stormwater treatment and control prior to discharge from individual development projects, as well as off-site facilities operated by Chapter 298 Districts or other public agencies to provide comparable treatment of combined runoff from multiple project sites.

SEPTAGE - Solids remaining in septic tanks which must be pumped out and disposed of in approved septage receiving facilities.

SERVICE DELIVERY SYSTEMS - Methods for the provision of services, the assessment of service performance, and the implementation and evaluation of new programs.

SHORELINE OR SHORE - The interface of land and water and, as used in the Coastal Zone Management Element requirements, is limited to oceanic and estuarine interfaces.

SHORE PROTECTION STRUCTURES - Shore hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

SLUDGE - Solids remaining at the end of a treatment process in a treatment plant.

SOLID WASTE - Garbage, rubbish, refuse, or other discharged solid or semi-solid materials resulting from domestic commercial, industrial, agricultural, or governmental operations, but does not include solids 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, or hazardous waste.

SOLID WASTE FACILITIES - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

SOLID WASTE TRANSFER STATION - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

SOURCE REDUCTION - The practice of reducing the generation of waste at the source of production.

SOURCE SEPARATION - The separation of the components of solid waste at the source of generation before disposal to allow for alternative waste management practices such as reuse, recycling and energy recovery.

SPECIAL CONSIDERATION - A term which gives top priority consideration within each of the following Capital Improvement Element prioritization categories: essential, necessary, and desirable. “Special consideration” generally focuses the budgetary capability of the responsible agency/department, the Office of Financial Management and Budget and the Board of County Commissioners on solving an identified problem.

SPECIAL NEEDS POPULATION-- persons who, because of particular social, economic, or health related circumstances have greater difficultly acquiring or maintaining affordable housing, including the physically disabled, persons with developmental disabilities; persons with mental illness/chemical dependency; persons with AIDS and HIV disease; abused/neglected children, victims of domestic violence, runaway and abandoned youth; single-parent families; public assistance recipients; migrant and seasonal farmworkers; refugees and entrants; the homeless and the elderly or frail elderly.

SPECIAL WASTES - Includes sludge (solids remaining in treatment plants after the treatment process) and septage (solids remaining in septic tanks).

SPRAWL - A form of urban expansion which is characterized by the non-uniform improvement of isolated and scattered parcels of land located outside the urban service area.

STATE PLAN - The goals and policies contained within the State Comprehensive Plan initially prepared by the Executive Office of the Governor and adopted pursuant to Chapter 187, F.S., the State Comprehensive Plan.

STORMWATER - The flow of water which results from a rainfall event.

STORMWATER ATTENUATION - An area that can accommodate excess stormwater runoff on a short-term basis for later release. Stormwater attenuation may also incorporate Aquifer Storage Recovery capability.

STORMWATER MANAGEMENT - Comprehensive strategies for dealing with stormwater quantity and quality issues in an economically and environmentally sound manner, within limits imposed by existing receiving water conditions.

STRATEGIC REGIONAL POLICY PLAN - The plan adopted by the Treasure Coast Regional Planning Council pursuant to Chapter 186, F.S.

STRIP COMMERCIAL DEVELOPMENT - A form of development that is designed primarily for vehicular access and is hazardous or inconvenient for pedestrians to use. Strip commercial development may include any of the following:

1. intense, largely non-residential development, which is shallow in depth, and lies along a length of roadway
2. poorly coordinated site plan, with buildings organized in a linear pattern or in isolated “islands”
3. separate driveways or curb cuts from adjacent properties
4. separate parking lots from adjacent properties
5. inadequate accessibility and circulation for pedestrians and bicycles

STUB STREET - An internal incomplete, blunt-ended paved road, with an easement for public access, which is located within a development, and runs to that development’s property line. It is placed so that a future adjacent development can directly connect to it via a corresponding paved road.

SUBSTANDARD HOUSING - structures which endanger the life, health, property, or safety of the general public or its occupants. Indicators of "substandard housing" shall include: (1) lack of plumbing facilities (hot and cold piped water, a flush toilet, and a bathtub or shower); (2) lack of kitchen facilities (sink with piped water, a range or stove, and a mechanical refrigerator); and (3) structural defects.

SURFACE WATERS - Rivers, streams, creeks, springs, lakes, ponds, intermittent watercourses and associated wetlands that hold or transport water on the ground.

SUSTAINABLE COMMUNITY - A community which is able to adapt to changing conditions without permanently damaging or destroying its long term ability to conserve and use its natural and manmade resources. Limiting waste and pollution, maximizing conservation, promoting efficiency and recycling, and developing local resources without exhausting them are some examples of what can be done to create a sustainable community.

TERTIARY DRAINAGE SYSTEM - Storm sewers, swales, gutters, and site grading for immediate drainage of streets and developed areas.

THOROUGHFARE RIGHT-OF-WAY-IDENTIFICATION MAP - The roadway network required to meet traffic demands at buildout of the County. The map is designed to identify transportation corridors.

THREATENED SPECIES - Species that are likely to become endangered in the State within the foreseeable future if current trends continue. This category includes: (1) species in which most or all populations are decreasing because of over-exploitation, habitat loss, or other factors; (2) species whose populations have already been heavily depleted by deleterious conditions and which, while not actually endangered, are nevertheless in a critical state; and (3) species which may still be relatively abundant but are being subjected to serious adverse pressures throughout their range.

TRADITIONAL MARKETPLACE DEVELOPMENT - A form of Mixed Use that is similar to that of a “traditional main street” or a “village market.” The Traditional Marketplace Development shall be designed to allow for a mix of uses, including residential, in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings and common public space while dispersing parking.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT - A type of mixed-use design concept which allows for, and expects, a mixture of land uses, including residential, retail, office, recreation, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities. The ultimate goal is to create a more self-sustaining type of development pattern that limits adverse impacts on adjacent land uses.

TRANSECT – a cross-section of the environment showing a range of different habitats. The rural-urban transect of the human environment used in New Urbanism is generally divided into six transect zones. These zones describe the physical form and character of the place, according to the density/intensity of its land use and urbanism.*

TRANSECT ZONE (T-ZONE) – one of several areas of the County either within the Priority Redevelopment Areas of the Urban Redevelopment Area regulated by a form-based code, or an Agricultural Enclave regulated by a Conceptual Plan and Implementing Principles that establish a range of densities and intensities and that demonstrate compliance with S. 163.3162(4), Florida Statutes. Transect zones are administratively similar to the land use designations and their corresponding zoning districts in conventional codes, except that in addition to the building use, density, height, and setback requirements, other elements of the intended habitat are integrated including those of the private lot and building and public frontage. General New Urbanism transect classifications (from highest to lowest density/intensity) are: urban core, urban center, general urban, sub-urban, rural, and natural.*

TRANSFER OF DEVELOPMENT RIGHTS - TDRs are a means of transferring the development potential of property from an area to another as a means of furthering specific goals, such as conservation of environmentally sensitive lands, and coastal redevelopment and revitalization efforts.

TRANSIT - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

TRANSIT NODE - A multi-modal transit cluster which may consist of two or more of the following: roadways, rail, light rail, and bus depot.

TRANSIT ORIENTED DEVELOPMENT - A compact, mixed use form of development located along transit corridors or at transit nodes which concentrate housing, employment, services and retail activities to be more effectively served by transit.

TRANSPORTATION CONCURRENCY EXCEPTION AREA - Means a specific geographic area or areas delineated in a comprehensive plan for urban infill development, urban redevelopment, or downtown revitalization within a central business district designated in a comprehensive plan.

TRANSPORTATION CONCURRENCY MANAGEMENT AREA - a geographically compact area designated in a local comprehensive plan where intensive development exists or is planned in a manner that will ensure an adequate level of mobility and further the achievement of identified important state planning goals and policies, including discouraging the proliferation of urban sprawl, encouraging the revitalization of existing downtowns or designated redevelopment areas, protecting natural resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking and other alternatives to the single occupant automobile.

TRANSPORTATION DEMAND MANAGEMENT - strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single occupant automobile by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

TRANSPORTATION DISADVANTAGED - Those individuals, who because of physical or mental disability, income status, or age, are unable to transport themselves or to purchase transportation and are, therefore, dependant upon others to obtain access to health care, employment, education, shopping, social activities or other life sustaining activities.

TRANSPORTATION SYSTEM MANAGEMENT - improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.

URBAN INFILL - Means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

URBAN REDEVELOPMENT - Means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban services areas.

URBAN RESIDENTIAL - For purposes of the Linked Open Space Program, an "urban residential" land area is defined as a land area with a land use designation or existing development pattern ranging between 2 dwelling units per acre gross to 18 dwelling units per acre gross or greater.

URBAN SERVICE AREA - That area delineated on the Land Use Plan Map which receives services at minimum levels of service pursuant to Objective 1 of the Capital Improvement Element.

URBAN SPRAWL - Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) the creation of areas of urban development of uses which are not functionally related to land uses which predominate the adjacent area; or (c) the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

USEABLE OPEN SPACE - Pervious, vegetated areas, parks and squares as well as impervious "hardscaped" areas which are openly accessible to the public, such as plazas, squares, and courtyards. This open space can be used for passive or active recreation as well as formal and informal gatherings; however, credit shall not be given for: any indoor or climate-controlled spaces, road rights-of-way, building setback areas, impervious surface courts (tennis, basketball, handball, etc.), swimming pools, parking lots, and any pervious green area not intended for passive or active recreation or gatherings of a formal or informal nature.

UTILITY ASSESSMENT PROGRAM - Ordinance 87-10 provides a method to organize and fund projects to extend water mains and/or sewer lines with all applicable service laterals and appurtenances, when petitioned by a majority (51 percent) of the property owners in a given area. The cost of the program is assessed against each benefited parcel, payable over a period of 10 annual installments. Final approval is given and the contract is awarded during a public hearing by the Board of County Commissioners.

WATER TABLE - That surface in an unconfirmed water body at which the pressure is atmospheric.

WATER-DEPENDENT USES - Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas, electrical generating facilities, or water supply.

WATER PRESERVE AREA - Lands which have been designated by the South Florida Water Management District as a Water Preserve Area (WPA) and which will provide one or more of the following water management functions: wetland, reservoir, stormwater attenuation, water quality treatment or groundwater recharge or other uses deemed necessary upon completion of the Water Preserve Area Feasibility Analysis being conducted by the South Florida Water Management District and the United States Army Corps of Engineers.

WATER-QUALITY TREATMENT - An area used for improvement of the quality of surface water, usually through the settling out of particulate or by natural biological processes.

WELLFIELD PROTECTION ORDINANCE (88-12) - A Countywide ordinance relating to the protection of wells and wellfields by providing criteria for regulating and prohibiting the use, handling, production and storage of certain detrimental substances which may impair present and future public potable water supply wells and wellfields.

WESTERN COMMUNITIES RESIDENTIAL - A future land use designation reflecting a development pattern which allows for a mixed-use design concept comprised of a mixture of land uses, including residential, retail, office, recreation, civic, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities.

WETLANDS - As defined by Chapter 373.019 (17), Florida Statutes, including open bodies of water and those areas that are inundated at regular and periodic intervals, or those areas where vegetation is dominated by submergent, emergent and transitional species listed in Florida Chapter 62-30, Florida Statutes.

WILDLIFE CORRIDOR - A widespread, continuous or near-continuous system of wildlife habitat that is established by linking wildlife preserves, sanctuaries, refuges, parks or open space areas to provide a pathway for wildlife movement.

WORKFORCE HOUSING PROGRAM – A County Program established to facilitate the provision of Workforce Housing (see HE Policy 1.5-g).

XERISCAPING - A creative concept in landscaping design that substantially reduces irrigation demands and maintenance by proper plant selection.

ZONE OF INFLUENCE - Area around one or more wellfields as defined in Palm Beach County Wellfield Protection Ordinance.

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Introduction and Administration Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	85% Rule; commercial criteria	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	Commercial amendment criteria; EAR process; Park definitions; Contiguous lot definition; Habitat definition	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-2	Thoroughfare Protection Map change to Identification (TIM); TCMA and related definitions	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
93-1	Remove reference of BCC sitting as LPA.	6/14/1993	1993-09	6/28/1993	
93-2	Commercial sub-categories determinations - eliminate requirement for 2 major arterials for locating a car dealer, convenience store, fast food, service station and/or car was in the USA, but retain for RSA. Add definition of Intersection.	12/20/1993	1993-32	2/21/1994	
94-1	To revise Excavation definition	7/21/1994	1994-16	9/28/1994	
94-1	To revise Mining definition	7/21/1994	1994-17	9/28/1994	
94-2	To revise Amendment requirements and process	12/20/1994	1994-32	2/24/1995	
95-1	EAR revisions to reflect new State requirements; add definition for Special Part-time Demand	11/7/1995	1995-44	1/11/1996	
95-1	Commercial Location Criteria	11/7/1995	1995-45	1/11/1996	
95-1	Transportation Concurrency Exception Area definitions, including Downtown Revitalization, Urban Infill, and Urban Redevelopment	11/7/1995	1995-46	1/11/1996	
95-2	Definition of Lot; Density Determination; contiguous lots; Linked Open Space definitions	12/6/1995	1995-58	2/6/1996	
96-1	Small Scale Amendment criteria; Delete failed Plan amendments delay	9/26/1996	1996-32	11/22/1996	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
97-1	EAR Based Revisions	9/22/1997	1997-32	12/3/1997	
97-2	Residual Parcel Definitions added: Enclave, Pocket, Piecemeal Development	11/17/1997	1997-48	1/14/1998	
97-2	Small Scale Criteria	11/17/1997	1997-48	1/14/1998	
97-2	To revise Conservation definitions	11/17/1997	1997-49	1/14/1998	
97-2	Transportation Definitions	11/17/1997	1997-50	1/14/1998	
98-1	General Updates, FLUA description, Amendment Criteria, 85% Rule	9/16/1998	1998-43	11/12/1998	
98-1	TDR Definitions relating to Community Commercial, Regional Commercial, Major Industrial Facility	9/16/1998	1998-44	11/12/1998	
99-1	MGTS Consistency Revisions (Density, Lot Consolidation, and 85% Rule text relocate to the LUE, Major revisions to Definitions/ Acronyms)	8/17/1999	1999-28	10/14/1999	
99-2	Addition of definition for Usable Open Space (from MLU revisions in FLUE)	12/13/1999	1999-64	1/19/2000	
00-1	Northlake TIM (add Rural Parkway and Parkway Easement definitions)	9/18/2000	2000-26	11/14/2000	
00-1	Public Facilities Grace Period Definitions added (Public and Private school)	9/18/2000	2000-27	11/14/2000	
00-1	Recreation and Open Space definitions added (Community Park, District Park, Neighborhood Park, Parks/Local Level, parks/Countywide Level, Regional Park)	9/18/2000	2000-31	11/14/2000	
00-2	2015 to 2020 Conversion, inclusion of the year 2020 in the planning periods	12/6/2000	2000-45	1/31/2001	
00-2	Usable Open Space definition revisions to add 'hardscaped' areas	12/6/2000	2000-51	1/31/2001	
00-2	Interconnectivity, addition of a definition for 'stub street'	12/6/2000	2000-52	1/31/2001	
00-2	Future Land Use Element Revisions included a change to the I&A to delete 2 paragraphs redundant with the 85% rule in the FLUE and to add a definition for Contiguous Lots for Commercial Criteria	12/6/2000	2000-53	1/31/2001	
01-1	To revise regarding Coastal High Hazard Area, deleting definition for Coastal Planning Area and revising Hurricane Vulnerability Zone definition	8/27/2001	2001-43	10/22/2001	

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Round	Description	Adoption	OrdNum	Effective	Note*
01-1	To revise for the Ag Reserve Master Plan, revising Water Preserve Area definition, and adding definitions for Farm Workers Quarters, Farm Residence, and Grooms Quarters	8/27/2001	2001-61	10/22/2001	
01-SC1	To add School Concurrency definitions for Ancillary Plant, Core Facility, District Schools, Educational Plant Survey, Florida Inventory of School Houses, Public School Concurrency Service Area	3/26/2001	2001-13	5/22/2001	
02-1	To revise Conservation items to add a new definition for Natural Areas and for Lands with Significant Native Vegetation; to add Acronyms for the US Army Corps of Engineers and the Comprehensive Everglades Restoration Plan	8/28/2002	2002-50	10/25/2002	
02-2	To revise the FLUA Amendment Criteria to delete the limitation on one SCA postponement and to delete references to conditions of approval	12/18/2002	2002-84	2/19/2003	
03-1	To revise EAR requirements per State statutes	8/21/2003	2003-40	10/27/2003	
03-1	To revise the definitions for Strip Commercial Development and Residual Parcel	8/21/2003	2003-41	10/27/2003	
04-1	To revise the Official Plan Map to reflect the conversion to a Digital FLUA and to revise the FLUA definition	8/24/2004	2004-25	10/29/2004	
04-2	To add definition for Hurricane Evacuation Zones and to revise the definitions for Coastal High Hazard Area and Hurricane Vulnerablity Zone.	12/13/2004	2004-56	2/2/2005	
04-SC1	To revise for the Scientific Community Overlay; revising the Limited Urban Service Area (LUSA) definition to state that LUSAs may receive the full compliment of urban services and that an underlying Tier is not required.	8/24/2004	2004-34	5/10/2005	Repealed
05-1	To add a definition for First FTE Student Count per School Concurrency Consistency	8/25/2005	2005-28	11/1/2005	
05-1	To add a definition for Village Center per CWC Sector Plan.	8/22/2005	2005-34		NIE
05-2	To revise Tier Redesignation and SCA FLUA Amendment criteria	11/28/2005	2005-53	1/24/2006	
06-2	Addition of the 'Introduction and Administration Element' text to the list of optional elements	11/13/2006	2006-49	2/23/2007	
07-1	To modify justification requirements for Future Land Use Atlas Amendments	8/27/2007	2007-10	10/29/2007	

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Round	Description	Adoption	OrdNum	Effective	Note*
07-1	To add an acronym for Strategic Intermodal System (SIS)	8/27/2007	2007-11	10/29/2007	
07-2	To revise the residual parcel definition	11/26/2007	2007-27	1/28/2008	
07-2	To add a definition for Recreational and Commercial working waterfront relating to Marine Waterfront Commercial revisions	11/26/2007	2007-27	1/28/2008	
07-2	To delete reference to the Board of Adjustment	11/26/2007	2007-27	1/28/2008	
07-2	Greenways and Linked Open Space definition revision and additions (blueway & NENA)	11/26/2007	2007-27	1/28/2008	
07-M	Mecca Repeal - revise LUSA definition	11/26/2007	2007-34	1/3/2008	
08-1	To add four definitions relating to New Urbanism (duplicate with URA marked with *) from Callery Ag Enclave.	8/21/2008	2008-19	10/17/2008	
08-1	To add three definitions for Manatee Protection Plan, Boat/Marine Faclity, and Boat Facility siting	8/21/2008	2008-33	10/17/2008	
08-1	To add six Unincorporated Redevelopment Area definitions and New Urbanism	8/21/2008	2008-33	10/17/2008	
08-1	To revise Commercial Location Policies, Contiguous Lots and Intersection definitions	8/21/2008	2008-33	10/17/2008	
08-2	To modify the requirements for Future Land Use Atlas amendments regarding lots of record and to restore the waiting period for resubmittal of amendments that were previously denied by the Board Of County Commissioners	12/3/2008	2008-53	2/11/2009	
08-2	To add a definition for Industrial Flex Space	12/3/2008	2008-54	2/11/2009	
09-1	To add a definition of an Inland Logistics Facility	8/25/2009	2009-26		NIE - Settled by 2010-17
09-1	To add definitions for Electrical Power Facility and Renewable Energy	8/25/2009	2009-32	10/23/2009	
09-1	To make minor revisions to delete references to the Economic Element & hearings, to delete outdated EAR text; to relocate FLUA language to the Future Land Use Element	8/25/2009	2009-32	10/23/2009	
09-1	To add definitions for the Workforce Housing & Affordable Housing Programs	8/25/2009	2009-33	10/23/2009	

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Round	Description	Adoption	OrdNum	Effective	Note*
09-1	To add a definition of an Inland Logistics Facility	6/24/2010	2010-17	7/27/2010	Recinded most of 2009-26
09-2	To eliminate the Intersection & Contiguous definitions relating to Commercial Location FLUE Policy 2.2.2-a; to revise the Flex Space definition; to add a time frame for the Appeals Process to administrative decisions	11/19/2009	2009-44	1/11/2010	
11-2	To revise the CHHA definition pursuant to Florida Statutes.	10/11/2011	2011-23	11/24/2011	
12-1	To update the Intro-Admin Element to allow more than 2 large scale rounds per year, repealing 9J-5, delete obsolete text and outdated definitions, to update definitions per legislative changes, and t	7/23/2012	2012-20	8/31/2012	
12-1	Per Fire Rescue Updates, to add a definition for 'Quint'	7/23/2012	2012-21	8/31/2012	
12-1	To revise or delete library related definitions.	7/23/2012	2012-21	8/31/2012	
12-1	To revise Community Park and District Park definitions.	7/23/2012	2012-22	8/31/2012	
12-2	To revise the definition of Cultural Resources.	10/29/2012	2012-32	12/9/2012	
13-1	To modify Housing definitions, including terms: Adusted Gross Income, Special Needs Population, Workforce Housing Program, Affordable Housing and Program, and Income Categories.	4/25/2013	2013-11	6/8/2013	
13-1	To the year 2035 to Intro/Admin Element planning periods pursuant to Transportation 2020 to 2035 Update.	4/25/2013	2013-13	6/8/2013	
13-2	To revise per EAR by changing EA Report to Review and deleting 9J-5 references and Sector Plan definition	10/28/2013	2013-24	12/18/2013	
14-1	To revise the definition of Inland Logistics Center	4/28/2014	2014-12	6/7/2014	
14-3	To revise definitions of Ag Enclave and Transect to reflect changes to Ag Enclave statute numbers	10/29/2014	2014-30	7/7/2015	Initially Challenged
15-1	To revise Employment Center and Flex Space definitions and to add Office of Industrial Nature definition for the IND FLU Amendment	4/29/2015	2015-17	6/12/2015	
15-1	To revise the Amendment process language	4/29/2015	2015-18	6/12/2015	

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16-ITG	To add a Western Communities Residential definition.	9/22/2016	2016-41	10/29/2016	
17-A	To add definitions for Equestrian Waste and Recycling.	1/30/2017	2017-05	3/16/2017	
17-B	To add, delete, or revise definitions regarding the Interlocal Agreement for School Coordinated Planning.	4/26/2017	2017-15	6/3/2017	
17-D	To delete language added regarding Equestrian Waste by Ord. 2017-05.	10/30/2017	2017-33	12/7/2017	

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FUTURE LAND USE ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Future Land Use Element (FLUE) is to delineate Palm Beach County's vision of how the communities within it are created, enhanced and maintained. The Element is the nucleus of the County's Comprehensive Plan. It defines the components of the community and the interrelationship among them through integrating the complex relationships between land use and the other elements of the Plan that address the physical, social, and economic needs of the residents and visitors of Palm Beach County.

The FLUE institutes the framework for growth management and land planning in unincorporated Palm Beach County, as authorized by Chapter 163, Florida Statues, the "Local Government Comprehensive Planning and Land Development Act." This act requires the FLUE to be consistent with State and regional plans. The Element was prepared to satisfy all the requirements of Chapter 163, F.S., and Rule 9J-5, F.A.C. (subsequently repealed).

Decisions on the appropriate use of land and delivery of services require a unified approach that respects the character of the County's diverse communities. The Future Land Use Element is intended to guide the location, type, intensity and form of various types of development patterns that respect the characteristics of a particular geographical area. This is needed to ensure development and maintenance of sustainable communities through smart growth practices which protect natural resources; prevent urban sprawl to encourage efficient use of land, facilities and services; provide for appropriate land use distribution and arrangement; and support creating research and development communities. These factors will facilitate: 1) Balancing the physical, social, educational, cultural, environmental and economic needs and economic growth opportunities for current and future County residents; and 2) Creating and maintaining liveable communities.

The Goals, Objectives and Policies, and the Future Land Use Atlas (FLUA) that guide land use planning decisions are the foundation of the Future Land Use Element.

> **County Directions.** The County Directions provide the basis for preparation of the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.
>
> **Goals, Objectives and Policies.** The goals, objectives and policies provide the framework for decisions that direct the location, pattern, character, interrelationship and timing of development, which ultimately affects the distribution of facilities and services to support it. The location of natural resources and resource management areas, the development pattern and the design of residential and nonresidential development and open space, the location and type of employment centers, and the transportation network, provide the framework that establishes the form of the region. The relationship among these elements ultimately dictates the capacity of a community to accommodate growth and its ability to sustain a high quality of life for the citizens.

The Future Land Use Atlas. The Future Land Use Atlas graphically depicts the future land use designations for all parcels of land in unincorporated Palm Beach County. The Atlas is based on the amount of land required to accommodate the projected growth, based on past population trends and future population projections, while allowing for a diversity of lifestyle choices and ensuring protection of the County's natural resources.

The FLUE is organized into three sections. Section I (Introduction) generally describes the Element's purpose and fundamental principles and the County Directions. Section II (Goals, Objectives and Policies) presents the goals, each with supporting objectives and policies, which direct implementation of the County's vision and primary land planning principles. Section III, the Future Land Use Atlas Regulation Section, establishes the future land use designations and permitted densities, intensities, and uses designed to carry out implementation of the Future Land Use Atlas.

B. Assessment & Conclusions

The protection of the quality of life for present and future citizens is undermined by piecemeal development. This requires a framework as the basis for providing land use decisions that create and maintain sustainable communities and ensure resources are maximized and used cost effectively. The Future Land Use Element addresses actions to correct unforeseen problems and opportunities of development, ensures consistency with State and regional plans and implements the County Directions.

The following goals of the Element guide the location and form of development as well as the type of service and facilities to be provided.

Strategic Planning. Recognizing the diverse communities within the County through implementing strategies to create, protect, and maintain quality livable communities that respects the lifestyle choices for current residents, future generations, and visitors is a key component of the Future Land Use Element. The Element establishes Managed Growth Tiers and Overlays to identify unique geographic areas that warrant specific planning strategies.

Balanced Growth and Land Planning. Balanced Growth is one of the key elements for good land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of a community within the constraints of environmental conditions and resources.

Service Areas and Provision of Services. Cost effective and efficient provision of adequate services is a key component of providing for and maintaining sustainable communities. To meet this goal on a Countywide basis requires coordinated land use planning and service delivery. The Future Land Use Element sets the framework for coordinating these planning efforts.

Community Planning and Design. Community planning is a critical component to foster livable communities; ensure the most efficient and effective use of land, services and natural resources; and, meet the balanced growth objective. Community Planning will allow for the identification and evaluation of smaller geographic areas to create opportunities to improve the balance of land uses and address the specific needs within a definable area. In conjunction with neighborhood planning, good design standards and preservation of historic and cultural resources, this approach will allow for the creation, enhancement, and sustainability of liveable communities, diverse in character, that have a strong sense of place and identity.

Natural Resource Protection. To achieve sustainable communities for both existing residents and future citizens of Palm Beach County, resources must be conserved and natural systems and functions maintained. To ensure that the County's resources are protected and managed appropriately, it is imperative that the appropriate State, regional and local land planning agencies, environmental agencies and service providers coordinate and provide accurate information and recommendations to decision makers so that full consideration is given to environmental issues when making land use decisions.

In summary, the Goals, Objectives and Policies will assist the County in planning for future growth beyond the current planning horizon, protecting and managing its natural resources, preventing the proliferation of urban sprawl, providing for its economic vitality, and accommodating the lifestyle choices for its residents.

C. County Directions

The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.

1. **Livable Communities.** Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.

2. **Growth Management.** Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.

3. **Infill, Redevelopment and Revitalization.** Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.

4. **Land Use Compatibility.** Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.

5. **Neighborhood Integrity**. Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.

6. **Economic Diversity and Prosperity.** Promote the growth of industries that have relatively high wages and that can diversify the economic base.

7. **Housing Opportunity.** Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.

8. **Economic Activity Centers.** Encourage the development of Planned Industrial Developments primarily designed to accommodate and promote manufacturing industry and other value-added activities.

9. **Research and Development Communities.** Support the location of regional economic development activities in the County, which promote science and/or technology uses and other significant employment opportunities and educational initiatives resulting in new technologies and manufacturing activities.

10. **Level of Service Standards.** Establish specific, public facility level of service standards that are directly linked to the Capital Improvement Program, to accommodate an optimum level of public facility and service improvements needed as a result of growth.

11. **Linear Open Space and Park Systems.** Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches and conservation areas.

12. **Environmental Integrity.** Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress upon these fragile areas.

13. **Design.** Promote the concept of design to direct development, in rural and urban areas. Design is used to prepare and implement policies and plans that guide the physical development of the built environment and make such development functional, orderly, efficient, visually pleasing, environmentally sound, economically viable and supportive of generally accepted community goals.

14. **A Strong Sense of Community.** Encourage citizen involvement, neighborhood spirit, and local pride in the County, and a commitment to working constructively on community problems.

15. **Agricultural and Equestrian Industries.** Support and enhance agriculture and equestrian-based industries.

16. **Historic Preservation.** Preserve and interpret archaeological resources as stewards of the nation's diverse cultural heritage. Retain the local sense of place by preserving and protecting historic places, buildings and structures.

17. **Climate Change.** Increase resilience through appropriate land use strategies for adaptation and mitigation of climate change impacts.

18. **Externalities.** Recognize major negative externalities and attempt when economically feasible to place economic negative externalities away from neighborhoods.

D. Characteristics of a Livable Community

Among the County Directions is the concept of a Livable Community. A Livable Community comprises certain characteristics that contribute to sustainability and a high quality of life. The primary characteristics include:

For all tiers:

1. Citizen involvement, to foster pride of ownership and responsibility;
2. Employment opportunities;
3. A central neighborhood or community focal point, such as a civic space or commercial area;
4. Civic uses, such as schools, places of worship, and libraries, parks, and government services;
5. Security, police, fire-rescue and community patrols;
6. Health facilities, adult and child care;
7. Preservation of historic sites, structures and natural features and natural resources; and,
8. Elimination of facilities and uses that are incompatible with the community in which they reside.

Housing, in all Tiers, which includes:

1. Accessory apartments behind homes and above shops, where feasible and appropriate;

Housing, in the Urban/Suburban Tier, which includes:

1. Higher density residential near commercial centers, transit lines, and parks;
2. Homes having a stronger relationship to the street through porches, stoops, and walks; and,
3. Compact, diverse mix of housing for a wide range of family and household types, with continuous sidewalks, and alleyways if desired.

Public space, within the Urban /Suburban Tier, which includes;

1. Organized open space, landscaping, plazas, squares, greens, parks, gardens and appealing vistas;
2. Neighborhood and community parks (with walkways, seating, and appropriate recreational facilities);
3. Lighted, safe, and comfortable streets, and sidewalks;
4. Dispersal of parking, including provisions for on-street parking; and,
5. Public and private buildings placed to create human scale and pedestrian-oriented spaces.

Public spaces, within the Exurban and Rural Tiers, which provide:

1. Open space, squares, parks with landscaping, walkways, seating, appropriate recreational facilities and appealing vistas;
2. Comfortable streets, pathways, and trails;

3. Public and private buildings designed and placed to reflect a rural character.

Modes of alternative transportation, including:

1. Pedestrian access appropriate for each tier, which includes safe and physically appealing sidewalks or pathways;
2. Alternative modes of transportation appropriate for each tier, including bike paths and equestrian trails; and,
3. Public transit in the Urban/Suburban Tier, which includes available, timely, and affordable multi-modal opportunities.

Commercial centers addressing the neighborhoods daily needs include:

1. Limited mix of neighborhood-based commercial uses compatible with the character of the tier.

E. Summary of Future Land Uses

The Future Land Use Atlas assigns future land use (FLU) designations for each parcel in unincorporated Palm Beach County. The Future Land Use Element establishes the general range of density or intensity for each FLU designation. The approximate acreage for the gross land area (based upon parcel specific data) for each existing generalized future land use designation is provided in the table below.

Table 1.A Acreage by Existing Generalized Future Land Use
Unincorporated County

Generalized Future Land Use	Acres
Low Residential	43,490
Medium Residential	21,120
High Residential	25,630
Rural Residential	61,690
Commercial	4,070
Urban Center & Infill	650
Multiple Land Use	240
Commercial Recreation	1,990
Industrial	14,350
Institutional & Public Facilities	2,510
Utilities/Transportation & Spoil	5,440
Park	5,120
Conservation	346,280
Agricultural Enclave	3,700
Agricultural Reserve	20,350
Agricultural Production	469,700
Lake Okeechobee (not a FLU)	157,360
Total Unincorporated County	**1,183,690**

Source: Planning Division Exlu12, parcel specific data, April 24, 2013

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1 STRATEGIC PLANNING

It is the GOAL of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.

OBJECTIVE 1.1 Managed Growth Tier System

Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers to:

1. Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban, and rural living;

2. Preserve, protect, and improve the quality of natural resources, environmentally sensitive lands and systems by guiding the location, type, intensity, and form of development;

3. Accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development;

4. Enhance existing communities to improve or maintain livability, character, mobility, and identity;

5. Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;

6. Protect agricultural land for farm uses, including equestrian uses;

7. Strengthen and diversify the County's economic base to satisfy the demands of the population for employment growth, and provide opportunities for agricultural operations and employment centers; and,

8. Provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.

   Policy 1.1-a: The County shall develop and implement strategies for each unique community and/or geographic area based upon common characteristics, including physical development patterns and service provision, and shall map the location of each Tier on the Managed Growth Tier Map located in the Comprehensive Plan Map Series.

   Policy 1.1-b: Tier Re-designation Criteria - In addition to the criteria for amending a future land use designation, the County shall apply the following standards to allow for the redesignation of a Tier to respond to changing conditions.

1. The County shall not approve a change in tier boundaries unless each of the following conditions are met:
   a) The area to be reassigned to another tier must be contiguous to the tier to which it would be assigned; and,
   b) A Study must be conducted to determine the appropriate tier designation of the area and its surroundings, in order to avoid piecemeal or parcel-by-parcel redesignations. If a neighborhood plan or study recognized by the Board of County Commissioners includes the area and makes recommendations concerning tier boundaries, such neighborhood plan or study may serve as the Study required by this policy.

2. Additionally, the following factors shall be considered, as part of the required Study, to evaluate the merit of the potential Tier redesignation:
   a) The availability of sufficient land to accommodate growth within the long range planning horizon, considering existing development approvals;
   b) The need to balance future land uses, considering the impact of continued development on an area and/or its demographics, as identified through the Community Planning process;
   c) For redesignations to the Urban/Suburban Tier, the necessity of designating additional land for urban/suburban development in the particular location, considering any infill or redevelopment opportunities available within the Urban Redevelopment Area (URA) or Revitalization and Redevelopment Overlay (RR-O);
   d) For any redesignation subtracting land from the Rural and/or Exurban Tiers, the impact on the lifestyle and character of these tiers, including maintaining physical contiguity of existing neighborhoods and land use compatibility;
   e) The ability of the property to maximize the use of existing and/or planned public facilities and services under the proposed tier designation;
   f) For redesignations to the Urban/Suburban Tier, the potential for the Tier redesignation to further County land use goals and objectives, such as mixed-use development in appropriate locations, provision and geographic dispersal of affordable and workforce housing and/or improvement of public transit; and,
   g) The presence or absence of natural or built features which currently serve as, or have the potential to serve as, logical demarcations between Tiers.

If any property is removed from an assigned tier through the future land use amendment process, as allowed for under this policy, the Planning Division shall conduct a Study to determine the property's impact on the tier system, the appropriate tier designation for the property and if and how tier boundaries need to be further adjusted in the area of the property. In making these determinations, the Study shall employ the criteria listed above for evaluating adjustments to the tier system.

Policy 1.1-c: Tier System Review - As part of each Evaluation and Appraisal Review, the County shall review the Tier System to evaluate the need to redesignate lands to reflect the need for additional land to accommodate projections of population growth within the long-range planning horizon and provide opportunities for a range of diverse lifestyle choices. This evaluation shall consider the criteria in Land Use Policy 1.1-b.

Policy 1.1-d: The County shall not modify the Tier System if the redesignation would exhibit the characteristics of urban sprawl, as defined by 163.3164(51), F.S.

SUB-OBJECTIVE 1.1.1 Climate Change

Palm Beach County shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 1.1.1-a: Palm Beach County shall continue to participate in the Southeast Florida Regional Climate Change Initiative through a four county Compact. The County shall collaborate to increase regional resilience by sharing technical expertise, participating in annual summits, assessing regional vulnerabilities, advancing agreed-upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 1.1.1-b: Palm Beach County shall coordinate with other agencies, local governments, and the private sector to develop initiatives and goals to address climate change.

Policy 1.1.1-c: Palm Beach County shall encourage local governments to consider climate change adaptation and mitigation measures and shall provide technical support to the extent practical.

Policy 1.1.1-d: Palm Beach County Departments shall integrate consideration of climate change impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.

Policy 1.1.1-e: Palm Beach County shall, by 2017, consider the use of Adaptation Action Areas as provided by section 163.3177(6)(g)(10), Florida Statutes, as a tool to identify areas vulnerable to coastal storm surge and sea level rise impacts, for the purpose of developing policies for adaptation and enhancing funding potential of infrastructure adaptation projects.

Policy 1.1.1-f: Palm Beach County shall consider the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

OBJECTIVE 1.2 Urban/Suburban Tier– Urban Service Area

General: This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older, communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. However, due to the period in which many of the coastal communities were built and the County's efforts to keep pace with rapid growth in its western areas, some of the eastern areas did not receive a full complement of urban services. If the County is to meet its primary goal to create and maintain liveable communities, balance growth throughout the County, protect natural resources and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively.

Objective: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.

Policy 1.2-a: Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:

1. Allowing services and facilities consistent with the needs of urban and suburban development;
2. Providing for affordable housing and employment opportunities;
3. Providing for open space and recreational opportunities;
4. Protecting historic, and cultural resources;
5. Preserving and enhancing natural resources and environmental systems; and,
6. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.

Policy 1.2-b: Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.

SUB-OBJECTIVE 1.2.1 Revitalization, Redevelopment, and Infill Overlay (RRIO)

The County shall establish incentives and make resources available, when feasible, to encourage revitalization, redevelopment, and infill in areas identified as a RRIO that are in need of assistance. The County shall work closely with residents, businesses, property owners, governmental agencies, and stakeholders to advance concepts and strategies that guide future revitalization, redevelopment, and infill activities in these areas.

Countywide Community Revitalization Team (CCRT) Areas

The Office of Community Revitalization (OCR) is responsible for developing and recommending revitalization strategies for, as well as providing technical and financial resources to, designated residential neighborhoods in unincorporated Palm Beach County and the Lake Region municipalities of Belle Glade, Pahokee, and South Bay. These neighborhoods, known as CCRT areas, are communities that have been identified by the Countywide Community Revitalization Team (CCRT), the OCR, and the Board of County Commissioners as neighborhoods that would most benefit from targeted revitalization efforts. There are currently 85 CCRT designated areas in unincorporated Palm Beach County, 64 of which are within the Urban Redevelopment Area.

The OCR serves as the CCRT neighborhood liaison office for Palm Beach County, and has become the main point of contact on issues related to neighborhood revitalization and community outreach and development. The OCR was created to respond to neighborhood concerns and help provide the necessary means to revitalize CCRT neighborhoods while promoting a strong partnership between the County and its residents. This is accomplished by: working closely with residents to help them manage community related issues and facilitate positive neighborhood change; facilitating interdepartmental coordination of actions to meet community needs; and developing as well as carrying out effective programs and community based initiatives to help reverse community decline, restore community vitality, and sustain neighborhood stabilization and revitalization efforts.

Policy 1.2.1-a: The Office of Community Revitalization shall address the needs of CCRT neighborhoods and facilitate the delivery of appropriate resources to stabilize and revitalize those neighborhoods by:

1. Coordinating the Countywide Community Revitalization Team and Glades Technical Advisory Committee and their initiatives;
2. Organizing and facilitating neighborhood meetings and visioning workshops to identify neighborhood and resident needs, and assisting the preparation of neighborhood plans;
3. Identifying and procuring funding and other resources for neighborhood improvement projects;
4. Assisting neighborhood groups and residents to organize and sustain effective neighborhood associations;
5. Providing technical assistance to neighborhood residents and organizations and educating them on how to effectively access and use County services and other community resources;
6. Coordinating the Neighborhood Street Lighting Program, the Neighborhood Partnership Grant Program, and the Neighborhood Home Beautification Program, and providing community leadership training through the Resident Education to Action Program;

7. Working with citizens, other departments, the County Administrator, and the Board of County Commissioners to identify solutions to neighborhood problems and improve service delivery; and
8. Coordinating with the Sheriff's Office, the Code Enforcement Division, and other appropriate agencies to ensure that services and resources are concentrated in relevant CCRT neighborhoods.

Policy 1.2.1-b: The Office of Community Revitalization shall periodically review and update the "Community Needs Analysis and Resource Assessment" to identify areas in need of attention, assist in the prioritization of improvement projects and resource allocation to address identified needs and evaluate the effectively of stabilization and revitalization efforts.

Policy 1.2.1-c: The Planning, Zoning, and Building Department shall continue to target concentrated code enforcement efforts in the Revitalization, Redevelopment, and Infill Overlay to reduce the number of code violations and improve the physical condition of neighborhoods.

Policy 1.2.1-d: In support of the Community Oriented Policing Program of the Sheriff's Office, the Unified Land Development Code shall be revised to incorporate Crime Prevention Through Environmental Design (CPTED) guidelines, a community design program which is aimed at reducing opportunities for criminal activity by increasing visibility from buildings, along streets, and in public areas.

Policy 1.2.1-e: The Revitalization, Redevelopment, and Infill Overlay (RRIO) shall be designated as a potential receiving area for the Transfer of Development Rights program described under Land Use Objective 2.4. Within this overlay, TDR units may be provided from the County TDR bank at no cost or at a discounted rate.

Lake Worth Park of Commerce Urban Redevelopment Area – The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

Policy 1.2.1-f: The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

Policy 1.2.1-g: The Planning Division in coordination with the Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

Policy 1.2.1-h: The Planning Division in coordination with the Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

Policy 1.2.1-i: By December, 2002, the County shall initiate an amendment to designate the Lake Worth Park of Commerce Urban Redevelopment Area as a Transportation Concurrency Exception Area (TCEA).

SUB-OBJECTIVE 1.2.2 The Urban Redevelopment Area (URA)

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extends to some points as far west as Jog Road.

Policy 1.2.2-a: The Urban Redevelopment Area is depicted on the Special Planning Areas Map LU 3.1 in the map series. Within the URA are designated Priority Redevelopment Areas (PRAs), depicted in the map series (LU 9.1 and LU 9.2 Urban Redevelopment Area Regulating Plan). The intent of redevelopment within the PRAs of the URA is to:

- Preserve and respect existing intact neighborhoods;
- Maintain and improve the character and the quality of life for those within and adjacent to redeveloped neighborhoods;
- Create a predictable regulatory framework for building form and the resulting physical environment;
- Reduce automobile trips, promote transit and/or alternative modes of transportation;
- Balance housing, with employment, commercial, and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles;
- Create predictability and efficiency in planning and provision of infrastructure

Policy 1.2.2-b: Within the PRAs, two new urban, mixed-use Future Land Use Designations are established: Urban Center and Urban Infill. These shall be transect-based land use designations and zoning districts. These transect based land use designations and their corresponding zoning districts will feature a primary emphasis on regulating building form and placement in relation to the public realm, over the regulation of specific uses. The locations of Urban Center and Urban Infill transects are depicted in the Map Series, Map LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.

- **Urban Center:** The Urban Center (UC) Transect applies to those areas in the PRAs with the greatest mixed use development/redevelopment opportunities, based upon physical location and land area. The UC Transect is intended to support redevelopment using the planning strategies documented in the URA Master Plan. The UC Transects are envisioned as urban, mixed-use neighborhoods, located at prominent intersections developed consistent with the pattern illustrated in the URA Master Plan. The UC Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:

- A balance of land uses including residential, office/employment, and commercial within the transect;
- An interconnected pedestrian-friendly street network, including vehicular connectivity;
- Vehicular and pedestrian connections to adjacent parcels and roadways Buildings located along the sidewalk with uses that support and enhance pedestrian activity;
- An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments);
- A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units;
- A range of one to four story buildings;
- Additional height may come from use of "green building" strategies contained in Policy 1.2.2-f (up to eight stories may be allowed);
- Provision for civic and/or institutional functions and spaces: additional density and intensity is permitted in this Transect, in exchange for the allocation of land for public facilities (including but not limited to a public school, significant public recreation facility, or significant component to a stormwater management facility) on portions of the site.

The UC Transect shall be utilized in conjunction with the provisions of TE Policy 1.2-v and the URA regulations in the ULDC.

- **Urban Infill:** The Urban Infill (UI) Transect should be the predominant land use in the PRAs. The UI Transect are envisioned as urban, mixed-use areas at the edges of existing neighborhoods proximate to an arterial thoroughfare; therefore, the UI Transects are transitional by nature. The UI Transect is intended to support development and redevelopment using the planning strategies documented in the URA Master Plan. The UI Transects are intended to be flexible allowing residential, office, civic, employment generating, and commercial uses. The UI Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:
  - Residential and/or non-residential uses;
  - An interconnected pedestrian-friendly street network, including vehicular connectivity;
  - Vehicular and pedestrian connections to adjacent parcels and roadways;
  - Buildings located along the sidewalk with uses that support and enhance pedestrian activity;
  - An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments as appropriate);
  - A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units;
  - A range of one to three story buildings;
  - Additional height may come from the use of "green building" strategies contained in Policy 1.2.2-f (up to four stories may be allowed);

  The UI Transect shall be utilized in conjunction with the provisions of TE Policy 1.2-v and the URA regulations in the ULDC.

Policy 1.2.2-c: PRA Standards for Approval. Within the PRAs, all approvals for redevelopment and new development intensity/density shall be based on conformity with the following:

- URA Planning Study and Corridor Master Plans, and Addendum;
- Urban Redevelopment Area Regulating Plan (Map Series LU 9.1 and LU 9.2);
- Transportation Element Policy 1.2-v;
- Urban Redevelopment Area TCEA Map (Map Series TE 15.1, TE 15.3, TE 15.5 and TE 15.6);
- The provisions of Sub-Objective 1.2.2;
- The form-based code criteria in the ULDC.

During the development review process for each project, the Planning Division shall assign and monitor the allocation of density/intensity based upon the URA TCEA Tables TE-7A through TE-7E of Transportation Element Policy 1.2-v, the Transect, the form-based code criteria in the ULDC, and the physical constraints of the site. As an incentive, development or redevelopment projects that comply with all of the above requirements shall be reviewed through an abbreviated review process. Projects within the PRAs, in the Urban Center and Urban Infill Transects shall be exempt from the density restrictions found in Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, and the intensity limitations found in Table III.C.2 Maximum Floor Area Ratios (FARs) for Non-Residential Future Land Use Categories and Non-Residential Uses.

Alternative Standards: In order to allow for flexibility in the requirements for Urban Infill and Urban Centers in Policy 1.2.2-b, the County shall allow projects to apply for relief through the Zoning approval processes, subject to alternative standards—up to a complete deviation from all standards other than those required below. The alternative standards shall ensure that projects are generally desirable and contribute to the furthering of the County Directions and characteristics of a livable community. All projects utilizing the alternative standards shall, at a minimum, conform to the following requirements:

- The Transect/FLU designation shall determine the development intensity and density, and compatibility with surrounding non-transect-based future land use designations (if applicable);
- Meet the inter-connectivity provision in Policy 1.2.2-h;
- Include a plan depicting (as applicable) the block forms, streets, frontages, civic/useable open spaces, and the function and configuration of all uses within the project area.

Policy 1.2.2-d: In the Urban Center and Urban Infill Transects, the shaping of the public thoroughfares as part of the public/civic realm shall foster the use of mixed-use, liner buildings, where appropriate. These are buildings that are wide to the primary street but shallow to the block depth. When done in continuous sections, liner buildings can hide parking lots or blank building walls, frame the public realm, reduce gaps in the streetscape between buildings, or when interrupted, create new pockets of public open spaces in small increments. Parking shall be allowed in the front or sides of buildings as determined to be appropriate during the development review process.

Policy 1.2.2-e: The ULDC shall maintain a clear and concise set of urban, form-based regulations that implement the Urban Center and Urban Infill Transects in the PRAs. This form based-code shall establish an urban, pedestrian-friendly and transit supportive environment, through:

- Precise regulation of building and parking placement;
- Allow for flexibility in building use, and mixing of uses;
- Allow for reduced parking requirements and/or shared parking provisions;
- Stipulate streetscape components, ancillary landscaping, and allow for the creation of micro-climates through urban landscape standards;
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles;
- Provide for public open spaces and recreational needs.

Policy 1.2.2-f: Green Buildings – The Planning, Zoning, and Building Department shall maintain an incentive program to encourage construction of more environmentally friendly "green buildings," consistent with the URA Master Plan. The Program shall include the following:

- All new development, redevelopment, or rehabilitation projects within the PRAs shall utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System in order to be eligible for bonus height consideration, or the appropriate Florida Green Building Coalition's designation standards.
- In order to qualify for the height bonus, the development must guarantee a LEED rating at the Silver level or above, or the appropriate Florida Green Building Coalition's designation standards.
- Projects in the Urban Infill Transect, which can normally build one-to-three story buildings, may build a fourth story.
- Projects located in the Urban Center Transect, which can normally build two-to-four story buildings, may build up to eight stories.

This incentive program shall be implemented in the ULDC.

Policy 1.2.2-g: The Planning Division shall coordinate with interested, affected municipalities in PRAs, to assist them in establishing zoning districts and regulations that allow and encourage the effective integration of residential and non-residential uses, consistent with the URA Master Plan and TE Policy 1.2-v.

Policy 1.2.2-h: The County shall require inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access, which shall be implemented through criteria established in the ULDC.

Policy 1.2.2-i: The County shall seek and encourage affordable and workforce housing opportunities in the URA.

Policy 1.2.2-j: The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

Policy 1.2.2-k: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

Policy 1.2.2-l: By January 2012, Palm Beach County shall conduct a stormwater feasibility study to investigate the creation of an independent, master stormwater drainage district or utility to meet the retention and detention requirements of areas targeted for redevelopment by the URA Master Plan.

Policy 1.2.2-m: Alternative Future Land Use and Zoning: The Urban Center (UC) and Urban Infill (UI) regulations foster an urban form for mixed use development with both residential and non-residential uses in the Priority Redevelopment Areas (PRAs). In order to accommodate development and redevelopment that is not mixed use, the County shall allow properties to utilize the future land use designations and zoning districts in place prior to the adoption of the UC and UI. The County may initiate Future Land Use Atlas amendments to assign the prior or other appropriate future land use designations as an underlying/alternative designation.

SUB-OBJECTIVE 1.2.3 Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)

The Westgate/Belvedere Homes Community Redevelopment Area Overlay was created to encourage development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to prepare and implement a community redevelopment plan for the Westgate area. The Westgate/Belvedere Homes Community Redevelopment Plan (hereafter Redevelopment Plan) is intended to geographically represent the desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan will also consist of a program to rectify the severe infrastructure problems in the area. The County staff shall use the Redevelopment Plan in making recommendations and decisions on land use matters including zoning petitions, land use amendments, bonus criteria, text changes to the Unified Land Development Code and other implementing measures. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163 F.S. The provisions in Sub-objective 1.2.3 are designed to reduce the need for Future Land Use Atlas amendments to implement a community redevelopment plan for the Westgate/Belvedere Homes Area. This does not preclude the ability of property owners to initiate Future Land Use Atlas amendments in the Study Area. Special Overlay designation does not eliminate the requirement to conform to the Traffic Performance Standard, other concurrency management requirements or any other requirement adopted as part of the County's Comprehensive Plan or Unified Land Development Code.

Policy 1.2.3-a: The Westgate Community Redevelopment Area Overlay is depicted on the Special Planning Areas Map in the Map Series. The area is bounded on the south by Belvedere Road, on the north by Okeechobee Boulevard, on the east by Florida Mango Road and on the west by Military Trail.

Policy 1.2.3-b: Bonus Density Pool - The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.

Policy 1.2.3-c: 20% Bonus Commercial Increase - The total amount of acreage in the WCRAO shown with a Commercial land use designation on the Future Land Use Atlas at the time of Comprehensive Plan's adoption in 1989 may be increased 20 percent through the rezoning process, without an amendment to the FLUA. The Board of County Commissioners may approve a zoning change from an Industrial or Residential zoning district to a Commercial zoning district using this provision, once the CRA determines that the proposed change is eligible. The 20 percent increase may be further increased through amendments to the Comprehensive Plan text.

Policy 1.2.3-d: A parcel in the WCRAO may be eligible for rezoning to an industrial zoning district, although its future land use designation does not typically permit industrial uses, provided the parcel is within the Flight Path of the Palm Beach International Airport, as determined by the Airports Department under Article 16 of the Unified Land Development Code.

Policy 1.2.3-e: The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-Objective 1.2.1, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). However, the policies in this Sub-objective shall apply in the case of a conflict.

SUB-OBJECTIVE 1.2.4 Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay

The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The unique future land use provisions of the Overlay are designed to: 1) protect viable, existing neighborhoods from incompatible uses; 2) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

Policy 1.2.4-a: The PBIA Overlay is depicted on the Special Planning Areas Map in the Map Series and delineated as the area bounded on the north by Belvedere Road, on the south by Southern Boulevard, on the west by the Florida Turnpike, and on the east by the Palm Beach International Airport, excluding any lands lying within a municipality.

Policy 1.2.4-b: Land within the PBIA Overlay shall have the potential to be zoned for uses permitted within the Light Industrial or Planned Industrial Park Development zoning districts in the form of a Planned Industrial Park or campus-like industrial development without an amendment to the Future Land Use Atlas (FLUA). Land within the Overlay shall not have the potential to seek commercial zoning unless the land is designated Commercial on the Future Land Use Atlas through a FLUA amendment.

Policy 1.2.4-c: *Contents relocated into FLUE Policy 1.2.4-b in Amendment Round 01-1.*

Policy 1.2.4-d: All future land use designations within the Overlay shall be eligible to convert to Industrial uses. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA).
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:

a) The Wooded Acres (Timber Run) subdivision;
b) The Lake Belvedere Estates subdivision;
c) The Overbrook subdivision;
d) The area defined by the following boundaries beginning at Wallis and Jog Roads:

Western boundary:	Jog Road between Wallis Road and Belvedere Road;
Northern boundary:	Belvedere Road between Jog Road and the Timber Run subdivision;
Eastern boundary:	The western limits of the Wooded Acres (Timber Run) subdivision and the Royal Palm Estates subdivision;
Southern boundary:	Southern Boulevard extending to the western side of Sunbeam Avenue;
Southwestern boundary:	Sunbeam Avenue between Southern Boulevard and Wallis Road.

Policy 1.2.4-e: The following criteria must be met in order for a residentially built or approved parcel to be converted to industrial uses without a FLUA amendment:

1. At least 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; or
2. At least 5 acres, if the parcel does abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map.

Policy 1.2.4-f: The following criteria must be met in order for a vacant parcel to be converted to industrial uses without a FLUA amendment:

1. 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development; or,
2. 5 acres, if the parcel abuts a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development.

Policy 1.2.4-g: The area of the PBIA Overlay that is bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses subject to the following:

1. All new industrial uses shall be developed as a "Planned Industrial Park Development" (PIPD); and,
2. All new PIPDs shall be a minimum size of twenty-five (25) acres; and,
3. All new industrial development shall utilize a campus-style design as well as conform to the requirements for PIPDs as specified in the Unified Land Development Code (ULDC); and,
4. The following uses shall not be permitted: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment repair and service facilities, petroleum and coal-derivations-manufacturing and

storage facilities, heliports, helipads, airstrips, hangers and accessory facilities, and excavations.

Policy 1.2.4-h: The parcels located in the transitional area along the north and south sides of Bishoff Road and Alexander Road and on the west side of Jog Road may be rezoned to an industrial district without a corresponding future land use amendment. These parcels shall remain residential until property owners can assemble the minimum lot size for industrial use as set forth in the Unified Land Development Code.

Policy 1.2.4-i: If vacant land within the Overlay is developed as residential, the County shall require the developer to provide notification to property owners within the new residential areas, that they are located within the PBIA-Overlay, and may experience some airport related noise. The provisions regarding notification shall be incorporated into the Unified Land Development Code (ULDC).

SUB-OBJECTIVE 1.2.5 Indiantown Road Overlay Zone (IOZ)

Palm Beach County shall enhance its intergovernmental coordination with the Town of Jupiter thereby ensuring the Town's role in guiding appropriate development, improving overall aesthetics, and to protect the residential neighborhoods in the important gateway area represented by the Indiantown Road Overlay Zone by applying the 1995 joint agreement between the Town and County which details the IOZ.

Policy 1.2.5-a: The Indiantown Road Overlay Zone shall be depicted on the Special Planning Areas Map in the Map Series and apply to properties east of I-95 along Indiantown Road, which include unincorporated properties generally located on the south side of Indiantown Road, east of Limestone Creek Road and west of 61st Terrace North.

Policy 1.2.5-b: Only land use designations by the Town of Jupiter shall apply to unincorporated properties in the Indiantown Road Overlay Zone. The Town has authority for the general administration, application, and comprehensive planning for land development regulations and land use permitting and enforcement in the IOZ.

SUB-OBJECTIVE 1.2.6 Marine Waterfront Commercial Overlay (MWCO)

The purpose of the Marine Waterfront Commercial Overlay (MWCO) area is to protect recreational and commercial working waterfronts, as defined by the Introduction and Administration Element, within Unincorporated Palm Beach County.

Policy 1.2.6-a: Within the Marine Waterfront Commercial Overlay as depicted on Map LU 3.1, the County shall ensure a 'no net loss' of recreational and commercial working waterfronts by not approving an amendment or development order for any site that would reduce the amount of recreational and commercial working waterfront uses unless:

- the County determines that the subject site has limited redevelopment potential for recreational and commercial working waterfront uses due to changed circumstances, including but not limited to, changes in the surrounding area or government regulations; or
- the proposal includes the transfer and/or expansion of recreational and commercial working waterfront uses off site.

- denial of the amendment or development order would result in a taking of private property or would inordinately burden an existing use or a vested right to a specific use pursuant to the Bert J. Harris Jr., Private Rights Protection Act.

OBJECTIVE 1.3 Exurban Tier

General: The Exurban Tier supports residential subdivisions, created prior to 1970 before the adoption of the Comprehensive Plan and its regulations. Historically, these areas have been considered rural due to a sparse development pattern, large heavily treed lots, presence of small agricultural operations including equestrian uses, and a desire for minimal services and regulation. However, growth has marked a change in the character from rural to more suburban and semi-rural, or exurban, as the existing and vested 1.25 acre lots develop with single family homes. The corresponding increase in population, which is anticipated in the Plan has caused an escalating increase in the demand for services. A recognition of the existing development pattern, demand for services and desire to maintain the rural character, warrants a specific set of strategies.

Objective: Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area in antiquated subdivisions created prior to the adoption of the 1989 Comprehensive Plan with platted densities greater than 1 dwelling unit per 5 acres while protecting the exurban lifestyle. The Exurban Tier shall include The Acreage and Palm Beach Country Estates Subdivisions and shall be provided with a mix of urban and rural services.

Policy 1.3-a: The County shall protect and maintain the semi-rural residential, equestrian, and agricultural communities within the Exurban Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;
2. Allowing services and facilities consistent with the character of the area;
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the exurban community.

Policy 1.3-b: The Rural Residential 2.5 (RR 2.5) Future Land Use category shall be established to maintain a rural residential lifestyle for the Exurban Tier. The County will initiate an amendment to the Future Land Use Atlas to designate qualifying subdivisions, which meet the criteria listed below, as RR2.5.

1. The average lot size is less than 5 acres;
2. The number of lots eligible for further subdivision does not exceed 15% of the total number of existing lots, consistent with the County's 85% Rule described in Lot Combination Requirements in the FLUA Regulation Section; and,
3. The number of potential new lots created has minimal impact on the transportation network as defined in Land Use Policy 3.5-d.

This future land use category shall recognize all existing lots as of the date of the designation, but shall require a minimum of 2.5 acres for all newly created lots thereafter, unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Development Orders or Permits that require a specific plan for development shall comply with the provisions of the concurrency management system of the County.

Policy 1.3-c: In order to protect the rural residential life style in the Exurban Tier, minimum density requirements shall not be established.

Policy 1.3-d: Any parcel of land in the Exurban Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless: all parcels have a minimum lot size of 2.5 acres or is developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units for the reconfigured lots may not exceed the original number of units calculated for the parcels prior to their reconfiguration.

Policy 1.3-e: All contiguous lots which are owned by the same person or entity as of December 1, 1989 shall comply with the density requirement of the applicable land use designation under the Comprehensive Plan, as amended, unless exempted by the 85% Rule defined in the FLUA Regulation Section. A lot(s) not exempted under this policy shall be combined with another commonly owned contiguous lot(s) to: (1) Comply with the density requirement; or (2) Reduce the density inconsistency if there are not sufficient contiguous lots to fully comply with the density requirement.

Policy 1.3-f: The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a non-residential future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).

Policy 1.3-g: Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards to ensure protection of the character of the Tier and to minimize impacts on surrounding uses. Standards for Traditional Marketplace Development shall also be developed to reflect the scale and character of the Exurban Tier.

Policy 1.3-h: The County shall promote the development of central community places where feasible, considering the existing development pattern, by clustering and co-locating neighborhood commercial uses, day care, places of worship, and public community-serving uses. Such uses may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Buildings in these central community places should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, and landscaping of non-residential development should reflect the character of a rural community.

Policy 1.3-i: The County shall continue to maintain the rural zoning regulations for areas designated Rural Residential in order to protect and preserve the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

1. Retain the Agricultural Residential zoning category and the agricultural uses permitted by the Unified Land Development Code;
2. Provide for zoning districts which appropriately accommodate residential and/or agricultural uses consistent with the applicable Rural Residential Future Land Use designation;
3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood;

4. Guarantee the keeping of livestock;
5. Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and provide for locational criteria, which will prohibit the scattering of such uses throughout the Exurban Tier;
6. Provide limitations on the types and number of uses permitted by the conditional use process;
7. Allow home occupation uses that will not degrade the rural character of the area;
8. Include provisions for non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act;
9. Include provisions that: encourage maximizing the preservation of open space and protection of native vegetation and tree canopy in front, rear, and side yards; preserve environmental systems; protect wildlife; and, retain the rural character of the Exurban Tier; and,
10. Provide protection for Rural Residential areas in the Exurban Tier from the impacts associated with commercial mining operations and excavation, such as, but not limited to, hauling activity, blasting, vibration, noise, dust, and glare.

OBJECTIVE 1.4 Rural Tier

General: The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).. These areas support large agricultural operations as well as single-family homes with small family - owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.

Objective: Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).

Policy 1.4-a: The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;
2. Providing facilities and services consistent with the character of the area;
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community.

Policy 1.4-b: The Rural Residential (RR-5) Future Land Use category shall be established to maintain a rural residential lifestyle for the Rural Tier. The County will initiate an

amendment to the Future Land Use Atlas to designate qualifying subdivisions which meet the criteria listed below, as RR-5:

1. The average lot size is less than 10 acres;
2. The number of lots eligible for further subdivision does not exceed 15% of the total number of existing lots, consistent with the County's 85% Rule described in the FLUA Regulation Section; and,
3. The number of potential new lots created has minimal impact on the transportation network as defined in Land Use Policy 3.5-d.

This future land use category shall recognize all existing lots as of the date of the designation, but shall require a minimum of 5 acres for all newly created lots thereafter, unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. Development Orders or Permits, which require a specific plan for development, shall comply with the provisions of the concurrency management system of the County.

Policy 1.4-c: To protect rural areas and provide for preservation of agriculture, minimum density requirements shall not be established in the Rural Tier.

Policy 1.4-d: Any parcel of land in the Rural Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless: each parcel created is consistent with the minimum lot size required by its respective future land use designation or is developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development or as a Planned Unit Development developed under the Western Communities Residential (WCR) Future Land Use Category. Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units of the reconfigured lots may not exceed the original number of units calculated for the lots being reconfigured.

Policy 1.4-e: All contiguous lots which are owned by the same person or entity as of December 1, 1989 shall comply with the density requirement of the applicable land use designation under the Comprehensive Plan, as amended, unless exempted by the 85% Rule defined in the FLUA Regulation Section. A lot(s) not exempted under this policy shall be combined with another commonly owned contiguous lot(s) to:

1. Comply with the density requirement; or
2. Reduce the density inconsistency if there are not sufficient contiguous lots to fully comply with the density requirement.

Policy 1.4-f: The County shall prohibit new commercial future land use designations that do not have frontage on either: 1) one collector and one arterial roadway; or 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1), unless it is shown that a vehicular cross connection can be established to an adjacent site with a non-residential future land use designation, or such development is planned as a Traditional Marketplace Development (TMD).

Policy 1.4-g: Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on adjacent neighborhoods. Standards for Traditional Marketplace Development shall also reflect the scale and character of the Rural Tier.

Policy 1.4-h: The County shall promote the development of central community places where feasible, considering the existing development pattern, by clustering and co-locating neighborhood commercial uses, day care, places of worship, and public community-serving uses. Community-serving uses may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Buildings in these central community places should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, and landscaping of non-residential development should reflect the character of a rural community.

Policy 1.4-i: Future development in the Rural Tier shall be consistent with native ecosystem preservation and natural system restoration, regional water resource management protection, and incorporation of greenway/linked open space initiatives.

Policy 1.4-j: The existence of public facilities of any kind, including potable water, wastewater and/or reclaimed water pipelines, shall not be used as justification for making future land use decisions that increase density and/or intensity in the Rural Tier. In order to ensure system efficiency, properties within an area where a public or privately owned potable water, reclaimed water, and/or wastewater utility has been granted or assigned utility service area rights by Palm Beach County, the utility may extend lines and the properties may connect to the utility's system.

Policy 1.4-k: The County shall continue to assign areas with a RR20 Future Land Use designation as TDR sending areas as an incentive to preserve wetlands, consistent with Future Land Use Objective 2.4 regarding the TDR program.

Policy 1.4-l: The County shall continue to provide the rural zoning regulations for areas designated Rural Residential in order to protect and maintain the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

1. Retain the Agricultural Residential zoning designation and the agricultural uses permitted by the Unified Land Development Code.
2. Provide for zoning districts, which appropriately accommodate residential and/or agricultural uses consistent with the applicable Rural Residential future land use category;
3. Provide assurances that agricultural uses shall be allowed in rural residential neighborhoods;
4. Guarantee the keeping of livestock;
5. Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and provide for locational criteria, which will prohibit the scattering of such uses throughout the Rural Tier;
6. Provide limitations on the types and number of uses permitted by the conditional use process;
7. Allow home occupation uses that will not degrade the rural character of the area;
8. Include provisions for non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act;
9. Include provisions that restrict clear-cutting for residential purposes to encourage: preservation of open space and protection of native vegetation and tree canopy in front, rear and side yards: preservation of environmental systems, protection of wildlife and retention of the rural character of the Rural Tier.

10. Provide protection for Rural Residential areas in the Rural Tier from the impacts associated with commercial mining operations and excavation, such as, but not limited to, hauling activity, blasting, vibration, noise, dust, and glare.
11. Provide for the enhancement and continuation of equestrian uses and facilities to support equestrian operations and events.

OBJECTIVE 1.5 The Agricultural Reserve Tier

General: The Agricultural Reserve Tier encompasses unique farmland and wetlands that are to be preserved primarily for agriculture based on policy direction adopted by the Board of County Commissioners in 1995. The Agricultural Tier Objective and Policies were revised in 2001 to incorporate the findings contained within the Ag Reserve Master Plan dated October 2000. This document was a summary of consultant and staff recommendations, and Board direction, for the Ag Reserve Master Planning effort which took place over a period of years with several phases. The purpose of the Master Planning effort was: "*To preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve, and produce a master development plan compatible with these goals."* A major emphasis of the initial phase was public outreach and the preparation of a set of guiding objectives that were prioritized by the Board of County Commissioners (BCC) during the development of the Ag Reserve Master Plan as follows:

- Preserve and enhance agriculture
- Enhance environmental resource value
- Enhance water management capability
- Enhance open space
- Create a functional sustainable development pattern
- Minimize costs/impacts to County taxpayers

Three possible development scenarios were prepared and weighted against their fulfillment of these objectives, the Status Quo Alternative, the Bond Alternative, and the No Bond Alternative. At the completion of Phase I, the BCC selected the Bond Alternative with direction for a bond referendum on land acquisition and for the Consultants to prepare Phase II. The $150 million Conservation Bond Referendum was passed in March 1999 with $100 million for the Ag Reserve. The Phase II of the Master Plan included a series of recommendations that were based on an overall framework that centered on the following concepts:

- Preserving open space was more efficient and could better accommodate a variety of public, agricultural, equestrian, and environmental uses when it consisted of large areas.
- Development areas should be concentrated east of SR7 (in the vicinity of Boynton Beach Boulevard and in the vicinity and south of Atlantic Avenue) in order to protect the environmentally sensitive lands within and surrounding the Loxahatchee National Wildlife Refuge, foster the preservation of agriculture in the center of the Tier, and to reduce infrastructure costs and impacts on tax payers.
- New development should occur as planned developments with a preserve area.

In December 1999, the BCC did not take action on the Phase II document, but directed staff to assess and return with additional information. Staff presented the Master Plan Addendum in May 2000 with additional information and modifications to the Consultant recommendations. The BCC provided direction on each of these items that was later summarized in the final Ag Reserve Master Plan dated October 2000. The BCC did not adopt the Master Plan, but adopted

amendments to the Comprehensive Plan in Round 01-1 incorporating the recommendations of the final Master Plan. The amendments carried forward the concepts within the final Master Plan.

Objective: Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

Agriculture and Open Space

Policy 1.5-a: *Deleted in Amendment Round 08-2*

Policy 1.5-b: The Board of County Commissioners, through the Cooperative Extension Service and the Office of Economic Development, shall establish economic development programs for agriculture that promote development of alternative and niche crops and programs that provide opportunities for cost sharing for improvements in farming practices.

Policy 1.5-c: The Board of County Commissioners shall develop and implement a land acquisition and/or development rights acquisition program, utilizing the Conservation Land Acquisition Selection Committee with staffing from County departments. This program will address obstacles to the future sustainability of agriculture. This program shall incorporate mechanisms that permit lands acquired by the County within the Agricultural Reserve Tier to be leased to farmers interested in continuing farm practices. Other methods of acquiring development rights in the Agricultural Reserve, such as the less than fee simple conservation easements may also be considered by the County.

Policy 1.5-d: The County shall administratively revise the Future Land Use Atlas to identify areas purchased by the County with bond funds for Ag Preserve purposes as an Agricultural Reserve Preserve. Any development rights and/or dwelling unit potential associated with the County purchased properties shall be retired upon the identification of these parcels as Preserve, and there shall be no ability to develop such properties with any use other than agriculture or for environmental purposes. These parcels shall continue to be identified as Agricultural Reserve Preserves with no development rights nor ability to be developed with residential uses even if a change in ownership occurs.

Policy 1.5-e: The Agricultural Reserve Tier shall be designated as a sending area for the Transfer of Development Rights (TDR) program established under Future Land Use Objective 2.4. TDR credits shall be assigned to lands within the Agricultural Reserve Tier at a transfer rate of one (1) du/acre.

Policy 1.5-f: Farm worker quarters and grooms quarters shall be accommodated within the Agricultural Reserve Tier, provided the property proposed for such purpose has density assigned to it. Farm worker quarters and grooms quarters shall not be located on property on which no residential density is assigned by the Future Land Use Atlas.

Policy 1.5-g: High-value added agricultural uses (such as packing houses, canneries, specialty food processing, etc), which are buffered to address compatibility with other permitted uses, will be permitted in the Agricultural Reserve Tier, except on land

designated as the preserve area of a planned development designated pursuant to Future Land Use Sub-Objective 1.5.1. Packing plants may be permitted in AgR-PDD preserve areas provided the preserve area meets the following:

1. located on a roadway classified as an arterial road on Map TE 3.1 – Functional Classification of Roads; and
2. located on or adjacent to active agricultural crop production.

Residential

Policy 1.5-h: Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD) , Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.

Policy 1.5-i: Residential subdivisions and Planned Development Districts (PDDs) located in the Agricultural Reserve Tier and approved by the Board of County Commissioners prior to January 1, 1990 shall be exempt from the Agricultural Reserve Tier provisions and shall be governed by the terms and conditions of their existing approvals. Any modifications to an approved Agricultural Reserve Planned Development District (AgR-PDD) shall comply with the terms of this section. A residential development approved prior to 1990 shall have the ability to develop a residual parcel that is contiguous to the subdivision and that would serve to square off the residential development under the AGR land use designation at a density that is consistent with the existing subdivision, thus exempting it from the terms of this section.

Policy 1.5-j: To support small-scale agricultural operations, while continuing to encourage large scale preserve areas, the County recognizes certain agricultural operations with residences on site as eligible preserves for 60/40 AGR-PUDs.

In order for the non-residential portion of the parcel to be eligible as preserve area, the property-owner must obtain, through the Planning Division Letter of Determination process, verification that:

1. the parcel has an active agricultural use, demonstrated through either a) a valid agricultural tax classification, or b) a sworn affidavit of farm use and supporting documentation reflecting a minimum of three consecutive years of agricultural use; and,
2. the parcel is eligible to transfer density at a rate of one unit per acre, excluding a minimum of one acre associated with an existing or planned residence and any other uses not permitted in preserve areas.

The Letter of Determination shall remain valid for a period of three years, and must be valid at the time of the 60/40 AGR-PUD approval. A caretaker's quarter as defined in the Unified Land Development Code shall not be considered a residence for the purposes of

this policy. Uses within the preserve area shall be subject to the preserve requirements of the associated 60/40 AGR-PUD.

Preserve areas subject to a conservation easement recorded on or after Jan. 1, 2016 are permitted one residence per parcel; however, for preserve parcels of 150 acres or more, one residence per each 150 acres of preserve can be accommodated on the preserve parcel, provided that development rights are retained on the preserve parcel for this purpose. The acreage associated with the residence, or other uses not permissible in a preserve area, shall not be counted toward the 60/40 AGR-PUD preserve area requirement.

Preserve areas subject to a conservation easement recorded prior to Jan 1, 2016 shall not be eligible to accommodate residences through acquisition of a development right. However, this does not prohibit the replacement of a preserve area through restoration of all development rights previously transferred by a single conservation easement.

For purposes of this policy, a parcel is the property described by a single Property Control Number as configured on January 1, 2016.

Commercial

Policy 1.5-k: Commercial and mixed uses in the Agricultural Reserve Tier shall be located central to the Tier and designed at a neighborhood or community scale in order to be limited to serving the needs of the farmworker community, existing residents, and future residents the Tier.

Policy 1.5-l: Pre-Existing Commercial Sites. Within the Agricultural Reserve Tier there are existing and/or approved commercial sites which are benign to the purposes of the Tier and/or which provide essential services for farm workers and residents of the Tier. The commercial sites below are conforming uses under the Agricultural Reserve (AGR) future land use designation (FLU) and the Tier.

1. **4 Points Market**, 2.56 acres located at the northwest corner of Boynton Beach Boulevard at SR7 is allowed up to 5,000 square feet of commercial uses consistent with Commercial Low FLU and 9 fuel pumps, under the AGR Zoning with AGR FLU.

2. **Stop and Shop**, 5.13 acres located at the southwest corner of Atlantic Avenue and SR7 is allowed for up to 7,980 square feet of commercial uses consistent with the Commercial Low FLU and 6 fuel pumps, under the AGR Zoning with AGR FLU.

3. **3 Amigos Convenience Store**, 0.34 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed up to 4,437 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 4.49 acres through the FLUA amendment process.

4. **Fina Gas Station Hey 4 U Trucking**, 1.50 acres located at the northeast corner of Atlantic Avenue and Lyons Road is allowed up to 1,923 square feet of uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Zoning with Commercial Low FLU up to 1.50 acres through the FLUA amendment process.

5. **Dells Suburban Market**, 1.69 acres on the north side of Atlantic Avenue, east of Lyons Road, is allowed up to 1,800 square feet of uses consistent with Commercial Low FLU utilizing AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 1.69 acres through the FLUA amendment process.

6. **West Boynton Center**, 2.50 acres located at the northwest corner of Boynton Beach Boulevard and Acme Dairy Road, is allowed up to 16,118 square feet of commercial uses consistent with Commercial Low FLU under the AGR Zoning with AGR FLU. The site may apply for Commercial Low FLU and Commercial Zoning up to 6.85 acres through the FLUA amendment process.

7. **Delray Growers**, 0.69 acres located at the northeast corner of Atlantic Avenue and Smith Sundy, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 11.25 acres through the FLUA amendment process.

8. **PF at West Boynton**, 4.57 acres located on the south side of Boynton Beach Boulevard, east of SR7, is allowed to apply for Commercial Low FLU and Commercial Zoning up to 4.57 acres through the FLUA amendment process.

Policy 1.5-m: In order to facilitate community growth, reduce traffic, and maintain open space, the County shall limit the locations of new commercial and mixed use future land use designations within the Agricultural Reserve Tier to within two commercial-mixed use centers. These centers are central to the Tier and intended to combine neighborhood shops, community commercial, offices, civic institutions, and housing opportunities. The two commercial-mixed use centers define the areas within 1/4 mile of the intersection of Lyons Road and Boynton Beach Boulevard, and the intersection of Lyons Road and Atlantic Avenue. In addition, the pre-existing commercial properties identified in Policy 1.5-i are allowed, and the County may consider future land use amendments for sites that share a common property line with pre-existing commercial properties identified in Policy 1.5-i to square off those locations.

Policy 1.5-n: The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service and office) within the Tier.

Policy 1.5-o: All future land use amendments seeking a Commercial designation in the Agricultural Reserve Tier are encouraged to be accompanied by a concurrent zoning application in order to demonstrate that the proposal meets the design, scale, and character requirements of the Tier.

Policy 1.5-p: In order to reflect the unique and limited commercial opportunities within the Agricultural Reserve Tier and the function of Acme Dairy Road as a collector roadway for 60/40 AGR-PUDs as identified by Policy 1.5.1-i, the intersection of Acme Dairy Road and Boynton Beach Boulevard shall be considered a Major Intersection and as meeting collector/arterial requirements for the purposes of location criteria in the ULDC.

Commercial Recreation

Policy 1.5-q: Freestanding golf courses shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier. All development rights shall be removed from the site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. Gaming, parimutuel wagering, off-track betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.

Policy 1.5-r: All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

Institutional

Policy 1.5-s: Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.

Policy 1.5-t: The Institutional uses listed below pre-date the establishment of the Ag Reserve Tier and shall be considered as conforming uses:

1. **Eternal Light Cemetery**, 48.46 acres located on the east side of SR7, south of Boynton Beach Boulevard, is allowed for a cemetery and related uses utilizing AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities Zoning with Institutional and Public Facilities FLU.

2. **Faith Farm Ministries**, 87.28 acres located on the east side of SR7, north Boynton Beach Boulevard is a religious ministry which has provided a long term, residential treatment and recovery program at this location since 1964. The County recognizes the Faith Farm Ministries as a provider of essential and valuable social services. The site includes church, a thrift store, educational and work training programs for residents and graduates, as well as a staff of pastors, teachers and counselors that live on site. Accordingly, the site is allowed multiple primary institutional uses including, but not limited to, place of worship, assembly non-profit, residential treatment, and education/vocational facilities. All facilities and uses on site must be under ownership of Faith Farm Ministries. Supporting non-institutional uses include, but are not limited to, the following:

1. Residential uses and facilities for employees, students, and their families up to 19 units, 313 beds, and a 40,000 square foot family living center; and
2. Non-residential uses that provide training opportunities and financially support to the ministry such as retail, repair, restaurant, recycling, etc.

Operations may continue and expand up to .15 FAR utilizing either AGR Zoning with AGR FLU or utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

3. **Caridad**, 6.7 acres located on the north side of Boynton Beach Boulevard, west of Acme Dairy Road, is allowed for assembly non-profit with supporting uses, including but not limited to medical care, utilizing AGR Zoning with AGR FLU. Operations may continue and expand utilizing AGR Zoning with AGR FLU. Or, may include medical care with supporting uses in addition to assembly non-profit utilizing Institutional and Public Facilities or Multiple Use Planned Development District Zoning with Institutional and Public Facilities FLU. The Planning Division shall review any development order amendments and determine consistency with this policy through the development review process.

SUB-OBJECTIVE 1.5.1 Planned Developments

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted.

Policy 1.5.1-a: In order to preserve and enhance agricultural activity, environmental and water resources, open space, and sustainable development within the Agricultural Reserve Tier, all new residential, commercial, industrial, and/or mixed use developments shall be developed as an Agricultural Reserve Planned Development that contributes to the fulfillment of these objectives by meeting the preserve area requirements, subject to the provisions of this Element, with the exception of 1) Residential subdivisions predating the Ag Reserve Tier and those that are subdivided at 1 unit per 5 acre density; 2) pre-existing commercial sites identified in Policy 1.5-i which develop at the square footages identified within the Policy; and 3) the sites which received an industrial future land use designation as part of the adoption of the 1989 Comprehensive Plan.

Policy 1.5.1-b: A residential AgR-PDD shall require the following:

1. that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. For this purpose, a meandering or intrusion of the development area into the preserve area would only be considered in an equestrian community;
2. that the development area be situated adjacent to other existing, planned, or projected development areas.
3. that the development area provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer

between non-agricultural uses and agricultural uses, though water features shall not have to be located adjacent to the buffers of the development;
4. that preserve areas not be regarded as part of any development lot;
5. that preserve areas be used only for agriculture or open space uses;
6. that any structures built within preserve areas be for agricultural uses only (as further specified in the ULDC), and shall be considered common resources of the development's residents or agricultural users;
7. that the dedication requirements (e.g. civic use) and calculations for land uses (e.g. non-residential pods) be based only upon the development area; and
8. that the development area use native or drought tolerant species for at least 60% of any landscape requirement.

Policy 1.5.1-c: At least one stub street in each of the four cardinal directions may be required in all AgR-PDDs unless the property is adjacent to a designated preserve area or lies west of State Road 7 or lies adjacent to the Ronald Reagan Turnpike.

Policy 1.5.1-d: Utilization of these planned development options may result in a maximum density for an AgR-PDD of 1 du/ac for a residential AgR-PDD except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the preserve area. For a residential AgR-PDD or an AgR-TMD, the preserve area requirement shall be established as:

1. a 80/20 development, 75 percent of the total land area;
2. a 60/40 development, 60 percent of the total land area; and
3. a TMD, 60 percent of the total land area.

Policy 1.5.1-e: Property owners located along a designated rural parkway in the Agricultural Reserve Tier shall receive credit for the parkway easement as a portion of their required preserve area as described in Future Land Use Policy 1.5.1-d without regard to the minimum contiguous acreage requirement for the preserve area of an AgR-PDD established in Future Land Use Policies 1.5.1-i and 1.5.1-m.

Policy 1.5.1-f: Nonresidential land uses, limited to those uses, which the County allows in residential developments within the Urban/Suburban Tier, may be allowed as a pod within the development area of a residential AgR-PDD master plan, provided that the nonresidential uses are situated to serve the residents of the AgR-PDD as opposed to the general public. If the nonresidential land uses are government uses, such as fire stations, libraries, etc., they are not required to be situated to serve only the residents of the AgR-PDD.

Policy 1.5.1-g: The County Planning Division shall administratively identify the preserve areas of all Ag Reserve Planned Developments on the Future Land Use Atlas as an Agricultural Reserve Preserve after approval of the Ag Reserve Planned Developments If development rights are retained on the preserve area, for purposes of providing farm worker quarters consistent with Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters consistent with Future Land Use Policy 1.5.1-k, the number of farm worker quarters or grooms quarters which may be located on the preserve area shall also be administratively identified on the Future Land Use Atlas.

80/20 Planned Development Option

Policy 1.5.1-h: An 80/20 AgR-PDD shall require the following

1. a minimum of 40 contiguous acres;
2. that the buildable area be contained in one compact area and not exceed 20 percent of the gross acreage. Land dedicated as rights-of-way for the County's Thoroughfare System, land allocated for the internal street system, and water areas required for on-site drainage retention may be deducted from the 80 percent; however, in no event shall the buildable area be increased to greater than 25 percent of the gross acreage;
3. that the remainder of the gross acreage be maintained in agriculture, passive recreation or other open space use, except that water features may only be considered within the preserve area if the feature is designated by the South Florida Water Management District as a Water Preserve Area (WPA). No other open space or recreational use that is intensive in nature, such as a golf course; or, which would interfere with the future practice of agriculture on the subject property; or continued practice of agriculture on adjacent properties shall be permitted; and
4. that the preserve area be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PDD or agricultural users, and operate under common management of an HOA or third party.

60/40 Planned Development Option

Policy 1.5.1-i: A 60/40 AgR-PUD shall require the following:

1. a minimum of 250 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;
2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;
3. the development area and the protected area need not be contiguous;
4. that the development area shall be situated east of State Road 7 with frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. Other roadways may be added to this list, by Plan amendment, consistent with the goal of preservation and perpetuation of agriculture in the Agricultural Reserve Tier;
5. the development area shall not be situated west of State Road 7; and
6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:

    a) contain a minimum area of 150 acres; and, be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by

the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PDD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and

b) that in cases of preserve areas that are contiguous to the associated development area, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PDD or agricultural users, and operate under common management of an HOA or third party.

Policy 1.5.1-j: The preserve area of a 60/40 AgR-PDD shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-PDD Master Plan as a Preserve Area.

Policy 1.5.1-k: To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of 60/40 Agricultural Reserve Planned Development Districts (AgR-PDDs). Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters – a minimum site size of 25 acres per Housing Policy 1.4-d and a maximum density of one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farm workers.
2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For AgR-PDD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the AgR-PDD is platted.

Policy 1.5.1-l: The Unified Land Development Code shall require that any golf course, which is constructed in the Agricultural Reserve Tier as a part of a 60/40 AgR-PDD have a management plan, which at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;

3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

Agricultural Reserve Commercial and Mixed Use Planned Developments

Policy 1.5.1-m: Agricultural Reserve Commercial and Mixed Use Planned Developments. All commercial and mixed use Planned Developments are intended to provide one or more uses in a manner that is compatible with the scale and character of the surrounding residential uses and designed to promote a sense of place. The commercial and mixed use Planned Developments provide uses that can include shopping, entertainment, business, services, employment, cultural, civic, schools, places of worship, government services, and/or housing opportunities in a manner that increases a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space, while dispersing parking and respecting and maintaining the character of the surrounding area. The commercial and mixed use Planned Developments are intended to provide neighborhood and community serving scaled uses. Regional and large-scale big-box uses are not permitted.

Policy 1.5.1-n: AGR-Traditional Marketplace Development. The Agricultural Reserve Traditional Marketplace Development (AgR-TMD) is a planned development intended to provide an integrated mix of uses. The AgR-TMD differs from that AgR-MUPD by requiring a minimum of 51% of the commercial square footage to be designed as a "Traditional Main Street" that allows the floors above the shops and offices to have the potential to be used for either housing or residential/business as live/work spaces. An Agricultural Reserve Traditional Marketplace Development (AgR-TMD) shall meet the following requirements:

1. The total land area shall be a minimum of 25 acres;
2. The Development Area shall be contained in one compact area not to exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with commercial development such as the street system, parking and water retention areas;
3. The Development Area shall be located within 1/4 mile of the intersections of Lyons Road and Atlantic Avenue or Lyons Road and Boynton Beach Boulevard;
4. The Development Area shall meet the Ag Reserve Design Elements;
5. The Preserve Area shall consist of at least 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map. Up to 10 percent of the preserve area may be located within the development area for use as open space or public greenspace. Any portion of the preserve area not located within the development area:

    a) may be contiguous with the developed area;
    b) shall be utilized for crop production; pasture; equestrian purposes; if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly

related to the AgR-TMD; or, if approved by the Department of Environmental Resources Management, managed for environmental resource values. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-TMD; nor shall new residential uses be accommodated thereon except for farm worker quarters or grooms quarters as described in Future Land Use Policy 1.5.1-o or, if located east of State Road 7 and adjacent to a development area, for civic purposes such as schools, libraries, or fire stations.

Policy 1.5.1-o: The preserve area of a 60/40 AgR-TMD shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-TMD Master Plan as a Preserve Area.

Policy 1.5.1-p: To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of Agricultural Reserve Traditional Marketplace Development (AgR-TMD). Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters - one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farmworkers
2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For AgR-TMD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the AgR-TMD is platted.

Policy 1.5.1-q: AGR-Multiple Use Planned Development. New Agricultural Reserve Multiple Use Planned Developments (AgR-MUPD) in the Ag Reserve Tier shall meet the following requirements:

1. Preserve Areas shall not be required for a property that is 16 acres or less in size as of January 1, 2016. For purposes of this policy, the term ‘property’ is defined as a property control number as configured on January 1, 2016. The acreage shall be exclusive of right-of-way as shown on the Thoroughfare Right of Way Identification Map;
2. Preserve Areas shall be required for a property that is greater than 16 acres in size as of January 1, 2016. For purposes of this policy, the term ‘property’ is defined as a property control number as configured on January 1, 2016. For such properties, the Development Area shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map;
3. The Development Area for commercial and mixed use projects shall meet the Ag Reserve Design Elements; and
4. Required Preserve Areas shall be subject to the standards and requirements of an AgR-TMD preserves.

Policy 1.5.1-r: Ag Reserve Design Elements. In order to maintain the character of the Tier and quality of life for farm workers and residents, all new commercial and mixed use development the Ag Reserve Tier must demonstrate consistency with the following Ag Reserve Design Elements during the development review process. Conditions of approval to further define compliance with these elements may be adopted as part of the associated future land use amendment ordinance and/or zoning resolution:

1. A minimum of 5% usable open space as defined by the Introduction and Administration Element, prominently located within the project to act as a community gathering place;
2. Landscaped, pervious surfaces that incorporate native landscape species in the site design, with an emphasis along roadway frontages, at entry features, and the provision of exceptional landscape buffers to ensure compatibility with adjacent residential or agricultural properties;
3. Interconnected, well landscaped pedestrian systems that link buildings with useable open space, sidewalks and other trail systems, to promote pedestrian circulation and encourage pedestrians to walk between uses;
4. Building placement designed to foster pedestrian connectivity with surrounding parcels;
5. Compatible building heights consistent with the character of the community; and
6. Public amenities such as sidewalks, lighting, seating, signage, gathering space, water features, landscaping, public art, and provisions for outdoor dining and merchant displays.

OBJECTIVE 1.6 Glades Tier

General: The Glades Tier is generally located west of the Conservation Areas and Twenty Mile Bend, and includes the Glades Communities. This area is designated primarily for specialized agricultural operations. Communities within the Glades Tier are engaged in their own efforts with regard to planning and development. This effort is mainly in the form of economic development programming. The geographical distance and the nature of the issues faced by the Glades communities differ from the challenges faced by the coastal communities to manage growth. These factors warrant a separate initiative to further develop the Glades Tier, in conjunction with the Glades municipalities, business community and area residents.

Objective: Palm Beach County shall work with the communities in the western areas to preserve and enhance the unique characteristics of the Glades and protect the economically viable agricultural base in this area. The Glades Tier shall include all lands west of the Water Conservation Areas, Twenty Mile Bend, and the J.W. Corbett Wildlife Management Area. The area outside the Urban Service area predominantly supports large-scale agricultural operations, which shall be afforded rural levels of service.

Policy 1.6-a: The County recognizes the Glades Region Master Plan as presented to the Board of County Commissioners on July 28, 2015.

Policy 1.6-b: Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/ Suburban Tier shall apply.

Policy 1.6-c: Minimum residential density does not apply in the Glades Tier.

Policy 1.6-d: In order to allow the continuation of both agricultural and residential uses, and to promote infill development within the Glades Urban/Suburban Tier and the unincorporated communities of Lake Harbor and Canal Point, the following table shall establish the Future Land Use/Zoning consistency. In addition, within Lake Harbor, RE is consistent with AP future land use for such properties which received RE prior to August 31, 1989.

Table 1.6-a

Glades Tier Residential Future Land Use/Zoning Consistency[1]

Future Land Use Designation	Consistent Zoning Districts	
	Zoning District	Planned Development
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
Low Residential	AR, RE, RT, RS	PUD, TND, MHPD
Medium Residential	AR, RE, RT, RS, RM/RH[2]	PUD, TND, MHPD
High Residential	AR, RE, RT, RS, RM, RH	PUD, TND, MHPD

1. The RH zoning districts has been discontinued. Properties with RH shall not be required to rezone and shall utilize the property development regulations of the RM zoning district.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM or RH prior to the Plan's August 31, 1989 adoption.

Policy 1.6-e: Within the Glades Tier the Agricultural Production zoning district is consistent with all future land use designations, excluding Conservation.

Policy 1.6-f: The County will continue to encourage the preservation and rehabilitation of properties with the potential for historic designation. Such regulations will allow for the expansion and redevelopment of the property, and the retention of development density and intensity for the property.

SUB-OBJECTIVE 1.6.1 Glades Area Economic Development Overlay

Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades communities, residents and organizations to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning while complying with all applicable environmental regulations and constraints by applying the provisions of the Glades Area Economic Development Overlay.

Policy 1.6.1-a: The Glades Area Economic Development Overlay (GA-O) shall apply to all land within the Urban Service Area in the Glades, including the State-designated enterprise zone for the municipalities of Belle Glade, South Bay and Pahokee.

Policy 1.6.1-b: Within the GA-O, the County shall provide flexibility in the range of uses and land development regulations allowed to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area.

Policy 1.6.1-c: By January 2022, the County shall review and revise the Glades Economic Overlay Zone to increase opportunities for establishing home-based businesses and other mixed future land uses.

SUB-OBJECTIVE 1.6.2 Sugar Cane Growers Cooperative of Florida Protection Area Overlay

The purpose of the Sugar Cane Growers Cooperative of Florida Protection Area Overlay (Sugar Cane Growers Cooperative Overlay) area is to provide for the protection of the sugar industry, a significant agricultural industry from encroachment of incompatible uses and activities*;* as well as to provide opportunities for the location of accessory, auxiliary, and supporting industrial uses in close proximity to the existing SCGCF mill and related facilities.

Policy 1.6.2-a: The Sugar Cane Growers Cooperative Overlay is depicted on the Special Planning Areas Map in the Map Series, and is generally described as the area east of State Road 15, east and north of Belle Glade's city limits south of State Road 80, and west of the adopted Urban Service Area for the Glades. The overlay includes all of Sections 21, and 28, the eastern half of sections 20 and 29, Township 43 Range 37, excluding completely the western half of Section 29, which has been selected by the City of Belle Glade to build a Business Park and as a potential future annexation area. The specific boundaries of the Sugar Cane Growers Cooperative of Florida Protection Area Overlay are depicted on the Special Planning Areas Map in the Map Series.

Policy 1.6.2-b: All lands within the Sugar Cane Growers Cooperative Overlay shall be designated as Industrial on the Future Land Use Atlas. Uses permitted in and adjacent to the Overlay shall be limited to those, including agriculture, that are compatible with or complement the operations of the Sugar Cane Growers Cooperative of Florida, and the

purpose of the Overlay, and allow the continuation and future development of the sugarcane industry.

Policy 1.6.2-c: Uses permitted within and adjacent to the Sugar Cane Growers Cooperative Overlay shall be compatible with or complement the operations of the purpose of the Overlay, and allow the continuation and future development of the sugarcane industry.

Policy 1.6.2-d: Should production and processing at the Sugar Cane Growers Cooperative of Florida be discontinued, this Overlay and Sub-objective 1.6.2 of the Future Land Use Element will be revisited, and will also be reviewed as part of the Evaluation and Appraisal Review (EAR) process for the Comprehensive Plan.

SUB-OBJECTIVE 1.6.3 Lake Okeechobee Scenic Trail Overlay

The purpose of the Lake Okeechobee Scenic Trail Overlay is to increase job opportunities and improve the economic vitality of the area by supporting the development of tourist-related facilities in conjunction with the Lake Okeechobee Scenic Trail, a segment of the Florida National Scenic Trail atop of the Herbert Hoover Dike.

Policy 1.6.3-a: The Lake Okeechobee Scenic Trail Overlay (LOST-O) consists of the area shown outside the Urban/Suburban Tier on the Managed Growth Tier System Map located between the Herbert Hoover Dike and 250 feet South of U.S. 27, and between the Herbert Hoover Dike and 250 feet East of Conners Highway as depicted on the Special Planning Areas Map in the Map Series.

Policy 1.6.3-b: The LOST-O shall accommodate uses such as inns, cabins, restaurants, and trail outfitters (e.g. bicycle and boat rentals) which support outdoor recreational activities. Within the Overlay, such tourist-related uses shall be allowed in all Future Land Use designations.

Policy 1.6.3-c: Only properties which represent a lot of record as of December 31, 2000, at least 50% of which lies within the LOST-O, may utilize the provisions of the LOST-O.

OBJECTIVE 1.7 United Technologies Corporation (Pratt-Whitney) Protection Area Overlay

General: The purpose of the Overlay is to provide for the protection of a critical manufacturing and research and development employer from encroachment by incompatible uses and activities; as well as to provide opportunities to locate accessory, auxiliary, and supporting industrial uses in close proximity to the existing facilities. Locations of such uses may ultimately lead to the continuation and future development of the Pratt-Whitney facilities. In order to enhance the operation of Pratt-Whitney, it is necessary to provide compatible adjacent land uses and activities in the Overlay area, which complement the operations and/or are related to the continuation and future development of the facility. In 1957/58, the Pratt-Whitney facilities were established in the area designated as Industrial, immediately south of the Beeline Highway and west of Seminole Pratt-Whitney Road. The siting of these facilities was purposely in an isolated and rural setting, to minimize or eliminate any inconsistencies with adjacent land uses. Pratt-Whitney is a major industrial employer within the County, and its continuation and potential expansion of its employment base supports the Comprehensive Plan's economic goal to expand the County's manufacturing/industrial base. The Unified Land Development Code shall specifically identify the uses permitted within this Overlay, and must provide for regulations and restrictions consistent with the provisions of this Overlay.

Objective: Palm Beach County shall protect critical industrial, manufacturing and research and development activities, from encroachment of incompatible uses and activities, which would be unable to withstand the noise generated by jet and rocket propulsion engine testing in the Overlay, while providing the opportunity to locate compatible office and industrial uses together with compatible supporting, accessory, and ancillary uses in proximity to the existing facilities facilitating the continuation and further development of this manufacturing and research and development area through designation of the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay.

Policy 1.7-a: The United Technologies Corporation (Pratt-Whitney) Protection Area Overlay, generally described as the area east and north of the Beeline Highway and the Pratt-Whitney facility, encompassing all or portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Township 41 Range 40; Sections 5, 6, 7, 8, 9, 17, 18, Township 41 Range 41; and, Section 13, Township 41 Range 39, is depicted on the Special Planning Areas Map in the Map Series.

Policy 1.7-b: The following future land use designations shall be allowed in the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay:

1. Industrial, including the Economic Development Center category; and,
2. Conservation, including the Water Resources Area category.

Commercial and Commercial Recreation future land use designations are prohibited, except for those parcels which held Commercial or Commercial Recreation designations prior to the adoption of the 1989 Comprehensive Plan.

Policy 1.7-c: The County shall designate the Overlay as a Limited Urban Service Area based on the nature of the industrial operations and need for urban levels of potable water and sanitary sewer. The boundaries of the Limited Urban Service Area shall be depicted on the “Service Areas Map” contained in the Comprehensive Plan Map Series.

Policy 1.7-d: The County shall limit permitted uses within the United Technologies Corporation (Pratt-Whitney) Protection Area Overlay to those uses that are ancillary or accessory to, and/or compatible with and do not endanger the continuation and expansion of the existing industrial, manufacturing, and research and development operations within the Overlay. Certain uses permitted within the allowed future land use designations may generate conflicts with the Pratt-Whitney facilities, and shall be prohibited. Such incompatible uses (due to their sensitivity to noise) include, but are not limited to, the following:

1. Residential (excluding Caretakers quarters);
2. Hotels, motels;
3. Medical and dental offices; and
4. Hospitals, medical centers.

Uses (not listed above) which generally would not be allowed within the Overlay may be permitted as accessory uses to a permitted primary use.

OBJECTIVE 1.8 Glades Area Protection Overlay

General: The Purpose of the Overlay is to protect the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into the agricultural production areas in the Glades Tier.

Objective: The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from encroachment by urban and other uses that will be detrimental to the viability and continuity of agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. This overlay complements existing provisions in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural Production areas in the Glades Tier, beyond the western limits of this overlay, while providing the opportunity to recognize existing uses and new uses within the overlay.

Policy 1.8-a: The Glades Area Protection Overlay, generally described, as the area north of State Road 80 (SR-80), approximately 2.25 miles west of Seminole Pratt Whitney Road directly south of the Deer Run rural subdivision, to approximately 2.0 miles west of the SFWMD L-8 Canal, encompassing the western portions of sections 8 and 17, all of sections 20, 28, 29 and 32, and the northern portion of section 33, Township 43, Range 40, with an approximate total acreage of 3,063.66 acres, is depicted on the Special Planning Areas Map in the Map Series. The boundaries of the Glades Area Protection Overlay shall not be modified or expanded to incorporate areas other than the ones described in this policy.

Policy 1.8-b: The County shall limit permitted uses within the Glades Area Protection Overlay to those uses that are compatible with the purpose of this overlay. No residential uses shall be allowed west of the L-8 Canal.

a. West of the L-8 Canal:
Future Land Use Designation: Rural Residential 10 (RR-10) and Economic Development Center (EDC).
Specific Uses: Existing uses; Mining, excavation and other related uses consistent with the Overlay, and for Everglades restoration and water management purposes; Conservation, including wildlife corridors; Florida Power and Light (FPL) Power Plant and related cooling areas; and Employment Center.

b. East of the L-8 Canal:
Future Land Use Designation: Low Residential 2 (LR-2) and related complementary uses as approved by the Board of County Commissioners.

Policy 1.8-c: The area within the Overlay located east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal, shall be designated as a Limited Urban Service Area (LUSA) based on the area meeting the criteria for a LUSA designation in FLUE Objective 3.3. The boundaries of the LUSA shall be depicted in the "Service Areas Map" contained in the Comprehensive Plan Map Series.

OBJECTIVE 1.9 Bioscience Research Protection Overlay (BRPO)

The purpose of the Bioscience Research Protection Overlay (BRPO) is to promote the growth and stability of bioscience research/biotechnology uses in proximity to The Scripps Research Institute (TSRI) campus at Abacoa/Briger and deterring the conversion of those uses to commercial or residential uses. This will be accomplished in coordination with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park, with the objective to provide opportunity for a minimum 8,000,000 square feet of bioscience/biotechnology use cluster in Northern Palm Beach County. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation including uses allowed pursuant to planned development approvals and development of regional impact approvals.

Policy 1.9-a: The Bioscience Research Protection Overlay (BRPO) – generally located and bifurcated North and South of Blue Heron Blvd, West of the C-17 canal and Garden Road and East of I-95; bordered in the North by Consumer Street and in the South by Interstate Park Way; The larger portion of the overlay lying in the area to the North of Blue Heron Blvd, with a smaller portion comprised of 8 parcels to the South, as well as the area included in the Florida Research Park (Palm Beach Park of Commerce) DRI approval – shall be depicted on the Special Planning Areas Map in the Comprehensive Plan Map Series.

Policy 1.9-b: The uses allowed and encouraged within the BRPO shall include science/biotechnology research uses and their supporting facilities; laboratories; other industrial uses including manufacturing uses; clinical research hospitals; and commercial retail or office uses that are accessory or ancillary to bioscience research/biotechnology uses provided all permitted, special, requested, DRO and accessory uses allowed in a planned development and/or development of regional impact shall continue.

Policy 1.9-c: Within the Overlay, residential uses shall be prohibited, and commercial uses shall be prohibited unless clearly accessory or ancillary to bioscience research/biotechnology uses or as have been or may be approved in connection with a land use mix for a planned development and/or development of regional impact.

Policy 1.9-d: The County shall encourage bioscience research/biotechnology uses as permitted uses within the Bioscience Research Protection Overlay (BRPO) so as to achieve, in coordination with adjacent municipalities, a clustering of bioscience research/biotechnology uses and thus to promote intellectual exchange between researchers, scientists, students and others in the bioscience research/biotechnology industry workforce.

Policy 1.9-e: The County shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research/biotechnology uses so as to develop a cluster of the industry in proximity to the TSRI campus at Abacoa/Briger.

Policy 1.9-f: Any proposed Future Land Use Atlas (FLUA) amendment or rezoning on a property within the BRPO that allows uses other than those encouraged by BRPO, specifically disallows uses encouraged by the BRPO or that the Planning Director determines would discourage uses encouraged by the BRPO must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Board of County Commissioners (BCC). Further, the Planning Division shall notify the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park of any such proposals prior to any public hearings on any such amendment or rezoning.

Policy 1.9-g: Those parcels of land within the Overlay whose future land use and zoning designations permit bioscience research/biotechnology uses may not be converted to residential uses, or to commercial uses which are not clearly accessory or ancillary uses to bioscience research/biotechnology uses without a supermajority vote consisting of five members of the BCC. However, the limitation on conversion of uses does not apply to permitted, special, requested, DRO and accessory uses allowed in a planned development and/or development of regional impact.

OBJECTIVE 1.10 Lion Country Safari Overlay (LCSO)

General: The purpose of this Overlay is to acknowledge the importance of Lion Country Safari as a unique tourist attraction in Palm Beach County and recognize that the viability of the park is important for the County's tourism industry. Since its opening in 1967, the park has served as a major tourist attraction with an average of 500,000 visitors per year and serves as a major employer in the central western communities. The park was the nation's first cage-less zoo providing tourists and residents the experience of an African safari adventure. The park was situated at this location as the area at that time was isolated and provided a naturalistic setting to resemble the African savannah. Subsequently, the site has been encircled by low-density residential development in both the Rural and Exurban Tiers. In recognizing that there are density disparities between the park and adjacent land uses, the LCSO allows for future residential development that is consistent with the surrounding area.

Objective: This Overlay encourages the preservation of the Lion Country Safari Park by accommodating the Commercial Recreation designation, while allowing for residential development at a density that is compatible with the surrounding area.

Policy 1.10-a: The Lion Country Safari Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of one square mile generally located north of Southern Boulevard and west of Seminole Pratt Whitney Road.

Policy 1.10-b: Notwithstanding Table III.C of this Element, the Commercial Recreation future land use designation (with a maximum FAR of 0.05), with an underlying rural residential designation, including RR-2.5 shall be allowed within the Lion Country Safari Overlay.

Policy 1.10-c: In order to reduce urban sprawl, encourage the mixing of uses and create a more sustainable land use pattern, residential development shall be required to exhibit the following characteristics:

1. Open Space shall comprise a minimum of 60% of the gross acreage achieved either through (a) or (b).
    a. Open Space is limited to preservation, conservation, passive recreation, wetlands, bona fide agriculture, regional water management projects and equestrian trails.
    b. For the purposes of this Overlay only, the Lion Country Safari park (excluding hotel approval) shall be permitted to count toward the open space requirement provided that prior to the issuance of the final development order, a deed restriction/conservation easement is recorded that limits uses on the site to preservation, conservation, passive recreation, wetlands, bona fide agriculture, regional water management projects and equestrian trails, if the commercial recreation uses (including the RV Park) on the site were to cease. In order to allow for a clustering of residential units, the LCSO is exempt from FLUE Policy 1.3-d.
2. The Development Area, including all improvements, streets, water management tracts for on-site and street drainage, shall comprise a maximum of 40% of the gross area and shall include:
    a. Clustered residential units which provide a variety of lot sizes to allow for a range of housing choices.
    b. Smaller sized lots shall be located towards the center of the Development Area and should transition to larger lot sizes located at the edge, adjacent to the existing residential neighborhoods.
3. The development shall preserve existing native vegetation and other natural features throughout the community including a minimum of 37 acres of upland native vegetation.
4. The development shall include interconnectivity between the uses.
5. A overall master plan is required at the time of development order approval.
6. A neighborhood serving commercial store is permitted up to 3,500 square feet.

Policy 1.10-d: Golf Courses are prohibited within the LCSO.

OBJECTIVE 1.11 Western Communities Residential Overlay

General: The Purpose of the Western Communities Residential Overlay (WCRO) is to provide a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into conservation areas. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through the additional non-residential uses and residential support for other projects whose non-residential development is intended to do so, including but not limited to the City of Westlake.

Objective: The Western Communities Residential Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area. The WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other benefits.

Policy 1.11-a: The Western Communities Residential Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,871 acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.

Policy 1.11-b: The Western Communities Residential (WCR) Future Land Use category shall be established to allow a compatible density with the existing rural residential lifestyle adjacent to the Western Communities Residential Overlay.

Policy 1.11-c: Development within the Western Communities Residential Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to 3,897; the maximum amount of non-residential commercial retail uses shall be limited to 300,000 square feet; and, the maximum amount of non-residential commercial office uses shall be limited to 50,000 square feet.

Policy 1.11-d: For the purposes of contiguity, any land area within the Western Communities Residential Overlay shall be considered contiguous so long as it is submitted under one unified plan of development (a.k.a. Conceptual Plan).

Policy 1.11-e: In addition to other public facilities required by the ULDC, the following within the Western Communities Residential Overlay shall be provided at developer expense:

1. Paved on-site roads to serve all uses.
2. On-site central water and wastewater service and facilities adequate to meet adopted level of service standards, with an off-site loop main that will allow other residences in the vicinity to connect to central services.
3. On-site retention and drainage facilities that connect to the L-8 canal.
4. A minimum 11 miles of 8-foot-wide pedestrian and bicycle pathways, open to the public.
5. A minimum 17.5 miles of equestrian trails open to the public.
6. On-site bus shelter easements for Palm Tran.
7. Off-site road improvements that include:
    a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
    b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
    c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
    d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
8. In addition to the project's fair share proportionate share obligation, fund an additional $5,000,000.00 for road improvements in the Central Western Communities.

Policy 1.11-f: The Western Communities Residential Overlay developer shall provide a trolley for scheduled seven-day-a-week shuttle service to on-site nonresidential uses and areas, and to commercial centers in Westlake. Service shall be provided at no charge to riders after the developer receives 1,000 certificates of occupancy for on-site residential units. The trolley shall remain in service at the expense of the developer or assigns until such time as the County authorizes the service to end in the event of low ridership.

Policy 1.11-g: A range of housing choices shall be provided within the Western Communities Residential Overlay through the provision of three different density ranges as depicted on the Conceptual Plan.

Policy 1.11-h: The Western Communities Residential Overlay developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:

1. Upon the date mutually agreed to in written agreement between Indian Trail Improvement District and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District or the County. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID/County as a storm water retention/water management area.
2. Upon written request of the Palm Beach County School Board and receipt of at least 250 building permits, whichever shall later occur, dedicate a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach

County. The development shall take all required drainage from the school sites into the development's storm water management system.

3. Prior to receipt of no less than 250 building permits, a minimum 40 acres adjacent to District Park "F" for its expansion, constructed at County expense.
4. Prior to receipt of no less than 250 building permits, a five acre site for a fire/police/utility site.

GOAL 2 LAND PLANNING

It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

OBJECTIVE 2.1 Balanced Growth

Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.

Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.

Policy 2.1-b: The County shall utilize a range of residential future land use categories to plan for growth and non-residential land use designations to support and serve the residential and tourist populations as described in the FLUA Regulation Section of this Element. The entitlement, minimum, and maximum densities and the intensities allowed within each land use designation and category are specified in the FLUA Regulation Section.

Policy 2.1-c: The Comprehensive Plan shall use population projections and associated dwelling unit projections to guide public and private entities in planning for urban development and redevelopment. The projections shall also guide the location, timing and capacity of urban services and facilities, where other regulatory planning tools do not apply.

Policy 2.1-d: The future land use designation for individual parcels shall be limited to the designations identified by the applicable Tier in Table III.C. in the FLUA Regulation Section (unless otherwise specified within this Element) and shall be shown on the Official Future Land Use Atlas (FLUA) maintained by the Planning, Zoning and Building Department. The Atlas shall depict future land use designations for all parcels in unincorporated Palm Beach County, including underlying/ alternative land uses, and the boundaries and ordinance numbers of all adopted FLUA amendments.

Policy 2.1-e: The Future Land Use Atlas may depict underlying residential densities or alternative designations as provided below. The County may initiate a land use amendment to remove the non-utilized future land use designation after the property is developed.

1. The Future Land Use Atlas may depict residential or industrial underlying/alternative land uses for properties designated Commercial or Commercial Recreation. The alternative use will permit development provided maximum allowable densities or intensities are not exceeded.

2. Industrially designated parcels may be assigned an underlying residential density for the development of a PIPD without a land use amendment. The Planning Director shall assign the underlying density based upon the densities of adjacent residential properties.

3. The Future Land Use Atlas may depict underlying/alternative residential future land uses for properties designated as Institutional and Public Facilities. If an underlying/alternative designation is not depicted on the Atlas, the Planning Director may assign an underlying density based on the densities of adjacent residential parcels without a land use amendment. Underlying densities that are higher than adjacent residential parcels shall only be assigned through the TDR Program, the Workforce Housing Program, the Affordable Housing Program, or a site-specific amendment to the Future Land Use Atlas or rezoning that is conditioned in the adopting ordinance or resolution to limit the additional density to an institutional use.

4. The Transportation and Utilities future land use designation may be applied as a designation or as an underlying designation to property owned or operated by the Department of Airports.

5. The Future Land Use Atlas may depict underlying/alternative residential land uses for properties designated Special Agriculture (SA).

Policy 2.1-f: Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:

1. The natural environment, including topography, soils and other natural resources;
2. The availability of facilities and services;
3. The adjacent and surrounding development;
4. The future land use balance;
5. The prevention of urban sprawl as defined by 163.3164(51), F.S.;
6. Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and
7. Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.

Policy 2.1-g: The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

Policy 2.1-h: The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.

Policy 2.1-i: Residual Parcel - As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.

Policy 2.1-j: Palm Beach County shall maintain the flexibility to respond to changing economic conditions while guiding future economic development through implementation of the Strategic Economic Development Plan adopted by the Board of County Commissioners on March 13, 2007. This will assist the County in maintaining a balanced, diversified and resilient economy.

Policy 2.1-k: Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.

Policy 2.1-l: *Deleted in 14-1*

OBJECTIVE 2.2 Future Land Use Provisions - General

Palm Beach County shall ensure development is consistent with the County's diverse character and future land use designations. All public and private activities concerning the use, development and redevelopment of a property, and the provision of facilities and services shall be consistent with the property's future land use designation, and the applicable Goals, Objectives and Policies of this Element.

Policy 2.2-a: Future Land Use Provisions – General - All development approvals and actions within the unincorporated limits of the County shall be consistent with the provisions contained within the Comprehensive Plan, as amended. Such approvals shall also be consistent with any restrictions or special conditions attached to a Comprehensive Plan amendment, as referenced on the Future Land Use Atlas and contained within the Ordinance adopting the amendment.

Policy 2.2.b: All zoning related decisions, including revisions to the Zoning Quad Maps, shall be consistent with the Comprehensive Plan and Future Land Use Atlas. The Unified Land Development Code may limit or restrict any of the land uses allowed by the Future Land Use Element. The County may initiate a district change to the appropriate Zoning Quad Map to eliminate inconsistent land uses and further the Goals, Objectives and Policies of the Comprehensive Plan. *[See Introduction & Administration Element for additional details]*

Policy 2.2.c: The County shall ensure its Unified Land Development Code is consistent with the appropriate elements of the Comprehensive Plan. This consistency shall, at a minimum:

1. Ensure that no development permits will be issued to a development whose impact may degrade adopted levels of service, pursuant to the Concurrency Management Program contained in the Capital Improvement Element;
2. Ensure future land uses are consistent with the Future Land Use Atlas;
3. Ensure compatibility with adjacent future land uses;
4. Protect residential areas from adverse impacts and undesirable effects from adjacent land uses;
5. Regulate subdivision of land;
6. Protect areas subject to seasonal or periodic flooding, as provided in the Utility and Conservation Elements;
7. Regulate stormwater management and drainage;
8. Protect potable water wellfields and aquifer recharge areas;
9. Protect open spaces and natural resources;
10. Protect historically significant properties, as provided in the Historic Preservation Element;
11. Provide efficient service delivery systems;
12. Regulate landscaping;
13. Regulate lighting; and,
14. Incorporate the Characteristics of Livable Communities listed in the Introduction of the Future Land Use Element.

Policy 2.2-d: The County shall encourage the elimination or reduction of existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are prohibited, regulated or restricted under the terms of this Plan. This shall be accomplished by limiting the enlargement, expansion, or extension of non-conforming future land use activity unless the action decreases the nonconformity. Non-conforming uses shall only be permitted to expand under limited circumstances, specified in the Palm Beach County Unified Development Code, which are designated to curtail any substantial investment in non-conforming uses to preserve the integrity of the Comprehensive Plan.

2.2.1 Residential

Policy 2.2.1-a: Coastal High Hazard Area - The County shall coordinate with coastal municipalities to control population densities in coastal high-hazard areas, in accordance with Coastal Management Objective 2.3. The County shall not increase the density in unincorporated areas located within the coastal high-hazard areas.

Policy 2.2.1-b: Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.

Policy 2.2.1-c: Residential Uses – A residential use consists of the use of land that is predominately for the purposes of housing. The following uses are defined as residential uses:

1. Residential housing uses typically utilize density (dwelling units per acre) to calculate the maximum development potential. Each residence is considered one dwelling unit. Residential housing uses include, but are not limited to, the following:

    - Single Family, Zero Lot Line, Townhomes, and Multi-Family.
    - Community Residential Homes defined in F.S. ch. 419.
    - Congregate Living Facilities defined as a type of housing with individual or shared housing units that typically share a common dining room, recreational room, or other facilities. Congregate Living Facilities provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more persons who are not relatives of the owner or administration. “Personal services” means direct physical assistance with or supervision of the activities of daily living (such as bathing, dressing, grooming and meal preparation) and the self-administration of medication as defined by § 400.402(6), Florida Statutes. Examples of Congregate Living Facilities include, but are not limited to, group homes, assisted living, independent living, and memory care.

2. Residential living quarters are typically associated with or accessory to a residential or non-residential use and typically do not utilize density to calculate maximum development potential. The number of beds or residents allowed is typically established in the Unified Land Development Code. Examples of residential living quarters include dormitories, caretaker quarters, and farmworker quarters.

Policy 2.2.1-d: Density > HR-12 - The County may allow an increase in density greater than the HR-12 Future Land Use category in appropriate areas within the County to direct growth away from natural resources and to use infrastructure more efficiently if the proposed development applies one of the following:

1. The Workforce Housing Program or the Affordable Housing Program, which allow an opportunity to set aside a certain percentage of units for workforce or affordable housing, as described in the policies in Housing Element Objective 1.1 and 1.5 and within the ULDC;
2. The Transfer of Development Rights (TDR) Program as described in Objective 2.4;
3. The provisions of a Special Overlay; or
4. The Traditional Neighborhood Development, Traditional Marketplace Development, Traditional Town Development, Mixed-use Planned Development districts, or Transit Oriented Development option.

Policy 2.2.1-e: To facilitate development of affordable housing, the County shall not require an amendment to the Future Land Use Atlas to increase the density higher than the future land use category, provided the development is consistent with the Workforce Housing Program analysis or the Affordable Housing Program analysis required by policies in Housing Objective 1.1 and 1.5. and within the ULDC.

Policy 2.2.1-f: Density. The County shall establish and maintain maximum densities, as specified in Table 2.2.1-g.1, in the residential future land use designations. The following applies to the assignment of density within a residential development as applied during the development review process:

1. **Density Transfers.** Densities may be transferred within a parcel covered by more than one Urban Residential category except where the transfer results in a net negative impact on a roadway shown on the County's Thoroughfare-Right-of-Way Identification Map. The total number of units allowed for the entire parcel shall not exceed the total number of units allowed by each future land use category.
2. **Arrangement of Dwelling Units.** Any arrangement of dwelling units on a parcel of land is allowed, as long as the maximum number of dwelling units designated for the parcel is not exceeded, the list of permitted land uses is not violated and the arrangement is allowed by the ULDC.

Policy 2.2.1-g: Density Calculations. The number of units permitted by the Plan for any parcel of land can be obtained by multiplying the gross acreage of the parcel by the density permitted by the residential category, as indicated in Table 2.2.1-g.1. The number of units permitted shall always be rounded down to the nearest dwelling unit when the fractional remainder resulting from this calculation is less than 0.50. The number of units shall be rounded up to the nearest dwelling unit when the fractional remainder is 0.50 or greater provided the rounding up would not introduce multi-family development in an existing exclusively single family subdivision. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

Table 2.2.1-g.1

Residential Future Land Use Designation Maximum Density

Future Land Use Designation		Dwelling Units per Gross Acre[5]
Agricultural Reserve	AGR	0.20 / 1[3]
Agricultural Enclave[2]	AGE	---
Rural Residential, 1 unit per 20 acres	RR-20	0.05
Rural Residential, 1 unit per 10 acres	RR-10	0.10
Rural Residential, 1 unit per 5 acres	RR-5	0.20
Rural Residential, 1 unit per 2.5 acres	RR-2.5	0.40
Western Communities Residential	WCR	0.80
Low Residential, 1 unit per acre	LR-1	1
Low Residential, 2 unit per acre	LR-2	2
Low Residential, 3 unit per acre	LR-3	3
Medium Residential, 5 unit per acre	MR-5	5
High Residential, 8 unit per acre	HR-8	8
High Residential, 12 unit per acre	HR-12	12
High Residential, 18 unit per acre	HR-18	18
Congregate Living Residential	CLR	12[4]

1. The Entitlement density is 1 unit per lot or as follows: Rural Residential 0.05 du/acre; Western Communities Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, whichever is greater.
2. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
3. See Agricultural Reserve Policy 1.5-h.
4. The CLR future land use designation allows a maximum density for a Congregate Living Facility Type 3 of up to 12 units per acre in the Urban/Suburban Tier. See Congregate Living Residential Policy 2.2.1-l.
5. For the purposes of calculating the percentage of Workforce Housing Program units, the following units per acre are considered 'standard density' for each future land use designation: 1.5 for LR-2; 2 for LR-3; 4 for MR-5; 6 for HR-8; and 8 for HR-12 and HR-18. The remaining density shall be considered planned unit development density.

Policy 2.2.1-h: Standard and Maximum Density Exemptions. Densities greater than those indicated in Table 2.2.1-g.1 may be granted as follows:

1. Urban/Suburban Tier

a. Pursuant to FLUE Infill Policy 2.2.1-i;
b. Pursuant to provisions for mobile home parks under Policy 2.2.1-t;
c. Pursuant to the Transfer of Development Rights Program, Workforce Housing Program, Affordable Housing Program, and/or a Special Overlay outlined in this Element;
d. Within Traditional Town Developments.

2. Exurban and Rural Tiers

a. Pursuant to the 85% Rule detailed in the Lot Combination Requirements in Policy 2.2.1-r.

Policy 2.2.1-i: Infill Density Exemption - The County shall encourage infill development within the Urban Suburban Tier through the Infill Density Exemption. A legally approved residential development or subdivision in existence at the time of Plan's August 31, 1989 adoption shall be considered in conformance with the Plan, regardless of whether the density exceeds the maximum permitted by the applicable Future Land Use designation. In addition, parcels within such subdivisions may be allowed to develop at a density consistent with the subdivision density provided that the parcel is less than 3 acres in size and the proposed development does not introduce multi-family housing into a subdivision that is exclusively single family. Property owners may seek the Infill Density Exemption through a Planning Division Letter of Determination or through the Development Review Process.

Policy 2.2.1-j: Table 2.2.1-j.1 establishes the consistent residential zoning and planned development district for the Residential Future Land Use Designations. In addition, within the Urban/Suburban Tier of the Glades Tier, the Agricultural Residential and Agricultural Production zoning districts are consistent with all residential future land use designations.

Table 2.2.1-j.1

Residential Future Land Use - Zoning Consistency[1]

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
Western Communities Residential	AR	PUD
Low Residential	RE, RT, RTS, RS	PUD, TND, MHPD
Medium Residential	RE, RT, RS, RTU, RM/RH[2]	PUD, TND, MHPD
High Residential	RE, RT, RS, RM, RH	PUD, TND, MHPD
Congregate Living Residential	RM	PUD, TND, TMD, MUPD, MXPD[3]

Notes:

1. The RTS, RTU, and RH zoning districts and the Special Exception for a PUD have been discontinued. Properties with these districts shall not be required to rezone and shall utilize the property development regulations of their equivalent districts which are as follows: RTS equals RT; RTU equals RS; RH equals RM, Special Exception for a PUD equals a PUD.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM or RH prior to the Plan's August 31, 1989 adoption.
3. The CLR designation is consistent with the TND, TMD, MUPD and MXPD when applied as an underlying designation for a mixed or multiple use project. Such planned developments shall utilize the ULDC property development regulations for Institutional and Public Facilities future land use MUPD and the uses allowed shall be those allowed by the RM zoning district.

Policy 2.2.1-k: High Residential 12. High Residential 12 is the maximum future land use designation allowed by the Comprehensive Plan except for parcels which were assigned a High Residential 18 future land use designation as part of the adoption of the Comprehensive Plan in 1989 or for those properties which were built at a density greater than 12 units per acre prior to the 1989 adoption of the Comprehensive Plan and subsequently assigned through a corrective amendment.

Policy 2.2.1-l: Congregate Living Residential. The purpose of the Congregate Living Residential (CLR) future land use designation is to facilitate the review of proposed Congregate Living Facilities (CLF) Type 3 that require a future land use amendment to increase residential density. The CLR designation is subject to the following:

1. Proposed future land use amendments requesting an increase in density for the purposes of developing a CLF Type 3 shall apply for the CLR designation unless the site is proposed within a project that has multiple or mixed land uses. Amendments requesting to be co-located non-residential uses may apply for a non-residential future land use designation with an underlying CLR and be subject to the location requirements of the non-residential designation.
2. Proposed future land use amendments to the CLR designation shall retain the original residential future land use designation as an underlying residential density to be used if the site is developed with residential uses other than a CLF Type 3.
3. Proposed future land use amendments to the CLR designation for a CLF Type 3 are subject to the maximum density depicted in FLUE Table 2.2.1-g.1. The maximum density for individual sites may be limited through the future land use amendment process to ensure compatibility with surrounding land uses. In order to determine the compatible maximum density and design of the site, proposed CLR amendments require a zoning application to be submitted within the amendment review process.

Policy 2.2.1-m: Non-Residential Uses Allowed in Residential Future Land Use Designations. Limited non-residential uses are allowed in residential future land use designations through the associated zoning districts as identified in the Unified Land Development Code. Non-residential uses are limited to those that serve the residential area, and may be further limited through the development review process to ensure that the individual projects are appropriate in size, scale, and character with the surrounding residential area. The following land uses may be permitted within areas designated Residential on the Future Land Use Atlas (FLUA), but are further restricted by the Unified Land Development Code (ULDC).

1. Park and Recreation uses designed to serve the residential area;

2. Institutional uses designed to serve the residential area such as schools, child care facilities and adult day care facilities, houses of worship, governmental administration, law enforcement substations, fire protection facilities, libraries, civic centers, community service centers and similar uses. Some uses may be appropriate in residential areas if limited, such as: nursing homes subject to special criteria;

3. Utility and communication facilities designed to serve the residential area and subject to special criteria;

4. Limited commercial uses within a Planned Development District designed for the convenience of the residents;

5. Agricultural uses compatible with the residential area. In the Rural land use categories, limited agricultural uses are expected to co-exist with residential uses, while in the Urban land use categories, agricultural uses are expected to convert to other uses consistent with the Plan when those agricultural uses are no longer economically viable. Agricultural uses permitted by the Residential land use category must be compatible with the protection of the lifestyle and quality of life of the residents. and,

6. Limited excavation operations.

Policy 2.2.1-n: Non-Residential Uses Criteria. In areas with a Residential future land use designation, the County may allow non-residential uses allowed in the Parks and Recreation, Institutional and Public Facilities, or Utilities and Transportation future land use designations. Non-residential uses permitted in residential areas shall only be allowed if they meet the criteria below. The ULDC adopted pursuant to this Comprehensive Plan shall ensure that non-residential uses allowed by residential zoning districts shall satisfy the Goals, Objectives and Policies of the Comprehensive Plan. All decisions of the Board of County Commissioners that implement the provisions of the ULDC which allow a non-residential use in a residential area must be based on a determination that:

1. The residential neighborhood is protected from the undesirable impacts of adjacent and surrounding development;
2. The non-residential use is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan;
3. The non-residential use satisfies any special siting criteria adopted by the Board of County Commissioners; and,
4. The density or intensity is comparable to and compatible with the density of the residential development within areas designated Residential on the FLUA.

Policy 2.2.1-o: Uses Discouraged in Residential Future Land Use Categories. Large-scale Park and Recreation uses, Institutional and Public Facility uses, and Utilities and Transportation uses designed to serve regional needs, including regional parks, regional water and wastewater treatment plants, power transmission facilities not related to Renewable Energy, Electrical Power Facilities (utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power), correctional facilities, solid waste transfer stations and disposal sites are discouraged in residentially designated areas and may be permitted only subject to the siting criteria of the appropriate regulatory authority(ies) as well as any special review and siting criteria adopted by the Board of County Commissioners.

Policy 2.2.1-p: Application of Rural Standards. In the Urban/Suburban Tier, the County may apply the ULDC standards for rural residential development as follows:

1. in low density areas in Urban Residential future land use categories;
2. on parcels presently used for agricultural purposes; or
3. on parcels with a Special Agricultural future land use category.

Policy 2.2.1-q: Lot Requirements. The County shall apply the following criteria to determine if a parcel may be developed for residential purposes:

1. The lot is described and identified in a deed or agreement for deed, dated prior to February 5, 1973, and has the same boundaries as shown on that deed; or,
2. The lot is delineated on the current plat of record for that property, or in a duly approved affidavit of exemption or affidavit of waiver; or,
3. It is demonstrated that the lot in its current configuration resulted from a division of land on or subsequent to February 5, 1973, and prior to June 16, 1992, and complied with the density requirements of the Plan in effect at the time the lot was created.

Policy 2.2.1-r: Lot Combination Requirements. The County shall require all contiguous lots, which were owned by the same person or entity and which do not qualify for an administrative order exempting a single lot as provided below to comply with the density requirements of the Comprehensive Plan adopted in 1989, as amended. If contiguous lots owned by the same person or entity do not meet the density requirements, then the lots shall be combined to either comply with the density requirements or to reduce the density inconsistency, if there are not sufficient lots to fully comply with the density requirements. The following criteria shall be applied to determine if a parcel may be exempt from the consolidation requirements:

1. A lot that was not contiguous to any other lot owned by the same person or entity as of December 1, 1989; or
2. A lot for which a building permit application has been filed with the County on or before December 1, 1990; or
3. A lot(s) that is contiguous to a lot owned by the same person or entity and that has an existing dwelling unit as of December 1, 1989; such contiguous lot(s) shall be allowed one additional dwelling unit; or,
4. A lot(s) that is contiguous to a lot owned by the same person or entity for which a building permit has been granted on or before October 1, 1990; such contiguous lot(s) shall be allowed one additional dwelling unit; or,
5. A lot located in an approved Planned Residential Development; or,
6. A lot located in a properly recorded subdivision within the Urban/Suburban Tier; or
7. **85% Rule -** A lot located in a recorded and/or unrecorded subdivision or contained within, or subject to the control of a special district, provided that:

    a) The Planning Division determines the number of single lots of record exempt from the density requirements of the 1989 Plan, as determined by criteria 1-4 above is equal to or exceeds 85% of the total lots in the subdivision or area controlled by the special district; and/or,

b) The subdivision is determined by the Planning Division to contain existing residences on a minimum of 85% of the existing lots of record in the subdivision.

c) The County has determined that the following antiquated subdivisions, pursuant to FLUE Policy 1.3-e and FLUE Policy 1.4-e, the following areas meet the provisions of the 85% rule exemption:

1) Jupiter Farms;
2) Palm Beach Country Estates;
3) Royal Palm Beach Acreage;
4) Fox Trail;
5) Caloosa;
6) Homeland;
7) Tierra Del Ray Estates;
8) Tierra Del Ray South;
9) Deer Run;
10) Deer Run Plat 2;
11) Kramer's Unrecorded Subdivision: Located on the south side of Northlake Boulevard, adjacent to the west side of Ibis Golf and Country Club, and four miles west of Beeline Highway (State Road 710); and,
12) Mandell's Unrecorded Subdivision: Located in the southeast half of Section 9, Township 43, Range 40, and adjacent to the east right-of-way line of the M Canal Cut-off (L-8 Spur Canal.)

Policy 2.2.1-s: Entitlement density. Within the time frame provided by 163.3202(1), F.S., Palm Beach County will ensure that development orders for residential development will be based on the County's ability to maintain minimum levels of service as provided by the Concurrency Management System contained in the Capital Improvement Element. The County may grant a development order at entitlement densities as described in Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, if a parcel cannot be developed in accordance with its future land use designation and zoning category because concurrency requirements cannot be satisfied, provided that the levels of service for drainage can be met. The maximum number of units for a project at entitlement density is either the number of units calculated at the entitlement density or one dwelling unit, whichever is greater.

A proposed residential development proceeding at entitlement densities will be required, at the time the development order is granted, to demonstrate:

1. How the proposed development, will achieve at least a minimum density for the applicable land use category when services and facilities become available, at the adopted levels of service; and

2. How, within two years of the services and facilities becoming available, the proposed development will commence and proceed in good faith toward achieving at least the minimum urban density. A proposed development, which does not proceed in good faith shall be subject to revocation of the "entitlement" development order.

Policy 2.2.1-t: Recreational Vehicle Parks and Mobile Home Parks. The density for a Recreational Vehicle Park shall be described in the ULDC. Mobile home parks in existence at the time of Plan adoption are considered in conformance with the Plan, regardless of the Future Land Use Atlas density. Some existing mobile home parks are shown on the Future Land Use Atlas within residential land use categories that allow fewer units than currently permitted. If the mobile home park is removed to allow an alternative type of residential development, the new development must conform to the density provisions of the Future Land Use Atlas.

1. To the extent required by law, mobile home parks will be allowed in all urban residential future land use categories and associated zoning districts utilizing up to the number of units allowed in the "maximum" in Table 2.2.1-g.1, Residential Future Land Use Maximum Density. A mobile home shall be the equivalent of one dwelling unit. The replacement or relocation of a unit in a mobile home park shall not cause the total number of units approved, at the time of Plan adoption, to be exceeded.
2. Land development regulations shall require mobile home parks to include a permanent structure adequate for an emergency shelter. The size of this shelter shall be established in the Unified Land Development Code pursuant to the square footage per person shelter requirements contained in the Comprehensive Emergency Management Plan.

Policy 2.2.1-u: The Planning, Zoning, and Building Department shall monitor previously committed residential developments in order to:

1. Identify and analyze residential developments and corresponding totals of previously committed dwelling units retained in the unbuilt inventory used to determine infrastructure needs; and,
2. Recommend the redesignation of those projects which are built out, but which have not fully utilized their inventory of approved units.

Upon direction by a majority vote of the Board of County Commissioners, the Department of Planning, Zoning, and Building shall initiate an amendment to the Future Land Use Atlas to amend the future land use category of any residential development which has substantially developed at a density less than the permitted density of the applicable future land use category to more closely reflect the actual density. A residential development is considered substantially developed when it is built to an extent that the ultimate character and density are established.

2.2.2 Commercial

Policy 2.2.2-a: In order to discourage strip commercial development, to limit commercial development to nodes, to foster interconnectivity, and to promote the development of innovated mixed use projects inside the Urban Service Area, all new commercial future land use designations shall meet one of the following location requirements:

- Intersection Location:
  - Commercial Low, High Office, or High future land use designations shall have frontage on two built roadway segments identified as an arterial road and a collector road, or two arterial roads.
  - Alternatively, new commercial future land use designations may be located on the north side of Southern Boulevard/State Road 80 at the intersection of Cleary Road on parcels no more than two acres in size.

- Contiguous Location – All new commercial future land use designations shall be contiguous to a lot(s) with a commercial future land use designation. Contiguous is defined as lot(s) that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, or major easements are not considered contiguous.

- Flexible Location – Mixed-use development patterns identified in the Future Land Use Element (e.g. LCC, TMD, TND) or Commercial Low-Office future land use designations may be allowed in any location along all arterial or collector roads.

Roadway classifications are listed in Figure TE 3.1, Functional Classification of Roads.

Policy 2.2.2-b: All new Commercial High future land use designations shall be located on a roadway classified as an arterial on Figure TE 3.1 – Functional Classification of Roads.

Policy 2.2.2-c: *[Relocated to Policy 4.4.4-d in Round 17-A]*

Policy 2.2.2-d: The County shall not designate additional commercial areas on the Future Land Use Atlas that would result in or encourage the proliferation of strip commercial development.

2.2.3 Commercial Recreation

Policy 2.2.3-a: The County shall apply the Commercial Recreation future land use designations at appropriate locations through the FLUA Amendment process.

2.2.4 Industrial

Policy 2.2.4-a: The County shall apply Industrial future land use categories at appropriate locations and intensities to satisfy the need for industrial space, provide opportunities for the retention and expansion of industrial and employment based economic activities, and to promote economic development consistent with the County's economic development directives. The County shall also encourage a broad range of employment opportunities and shall discourage Future Land Use Atlas amendments that result in the loss of industrially designated land.

Policy 2.2.4-b: In order to encourage a broad range of employment opportunities, the County shall implement the following in the ULDC and within projects as deemed through the development review process:

1. Allow Offices of an Industrial Nature (as defined by the Introduction and Administration Element) within all Commercial future land use designations.

2. Allow within the Commercial High (CH) future land use designation uses that demonstrate Light Industrial characteristics including, but not limited to, Manufacturing and Processing, Warehouse, and Flex Space.

Policy 2.2.4-c: Industrial. The Industrial and Economic Development Center future land use designations are intended to accommodate industrial uses which are defined as uses engaged in the manufacturing, assembly, processing, research and development, wholesale distribution, or storage of products, related uses and services, including Office of an Industrial Nature (as defined by the Introduction and Administration Element).

1. **Industrial.** The Industrial (IND) future land use designation allows the full range of industrial activities ranging from light to heavy industry.

2. **Economic Development Center.** The Economic Development Center (EDC) future land use designation is intended to accommodate employment opportunities, research parks, and Employment Centers (as defined by the Introduction and Administration Element). Properties with an EDC designation are intended to be developed as planned developments in order to promote internal circulation and buffering from surrounding land uses. Industrial uses allowed within EDC shall be limited to those that demonstrate Light Industrial characteristics.

3. **Additional Allowable Uses in Industrial Designations.** In addition to the industrial uses, the land uses listed below are allowable within the Industrial and Economic Development Center future land use designations as permitted by the ULDC.

    1. Mining, subject to the limitations included in Objective 2.3 entitled "Mining and Excavation";
    2. Parks and Recreation;
    3. Commercial Recreation;
    4. Conservation;
    5. Institutional and Public Facilities;
    6. Transportation, Utility, and Communication Facilities;
    7. Non-residential agricultural uses;
    8. Caretakers' quarters;
    9. Uses and structures accessory to a permitted use;
    10. Flex space. Flex space allows each use to be a flexible percentage of the uses allowed in the Use Matrix per the applicable FLU, typically with 70% of the total floor area for uses demonstrating light industrial characteristics and 30% for retail, office and display areas for products manufactured and/or distributed on site.
    11. Commercial uses pursuant to one or more of the following:

a. Commercial uses of an industrial nature that have impacts similar to industrial uses, including Office of an Industrial Nature.;
b. Accessory commercial uses which are incidental and subordinate to the primary industrial use;
c. Retail gasoline and/or fuel sales shall be limited to accessory to an industrial use;
d. Commercial uses within Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a; and

12. Residential uses within a Planned Industrial Park Developments pursuant to FLUE Policy 4.4.7-a.

Policy 2.2.4-d: Industrial Uses. Industrial uses shall be considered either Light or Heavy as defined below.

Light Industrial. Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted.

Heavy Industrial. Heavy industrial development's typical operation may cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration, ~~or~~ light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. These effects will be minimized through the application of performance standards established in the Unified Land Development Code. Heavy industrial uses can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions.

2.2.5 Agricultural

Policy 2.2.5-a: The County shall designate properties with one of the four agricultural categories to ensure compatibility with surrounding future land uses, and to prevent encroachment of incompatible uses into agricultural areas.

Policy 2.2.5-b: The County shall not violate the Right-to-Farm Act.

Policy 2.2.5-c: *Relocated to underlying/alternative policy in Round 08-2*

Policy 2.2.5-d: The County shall recognize Agricultural Enclaves pursuant to Florida Statutes section 163.3162(4) by assigning the Agricultural Enclave (AGE) Future Land Use Designation through a Future Land Use Amendment process in accordance with the procedures set forth in Florida Statutes Chapter 163 for Agricultural Enclaves. An AGE site specific amendment that incorporates appropriate new urbanism concepts and supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. To the extent an AGE site specific amendment conflicts with the policies of the Rural Tier, the site specific amendment approval shall be governed by this policy and

policies 2.2.5-e, 2.2.5-f, and 2.2.5-g. The site specific plan amendment ordinance adopting an Agricultural Enclave future land use shall include a Conceptual Plan and Implementing Principles. The Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages of the Transects shown on the Plan and other binding standards. The Conceptual Plan and Implementing Principles can only be revised through the Future Land Use Atlas amendment process. All development orders must be consistent with the adopted Conceptual Plan and Implementing Principles. Agricultural uses shall be permitted until such time as a specific area of the Enclave physically converts to the uses permitted by such development orders. Agricultural uses shall be permissible after conversion to the extent indicated on the Conceptual Plan. Outparcels lying within and surrounded by a qualifying agricultural enclave may also be assigned the AGE Future Land Use Designation.

Policy 2.2.5-e: The Agricultural Enclave Conceptual Plan shall include a series of transect zones which act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Enclave and adjacent existing communities. An Agricultural Enclave shall be developed utilizing the Traditional Town Development Zoning District to demonstrate the appropriate new urbanism concepts. The Agricultural Enclave Traditional Town Development shall be comprised of the following pods: Traditional Neighborhood Developments, Traditional Marketplace Developments, Employment Centers (as Multiple Use Planned Developments), may also include limited Planned Unit Developments, as well as incorporating significant open space outside of the pods to further clustering and to promote compatibility with surrounding uses. Each pod may be developed according to the appropriate transect zones based on the density/intensity assigned on the Conceptual Plan and Implementing Principles. An interconnected network of streets shall link each development area together to form neighborhoods and an organized transportation network that allows for pedestrian and bicycle circulation. The following transect zones and other components are permitted:

- **Natural Transect** - shall consist of active recreation, pastures, greenspace within rural parkways and open space including agriculture, preservation, conservation, wetlands, passive recreation, greenways, landscaping, landscape buffers, water management tracts, and wellfields. A minimum of 55% of the Enclave total acreage shall be within this transect. All entitlement density associated with the Natural Transect may only be transferred to another transect within the Agricultural Enclave. The Natural Transect shall define the boundaries of an Agricultural Enclave except where the Enclave abuts schools or commercial areas. The Natural Transect may also be located throughout the Enclave to provide open space and connectivity within and between neighborhoods.
    - **Rural Parkways** – The conceptual plan shall recognize Thoroughfare Right-of-Way Identification Map roadways within the Enclave as corridors that act as regional connectors of neighborhoods and zones within the project and connecting to the surrounding communities by designating these roadways as Rural Parkways as indicated in TransportationElement Policy 1.4-q. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes

and equestrian trails. Only the greenspace portions of rural parkways shall contribute to the minimum Natural Transect requirements.

- **Natural Transect Open Space** – Open lands and landscape buffers shall include linked public pedestrian, bicycle and equestrian trails, and shall be used to define and connect different neighborhoods and zones, as well as providing a surrounding greenbelt for the overall Agricultural Enclave. The linked open space network shall be available for passive recreation, and enable potential future connections to regional trails and linked open space networks. The Conceptual Plan shall include appropriate separations and buffering from the surrounding existing communities. A minimum of a 200-foot separation edge shall be provided from any adjacent parcels not wholly surrounded by the Agricultural Enclave, with the separation edge averaging at least 400 feet in width.
- **Water** – A portion of the the Natural Transect of an AGE shall be allocated to address any or all of the following: 1) regional deficiencies concerning stormwater management; 2) regional water supply solutions; 3) opportunities for environmental mitigation and restoration. The purpose is to provide a public benefit by addressing regional issues beyond the boundaries of a designated Agricultural Enclave. Land within the Natural Transect allocated to address this policy, may be set aside for other uses consistent with the Natural Transect until such time when the land is utilized to provide this benefit.

- **Sub-urban Transect** – consists of low-to-moderate density residential areas with some potential for the mixing of uses. The Sub-urban Transect shall develop at an overall gross density ranging between one unit per two acres to six dwelling units per acre. An interconnected network of streets shall link each sub-zone together to form cohesive neighborhoods and an organized transportation network that allows for bicycle and pedestrian circulation. Each neighborhood shall have a gathering space, such as a green or park, connected by a network of streets that will allow most residents to live within a 5-10 minute walk of a green space. A maximum of up to 40% of the Enclave total acreage shall be within this Transect. Notwithstanding the provisions of the Sub-Urban Transect, any portion of residential development proposed to be located within 660 feet of the perimeter edge of the AGE shall be developed at a residential density that corresponds to the adjacent development density. The Sub-urban Transect shall consist of the following sub-zones:
  - **Neighborhood Edge Zone** – The Neighborhood Edge Zone shall be developed at a minimum gross density of one unit per two acres and a maximum gross density of one unit per acre. Neighborhood Edge Zones shall comprise a maximum of 20% of the Agricultural Enclave total acreage. The Neighborhood Edge Zone may abut the Natural Transect, the Neighborhood General Zone or the Neighborhood Center Zone, and the Urban Transect.
  - **Neighborhood General Zone** – The Neighborhood General Zone shall be developed at a minimum gross density of 1 unit per acre and a maximum gross density of 3 units per acre, and may include small-scale, neighborhood-serving uses where appropriate. Neighborhood General Zones shall comprise a maximum of 30% of the Agricultural Enclave total acreage. The Neighborhood General Zone may abut the Natural Transect,

Rural Transect, or the Neighborhood Edge and Neighborhood Center Zones of the Sub-urban Transect.

- **Neighborhood Center Zone** – The Neighborhood Center Zone shall contain a minimum gross density of 4 units per acre, and shall contain a minimum of 20% of the Enclave's units. Neighborhood Centers shall be pedestrian-friendly, incorporate residential uses, which enfront publicly accessible open spaces, and shall be linked to the adjacent residential neighborhoods through pedestrian and vehicular interconnections. A mixed-use component shall be designed as a Neighborhood Center utilizing the provisions of a Traditional Neighborhood Development in the ULDC. Those portions of the Neighborhood Center Zone not developed as a TND Neighborhood Center, shall be located within a ¼ mile (5 minute walk) radius to commercial, mixed-uses, public spaces, or schools to encourage alternative modes of transportation. Neighborhood Center Zones shall comprise no more than 10% of the land area of the entire Agricultural Enclave. The Neighborhood Center Zone may abut the Neighborhood General Zone, Urban Transect, the Natural Transect, and arterial roadways.

- **Urban Transect** – shall consist of the most intense components of the Agricultural Enclave including a majority of the non-residential uses designed as a Town Center and an Employment Center. The Urban Transect shall be centrally located within the Agricultural Enclave, and generally adjacent to an arterial thoroughfare. Up to 10% of the total acreage of the Agricultural Enclave may be assigned to the Urban Transect. Residential uses in the Urban Transect may utilize up to 20% of the total units for the Enclave, not to exceed 12 units per acre, and shall be located proximate to Neighborhood Center Zones. The Urban Transect may abut the Sub-urban Transect's Neighborhood Center and Neighborhood General Zones, the Natural Transect, and arterial roadways.

    - **Town Center** –The Urban Transect shall include a Town Center. The Town Center shall be a Traditional Marketplace Development, a pedestrian-friendly predominantly retail and office development oriented to streets and useable open spaces. The Town Center shall incorporate some residential uses vertically integrated in mixed-use buildings and shall have pedestrian and vehicular connectivity with the adjacent residential neighborhoods of the Sub-urban Transect.

    - **Employment Center** – The Urban Transect shall also include an Employment Center. The Employment Center shall be a Multiple Use Planned Development or other appropriate Traditional Development District. The Employment Center is to accommodate office, light industrial uses, research and development, and other value-added activities and support uses; therefore limited commercial, hotels, colleges/universities, may be included to support its major function as a regional employment center and to implement effective mobility strategies.

Policy 2.2.5-f: The Agricultural Enclave shall be rezoned to an Agricultural Enclave Traditional Town Development. The Agricultural Enclave Traditional Town Development shall incorporate Design Standards, appropriate new urbanism concepts and shall include the following:

- **Neighborhood Design** – Neighborhoods shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, bike lanes and/or equestrian trails. Neighborhoods shall consist of low-to-moderate-density residential areas, which may include the mixing of uses. Neighborhoods shall contain centrally located gathering places, and major buildings.

- **Internal Street Network** – Sub-urban and Urban Transects shall be developed to provide connectivity between neighborhoods, schools, employment, civic, and retail uses where appropriate. Streets shall be configured to provide efficient circulation systems for pedestrians, non-motorized vehicles and motorists, and serve to functionally integrate the various activities in each zone. Streets and squares that are internal to the neighborhoods should be designed to be a safe, comfortable, and interesting environment to the pedestrian. All components of the site design, streetscape, and architecture shall contribute to the composition and definition of streets and public spaces.

- **Civic & Recreation** – Appropriately scaled concentrations of civic, recreational, and institutional uses shall be distributed in proximity to the individual neighborhoods and within Natural, Sub-urban and Urban Transect zones. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to ball fields and passive parks should be distributed within or near residential neighborhoods.

- **Community Vision** – Comprised of graphic depictions and written descriptions, the intended community vision shall guide the character of the project and address compatibility within the AGE and also the surrounding area. This shall include architecture, landscape, urban design, and other necessary components of public spaces and streets. These shall allow for individual variety without affecting visual and functional compatibility, consistent with the intended character within the AGE, and to ensure a cohesive, coordinated design over the build-out of the Traditional Town Development.

Policy 2.2.5-g: Within an Agricultural Enclave, Utilities uses may be allowed within any Transect Zone, subject to special siting criteria set forth in the Unified Land Development Code, the Zoning Master Plan, or as identified on the adopted Conceptual Plan. The placement of utility uses in residential areas shall be controlled through the ULDC to ensure the protection of existing and planned residential areas from adverse impacts of the facility.

Policy 2.2.5-i: *Deleted and relocated to Policy 2.2.5-f in Round 15-1.*

2.2.6 Parks and Recreation

Policy 2.2.6-a: Parks and Recreation uses shall be allowed in all future land use designations.

2.2.7 Conservation

Policy 2.2.7-a: The County shall apply Conservation future land use categories at appropriate locations.

Policy 2.2.7-b: The County shall initiate amendments to designate environmentally sensitive lands purchased by the County as Conservation. The County shall also coordinate with municipalities to designate County acquired environmentally sensitive lands within incorporated areas as Conservation.

Policy 2.2.7-c: Conservation uses shall be permitted and encouraged in all future land use designations.

Policy 2.2.7-d: The Planning Division shall rely on the GLOSS components when considering the potential for open space linkages in the evaluation of land use amendments. Additionally, the GLOSS components shall be considered in neighborhood and community planning efforts.

Policy 2.2.7-e: To promote the Greenways and Linked Open Space System (GLOSS), Palm Beach County shall continue to require that:

1. Whenever feasible, all new subdivisions and residential developments meet the current open space requirements by providing "usable" open space, including safe and accessible bicycle and pedestrian circulation systems within the development; and
2. Site planning considerations allow for the preservation of open space corridors, without removing permitted density as depicted on the Future Land Use Atlas or intensity of land to be developed, in instances where land cannot be acquired in corridors identified on the "Greenways and Linked Open Space System" map.

Policy 2.2.7-f: To promote the GLOSS, Palm Beach County shall amend its Unified Land Development Code to require that:

1. All new subdivisions and residential developments allow the continuation of any greenway/path located adjacent to the new subdivision or development, when feasible, and when such continuation does not result in a taking of private property or an inordinate burden to private property, pursuant to the Bert J. Harris, Jr., Private Property Rights Protection Act. New developments shall allow the continuation of an adjacent greenway by avoiding the obstruction of external greenways with barriers; and,

2. Sidewalks or hardened walking surfaces be provided within a two (2) mile radius of all schools, where feasible.

Policy 2.2.7-g: To promote the GLOSS, Palm Beach County shall continue to enable existing residential developments within Residential Districts and Planned Development Districts that wish to establish greenways between the development and other destinations to work with the Zoning Division and Land Development Division to

incorporate the proposed connections within site plans or subdivisions in accordance with ULDC Article 4.B.1.93. Passive Park.

2.2.8 Institutional and Public Facilities

Policy 2.2.8-a: Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and ULDC. Animal Shelters, Animal Control Facilities, and Humane Societies (as defined by the ULDC) shall be limited to Commercial, Industrial, Institutional and Public Facilities, and Transportation and Utilities categories, and may include co-located veterinary clinics operated by a licensed veterinarian for the care of the animals kept in its shelter facility and which may also offer services to the public.

Policy 2.2.8-b: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing an alternative and expedited review for all school sites as provided in Goal 6 of the Intergovernmental Coordination Element; and
3. Considering schools as an allowable use within all urban residential land use categories.

Policy 2.2.8-c: The County shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible as sites for these facilities and for schools are chosen and development plans prepared.

Policy 2.2.8-d: The County shall maintain the Unified Land Development Code to provide for zoning districts to accommodate health and human service needs such as hospitals, public clinics, emergency health shelters, child care facilities, adult day care facilities, group homes, foster homes, congregate living facilities and other residential care.

Policy 2.2.8-e: *[relocated from FLUA Regulation Section 7]* **Institutional Future Land Use.** Uses allowed in the Institutional and Public Facilities future land use designation include a full range of institutional uses including, but not limited to, the following:

1. Educational facilities including colleges, universities, and public, private, and charter schools;
2. Day care facilities including child care facilities and adult day care facilities;
3. Public and governmental facilities including emergency shelters, judicial and correctional facilities;
4. Religious, cemetery, civic, and cultural facilities;
5. Assembly establishments owned or operated by a non-profit organization for social, educational or recreational purposes such as museums, cultural centers, recreational facilities, community services, and fraternal or cultural organizations.

6. Animal care facilities including Animal Shelters, Animal Control Facilities, and Humane Societies including co-located veterinary clinics which may offer services to the public;

7. Residential uses including congregate living facilities, group homes, and accessory affordable housing.

8. Medical uses for the purposes of medical treatment, health care, and rehabilitation including the following:

   a) Hospitals and public health clinics.

   b) Facilities that provide 24 hour nursing and personal care to residents for persons not related to the owner or administration. Examples include nursing homes, skilled nursing facilities, and rehabilitation centers. These facilities provide care that is typically temporary in nature and is focused on rehabilitation that is intended to prepare the residents to return to their homes, but can include long term custodial care.

   c) Medical and dental offices. Medical and dental office is an allowable use on parcels with INST FLU only within the following locations:

      a. Within the site plans of projects with approval for a "Hospital" use (as defined by the ULDC);
      b. The following site specific FLUA amendments:

         - SCA 2005-027 in Ordinance 2006-005 (4.45 acres);
         - SCA 2008-015 in Ordinance 2008-005 (1.64 acres);
         - SCA 2009-002 in Ordinance 2009-008 (1.70 acres);
         - LGA 2010-014 in Ordinance 2010-031 (4.96 acres);
         - LGA 2012-002 in Ordinance 2012-017 (4.90 acres). Medical related uses shall be permitted on these parcels. Vehicular and pedestrian interconnectivity shall be provided between the parcels and the hospital.

9. Accessory Affordable Housing. The Institutional and Public Facilities category may provide for accessory affordable housing when residential development is under the direct and constant supervision of a sponsoring, non-profit organization or community-based group. Such housing shall only be below market rentals, and not for-sale property. This housing shall also be used to fulfill specific housing needs within the community. Such a development shall only be requested by a non-profit organization or community-based group, and may receive a recommendation by the Commission on Affordable Housing.

10. Accessory uses to the primary use, including caretakers' quarters and accessory office.

2.2.9 Transportation and Utilities

Policy 2.2.9-a: No future land use or activity may be permitted within any roadway right-of-way designated on the County's Thoroughfare Right-of-Way Identification Map that would impede the future construction of the roadway, unless such prohibition is contrary to law or constitutes a taking.

Policy 2.2.9-b: Parks and Recreation activities may be permitted in the Transportation and Utilities land use designation, provided they are part of the overall program to support the utility uses.

Policy 2.2.9-c: Transportation and Utilities uses may be permitted in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC. Transportation and Utilities uses shall be subject to special siting criteria set forth in the Unified Land Development Code. The placement of utility uses in residentially designated areas shall be controlled through the ULDC to ensure the protection of existing and anticipated residential areas from adverse impacts of the facility. Electrical Power Facilities are further limited as follows:

1. Electrical power facilities solely utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in any future land use designation other than the Conservation categories.
2. Electrical power facilities utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power shall be limited to the nonresidential future land use designations (other than the Conservation categories) and/or to properties within the GAPO.

Policy 2.2.9-d: The Airport Zoning Overlay (AZO) has been established to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, the full utility of the airports and airport properties, and to promote development of complimentary and compatible uses within Airport Master Plans. The AZO shall apply to properties within the boundaries of the Airport Master Plans identified in Transportation Element Objective 1.7. The AZO may allow uses that support the Airports' major function as a regional transportation facility, further growth and modernization, and/or to generate revenue to support airport operations and maintenance. Related facilities, designated either to serve the needs of airport users and airport employees or to provide enterprise activities to support the operation of the County's airports, may be permitted within areas designated Transportation and Utilities.

2.2.10 Spoil

Policy 2.2.10-a: The County shall designate spoil disposal sites and limit their use to spoil and associated uses, or other compatible uses.

Policy 2.2.10-b: Passive parks may be permitted in the Spoil future land use designation, provided that they are not in conflict with the primary purpose of the designation as a spoil disposal site.

OBJECTIVE 2.3 Mining and Excavation

The County shall regulate mining and excavation activities to ensure that such activities are appropriately located to be compatible with surrounding land uses and conducted in a manner that is environmentally sound and does not adversely impact the health of citizens. Also, the County shall ensure that reclamation of disturbed areas shall be appropriate and timely. Compatibility shall include, but not be limited to, any negative impacts to surrounding land uses with regards to density, intensity, function, air quality, water quality, noise, traffic, aesthetics, vibrations, smoke, odors, radiation, or any other land use conditions.

Policy 2.3-a: Palm Beach County shall continue to implement its Unified Land Development Code (ULDC) to ensure that mining and excavation activities:

1. are conducted in an environmentally sound manner, such as, but not limited to, depth restrictions and impacts on littoral zones, groundwater, distribution of dissolved chlorides or existing and future wellfields and private wells;
2. are performed to protect archeological sites, as defined in the Unified Land Development Code, from destruction until the site has been examined, cataloged and recorded, and the preservation status determined;
3. are located to minimize distances to major transportation facilities to reduce impacts on roadways and residential neighborhoods; and,
4. are limited to transportation routes which are primarily on roadways that are currently operating as major arterials or collectors which can withstand the effects of transporting the volume and weight of the extracted material.

Policy 2.3-b: The County shall continue to prohibit mining and excavation in the Pleistocene Sand Ridge.

Policy 2.3-c: Mining is prohibited in the following future land use designations, however excavation may be permitted in conjunction with implementation of a site development plan:

1. Residential categories, from Rural Residential 5 to High Residential 18;
2. Agricultural Reserve;
3. Parks and Recreation;
4. Institutional and Public Facilities;
5. Conservation categories;
6. Transportation and Utilities;
7. Traditional Town Developments; and,
8. Multiple Land Use.

Policy 2.3-d: Mining and excavation may be permitted in the following future land use designations subject to the Mining and Excavation regulations of the ULDC:

1. Rural Residential, limited to Rural Residential 10 and Rural Residential (20);
2. Commercial categories;
3. Commercial Recreation;
4. Industrial categories;
5. Special Agriculture; and
6. Agricultural Production.

Policy 2.3-e: Mining and excavation activities, as applicable, shall be restricted as follows:

1. Within the Residential future land use designations, excavation may be permitted for the development of fill for use on-site or to support the drainage system of the development, provided that only a minimal amount of fill is distributed off-site;
2. Within RR-10 and RR-20, mining is permitted subject to compatibility with adjacent existing land uses. Compatibility, as used here, shall include, but not be limited to, any negative impacts to surrounding land uses with regards to density, intensity, function, air quality, water quality, noise, traffic, aesthetics, vibrations, smoke, odors, radiation, or any other land use conditions.
3. Within the Agricultural Production Future Land Use designation, mining may be permitted only to support public roadway projects or agricultural activities, or water management projects associated with ecosystem restoration, regional water supply or flood protection, on sites identified by the South Florida Water Management District or the U. S. Army Corps of Engineers where such uses provide viable alternative technologies for water management.
4. Within areas zoned Agricultural Residential, excavation may be permitted only for the extraction of fill for use on-site;
5. Within areas zoned Special Agriculture, mining may be allowed to remove excavatable material for use as fill off-site.

Policy 2.3-f: Mining operations existing and permitted before the adoption of the 1989 Comprehensive Plan shall be exempted from the provisions or requirements of the Plan.

Policy 2.3-g: By 2004 the County shall complete a study of potential alternative uses and implementation strategies following reclamation efforts for large-scale mines and excavations.

OBJECTIVE 2.4 Transfer of Development Rights

Palm Beach County shall implement a Transfer of Development Rights (TDR) program. The TDR program is designed to protect Environmentally Sensitive Lands and the Agricultural Reserve and to contribute to the County's attainable, workforce housing inventory.

Policy 2.4-a: The Transfer of Development Rights program shall:

1. designate sending areas;
2. assign densities within the sending areas on equitable bases, based on the parcel's location, development potential and value to the community;
3. delineate specific receiving areas, and designate appropriate density increases within each;
4. provide variable pricing for the County-owned TDR units, based on location and furthering the County Goals and Objectives contained within the Comprehensive Plan;
5. require 35% of TDR units per project be provided as Workforce Housing Program units and each workforce housing TDR at a reduced cost to the developer;
6. TDR units may be provided in conjunction with the Affordable Housing Program and may be provided at no cost or a reduced cost when the additional TDR units

are determined to be consistent with Housing Element and ULDC provisions to discourage the undue concentration of very low and low income housing in the County;

7. define administrative and legal requirements, including notification to the Property Appraiser's office and recordation in the public records; and
8. a development's Workforce Housing Program or Affordable Housing Program density bonus increase may be given consideration when assigning TDR units to the development.

Policy 2.4-b: The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:

1. an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or
2. an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or
3. an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:
    a. West Lake Worth Road Neighborhood Plan.

Policy 2.4-c: The County shall designate the following as sending areas:

1. lands designated Rural Residential (RR-20) on the Future Land Use Atlas;
2. lands designated as priority acquisition sites by the Conservation Land Acquisition Selection Committee (CLASC) that meet the criteria listed below:

    a) rarity in Palm Beach County of the native ecosystems present on the environmentally sensitive lands site;
    b) diversity of the native ecosystems present on the environmentally sensitive lands site;
    c) presence of species listed as endangered, threatened, rare, or of special concern by the U.S. Fish and Wildlife Service, the Florida Game and Fresh Water Fish Commission, the Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture.

3. lands designated Agricultural Reserve (AGR) on the Future Land Use Atlas;
4. privately owned lands designated Conservation (CON) on the Future Land Use Atlas; and,
5. other sites determined by the BCC to be worthy of protection, provided that the sites further the purpose of the TDR program (to protect Environmentally Sensitive Lands (ESLs), in keeping with the criteria listed above, and the Agricultural Reserve) or the sites further County Goals, Objectives, and Policies.

Policy 2.4-d: Transfer rates for the sending areas shall be assigned as follows:

1. for RR-20 lands, TDR credits are assigned at one du/five acres;
2. for lands designated by the CLASC (residential and non-residential), TDR credits are assigned at one du/five acres if located outside of the Urban Service Area. For residentially designated parcels, within the Urban Service Area, TDR credits for those sites shall equal the current PDD Land Use Designation plus a 15% transfer bonus above the maximum PDD density if less than the total available units are transferred, or the current PDD Land Use Designation plus a 25% transfer bonus above the maximum PDD density if all the available units are transferred;
3. for Agricultural Reserve lands, TDR credits are assigned at one (1) du/acre; and,
4. for Conservation lands, TDR credits are assigned at one (1) du/ ten acres.

Policy 2.4-e: PZ&B shall prepare an annual report that describes all TDR program activities during the previous year. The annual report shall be provided to the Board of County Commissioners. In addition the annual report shall evaluate the TDR Program to assess the need for additional sending areas. Should a need exist, the County shall investigate and designate, if warranted, the following as sending areas: school sites, historic and archaeological resources, and linked open space sites. Need shall be based upon at least a fifty (50) percent reduction in the number of TDR units in the County's TDR Bank or available in the private market.

Policy 2.4-f: Potential receiving areas shall be inside the Urban/Suburban Tier and shall include:

1. Planned Development Districts (PDD) and Traditional Development Districts (TDD) that are requesting an increase in density above their current limits; and,
2. Subdivisions requesting a bonus density above the standard land use designation density.

Policy 2.4-g: In order to encourage eastward development and a tapering off of density towards the western edge of the Urban/Suburban Tier and support development within the Urban/Suburban Tier in the Glades, or to protect rural residential areas by concentrating needed housing units where urban residential future land use designations already exist, bonus densities may be applied for as follows:

1. Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;
2. Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;
3. In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional;
4. In the Urban/Suburban Tier in the Glades area:
   (a) But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or
   (b) In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional; and
6. Final assignment of TDR bonus density may take into consideration bonus density granted thru the Workforce Housing Program or Affordable Housing Program.

Policy 2.4-h: The County shall not approve the designation of receiving areas, which would result in a significant negative impact upon adjacent Environmentally Sensitive Land. Significant negative impact shall be determined by the BCC based on findings by the Planning Division, in conjunction with the Department of Environmental Resources Management, the South Florida Water Management District and other applicable agencies, and be based upon data and analysis. The compatibility of a proposed Transfer of Development Rights (TDR) receiving area shall be determined by the proximity of the proposed receiving area to environmentally sensitive lands and evaluated as follows:

A receiving area must not degrade adjacent Environmentally Sensitive Lands. Therefore, the receiving area shall reduce the intensity/density of that portion of the development which is contiguous to any regionally significant natural resource as defined by the Treasure Coast Regional Planning Council, environmentally sensitive land as defined by the Conservation Lands Acquisition Selection Committee (CLASC) or sites designated as preserve areas according to Article 14.C, Vegetation Preservation and Protection of the Unified Land Development Code, so that the development is compatible with, and does not destroy or negatively impact the environmentally sensitive area according to the following table. The determination of compatibility may be made by the BCC or the Development Review Officer (DRO).

Table 2.4
Required Buffer Zones for Receiving Areas
Adjacent to Environmentally Sensitive Lands

Density of Adjacent Pod/Development Area	Required Buffer Zone of Native Vegetation
Net density - less than or equal to 3 units per acre	50 foot buffer
Net density - less than or equal to 5 units per acre	100 foot buffer
Net density - greater than 5 units per acre	200 foot buffer

Policy 2.4-i: *Deleted in Amendment Round 07-1*

Policy 2.4-j: Receiving areas meeting one or both of the following criteria shall be eligible for an additional one (1) du/acre density bonus: 1) proximity to community services and amenities including parks, community commercial facilities, and mass transit; and/or 2) proximity to employment centers (defined as regional commercial facilities or major industrial facilities). The determination of the appropriate density increases shall be based upon location, compatibility with the surrounding land uses, and consistency with County Goals, Objectives and Policies.

Policy 2.4-k: The County shall maintain a Transfer of Development Rights (TDR) bank which shall include development rights from environmentally sensitive lands acquired by the County as of August 31, 1999. The administrative and legal requirements for the TDR bank shall be outlined in the Unified Land Development Code. Development rights in the TDR bank were generated from:

1. development rights associated with environmentally sensitive lands which are purchased by the County, including the 14 Native Ecosystem "A" Quality Ecosites targeted for purchase through the County's bond issue; and,

2. development rights associated with other lands purchased by the County, in whole or in part, for the purposes of protection of agricultural lands and environmentally sensitive lands, including wetlands.

Policy 2.4-l: The value of the County's TDR units and the reduced values of Workforce Housing and Affordable Housing TDR units shall be established by the Board of County Commissioners. The price will be updated annually as part of the TDR annual report.

Policy 2.4-m: Areas within the Revitalization and Redevelopment Overlay may receive preference as receiving areas. Within this overlay, TDR units may be provided from the County TDR bank at no cost or at a discounted rate. Other receiving areas, which further County Goals, Objectives and Policies may be eligible for a reduction in cost.

Policy 2.4-n: The BCC shall price the TDR units within the TDR Bank either by utilizing the value of TDR units established by transactions in the private market or a recommendation by the Planning Division and/or Planning Commission.

Policy 2.4-o: *Deleted in Amendment Round 01-1.*

Policy 2.4-p: *Deleted in Amendment Round 07-1*

Policy 2.4-q: By January 2005, the County shall investigate and allow, if warranted, additional units to be placed within the TDR Bank. Need shall be based upon at least a fifty (50) percent reduction in the number of TDR units in the County's TDR Bank.

Policy 2.4-r: The County may designate privately held lands that have a Conservation future land use designation, as sending areas for the transfer of development rights, consistent with the requirements of the Transfer of Development Rights (TDR) Program. The sending rate shall be one dwelling unit per 10 acres.

GOAL 3 SERVICE AREAS AND PROVISION OF SERVICES

It is the GOAL of Palm Beach County to define graduated service areas for directing services to the County's diverse neighborhoods and communities in a timely and cost-effective manner, reflective of the quality of life associated with each respective Tier.

OBJECTIVE 3.1 Service Areas - General

Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.

Policy 3.1-a: The County shall establish the Urban, Limited Urban, and Rural Service Areas, described in Table 3.1-1, considering the following factors:

1. The density and intensity of land uses as depicted in the Future Land Use Atlas;
2. The cost and feasibility of extending services;
3. The necessity to protect natural resources; and,
4. The objective of encouraging reinvestment in the Revitalization and Redevelopment Overlay.

Policy 3.1-b: Minimum levels of service shall be reviewed during preparation of the Evaluation and Appraisal Review, and the Comprehensive Plan as amended. Each service provider shall determine the maximum and available capacity of their facilities or services for this review to assess the ability to accommodate projected population growth.

Policy 3.1-c: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater service to all unincorporated areas of the County except those unincorporated areas where the Palm Beach County Board of County Commissioners has entered or enters into a written agreement that provides utility service area rights to a public or privately owned potable water, reclaimed water, and/or wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law. Palm Beach County Water Utilities Department shall continue to provide utility services to incorporated areas where service is already being provided by the County, or as provided for under utility service area agreements or as allowed for by law.

OBJECTIVE 3.2 Urban Service Area

Palm Beach County shall require urban levels of service within the designated Urban Service Area.

Policy 3.2-a: The Urban Service Area shall consist of the Urban/Suburban Tier and its official boundaries shall be depicted on the Service Areas Map in the Map Series. The Urban Service Area shall be defined to include those areas in which the County anticipates the extension of urban services through the long range planning horizon.

Policy 3.2-b: Development orders for projects not exceeding the entitlement density or intensity, may be permitted within the Urban Service Area at rural levels of service for potable water and sanitary sewer on an interim basis before urban levels of service are in place, consistent with the provisions of Environmental Control Rules I and II.

TABLE 3.1-1
Service Provision by Service Area

Service/ Facility	Unit of Measure	Rural Service Area	Limited Urban Service Area	Urban Service Area
Traffic	Volume Delay Speed	Countywide Includes roads in both the incorporated and unincorporated areas. The level of service or facility is provided at the same level in each of the service areas. There are provisions for exemptions from concurrency within the Coastal Residential Exception Area (as defined in Transportation Element Objective 1.2) and in the Revitalization and Redevelopment areas.		
Mass Transit	Headways	Countywide A countywide LOS is used for concurrency purposes. Generally, shortened headways are provided in the Urban/Suburban Tier as a preferential level of enhanced service delivery.		
Storm Water	Storm Return Frequency	Countywide While there is a Countywide LOS, the standard as applied to development will vary, based upon the type of development and capacity of individual drainage basins.		
Potable Water	Gallons per Capita per Day	Well	Well (minimum LOS) Centralized Potable Water Supply System (allowable LOS)	Centralized Potable Water Supply System
Sanitary Sewer	Gallons per Capita per Day	Septic tank	On-site Sewage Disposal System (minimum LOS) Centralized Sanitary Sewer System (Allowable LOS)	Centralized Sanitary Sewer System
Fire/Rescue	Response Time	Countywide A countywide average response time is used for concurrency purposes. Actual response time may vary based upon distance from a fire station.		
Parks	Acres per Capita	Countywide Regional, Beach, and District Parks A countywide LOS is used. Distances from parks to residences will vary, based on the density and distribution of population. Additionally, within the Urban/Suburban Tier, some local parks may be provided.		
Solid Waste	Pounds per Capita per Day	Countywide		
Libraries	Volumes and Space per Capita	System Wide The Library LOS is not used for concurrency purposes: a system wide average LOS is used. The actual holdings of an individual branch library may vary.		

OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)

Palm Beach County shall allow for a mix of urban and rural levels of service in the Limited Urban Service Area. Designation of an area as a LUSA shall be based upon consideration of the following factors:

- The need for the proposed facilities;
- The ability of the proposed facilities to meet policy goals coupled with a demonstration of significant relative advantages of the area of the proposed LUSA over possible sites within the Urban Service Area; and
- The extent to which the designation would allow for significant public benefits, such as major economic development or environmental benefits.

Policy 3.3-a: The Limited Urban Service Area: The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/ North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;
5. the area east of the SFWMD L-8 Canal and 138.31 acres with Economic Development Center future land use designation west of the SFWMD L-8 Canal within the Glades Area Protection Overlay;
6. an Agricultural Enclave pursuant to Policy 2.2.5-d; and
7. the Western Communities Residential Overlay.

The LUSA shall be depicted on the Service Areas Map in the Map Series upon designation through a Plan amendment. The official boundaries of each LUSA shall be depicted on the Service Areas Map in the Map Series. Within a designated Agricultural Enclave, the ULDC provisions governing the Agricultural Enclave and the Urban/Suburban Tier shall apply consistent with Policies 2.2.5-d, 2.2.5-e, 2.2.5-f and 2.2.5-g, and the site specific Agricultural Enclave amendment as adopted by the BCC.

Policy 3.3-b: The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA except those areas where the BCC has entered or enters into a written agreement that provides utility service area rights within a LUSA to another public or privately owned potable water, reclaimed water and wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law.

OBJECTIVE 3.4 Rural Service Area

Palm Beach County shall require a rural level of service, which meets the needs of rural development and uses without encouraging the conversion of rural areas to more intense uses.

Policy 3.4-a: The Rural Service Area shall include those areas of the County where the extension of urban levels of service is neither foreseen during the long range planning horizon nor warranted by the development patterns or densities or intensities allowed. The official boundaries of the Rural Service Area shall be depicted on the Service Areas Map in the Map Series.

Policy 3.4-b: Development on a parcel in the Rural Tier that is adjacent to water and/or sewer lines which existed prior to the adoption of the Comprehensive Plan in 1989 shall be allowed an urban level of service when required by the Public Health Department.

OBJECTIVE 3.5 Levels of Service Required for Development

Palm Beach County shall require the availability of services concurrent with the impacts of development, as provided by Section 163.3177(10)(h), F.S. Decisions regarding the location, extent and intensity of future land use in Palm Beach County, particularly urban-type expansion, shall ensure consistency with the type of uses and development established within each Tier. Future land use decisions shall also be based on the physical constraints and financial feasibility of providing areas with services at levels of service (LOS) that meet or exceed the minimum standards adopted in the Comprehensive Plan.

Policy 3.5-a: As specified in the Concurrency Management System adopted in the Capital Improvement Element, development orders and permits shall not be issued unless services and facilities meet or exceed minimum LOS standards specified in the various elements of this Plan as follows:

Element	**Location of LOS Reference**
Transportation (traffic & mass transit), Utilities	Objectives 1.1 and 1.2
Potable Water & Sanitary Sewer	Policies 1.2-a,1.2-b, 1.2-f, 1.2-g, 1.3-a,1.3-b, 1.3-d, 1.3-e.
Stormwater Management (drainage)	Policies 1.1-a, 1.1-b, 1.1-c
Solid Waste	Objective 1.2
Recreation/Open Space	Objective 1.2
Fire/Rescue	Policy 1.2-a

Policy 3.5-b: Within the time frame provided by Section 163.3202(1), FS, the Planning, Zoning, and Building Department shall ensure that development orders will be based on the County's ability to maintain minimum levels of service, and shall coordinate with other agencies in administering the Concurrency Management System to ensure that the necessary public facilities and services are available at the adopted Level of Service concurrent with the impacts of development.

Policy 3.5-c: The following options shall apply in areas with facilities and services that do not meet minimum levels of service required for concurrency:

1. Projects may be phased to maintain minimum level of service standards concurrent with the development; and/or
2. Developers may provide the County's share of such facilities, if such facilities are identified in the Capital Improvement Element, with the agreement that the County reimburse the developer at such time as the facility would have been provided. Such agreements may also provide for credits against countywide development impact fees, if reimbursement costs are waived by the developer.

Policy 3.5-d: The County shall not approve a change to the Future Land Use Atlas which:

1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):

   a) Projected traffic volumes from the MPO's latest adopted Long Range Transportation Plan (LRTP) as amended to include latest available Future Land Use Atlas amendments that became effective subsequent to the adoption of the LRTP, and

   b) Projected traffic from proposed land use amendment, and

   c) Projected traffic from latest available Land Use Atlas amendments that were previously adopted but have not yet become effective, and

   d) Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

   For purposes of applying this Policy, traffic from land use amendments in parts b), and c) shall be layered on top of traffic from part a). If the cumulative traffic from parts a), b), and c) violates this Policy, then the traffic study for the land use amendment shall not be pre-approved by the Traffic Division and the land use amendment application shall not be accepted by the Planning Division for consideration in the current Comprehensive Plan Round.

   Traffic from land use amendments in parts b), c), and d) shall then be layered on top of traffic from part a). If the cumulative traffic from parts a), b), c) and d) violates this Policy, then this information shall be provided to the County Commission for consideration in deciding which land use amendments and what densities/intensities for these amendments can be approved in the current Round to comply with this Policy

   Significant impact shall be as defined in Table 3.5 -1.

TABLE 3.5-1
Significant Impact

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

* A project has significant traffic: where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.
** When calculating net trip increase, traffic associated with all prior Land Use Atlas amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

2) results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b.

This policy shall not be applicable to an Agricultural Enclave adopted pursuant to Policy 2.2.5-d. This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024). This policy shall not be applicable to the Western Communities Residential Overlay. This policy shall not be applicable to the area designated as Multiple Land Use (MLU) on the southwest corner of Glades Road and 95th Avenue South, Boca Raton, as amended by FLUA Amendment Johns Glades West (LGA 2017-003) Ord. 2017-14.

Policy 3.5-e: The Planning, Zoning, and Building Department, along with the appropriate operating departments, shall monitor existing and projected levels of service through the Concurrency Management System, as provided in the Capital Improvement Element.

OBJECTIVE 3.6 Prioritizing Services

Palm Beach County shall prioritize the provision of services and facilities in order to provide timely and appropriate levels of service to further the Goals, Objectives, and Policies of the Comprehensive Plan.

Policy 3.6-a: The County shall direct the provision of infrastructure and services to:

1. Address deficiencies for the neighborhoods in the Revitalization and Redevelopment Overlay, as identified on the Managed Growth Tier Map contained in the Map Series, in order to encourage private reinvestment to meet the Revitalization and Redevelopment Overlay's Sub-objective 1.2.3;
2. Serve existing urbanized areas that either lack basic services or demonstrate a particular infrastructure/service deficiency; and,
3. Encourage development of property to be used by basic industry.

GOAL 4 COMMUNITY PLANNING AND DESIGN

It is the GOAL of Palm Beach County to develop and implement strategies that will enhance the quality of life within its neighborhoods and communities by ensuring that these areas are well-planned, visually pleasing, safe, and devoid of substandard housing and blight. Neighborhoods and communities shall also be accessible to all of the residents of Palm Beach County through an emphasis on the provision of a variety of housing opportunities through the continuous development of affordable housing.

OBJECTIVE 4.1 Community and Neighborhood Planning

Palm Beach County shall develop and implement a Community Planning and Neighborhood Planning program to allow consideration of Community and Neighborhood Plans and strategic actions to create, enhance, and maintain more livable communities, which provide a strong sense of place and identity for the various regions within the County.

Policy 4.1-a: The County shall allow for the creation and adoption of Community and Neighborhood Plans throughout the unincorporated area of the County with an emphasis on providing neighborhood planning services to the Revitalization and Redevelopment Overlay within unincorporated Palm Beach County, consistent with the Tier System.

Policy 4.1-b: In conjunction with development of a Community/ Neighborhood Planning Program, the County shall review and amend as needed, the guidelines and rules for preparation and submittal of neighborhood plans, and procedures for amending the Palm Beach County Unified Land Development Code to reflect neighborhood plans as approved by the Board of County Commissioners. The requirements and procedures shall include the following:

1. Neighborhood plans shall not be submitted by a single land owner. These plans are for the benefit of current and future residents of the neighborhood. Plans shall be prepared by or on behalf of the residents and must be submitted to the Department of Planning, Zoning and Building;
2. Priority shall be given to the Redevelopment and Revitalization Overlay;
3. Neighborhood plans must show the effect of implementation of the plans on neighbors not included in the plan;
4. The Department will review a neighborhood plan against the Goals, Objectives and Policies of the Palm Beach County Comprehensive Plan and shall make recommendations to the Board of County Commissioners for action;
5. Provisions shall insure that the neighborhood plan reflects the desires of a sufficient proportion and number of neighborhood residents; and,
6. Neighborhood plans shall include a description of the program used to generate public input during preparation of the plan.

Planning for a Community Plan or Neighborhood Plan shall include area residents, business and community/neighborhood leaders. Each community/neighborhood shall be defined by its Tier and geographic, socio-economic, and physical characteristics. The primary purpose of these programs will be to address the “Principles of a Livable Community” listed in the County Directions, and to incorporate those Principles into

existing and planned neighborhoods and communities. However, in addition to these principles, Community Planning shall address:

1. A balanced mix of land uses, including open space;
2. A balanced and compatible mix of single family and multi-family market rate, affordable housing, and housing for the elderly;
3. Employment opportunities;
4. Facilities and services; and
5. Sustainable concepts, including but not limited to energy-efficient land use patterns, energy conservation and greenhouse gas reductions.

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document. The following is a list of the County's neighborhood plans and studies:

Community and Neighborhood Plans

- Haverhill Area Neighborhood Plan
- Jupiter Farms Neighborhood Plan
- Loxahatchee Groves Neighborhood Plan
- The Acreage Neighborhood Plan
- West Boynton Area Community Plan
- West Lake Worth Road Neighborhood Plan
- West Gun Club Road Neighborhood Plan
- Pioneer Road Neighborhood Plan

Special Studies

- High Ridge Road Corridor Study
- Jog Road Corridor Study
- Lake Worth Road Corridor Study
- Skees Road Study
- Western Northlake Corridor Land Use Study
- The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan), and Addendum

OBJECTIVE 4.2 Joint Planning Areas

Palm Beach County shall facilitate a coordinated planning approach with other local governments to ensure the proper allocation and placement of future land uses and provide for the diverse needs of the County regarding employment, housing, services, goods, and recreational/cultural opportunities.

Policy 4.2-a: The County shall pursue interlocal agreements with municipalities that have established future land use designations for adjacent unincorporated areas. These interlocal agreements will establish "Joint Planning Areas" between the County and the respective municipalities, pursuant to Chapter 163.3171, FS, and Policy 1.4-d of the Intergovernmental Coordination Element.

Policy 4.2-b: The County shall promote development, redevelopment, and revitalization of the coastal communities through intergovernmental coordination efforts.

OBJECTIVE 4.3 Community Design

Palm Beach County shall develop and implement strategies to improve the visual appearance of the County in order to maintain and enhance its various identities and attractive characteristics.

Policy 4.3-a: By October 2000, the Department of Facilities Development and Operations shall develop a program to ensure that the County evaluates proposed plans for all public buildings and facilities to ensure that their design is consistent with the character of the neighborhood considering architectural style and/or any historic buildings within the area. The program shall include provisions to ensure that the cost of the design and the nature of the services to be provided are considered in the decision making process.

Policy 4.3-b: Palm Beach County shall encourage the development of positive community identification and appearance by implementing unique architectural and site design themes for different areas of the County in conjunction with development of any Community or Neighborhood Plans.

Policy 4.3-c: The County shall encourage the development of visually pleasing roadways. The Planning, Zoning and Building Department shall review and amend, as appropriate, the Sign Code to strengthen the regulations for all signs and billboards, including criteria for legibility and directions. These standards shall be reviewed periodically and changes shall be made to the Unified Land Development Code as necessary.

Policy 4.3-d: By December 2002, the Planning Division shall complete a study to identify potential Scenic Highways, Roadways, and Corridors, including commercial corridors, in both urban and rural areas of the County, in conjunction with implementation of the Greenways and Linked Open Space Program. The study shall include criteria for streetscaping standards and prioritizing and designating Scenic Highways, Roadways, and Corridors, as well as designation of entryways to the County and communities within the County.

Policy 4.3-e: The County shall continue to pursue public/private partnerships, such as, but not limited to, partnerships with the Solid Waste Authority (SWA) and Keep Palm

Beach County Beautiful for the design and funding of community appearance enhancement projects, which shall include, but not be limited to, litter reduction, streetscape enhancement, and landscape treatments.

Policy 4.3-f: The County shall maintain provisions in the Unified Land Development Code to ensure that parking and traffic flow is safe and convenient within and adjacent to developments, including but not limited to access requirements from roadways, lighting, pervious surfacing materials, landscaping and buffering criteria.

Policy 4.3-g: Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).

Policy 4.3-h: The County shall encourage the use of innovative site design techniques, which are visually attractive and help to reduce the potential for crime.

Policy 4.3-i: The Unified Land Development Code, based on County Directives and the Livable Communities Principles, shall promote sustainable design and future land use compatibility by:

1. Requiring setbacks that reduce adverse impacts on adjacent future land uses, and requiring build-to-lines, where appropriate, to improve pedestrian scale and access to transit facilities;
2. Specifying placement of open space;
3. Requiring landscaping;
4. Regulating building orientation, including height and mass restrictions;
5. Establishing architectural and design criteria;
6. Establishing pedestrian system linkages; and,
7. Establishing transit and non-motorized system linkages.

The Development Review process shall also consider the compatibility of the density or intensity of proposed development with adjacent future land uses. The ULDC requirements for landscape buffers and open space shall be reviewed and amended as needed.

Policy 4.3-j: The County shall amend the Unified Land Development Code to create rural design standards and development regulations for non-residential development in the Exurban and Rural Tiers. The rural design standards shall address intensity, scale, and character of these tiers, and shall:

1. minimize access to adjacent arterial or collector roadways, with no direct roadway access provided to outparcel locations.
2. provide for increased setbacks (except for roads designated as Rural Parkways); lesser lot coverage and floor area ratios; increased landscape buffers, incorporation of open space and pervious area; and, additional screening of parking areas.

Policy 4.3-k: The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

Policy 4.3-l: The Planning, Zoning, and Building Department shall continue to work with other local governments and appropriate agencies to develop programs consistent with, but not limited to, the Front Porch Florida Initiative, which create safe, livable communities by improving the functional relationship among land uses through design, improving infrastructure and/or services, and providing a range of housing and economic opportunities for urbanized areas.

Policy 4.3-m: The ULDC shall be revised to institute neighborhood-oriented zoning districts, which are only classified under the CL future land use category designation. At a minimum, characteristics, which describe neighborhood commercial must include: F.A.R., total square feet, square feet of the largest tenant, and acreage. These changes should employ the F.A.R. ranges stipulated in Table III.C.2: "Maximum Floor Area Ratios for Non-Residential Future Land Use Categories."

Policy 4.3-n: By December 2002, the Planning and Zoning Divisions shall identify and evaluate criteria to provide opportunities for limited neighborhood commercial services in residential developments, including existing and proposed subdivisions. The criteria shall ensure that the locations and facilities do not adversely impact the character of the neighborhood.

Policy 4.3-o: The Unified Land Development Code shall be amended to require that new development or redevelopment of non-residential uses within the Urban/Suburban Tier strengthen the relationship among buildings and their relationship to the street, where appropriate. This shall be accomplished to increase transit accessibility, pedestrian orientation, and promote creation of community spaces through consideration of the elements listed below.

1. Utilize building mass, placement, and orientation, build-to lines and setbacks to increase walkability, provide spatial definition along streets, and create squares or greens at a human scale;
2. Create a distinct sense of identity and delineate the pedestrian system within and along public spaces and streets thereby encouraging pedestrians to walk between stores and other uses. This may be accomplished by placing human-scaled elements, such as light fixtures, casual seating, gathering spaces, water features, statuary, and landscaping;
3. Link the commercial center to adjacent land uses, provide convenient access to transit stops and off-site pedestrian and bicycle systems; and,
4. For new commercial areas, the amount of parking in the front of the building shall be limited to strengthen the relationship of the building to the street; provide for the dispersal of parking shared between adjacent businesses; and, reduce the number of curb cuts and expansive surface parking areas.

OBJECTIVE 4.4 Mixed and Multiple Use Development

Palm Beach County shall encourage the development of a variety of innovative types of mixed use and multiple use projects.

Policy 4.4-a: The County shall encourage and promote sustainable development by establishing mixed use and multiple use future land use designations and planned development districts.

Policy 4.4-b: All proposed mixed use and multiple use projects shall demonstrate that the land uses included on site are functionally integrated. Mixed use and multiple use projects with a residential component shall demonstrate functional integration through the use of connected open spaces, pedestrian systems, and street network in order to foster a sense of community by creating a stronger pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.

Policy 4.4-c: Planned Developments shall require approval of a preliminary development plan, which shall:

1. Depict the location and distribution of future land uses and public facilities and demonstrate compliance with the Comprehensive Plan;
2. Depict the average density and/or intensity of the overall development; and,
3. Allow flexibility in the allocation of density and intensity within the overall development.

Policy 4.4-d: Prior to a Planned Development District (PDD) being approved, the County shall ensure that the proposed PDD is reasonably compact and non-serpentine in form; does not create isolated pockets which are not able to be functionally tied to the PDD with respect to roadways, pedestrian pathways, bike paths, or architectural treatments; and does not result in the creation of incompatible uses being approved and the creation of residual parcels.

4.4.1 Traditional Town Development

Policy 4.4.1-a: The Traditional Town Development (TTD) future land use designation shall be utilized to encourage mixed-use, compact development which is sensitive to environmental characteristics of the land, and which facilitates efficient use of services within the County. The TTD provides an opportunity for diversification and integration of land uses including residential, retail, office, recreation, etc., within close proximity to each other, providing for the daily recreation and shopping needs of the residents. While a mixture of uses is required, the TTD shall be a residentially-based development. The County shall apply the “Traditional Town Development" (TTD) future land use designation to provide for innovative and alternative development patterns that are residentially based, provide for employment centers, and require the integration of residential uses with:

1. Community serving commercial and office uses;
2. Industrial uses;
3. Recreation and Open Space systems; and,
4. Institutional and Public Facility uses.

The mix of uses required on properties assigned the TTD designation is shown in Table 4.4.1-1 and is further described in Policy 4.4.1-i.

Policy 4.4.1-b: In approving a TTD designation, the BCC may allow a residential density increase of up to an additional two (2) dwelling units per acre over the underlying land use. If the underlying land use is five (5) dwelling unit per acre, an amendment to TTD will permit the property to be developed at a density of up to seven (7) dwelling units per acre. (The designation would be TTD 7/MR-5.) Additional densities (up to 18 units per acre) can also be achieved, where appropriate, only through the use of the Transfer Development Rights (TDR) Program, the Workforce Housing Program, and/or the Affordable Housing Program.

Policy 4.4.1-c: Traditional Town Developments shall be located within the Urban/Suburban Tier.

Policy 4.4.1-d: All Traditional Town Developments must have an underlying residential land use designation of MR-5, HR-8 or HR-12. The TTD shall have associated with it an underlying urban residential land use designation that must be compatible with the surrounding area. At the time a TTD amendment is requested, the underlying residential land use designation shall be established, based on the existing residential land use designation. The underlying residential land use designation may also be amended as part of the TTD land use amendment if the existing residential land use designation is determined to be insufficient to accommodate the desired TTD residential density.

Policy 4.4.1-e: All Traditional Town Developments must be a minimum of 200 contiguous acres.

Policy 4.4.1-f: A Traditional Town Development shall consist at a minimum, of a series of TNDs, as further regulated in the ULDC, and a town center in the form of a Traditional Marketplace (TMD), linked by an interconnected vehicular and pedestrian network.

Policy 4.4.1-g: Applications for the TTD designation shall require a master plan, which shall be a condition of approval of the TTD amendment and shall serve as the basis for all future development within the TTD. Table 4.4.1-1 provides the allowed mix of uses and maximum densities and intensities allowed in a TTD.

If a project is to be built in phases, each phase shall include a balanced share of the proposed residential, recreational, open space, commercial, and other sites and building amenities of the entire development. Those phases which include components that are not part of the individual neighborhoods, such as employment, recreation, and education centers, should be timed and built in a sequence that would contribute to the completion of the TTD development as a whole.

TABLE 4.4.1-1
ALLOWABLE MIX OF FUTURE LAND USES IN A TTD

FUTURE LAND USE*	DENSITY/ INTENSITY	MINIMUM	MAXIMUM**
RESIDENTIAL Medium Residential 5 (MR-5) High Residential 8 (HR-8) High Residential 12 (HR-12) *[as TND, PUD and/or TMD districts]*	 5 8 12	60%	80%
COMMERCIAL HIGH (CH) *[as TMD districts]*	1.0 FAR	20 ac.	lesser of: 50 ac. or 30%
INDUSTRIAL (EDC) *[as MUPD districts]*	1.0 FAR	-	6%
PUBLIC/CIVIC (INST)	1.0 FAR	-	20%
RECREATION/OPEN SPACE (CR, PARK, CON)	-	-	30%

*****See Definitions section of Introduction/Administration for explanations of future land uses specific to TTDs.

Policy 4.4.1-h: The TTD designation is subject to revocation if the development fails to meet the conditions and regulations outlined in the Comprehensive Plan and the Unified Land Development Code. The Board of County Commissioners may initiate a future land use amendment to revoke the TTD designation and consider returning all undeveloped portions of the property to their original future land use designations or modify conditions of approval.

Policy 4.4.1-i: Traditional Town Characteristics. The Traditional Town Development (TTD) future land use designation shall provide for community planning, which is guided by sensible and desirable attributes of a "traditional neighborhoods." Traditional Town Developments share the following characteristics: They shall:

1. have neighborhoods which are pedestrian oriented, physically recognizable, developed at a human scale, limited in size (allowing residents to walk to the neighborhood center within approximately five minutes), and efficiently organized to provide for the daily needs of the residents;
2. have residences, shopping, employment and recreational uses which are all located within the neighborhoods, and within close proximity to each other;
3. have a hierarchy of streets to serve the needs of the pedestrian and the motorist;
4. be primarily pedestrian-oriented design and secondarily for vehicles, through the development of pedestrian and bikeway circulation systems which serve to functionally and physically integrate the various land use activities;
5. have physically defined and linked squares and parks within neighborhoods which provide places for social activity and active/passive recreation. The linking of these places through the use of greenways increases accessibility to the recreational facilities;
6. have well placed civic buildings and squares provide places for social, cultural and religious activities, and become symbols of community identity;

7. have commercial uses supportive of the residential development;
8. be predominantly residential, requiring a minimum of 60% of the development area be devoted to residential uses primarily as TNDs. (Up to 10% of the area of a TTD may be PUDs.) In addition, each TND shall contain mixed-use development allowing for the horizontal and vertical integration of, as well as the clustering of, living, working, recreational, open space, shopping, and civic uses;
9. contain a centrally located TMD comprising shopping, employment and civic uses;
10. meet all adopted levels of service, as specified in the Comprehensive Plan, and all urban services shall be available concurrent with the impacts of development;
11. provide for a variety of housing types, including low and very low income housing, and neighborhoods shall contain a variety of these housing types;
12. include building setback requirements, which allow buildings to abut front sidewalks; however, streetscape requirements must be met as outlined in the ULDC;
13. allow for the provision of alleys;
14. allow for the provision of on-street parking to buffer walkways from the road and increase overall pedestrian safety;
15. include standards for parking, which acknowledge the pedestrian nature of the community, permit pervious surface parking, and provide parking behind buildings;
16. achieve a 20% internal capture rate for transportation;
17. be designed to include mass transit (including land for bus stops) and accessibility to existing mass transit, where available, and provide alternative modes of transportation, such as bikeways and pedestrian paths;
18. be designed to provide for well defined public spaces, buildings, and vistas which terminate on focal points. Usable public open space shall comprise a minimum of five (5) percent of the developable area. Linkages between open spaces, in the form of pedestrian and bike paths, shall be provided for within and outside the development;
19. incorporate detailed performance standards which allow for regulating buildings by general category of use (building type) rather than by specific use;
20. provide for and maintain extraordinary landscaping/recreation facilities/sign control/design and development standards;
21. reduce the intensity/density of that portion of the development which is contiguous to any priority acquisition sites designated by the Conservation Lands Acquisition Selection Committee or its successor, so that the development is compatible with, and does not destroy or negatively impact the environmentally sensitive area; and
22. have neighborhood centers, which contain civic and commercial uses that serve the daily needs of the residents within a quarter mile walk of 90% of the neighborhood's residential areas.

Policy 4.4.1-j: The TTD, by virtue of its function and design is unique in character; however, the development shall demonstrate: 1) sector balancing; 2) compatibility and integration with existing development; and, 3) consistency with the goals, objectives and policies of the Comprehensive Plan. Through the Regional Analysis the TTD shall identify the need and provide employment opportunities for both existing and future residents, and contribute to the alleviation of existing imbalances in the area relative to lack of affordable housing, employment, retail, infrastructure, etc. The amount of commercial land use permitted shall be based upon a demonstrated need or demand for the amount of proposed commercial use in a given location. The developer must identify the proposed service area, both on and off site, and demonstrate that a balance exists between

residential and commercial development. The TTD shall also permit an appropriate mix of institutional, civic and light industrial uses.

4.4.2 Multiple Land Use

Policy 4.4.2-a: The Multiple Land Use (MLU) future land use designation may be applied for through the Future Land Use Atlas amendment process. The MLU is project specific and is limited to projects that demonstrate a functional integration and mix of land uses which exceeds minimum zoning code requirements.

Policy 4.4.2-b: The following minimum standards shall apply to proposed MLU designations during the amendment review process and will be affixed to the approved MLU project in the adopting ordinance:

1. Underlying Land Use Designations: The MLU is an umbrella category which requires a minimum of two different future land use designations at least one of which shall be residential. The project shall have minimum and maximum intensities/densities for each land use. The following criteria shall apply towards the land use designations:

    a) Residential Density: The maximum number of units for the parcel shall be calculated by multiplying the total acreage of the parcel by the density permitted through the residential designation. Additional density may be allowed, through the Transfer of Development Rights program, the Workforce Housing Program, or the Affordable Housing Program following an approval of an MLU project.
    b) Non-residential Intensity: The maximum intensity for each proposed non-residential use shall be calculated by assigning all non-residential uses a percentage of the total site area, not to exceed 100%. The maximum intensity for each of the projects non-residential land use designations may be reduced by the County, during the review process considering the extent of integration of uses within the project.

2. Conceptual Master Plan: The project shall include a conceptual master plan, which depicts (in a generalized or conceptual map format) the location of the various land uses, specifically including the location of open spaces and linkages which functionally integrate the different land use categories. The conceptual master plan shall comply with the following criteria:

    a) Land Use Integration: The project must demonstrate functional integration between the project's land uses in the master plan. To facilitate integration, the placement of an interconnected system of streets within both the residential and non-residential components is required.
    b) Open Space: At a minimum, 10% of the property must be committed to usable open space (as defined by the Introduction and Administration Element). Open space must functionally integrate the project's land uses and may be applied to the recreation and/or parks requirements or other required civic dedication of land during the development review/re-zoning process, excluding right of way dedication. Water retention, lakes, drainage, and canals shall not be considered usable open space.

c) Pedestrian Oriented/Non-vehicular Pathways: The master plan must include a pedestrian/non-vehicular circulation system that integrates the project's land uses and open spaces. All rights-of-way or parking access drives must have shaded pedestrian pathways.
d) Mass Transit: The project and master plan must provide for mass transit and/or public transportation facilities.

3. Exceeding Code Requirements: The project must demonstrate that it exceeds minimum requirements in the ULDC and may concurrently submit an application for the Zoning review process for the entire site. In the event of a conflict between the project's development standards or design guidelines and the existing ULDC requirements, the more restrictive requirement shall prevail.

4. Design Guidelines: To ensure that the project exceeds minimum Code requirements, the project may include design guidelines to identify built form and site design requirements, which may include:

   a) Vehicular and pedestrian circulation system, lighting, signage, recreation/open space/public amenities, buffering, landscaping requirements;
   b) Conceptual landscape plans and streets cross-sections; and
   c) Architectural features and use limitations may also be included.

5. Unity of Control: The non- residential portions of an MLU project shall be required to be the subject of a Unity of Control at the time of rezoning to ensure a consistent and cohesive project.

Policy 4.4.2-c: The County may impose mitigation measures on a proposed MLU during the amendment review process. Mitigation measures may include, but are not limited to, the following:

1. The requested intensity and/or density of the project may be altered.
2. The mix of land uses may be restricted to ensure that an efficient and appropriate land use balance is achieved within the project.
3. Conditions may be imposed to ensure that environmentally sensitive portions of the property are protected and/or to ensure preservation of existing native vegetation.
4. Timing criteria may be imposed on a proposed MLU designation when deemed essential to assure that necessary and appropriate land uses are developed in a timely manner and to assure reasonable and appropriate development opportunities for other property owners. Failure to comply with imposed timing criteria may result in the County's initiation of a FLUA amendment to remove the MLU designation and replace it with the site's original land use designation.

Policy 4.4.2-d: In order to allow for flexibility in future site planning of specific MLUs, related uses (commercial, office, commercial recreation, etc.) can be shifted between the designated areas, as long as the minimum and maximum acreages and densities/intensities are adhered to in the ordinance. Any substantial changes to the adopted master plan, as determined by the Planning Director, during the development review process, will result in the MLU designation being remanded back to the Local Planning Agency and the Board of County Commissioners for public hearings during the next applicable amendment round. Substantial change shall consist of:

1. Changes which affect 20% or more of the land area; and/or
2. Changes which result in the project no longer meeting the intent of the MLU language (i.e. changes which reduce the connectivity or the integration between the land uses, changes in location of open space, or other changes which raise compatibility issues.)

If an MLU designation is remanded back, during the next applicable amendment round, Planning staff and the Local Planning Agency shall review the original application and the proposed changes, and make recommendations to the BCC. The BCC will re-evaluate and, if necessary may revoke the MLU designation.

4.4.3 Planned Residential Development (PRD)

Policy 4.4.3-a: The County shall allow Planned Residential Developments to include a limited amount of low intensity commercial and institutional uses intended to serve the residential development. The commercial uses may be located in:

1. A commercial pod, but must be integrated into the development;
2. A clubhouse in the interior of the development, accessible to the residents; or,
3. A multifamily structure which either independently supports high density or is in a tract containing multi-family development.

Policy 4.4.3-b: In conjunction with the Evaluation and Appraisal Review (EAR), the Planning and Zoning Divisions shall evaluate the provisions governing the Planned Residential Development option to determine its effectiveness in meeting the Goals, Objectives and Policies of the Plan.

4.4.4 Traditional Marketplace Development

Policy 4.4.4-a: The Traditional Marketplace Development (TMD) is an alternative form of development that provides a more efficient pattern of development, and more cost effective delivery of service while increasing the sense of community. The County shall provide for a Traditional Marketplace Planned Development allowed in the Commercial High and Commercial Low future land use designations in the Urban/Suburban Tier, and in the Commercial Low future land use designation in the Exurban, Agricultural Reserve, and Rural Tiers and shall ensure that it is designed to be compatible with the Tier of development. The basic principles are described below shall be used as a guide to create standards to implement this alternative Commercial development.

Policy 4.4.4-b: Traditional Marketplace Development shall include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities. This shall be accomplished by allowing for a mix of uses in a manner that creates a stronger

pedestrian and transit orientation through design, placement and organization of buildings, and common public space, while dispersing parking and respecting and maintaining the character of the surrounding area. The non-residential uses within the Traditional Marketplace Development (TMD) shall be comprised of community scaled. These uses may include, but are not limited to, shops and services, retail, office, restaurant, and civic uses such as schools, places of worship, and government services. The compact design, low intensity land use does not permit the siting of "freestanding", or "big box" commercial. A minimum of 51% of the commercial square footage within a TMD must be designed as a "Traditional Main Street". The floors above the shops and offices have the potential to provide either housing or residential/business as live/work spaces.

Policy 4.4.4-c: The ULDC shall establish development standards for the Traditional Marketplace Development (TMD) that incorporate the following design guidelines:

1. Compatible building heights to fit with the character of the community;
2. Build-to lines which place buildings close together, fronting on a sidewalk, to create a sense of place and provide spatial definition along streets;
3. Building design standards, including, but not limited to; massing, scale, pattern, and consistent architectural style. Fronts of buildings, within the same block, shall have doors and windows reflecting similar architectural style, doors and display windows shall be placed to maximize visual interest and accessibility to the pedestrian.
4. Public space amenities, including, but not limited to; wide sidewalks, lighting, seating, signage, gathering space, water features, and landscaping;
5. Community open space shall be provided and shall be used to preserve and incorporate natural features into the site design to enhance identity;
6. Strong pedestrian systems that link building and community open space and encourage pedestrians to walk between land uses. A pedestrian system shall also include significant landscape treatment, including trees, plants and hardscape to delineate the pedestrian system;
7. Street design standards that promote pedestrian usage. These standards shall address but are not limited to, pavement and right-of-way width, turning radii, on-street parking, tree planting and protection, and sidewalk location and widths, including the ability to provide outdoor dining and merchant displays on the sidewalk; and,
8. Crime Prevention Through Environmental Design (CPTED) principles.

Policy 4.4.4-d: Lifestyle Commercial Center. Lifestyle Commercial Center (LCC) Lifestyle Commercial Center is a type of Traditional Marketplace Development (TMD) that allows an individual tenant to occupy up to 100,000 sq. feet. The LCC is only allowed in the in the Urban Suburban Tier and only on the sites assigned a commercial future land use designation and condition of approval requiring the use of the LCC by Ordinance 2008-048 and 2009-028. *[Relocated and revised from Policy 2.2.2-c in Round 17-A]*

4.4.5 Traditional Neighborhood Development

Policy 4.4.5-a: Traditional Neighborhood Development may be allowed in all urban residential future land use categories. It shall include an interspersed mix of uses integrated with a recreation and pedestrian oriented open space system. The uses shall include an appropriate mix of residential housing types at a range of densities, commercial, and institutional uses. At a minimum, 51% of the development shall be

residential and a minimum of 5% of the development shall be usable, organized open space, in addition to the minimum park and recreation requirements established in the Recreation and Open Space Element.

Policy 4.4.5-b: The Planning, Zoning and Building Department shall update the Unified Land Development Code and graphically depict the tenets and land development regulations to:

1. Set the range, ultimate density and intensity, and mix of land uses based on the underlying land use designation and size of the TND;

2. Encourage the location of TND's throughout the Urban/Suburban Tier, including areas defined as infill. The TND may include a mix of residential and commercial uses designed in a compact form, planned in accordance with the following principles:

    a) The TND shall provide for a range of densities. The housing types in the TND may include an interspersed mix of detached homes, duplexes, townhomes, and apartments to provide housing choices for people of differing ages and incomes. Multi-family units and townhouses shall be located closest to the neighborhood center. Single-family lots in the neighborhood may include ancillary structures, such as detached one unit apartments/offices or garage apartments. The housing must be designed to provide a cohesive physical character within the residential area;
    b) Residential lots shall be served by a system of streets, alleys and sidewalks, with setback/build-to lines established to ensure that buildings front on sidewalks and are oriented to the street. Garages shall be located on the rear portion of the property and accessed by an alley or driveway;
    c) When a TND is adjacent to a land use of a significantly different intensity or density, a buffer, which may be vegetated open space or a transitional use, shall be provided at the edge of the TND;
    d) A minimum of 5% of the land area in a TND shall be devoted to an organized open space system, inclusive of greens or squares, located within 1/4 mile of residences. This open space shall be provided in the form of passive open space, and gathering space throughout the neighborhood. These lands are exclusive of the minimum park and recreation requirements set forth in the Recreation and Open Space Element;
    e) A discernable neighborhood center shall be established creating a community focal point. A neighborhood center or focal point may serve multiple neighborhoods if it is centrally located;
    f) Civic buildings and public space shall be placed and oriented to terminate vistas, and provide a focal point in the TND. These sites shall provide for social, cultural, and/or religious activities, and become symbols of community identity; and,
    g) Preservation of existing native vegetation and other natural features shall be incorporated into the layout of the neighborhood.

3. The transportation management (circulation) system within the TND shall be planned in accordance with the following principles:

a) Pedestrian and bikeway circulation systems shall functionally and physically integrate the various land uses. This integration shall occur both within the neighborhood and to areas adjacent to and beyond the neighborhood;
b) A continuous interconnected street system shall form a grid, or traverse the neighborhood, to increase circulation both within and among adjacent land uses. Internal streets shall be narrow and designed with traffic calming features to control speed;
c) At a minimum, mass transit facilities shall be provided at the neighborhood center;
d) Parking and loading functions shall be located and designed to respect, and reinforce, the pedestrian orientation of the neighborhood. These functions shall provide for on-street parking, parking behind buildings or in side lots;
e) Street design standards shall address pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for roads, alleys and lanes. These standards shall reflect the character of the neighborhood; and,
f) Use of sidewalks, street trees, landscaping, street furniture, entryway features, signage and lighting shall be required to strengthen the identity of the neighborhood and neighborhood center.

4. A neighborhood center shall be provided at an identifiable central location and shall:

a) Contain shops and services serving the neighborhood. Such facilities shall include, but not be limited to: retail, offices, schools, day care, places of worship, libraries, government services, cultural facilities and banks;
b) Be encouraged to have residential units above the commercial or civic uses;
c) Be within 1/4 to ½ mile (5 -10 minute walk) from all residential land uses within the defined neighborhood or series of neighborhoods. The neighborhood center shall also accommodate a transit stop;
d) Be designed in accordance with the principles of a Traditional Marketplace;
e) Be located at an important intersection or the edge of a neighborhood. The neighborhood center shall be designed to serve multiple neighborhoods if located at the edge of a neighborhood; and,
f) Be limited to serve a population within a one (1) to one and a half (1½) mile radius.

4.4.6 Mixed-use Planned Development

Policy 4.4.6-a: The Mixed-use Planned Development (MXPD provides for an integrated mix of uses including residential, open space, commercial, and institutional. At a minimum, 51% of the development shall be comprised of residential. Uses may be integrated vertically or horizontally. Horizontal integration shall be planned in such a way that a variety of uses front onto and share common areas designed to provide an amenity to all uses within the development. The MXPD is allowed within the Urban Suburban Tier in the Commercial High and Multiple Land Use future land use designations. The Multiple Land Use future land use designation is exempt from the ULDC's MXPD internal trip capture requirements, and the ULDC shall be revised to reduce or eliminate internal trip capture requirements for all MXPDs.

Policy 4.4.6-b: MXPD Design Standards - The standards for an MXPD shall establish the character and promote design with an integrated mix of uses to achieve compatibility, and a pedestrian oriented livable community. Compatibility with adjacent land uses and ability to fit into the community shall be given primary consideration in the design of the development. Site development standards for an MXPD shall be reviewed to ensure that, at a minimum, the following general design guidelines are addressed:

1. Utilization of building mass, placement, orientation and build-to lines/setbacks, where feasible and appropriate, to provide spatial definition along streets and to create squares and greens;
2. Use of building design standards to include, but not be limited to, massing, scale, pattern, rhythm, material and color;
3. Creation of strong pedestrian and open space systems. This shall be accomplished by designing for pedestrian comfort and by placing human-scaled elements along these spaces which include, but are not limited to, light fixtures, seating, gathering spaces, water features, statuary, landscaping;
4. Creation of linkages to adjacent land uses;
5. Provisions for parking including minimums and maximum parking space requirements. These requirements shall be based on density/intensity, use, proximity to other land uses in the market area and availability of non-automotive modes of transportation such as transit; and
6. Creation of an interconnected circulation system which provides on-street parking, and provides convenient access to transit stops and off-site pedestrian and bicycle systems.

Policy 4.4.6-c: The Mixed-use Planned Development (MXPD) shall provide a model for compatible, balanced, integrated land uses. The MXPD development standards shall allow a variety of uses including residential, commercial, office and civic uses to create opportunities for living, working and entertainment in a pedestrian oriented community. In an MXPD, multi-purpose buildings that permit a mixture of compatible uses are required. The MXPD development standards shall clearly require integration of uses within buildings or among buildings, which will be accomplished as follows:

1. Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses may be allowed;
2. Use of horizontal integration may be permitted if building are placed and oriented to front on well designed, useable public spaces; and/or
3. Use of shared space creating live-work space within a single unit in a building.

Policy 4.4.6-d: MXPD projects shall be reviewed to ensure that provisions for transition areas are be established. These provisions shall address how the development is treated at the periphery, adjacent to less intense residential neighborhoods or natural areas. In place of landscape buffers, spatial transitions should include lower intensity and density uses, and building height and design comparable to the adjacent district. These transitions will integrate new development into the community and provide strong pedestrian and bicycle linkages and access. Buffers should be limited to situations where there is a substantial difference in the intensity or density of development. Buffers should not be used as the sole factor in establishing land use compatibility.

4.4.7 Multiple Use Planned Development

Policy 4.4.7-a: The purpose of a Multiple Use Planned Development (MUPD) is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development in order to provide opportunities for enlightened and imaginative approaches to community planning and site design. Buffering between the different uses within an MUPD may be reduced or eliminated to foster interconnectivity between the uses.

Policy 4.4.7-b: MUPD Design Objectives – The Multiple Use Planned Development (MUPD) shall be subject to the following design objectives:

1. Provide innovative building location and orientation;
2. Protect adjacent residential uses from potential adverse impacts;
3. Provide interconnection between uses in and adjacent to the project; and
4. Allows for both residential and non-residential uses within a single project designed in a manner that fosters compatibility within the project and with adjacent properties**.**

4.4.8 Planned Industrial Park Development (PIPD)

Policy 4.4.8-a: A Planned Industrial Park Development District (PIPD) is an economic activity center allowed in the Industrial and Economic Development Center future land use designations. The PIPD is intended for large Employment Centers primarily designed to accommodate and promote manufacturing, research, development, other value-added activities and support uses. Therefore, non-industrial uses such as residential, retail, office, and hotels, are expected to occur to support its major function as a Employment Center and to implement effective mobility strategies. Non-industrial uses shall be subject to the following:

1. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be allowed within a commercial pod of a PIPD.

2. Residential uses may be allowed within the residential pod of a PIPD provided:

    a. recreation to meet the needs of the residential population is provided; and
    b. a balanced mix of land uses is provided to meet the needs of the projected work force and PIPD residential population; and
    c. the amount and type of residential uses are rationally related to the amount and type of jobs (work force) created by the industrial and employment based uses.

4.4.9 Transit Oriented Development

Policy 4.4.9-a: The County shall encourage Transit Oriented Development (TOD) that shall provide an alternative mixed-use development pattern within a ¼ mile radius of rail or light rail transit nodes. Transit Oriented Development may be allowed in all commercial, residential and institutional land use categories in the Urban/Suburban Tier. This pattern is an alternative to piecemeal, parcel-based development, and shall allow for a wide range of commercial and institutional uses, functionally integrated with residential uses, and shall include a concentrated area for retail, professional offices and services, cultural, and

housing opportunities. Incorporated areas seeking to make use of revised Policy 1.2-d(3) of the Transportation Element shall do so by implementing the following strategies as part of their respective Comprehensive Plans and Land Development Regulations to the satisfaction of Palm Beach County.

A. TOD projects shall employ the following strategies:

1. Promote the optimum use of transit nodes by assuring the orderly development of land in Transit Oriented Development areas and improving access for pedestrians and vehicles alike.
2. Accommodate the needs of residents and workers in the vicinity of Transit Oriented Development areas.
3. Provide for the incidental shopping needs of transit riders at transit nodes.
4. Create a "park once" environment for all Transit Oriented Development, by providing retail commercial uses and professional office/services that contribute to a self-sufficient community, and that are directly linked to other Transit Oriented Developments.

B. TOD Projects shall be designed utilizing the principles of traditional urban design addressing Streets and Blocks, Parking, Buildings, Mix of Uses, and a TOD Station Area Master Plan as described below:

1. Streets and Blocks. Properties developed as transit-oriented developments shall include a continuous public street network whereby streets are:
   a. Designed with the inclusion of sidewalks and bicycle/pedestrian amenities to encourage walking and bicycle use;

   b. Provide for efficient connections between buildings and the public realm. Said connections shall be accomplished by using the following: lighting for pedestrians/bicycles, weather protection at transit stops, sidewalks, covered corridors, raised pavers through parking lots, bollards, architectural elements, pocket parks/open space, and the like;
   c. New sidewalks shall meet ADA requirements, and provide year-round functional connections to improved Rights-of-Way;
   d. Designed for on-street parking and other traffic calming measures;
   e. Provide for flexibility in land development regulations in order to create a pedestrian-friendly urban environment between buildings and roads;
   f. Provide for public and private landscaping in order to create microclimates that further encourage pedestrian activity within transit areas and nodes;
   g. Designed to accommodate feeder buses and trolleys. The perimeter of individual blocks shall not exceed 1800 linear feet, and individual block faces shall not exceed 600 feet, exclusive of alleyways serving primarily deliveries and garbage collection purposes.
   h. Stand-alone automobile uses such as fueling stations, car and truck washes, and large parking lots are discouraged, unless designed in

a manner to support adjacent development and providing clear, efficient pedestrian connection to adjacent roads and sidewalks. This provision shall not deem existing auto-oriented uses as non-conforming if said uses were legally conforming on the effective date of this chapter.

2. Parking. To maximize pedestrian circulation, off-street surface parking areas within transit-oriented developments shall be limited to not more than ten percent of the gross developable area. Surface parking areas shall be located either mid-block (behind buildings) or in small parking lots. Large expanses of surface parking are prohibited. This goal may be achieved through the following strategies:
   a. Establish land development regulations providing for maximum parking allotments and maximum surface parking allotments, in order to encourage use of transit;
   b. Allow for the reduction in current parking requirements in order to maximize usable floor space in proximity to transit areas and nodes;
   c. Encourage shared parking lots for those uses which are likely to demand parking spaces at different times of day;
   d. Structured parking lots are encouraged whenever they are located mid-block, behind buildings, and/or lined with uses friendly to pedestrians and/or residential uses.

3. Buildings. The placement and design of buildings in transit-oriented developments is critical to the success of the pedestrian environment. The fronts of buildings and their main entrances shall be placed along streets to enhance the walkable pedestrian environment, and building fronts shall face other building fronts. All buildings shall contain no fewer than two stories of occupiable space. In mixed-use buildings, ground floor occupiable space shall be dedicated predominately for active uses, including retail or office uses, while upper floors shall contain predominately office and residential uses.

4. Mix of Uses. Transit-oriented development provides employment opportunities, residential space, and retail areas. For projects to qualify for TOD designation, a mixture of these uses shall be located within the ¼-mile radius of the station to provide around-the-clock amenities for residents, employees, and visitors. Accordingly, in the absence of an adopted Station Area Master Plan, each individual transit-oriented development project must include a land use mix of as described below.

   a. Not less than 30% of the total square footage of the TOD shall be dedicated to residential uses.
   b. Residential densities shall be no less than 10 dwelling units per acre, and shall be calculated based on the total acreage of each individual project involving residential space.
   c. Not less than 20% of the total residential units of the TOD shall be designated for workforce housing or affordable housing through the associated programs.

d. While Floor-Area Ratios (FAR) and lot coverage percentages are not specified in this section, buildings are encouraged to be compact in footprint and shall contain no fewer than two (2) stories in order to provide room for future expansion or new construction on the same site. Minimum FARs, where applicable, shall be defined within the respective municipality's Land Development Regulations.

5. TOD Station Area TOD Master Plan. A transit-oriented development shall meet the requirements contained in Policy 4.4.8-a, be part of a Station Area TOD Master Plan, and be developed in an interactive public process and approved by the respective local government(s) and Palm Beach County.

a. A TOD Station Area Master Plan shall be incorporated by reference into the Palm Beach County Comprehensive Plan through the following process. A municipality encompassing a fixed-route station shall propose a Station Area Master Plan by submitting a preliminary plan to the Florida Department of Transportation (FDOT), the Treasure Coast Regional Planning Council (TCRPC), Palm Beach County staff, and other regional and federal agencies with jurisdiction over the area of the master plan. Comments received during the preliminary proposal shall be addressed in the municipality's adoption of the Station Area Master Plan into said municipality's Comprehensive Plan and/or Land Development Regulations. A subsequent final submission, meeting all requirements of Policy 4.4.8-a, shall then be filed with Palm Beach County to incorporate the Station Area Master Plan by reference after due public hearings and other processes.

b. The TOD Station Area Master Plan shall extend at least a quarter-mile radius from the station location and graphically depict the locations of the transit station, roadways, buildings, public spaces, and civic spaces within a half-mile radius of the transit station. This radius may be expanded according to parcel size, ownership pattern, and the presence of supporting transit modes such as: fixed-route buses, and Rapid Bus Transit (RBT).

c. The TOD Station Area Master Plan shall include an aerial photograph depicting all uses within a one-mile radius of the station, including major employers, residential developments, institutional/educational uses, and entertainment destinations.

d. The TOD Station Area Master Plan shall indicate a mix of residential, commercial, retail, office, flex space, public and civic spaces. Examples of public spaces shall include parks, plazas, and greens, Examples of civic spaces shall include police stations, and all other areas, enclosed or exterior, that provide public services to residents and visitors alike.

e. The TOD Station Area Master Plan shall include a market analysis and potential aggregated development program illustrating a preferred mix of uses to assist in the evaluation of individual TOD projects within the station area.

f. No less than 5% of the total developable square footage of the TOD shall be dedicated to usable public space such as parks, plazas, greens, etc.

g. No less than 2% of the total square footage of the TOD shall be dedicated to civic uses, such as police stations, intermodal transfer facilities.

h. The TOD Station Area Master Plan shall graphically demonstrate an interconnected transportation network that efficiently and effectively links rail stations, bus stops, bike paths, sidewalks, buildings and open spaces in a cohesive manner.

OBJECTIVE 4.5 Western Communities Residential

The County shall recognize the unique characteristics of agricultural parcels that are adjacent to existing residential communities within the Rural Tier and the Western Communities Residential Overlay that seek to develop by assigning the Western Communities Residential (WCR) future land use designation through a Future Land Use Amendment process. A WCR site specific amendment that supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. A WCR site specific amendment shall achieve compatibility with the existing residential development pattern in the surrounding area of the Rural Tier while furthering remediation of the historic land use imbalance in the western communities and providing other benefits.

Policy 4.5-a: The site specific plan amendment ordinance adopting a Western Communities Residential future land use shall include a Conceptual Plan. The Conceptual Plan can only be revised through the Future Land Use Atlas amendment process.

Policy 4.5-b: All development orders within the Western Communities Residential future land use must be consistent with the adopted Conceptual Plan.

Policy 4.5-c: Agricultural uses shall be permitted within the WCR future land use designation until the land physically converts to the uses permitted by such development orders. Agricultural uses shall be permissible uses within open space areas to the extent indicated on the Conceptual Plan or site specific amendment ordinance.

Policy 4.5-d: Western Communities Residential Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages shown on the Plan and other binding standards. The Conceptual Plan shall include a depiction of the residential, non-residential, recreational, civic and open space elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Western Communities Residential and adjacent existing communities.

Policy 4.5-e: A property with Western Communities Residential future land use designation shall utilize the Planned Unit Development (PUD) zoning district of the Unified Land Development Code, with the form of the commercial nodes reflected on the Conceptual Plan, which commercial nodes shall be designed consistent with the form of the Traditional Marketplace provisions in the Comprehensive Plan. Each residential pod within a WCR Planned Unit Development may be developed according to the density/intensity assigned on the Conceptual Plan.

Policy 4.5-f: In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publicly accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.
3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low density residential areas. All of which shall be reflected on the Conceptual Plan approved by the Board of County Commissioners.

7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.
8. A maximum permissible non-residential intensity of 350,000 square feet of commercial uses, comprised of 300,000 square feet of commercial retail uses, and 50,000 square feet of commercial office uses.

GOAL 5 NATURAL AND HISTORIC RESOURCE PROTECTION

It is the **GOAL** of Palm Beach County to provide for the continual protection, preservation, and enhancement of the County's various high quality environmental communities and historic resources for the benefit of its current and future residents and visitors.

OBJECTIVE 5.1 Protection of Natural Resources and Systems

Palm Beach County shall ensure the protection of natural resources and systems by enforcing and monitoring existing environmentally related ordinances and developing ordinances, as needed, pursuant to the goals and policies of the Conservation Element.

Policy 5.1-a: Palm Beach County shall ensure the protection and stewardship of natural resources and systems, including quality uplands and wetlands, environmentally sensitive lands, wildlife habitats and regional water management areas. The County shall request review and comments from the South Florida Water Management District, Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and other governmental/ environmental agencies, during the Plan amendment process.

Policy 5.1-b: The impact of development on natural resources and systems, including high quality coastal and inland wetlands and future potable water supply wellfield areas, as identified in the Future Land Use, Coastal Management, and Conservation Elements, shall be evaluated during the development review process to protect these resources from the adverse impacts associated with incompatible future land uses on or near such sites in accordance with ULDC Article 14.C. Vegetation Preservation and Protection.

Policy 5.1-c: During the development review process, the County shall determine the consistency of developments with any future resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes and in accordance with ULDC Article 7.D.9. Incompatibility Buffer.

Policy 5.1-d: The Planning and Zoning Divisions, in cooperation with the Department of Environmental Resource Management, shall continue to develop regulations and incentives providing for the use of buffering, or other land management techniques, to ensure compatibility with the function and purpose of conservation lands, and development of those properties adjacent to conservation lands.

Policy 5.1-e: The County shall adopt site specific management plans for all natural areas within the County's Natural Areas Program designed to implement the Program goal of preserving their wilderness values to reflect the subtropical biological diversity characteristic of Palm Beach County in pre-development times. The plans will include facilities for passive public use, but such use shall not take precedence over ecosystem protection.

OBJECTIVE 5.2 Native Ecosystem Overlay

Palm Beach County shall protect high quality native ecosystems within the unincorporated area of the County through establishment and maintenance of a Native Ecosystem Overlay.

Policy 5.2-a: The Department of Environmental Resources Management shall provide for the preservation and protection of native vegetation and environmental systems by applying the Native Ecosystem Overlay through implementation of the Vegetation Preservation and Protection Ordinance. Areas identified shall require preparation of a written environmental assessment, as part of the environmental review process. This review will result in specific recommendations regarding purchase or development, subject to conditions such as reduced density or intensity of future land use, and increased set-aside requirements.

Policy 5.2-b: Areas identified and designated as a Native Ecosystem Overlay shall be reviewed and may be re-designated to an appropriate future land use designation that furthers the protection of the native ecosystem.

OBJECTIVE 5.3 John D. MacArthur Beach State Park Greenline Overlay

The County shall continue to maintain the John D. MacArthur Beach State Park Greenline Overlay to protect resources within park boundaries, such as water, wildlife populations, and the aesthetic quality of recreation in this Park, from impacts caused by activities on adjacent land. The greenline buffer provides:

1. Further protection of the State Park from surface water runoff and groundwater contamination in accordance with Conservation Objective 3.1;
2. Further protection of the State Park from over-spraying of pesticides on adjacent properties;
3. Protection of the Park properties from potentially incompatible adjacent future land uses;
4. Critical habitat for wildlife, including threaten and endangered species, in accordance with Conservation Objective 2.4;
5. Protection to Manatees, in accordance with Coastal Policy 1.1.m, and Sea Turtles, in accordance with the Sea Turtle and Sand Preservation Ordinance;
6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,
7. Prohibition of the introduction of non- native plant species into the in natural systems of the Park.

Policy 5.3-a: The Overlay shall continue to be maintained as a peripheral boundary around the State Park as established by the Florida Department of Environmental Protection. The greenline encompasses the north end of Lake Worth, Little Lake Worth, Lake Worth Creek, the Earman River, the North Palm Beach Waterway, and their associated natural and manmade waterways. Seaward, the area extends offshore as far as the park boundary. These extensive systems, or parts thereof, are contained within the greenline because of their actual or potential impact on the Park.

Policy 5.3-b: The County shall continue to maintain the Greenline Buffer to protect the State Park from incompatible adjacent future land uses and to enhance the experience of visitors to the Park. The Department of Planning, Zoning and Building shall notify the Florida Department of Environmental Protection and the County Parks and Recreation Department of any proposed change in use within the Greenline buffer. The purpose of this notification shall be to obtain comments from the agencies regarding the potential impacts the proposed use may have on the State Park to ensure that there are no negative impacts to the Park's natural resources and wildlife as identified in this Land Use Objective 5.3.

Policy 5.3-c: The County's Department of Animal Care and Control shall assist in the removal of domesticated or exotic animals within the Park's boundaries.

OBJECTIVE 5.4 Jonathan Dickinson State Park Greenline Overlay

The Jonathan Dickinson State Park Greenline Overlay shall be maintained as a peripheral zone around Jonathan Dickinson State Park, and along the Loxahatchee River to protect the resources within the Park, such as hydrology, wildlife populations, and the aesthetic quality of recreation in the Park from new development activities. The greenline buffer, and the buffer that rings the park, provide:

1. Protection of the State Park, and Loxahatchee River, from surface water runoff and groundwater contamination in accordance with Conservation Policy Objective 3.1;
2. Protection of the State Park, and Loxahatchee River, from over-spraying of pesticides on adjacent properties;
3. Protection of the State Park, or Loxahatchee River, from potentially incompatible adjacent future land uses;
4. Protection of properties within and adjacent, to the State Park and Loxahatchee River, from potential nuisances caused by prescribed burning;
5. Critical habitat for wildlife, including threaten and endangered species, in accordance with Conservation Objective 2.3;
6. Support for the preservation of the native ecosystem by encouraging the planting of native vegetation, as specified in Conservation Objective 2.5; and,
7. Prohibition of the introduction of non-native plant species into the in natural systems of the Park.

Policy 5.4-a: The Overlay shall be maintained as a peripheral zone, established by the Florida Department of Environmental Protection, around Jonathan Dickinson State Park and includes portions of northeastern Palm Beach County and southeastern Martin County. The Department is concerned that new development activities within the Overlay may have an impact on resources within park boundaries.

Policy 5.4-b: The Department of Planning, Zoning and Building shall notify the Department of Environmental Protection and Parks and Recreation Department of any proposed new development activity or change in use within the Greenline buffer, as described herein, to obtain comments from these agencies regarding the potential impacts the proposed use may have on the State Park.

Policy 5.4-c: The County shall maintain, at a minimum, a 660 foot wide buffer zone, around the State Park to protect the site against potentially incompatible adjacent future land uses, and/or to enhance the experience of visitors.

OBJECTIVE 5.5 Turnpike Aquifer Protection Overlay (TAPO) District

General: The surficial aquifer is the primary source of freshwater for eastern Palm Beach County. The northern extension of the Biscayne Aquifer, locally known as the "Turnpike" Aquifer, encompasses one of the most extremely productive portions of the surficial aquifer. The "Turnpike" Aquifer also serves as the present and future water supply for many of Palm Beach County's water treatment plants. In addition, the County shall encourage new uses and developments, which are compatible with the protection of the groundwater, including but are not limited to: residential uses, parks and open spaces, golf courses, campgrounds, and agricultural uses.

Objective: Palm Beach County shall maintain the Turnpike Aquifer Protection Overlay District, for the purposes of: (1) protecting and safeguarding the public health, safety and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimizing any potential adverse impacts on the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and, (3) preventing the continuing loss of prime water supply sites by requiring certain developments to identify and dedicate water supply sites, unless such dedication is contrary to law, or constitutes a taking for which compensation is due and for which no compensation has been paid.

Policy 5.5-a: The TAPO District boundary is shown on the Special Planning Areas Map in the Map Series and described as two areas around Palm Beach County Water Treatments Plants (WTP) 3 and 8 as follows:

1. The TAPO around WTP-3 includes portions of the area north of Woolbright Road, south of Boynton Beach Boulevard, east of Hagen Ranch Road, and west of Jog Road as more specifically shown on the Future Land Use Atlas.
2. The TAPO around WTP-8 includes portions of the water plant property; the area north of Belvedere, west of Jog Road and south of the Turnpike; and the area north of Southern Boulevard, south of Belvedere, east of the turnpike and west of Drexel Road as more specifically shown on the Future Land Use Atlas.

The specific TAPO boundaries are depicted on maps and legal descriptions incorporated in the ULDC. See ULDC, Article 3, Overlays and Zoning Districts, Appendix 1, Legal Description Water Treatment Plant No. 3, and Appendix 2, Legal Description Water Treatment Plant No. 8.

Policy 5.5-b: Any person seeking development approval within the TAPO District shall be required to identify and, if applicable, dedicate well sites provided the development meets any of the following criteria:

1. A residential development is proposed greater than or equal to twenty-five (25) acres, or greater than or equal to fifty (50) lots; or
2. A non-residential development is proposed greater than or equal to ten (10) acres, or a structure that is greater than or equal to 75,000 square feet; or
3. A mixed development is proposed greater than or equal to ten (10) acres.

The number of well sites to be dedicated shall be based upon the development's size. The following guidelines shall be used in securing the dedication, unless such dedication is contrary to law, or constitutes a taking for which compensation is due and for which no compensation has been paid:

1. Developments greater than or equal to twenty-five (25) acres but less than 50 acres shall be required to dedicate one (1) well site;
2. Developments greater than or equal to 50 acres but less than 125 acres shall be required to dedicate two (2) well sites;
3. Developments greater than or equal to 125 acres but less than 200 acres shall be required to dedicate three (3) well sites; and,
4. Developments exceeding 200 acres shall be required to dedicate three (3) well sites for the first 200 acres and then one (1) additional well site for each 100 acres.

A minimum 60 foot by 40 foot site shall be dedicated for each wellhead unless site characteristics make this unnecessary. To the maximum extent possible, properties acquired or dedicated (such as parks, open space, easements or rights-of-way) to the County within the TAPO District shall be considered as potential well sites.

Policy 5.5-c: The Palm Beach County Water Utilities Department (PBCWUD) shall use the following criteria in locating well sites within the TAPO District:

1. Well sites shall be located along the perimeter of the development, where feasible;
2. Well sites shall be located as close as possible to either Jog Road or Hagen Ranch Road to facilitate connection to the raw water line which will supply the System 3 water plant; and,
3. As a way of limiting potential drawdown impacts, well sites shall be evenly spaced, with a minimum spacing of 500 feet between adjacent production wells.

Policy 5.5-d: Any person seeking development approval shall meet the following additional requirements, unless the PBCWUD determines, based upon site characteristics, that such requirements are not necessary:

1. An access easement shall be provided for maintenance equipment and water piping;
2. A temporary access easement shall be provided during well installation to allow the mobilization of the required equipment and drainage of test water prior to installation of the well pump and motor; and,
3. Agreements for well site easements shall include a hold harmless agreement to relieve the County from liability for impacts to on-site irrigation wells, aesthetic lakes, and surface water management systems.

Policy 5.5-e: Existing or approved uses and developments within the TAPO District shall be exempt from the requirements of this section; however, existing or approved uses and developments which store, process or handle regulated substances shall be considered non-conforming uses. Such non-conforming uses or developments shall comply, at a minimum, with the Zone 3 requirements of the Wellfield Protection Ordinance if such use or development enlarges or expands. Further, any new uses or developments, which

include the storage, processing, or handling of regulated substances shall comply with, at a minimum, the requirements of Zone 3 of the Wellfield Protection Ordinance.

OBJECTIVE 5.6 Greenways and the Linked Open Space System (GLOSS)

General: Three types of open space links or greenways are included in the Greenways and Linked Open Space Program. These are: "Ecological/Conservation Greenways" or "Wildlife Corridors", which connect conservation areas to allow animal migration (and primitive hiking where feasible); "Small Ecological Greenways" which allow connection of upland areas to preserve high quality native vegetation within urban areas; "Passive Recreational Greenways" which connect residential areas to parks, beaches, urban preserves and other open space features and which may use drainage canal maintenance areas and/or right-of-way, and road rights-of-way for these connections. "Linked Open Space" is not a land use designation within the Palm Beach County Comprehensive Plan, but is a program which enables connections consisting of lands designated as "Conservation", "Agricultural Production" or other land categories between lands identified as "Conservation," "Parks and Recreation," and "Residential." The Greenways and Linked Open Space Program includes areas within both incorporated and unincorporated Palm Beach County, and is depicted on the map included within the Map Series, entitled “Greenways and Linked Open Space Program”.

Objective: Palm Beach County shall encourage the creation of a Greenways and Linked Open Space System (GLOSS) network linking natural areas, conservation areas, parks, and cultural, civic and educational facilities through strategies, which will:

1. Support the preservation of Conservation areas while helping to define the overall future land use pattern of the County;
2. Support County Directive #11 regarding open space and park systems through the creation of linear open spaces, which will enhance the appearance of the County by providing a visual organizer of recreational resources, natural resources and other open space areas, including public and private lands and water; passive as well as active recreational areas, beaches, and conservation areas;
3. Protect the health and safety of residents by providing safe recreational opportunities in close proximity to residences;
4. Increase recreational access opportunities that support "eco-tourism," and reduce the need to develop land for parking; and,
5. Encourage alternatives to the automobile to conserve scarce resources, comply with Federal Air Quality standards, and provide for “bikeable, walkable, and equestrian friendly” communities, consistent with Florida Pedestrian System goals.
6. Support the provision of bicycle, pedestrian and equestrian trail access linking to GLOSS network components.
7. Support the identification and development of regional trails and scenic drives with neighboring counties and municipalities.

Policy 5.6-a: The County shall coordinate with other local governments and private citizens to develop a continuous network of greenways linking viable natural systems and Conservation designated lands throughout the County. The components of this network shall be designated as the GLOSS.

Policy 5.6-b: The County shall develop and maintain the GLOSS using the following techniques:

1. Continued acquisition of lands;
2. Continued identification and designation of existing publicly owned road or drainage canal rights-of-way and expand rights-of-way when achievable, and any road rights-of-way abandonment, for links; and,
3. Continue the consideration of connections between upland set-aside areas, pursuant to Conservation Element Objective 5.2 and Unified Land Development Code (ULDC) Article 14.C.11.B.4. Establishing Native Upland Preserves; or use of overlay districts to allow development with design features which will create and preserve a connection between the open spaces to be linked.

Policy 5.6-c: Palm Beach County incorporates the Northeast Everglades Natural Area (NENA) as part of the County's Greenways and Linked Open Space System. The County's Department of Environmental Resources Management shall be responsible for the oversight and implementation of NENA.

Policy 5.6-d: Palm Beach County shall continue to identify the potential for using road rights-of-way, publicly-owned canal maintenance rights-of-way and other public land identified on the map entitled "Greenways and Linked Open Space System", as amended, and located within the Palm Beach County Comprehensive Plan Map Series, as well as the Master Comprehensive Bicycle Transportation Plan adopted by the Metropolitan Planning Organization. When determined feasible by the Board of County Commissioners, these areas shall be acquired, or easements obtained, for multi-purpose open space links and/or recreational greenways, where such linear rights-of-way connect conservation areas, preserves, parks and/or residential areas. *Ord. 2012-36*

Policy 5.6-e: The County shall pursue grant funds to acquire, design or retrofit the GLOSS components. The County shall continue to implement the strategies contained within the Comprehensive Plan to achieve a GLOSS components and identify possible funding sources for land acquisition to link conservation areas, and to encourage the creation of environmental systems, and recreational areas.

Policy 5.6-f: The County shall pursue interlocal agreements, maintenance agreements and easements with third parties, to acquire, implement and develop recreational greenways.

Policy 5.6-g: The County shall participate in the planning of a "trail network plan" to accommodate equestrian, pedestrian and bicycle trails within a community upon initiation by residents and the appropriate Special District. The plan should include provisions to connect to both the existing and the proposed State Greenway System and the County's Greenways and Linked Open Space System components.

OBJECTIVE 5.7 Historic Preservation

Palm Beach County shall ensure the protection of its historic resources, including historic sites, buildings, structures, objects and districts that are associated with the archeological, historical, engineering, and cultural development of the unincorporated area of Palm Beach County. This shall be accomplished by considering historic preservation opportunities and implications in its future land use decision-making process, through implementation of the historic preservation provisions of the Unified Land Development Code, and through intergovernmental coordination.

Policy 5.7-a: The County shall locate, identify, evaluate and protect historic and archaeological sites, through the policies of the Historic Preservation Element and the implementing provisions of the Unified Land Development Code.

III. FUTURE LAND USE ATLAS REGULATION

A. Introduction

The Directions, Goals, Objectives and Policies in the Future Land Use Element reflect the long term planning directions of the Board of County of Commissioners. This section of the Land Use Element includes the requirements for approving developments in accordance with the Land Use Element and identifies those general uses permitted in the future land use designations established within this Element. All land use decisions must be consistent with all elements of the Comprehensive Plan.

B. Characteristics of a Livable Community

A Livable Community, as contained in the County Directions, involves certain components necessary to provide for sustainable communities with a high quality of life. The primary characteristics are outlined in the Characteristics of a Livable Community in the Introduction to this Element, and guide the preparation of future land use atlas regulation.

C. Future Land Use Designations

This section identifies the categories, uses, design criteria and any special requirements associated with the future land use designations contained in Goals 1 and 2 of the Element.

Official Plan Map - As of January 1, 2005, the Future Land Use Atlas consisting of a series of digital geographic information system (GIS) layers maintained by the Department of Planning, Zoning and Building using spatial data engine (SDE) technology is the Official Future Land Use Plan. The adopted features of the Atlas consist of the following digital layers: the future land use designations for all parcels in unincorporated Palm Beach County and adopted future land use amendments. None of the adopted features depicted on the Atlas may be modified without a Comprehensive Plan amendment. In addition to these adopted features, the Atlas contains administrative layers that may be modified without a Plan amendment. Administrative layers include: parcel lines, roadways, water features, section lines, municipal boundaries and notes. However, if a note was added to the Atlas by ordinance, it shall only be removed or modified through the adoption of a Plan amendment. All disputes regarding future land use boundaries will be decided using the Future Land Use Atlas and the Criteria detailed in Table III.D.1 of the Future Land Use Element.

TABLE III.C
FUTURE LAND USE DESIGNATION BY TIER

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA[1]
Rural Residential	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
Western Communities Residential	WCR	---	---	X	---	---
Urban Residential	LR, MR, HR	X	---	---	---	---
Congregate Living Residential	CLR	X	---	---	---	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Commercial Low	CL-O	X	X	X	X	---
	CL	X	X	X	X	---
Commercial High	CH-O	X	---	---	---	---
	CH	X	---	---	---	---
Industrial	IND	X	---	---	X	---
	EDC	X	---	---	---	---
Commercial Recreation		X	---	X	X	X
Parks & Recreation		X	X	X	X	X
Conservation		X	X	X	X	X
Institutional & Public Facilities		X	X	X	X	---
Spoil		X	---	---	---	X
Transportation & Utilities		X	X	X	X	X
Traditional Town Development & Multiple Land Use		X	---	---	---	---

1. Within the rural towns of Lake Harbor and Canal Point, the following additional future land use designations shall be allowed: Residential from RR-2.5 through MR-5; CL; CL-O; IND; EDC; and INST.

2. Within the Glades Area Protection Overlay, 138.31 acres of EDC future land use designation is allowed.

TABLE III.C.2
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
	AGE	not allowed	not allowed	See note[10]	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.35	.20	.20	.20 w/MUPD[4]	.20
	CL	.20 w/o PDD [1,3] .25 w/ PDD [1,3]	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 [5] .20 w/MUPD[4] .40 w/ TMD [4]	.10
Commercial High (Community or Regional Commercial)	CH-O	.35 w/o PDD .50-.85 w/ PDD [2]	not allowed	not allowed	not allowed	not allowed
	CH	.35 w/o PDD [1] .50-.85 w/ PDD [2] .85-1.0 [3]	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45-.85[9]	not allowed	not allowed	.45	.45
	EDC	.45-.85[9]	not allowed	not allowed	not allowed	not allowed[11]
Commercial Recreation		.10-.50	not allowed	.05	.05	.05
Parks & Recreation		.10-.45	.10	.10	.10	.10
Conservation		.05	.05	.05	.05	.05
Institutional & Public Facilities[8]		.1-.45	.20	.10	.15 .35[6]	.10
Transportation & Utilities		.10-.45	.10	.05	.05 .15[7]	.05
Traditional Town Development		1.0	not allowed	not allowed	not allowed	not allowed

Notes:

1. For Commercial Low (CL) and Commercial High (CH), the maximum allowable FAR for medical or professional offices and self -storage projects is .50.
2. For Commercial High (CH) and Commercial High Office (CH-O), the maximum allowable FAR is .50 for MUPD, and .85 for MXPD, as defined in the ULDC.
3. A maximum FAR up to 1.0 may be permitted to allow for: infill development; mixed-use development (MXPD); Traditional Neighborhood Development (TND); Traditional Market Place Development (TMD); or Lifestyle Commercial Centers (LCC).
4. For Ag Reserve TMDs and Ag Reserve MUPDs, the FAR is calculated on the total area of the development, including both the developed and preserve area.
5. Commercial properties which received a commercial future land use designation prior to January 31, 2016 and/or identified in Policy 1.5-i are limited to a maximum FAR of .10 unless developed as an AGR-MUPD or AGR-TMD.
6. An FAR greater than .15 is only permitted for a) hospitals and related hospital campus uses, and b) AgR-MUPDs that meet the Preserve Area requirements.
7. An FAR greater than .05 is only permitted east of S.R. 7
8. Institutional and Public Facilities uses within any FLU designation are allowed to utilize the maximum allowable FAR of the Institutional and Public Facilities FLU designation per the applicable Tier. In the case of multiple or mixed use projects, only proposed institutional and public facility uses shall be permitted to exceed the FAR of the project's FLU designation.
9. Industrial and storage related uses may be approved for up to .85 FAR.
10. The intensity of an Agricultural Enclave shall be determined utilizing the provisions of Policy 2.2.5-d, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
11. Within the Economic Development Center (EDC) future land use designation in the Glades Area Protection Overlay, the FAR of the Urban/Suburban Tier shall apply.

1. Residential Future Land Use Designations (See Objective 2.2.1)

2. Commercial Future Land Use Designations

Commercial Designation Eligibility. A property designated on the Future Land Use Atlas with any land use designation other than commercial may be eligible to receive a commercial future land use designation through the Comprehensive Plan amendment process. The ability of a property to receive a commercial future land use designation is based on consistency with 1) the Goals, Objectives, and Policies of the Comprehensive Plan, 2) all applicable data and analysis requirements of Chapter 163, F.S., and, 3) good planning concepts.

Commercial Categories. The Commercial future land use designation is divided into four categories, which shall be shown on the Future Land Use Atlas depicting the precise boundaries of the areas eligible for commercial zoning. The four categories are:

1. CL Commercial Low Intensity
2. CL-O Commercial Low Intensity-Office Only
3. CH Commercial High Intensity
4. CH-O Commercial High Intensity-Office Only

The Future Land Use Atlas depicts the appropriate category for property designated Commercial, but not possessing valid commercial zoning at the time of Plan adoption. All property designated as Commercial on the Future Land Use Atlas that possessed valid commercial zoning at the time of Plan adoption in 1989 is designated as "C." If a parcel has a “C” designation then, prior to any zoning action, the commercial category criteria shall be applied to determine whether the CL or CH category is applicable to the parcel.

Commercial Uses

General. The uses listed below are allowable within the Commercial future land use designation, where permitted by the Unified Land Development Code.

1. Parks and Recreation;
2. Conservation;
3. Institutional and Public Facilities;
4. Transportation and Utility Facilities;
5. Communication Facilities;
6. Non-residential agricultural uses as provided by the Unified Land Development Code;
7. Mining and excavation, subject to the limitations;
8. Residential uses utilizing the underlying residential future land use designation to calculate the maximum number of dwelling units.
9. Mixed or multiple use planned developments may utilize up to 100% of the underlying residential density and the commercial intensity the subject to the requirements of this Element or the following;
    a) Multiple use projects may be allowed to utilize up to 100% of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity.)

(A=percent of additional density or intensity, U=percent of utilized density or intensity. A=100 - U);

10. Caretaker's quarters; and
11. Uses and structures accessory to permitted uses.

Commercial Low Uses. The CL category includes a limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. The land development regulations developed pursuant to the CL category shall contain additional site design requirements in order to ensure compatibility with adjacent uses.

Commercial High Uses. The CH category includes a wide range of uses, intended to serve a community and/or regional commercial demand. CH uses shall include, but not be limited to, establishments primarily engaged in providing a wide variety of service for individuals, business and government establishments and other organizations. Retail uses; hotels and other lodging places; establishments providing personal business, repair and amusement services; health, legal, engineering and other professional services and offices; educational institutions; museums; membership organizations; and other miscellaneous services are permitted. The permitted uses within the CH category are intended to serve areas greater than the adjacent residential areas, and serve a community and/or regional commercial purpose. The CH category shall also permit Flex Space.

Commercial Office Uses - Commercial Low and Commercial High. The CL-O category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas. The CH-O category shall include higher intensity office and accessory uses, intended to serve a community and/or regional commercial demand.–Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants, personal services and health clubs may be permitted in any of the four Commercial categories.

Commercial with Cross-hatching. To ensure the compatibility of Commercial properties which abut Residential areas, the County may restrict the use of portions of property given a Commercial land use designation to water retention, landscaping, and/or at-grade parking. Such areas shall be depicted on the FLUA with cross-hatched lines. Long term storage, including vehicular storage, shall not be allowed in these restricted areas. The County's Future Land Use Atlas (FLUA) includes Commercially designated parcels depicted with cross-hatching. Uses within the cross-hatched portion of a commercial parcel are limited to water retention, landscaping, and/or at-grade parking. Vehicular storage, or storage of any kind, is prohibited in the cross-hatched area. The purpose of applying cross-hatching to a portion of a Commercial parcel is to ensure compatibility by limiting the intensity of use and providing for a transition from a commercial use to less intensive use, such as residential.

Urban Service Area - Mixed-uses. Commercially designated areas within the Urban/Suburban Tier are eligible for consideration for mixed residential/commercial planned developments if all levels of service standards and other requirements are met, and the site has an underlying Residential future land use designation.

Exurban and Rural Tier. In the Exurban and Rural Tiers, CL uses shall be restricted as necessary to further Objectives 1.3 and 1.4, to preserve and protect the rural residential lifestyle and comply with the provisions of the ULDC. Due to the unique location at the intersection of an

arterial and SIS Roadway and to its size that is greater than 64 contiguous acres, the commercial development of the parcel located at the northwest corner of Southern Boulevard and Seminole Pratt Whitney Road and identified in the legal description in Ordinance 2010-030 (LGA 2010-012) shall be exempt from the neighborhood oriented commercial activity restrictions in the Commercial Low FLU only for the maximum square footage limitation for single tenants in the CL future land use designation as implemented by the ULDC. *Ord. 2012-33*

Application of Traffic Performance Tests. The Traffic Performance Test shall only apply to developments, which are projected by the Office of the County Engineer to result in an increase in traffic generation.

Concurrency and Entitlement Intensity For a commercial or industrial development, which cannot satisfy the concurrency management provisions, the County may grant a Development Order that does not exceed 2.5 percent of the maximum square footage allowed under the Unified Land Development Code. These provisions shall be considered this parcel's "entitlement intensity." Within the time frame provided by S. 163.3202(1), F.S., Palm Beach County will ensure that development orders for commercial or industrial development, will be based on the County's ability to maintain minimum levels of service as provided by the Concurrency Management Program contained in the Capital Improvement Element. Development orders shall not be issued for projects at entitlement intensity unless the development can demonstrate that the levels of service for drainage can be met.

3. Commercial Recreation

Uses and Intensities

Commercial Recreation areas are designated on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. These facilities may be profit-making enterprises and/or may be held in private ownership. The Future Land Use Atlas may indicate two types of commercial recreation facilities: privately owned golf courses or uses such as fairgrounds, outdoor attractions and outdoor amphitheaters.

The following land uses shall be allowable in areas designated Commercial Recreation where permitted by the terms of the Unified Land Development Code: Outdoor and indoor recreational facilities including, but not limited to, tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular race tracks, and outdoor wildlife attractions; Golf courses; Parks and Recreation; Mining and Excavation; and, Accessory facilities and activities that are an integral part and supportive of the recreational facility.

4. Agriculture

General

The State Comprehensive Plan clearly emphasizes the continuation of agriculture as an important and stable part of the State economy. The Agriculture Goal states: “Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related

industries in order to be a healthy and competitive force in the national and international marketplace."

The Treasure Coast Comprehensive Regional Policy Plan also stresses the importance of agriculture to Palm Beach County. The land use designations and provisions included in this Element are designed to support the Agricultural Industry while satisfying other goals of the County.

The County agricultural Future Land Use Designations are depicted on the Future Land Use Atlas and include:

1. Special Agriculture (SA). The SA category shall primarily be used as a transitional agricultural classification and is utilized for more intense agricultural uses and related services. Limited commercial activities that provide a convenience to the rural or agricultural community may be permitted within this category;
2. Agricultural Production (AP). The AP category shall be applied to the Everglades Agricultural Area to protect areas for bona fide agriculture and related farming operations, particularly where conditions favor continued agricultural production. Agricultural Production uses shall be protected from encroachment of incompatible urban land uses;
3. Agricultural Reserve (AGR). The AGR category shall be applied within the Agricultural Reserve Tier, and shall limit uses to agriculture and conservation with residential development restricted to low densities.

Uses

Urban Service Area/Suburban Tier. Areas within the Urban Service Area/Suburban Tier may be suitable for agricultural use throughout the implementation period of the Plan. It is not the intent of the Plan to encourage premature urbanization of these areas; however, agricultural uses are expected to convert to other uses consistent with the Plan when those agricultural uses are no longer economically viable. Agricultural uses permitted in the residential land use designation must be compatible with the protection of the residential lifestyle and quality of life.

Agricultural uses shall be allowed, subject to conditions of approval. These conditions may include but are not limited to: compatibility analysis; controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and, such other conditions of operation or other limitations found in the ULDC. Conditions would be imposed concurrent with development approval either as a conditional use, a site plan, or any other process identified in the ULDC. Failure to meet these standards and conditions shall subject the agricultural use to the enforcement procedures in Article 10 of the ULDC.

The County may permit agricultural land uses and operations in the Urban Service Area /Suburban Tier to support the agricultural industry, provided such land uses and operations are compatible with adjacent and surrounding land uses. As such, provisions to limit aerial applications of pesticides, fungicides, fertilizers, or any other chemical for agricultural purposes within the Urban/Suburban Tier shall be reviewed and appropriate regulations shall be included in the Unified Land Development Code (ULDC). Over spraying of pesticides, fungicides, fertilizers, herbicides, or any other chemical shall be prohibited by the County.

Any existing agricultural use within the Urban Service Area /Suburban Tier shall be considered to be a conforming use. Any expansion of existing agricultural uses, and any new agricultural uses, shall be consistent with all applicable requirements in the ULDC.

Land Development Regulations in the Urban Service Area-Urban/Suburban Tier. The County may apply the ULDC standards for rural residential areas in the Urban/Suburban Tier in low density areas in the Residential future land use designations which are used for agricultural purposes, or on parcels with a Special Agricultural (SA) land use category.

Rural and Exurban Tiers. Limited agricultural uses are expected to co-exist with residential uses. Additionally, the County encourages the continuation and enhancement of the equestrian industry by acknowledging the keeping, raising and training of horses as an agricultural use and shall allow a wide range of related activities and accessory uses in appropriate locations throughout Palm Beach County.

Special Agriculture Uses. The following land uses and intensities are allowed in areas designated Special Agriculture where permitted by the terms of the Unified Land Development Code:

1. Fruit and vegetable markets and terminals for farm products;
2. Agricultural production uses including, but not limited to, produce packing plants, poultry and egg production, nurseries, growing, livestock, training centers and potting soil manufacturing;
3. Agriculturally related services such as feed and grain stores and farm implement sales and service and fueling areas restricted solely to agricultural activities;
4. Mining, subject to the limitations;
5. Uses and structures accessory to a permitted use; and
6. Limited residential uses as described below,

    a) farm labor quarters and camps;
    b) caretaker's quarters, such as for pump houses;
    c) dwelling quarters and farm residences for bona fide farm operations; or
    d) dwelling units allowed as alternative use.

In order to protect existing residential uses, intense agricultural or other similar uses in the Special Agricultural (SA) future land use designation shall be limited or restricted. Some agricultural uses and intensities will not be permitted as a right within residential areas. While many agricultural uses may be permitted within residential areas, special care shall be taken to protect the existing neighborhoods. Alternative residential designations are depicted on the Future Land Use Atlas for some sites to allow these areas to convert to other uses.

Agricultural Production (AP) Uses: The following land uses and intensities are allowed within areas designated as Agricultural Production, where permitted by the terms of the Unified Land Development Code.

1. Cultivation of crops and livestock including: crop land, pasture land, groves, nurseries, ornamental horticulture areas, thoroughbred and pleasure horse ranches and equestrian facilities, cattle ranches, and specialty farms;

2. Facilities associated with, and dependent upon, a principal agricultural activity including but not limited to transportation, storage or processing of agricultural products or by-products;
3. Limited residential uses as described below,

    a) Farm labor quarters and camps;
    b) Caretaker's quarters, such as for pump houses;
    c) Dwelling quarters and farm residences for bona fide farm operations.
4. Parks and Recreation uses, Institutional uses and Utilities and Transportation uses designed to serve the needs of the agricultural production area including the needs of the limited residential uses described above;
5. Parks and Recreation uses, Institutional uses and Utilities and Transportation designed to serve Countywide, regional and/or state needs may be permitted subject to the siting criteria of the appropriate regulatory authority(ies) and any special review and siting criteria adopted by the Board of County Commissioners of Palm Beach County;
6. Communication Facilities;
7. Mining, subject to the limitations;
8. Uses and structures accessory to permitted use;
9. Residential and non-residential development pursuant to any approvals granted prior to the 1989 Plan adoption, or residential units required to accommodate the relocation of existing units that were approved prior to the 1989 Plan adoption.

5. Parks and Recreation

Parks and Recreation areas are designated on the Future Land Use Atlas to reflect developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

Parks and Recreation areas conserve open space and natural resources while providing the public with a variety of recreational and cultural opportunities. The County's park system can be classified into six types of parks, dependent primarily on size of service area, available resource base, and recreational and/or cultural facilities provided. They range from local level parks that include infill, neighborhood, and community type parks to countywide level parks that include district, beach, and regional parks. Public parks in the County Park System offer an array of recreational opportunities through the provision of passive, active and special recreational facilities. Typically, passive or resource-based facilities, i.e. beaches, picnicking, hiking, nature centers, museums, camping, boating, etc., and special facilities such as golf courses, aquatic facilities, recreation centers are provided within regional, district, and beach parks. Uses such as beach renourishment may also be allowed on areas designated as Parks and Recreation. Active or user-based facilities, i.e, baseball, softball, football, soccer, tennis, basketball, play courts, exercise trails, etc., may be provided in all types of parks, subject to site constraints.

6. Institutional and Public Facilities (see 2.2.8 Institutional and Public Facilities)

7. Transportation and Utilities Facilities (UT)

Transportation Uses. Transportation uses include streets and other transportation corridors, expressways, interchanges, public and private airports and landing strips, ports, and railroad facilities. Airports and related facilities include, but are not limited to, airport and aircraft operations and maintenance facilities, cargo distribution terminals, car rental operations, warehouses, hotels, and offices. County owned or operated airports may include additional allowable uses, provided such uses are included in ULDC Article 3, Airport Zoning Overlay (AZO) and on the Airport Master Plans.

Utility Uses. Utility Facilities include a full range of utility uses such as water and sewage treatment plants, solid waste transfer stations and facilities, and electrical transmission facilities, towers, sub-stations and power plants. Communication Facilities include such facilities as television and radio station, towers and relay structures and telephone facilities. Animal Shelters and co-located Veterinary Clinics are allowed within the UT designation subject to the limitations of the ULDC.

8. Conservation

The County shall apply the following range of Conservation future land use categories at appropriate locations.

1. Natural Areas Conservation (CON): The County shall apply a CON category to natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The County shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
2. Water Resource Area (WRA): The County shall apply a WRA category to areas being used for regional/local water management purposes. Such purposes include but are not limited to: water supply development, flood protection, stormwater attenuation, seepage management, wetland enhancement and mitigation, water quality treatment (either passive or alternative technologies as provided in Chapter 373, F.S.), and recharge areas. These areas may include site improvements to support uses as deemed appropriate and consistent with the function of the designated area.

9. SPOIL

General. Spoils are sites in Palm Beach County where the State of Florida and/or federal government has given approval for sand or soil disposal. These sites may be located either on the mainland or on islands located within the Intracoastal Waterway or Lake Okeechobee. Spoil sites are created and serve as an appropriate receiving area for dredged sand, or earth dredged from the bottom of navigable water channels. The Spoil future land use designation is designed to protect and retain this use.

Permitted Uses. Spoil uses include: sand or soil disposal, islands left in their natural state, conservation, and parks with passive recreation.

D. Map Interpretation

The Future Land Use Atlas delineates the future land use designations and other special designations.

Non-residential boundary determinations. In some cases, rear portions of lots intended to be designated Commercial or Industrial may appear to lie outside the mapped area due to the lack of detail of the Future Land Use Atlas and the actual configuration of a lot or lots. Therefore, the information in Table III.D.1 will be used in determining the specific depth of commercial or industrial designations where individual lot lines are not coterminous with a mapped future land use. All disputes regarding land use boundaries, including residential density, will be decided using the Future Land Use Atlas and Table III.D.1, where applicable.

Table III.D.1
Additional Criteria for Determining the Depth, Width, and Use for Commercial and Industrial Designations

IF:	THEN:
A. 1.A lot extends beyond the commercial or industrial land use designation line on the FLUA; and 2.the land area beyond the line on the FLUA totals less than one acre.	The County may rezone the area beyond the line to commercial with cross-hatching or industrial, provided: 1. the entire lot is developed as a unified site plan; and 2. the amended lot area on the FLUA is only be used for water retention, landscaping, and/or at-grade parking.
B.1.A lot extends beyond the commercial or industrial land use designation line on the FLUA; and 2.the width of the lot does not exceed 300 feet; and 3.the lots adjacent to both sides of the subject lot have previously been granted a commercial or industrial designation beyond the line on the FLUA.	The County may rezone the lot area beyond the line to commercial or industrial to the same depth as exists on the adjacent lot with the lesser depth designated commercial or industrial, provided: 1.the remaining portion of the lot would not be substandard for residential or another use permitted under its future land use designation. 2.both lots are not cross-hatched. If both lots are designated as commercial with cross-hatching, then the portion of the subject lot behind the line shall be amended to commercial with cross-hatching.
C. 1.A lot has a commercial or industrial land use designation on the FLUA; and 2.does not front on a collector or arterial roadway.	The lot may be rezoned to commercial or industrial provided: 1.it is combined through a unity of title with a lot which fronts on a collector or arterial roadway; and 2.the lots are developed through a unified site plan.
D.A lot does not have a commercial or industrial land use designation, but: 1.has frontage on a collector or arterial roadway; 2.has a maximum width of one hundred and fifty (150) feet; and 3.is situated between and adjacent to lots with commercial and/or industrial land use designations.	The County may rezone the subject lot to commercial or industrial. This shall apply even if one or both of the adjacent commercial and/or industrial designated lots are located within a municipality.
E.A lot with a commercial land use designation on the FLUA has a portion which is indicated by cross-hatched lines.	The portion of the lot that is cross-hatched: 1.must only be used for water retention, landscaping, and/or at-grade parking; or 2.may be developed as residential based on the underlying residential land use designation.
F. A portion of a lot: 1.was granted commercial or industrial zoning prior to August 4, 1989; and 2.has a commercial or industrial land use designation on more than fifty percent of the lot area.	The County may rezone the entire lot to commercial or industrial. Lots that meet this criteria may not be restricted by the requirements of A through E above; however, the County may impose cross-hatching on the parcel to address compatibility concerns.
G.1. A lot was granted a commercial designation on the FLUA at the time of the adoption of the Comprehensive Plan; and 2. its sole frontage is on a local street.	The lot shall be limited to single or double occupancy professional offices; or may be rezoned to commercial or provided: 1.it is combined through a unity of title with a lot which fronts on a collector or arterial roadway; and 2.the lots are developed through a unified site plan.
Note: 'Lot' is defined in the Introduction and Administration Element. The intent of the above language which references rezoning to "commercial or industrial" is meant to grant commercial land use designations and zoning to those parcels located between or adjacent to commercial parcels and grant industrial land use designations and zoning to those parcels located between and adjacent to industrial parcels. Properties utilizing the provisions of A, B, C, or D, above, may be the subject of a County initiated land use amendment after the rezoning.	

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Future Land Use Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	85% Rule, TND provisions, Westgate/ Belvedere Homes; commercial criteria; residential in commercial flus.	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	Establish - Commercial location criteria; MacArthur Park Overlay; Interim TDR Program; Urban Form Study; original Policy 3.5-d as 1-l; minimum density; accessory housing and density for INST FLU. Economic Element CH2M Hill Commercial Land Study.	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
91-2	To establish a Countywide FLUE - Found not in compliance - not part of this FLUE	12/16/1991	1991-49		Repealed by 1992-28
92-1	Extend deadline for TDRs; residential in commercial flus; extend deadline for AGR study; address TIM takings.	4/20/1992	1992-06	5/1/1992	
92-2	Non Trans Map changes - Wellfield Map; Major Wetlands; Conservation Areas; Selected Wildlife Habitats.	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
92-2	Thoroughfare Protection Map changed to Identification (TIM); Establish: reduce flu on under-developed residential projects; conditions for FLUA amendments; eliminate 3 acre PUD min; res. In commercial as alt. Uses; Infill Policy; res in PIPD; PUD to PPD.	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
93-2	Commercial sub-categories - eliminate need for 2 major arterials for a car dealer, convenience store, fast food, service station and/or car was in the USA, but retain for RSA; Add TAPO; modify INST and UT and allow in all flus.	12/20/1993	1993-32	2/21/1994	
94-1	To revise mining and excavation.	7/21/1994	1994-16	9/28/1994	
94-1	Ag uses in the USA.	7/21/1994	1994-18		??
94-2	PBIA Overlay revisions; I&A Revise Amendment requirements and process.	12/20/1994	1994-32	2/24/1995	
94-2	Ag Reserve. Found NIC and later settled in 1995.	12/20/1994	1994-36		NIE

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
94-2	Ag Reserve Stipulated Settlement Agreement.	9/19/1995	1995-39	1/11/1996	Settlement for 1994-36
95-1	To revise the time period for assurance that very-low and low-income housing remains affordable.	11/7/1995	1995-44	1/11/1996	
95-1	Commercial Location Criteria	11/7/1995	1995-45	1/11/1996	
95-2	Intro-Admin Definition of lot and density determination, contiguous lots; Linked Open Space Program	12/6/1995	1995-58	2/6/1996	
96-1	PBIA Overlay revisions; HR-12 FLU and dispersal of low income housing	9/26/1996	1996-32	11/22/1996	
96-1	2010 to 2015 Roadway Network Map change, including all references in FLUE, CIE, TC	9/26/1996	1996-35	11/22/1996	
96-1	To accommodate UT as an underlying designation on PBC Airports property	9/26/1996	1996-39	11/22/1996	
96-D1	Large Scale Multiple Use Future Land Use Designation (future MLU) for the Forest Hill Mall (Wellington Commons)	8/26/1996	1996-25	10/31/1996	
97-1	Sugar Cane Protection Area Overlay text and identified on FLUA	9/22/1997	1997-30	12/3/1997	
97-1	EAR Revisions, inc to encourage mixed use projects, to promote JPAs, monitor previously committed residential projects, coastal high hazard density, utility siting; mining; linked open space; TDRs; Neighborhood Plans; Commercial sub-category criteria.	9/22/1997	1997-34	12/3/1997	
97-2	Residual Parcels Added Policy 1.3-j	11/17/1997	1997-48	1/14/1998	
97-2	Commercial Criteria revised to establish a Commercial Needs Assessment Study	11/17/1997	1997-48	1/14/1998	
97-2	Lake Harbor	11/17/1997	1997-48	1/14/1998	
97-2	Minimum Density Clarification	11/17/1997	1997-48	1/14/1998	
97-2	Existing Commercial in the Ag Reserve	11/17/1997	1997-48	1/14/1998	
97-2	Large Scale Multiple Use Overlay	11/17/1997	1997-48	1/14/1998	
97-2	Housing EAR Reflections	11/17/1997	1997-51	1/14/1998	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
97-2	Minimum Density Exemption	11/17/1997	1997-53	1/14/1998	
97-2	Allow limited water/sewer service on Southern Blvd outside the USAB	11/17/1997	1997-54	1/14/1998	
98-1	Intro-Admin FLUA description, Amendment Criteria, 85% Rule, Adoption of Special Overlays Map	9/16/1998	1998-43	11/12/1998	
98-1	TDR Program revisions, including establishing as the required method for increasing density	9/16/1998	1998-44	11/12/1998	
99-1	Establish the Managed Growth Tier System and to revise for consistency	8/17/1999	1999-26	10/14/1999	
99-1	Relocate the Linked Open Space Map to the Map Series; Add MGTS Map; revise Special Planning Areas Map; Revise Service Areas Map; renumber all maps; FLUA revise USAB for consistency; revise FLUA USAB for consistency with MGTS Map.	8/17/1999	1999-30	10/14/1999	
99-1	Revisions to Mining and Excavation	8/17/1999	1999-32	10/14/1999	
99-1	Addition of Public School location Policies 1.2-f and 2.2.8-c	8/17/1999	1999-33	10/14/1999	
99-1	Re-org per MGTS; def of lot, contiguous lots, commercial categories and criteria, EDC category, alternate flus, TTDs, TDRs, UT Overlay, Neighborhood Plans revise and list, JPAs, add Directions; delete many policies inc. intersection criteria.	8/17/1999	1999-34	10/14/1999	
99-1	Corrective Ordinance for scrivener's errors in ordinances 99-32 and 99-33	9/23/1999	1999-36	1/19/2000	
99-2	Corrective Ordinance for scrivener's errors in ordinances 99-26 and 99-34	12/13/1999	1999-50	1/19/2000	
99-2	If/Then Table rewrite and Cross-hatching language revised	12/13/1999	1999-64	1/19/2000	
99-2	LSMU Revised and renamed MLU; revise the FLUA for consistency	12/13/1999	1999-64	1/19/2000	
99-2	Commercial Category Criteria and FAR Table revised	12/13/1999	1999-64	1/19/2000	
99-2	Add the Indiantown Road Overlay Zone Sub-Objective and policies; revise the FLUA	12/13/1999	1999-65	1/19/2000	
00-1	Northlake TIM related; revise language regarding Rural Design Standards to eliminate language regarding landscaping, FARs, buffers, and open space.	9/18/2000	2000-26	11/14/2000	

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Round	Description	Adoption	OrdNum	Effective	Note*
00-1	Revisions regarding alternative/ underlying land uses	9/18/2000	2000-30	11/14/2000	
00-1	To revise affordable housing in INST flu; isolated mid-block, commercial locations in rural and exurban tiers, Glades Tier to change list of allowed flus, FAR table to add RR, commercial location criteria, UT siting, Mining, Linked Open Space.	9/18/2000	2000-30	11/14/2000	
00-1	Transfer of Development Rights - minor revisions	9/18/2000	2000-31	11/14/2000	
00-1	Minimum Density Revisions - to remove minimum density for LR-2 & LR-3 and allow an exemption for MR-5	9/18/2000	2000-31	11/14/2000	
00-1	Add Sector Plan to Special Planning Areas Map LU 3.1; add new facilities to Existing and Future Fire-Rescue Stations Map FR 1.1, add new facilities to Palm Beach County Library System Map LS 1.1	9/18/2000	2000-32	11/14/2000	
00-2	Lake Okeechobee Scenic Trail Overlay - addition of sub-objective and policies to establish the LOST; add the LOST to the FLUA and to the Special Planning Areas Map LU 3.1	12/6/2000	2000-50	1/31/2001	
00-2	Usable Open Space - revisions to delete the word 'green' with regards to TTD usable open space	12/6/2000	2000-51	1/31/2001	
00-2	Inter-connectivity - revisions to Policy 4.3-g to include pedestrian connectivity	12/6/2000	2000-52	1/31/2001	
00-2	Revisions to minimum and maximum density and exemptions; FAR Table revisions for CL, CL-O, and CH; I&A Contiguous lots definition added	12/6/2000	2000-53	1/31/2001	
01-1	Addition of Commercial Needs/Assessment Study, policy reference updates, commercial category criteria, TDR at no cost in CCRT, Parks and Recreation in Implementation, Mining and Water Management in AP flu, and United Tech Overlay.	8/27/2001	2001-44	10/22/2001	
01-1	Agricultural Reserve Master Plan rewrite; add AGR to the Service Area Map LU 2.1	8/27/2001	2001-61	10/22/2001	
01-2	To establish the SPOIL designation	12/5/2001	2001-72	1/28/2002	
01-2	To revise the PBIA Overlay to revise non-conversion areas	12/5/2001	2001-73	1/28/2002	
01-2	To revise the MLU designation significantly	12/5/2001	2001-74	1/28/2002	

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Round	Description	Adoption	OrdNum	Effective	Note*
01-2	To eliminate minimum density in MR-5 flu; to revise the If/Than Table 2.2.2-1; delete TDR compatibility language and reassign to DRO	12/5/2001	2001-75	1/28/2002	
01-2	School Concurrency Related minor edit to Policy 2.1-e, regarding encouraging schools in residential areas.	12/5/2001	2001-77	1/28/2002	
02-1	To revise Table 3.1-1 to rename Volume to Capacity to Volume Delay Speed for consistency Traffic Performance Standards revisions	8/28/2002	2002-47	10/25/2002	
02-1	To establish the Lake Worth Park of Commerce Urban Redevelopment Area designation	8/28/2002	2002-52	10/25/2002	
02-1	To prohibit power plants and correctional facilities in res flus; require LOS D in Policy 3.5-d for FLUA amend; establish an FAR for non-res uses in residential flus; allow res. In multiple and mixed uses (6 & 7) in commerical flu instead of only in MLU.	8/28/2002	2002-52	10/25/2002	
02-2	To revise Table 2.1-2 to establish a .20 FAR for CL without a PDD	12/18/2002	2002-79	2/19/2003	
02-2	To provide guidelines for office Traditional Marketplace Developments in the Ag Reserve; revise location restrictions; establish cap for commercial square footage in Ag Reserve; revise CL-O FARs and notes in Table 2.1-2.	12/18/2002	2002-80	2/19/2003	
02-2	To delete farm residences at a 1 unit per 20 acre density in the preserve areas of AGR PUDs.	12/18/2002	2002-81	2/19/2003	
02-2	To clarify language regarding Ag Reserve PUD preserve area ownership and maintenance	12/18/2002	2002-82	2/19/2003	
02-2	To add Acme Dairy Rd to the list of roads on which frontage is required for an AGR 60/40 PUD.	12/18/2002	2002-83	2/19/2003	
02-2	For FLUA Amendments, delete required 'demonstrate that the current use is unsuitable' and replace with 'provide an adequate justification and need'; add accessory commercials uses in Industrial flu Implementation Section.	12/18/2002	2002-84	2/19/2003	
03-1	To require commercial interconnectivity where feasible through new Policy 4.3-k	8/21/2003	2003-36	10/27/2003	
03-1	To revise strip commercial development in Policy 2.2.2-e; revise language regarding residential underlying uses in INST flus.	8/21/2003	2003-41	10/27/2003	

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Round	Description	Adoption	OrdNum	Effective	Note*
03-2	Revise TTDs and TMDs; add RR Cluster or Variable Lot Size Dev.; delete the CCSO and TMD for office from the Ag Reserve; to add CL-O to Lake Harbor and Canal Point; add residual parcel; revise Table 2.1-2 to delete RSER; revise commercial categories.	11/24/2003	2003-61	8/5/2004	
03-2	Re-establish Table 2.2.10-1 re: TTDs	6/28/2004	2004-17	8/5/2004	Settlement for 2003-61
04-1	To revise Table 2.1-2 FAR to change 'non-retail' to medical & prof office & self storage	8/24/2004	2004-25	10/29/2004	Add 2014
04-1	Intro-Admin regarding Digital GIS FLUA; to revise FLUA language; to revise Infill Policy; to revise Table 2.1-2 CL FAR and notes; to delete language regarding commercial categories	8/24/2004	2004-25	10/29/2004	
04-1	To revise Rural Tier Service delivery, establish PBC WUD as the default water/sewer provider; delete water/sewer restriciton in Rural Service Area; revise TAPO; to revise the FLUA, the Special Planning Areas Map LU 3.1, Wellfield Map LU 4.1 TAPO boundary.	8/24/2004	2004-26	10/29/2004	
04-1	Workforce Housing Program; to replace references to the VDB Program with the Workforce Housing Program	8/24/2004	2004-27	10/29/2004	
04-2	To revise Table 2.1-1 Notes and add notes 4 & 5; to add references to Workforce Housing policies to AGR PUD provisions.	12/13/2004	2004-58	2/2/2005	
04-2	To add Test 2 to Policy 3.5-d.	12/13/2004	2004-59	2/2/2005	
04-2	To establish the Glades Area Protection Overlay; to add criteria for a Limited Urban Service Area (LUSA) to Objective 3.3 (same language as Scripps); to add GAPO LUSA on the MGTS Map LU 1.1 and the Services Map LU 2.1; and add to Spec. Map LU 3.1.	12/13/2004	2004-66	7/5/2005	
04-SC1	To add Scripps Scientific Community Overlay; revise Limited Urban Service Area Objective 3.3 to add criteria and list LUSAs where USA rules apply and regarding water/sewer in LUSA, add SCO LUSA to MGTS Map LU 1.1, Service Area LU 2.1, and Spec. LU 3.1.	8/24/2004	2004-34	5/10/2005	Repealed
04-SC1	To accommodate the Scripps Scientific Community Overlay by revising Policy 3.5-d to exempt the Overlay.	8/24/2004	2004-35	5/10/2005	Repealed

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Round	Description	Adoption	OrdNum	Effective	Note*
05-1	In Ag Reserve to allow squaring subdivisions; allow AGR PUD gov. uses to serve outside residents; add accessory and farmworker/grooms housing in AGR TMD preserves; to revise PBIA Overlay; in Exurban Rural delete commercial intersection criteria, TMD, TTD.	8/25/2005	2005-25	11/1/2005	
05-1	To revise the Development Review Committee to Officer; to update numerical references to ULDC Articles	8/25/2005	2005-26	11/1/2005	
05-1	To delete four policies regarding the Commercial Needs/Assessment Study	8/25/2005	2005-27	11/1/2005	
05-1	To establish the Urban Redevelopment Area; add to RRIO on the MGTS Map LU 1.1 to consist only of the 104 CCRT areas and the URA (no cities); add URA, LWPOC, LW Com. Corridor to Spec. Planning Map LU 3.1	8/25/2005	2005-29	11/1/2005	
05-1	To increase the residential bonus density pool from 300 to 1300 units	8/25/2005	2005-33	11/1/2005	
05-1	To establish the Central Western Communities Sector Plan; to add the Overlay to the Special Planning Areas Map LU 3.1; to adopt the CWC Sector Plan Conceptual Plan Overlay Map LU 9.1	8/22/2005	2005-34		NIE
05-2	In IA, revise SCA FLUA Amend criteria; revise Tier re-designation criteria; delete restriction on re-designations until the next EAR; to revise TDR Density in the Glades Tier; to change the Rev. Overlay to RRIO; CCRT and LW Com. Corridor Overlay.	11/28/2005	2005-53	1/24/2006	
05-2	To relocate overlays from the FLUA to the Special Areas Map LU 3.1; change requirement that notes on FLUA for AGR Preserves are adopted by ordinance to allow adding administratively; to amend the FLUA accordlingly to remove adopted overlays and notes.	11/28/2005	2005-54	1/24/2006	
06-1	Waterfront Marine Service Overlay	8/21/2006	2006-19	10/23/2006	
06-1	Workforce Housing	8/21/2006	2006-22	10/23/2006	
06-1	EAR Revisions	8/21/2006	2006-23	10/23/2006	
06-1	??	8/21/2006	2006-25	10/23/2006	
06-2	Mining and Excavation - Not shown in this document	11/13/2006	2006-48		NIE
06-2	Infill Policy 1.2.2-a	11/13/2006	2006-49	2/23/2007	

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Round	Description	Adoption	OrdNum	Effective	Note*
06-2	To revise Traditional Town Development Residential from minimum 55% to 60%	11/13/2006	2006-49	2/23/2007	
06-2	Addition of Bioscience Research Protection Overlay	11/13/2006	2006-50	2/23/2007	
07-1	To revise policies to further define qualifying characteristics of a Transit Oriented Development	8/27/2007	2007-10	10/29/2007	
07-1	To modify Transfer of Development Rights policies regarding attainable housing	8/27/2007	2007-10	10/29/2007	
07-1	To modfiy language in the Implementation Section regarding freestanding uses in the Industrial land use designation	8/27/2007	2007-10	10/29/2007	
07-1	To modify Policy 1.2.2-a regarding the ability of an infill property to develop at the maximum density of its land use designation	8/27/2007	2007-10	10/29/2007	
07-1	To revise definition of lot in If/Then Table 2.2.2-1	8/27/2007	2007-10	10/29/2007	
07-1	To add references to the Strategic Intermodal System (SIS) in Policy 3.5-d notes	8/27/2007	2007-11	10/29/2007	
07-1	To add policy 4.4.9-a to designate SR7 from Glades Rd to the Broward line as a Transit Oriented Corridor	5/19/2009	2009-10	7/29/2009	Settlement
07-2	To establish the URA sub-objective & add references to the URA Master Plan & Regulating Plan	11/26/2007	2007-26	1/28/2008	
07-2	To revise the Greenways & Linked Open Space System including Map 8.1.	11/26/2007	2007-27	1/28/2008	
07-2	To revise residual parcel language, Inst and UT FARs in the AGR Tier, to change DRC to DRO, to revise legal lot policy, to remove reference to the deleted Economic Element, to change the Marine Waterfront from a flu to an overlay.	11/26/2007	2007-27	1/28/2008	
07-M	To delete Scientific Community Overlay & related text	11/26/2007	2007-34	1/3/2008	
07-M	To delete exemption of Scientific Community Overlay in Policy 3.5-d	11/26/2007	2007-35	1/3/2008	
08-1	To establish the new FLU in the Rural Tier, to establish as LUSAs, and exempt from Policy 3.5-d. And, to add the LUSA to the Service Areas Map 2.1.	8/21/2008	2008-19	10/17/2008	
08-1	To update references (same policies as Commercial Location Amend)	8/21/2008	2008-29	10/17/2008	

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Round	Description	Adoption	OrdNum	Effective	Note*
08-1	To establish the Overlay with an objective and policies	8/21/2008	2008-32	10/17/2008	
08-1	To add regulations and new Future Land Use designations and related requirements regarding the Urban Redevelopment Area & Priority Redevelopment Areas, inc. revising the TCEA & CRALLS Map TE 15.1, adding 15.5, and revising URA Regulating Map LU 9.1.	8/21/2008	2008-33	10/17/2008	
08-1	To recognize animal shelters, to revise the PBIA Overlay to clarify text and sunset the committee, to clarify INST density & intensity provisions, and to clarify Ag Reserve preserve requirements.	8/21/2008	2008-33	10/17/2008	
08-1	To revise policies, eliminate mid-block, and establish the Lifestyle Commercial Center	8/21/2008	2008-33	10/17/2008	
08-2	To allow Flex Space under the Commercial High and Industrial Future Land Use Designations	12/3/2008	2008-52	2/11/2009	
08-2	To re-organize the FLUE to remove redundant text, consolidate related provisions, and delete outdated language	12/3/2008	2008-54	2/11/2009	
09-1	To allow IND as an underlying FLU to AP for Inland Logistic Centers, and to allow such sites to be LUSAs.	8/25/2009	2009-26		Part NIC
09-1	To modify the future land use atlas amendment traffic analysis requirements to be cumulative.	8/25/2009	2009-31	10/23/2009	
09-1	To allow Electrical power facilities utilizing renewable energy (limited to solar, wind, and hydroelectric power) in all FLUs except conservation.	8/25/2009	2009-32	10/23/2009	
09-1	To add language regarding the FLUA from the I&A Element, to delete reference to the Economic Element, to delete 'interim land use' term regarding Agriculture in the USA,	8/25/2009	2009-32	10/23/2009	
09-1	To update language regarding the mission and role of OCR.	8/25/2009	2009-32	10/23/2009	
09-1	To add a principle to promote energy efficient land uses, to add Policy 2.1-l to consider energy efficiency in the next EAR and in Neighborhood Plans.	8/25/2009	2009-32	10/23/2009	
09-1	To add references to the Affordable Housing Program and revise the Workforce Housing Program	8/25/2009	2009-33	10/23/2009	
09-1	To add a requirement for the creation of Special Districts, to add Apartments as a building type, and to extend the Stormwater study to 2011.	8/25/2009	2009-34	10/23/2009	

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09-2	To revise the Policy 2.2.2-a to regarding commercial location; to allow Lifestyle Commercial Centers in CL and modify the FAR table for LCCs; to revise MLU FLU; to revise non-conforming uses; and remove CWC Overlay references.	11/19/2009	2009-44	1/11/2010	
09-2	To revise URA Priority Redevelopment Areas to delete the Lake Worth Road Commercial Corridor Overlay; to add references to the URA Master Plan Addendum; to add references to new PRAs in Map LU 9.2; and to add specialized districts.	11/19/2009	2009-46	1/11/2010	
10-1	To establish the Lion Country Safari Overlay Objective and Policies with associated FLUA amendment to the site.	8/30/2010	2010-28	11/4/2010	
10-1	To revise Transfer of Development Rights to reduce Workforce Housing units from 50% to 35% ; to these units as "no cost"; and to add that BCC shall establish the reduced value of these units.	8/30/2010	2010-32	11/4/2010	
10-1	To correct errors from FLUE re-org in 08-2, by returning FLU by Tier limits and limiting appropriateness review to residential amendments; add new neighborhood plan LWRD; add new study types; delete Annual Adequate Public Facilities Report.	8/30/2010	2010-32	11/4/2010	
10-2	To exempt the Inland Logistics Center amendment site (LGA 2010-024) from the traffic provisions in Policy 3.5-d	10/25/2010	2010-47	11/22/2010	
10-2	To revise the FLUA Regulation Section to limit medical office uses in the Institutional and Public Facilities future land use designation to four specific sites.	10/25/2010	2010-49	11/22/2010	
11-1	To revise Urban Redevelopment Area regulations in Sub-Objective 1.2.2.	7/26/2011	2011-14	8/29/2011	
11-2	To revise Revitalization, Redevelopment, and Infill Overlay provisions to update the number of Countywide Community Revitalization Team (CCRT) areas. And, MGTS Map LU 1.1, to revise RRIO boundaries for CCRT and remove the 'wedge'.	10/11/2011	2011-22	11/24/2011	
12-1	To allow packing plants within the Ag Reserve AgR-PDD Preserve Areas subject specific criteria.	7/23/2012	2012-15	8/31/2012	
12-1	To allow medical uses in an INST future land use designation for a site surrounded by Bethesda West Hospital in the Ag Reserve.	7/23/2012	2012-16	8/31/2012	

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Round	Description	Adoption	OrdNum	Effective	Note*
12-1	To revise Transfer of Development Rights provisions to allow an exception for density increases proposed by neighborhood plans and to list the LWRDNP.	7/23/2012	2012-19	8/31/2012	
12-2	To modify the FLUA Regulation section to exempt a 64.48 acre site from the single tenant limitation in the ULDC.	10/29/2012	2012-33	12/9/2012	
12-2	To revise references to Bicycle Transportation Maps and Plans to reflect changes to the map series.	10/29/2012	2012-36	12/9/2012	
13-1	To add the West Gun Club Neighborhood Plan to the FLUE and Special Planning Areas Map LU 3.1.	4/25/2013	2013-10	6/8/2013	
13-2	To revise per EAR by adding FLU table and replacing 9J-5 references with Ch 163, and deleting Sector Plan references	10/28/2013	2013-24	12/18/2013	
14-1	To revise and consolidate the County Directions and relocate the Characteristics of Livable Communities	4/28/2014	2014-13	6/7/2014	
14-1	To add Climate Change to the county directions, add a sub-objective and policies to address county climate change efforts and to revise or delete related policies	4/28/2014	2014-14	6/7/2014	
14-1	To add the Pioneer Road Neighborhood Plan to the list of completed neighborhood plans and to the Spec. Planning Area Map LU 3.1	4/28/2014	2014-15	9/23/2014	Initially Challenged
14-2	To add a policy and revise language regarding the airport properties including the Airport Zoning Overlay and related UT FLU changes	10/30/2014	2014-35	12/7/2014	
14-3	To revise Ag Enclave for Minto West	10/29/2014	2014-30	7/7/2015	Initially Challenged
15-1	To revise Industrial future land use designations	4/29/2015	2015-17	6/12/2015	
15-2	To revise policies and regulations regarding residential future land use designations.	10/26/2015	2015-44	12/4/2015	
15-2	To add language recognizing the Glades Region Master Plan and to make related changes.	10/26/2015	2015-45	12/4/2015	
15-2	To eliminate the requirement that AGR-PUD preserves be contiguous to preserves 150 acres or greater.	10/26/2015	2015-46	12/4/2015	
16-A	To revise Policy 3.5-d to allow all impacts on FIHS & SIS roadways to be reviewed the same as other roadways.	1/27/2016	2016-03	3/25/2016	
16-A	To revise language regarding pre-existing Commercial & Institutional sites in the AGR Tier.	1/27/2016	2016-05	3/25/2016	

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16-B	To revise the Glades Area Protection Overlay to allow an Employment Center	4/27/2016	2016-26	6/9/2016	
16-B	To add ability for Farm Residences in AGR-PDD Preserves	4/27/2016	2016-27	6/9/2016	
16-B	To allow additional small opportunities for Commercial in the Ag Reserve	4/27/2016	2016-28	6/9/2016	
16-C	For private FLUA West Boynton, to add a policy in Ag Reserve Tier to identify the Acme Dairy/Boynton Bch Blvd intersection as a Major intersection.	8/22/2016	2016-36	10/1/2016	
16-C	To add flexibility to Urban Infill and Urban Center future land use designations, including allowing prior future land use and zoning	8/22/2016	2016-37	10/1/2016	
16-ITG	To add the Western Communities Residential Overlay and future land use designation for Indian Trails Grove site, inc. a Policy 3.5-d exemption.	9/22/2016	2016-41	10/29/2016	
17-A	To revise commercial location criteria to allow commercial at Southern Blvd and Cleary Road.	1/26/2017	2017-01	3/16/2017	
17-A	To revise mixed and multiple use polices, to correct RH zoning, revise residential in commercial zoning, revise MLU, and to delete ED Overlay.	1/30/2017	2017-04	3/16/2017	
17-A	To add a policy for the Equestrian Waste Recycling Pilot Program and to revise the SA future land use designation.	1/30/2017	2017-05	3/16/2017	
17-B	To exempt the private FLUA John Glades West MLU from Policy 3.5-d	4/26/2017	2017-14	6/3/2017	
17-B	To revise references reflecting the deletion of the Public School Facilities Element.	4/26/2017	2017-15	6/3/2017	
17-C	To delete the SR7 Transit Oriented Corridor.	7/26/2017	2017-23	9/8/2017	
17-D	To delete language added regarding Equestrian Waste by Ord. 2017-05.	10/30/2017	2017-33	12/7/2017	
17-D	To establish the Congregate Living Residential future land use designation, to revise residential future land uses and density, and to update the infill policy	10/30/2017	2017-36	12/7/2017	
17-D	To increase the commercial cap in the Ag Reserve Tier to accommodate private FLUA Three Amigos.	10/30/2017	2017-39	12/7/2017	

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Transportation Element History:

Adopted: 11/17/97, Ord. No. 97-50, Effective 10/28/98
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Revised: 11/17/97, Ord. No. 97-48, Effective 01/14/98
Revised: 09/16/98, Ord. No. 98-35, Effective 11/12/98
Revised: 08/17/99, Ord. No. 99-22, 23, 24, & 29, Effective 10/14/99
Revised: 12/13/99, Ord. No. 99-57, 58, 59, 60, 61, 62, & 63, Effective 01/19/00
Revised: 12/21/99, Ord. No. 99-76, Effective 01/19/00
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Revised: 12/06/00, Ord. No. 2000-61, Effective 01/14/02
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Revised: 12/05/01, Ord. No. 2001-69, Effective 01/14/02 (Ord. 2000-61 formerly NIC)
Revised: 12/05/01, Ord. No. 2001-72, 79 to 82, Effective 01/28/02
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Revised: 08/28/02, Ord. No. 2002 - 47, 48, Effective 10/25/02
Revised: 12/18/02, Ord. No. 2002 - 72-76, 78, 90 02/19/03, Effective 02/19/03
Revised: 08/13/03, Ord. No. 2003 – 33-35, 37, Effective 10/27/03
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TRANSPORTATION ELEMENT

I. INTRODUCTION

As per 163.3177(6)(a)11.b F.S., Florida Administrative Code, the purpose of the Transportation Element is to coordinate local transportation planning with the long range transportation plan of the Metropolitan Planning Organization of Palm Beach County and to plan for a multimodal and intermodal transportation system that places an emphasis on the public transportation system. The Transportation Element establishes policies to guide the delivery of transportation services, including performance standards, future expansions, marketing, environmental considerations, financial feasibility, plan coordination, and public involvement. The transportation network is identified to maintain adequate service levels to the public based on estimates of future development and population growth.

Chapter 163.3177(6)(a)11.b F.S. requires that a local government which has all or part of its jurisdiction included within the urbanized area of the Metropolitan Planning Organization (MPO), prepare and adopt a transportation element consistent with the provisions of this rule and Chapter 163, Part III of the Florida Statutes.

The Transportation Element plays a vital role in the development and implementation of the other Comprehensive Plan elements. While each element of the Comprehensive Plan attempts to integrate the various physical, social and economic needs of the County within a dynamic planning process, the Future Land Use and Transportation Elements are the fundamental units from which the other elements are developed. The inherent relationship between the use of land and the need for access makes the transportation system one of the primary determinants of future growth and development in Palm Beach County. The need to coordinate local decisions on the appropriate use of land with the infrastructure necessary for access and development requires a unified approach and commonality of basic goals and objectives. Recognition of the relationship between plan elements is critical for the eventual coordination and implementation of the Comprehensive Plan.

The main focus of the Transportation Element document is to provide the guidelines to be adhered to by the County in serving the transportation community. This document is divided into three sections. This section, Section I, provides an introduction and general description of the Palm Beach County Comprehensive Plan Transportation Element. Section II presents the Goals, Objectives, and Policies, which constitute the basis for all transportation planning within Palm Beach County. Section II is separated into the eight categories of Level of Service, Future Transportation System Expansions, Transportation Marketing, Environmental Considerations, Transportation Funding, Transportation System Coordination, Public Involvement, and Additional Airport Facility Considerations. Finally, Section III provides a reference to the amendment history of the Transportation Element and cross-references to other Elements within the Comprehensive Plan. Additionally, a separate document titled the Transportation Element Support Document provides the existing and future conditions analysis and assessment of the Palm Beach County transportation system, along with other supportive information.

A. Purpose

The purpose of the Transportation Element is to:

1. Address the specific transportation system requirements of the local area;
2. Provide for an interconnected system of roadways, transit, paratransit services, port and airport facilities, and bicycle, sidewalk, and linked open space facilities options that offer alternative mobility modes of travel and which meet the County's level of service standards;
3. Promote the use of the transportation system, especially non-automobile modes of travel, through effective marketing;
4. Provide for a financially feasible system;
5. Address the coordination of land use and transportation planning in Palm Beach County;
6. Ensure that all transportation impacts on the environment are addressed; and,
7. Ensure that public involvement is included in the transportation planning process.

B. Assessment and Conclusions

Realistic and accurate objectives and policies are essential if Palm Beach County is to achieve a viable transportation system that serves all sectors of the community. The mechanisms described in this element are designed to govern the overall framework for planning and implementation of the transportation system. The following provides the assessment along with conclusions for the Palm Beach County transportation system:

1. **Management of Transportation System** - The County's on-going effort to maintain and implement a safe and efficient transportation system is a key foundation for all transportation planning within the County. Policies exist for implementing Transportation System Management (TSM), Transportation Demand Management (TDM), and land use/transportation coordination strategies. Policies also exist for alleviating high accident locations and for controlling access connections. Further, a new policy is in place for developing a County Task Force to assess the County's current transportation planning principles.

2. **Roadway System** - Level of service standards are defined for the Palm Beach County roadway system. Exceptions to the level of service standards exist for identified cases which meet specific Transportation Element criteria, such as very low and low income housing developments, Constrained Roadway at Lower Level of Service (CRALLS) and other select facilities, select geographic areas, Transportation Concurrency Management Areas (TCMAs), and Transportation Concurrency Exception Areas (TCEAs).

The Palm Beach County's adopted Thoroughfare Right-Of-Way Identification Map is the basis for the preservation of roadway right-of-ways within the County. This map is a long-range planning tool, which identifies the network of roadways required to meet future traffic demands. The map depicts roadways maintained by the State and County, as well as select roadways maintained by municipalities. Roadways are identified by name, width, and termination points. The Thoroughfare Right-Of-Way Identification Map should serve as the premise for future roadway system expansions as depicted in the MPO's 2035 Cost Feasible Plan-Highway Component map. The MPO's Year 2035 Cost Feasible Plan-Highway Component map utilizes the best available data and methodologies for the purpose of determining traffic circulation system needs and

provides for reasonable level of service operations for the year 2035, based on projected available financial resources.

3. **Transit System** - With the increase in revenue devoted to mass transit, Palm Beach County has instituted a complete upgrading of infrastructure. This has resulted in significant increases in the number of buses and the number and extent of bus routes. Palm Tran is increasing ridership as a result of these improvements.

   Nevertheless, the County has a transit modal split of less than one percent. Therefore, this element provides policies that promote additional mobility alternatives to automobile use. These include Palm Tran and Palm Tran Connection services, Tri-Rail, ridesharing coordination programs which result in car and van-pooling, High Occupancy Vehicle (HOV) lanes designed for car pooling, park-and-ride lots, and designated bikeways.

   It is recognized that public transit provides additional benefits, such as decreased traffic congestion and reduced impacts to the environment, beyond solely being able to recoup its costs.

4. **Paratransit Services** - A major reorganization is occurring in Palm Beach County in regard to how both ADA and transportation disadvantaged paratransit services are delivered. For individuals who qualify for 'Americans with Disabilities Act' paratransit services, Palm Tran Connection provides specialized transportation for both services.

5. **Airport Facilities** – Palm Beach County has incorporated into its Comprehensive Plan the existing Airport Master Plans of the four County-operated airports: Palm Beach International Airport, Palm Beach County Park Airport, Palm Beach County Glades Airport, and North Palm Beach County General Aviation Airport, and shall seek to achieve consistency and coordination between the Master Plans and this Comprehensive Plan. Future expansions of the four County-operated airports are to be performed relative to the Master Plans and include an analysis of the compatibility of future land uses around airports. Impacts of the non-County operated airports of Belle Glade State and Boca Raton airports on the County operated airports are also to be monitored.

6. **Port of Palm Beach** - Palm Beach County has incorporated the Port of Palm Beach Master Plan into its Comprehensive Plan and shall seek to achieve consistency and coordination between the Master Plan and this Comprehensive Plan. However, by its adoption of the Port Master Plan, the County does not necessarily subscribe to all its findings and recommendations.

7. **Bicycle, Pedestrian, and Linked Open Space Facilities** - The County recognizes these modes as integral components of the overall transportation system and establishes standards for increased use of the facilities. A Master Comprehensive Bicycle Transportation Plan was adopted by the MPO in March 2011. Design standards for pedestrian crossings are also to be identified. Generally, Linked Open Space facilities are to be incorporated into the County's overall planning.

8. **Other Issues** - Intermodal facilities such as major parking facilities, intermodal terminals, intermodal connectors, and park 'n ride facilities are considered important components of the overall intermodal transportation system. The County recognizes the need to

incorporate these facilities in the general planning for the County's transportation system.

Existing revenue sources are in place for maintaining and expanding the Palm Beach County transportation system. The County has implemented various measures, including the dedication of a "six-cent" optional gasoline tax, to ensure that reasonable resources are available for funding applicable transportation system expansions.

Palm Beach County, as part of the Southeast Florida airshed, was originally designated as a moderate nonattainment area for ozone and its precursors, volatile organic compounds and nitrogen oxides. The airshed was subsequently redesignated to attainment effective April 25, 1995. Air quality within Palm Beach County will continue to be monitored to ensure that the Clean Air Act Amendments of 1990 air quality conformity determination requirements are met.

II. GOAL, OBJECTIVES, AND POLICIES

GOAL 1: TRANSPORTATION ELEMENT

It is the **GOAL** of Palm Beach County to provide an interconnected multimodal transportation system which moves people, goods, and services in a safe, efficient, convenient and economical manner with minimal adverse impact to the environment.

A. LEVEL OF SERVICE

Palm Beach County has established Level of Service standards for the operations of the roadway and public transit components of its transportation system. Objective 1.1 addresses the Level of Service standards adopted by the County. Exceptions to the standards are identified under Objective 1.2.

OBJECTIVE 1.1 Level of Service Standards

By 2035, the Countywide transportation system shall operate at the adopted Level of Service standard (as defined below):

Policy 1.1-a: Development Orders issued by the County and municipalities shall be consistent with the level of service standards of this Element and the Countywide Traffic Performance Standard Ordinance. Roadway capacity shall be provided to accommodate development-related impacts at the adopted Level of Service (LOS) standard, except where otherwise indicated in Objective 1.2 of this Element or in other Goals, Objectives, and Policies of the Palm Beach County Comprehensive Plan. The implementing ordinance may effect a partial exercise in municipalities by the authority established by Section 1.3(4) of the Palm Beach County Charter.

Policy 1.1-b: No development order shall be issued by the County or a municipality for any project that adds traffic to a thoroughfare network street or intersection as defined herein and in the Unified Land Development Code (ULDC) Traffic Performance Standard that causes a LOS in Test One or Test Two to deteriorate below adopted standards. Traffic shall be measured by application of Test One and Test Two as described below and set forth with greater specificity in the ULDC. Exceptions are limited to those Specific Exceptions as provided for in this Element.

1. Test One shall analyze the projected levels of service on the intersections and links of the Thoroughfare network as defined in the ULDC. The analysis shall consist of two components; Test One Part One – Intersection Analysis and Test One Part Two – Link Analysis.

    a. Test One Part One shall utilize the peak season, peak hour turning movement volumes at Major Intersections as defined in the ULDC. The intersections must satisfy the LOS D thresholds using the 1985 Highway Capacity Manual-Planning Methodology (also known as the Critical Movement Analysis, CMA). In addition to performing this analysis, subsequent analysis may be performed to show compliance using the most current Highway Capacity Manual Intersection Operational Analysis.

b. Test One Part Two shall utilize the peak season, peak hour, peak direction traffic volumes on links within or beyond the Radius of Development Influence (RDI) where the project has a significant impact as defined in the ULDC.

1) The total project traffic volumes on links shall not exceed the applicable LOS D peak hour, peak direction service volumes as identified in Table TE 1a of this Element. The applicable facility class for each link shall be determined on the basis of the number of traffic signals per mile anticipated by the County Engineer to be in place by the buildout time frame of the proposed project being evaluated. Additionally, for all links where the total traffic peak hour directional volumes exceed the applicable service volume in Table TE 1a and for all links where the uninterrupted flow service volume has been utilized, the Major Intersections on each end of the link shall meet LOS D Intersection Thresholds as identified in Table TE 1b.

2) If the link fails the analysis under 1), then a more detailed analysis using the HCM Arterial Analysis Operational methodology can be done provided the following conditions are met:
   a) the Major Intersections at each end of the link meet the LOS D Intersection Thresholds in Table TE 1b, and
   b) the buildout period is five years or fewer, and
   c) the traffic signals projected to be in place on the link during the Buildout period of the Traffic Impact Study are less than or equal to 2 miles apart

   If the more detailed analysis is done and the link meets the LOS D Speed Thresholds in Table TE 1c, then the project passes Part Two of Test One. If the conditions to permit the more detailed analysis are not met or the link does not meet the LOS Speed Thresholds in Table TE 1c, then the project fails Part Two of Test One.

2. Test 2-Five Year Analysis: No project shall be approved for development by the County or a municipality unless it can be shown that the traffic impact of the proposed development meets the requirements of Test 2 as described in greater detail in the ULDC. A Test 2 analysis will address all traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five-Year Transportation Improvement program in effect at the time of traffic analysis submittal. LOS E, provided for in Tables 2a through 2c shall be employed in application of Test 2 as set forth in greater detail in the ULDC.

3. The level of Service D thresholds for Test One, Parts One and Two are shown in Tables TE-1a through TE-1c.

4. The Level of Service E thresholds for Test Two are shown in Tables TE-2a through TE-2c.

Policy 1.1-c: The County hereby establishes the Functional Classification system for roadways based on FDOT's FHWA Urban Boundary and Federal Functional Classification Procedure 525-020-311-a, and FHWA Urban Boundary and Federal Functional Classification Handbook. The County Engineering and Public Works Department shall establish, considering the methodology utilized by FDOT, classifications for roadways labeled as "Undefined" on Functional Classification of Roads (Map TE 3.1).

Policy 1.1-d: The County shall continue to use FDOT's Generalized Level of Service Tables that address capacity standards

Policy 1.1-e: The County shall utilize the best available data and methodologies for the purpose of determining traffic circulation system needs.

Policy 1.1-f: *Deleted in Amendment Round 02-1.*

TABLE TE 1a
Level of Service D Link Service Volumes

FACILITY TYPE		ADT	PK HOUR (Two-way)	Peak Season, Peak Hour, Peak Direction Service Volume		
				CLASS I	CLASS II	UNINTERRUPTED FLOW**
2 lanes undivided*	2L	15,200	1,480	880	810	1,140
2 lanes one-way	2LO	19,900		2,350	2,120	
3 lanes two-way	3L	15,200	1,480	880	810	
3 lanes one-way	3LO	30,200		3,530	3,220	
4 lanes undivided*	4L	31,500	3,060	1,860	1,680	3,150
4 lanes divided	4LD	33,200	3,220	1,960	1,770	3,320
5 lanes two-way	5L	33,200	3,220	1,960	1,770	
6 lanes divided	6LD	50,300	4,880	2,940	2,680	4,980
8 lanes divided	8LD	67,300	6,530	3,940	3,590	
4 lanes expressway	4LX	73,600	6,770	3,720		
6 lanes expressway	6LX	110,300	10,150	5,580		
8 lanes expressway	8LX	146,500	13,480	7,420		
10 lanes expressway	10LX	184,000	16,930	9,320		

Based on the 2009 FDOTQuality/ LOS Handbook.
*Service volumes for "undivided" roadways assume no left turn lanes are available provided at signalized intersections. If there are no left turn lanes, reduce these values by 20 percent.

Table TE 1b:
Level of Service D Intersection Thresholds

Level of Service	Critical Movement	HCM Operational Analysis
D	1400	Greater than 35.0 to 55.0 Seconds of Delay

Table TE 1c:
Level of Service D Speed Threshold

Urban Street Class	I	II	III
Range of Free Flow Speeds (FFS)	55 to 45 miles per hour	45 to 35 miles per hour	35 to 30 miles per hour
Typical FFS	50 miles per hour	40 miles per hour	35 miles per hour
LOS D	Average Travel Speed (Miles per Hour)		
	Greater than 21 to 27	Greater than 17 to 22	Greater than 14 to 18

TABLE TE 2a
Level of Service E Link Service Volumes

FACILITY TYPE		ADT	PK HOUR (Two-way)	Peak Season, Peak Hour, Peak Direction Service Volume		
				CLASS I	CLASS II	UNINTERRUPTED FLOW
2 lanes undivided*	2L	16,200	1,570	880	860	1,440
2 lanes one-way	2LO	21,100		2,350	2,240	
3 lanes two-way	3L	16,200	1,570	880	860	
3 lanes one-way	3LO	31,900		3,530	3,400	
4 lanes undivided*	4L	33,300	3,230	1,860	1,780	3,570
4 lanes divided	4LD	35,100	3,400	1,960	1,870	3,760
5 lanes two-way	5L	35,100	3,400	1,960	1,870	
6 lanes divided	6LD	53,100	5,150	2,940	2,830	5,650
8 lanes divided	8LD	70,900	6,880	3,940	3,780	
4 lanes expressway	4LX	79,400	7,300	4,020		
6 lanes expressway	6LX	122,700	11,290	6,200		
8 lanes expressway	8LX	166,000	15,270	8,400		
10 lanes expressway	10LX	209,200	19,250	10,580		

Based on the 2009 FDOTQuality/ LOS Handbook
*Service volumes for "undivided" roadways assume no left turn lanes are provided at signalized intersections. If there are no left turn lanes, reduce these values by 20 percent.

Table TE 2b:
Level of Service E Intersection Thresholds

Level of Service	Critical Movement	HCM Operational Analysis
E	1500	Greater than 55.0 to 80.0 seconds of delay

Table TE 2c:
Level of Service E Intersection Thresholds

Urban Street Class	I	II	III
Range of Free Flow Speeds (FFS)	55 to 45 miles per hour	45 to 35 miles per hour	35 to 30 miles per hour
Typical FFS	50 miles per hour	40 miles per hour	35 miles per hour
LOS E	Average Travel Speed (Miles per Hour)		
	Greater than 16 to 21	Greater than 13 to 17	Greater than 10 to 14

Policy 1.1-g: For purposes of Test One, an applicant may receive a development order based upon assured construction, provided the issuance of building permits is phased to roadway construction either by a condition of the approval or a developer's agreement. Building permits will not be issued until the construction of the roadway project begins.

Assured construction is defined as road construction improvements scheduled to be made to the Major Thoroughfare system by one or more of the following means:

1. Inclusion in the adopted Five-Year County Road Program for commencement of construction; provided any anticipated non-public funds are secured by performance security;

2. Inclusion in the adopted Five-Year State Department of Transportation Work Program for commencement of construction;

3. A major intersection or link improvement for which a contract for construction, which is secured by performance security has been executed and which, by its terms, requires that construction be completed within five (5) years;

4. A major intersection or link improvement, which will be constructed pursuant to a road agreement; and which, by its terms, requires that construction be completed within five (5) years;

5. Major intersection or link improvements which are required to be constructed pursuant to a condition of a development order which by its terms requires that it be completed within five (5) years and which has been secured by performance security;

6. Specific inclusion in the capital improvements element of a municipal comprehensive plan for commencement of construction within five (5) years provided: (1) the improvements are financially feasible, based on currently available public revenue sources adequate to complete the improvement; and (2) a comprehensive plan amendment would be required to eliminate, defer, or delay construction; or

7. For purposes of a concurrency certificate for a development order only, a major intersection or link that the applicant agrees to construct and guarantee through a condition of approval, or agreement; said construction to be: (1) completed prior to issuance of the certificate(s) of occupancy which are phased to the improvement(s); and (2) secured by performance security within six (6) months of issuance of the development order.

   Development orders for Developments of Regional Impact (D.R.I.s) with a project build out of more than five years may meet Test One based on development order conditions that phase building permits to assured construction, for the first five years of the project, and to the construction of identified links in the MPO adopted 2035 Cost Feasible – Highway Component map beyond the first five years of the project. No building permits within the D.R.I. may be issued until the roadways that the building permits are phased to are under construction.

Notwithstanding any other provisions of this Element, any project which is a D.R.I., located east of I-95 which requires any single roadway project costing in excess of $15 million to meet concurrency, may treat that roadway project as assured construction if the roadway project is in the first three years of an adopted work program. The D.R.I. development order must include a condition that the road project must be under actual construction no more than three years after the issuance of the certificate of occupancy (or functional equivalent) that precipitates the need for the road project.

A development project may consider intersection improvements to be in place if there is a scheduled road construction project, which would incorporate all or a portion of such intersection improvements, and payment is made for the cost of such intersection improvements. Upon receipt of payment, building permits may be granted for a portion of the project, which is phased to such intersection improvements.

For any roadway project which is being relied upon as assured construction as outlined above, the Capital Improvements Element must be amended to include:

a. The estimated fiscal year of commencement of actual construction and the estimated fiscal year of project completion; and
b. A provision that a plan amendment is required to eliminate, defer, or delay construction of the road.

For purposes of Test Two, a development order shall not be issued unless the development meets the established L.O.S. standard.

Policy 1.1-h: The County shall maintain a level of service, for the purpose of concurrency management, that requires mass transit services be available to accommodate a minimum of 1/2% of the total trip demands.

Policy 1.1-i: The County (through the MPO) shall maintain a level of service (LOS) performance standard to regularly monitor and evaluate each mass transit bus route by assessing peak hour headways. For each individual route, a minimum LOS shall be established which would dictate that no individual route shall exceed 1.5 hour peak hour headway.

Policy 1.1-j: For roadway facilities on the Strategic Intermodal System, the Florida Intrastate Highway System & roadway facilities funded in accordance with s. 339.2819, F.S., the level of service standard shall be consistent with rule 14-94.003, F.A.C. & be calculated based on the methodology contained in Article 12 of ULDC, unless a variance has been granted by the Florida Department of Transportation.

Policy 1.1-k: *Relocated under Policy 1.4-v in Amendment Round 02-1.*

Policy 1.1-l: *Relocated under Policy 1.4-w in Amendment Round 02-1.*

Policy 1.1-m: *Relocated under Policy 1.4-x in Amendment Round 02-1.*

Policy 1.1-n: *Deleted in Amendment Round 09-1*

Policy 1.1-o: Palm Beach County shall consider establishing Multimodal transportation districts. *[163.3177(6)(a)10.b(III)]*

Policy 1.1-p: *[deleted in Round 17-C]*

Policy 1.1-q: Palm Beach County shall fund capital and operating costs for the provision of county bus service along SR 7 Transit Oriented Corridor, at a level commensurate with, or exceeding, the County-wide ridership level standards adopted by Palm Tran for the Palm Beach County bus system on a system-wide basis. The County shall fund additional county bus service to the SR 7 Transit Oriented Corridor at such time that the demand for bus service along the corridor warrants the additional service. Calculation of demand warranting additional service shall be made on at least an annual basis. Additional service shall be considered warranted when actual service demand exceeds seated capacity and the number of standees is more than 25% of the seats on a standard 40 foot bus for at least 3 hours during an average weekday. (Note industry standard is 50% on standees). However, the calculation of demand may result in service reductions, if average route ridership falls below the above-mentioned standard for average Palm Tran system ridership per route for a prolonged period of time.

OBJECTIVE 1.2 Level of Service Exceptions

The County shall provide for exceptions to the County's Level of Service standards in select cases where facilities or areas meet the County's specified criteria for those defined exceptions.

Policy 1.2-a: To further other important State, regional, and local goals, policies, and objectives relating to: (1) urban infill, providing 24 hour livable cities and deterring urban sprawl; (2) development of residential land uses in eastern Palm Beach County; (3) annexation; and (4) community redevelopment, the authority given the County by Section 1.3 of the Palm Beach County Charter shall not be implemented for residential land uses within the incorporated areas:

1. east of I-95, north of the Broward County line, west of the Atlantic Ocean (excluding the barrier island and coastal high-hazard areas), and south and east of a boundary from I-95 along PGA Boulevard to Prosperity Farms Road, then north along Prosperity Farms Road to the western prolongation of the northern boundary of Juno Isles, then east to a point six hundred feet (600') west of U.S. 1, then north to the northern boundary of Juno Beach, then east to the Atlantic Ocean; and
2. the incorporated areas bounded on the south by the north boundary of the Jupiter Hospital, and its eastern and western prolongation between the Atlantic Ocean and Military Trail; bounded on the west by Military Trail and its northern prolongation to the North Fork of the Loxahatchee River, then meandering northwest along the northeast shore of the North Fork of the Loxahatchee River to the Martin County Line; bounded on the north by the Martin County Line; and bounded on the east by the Atlantic Ocean, excluding the barrier island and coastal high-hazard areas.

This non-implementation area shall allow residential development in incorporated areas to receive a development order notwithstanding the Level of Service Standards of this Element. This non-implementation area shall not obviate the municipal traffic circulation

level of service standards or concurrency requirements. A residential development within this area must meet all concurrency requirements of the municipality, including traffic.

Policy 1.2-b: *Deleted in Amendment Round 10-1*

Policy 1.2-c: *Portions deleted and portions modified and relocated under Policy 1.2-f in Amendment Round 00-2.*

Policy 1.2-d: The Board of County Commissioners finds that under certain limited circumstances dealing with transportation facilities, countervailing planning and public policy goals may come into conflict with the requirement that adequate public facilities be available concurrent with the impacts of such development. The Board of County Commissioners further finds that under certain circumstances, lower level of service standards for specific roadway segments and intersections are appropriate. Consequently, this policy provides for lower transportation facilities level of service standard for certain purposes on roadway segments and intersections:

1. For the public purpose of allowing public and private schools (whose primary purpose is to provide kindergarten, elementary, or high school education) to be constructed, the level of service standard permitted on affected segments and intersections shall be up to 30% above the LOS D volume on those segments and intersections.

2. There is a public purpose to allowing hospital (as defined in Article 1 of the Unified Land Development Code) and hospital-related uses to be constructed or expanded on the original campus or on parcels contiguous to the campus which shall provide interconnectivity. In these cases, the level of service standard permitted on affected segments and intersections shall be up to 30% above the LOS D volume on those segments and intersections. Any project utilizing this exception and significantly impacting Strategic Intermodal System (SIS) facilities shall be required to address its impacts on SIS facilities pursuant to ULDC.

3. For the public purpose of allowing Transit Oriented Development to be constructed, the level of service standard permitted on affected segments and intersections shall be up to 30% above the LOS D volume on those segments and intersections. Transit Oriented Development shall be those areas planned according to a Station Area Master Plan as this term is outlined in FLUE Policy 4.4.9-a.

4. For the public purpose of allowing developments that include Workforce and Affordable Housing units (as defined in Housing Element Policies 1.5-g and 1.5-i) to be constructed, the level of service standard permitted for all housing units beyond the standard density (as defined in Future Land Use Element Table III.C.1) on affected segments and intersections shall be up to 30% above the LOS D volume on those segments and intersections.

Any project seeking to utilize this Workforce and Affordable Housing exception which significantly impacts Strategic Intermodal System (SIS) facilities shall be required to address its impacts on SIS facilities as may be required by applicable state law in effect at the time of development order application.

Policy 1.2-e: The Board of County Commissioners finds that under certain limited circumstances dealing with transportation facilities, countervailing planning and public policy goals may come into conflict with the requirement that adequate public facilities be available concurrent with the impacts of such development. Often, the unintended consequence of the transportation facilities concurrency requirement is the redirection of growth and development from the urban area to the suburban, exurban and rural areas, thereby discouraging urban infill development, and urban revitalization and redevelopment. Consequently, this policy provides for exceptions from the transportation facilities concurrency requirements of the Comprehensive Plan and Unified Land Development Code. However, the proposed project must, at a minimum be:

1. Internally consistent with the County's Comprehensive Plan, and if the project is located within a municipality, consistent with the County's and with the Municipality's Comprehensive Plans; and,
2. Integrally related to the provision of public transportation.

The specific guidelines and standards for granting an exception from the transportation facilities concurrency requirements, pursuant to this policy, are detailed in the Transportation Element Support Document.

Policy 1.2-f: The Palm Beach County Board of County Commissioners finds the following facilities are constrained facilities and development orders shall be evaluated using the specific level of service standards identified herein instead of the Policy 1.1-b general level of service standards. A County amendment to consider a CRALLS designation will rely upon, as appropriate, the data and analysis provided by the local government requesting the CRALLS designation. Mitigation measures shall be required for any new CRALLS designation adopted after 2001, pursuant to Policy 1.2-q.

1. Center Street, from Indiantown Road to Loxahatchee River Road, is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility and its level of service shall be 15,500 trips on an ADT basis and 989 trips on a peak hour peak direction basis.

2. Center Street, from Loxahatchee River Road to Alternate A-1-A, is hereby designated as a CRALLS facility and its level of service shall be 20,700 trips on an ADT basis, and 1,180 trips on a peak hour peak direction basis.

3. Northlake Boulevard, from Military Trail to Prosperity Farms Road, is designated as a CRALLS facility. The facility's level of service shall be 3,890 on a peak hour peak direction basis and an intersection critical volume of 1,500.

4. Northlake Boulevard, from I-95 to Congress Avenue, is hereby designated as a CRALLS facility. The facility's level of service shall be 60,000 trips on an ADT basis, 3,890 on a peak hour peak direction basis and an intersection critical volume of 1,500. If the level of service threshold volumes for LOS D or LOS E are increased above the proposed volumes shown above, the new level of service threshold volumes shall be used.

5. Deleted in Amendment Round 11-2

6. The following roadway segments and intersections are hereby designated as a CRALLS facility:

Peak Hour

a. Palm Beach Lakes Boulevard from Village Boulevard to I-95
Daily level of service standard: 54,990 vehicles per day
Peak hour, peak direction standard: 2,969 vehicles per hour

b. Palm Beach Lakes Boulevard from I-95 to Executive Center Drive
Daily level of service standard: 58,040 vehicles per day
Peak hour, peak direction standard: 2,816 vehicles per hour

c. Australian Avenue from 25th Street to Palm Beach Lakes Boulevard
Daily level of service standard: 34,839 vehicles per day

d. Intersection of Palm Beach Lakes Boulevard & Village Boulevard
Critical Sum: 1,820 vehicles per hour

e. Intersection of Palm Beach Lakes Boulevard & I-95 ramps
Critical Sum: 1,593 vehicles per hour

f. Intersection of Palm Beach Lakes Boulevard & Congress Avenue
Critical Sum: 1,513 vehicles per hour

g. Intersection of Palm Beach Lakes Boulevard & Australian Avenue
Critical Sum: 1,431 vehicles per hour

This CRALLS facility reflects the commitment of the City of West Palm Beach that the residential portion of the auditorium site in the City shall be limited to 600 units.

7. *Deleted in Amendment Round 03-1*

8. *Deleted in Amendment Round 11-2*

9. *Deleted in Amendment Round 11-2*

10. *Deleted in Amendment Round 01-2*

11. *Deleted in Amendment Round 01-1*

12. through 16. *Deleted in Amendment Round 01-2*

17. The following roadway segments are hereby designated as CRALLS facilities exclusively for redevelopment of the Jai Ala Fronton site, located in the Town of Mangonia Park, by the 45th Street Arena project:

a. 45th Street from I-95 to Congress Avenue
Peak Hour, Peak Direction Standard: 3,601 vph
b. 45th Street from Congress Avenue to Australian Avenue
Peak Hour, Peak Direction Standard: 2,863 vph

18. Prosperity Farms Road from Donald Ross Road to Gardens Parkway is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 19,460 trips on a daily basis and 1,043 on a peak hour, peak direction basis. The County shall require that all applicants seeking to utilize this CRALLS ensure the construction of appropriate portions of this segment as determined by the County Engineer as a three lane section with landscaping.

19. Prosperity Farms Road between Burns Road and Northlake Boulevard is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis and 1,102 on a peak hour, peak direction basis.

20. PGA Boulevard, from the Ronald Reagan Turnpike to Prosperity Farms Road, and the intersection of PGA Boulevard and Military Trail are hereby designated as Constrained Roadways at Lower Level of Service (CRALLS) facilities exclusively for the purpose of concurrency for properties which were the subject of a forbearance agreement with the City of Palm Beach Gardens dated April 15, 1999 and are developing at densities and/or intensities no greater than those provided for in that forbearance agreement. All concurrency certificates issued by Palm Beach County utilizing this CRALLS shall be conditioned to require that: 1) prior to any development order for any project seeking to utilize this CRALLS, the funds for design, acquisition, and construction of all roads in the City Center Linkages Plan associated with the project, shall irrevocably be pledged to ensure construction is commenced as required by the County Engineer; 2) the City of Palm Beach Gardens development order approvals ensure that all those elements of the City Center Linkages Plan, as approved by the City of Palm Beach Gardens, which are associated with a particular project, are constructed prior to issuance of any certificate of occupancy within that project; and 3) for projects utilizing the CRALLS on the segments between Military Trail and Alternate A1A: a) the issuance of building permits shall be phased to the issuance of a final order by the Florida Department of Transportation relating to the Kyoto Gardens Drive railroad crossing for which no timely appeal is filed by FEC; b) once the condition set forth in subsection (a) has been satisfied, projects may be issued building permits without limitation within eighteen (18) months from the issuance of the final order by FDOT, provided, however, that the County Engineer may grant one six (6) month extension; and c) upon expiration of the eighteen (18) month period set forth in subsection (b), or any extension thereof, additional building permits beyond the phased level set forth in subsection (a) may not be issued until the commencement of construction of Kyoto Gardens Drive and the associated railroad crossing.

    a. PGA Boulevard from Ronald Reagan Turnpike to Central Boulevard
    Peak Hour, Peak Direction Level of Service Standard: 2,747 vehicles per hour

    b. PGA Boulevard from Central Boulevard to Military Trail
    Peak Hour, Peak Direction Level of Service Standard: 2,900 vehicles per hour

c. PGA Boulevard from Military Trail to I-95
Peak Hour, Peak Direction Level of Service Standard: 3,720 vehicles per hour

d. PGA Boulevard from I-95 to RCA Boulevard
Peak Hour, Peak Direction Level of Service Standard: 4,811 vehicles per hour

e. PGA Boulevard from RCA Boulevard to Alternate A1A
Peak Hour, Peak Direction Level of Service Standard: 4,835 vehicles per hour

f. PGA Boulevard from Alternate A1A to Fairchild Gardens Avenue
Peak Hour, Peak Direction Level of Service Standard: 4,016 vehicles per hour

g. PGA Boulevard from Fairchild Gardens Avenue to Prosperity Farms Road
Peak Hour, Peak Direction Level of Service Standard: 3,406 vehicles per hour

h. Intersection of PGA Boulevard and Military Trail Critical Volume of 1,800

The CRALLS designation on the above will be revisited if the City of Palm Beach Gardens:

1) fails to adopt the City Center Linkages Plan dated November 1999 into the City's Comprehensive Plan by April 30, 2001 or
2) fails to provide the County's Planning Director a report by March 1st of each year beginning in year 2002 showing that concurrent with the development approvals, the City:
   a) is requiring the construction of the City Center Linkages Plan dated November 1999;
   b) has completed an evaluation of the feasibility of a fixed-route bus transit service to circulate within the City Center;
   c) has completed the construction of the Hood Road extension from Alternate A1A to Prosperity Farms Road by the year 2003; and
   d) has commenced construction to widen Burns Road to four lanes from Military Trail to Prosperity Farms Road.

i. The level of service standards for PGA Boulevard between Prosperity Farms Road and United States Highway 1 will be:

1) 2,990 trips on a peak hour peak direction basis, and an intersection critical volume of 1,500;

21. *Deleted in Amendment Round 11-2*

22. Community Drive, from Military Trail to Village Boulevard, is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility and its

level of service shall be 18,615 trips on an ADT basis and 1,129 on a Peak Hour, Peak Direction basis.

23. *Deleted in Amendment Round 11-2*

24. The following roadways are hereby designated as a CRALLS facility, subject to mitigation criteria, consistent with Transportation Policy 1.2-q:

    a. Okeechobee Boulevard from Jog Road to the Florida Turnpike:
    Peak Hour, Peak Direction Standard: 5,651 vehicles per hour

    b. Okeechobee Boulevard from the Florida Turnpike to Haverhill Road:
    Peak Hour, Peak Direction Standard: 4,164 vehicles per hour
    Total trips for new projects: 606 vehicles per hour

    c. Okeechobee Boulevard from Haverhill Road to Military Trail:
    Peak Hour, Peak Direction Standard: 5,081 vehicles per hour
    Total trips for new projects: 439 vehicles per hour

    No development order or permit dependent on this CRALLS shall be issued until adoption of the ULDC revisions to implement the associated point system.

25. *Deleted in Amendment Round 11-2*

26. *Deleted in Amendment Round 15-1*

27. through 32. *Deleted in Amendment Round 11-2*

33. *Deleted on 11/26/07*

34. The following intersections are hereby designated as CRALLS facilities exclusively for the purposes of concurrency for the High Point on Congress project and the Realtors Association of Palm Beach project:

    a. Congress Avenue and Forest Hill Boulevard
    A.M. Peak Hour Critical Sum: 1688 Critical Sum
    P.M. Peak Hour Critical Sum: 1923 Critical Sum

    b. Congress Avenue and Summit Boulevard
    A.M. Peak Hour Critical Sum: 1481 Critical Sum
    P.M. Peak Hour Critical Sum: 1600 Critical Sum

    CRALLS Mitigation Measures are to be implemented in conjunction with the Congress Avenue at Forest Hill Boulevard and Congress Avenue at Summit Boulevard Intersection CRALLS by the High Point on Congress project including the following:

    1) The proposed project must develop at a reduction of 68% or greater from its approved Comprehensive Plan intensity (not to exceed 100,000 square feet).

2) The proposed project must prepay Traffic Impact Fees within 6 months of the approval of the Development Order or prior to the issuance of the first building permit, whichever shall first occur.
3) The proposed project will provide a contribution to help cover some of the funding shortfall for the various transportation related improvements, at a minimum of 100% the applicable impact fee to be used towards off-site roadway improvements.
4) The proposed project must provide access from Holly Road.
5) The proposed project must provide easements on Congress Avenue for the future construction of transit facilities.

CRALLS Mitigation Measures to be implemented in conjunction with the Congress Avenue at Summit Boulevard Intersection CRALLS by the Florida Board of Realtors project include the following:

1) The proposed project shall develop at a reduction of 34% or greater from its approved Comprehensive Plan intensity (not to exceed 50,000 square feet).
2) The proposed project shall prepay Traffic Impact Fees within 6 months of the approval of the Development Order or prior to the issuance of the first building permit, whichever shall first occur.
3) The proposed project shall provide one driveway to Congress Avenue on its northern property line to share access with the property to the north.
4) The proposed project shall provide on-going ride-sharing information service to persons employed at the site.

35. *[deleted in Round 17-C]*

36. The following roadway segment and intersections are hereby designated as a CRALLS facility:

a. Old Boynton Road from spine road to Boynton Beach Boulevard
Peak Hour, Peak Direction Standard: 1,084

b. Intersection of Congress Avenue and Gateway Boulevard
Critical Sum: 1,498

c. Intersection of Congress Avenue and Old Boynton Road
Critical Sum: 1,744

Commencing in June, 2007 the City shall prepare and submit an annual report that monitors traffic volumes on the affected roadway link and intersections, and provides a status report on compliance with all of the mitigation measures identified in this policy. Should any of the mitigation measures for the Congress/Old Boynton CRALLS not be satisfactorily completed, it shall be deemed that the City is in violation of the provisions of the CRALLS and no further building permits requiring the CRALLS for concurrency shall be issued.

Mitigation Measures to be implemented in conjunction with this CRALLS include the following:

1) Within three (3) years of adoption of this CRALLS, a Palm Tran Route and/or City Trolley route serving the Boynton Town Center and Boynton Village (Winchester Property) Developments with connections to the Congress/Old Boynton area (connects to Mall, Downtown and Tri-Rail station) shall be initiated. Should a Palm Tran route not be in place, the City must operate a trolley service for a minimum of 2 years after issuance of certificates of occupancy for 95% of the gross square footage on the Boynton Town Center and Boynton Village (Winchester Property); but after said 2-year period, if the trolley service operates with low ridership or excessive costs, the City may petition the County Engineer to eliminate said obligation.

2) CRALLS Mitigation Measures to be implemented by all developments utilizing this CRALLS (including Boynton Town Center and Boynton Village - Winchester Property), and to be included in all new concurrency approvals and Development Order (D.O.) conditions for those developments proposing more than 10 dwelling units and utilizing this CRALLS to set aside at least 10% of their development for occupancy by very low income (less than or equal to 50% of the County's median annual adjusted gross income) households and low income (more than 50% but less than or equal to 80% percent of the County's median annual adjusted gross income) households, and 10% for moderate income (more than 80% but less than or equal to 120% percent of the County's median annual adjusted gross income) households. Units meeting this requirement shall include no more than 40% renter occupied units for low income and very low income households and no more than 30% renter occupied units for moderate income households. The remaining units must be owner occupied. The renter occupied units must continue to be attainable for a period of at least 20 years, and the owner occupied units must continue to be attainable for a period of at least 10 years. Attainability shall be assured through deed restrictions on these properties.

   However, as an alternative to the above requirement, the Boynton Town Center and Boynton Village (Winchester Property) may choose to contribute a fee in-lieu amounting to $750,000. Any other development with a residential component may also choose to contribute a fee in-lieu of units. The sum amount of this fee shall be established by the City Commission and Board of County Commissioners, and it shall be paid to the City of Boynton Beach's affordable housing program(s) to finance land acquisition, homeowner assistance, or other actions to further the City's affordable housing objectives as specified in the City of Boynton Beach Comprehensive Plan.

3) All developments (including Boynton Town Center and Boynton Village - Winchester Property) will provide an additional contribution above the established road impact fee to help cover some of the funding shortfall for the various transportation related improvements, at 0.5 times the applicable impact fee to be used towards off-site roadway improvements. This contribution shall be payable upon issuance of each building permit. Impact fee credits may be applied to this contribution.

4) Other CRALLS Mitigation Measures to be implemented by the Boynton Town Center and Boynton Village (Winchester Property), in order to utilize this CRALLS, include the following:

a) Prior to issuance of building permits that generate more than 733 new external PM peak hour trips per County Engineer's determination for the Property, contracts shall be let for:
   1. Construction of spine road from Gateway Boulevard to Old Boynton Road.
   2. Construction of pathway within Greenway along C-16 and E-4 canals.

b) A letter of credit shall be posted with the City for 110% of an engineer's cost estimate for the widening projects prior to the first building permit for the Boynton Town Center and Boynton Village (Winchester Property), and prior to issuance of building permits that generate more than 963 new external PM peak hour trips per County Engineer's determination for the Boynton Town Center and Boynton Village (Winchester Property), contracts shall be let for:
   1. Construction of 5-lane Old Boynton Road from Congress Avenue to spine road, with appropriate transition to 3-lane section east of spine road.
   2. Construction of 3-lane Old Boynton Road from spine road to Boynton Beach Boulevard. As part of this construction, the Boynton Town Center and Boynton Village (Winchester Property) at its own cost must offer all homeowners, where geometrically feasible, to install circular driveways or "T" turn arounds.

c) A letter of credit shall be posted with the City for 110% of an engineer's cost estimate for the widening project prior to issuance of the first building permit, and within twelve months of the first building permit a contract shall be let for this widening of Gateway Blvd to 6 lanes from Congress Ave to High Ridge Rd including the required intersection improvements at the intersection of Gateway and Congress Avenue (with the exception of southbound right turn lane). The Boynton Town Center and Boynton Village (Winchester Property) Developments shall be entitled to County road impact fee credits for this improvement.

d) The Property must:
   1. Provide Multiple Uses and Mixed Use Structures.
   2. Unify residential and non-residential land uses through driveway locations and pathways.
   3. Allow Home Businesses and Live-Work Units.
   4. Provide a minimum of 30% density/intensity reduction from the approved comprehensive Plan.
   5. Introduce Non-Vehicular Corridor (bike lane/path) Along spine road.

6. Dedicate a local City Park within the property.

e) At time of project platting:
   1. Provide easement (as required by PalmTran) for bus stop/shelter on the Property.

f) A letter of credit shall be posted with the City prior to the first building permit for the Property, and prior to issuance of building permits that generate more than 733 new external PM peak hour trips per County Engineer's determination for the Property, contracts shall be let for the following Intersection improvements:
   1. Raised median divider on West approach of Old Boynton Rd and Congress Avenue intersection, if geometrically feasible as determined by the County Engineer.
   2. Extended storage length of northbound left turn at Boynton Beach Blvd and Congress Avenue, if geometrically feasible as determined by the County Engineer.

g) A letter of credit shall be posted with the County for 110% of an engineer's cost estimate for the improvement prior to the first building permit for the Property for traffic signal installation at spine road/Old Boynton Road, said traffic signal shall be installed if warranted by the County Engineer.

37. *Deleted in Amendment Round 11-2*

38. *Deleted in Amendment Round 11-2*

39. The following roadways and intersections are hereby designated as a CRALLS facility exclusively for the purpose of concurrency for the Airport Center project.

a. Australian Avenue from Belvedere Road to Southern Boulevard
   Peak Hour Directional Standard: 3,716 vehicles per hour

b. Australian Avenue and Belvedere Road
   Critical Sum: 1,868 vehicles per hour

CRALLS Mitigation Measures to be implemented in conjunction with this CRALLS include the following:

1) The project shall develop at a minimum of 44 % reduction from its approved Comprehensive Plan intensity.
2) The project shall coordinate with Palm Tran to provide an enhanced bus stop and shelter within the site.
3) The project shall provide a bicycle rack to accommodate commuters using alternative modes of transportation.
4) The project shall coordinate with South Florida Commuter Services to promote and provide information on ride-sharing services to persons employed by the project.
5) The project shall designate preferential parking spaces for commuters utilizing carpooling.

6) The project shall provide shower facilities for employees utilizing alternative modes of transportation.

40. The following roadways are hereby designated as CRALLS facilities exclusively for the purposes of concurrency for the Florida Research Park buildout extension from 2014 to 2021:

a) Indiantown Road from Pratt Whitney Road to Alexander Run Road as 2 lanes
Peak hour directional standard: 1,719 vehicles per hour

b) Indiantown Road from Alexander Run Road to Jupiter Farms Road as 4 lanes
Peak hour directional standard: 2,186 vehicles per hour

c) Indiantown Road from Jupiter Farms Road to Florida's Turnpike as 4 lanes (interim until 6 lane improvement commences) and as 6 lanes
Peak hour directional standard: 2,848 vehicles per hour

d) Indiantown Road from Florida's Turnpike to Interstate 95 as 6 lanes
Peak hour directional standard: 3,689 vehicles per hour

e) Indiantown Road from Interstate 95 to Central Boulevard as 6 lanes
Peak hour directional standard: 3,775 vehicles per hour

f) PGA Boulevard from Beeline Highway to Ryder Cup (Jog Road) as 2 lanes (interim until 4 lane improvement commences) and as 4 lanes
Peak hour directional standard: 2,885 vehicles per hour

g) PGA Boulevard from Ryder Cup (Jog Road) to Florida's Turnpike as 4 lanes (interim until 6 lane improvement commences)
Peak hour directional standard: 3,428 vehicles per hour

h) PGA Boulevard from Ryder Cup (Jog Road) to Florida's Turnpike as 6 lanes
Peak hour directional standard: 3,608 vehicles per hour

i) PGA Boulevard from Florida's Turnpike to Central Boulevard as 6 lanes
Peak hour directional standard: 4,075 vehicles per hour

j) PGA Boulevard from Central Boulevard to Military Trail as 6 lanes
Peak hour directional standard: 3,822 vehicles per hour

k) Okeechobee Boulevard from Seminole-Pratt Whitney Road to E Road / 140th Avenue as 2 lanes
Peak hour directional standard: 1,439 vehicles per hour

l) Seminole-Pratt Whitney Road from Indiantown Road to Beeline as 2 lanes (interim until 4 lane improvement commences)
Peak hour directional standard: 2,255 vehicles per hour

m) Seminole-Pratt Whitney Road from Indiantown Road to Beeline as 4 lanes
Peak hour directional standard: 2,743 vehicles per hour

n) Seminole-Pratt Whitney Road from Beeline Highway to PGA as 2 lane (interim until 4 lane improvement commences) and as 4 lanes
Peak hour directional standard: 2,068 vehicles per hour

o) Seminole-Pratt Whitney Road from PGA Boulevard to Northlake Boulevard as 2 lane
interim CRALLS and 4 lane interim CRALLS until 6 lane improvement commences. No
CRALLS required once assured 6 lane improvement commences
Peak hour directional standard: 3,373 vehicles per hour

p) Seminole-Pratt Whitney Road from Northlake Boulevard to Orange Boulevard as 2 lanes (interim until 4 lane improvement commences) and as 4 lanes
Peak hour directional standard: 2,730 vehicles per hour

q) Orange Boulevard from Coconut Boulevard to Royal Palm Beach Boulevard as 2 lanes
Peak hour directional standard: 1,002 vehicles per hour

r) Coconut Boulevard from Northlake Boulevard to Orange Boulevard as 2 lanes
Peak hour directional standard: 1,702 vehicles per hour

The roadways listed in items a, b, g, k, l, o, p, q and r are identified to be widened in the 'Future 2020 Roadway System by Number of Lanes' map. Therefore, these proposed CRALLS designations would be temporary until such improvements are made. In no event shall the volume figures listed in items a, b, c, d, e, f, h, i, j, k, m, n, o, p, q, and r limit development prior to December 31, 2021. In no event shall the volume figures listed in item g limit development until the later of 95% of the remaining vested development or December 31, 2020. In no event shall the volume figures listed in item l limit development until the later of 80% of the remaining vested development or December 31, 2018.

The following intersections are hereby designated as CRALLS facilities for the Florida Research Park buildout extension from 2014 to 2021:

PGA Boulevard and Seminole-Pratt Whitney Road
AM Peak Hour Critical Sum: 1518 (108%)
PM Peak Hour Critical Sum: 1855 (133%)

Indiantown Road and Pratt Whitney Road
AM Peak Hour Critical Sum: 1518 (108%)
PM Peak Hour Critical Sum: 1953 (140%)

Indiantown Road and Jupiter Farms Road

AM Peak Hour Critical Sum: 1576 (113%)
PM Peak Hour Critical Sum: 1558 (111%)

Indiantown Road and Central Boulevard
AM Peak Hour Critical Sum: 2430 (174%)
PM Peak Hour Critical Sum: 2266 (162%)

PGA Boulevard and Florida's Turnpike
AM Peak Hour Critical Sum: 2509 (179%)
PM Peak Hour Critical Sum: 2167 (155%)

PGA Boulevard and Central Boulevard
AM Peak Hour Critical Sum: 1967 (141%)
PM Peak Hour Critical Sum: 1840 (131%)

PGA Boulevard and Military Trail
AM Peak Hour Critical Sum: 2143 (153%)
PM Peak Hour Critical Sum: 2207 (158%)

Northlake Boulevard and Seminole-Pratt Whitney Road
AM Peak Hour Critical Sum: 2248 (161%)
PM Peak Hour Critical Sum: 1974 (141%)

Northlake Boulevard and Coconut Boulevard
PM Peak Hour Critical Sum: 1654 (118%)

Okeechobee Boulevard and Seminole-Pratt Whitney Road
AM Peak Hour Critical Sum: 1985 (142%)
PM Peak Hour Critical Sum: 2182 (156%)

Orange Boulevard and Seminole-Pratt Whitney Road
AM Peak Hour Critical Sum: 2144 (153%)
PM Peak Hour Critical Sum: 2135 (153%)

Orange Boulevard and Coconut Boulevard
AM Peak Hour Critical Sum: 1606 (115%)
PM Peak Hour Critical Sum: 1565 (112%)

Orange Boulevard and Royal Palm Beach Boulevard
AM Peak Hour Critical Sum: 1564 (112%)
PM Peak Hour Critical Sum: 1897 (136%)

Northlake Boulevard and Military Trail
AM Peak Hour Critical Sum: 1397 (100%)
PM Peak Hour Critical Sum: 1658 (118%)

In no event shall the intersectional data listed above limit development prior to December 31, 2021.

CRALLS Mitigation Measures to be implemented and to be included in the concurrency approval and Development Order (D.O.) conditions for

Florida Research Park DRI, in conjunction with these CRALLS include the following:

1) Land Use / Site Planning Measure – Provide mixed/multiple land uses based upon the Florida Research Park Master Development Plan.

2) Land Use / Site Planning Measure – Concurrent with obtaining each certificate of occupancy, for a non-residential building located on a parcel 50 acres or greater, implement parking strategies that provide preferred parking for alternative vehicles and car pool vehicles.

3) Land Use / Site Planning Measure – Apply access management techniques along all roadways along project frontage.

4) Connectivity Measure – Provide access to more than one road including Beeline Highway and Seminole Pratt-Whitney Road.

5) Transit Measure – Coordinate with Palm Tran to provide a bus route(s) to/from the site by January 1, 2015 or 3 million square feet, whichever comes first.

6) Transit Measure – Provide onsite bus stop facilities (intermodal facility), within one year of provision of a bus service.

7) Transportation Demand Management (TDM) Measure – Provide an on-going ride-sharing information service to persons employed at the project site.

8) Transportation Demand Management (TDM) Measure – Proportionately and annually fund an Employee Transportation Coordinator position that will coordinate the individual businesses in Florida Research Park.

9) Transportation Demand Management (TDM) Measure – The Florida Research Park Transportation Coordinator shall encourage businesses of 500 employees or more to accommodate alternate work hours and telecommuting standards.

Beginning January 1, 2008, Florida Research Park shall submit an annual report to the County's Planning Director and the County Engineer to demonstrate compliance with the mitigation measures required by this policy. In the event that any of the mitigation measures above are not fulfilled, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. The BCC may then amend or rescind any or all provisions of this policy. This CRALLS will be revisited one year after the effective date of this amendment.

Conditions may be required in order to meet the concurrency requirements of Palm Beach County. These shall be determined at the time of issuing the concurrency reservation. In addition, these CRALLS mitigation measures shall be

detailed and included in the concurrency reservation and the Florida Research Park DRI D.O.

41. *[deleted in Round 17-C]*

42. The following intersection is hereby designated as a CRALLS facility exclusively for the purposes of concurrency for W & W V LLC project, and shall become effective upon the project's obtaining of a variance (if required) from FDOT's adopted LOS standard for the SIS.

State Road 7and Southern Boulevard (SR-80)
P.M. Peak Hour:
HCM Average Control Delay = 210.3 secs
HCM Level of Service = F

In addition, the maximum queue length (95th percentile) projected by the HCM signalized intersection analysis shall not exceed the available storage on the east and west ramps from SR 80 to their at grade intersections with SR 7 so as not to interfere with the movement of east-west through traffic on SR 80.

To the satisfaction of the County Engineer, the following CRALLS Mitigation Measures are to be implemented in conjunction with this CRALLS:

1) The project must prepay Traffic Impact Fees within 6 months of the approval of the Development Order or prior to the issuance of the first building permit, whichever shall first occur.
2) The project shall provide a contribution to help cover some of the funding shortfall for the various transportation related improvements, at a minimum of 1.5 times the applicable impact fee to be used towards off-site roadway improvements.
3) The project shall require an ADA accessible connection to pedestrian parkways that allow direct access to the Mall at Wellington Green & the bus transfer station there.
4) The project shall provide an on-going ride-sharing information service to persons employed by the project.
5) The project shall provide an integrated pedestrian system that connects the buildings to public sidewalks & the enhanced Palm Tran bus stops\shelters.
6) The project shall provide inter-connectivity between complementary neighboring land uses for both vehicular & pedestrian cross-access.
7) The project shall provide a bicycle rack to accommodate commuters using alternative modes of transportation.
8) The project shall provide transit passes to employees using mass transit.

43. *[deleted in Round 17-C]*

Policy 1.2-g: As specified in the Unified Land Development Code (ULDC) for the purposes of issuing a development order or permit, a proposed urban redevelopment project located within the County's existing Urban Service Area shall not be subject to the transportation concurrency requirements of the County's Comprehensive Plan for up to 110 percent of the transportation impact generated by the previously existing development. The following issues, at a minimum, shall be addressed:

1. The Policy's Scope: Consideration shall be given to further limiting the geographic areas (such as coastal high hazard areas) where this provision shall apply and the buildings, structures or resources that may be impacted; and
2. Other Implementation Issues: For purposes of this Policy, a previously existing development is the actual previous use, which was occupied and active within the preceding five years. Consideration shall be given to:

    a. Reassessment of the five-year time period;
    b. The documentation needed to establish the actual previous uses was "occupied" and "active"; and
    c. The guidelines to be used for determining the transportation impact generated by the previous existing development when there was more than one actual previous uses within the identified time period; and
    d. Any other relevant and appropriate issues.

Policy 1.2-h: Notwithstanding any other provisions of this Comprehensive Plan, a local government may issue a development order or permit provided that:

1. Transportation facilities needed to serve new development are in place no more than three (3) years from the date of development order approval; and,
2. The transportation facilities and services needed to serve the development are identified in the local government's Capital Improvement Element or the first three-years of the adopted Florida Department of Transportation's Work Program; and,
3. The Capital Improvement Element includes the following information for each affected roadway:

    a. The estimated date of commencement of actual construction and the estimated date of project completion; and
    b. A provision that a plan amendment is required to eliminate, defer, or delay the programmed construction of the road which is needed to maintain the adopted level of service standard; and,

4. The development is located within one of the following geographic areas:

    a. The residential exception area per Transportation Element Policy 1.2-a;
    b. the Glades communities, delineated as the areas in the Urban/Suburban Tier immediately east of Lake Okeechobee, and the areas with urban densities in the rural towns of Lake Harbor and Canal Point;
    c. the County’s Redevelopment and Revitalization Overlay; or

5. The facilities are wholly owned and operated by State, local, and County entities, or public and private schools (as defined in the Introduction and Administration Element).

Policy 1.2-i: The Palm Beach County Board of County Commissioners shall allow for the designation of Transportation Concurrency Management Areas (TCMAs) within Palm Beach County as specified in the Unified Land Development Code (ULDC). *[163.3177(6)(a)10.b(II)]*

Policy 1.2-j: Each local government within an effective TCMA shall provide an Annual Report demonstrating that the areawide level of service standard is being maintained, as required in the ULDC. The Annual Report shall be submitted to the Planning Division no later than March 31. If the Annual Report shows the local government cannot maintain the areawide level of service standard, the BCC shall have the authority to repeal the ULDC TCMA provisions for the affected TCMA.

Policy 1.2-k: The Palm Beach County Board of County Commissioners shall allow for the designation of Transportation Concurrency Exception Areas (TCEAs) within Palm Beach County as specified in the Unified Land Development Code (ULDC). TCEAs allow an exception from the concurrency requirements for transportation facilities if the proposed development is consistent with the adopted local government comprehensive plan and is located within an area designated in a comprehensive plan for urban infill development, urban redevelopment, or downtown revitalization. *[163.3177(6)(a)10.b(II)]*

Policy 1.2-l: The City of Delray Beach Transportation Concurrency Exception Area (TCEA) is hereby established and designated as shown on TE Map 15.1 and TE Map 15.4 in the Map Series (Additional maps of the TCEA can be found in Figures TE-S 6.1 and TE-S 7.1 in the support documents).

Policy 1.2-m: The City of West Palm Beach Transportation Concurrency Exception Area (TCEA) is hereby established and designated as shown on TE Map 15.1 and TE Map 15.2 in the Map Series (additional maps of the TCEA can be found in the Support Document Figures TE-S 6.1 and TE-S 7.1), subject to: 1) the City maintenance of a residential/non-residential ratio minimum, 2) City participation/ support of motor vehicle capacity increases as indicated in the City's TCEA and the applicable portions of Section II.A.6.d.6 of the Support Document, and 3) the following sub-policies:

1. Palm Beach County shall evaluate the annual reports of the City of West Palm Beach's Traffic Management System (TMS) and the Buildable Areas Monitoring Table and other appropriate materials as provided by the TCEA policies identified in the various elements of the City's Comprehensive Plan, and determine conformance with the TCEA policies of the City's and the County's Comprehensive Plans and Section II.A.6.d.6 of the County's Support Document.

   By May 2000, the City shall develop a Traffic Management System (TMS) for the purpose of monitoring motor vehicle operations within the Downtown. The City shall prepare an annual report to determine the necessary measures to effectively manage vehicular traffic operations and evaluate the Traffic Management System. The City shall distribute the report to the Florida Department of Community Affairs, Palm Beach County, and other interested agencies, within three months of the anniversary of the effective date of the TCEA. Based on the results of the traffic monitoring report, the City will pursue strategies including, but not limited to, the following:

   a. change motor vehicle signalization devices;

b. promote public transit services;
c. encourage transportation mode options
d. implement an employer-based Transportation Demand Management (TDM) activities;
e. develop a centrally-managed system of strategically located parking facilities; and
f. facilitate capital projects and street modifications in keeping with the Transportation Vision

2. Five years from the effective date of the City's TCEA, the City shall achieve a built ratio of residential to non residential development of no less than the 1995 ratio of .33 (the baseline ratio). If the built ratio is lower than .33 at that time, no building permits shall be issued for new development (not including renovation) in downtown which represent a ratio lower than the next baseline, until such time that a recalculation of built units and floor space yields at least a built ratio of .33.

   Every two years ("reporting period") following the fifth year from the effective date of the City's TCEA, the City shall increase its baseline ratio by .03 until the baseline ratio is .46 by the year 2010. Thereafter, .46 will be the baseline ratio, If the baseline ratio is not met by the end of each reporting period, then no building permits shall be issued for new development in downtown which represent a ratio lower than the next baseline ratio, until such time that a recalculation of built units and floor space yields at least the baseline ratio. This annual report shall be based on total built units as of one month prior to the end of the reporting period.

3. In the event Palm Beach County determines that the City has not complied with the TCEA policies of the City's and the County's Comprehensive Plans and Section II.A.6.d.6 of the County's Transportation Element Support Document, the County's Comprehensive Plan policies creating the TCEA will be re-evaluated.

4. In the event the City seeks to reduce the number of lanes on Okeechobee Boulevard from Tamarind Avenue to Dixie Highway, a CRALLS designation will be required.

5. The City and County have determined the specific limits where Dixie Highway and Olive Avenue shall be two way and where they shall be one way, shall be as follows:

Roadway	Segment	Operation
Dixie Hwy	South of Lakeview Ave. Between Lakeview Ave. and Banyan Blvd. North of Banyan Blvd.	Two-way One-way Two-way
Olive Ave.	South of Lakeview Ave. Between Lakeview Ave. and Quadrille Blvd. North of Quadrille Blvd.	Two-way One-way Two-way

   Those segments that have one-way operations shall contain two vehicular travel lanes as reviewed and approved by the City and County, while increasing sidewalk width as deemed appropriate by the City.

6. The Transportation Concurrency Exception Area (TCEA) for the West Palm Beach Downtown Master Plan (DMP) shall become effective upon the finding of compliance by the Florida Department of Community Affairs (DCA) for both the County's and the City's amendments to their respective comprehensive plans for the TCEA. It is the County's position that development orders issued within the DMP area shall be consistent with the policies in the County's TCEA.

7. The TCEA is limited to the square footage set forth in the Downtown Master Plan and as indicated below in Table TE 3 titled "Buildable Areas Monitoring Table".

Table TE 3
BUILDING AREAS MONITORING TABLE

DOWNTOWN MASTER PLAN	NONRESIDENTIAL (Square Feet)	RESIDENTIAL [1] (Dwelling Units)	HOTEL [2] (Rooms)
1995 EXISTING	8,126,945	2,689	349
DEVELOPMENT GAP	6,947,025	4,454	2,100
TOTAL PROJECTION	15,073,970	7,143	2,449

1. Residential info is provided only to show how the ratio of residential units to each 1,000 square feet of non-residential development (referenced in condition 2) was calculated. There is no upper limit to the amount of residential development within the TCEA area.
2. Hotel is a permitted land use category within the TCEA and the number of rooms projected to be built is shown for informational purposes only. There is no upper limit to the number of Hotel rooms within the TCEA area.

Policy 1.2-n: The BCC finds that a de minimis impact to transportation facilities within the Urban/Suburban Tier is consistent with the County's goal of operating the Countywide transportation system at the adopted level of service. Consequently, the ULDC shall provide for an exemption for projects which generate de minimis impacts to the transportation network. A de minimis impact may generate up to 1 percent of the maximum volume at the adopted level of service of the affected transportation facility. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility. However, no project may utilize this provision if its impact would exceed the adopted level-of-service standard of any affected designated hurricane evacuation routes. Furthermore, impacts from single-family homes and development at entitlement densities and lot intensities will constitute a de minimis impact on all roadways regardless of the level of the deficiency of the roadway.

Policy 1.2-o: The Unified Land Development Code (ULDC) shall contain provisions to exempt developments located within urban infill, urban redevelopment, existing urban service, or downtown revitalization areas which pose only special part-time demands on the transportation system from the transportation concurrency requirements.

Policy 1.2-p: The County shall include provisions in the ULDC which may allow a project to be exempted from transportation concurrency requirements provided that the project otherwise is consistent with the adopted Comprehensive Plan and demonstrates that it will promote public transportation. The following criteria shall be used to determine compliance with the statute for this exception:

1. All projects must be located within the County's Urban/Suburban Tier and be adjacent to (i.e., abutting or separated only by other public or governmental rights-of-way) the Tri-County Commuter Rail Authority line, or be adjacent to a street which is served by Palm Tran; and

2. All projects shall provide a site to Tri-Rail at the project site adjacent to the Tri-Rail tracks for a station platform, ticket booth, parking for at least 400 automobiles. When a project is not adjacent to Tri-Rail, it shall provide a bus stop facility capable of handling two or more Palm Tran buses at a time with a covered waiting area of sufficient size to accommodate at least 10% of its employees; and

3. The project shall provide a financial incentive in the form of a subsidy of at least 50% of the annual ticket cost to at least 15% of the persons employed at the project site for riding Tri-Rail and/or Palm Tran to and from the project site a minimum of 200 working days per year. As an alternative, the development may provide equivalent funds directly to Palm Tran to subsidize this service; and

4. The project shall provide a ride-sharing information service to persons employed at the project site; and

5. The project shall provide emergency transportation to those employees using mass transit, ride sharing, or other alternative modes of transportation (ie. bicycles or pedestrian); and

6. The project shall apply access management techniques along all roadways fronting the project; and

7. The project shall provide external pedestrian access to the project, as well as an internal pedestrian system, accommodating persons with disabilities, as well as persons using alternative modes of transportation to the automobile; and

8.
    a. Projects which promote economic development through job creation shall, at a minimum, be of 200 acres in size, and create, at project build-out, an estimated 5,000 jobs at the project site; or,

    b. Projects developed by a not-for-profit agency in order to provide essential public services shall, at a minimum, be of 20 acres in size, and create, at build-out, an estimated 2,000 jobs at the project site; and

9. The project may be a mixed use project, incorporating residential and/or commercial components. However, in no event shall residential and/or commercial retail uses combine to comprise more than 45% of the gross floor area; and

10. The project shall not be located within the Coastal High Hazard Area.

Projects utilizing this exemption may be required to provide roadway, intersection, and/or signalization improvements to minimize their impact on the road network. They shall also provide a transportation analysis that illustrates their impact on the Florida Intrastate Highway System & the Strategic Intermodal System to ensure that those impacts are considered in the approval process. *[163.3164(37)]*

Policy 1.2-q: Beginning in the first amendment round of year 2002, mitigation measures shall be required for any new CRALLS designation. These measures are intended to improve the mobility in the corridor by increasing the options available to vehicular and non-vehicular travel. Measures to be required may include, but are not limited to, the following, where appropriate:

1. Connectivity measures that will more effectively distribute traffic
    a. Build/ expand alternate roads
        1) Thoroughfare roads
        2) Non-Thoroughfare roads
    b. Use existing Right-of-Way (i.e. canals) where possible, to provide connections for alternative travel modes
    c. Provide access to more than one road
    d. Provide connections between/within developments
    e. Provide frontage/access roads

2. Land use/site planning measures
    a. Provide mixed/multiple uses on site
    b. Provide land use balance regionally
    c. Unify residential and non-residential portions of the project through the master plan to accomplish mixed-use projects
    d. Allow home businesses
    e. Allow accessory units
    f. Create traffic sensitive uses for use in constrained areas
    g. Implement parking strategies (locational)
    h. Incorporate design features oriented towards alternative modes
    i. Introduce or enhance landscaped non-vehicular corridors

3. Transit measures
    a. Provide lump sum payment for capital improvements
    b. Provide lump sum payment for operational costs
    c. Provide on-going funding
    d. Dedicate Land

4. Transportation Systems Management (TSM) measures
    a. Improve intersections
    b. Dedicate transit/HOV lanes

c. Provide reversible lanes
d. Improve signal coordination

5. Transportation Demand Management (TDM) measures
   a. Provide incentives for transit, carpool and other modes
   b. Accommodate alternate work hours
   c. Accommodate telecommuting
   d. Implement parking strategies (supply related)

All future CRALLS, where appropriate, shall: 1) identify specific mitigation measures; 2) evaluate measures to encourage the use of alternatives to the Florida Intrastate Highway System & the Strategic Intermodal System; 3) determine timing and responsibility of the implementation of mitigation measures; 4) identify methodology to relate the anticipated impacts of development to the mitigation measures; and 5) demonstrate coordination with appropriate agencies.

The County shall develop and include in the ULDC a series of transportation, land use, and development strategies that can be implemented by individual developers in order to reduce the traffic impacts of future CRALLS designations, where appropriate. Indicators that assess the effectiveness of each strategy for mitigating the traffic impacts of developments will be identified for this system.

Policy 1.2-r: The Westgate-Belvedere Homes Community Redevelopment Area (Westgate CRA) Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Contiguous with the boundaries of the CRA, the TCEA is bounded by Okeechobee Boulevard on the north side, Florida Mango Road on the east side, Belvedere Road on the South side, and Military Trail on the West side. The TCEA shall be limited to the maximum allowable total daily trips, and total pm peak hour trips identified in the Table TE-6 of this policy. A proposed project must be recommended for approval by the Community Redevelopment Agency to be eligible to benefit from this pool. Any project utilizing this TCEA and significantly impacting Interstate 95 shall be required to address its impacts pursuant to ULDC. By August 2020, the TCEA may be modified by the BCC if the CRA achieves the developments shown in Table TE-6. The CRA shall submit an annual report to the County's Planning Director to demonstrate compliance with the conditions set forth in this policy as well as provide data on the Existing Land Use Intensities by number of units, square footage of uses as well as the status of the total daily trips and total peak pm hour trips. Upon review by the Planning Director and the County Engineer, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below is not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. Development approvals utilizing the TCEA shall remain at or below the maximum allowable total daily trips and total p.m. peak hour trips set by Table TE-6. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.

Table TE-6
Westgate/Belvedere Homes CRA –TCEA Monitoring Table

Allowable Vehicle Trips	Daily Traffic	PM Peak Hour Traffic
Planned Land Use Net New Trips[1]	13,229	1,457

1. As per justification report dated February 2005.

2. The CRA Board shall continue to implement its inclusionary housing policy that requires developers participating in the bonus density pool to set aside 40% of the density bonus units for middle to very low income households (150% of AMI and below). The annual report starting March 31, 2008 must also show the number of the density bonus units by household income created annually through the bonus density pool.
3. The CRA Board shall continue to implement an incentive program that rewards developers who mix two or more uses on one site for trip internalization.
4. The CRA shall continue to coordinate with the County Engineering Department to improve the sidewalk network connections to Palm Tran stops, multi-modal opportunities and street features, including bus shelters, street furniture, lighting, way finding and other pedestrian amenities to create safe, balanced, livable streets that can be used for all forms of travel including non-vehicular modes of travel.
5. The CRA shall continue to work to obtain rights to use property for the development of the greenway and shall complete the design of the greenway alongside the L-2 Canal. The design should show how the bike/walking path will connect the residential neighborhoods to the commercial corridors.
6. The CRA shall continue to develop parking that will incorporate shared parking, structured parking and parking reduction programs tailored to encourage businesses, residents and visitors to use alternative mode of transportation by locating parking away from pedestrian and bike pathways, providing incentives for bikers and carpoolers, and by designing an environment that reduces dependency on automobiles.

Policy 1.2-s: The Lake Worth Park of Commerce (LWPOC) Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Contiguous with the boundaries of the LWPOC, the TCEA is bounded by Tenth Avenue North on the north, I-95 on the east, Lake Worth Road on the south and the Keller Canal (E-4) on the west. The TCEA will be limited to 55,147 square feet of new commercial retail use and 895,373 square foot of new industrial use. Any project utilizing this TCEA and significantly impacting Interstate 95 shall be required to address its impacts pursuant to the ULDC. The TCEA may be revisited if the City of Lake Worth fails to provide the County an annual report by March 31 of each year starting in year 2004, showing that the development approvals utilizing this TCEA have not exceeded the limits set by this Policy.

Policy 1.2-t: The City of Riviera Beach Community Redevelopment Area (CRA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. The boundaries of the TCEA are shown on TE Map 15.1 and TE Map 15.3 in the Map Series. The TCEA shall be to limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak season, peak hour trips identified in the Table TE-4.A of this policy. Any project utilizing this TCEA and significantly impacting the Florida Intrastate Highway System (FIHS) shall be required to address its impacts on FIHS facilities pursuant to the ULDC.

The TCEA shall not take effect unless and until the City of Riviera Beach demonstrates to the satisfaction of the County Engineer in his sole discretion that peak hour peak season traffic on North Ocean Drive (SR A1A) does not exceed level of service D at build-out, based on maximum density/ intensity/zoning established by the City of Riviera Beach Comprehensive Plan and land development regulations for properties on the Singer Island outside the boundaries of the TCEA. Any Development Order (DO) application for any project set forth in Table TE 4.B shall not be approved if the County Engineer determines that such project will cause peak season pm peak hour traffic on North Ocean Drive to exceed LOS D at project build-out or anticipated Singer Island build-out in year 2025 except for a project utilizing its vested traffic pursuant to County's ULDC. Projected traffic at the anticipated Singer Island build-out shall be calculated by using: the traffic count on North Ocean Drive (SR A1A) 100 feet south of Harbor Drive South; a background traffic annual growth rate of 0.5%; and include the allowable approved but unbuilt traffic for the TCEA and for Singer Island outside the TCEA. On or before December 1, 2011, the County staff shall submit a written report to the Board of County Commissioners which recommends whether or not the TCEA and its associated policy restrictions should remain in effect on Singer Island.

Prior to issuance of any Development Order for a project within the TCEA on Singer Island, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic within the TCEA on Singer Island, to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Table TE-4.A.

Beginning March 1, 2005, the City shall submit an annual report to the County's Planning Director to demonstrate compliance with the conditions set forth in this policy. Upon review by the Planning Director and the County Engineer, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below is not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. The development approvals within this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips set by Table TE-4.A of this policy. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.
2. Beginning with the March 1, 2006 annual report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000 square foot approved office space shall remain between the maximum and minimum allowable ratios identified in Table TE-4.A.
3. Beginning with the March 1, 2006 annual report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000

square foot approved other non-residential space shall remain between the maximum and minimum allowable ratios identified in Table TE-4.A.

4. By January 2005, the City shall amend its land development regulations to require developments within the TCEA to contribute toward the cost of public transit infrastructure as one means to offset the impact of the concurrency exception on the arterial roadway network and the FIHS.
5. The City, in coordination with the Riviera Beach CRA, shall maintain and annually update a master phasing plan and infrastructure budget and schedule that targets needed improvements within the TCEA boundaries and sets priority for funding and construction in the City's Five Year Capital Improvements Program.
6. By January 2005, the City shall revise its street design standards for all City streets within the TCEA to install street design features so that construction of new streets and repair of existing streets create safe, balanced, livable streets that can be used for all forms of travel including non-vehicular modes of travel.
7. By January 2006, the City shall undertake a detailed transit study to develop a local transit circulator plan (complementing the County's public transit service) for the TCEA including specific route alignments, infrastructure needs, headways, hours of operation and other service characteristics. The City shall act on the conclusions and recommendations contained within the transit circulator plan and move forward with efforts to implement improvements according to the phasing and schedule provided in the plan.
8. Prior to issuance of building permits for TCEA development generating more than 30% of the total Planned Land Use Net New PM Peak Hour Trips (as identified in Table T-1), the City shall provide local transit circulator service within a ¼ mile of fifty percent (50%) of all mixed use and medium high density residential areas identified on the Future Land Use Map (FLUM) of the City's Comprehensive Plan and within the TCEA boundaries, provided they are within the Palm Tran service areas. The City may also focus this service to areas where transit service-supportive densities and intensities have developed. If, however, equivalent service within the area described above is already being provided by regular Palm Tran bus routes, then the City is not required to provide additional service.
9. If the Palm Beach MPO adopts the South Florida East Coast Corridor (SFECC) Study final recommendations and a station site is required in the City of Riviera Beach for a fixed-guideway transit system, then the City shall acquire the necessary property and transfer it to the transit system operating authority at a cost no greater than City's acquisition cost. The property shall be transferred at such time as requested by the transit system operating authority, but no sooner than the fiscal year in which funds are budgeted by the MPO's Transportation Improvement Program (TIP) for property acquisition on this segment of the Corridor. Concurrent with the opening of this new FEC Corridor station, the City with its own funding source shall provide a new circulator service and/or expand an existing circulator service to connect to this new station, unless equivalent service is provided by some other public transit agency.
10. Concurrent with the development, the City shall provide hurricane shelter space for at least 20% of the population increase associated with hotel/motel developments, residential developments, mobile home and trailer park developments, and recreational vehicle developments within the hurricane vulnerability zone. A long-term comprehensive shelter program shall be coordinated in conjunction with public, private and non-profit organizations to ensure that adequate shelter space is located in an area outside of the hurricane evacuation zone and meets current American Red Cross standards.

11. *Deleted in Amendment Round 12-1*
12. The City shall annually monitor the intersection of Blue Heron Boulevard and Old Dixie Highway, and coordinate with FDOT and the County to improve this intersection when necessary, and if feasible.
13. Consistent with the intent of the City's Redevelopment Plan dated 2001, Section 3.2.10.3, Methods of Assuring Availability of Housing, the City shall ensure that the development (with any residential component) within each phase (as contemplated by the Phasing Plan in the TCEA Justification Report dated July 9, 2003) of the CRA, be required to provide no less than 5% of the total residential units for occupancy by very low income (less than or equal to 50% of the County's median annual adjusted gross income) households, and low income (more than 50% but less than or equal to 80% percent of the County's median annual adjusted gross income) households. The City shall also ensure that these affordable units remain affordable for no less than 10 years for ownership units and no less than 20 years for rental units.
14. By March 1, 2005, the City shall submit to County's Emergency Management Division a site-specific study determining evacuation times from Singer Island in case of mandatory evacuation.

    The Transportation Concurrency Exception Area (TCEA) for the Riviera Beach CRA shall become effective upon the finding of compliance by the Florida Department of Community Affairs (DCA) for both the County's and the City's amendments to their respective comprehensive plans for the TCEA. It is the County's position that development orders issued within the CRA area shall be consistent with the policies in the County's TCEA.

Table TE-4.A
Riviera Beach CRA - TCEA
Monitoring Table

MAINLAND DEVELOPMENT					
Allowable Land Use Intensities	**Residential/ Rental Units**	**Hotel Units**	**Conference Area (SF)**	**Office/ Technical Area**	**Other Non-residential**
Planned Land Use Totals	3,945	300	33,000	1,145,855	1,636,506
Allowable variance +/- (%)	15%	25%	25%	10%	10%
Maximum Allowable Development	4,537	375	41,250	1,260,441	1,800,157
Minimum Allowable Development	3,353	225	24,750	1,031,270	1,472,855
	Daily Traffic		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	49,703		5,226		
Allowable Land Use Ratios	**Residential/ Office**		**Residential/ Other Non-Residential**		
Maximum Allowable Ratios	**4.50**		**3.10**		
Minimum Allowable Ratios	**2.10**		**1.30**		

SINGER ISLAND DEVELOPMENT					
Allowable Land Use Intensities	**Residential/ Rental Units**	**Hotel Units**	**Conference Area (SF)**	**Office/ Technical Area**	**Other Non-residential**
Planned Land Use Totals	426	535	50,000	0	134,010
Allowable variance +/- (%)	15%	25%	25%	0%	10%
Maximum Allowable Development	490	669	62,500		147,411
Minimum Allowable Development	362	401	37,500		120,609
Maximum Allowable Vehicle Trips	**Daily Traffic**		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	4,213		337		
Allowable Land Use Ratios	**Residential/ Office**		**Residential/ Other Non-Residential**		
Maximum Allowable Ratios	**-**		**4.10**		
Minimum Allowable Ratios	**-**		**2.40**		

Table TE-4.B
Singer Island Development (Outside TCEA)

	Land Use	Existing/Approved Intensity	
*	Phoenix Towers	192	MF du
	Tiara	320	MF du
	Amrit (Island Beach Resort)	258	rooms
	Amrit (Island Beach Resort)	28	MF du
*	Crowne Plaza/Flaglers Grill	193	rooms
*	Ocean Tree	152	MF du
*	Villas on the Ocean	54	MF du
*	Villa Towers	51	MF du
*	Hilton/Coconuts on the Beach	223	rooms
	Mirasol (Rutledge Inn)	58	MF du
	Island Spa (Canopy Palms)	306	rooms
*	Oasis	38	MF du
	Beachfront	60	MF du
	Ocean's Edge	40	MF du
	One Singer Island	15	MF du
*	Harbor Point	37	MF du

** current development reflected in existing base traffic counts*

Policy 1.2-u: The City of Boynton Beach Community Redevelopment Area (CRA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. The boundaries of the TCEA are shown on TE Map 15.1 and TE Map 15.2 in the Map Series. The TCEA shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in the Table TE-5 of this policy. Any project utilizing this TCEA and significantly impacting the Florida Intrastate Highway System (FIHS) shall be required to address its impacts on FIHS facilities pursuant to the ULDC.

Beginning March 1, 2006, the City shall submit an annual report to the County's Planning Director to demonstrate compliance with the conditions set forth in this policy. Upon review by the Planning Director and the County Engineer, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below is not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. The development approvals utilizing this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips set by Table TE-5 of this policy. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.
2. Beginning with the March 1, 2007, annual reports shall include the cumulative ratio of approved residential units to 1,000 square foot approved office space.
3. Beginning with the March 1, 2007, annual reports shall include the cumulative ratio of approved residential units to 1,000 square foot approved other non-residential space.
4. The City, in coordination with the Boynton Beach CRA, shall maintain and annually update a master phasing plan and infrastructure budget and schedule

that targets needed improvements within the TCEA boundaries and sets priority for funding and construction in the City's Five Year Capital Improvements Program.

5. The City shall demonstrate that it has been complying with the Policy 2.4.12 of the TCEA Justification Report dated March 5, 2003, supporting various street design features.
6. The City acknowledges that in order to provide traffic circulation and transportation infrastructure consistent with the requirements of the TCEA, it may be necessary to augment the existing public transit circulator system. Therefore, prior to issuance of building permits for development within the TCEA that would represent 25% or more of the total Planned Land Use New PM Peak Hour Traffic (as identified in Table TE-5), the City and the Boynton Beach CRA shall undertake an update of the November 2007 Transit Circulator Study to determine what additional, if any, public transit routes need to be implemented to provide at least 50% of all mixed use and residential areas within the City east of Interstate 95 with no greater than 30-minute transit service to the Boynton Beach TCEA during weekday peak hours. In making this determination, existing service available to the general public provided by PalmTran and other public agencies shall be considered so long as it is within ¼ mile walking distance of residential units. If the update indicates a need for additional service, the City and the Boynton Beach CRA shall be responsible for funding and implementing the transit circulator plan recommended by the updated study prior to issuance of building permits for more than 30% of the total Planned Land Use New PM Peak Hour Traffic. The County must review and approve the update of the November 2007 Transit Circulator Study.
7. The City shall annually demonstrate hurricane shelter space availability for at least 20% of the population increase within the TCEA associated with hotel/motel and residential developments within the hurricane vulnerability zone. In the event the City is unable to satisfactorily demonstrate hurricane shelter space availability, the City shall coordinate with Palm Beach County Emergency Management and the Red Cross to provide adequate hurricane shelter space within a timely manner. The City shall also participate in a long-term, Countywide, comprehensive shelter program coordinated with public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the TCEA and the County.
8. The City shall annually monitor the intersection of Boynton Beach Boulevard and US-1, and coordinate with FDOT and the County to improve this intersection when necessary, and if feasible.
9. By January 2005, the City, through the CRA's Direct Incentive Program and its Affordable Access component, shall implement a program to make affordable housing available to low-to moderate income households (with incomes of 80% to 100% of median household income in Palm Beach County) in the TCEA area. The affordable units in this program must remain affordable for a minimum period of 10 years. The City shall continue implementation of the policies under Objectives 6.1, 6.3, and 6.6 of The Housing Element of the City's Comprehensive Plan to provide other programs benefiting very low, low and moderate income households. The City will also insure that 5% of new or rehabilitated housing within the TCEA area is available for occupancy by these households, with pricing consistent with SHIP guidelines, and rent levels consistent with affordable effort ratios. The City will begin the annual monitoring of the affordability of housing within the TCEA by January 2006.

The Transportation Concurrency Exception Area (TCEA) for the Boynton Beach CRA shall become effective upon the finding of compliance by the Florida Department of Community Affairs (DCA) for both the County's and the City's amendments to their respective comprehensive plans for the TCEA. Development orders issued within the TCEA area shall be consistent with this policy.

Table TE-5
Boynton Beach CRA - TCEA
Monitoring Table

Allowable Land Use Intensities	Residential/ Rental Units	Hotel Units	Industrial	Office	Other Non-residential
Planned Land Use Totals	7,000	450	235,000	2,400,000	1,450,000
Allowable variance +/- (%)	15%	25%	10%	10%	10%
Maximum Allowable	8,050	563	258,500	2,760,000	1,595,000
Minimum Allowable	5,950	338	211,500	2,040,000	1,305,000
Allowable Vehicle Trips	**Daily Traffic**		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	45,976		4,510		
Allowable Land Use Ratios at Buildout	**Residential/ Office**		**Residential/ Other Non-Residential**		
Minimum Allowable Ratios	**2.2**		**3.7**		

Policy 1.2-v: Urban Redevelopment Area (URA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Only projects that are consistent with the Urban Redevelopment Area Master Plan as adopted by the BCC shall utilize the provisions of this TCEA. The boundaries of the TCEA are shown in TE Maps 15.1, 15.3, 15.5, and 15.6 in the Map Series. Projects within municipalities may utilize this TCEA provided that municipalities adopt regulations consistent with this policy, adopt affordable housing policy consistent with the County's workforce housing regulations if proposing residential development, be consistent with the URA Master Plan and the County's land development regulations adopted to implement this plan. The residential and non-residential developments and projects described above may be able to utilize this TCEA, at any time, provided Palm Beach County determines that these projects are generally consistent with the goals and objectives of the URA Master Plan and Regulating Plan. The TCEA shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in Tables TE-7A through TE-7E of this policy. Any project utilizing this TCEA and significantly impacting the Strategic Intermodal System (SIS) shall be required to address its impacts on SIS facilities pursuant to the ULDC.

Prior to issuance of any Development Order for a project within the TCEA, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic in the area to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Tables TE-7A through TE-7E.

Beginning March 1, 2011, the County's Planning Division in coordination with the Traffic Division shall prepare a biennial report to demonstrate compliance with the conditions set forth in this policy. Upon review by the Planning Director and the County Engineer, the biennial report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below is not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. By July 2010, the County's Zoning Division in coordination with the Planning Division shall develop land development regulations designed to implement the objectives of the URA master plan. No developments shall be allowed to utilize this TCEA until the new regulations are adopted and are in effect.
2. The development approvals utilizing this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips set in TE-7A through TE-7E of this policy. No building permits shall be issued for new development when the applicable maximum allowable limit for that land use is reached.
3. Beginning with the March 1, 2015 biennial report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000 square-foot approved office space shall remain above the minimum allowable ratios identified in Tables TE-7A through TE-7E.
4. Beginning with the March 1, 2015 biennial report, and at the end of each reporting period thereafter, the cumulative ratio of approved residential units to 1,000 square-foot approved other non-residential space shall remain above the minimum allowable ratios identified in Tables TE-7A through TE-7E.

Table TE-7A
Urban Redevelopment Area–TCEA for Military Trail Corridor
Monitoring Table

Allowable Land Use Intensities	Residential/ Rental Units	Retail[2]	Industrial/ Warehouse	Office	Other Non-residential
Existing Land Use Totals	677	1,368,176	150,313	89,315	247,426
Planned Land Use Totals [1] Allowable variance +/- (%)	2766 15%	1,432,127 25%	300,669 10%	153,266 10%	247,426 10%
Maximum Allowable Minimum Allowable	3181 2351	1,790,159 1,074,095	330,736 270,602	168,593 137,939	272,169 222,683
Allowable Vehicle Trips	**Daily Traffic**		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	21,210		2,207		
Allowable Land Use Ratios	**Residential/ Office**		**Residential/ Other Non-Residential (Inc. Industrial)**		
Minimum Allowable Ratios[3]	14.0		3.9		

1 Includes existing development
2 The unit for Non-residential developments is in square feet (sft).
3 Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial).

Table TE-7B
Urban Redevelopment Area–TCEA for Congress Avenue Corridor
Monitoring Table

Allowable Land Use Intensities	Residential/ Rental Units	Retail[2]	Industrial/ Warehouse	Office	Other Non-residential
Existing Land Use Totals	1,743	574,144	35,146	134,716	58,188
Planned Land Use Totals [1] Allowable variance +/- (%)	1,743 15%	619,949 25%	815,146 15%	180,521 25%	58,188 25%
Maximum Allowable Minimum Allowable	2,004 1,482	774,936 464,962	937,418 692,874	225,651 135,391	72,735 43,641
Allowable Vehicle Trips	**Daily Traffic**		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	17,417		1,872		
Allowable Land Use Ratios	**Residential/ Office**		**Residential/ Other Non-Residential (Inc. Industrial)**		
Minimum Allowable Ratios[3]	6.6		1.47		

[1] Includes existing development
[2] The unit for Non-residential developments is in square feet (sft).
[3] Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial).

TABLE TE-7C
Urban Redevelopment Area–TCEA for Military Trail South Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail[2]	Industrial/ Warehouse	Office	Other Non-Residential
Existing Land Use Totals	168	1,032,180	120,880	119,302	117,109
Planned Land Use Totals[1] Allowable variance +/- (%)	4,871 15%	1,954,540 25%	582,060 10%	1,041,662 10%	117,109 10%
Maximum Allowable Minimum Allowable	5,602 4,140	2,443,175 1,465,905	640,266 523,854	1,145,828 937,496	128,820 105,398
Allowable Vehicle Trips	**Daily Traffic**		**PM Peak Hour Traffic**		
Planned Land Use Net New Trips	84,340		8,792		
Allowable Land Use Ratios at Buildout	**Residential/Office**		**Residential/Other Non-Residential (Incl. Industrial)**		
Minimum Allowable Ratios[3]	3.6		5.4		

[1] Includes existing development
[2] The unit for Non-residential developments is in square feet (sft).
[3] Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

TABLE TE-7D
Urban Redevelopment Area–TCEA for Lake Worth Rd/Congress Ave South Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail[2]	Industrial/ Warehouse	Office	Other Non-Residential
Existing Land Use Totals	266	403,369	240,275	222,571	86,967
Planned Land Use Totals[1] Allowable variance +/- (%)	1,152 15%	914,009 25%	495,595 10%	733,211 10%	86,967 10%
Maximum Allowable Minimum Allowable	1,325 979	1,142,511 685,507	545,151 446,039	806,532 659,890	95,664 78,270

Allowable Vehicle Trips	Daily Traffic	PM Peak Hour Traffic
Planned Land Use Net New Trips	34,390	3,773

Allowable Land Use Ratios at Buildout	Residential/Office	Residential/Other Non-Residential (Incl. Industrial)
Minimum Allowable Ratios[3]	1.2	1.5

[1] Includes existing development
[2] The unit for Non-residential developments is in square feet (sft).
[3] Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

TABLE TE-7E
Urban Redevelopment Area–TCEA for Florida Mango & 10th Avenue Node
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail[2]	Industrial/ Warehouse	Office	Other Non-Residential
Existing Land Use Totals	13	90,095	NA	95,705	NA
Planned Land Use Totals[1] Allowable variance +/- (%)	107 15%	223,715 25%	66,810 10%	229,325 10%	NA
Maximum Allowable Minimum Allowable	123 91	279,644 167,786	73,491 60,129	252,258 206,393	NA

Allowable Vehicle Trips	Daily Traffic	PM Peak Hour Traffic
Planned Land Use Net New Trips	7,644	859

Allowable Land Use Ratios at Buildout	Residential/Office	Residential/Other Non-Residential (Incl. Industrial)
Minimum Allowable Ratios[3]	0.36	1.24

[1] Includes existing development
[2] The unit for Non-residential developments is in square feet (sft).
[3] Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

5. Mixed use urban centers should be strategically spaced, preferably located at major corridor intersections and should have frontage roads with parallel on-street parking.
6. By January 2011, the County's Planning Division in coordination with the County's Engineering Department, Palm Tran and the Metropolitan Planning Organization (MPO) shall undertake a detailed transit study to augment the existing Palm Tran bus services (Route 2 connects Congress Avenue to the Tri-Rail stations in West Palm Beach, Delray Beach and Boca Raton and Route 40 connects the junction of Southern Boulevard and Military Trail to the Tri-Rail station in West Palm Beach) and to explore shuttle bus services from the major employment centers in the URA TCEA corridors to the two closest Tri-Rail stations in West Palm Beach and Lake Worth.
7. Transit stations for the four corridors and one node should be built at locations identified in the URA master plan.
8. Projects utilizing this TCEA must meet at least three mitigation strategies out of the fourteen strategies available in the Okeechobee Boulevard Point System outlined in detail in Chapter P, Section 4 of the Traffic Performance Standards in the Unified Land Development Code.
9. Military Trail, Lake Worth Road and Congress Avenue corridors shall maintain its current roadway sections accommodating a maximum of six lanes of traffic; three through lanes in each direction. The node at Florida Mango and 10th Avenue shall also maintain its current roadway sections as of 2009.
10. Consistent with the URA Master Plan, projects should increase connectivity through the development or redevelopment of small and large parcels by requiring continuous frontage roads, connection of commercial parcels, consolidation of driveways through elimination of curb cuts, provision of access in the front and rear of existing and future developments and utilization of parking lot driveways to connect existing streets or frontage streets.
11. Consistent with the URA Master Plan projects should increase corridor capacity through neighborhood connectivity by requiring connectivity to all existing right-of-ways from all new developments or redevelopments, elimination of street closures, avoidance of right-of-way abandonment and by connecting missing links.

B. FUTURE TRANSPORTATION SYSTEM EXPANSIONS

Future expansions to the Palm Beach County transportation system need to be performed in a manner consistent with the Objectives and Policies defined for each of the modes within the system and serve to compliment and integrate the individual modes. Objective 1.3 provides management policies to be followed in the implementation of future expansions of the transportation system. Objective 1.4 specifies the policies related to the expanding the roadway system. Objectives 1.5 and 1.6. address transit expansions. Future airport facilities and Port of Palm Beach improvements are identified under Objectives 1.7 and 1.8, respectively. Bicycle, pedestrian, and linked open space facilities policies are listed under Objective 1.9.

OBJECTIVE 1.3 Management of Transportation System

The County shall emphasize the safe and efficient management of the transportation system.

Policy 1.3-a: *[deleted in Round 17-C]*

Policy 1.3-b: Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ridesharing and other innovative transportation system management activities shall continue to be implemented by the appropriate agencies within Palm Beach County.

Policy 1.3-c: The County shall coordinate transportation demand management strategies with land use strategies. Examples include density and intensity of land uses, parking supply and increasing transit attractiveness.

Policy 1.3-d: The County shall promote programs which reduce per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through supporting Tri-Rail, bicycling, alternative fuels, ridesharing, alternative work hour programs, public transit, parking management and other transportation control measures.

Policy 1.3-e: High-traffic accident locations shall continue to be monitored by Palm Beach County in order to identify and implement, when economically feasible, design improvements that will alleviate existing high-accident frequency.

Policy 1.3-f: The County shall continue to update its existing access control standards to be consistent with adopted State and County standards that ensure the protection of the arterial and collector network capacity and increase safety margins and traffic flow.

Policy 1.3-g: New access along existing arterials and collectors shall be controlled and limited in order to increase safety margins, traffic capacity, and traffic flow; shall be consistent with existing State and County standards; shall allow for the integration of multimodal considerations, where applicable; and shall consider impacts on adjacent neighborhoods.

Policy 1.3-h: Palm Beach County shall consider intermodal terminals and access to intermodal facilities, where applicable, in its assessment of future transportation needs within Palm Beach County.

Policy 1.3-i: The County will maintain policies and programs which ensure that the overall transportation system meets the County's level of service criteria in order to provide viable alternatives to the Florida Intrastate Highway System & the Strategic Intermodal System, and to protect their interregional and intrastate functions.

OBJECTIVE 1.4 Roadway System

The County shall provide for identification and acquisition of existing and future roadway rights-of-way consistent with the adopted Thoroughfare Right-Of-Way Identification Map and shall address certain specific corridors in the transportation planning process in Palm Beach County.

Policy 1.4-a: The County shall continue to construct the traffic circulation network and shall identify transportation corridors consistent with the County's adopted Thoroughfare Right-Of-Way Identification Map (TE 14.1) in the Map Series.

Policy 1.4-b: Pursuant to Ch. 163.3177(6)(a)11.b F.S., the Transportation Element shall be coordinated with the plans and programs of the Metropolitan Planning Organization (MPO). The County hereby incorporates by reference the MPO 2035 Cost Feasible Plan-Highway Component map and the MPO 2035 Cost Feasible Plan-Transit Component map (adopted on October 15, 2009 by the MPO) into the Comprehensive Plan.

Policy 1.4-c: The Capital Improvements Element (CIE) shall include a provision for funds specifically earmarked for use in an advanced corridor right-of-way acquisition program consistent with the Thoroughfare Right-of-Way Identification Map.

Policy 1.4-d: Development Orders issued by the County shall require conveyance of roadway, intersection and interchange rights-of-way consistent with the adopted Thoroughfare Right-Of-Way Identification Map when there is a rational nexus between the required dedication of land, the needs of the community, and the impacts of the transportation network due to the development.

Policy 1.4-e: Right-of-way for all at-grade thoroughfare intersections shall provide for expanded intersection capacity, including special lane provisions, such as bicycle lanes, and provisions for pedestrian movement. The County Engineer, after notification of the Board of County Commissioners and in the case of State highways, coordination with FDOT, shall be allowed to waive the expanded intersection requirement where it is determined that the effect of right-of-way dedication from existing development makes it economically impracticable to implement this requirement or where it is shown by traffic impact studies that future traffic volumes will not require a full expanded intersection. The County Engineer shall evaluate these studies prior to granting a waiver of Thoroughfare Plan requirements, and in the case of State highways, provide such to FDOT District IV.

The typical number of lanes for an approach of an expanded intersection shall be as follows:

Roadway	Left Turn Lanes	Through Lanes	Right Turn Lanes	Approach-total
4-Lane	2	2	1	5
6-Lane	2	3	1	6
8-Lane	2	4	1	7

Policy 1.4-f(1): At an intersection where an urban interchange is identified on the adopted MPO 2035 Cost Feasible Plan-Highway Component map and/or the Thoroughfare Right-of-Way Identification Map, an urban interchange will be considered when any approach of the intersection requires more than the approach-total for an expanded intersection. The consideration will include an analysis of the costs and benefits associated with the construction of an urban interchange. The urban interchange shall be required when the intersection as a whole needs three or more lanes than the sum of the approach-totals of an expanded intersection, unless it is determined by the County Engineer that there will be adverse financial or environmental impacts, or adverse effects on neighborhood character. Due to the adverse financial or environmental impacts or adverse effects on existing businesses or neighborhoods, all identified but not constructed roadway improvements that reduce the demand at the proposed Urban Interchange shall be pursued prior to the Urban Interchange option.

Policy 1.4-f(2): The County, through the MPO, shall give priority to capacity increases required to complete the Interstate Highway System and to other projects in urban areas that integrate and improve access to multiple modes of transportation.

Policy 1.4-g: The County shall reduce the need for widening major and minor thoroughfares by encouraging the placement of a well inter-connected system of streets. Where an interconnected system becomes possible, care should be given to a community's quality of life, the amount of through-traffic, the impacts on safety, and overall security.

Policy 1.4-h: The County shall discourage the use of dead-end streets, loop streets, and oversized blocks in favor of through-streets and shorter blocks; provide cut-throughs for pedestrian access to transit; and promote landscaping of rights-of-way.

Policy 1.4-i: The County shall encourage new developments to include: 1) an interconnected system of streets in their development plans which consider appropriate adjacent parcels with potential for future compatible developments; 2) stub streets that connect to adjacent undeveloped parcels with a potential for future developments; and 3) stub streets that tie into existing adjacent stub streets.

Policy 1.4-j: *[deleted in Round 17-C]*

Policy 1.4-k: *[deleted in Round 17-C]*

Policy 1.4-l: *[deleted in Round 12-1]*

Policy 1.4-m: The County shall support the Florida Department of Transportation's lead on preparing a current alignment, corridor and environmental study of the extension of State Road 7 northward from its terminus at Okeechobee Boulevard if permits can be obtained. The County shall encourage special consideration to protecting wetlands and their surroundings with environmental concerns. The County shall encourage that median openings and connections should be restricted consistent with a high speed rural arterial, however, consideration shall be given to existing connections and platted lots. Upon completion of the study, Palm Beach County shall amend its Thoroughfare Right-of-Way Identification Map.

Policy 1.4-n: Central Boulevard from Indiantown Road to Church Street shall not be widened beyond its existing 3-lane cross-section until after the Western Corridor is constructed from north of the entrance to the Jupiter Community Park to Indiantown Road as a 4 lane cross-section. Constraining the widening of this section of Central Boulevard is intended to protect the Limestone Creek neighborhood from the intrusion of traffic from large projects located north and west of the Limestone Creek neighborhood.

Policy 1.4-o: The Traffic Division shall evaluate and consider studies which provide information for the consideration of alternative methods to determine trip generation and internal capture rates within a specified area where there is a functional relationship for proposed development within existing urbanized areas characterized by a need for restoration, infill and adaptive reuse.

Policy 1.4-p: Traffic Division shall consider and implement traffic calming measures, where feasible and appropriate, to reduce vehicular speed and encourage safety.

Policy 1.4-q: The Rural Parkway concept is established to protect the rural character of roadways outside of the Urban/Suburban Tier, and those roadways identified on the Conceptual Plan of an Agricultural Enclave designated pursuant to FLUE Policies 2.2.5-d and 2.2.5-e. Rural Parkways shall accommodate future transportation planning needs to ensure that the cross-section and alignment of the roads preserves the rural residential lifestyle, sense of place and quality of life of the adjacent areas. For properties fronting on rural parkways, a portion of the designated Right-of-Way may be retained in private ownership provided that the property owner dedicates a parkway easement to Palm Beach County for non-vehicular pathways. Such dedications shall only be required when consistent with the criteria contained in Transportation Policy 1.4-d. The following roadway segments are hereby designated as Rural Parkways:

1. Northlake Boulevard, from Seminole Pratt-Whitney Road to the western edge of the Palm Beach Gardens Municipal Golf Course, with a 50 foot easement on each side of the road being dedicated exclusively for multipurpose paths.

2. Lyons Road, from Atlantic Avenue to Boynton Beach Boulevard, with a 100 foot easement on each side in order to accommodate multipurpose pathways. Undulating berms, no taller than five feet and landscaped with native vegetation, shall be required. No walls shall be allowed within the parkway easements.

Within a designated Agricultural Enclave:

3. Persimmon Boulevard, from 140th Avenue North to approximately 3,700 feet east of Seminole Pratt Whitney Road (as measured along the centerline, and not

located within an Urban or Sub-urban Transect), a 50 foot easement on each side in order to accommodate multipurpose pathways landscaped with at least 70% native vegetation, shall be required. No walls or signs shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

4. 140th Avenue North from the municipal boundary of Loxahatchee Groves to 60th Street North, a 50 foot easement on the west side in order to accommodate a multipurpose pathway~~s~~ landscaped with at least 70% native vegetation, shall be required. No walls or signs shall be allowed within the parkway easements.

5. The future "Town Center Parkway" within the Agricultural Enclave, from 60th Street North to approximately 2,500 feet east of Seminole Pratt Whitney Road (as measured along the centerline, and not located within an Urban or Sub-urban Transect), a 50 foot easement on each side in order to accommodate multipurpose pathways landscaped with at least 70% native vegetation, shall be required. No walls or signs shall be allowed within parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

6. Seminole Pratt Whitney Road from Sycamore Drive to Persimmon Boulevard, and from 1,400 feet south of 60th Street North to 60th Street North, an 80 foot easement on each side in order to accommodate multipurpose pathways landscaped with at least 70% native vegetation, shall be required. No walls or signs shall be allowed within the parkway easements. However, for each segment, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director. "Entrance signs" for a District Park located adjacent to the rural parkway easement may also be allowed within the rural parkway easement, subject to the approval by the Planning Director.

7. 60th Street North from 140th Avenue North to the M-canal crossing at 59th Lane North, a 50 foot easement on the south side in order to accommodate a multipurpose pathway landscaped with at least 70% native vegetation, shall be required. No walls or signs shall be allowed within the parkway easements.

Within the designated Western Communities Residential Overlay:

8. 180th Ave. North from the north property line of the Indian Trails Grove PUD to Orange Blvd., a minimum 80 foot easement on the west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail landscaped with at least 70% native vegetation shall be required. No walls shall be allowed within the parkway easement. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

9. 190th Street North adjacent to the Indian Trails Grove PUD, a minimum of 50 feet wide easement on the east and west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

10. Orange Blvd. from 180th Ave. North to 190th Street North, a minimum of 50 feet wide easement on the north in order to accommodate a multipurpose pathway and equestrian trail and a 50 feet wide easement on the south side to accommodate a multipurpose pathway, both landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

11. 60th Street North from the western limits of the M-1 canal to 190th Street North, a minimum of 50 feet wide easement on the south side of 60th Street North, in order to accommodate a multipurpose paved pedestrian pathway (from the eastern limits of the Indian Trails Grove PUD to the westernmost PUD entrance) and equestrian trail (from the eastern limits of the PUD to the westernmost PUD entrance) with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a context-sensitive community identification monument may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

Policy 1.4-r: To further protect the Rural Tier communities from the impacts of surrounding development and to prevent encroachment of incompatible uses, proposed roads which are intended to serve as arterials or collectors and which pass through existing rural communities shall be aligned, where feasible, along the periphery of the existing community and not sited so that they bisect rural communities.

Policy 1.4-s: The County shall continue to implement provisions in the Unified Land Development Code (ULDC) which provide for:

1. distinct design sections for the various classification of a roadway that reflect the character and are compatible with the Tier through which it passes; and
2. specific design criteria for roadways designated as a Traditional Marketplace corridors.

Policy 1.4-t: Pursuant to s. 336.02, Florida Statutes, Palm Beach County reserves the authority to provide needed transportation corridors as depicted on its Thoroughfare Right-of-Way Identification Map to ensure the efficient functioning of the County road transportation network. Recognizing that conflict can arise among local governments regarding roadway issues, Palm Beach County commits to coordinating with affected local governments in an effort to ensure that the roadway network planning processes result in appropriate input from affected local governments.

Policy 1.4-u: The following notes reflect conditions associated with roadway segments in the County's Thoroughfare Right of Way Identification Map (TIM):

1. The extension of Jog Road (Ryder Cup Boulevard) is shown as a public way: from Northlake Boulevard to Thorton Drive, Jog Road is a 120 foot right-of-way with four lanes; from Thorton Drive to Carrick Road, Jog Road is a 60 foot right-of way with two lanes, with the remaining 60 feet of right-of-way owned by the Northern Palm Beach County Water Control District restricted to such uses as public utilities, open space, drainage, pathways and landscaping; and from Carrick Road to PGA Boulevard, Jog Road is a 120 foot right-of-way with four lanes.

2. SR A1A, from the Broward County/Palm Beach County line to Indiantown Road and from U.S. 1 to the Palm Beach County/Martin County line is restricted to a two-lane roadway.

3. Lyons Road, from Southern Boulevard to Lake Worth Road, is a 100 foot section that shall be restricted to two through lanes with the remaining right-of-way to be used for drainage, landscaping, pathways, turning lanes, and bicycle paths.

4. Hood Road, from Alternate A1A to Prosperity Farms Road, is a 60 foot section that shall be restricted to two through lanes with an additional 50 feet to be used for landscaping and buffering.

5. Jog Road, from Hood Road to approximately 3500 feet north of Hood Road (up to the northern edge of Old Marsh Property), is a 60 foot section and the remaining portion of Jog Road up to Donald Ross Road is a 100 foot section that shall be restricted to two through lanes with the excess right-of-way to be used for drainage, landscaping, pathways, turning lanes, and bicycle paths. This 60-foot restriction does not apply to locations where roundabouts are needed or where the County Engineer requires additional right-of-way.

Policy 1.4-v: Before the Frederick Small Road crossing may be constructed: 1) the crossings at Donald Ross Road and Indiantown Road must exceed Level of Service D, or; 2) one of the crossings must exceed the Level of Service E.

Policy 1.4-w: Before individual segments (between major thoroughfare intersections) of Lyons Road between Southern Boulevard and Lantana Road may be connected, the parallel segment of State Road 7 must be an 8-lane facility. The parallel segment must also operate at or below Level of Service E.

The segment immediately south of Forest Hill Boulevard may be constructed and connected to Forest Hill Boulevard at any time. However, connection to allow access to Lake Worth Road must meet State Road 7 8-lane and Level of Service criteria.

For the segment of Lyons Road between Southern Boulevard and Forest Hill Boulevard, the Board of County Commissioners may waive the State Road 7 Level of Service and 8-lane requirement if it is determined that local roads between Southern Boulevard and Dillman Road can be relieved by the construction of Lyons Road. If the waiver occurs, this segment may be constructed and connected.

Policy 1.4-x: Before Prosperity Farms Road between Burns Road and Northlake Boulevard may be constructed as a 4/5-lane facility:

1. the CRALLS volumes on this segment must be reached; and

2. the parallel segment of Alternate A1A must be a 6-lane facility and must operate below its adopted Level of Service; or

3. the parallel segment of US-1 must operate below its adopted Level of Service.

Before Prosperity Farms Road between Donald Ross Road and Gardens Parkway may be constructed as a 4/5-lane facility:

4. the CRALLS volumes on this segment must be reached; and

5. the parallel segment of Alternate A1A must be a 6-lane facility and must operate below its adopted Level of Service; or

6. the parallel segment of US-1 must operate below its adopted Level of Service.

Policy 1.4-y: *[deleted in Round 17-C]*

Policy 1.4-z: *[deleted in Round 17-C]*

Policy 1.4-aa: *[deleted in Round 17-C]*

OBJECTIVE 1.5 Transit System

The County shall encourage the use of transit within Palm Beach County. The measurement of the success of this Objective shall be through increased usage of transit services within Palm Beach County.

Policy 1.5-a: Palm Beach County, through Palm Tran (the Palm Beach County Surface Transportation Department), shall attempt, when practical and cost feasible, to increase the transit presence in the County to maintain at least 3/4 of one percent modal split through modification of the existing route system, or increasing service in areas with high propensity for transit use.

Policy 1.5-b: Palm Beach County shall continue to provide the West Palm Beach multi-modal transit transfer station with loop shuttle service connecting the major downtown employment centers and which provides intermodal connections to such destinations as the Palm Beach International Airport and the Port of Palm Beach, as applicable.

Policy 1.5-c: Palm Tran shall continue to provide and plan for bus service to Tri-Rail stations and to major traffic generators and attractors in the County.

Policy 1.5-d: The County (through Palm Tran) shall consider increasing the number of park-and-ride facilities and increasing the number of buses connecting to Tri-Rail as means to encourage greater use of mass transit.

Policy 1.5-e: Palm Tran shall continue the existing program of maintaining signage to mark transit stops.

Policy 1.5-f: The County (through Palm Tran) shall maintain guidelines to improve the design and functionality of transit stations/stops. Particular attention shall be devoted to how they relate to the surrounding area and how they promote a pedestrian friendly environment and a sense of place. The County shall also require site design evaluation of transit stops that include such features as passenger loading areas, transit user amenities and sidewalks that link to other nodes within a well-connected system.

Policy 1.5-g: Palm Tran shall oversee the maintenance of existing bus shelters and install new bus shelters, where appropriate, at selected locations.

Policy 1.5-h: The MPO shall investigate the use of transit services to promote more efficient urban development through increased services in the coastal communities.

Policy 1.5-i: The County (through Palm Tran) shall encourage the future coordination of bus routes and the location of new major residential and non-residential developments. Future coordination means that: 1) transit routes and adjacent land uses are concurrently planned and fixed to promote additional complementary development; and 2) western transit route extensions should occur as development is built.

Policy 1.5-j: The County (through Tri-Rail and its coordination with the MPO) shall continue to design and implement a program of incentives to encourage the use of rail modes of transportation. The measurement of the success would be through increased usage of the rail modes of transportation.

Policy 1.5-k: Tri-Rail and Palm Beach County (through participation on Tri-Rail's governing board) shall regularly coordinate and analyze all reviews of ridership, revenues and costs, and user characteristics relative to the operations of Tri-Rail to determine the feasibility of expanding service.

Policy 1.5-l: *[deleted in Round 17-C]*

Policy 1.5-m: The County, (through the MPO), understanding the importance of commuter rail services as a vital transportation mode, shall support and assist FDOT and Tri-Rail, to the extent possible, in securing Federal, State, and County funds for the continued expansion of the South Florida Rail Corridor.

Policy 1.5-n: *[deleted in Round 17-C]*

Policy 1.5-o: *[deleted in Round 17-C]*

Policy 1.5-p: The County will promote the designation of land uses and densities which are supportive of mass transit in areas around roadways which have been designated as public transportation corridors in the Comprehensive Plan.

Policy 1.5-q: Palm Tran shall continue to program to shorten headways during peak hours.

Policy 1.5-r: Palm Tran shall explore providing altered routes to address home-to-work commutes between neighborhoods and employment centers.

Policy 1.5-s: The County shall utilize the MPO 2035 Cost Feasible Plan – Transit Component map, incorporated by reference in TE Policy 1.4-b, to plan for existing and projected intermodal deficiencies and needs.

OBJECTIVE 1.6 Paratransit Services for the Transportation Disadvantaged (Non-ADA-Qualifying Individuals)

In order to fulfill the MPO's coordinating responsibilities regarding transportation services for the transportation disadvantaged, Palm Tran shall coordinate public paratransit transportation for eligible individuals who qualify under the Federal 'Americans with Disabilities Act' (ADA). Palm Beach County, through Palm Tran, shall provide public paratransit transportation services. These services are to be carried out as part of Palm Tran's obligation to implement the ADA civil rights legislation.

Policy 1.6-a: Palm Tran, or through third party contract, shall maintain an adequate fleet of sedans, vans, and mini-buses for individuals who qualify for ADA paratransit.

Policy 1.6-b: Palm Tran (through Spectran or a third party contract) shall maintain services available for eligible riders with disabilities, who are unable to transport themselves, by providing paratransit services.

Policy 1.6-c: The MPO shall make services available for individuals qualifying under Chapter 427 of the Florida Statutes by managing and monitoring a system of transportation operators and by coordinating provider organizations.

OBJECTIVE 1.7 Future Airport Expansion

Palm Beach County has incorporated the four County-operated Airport Master Plans into its Comprehensive Plan. The dates of the Airport Master Plans incorporated into this Comprehensive Plan are shown below: *[163.3177(6)(b)4]*

Palm Beach International Airport – October 2006
Palm Beach County Glades Airport – October 2006
Palm Beach County Park Airport – October 2006
North Palm Beach County General Aviation Airport – October 2006

Policy 1.7-a: The County shall monitor the expansion and safety needs at the four County-operated airports, Palm Beach County Park Airport, Palm Beach County Glades Airport, North Palm Beach County General Aviation Airport and Palm Beach International Airport (PBIA). These needs will be monitored both at five-year intervals, using guidelines set forth in the airport master plans (which must meet all Federal, State and local requirements), and on a continuing basis through implementation of the Continuing Florida Aviation System Planning Process, administered by the Florida Department of Transportation and coordinated through the County's Department of Airports.

Policy 1.7-b: All adopted airport master plans for new airports or the expansion of existing airport facilities shall coordinate surface transportation access with the Metropolitan Planning Organization, and the Palm Beach County Traffic Engineering Department, and shall comply with FAA standards for ground transportation access to the airport facilities. The Department of Airports shall ensure that the ground transportation evaluations and recommendations are consistent with other Policies of the Transportation Element.

Policy 1.7-c: The County shall continue to provide improvements to navigation aids and other safety related items as mandated by FAA and/or measured by present or updated airport master plan standards in response to increased facility demands, safety considerations and operational efficiencies at all County-operated airports.

Policy 1.7-d: Any updates to the PBIA master plan shall evaluate intermodal transportation efficiencies to and from PBIA. Such planning evaluation shall include, at a minimum, the establishment of light rail passenger service to PBIA, improved interstate and ground transportation access to PBIA, improved connections to Port of Palm Beach, and Foreign Trade Zone facilities, and refinement of mass transit alternatives in cooperation with the MPO.

Policy 1.7-e: Airport Master Plans and related development activities shall be consistent with local, State, Regional and Federal agencies plans and programs.

OBJECTIVE 1.8 Port of Palm Beach

Palm Beach County has incorporated Section A, Goals, Objectives and Policies, 2017-2022 Future Improvements Map, and 2017-2022 Capital Improvement Program of the Port of Palm Beach Master Plan adopted April 20, 2017 into the Coastal Management Element of its Comprehensive Plan. The County shall continuously seek to achieve consistency and coordination between the Goals, Objectives and Policies of the Port Master Plan and this Comprehensive Plan. *(See Goal 4 and related objectives and Policies in the Coastal Management Element)*

OBJECTIVE 1.9 Bicycle, Pedestrian, and Linked Open Space Facilities

The County shall promote the increased use of the bicycle, pedestrian, and linked open space facilities as viable alternate means of transportation.

Policy 1.9-a: Bikeways shall be given full consideration in the planning and development of state, regional, and local transportation facilities and programs.

Policy 1.9-b: The County shall provide for bicycle, pedestrian, and bus transit facilities in the plans for all major roadway construction and reconstruction projects consistent with adopted standards developed by the County and State, especially when connecting to GLOSS components, unless cost prohibitive or deemed impractical by the County Engineer based upon generally accepted engineering principles.

Policy 1.9-c: *Deleted in Amendment Round 12-1*

Policy 1.9-d: The County shall support and encourage the implementation of the MPO Master Comprehensive Bicycle Transportation Plan, which provides for and promotes the use of the bicycle as an alternate means of transportation.

Policy 1.9-e: The County shall, through the Unified Land Development Code, require all new development or redevelopment to provide bicycle facilities to promote bicycling unless the establishment of bicycle facilities is contrary to public safety, the cost of doing so is excessively disproportionate to the need or probable use, or other factors indicate an absence of any need for such facilities.

Policy 1.9-f: The County shall continue to implement appropriate highway design standards which shall include the use of wildlife/pedestrian crossing structures where adjacent land designations and uses indicate that such structures are appropriate.

Policy 1.9-g: The County shall encourage the use of expanded road rights-of-way corridor cross-sections which allow for multi-use bicycle and pedestrian and equestrian trails cross sections where appropriate, especially when connecting to GLOSS components.

Policy 1.9-h: Roadway design for areas identified as urban residential shall continue to address pedestrian transportation design at a priority level equal to that of the automobile and public transit; all public roadway projects in urban residential areas shall include sidewalks on both sides of any roadway above the classification of a minor collector, and pedestrian needs shall continue to be considered at the outset of design,

to avoid conflicts with retrofitted stormwater drainage facilities, new utility placement, new development and the like.

Policy 1.9-i: As a part of the County's Pathway Program, areas designated as urban residential shall receive high priority in funding pathway construction projects in the County's Pathway Program.

Policy 1.9-j: As development occurs, the County shall improve pedestrian linkages between residential and non-residential developments as well as connections within neighborhoods by: 1) increasing the number and quality of pedestrian paths or sidewalks; 2) eliminating physical barriers; and 3) locating transit stops within easy walking distance to all residences.

Policy 1.9-k: The County shall encourage the design of mixed use and multi-use developments and planned developments to be of a pedestrian scale and design by incorporating transit stops and sidewalk connections that follow the accepted general threshold for pedestrian access: 1) approximately five minutes walking time or 2) one quarter mile of distance walked.

Policy 1.9-l: For new residential developments, the County shall encourage cut-through linkages for pedestrian and bicycle access to transit. The County shall also encourage developers of new master plans to include specific circulation planning for pedestrian and bicycle access.

Policy 1.9-m: The County shall encourage pedestrian and bicycle linkages between existing residential and non-residential land uses, especially for commercial and open space.

Policy 1.9-n: The County shall incorporate the principle of linking open space into ongoing planning efforts such as the Bicycle/Pedestrian plan efforts of the Metropolitan Planning Organization (MPO). The use of publicly owned road right-of-way and abandoned publicly owned road rights-of-way shall be annually examined during the Bicycle/Pedestrian planning process to determine which rights-of-way can be safely used to achieve the following: increasing alternative access to beach parks; facilitating bicycle/pedestrian connections between County and municipal parks as well as parks and conservation areas; facilitating connections between residential areas, parks and conservation areas; supporting connections to the bikeway/hiking/equestrian path around Lake Okeechobee; and facilitating bicycle, hiking and equestrian access to County parks.

Policy 1.9-o: To increase access to linked open space corridors through the use of mass transit public facilities, the County shall use the Pathways Program to ensure that: 1) wheelchair accessible sidewalks are provided in both directions at all Palm Tran bus stop shelters; and 2) appropriate wheelchair street-crossing facilities are located adjacent to bus stop shelters. Appropriate crossings shall be defined on a case-by-case basis and may include mid-block crossings where they are determined to be safer for pedestrians.

Policy 1.9-p: *Deleted in Amendment Round 12-1*

Policy 1.9-q: The County shall require, where feasible, pedestrian and bicycle linkages between non-residential land uses.

C. TRANSPORTATION MARKETING

The marketing of the overall Palm Beach County transportation system and the alternative modes available to its users is the key to the success of an integrated multimodal system.

OBJECTIVE 1.10 Transportation Marketing Program

Palm Beach County shall continue to implement a comprehensive marketing strategy to orient and familiarize County residents and visitors about alternative transportation modes. The success of this program shall be measured by continued increased usage and the need for system expansion.

Policy 1.10-a: The County (through the MPO, Tri-Rail, and Palm Tran) shall provide publicly-distributed information on the use of alternative means of travel. These alternatives include: Palm Tran buses, Palm Tran Connection, Tri-Rail, ridesharing coordination programs which result in car and van-pooling, High Occupancy Vehicle (HOV) lanes designed for car pooling, park-and-ride lots, bicycle and pedestrian facilities.

Policy 1.10-b: To reduce overall roadway demand and improve air quality, the County (through the MPO and Palm Tran) shall provide incentives for those who use alternative travel means, and disincentives for single-occupancy automobile users. Alternative modes include, but are not limited to, Palm Tran and Palm Tran Connection services, Tri-Rail, ridesharing coordination programs which result in car and van-pooling, High Occupancy Vehicle (HOV) lanes designed for car pooling, park-and-ride lots, bicycle and pedestrian facilities.

Policy 1.10-c: *Deleted in Amendment Round 12-1*

Policy 1.10-d: Palm Tran shall continue to advertise the routes of the County's public bus service through radio, television, and newspaper. Palm Tran shall continue to provide bus information brochures to the public by placing them at public buildings and other designated locations throughout the County.

Policy 1.10-e: Palm Tran shall continue to maintain an automated telephone information system to provide route schedules and fares.

Policy 1.10-f: Palm Tran shall implement, as resources allow, the marketing of transportation services for eligible low-income persons, elderly, disabled children, and children-at-risk, who are unable to transport themselves or afford transportation. This program is to be carried out through pamphlets distributed to: senior citizen centers, organizations providing services for the disabled, low-income neighborhoods, and Palm Tran buses.

Policy 1.10-g: Palm Tran shall continue to market accessible fixed route services and paratransit services which are mandated by the Americans with Disabilities Act (ADA), to individuals with disabilities, and organizations and agencies, which serve the disabled.

Policy 1.10-h: The County (through Palm Tran) shall institute and maintain a training program to teach individuals who are disabled or transportation disadvantaged how to use the fixed route bus system. The purpose of this program is to: 1) teach the public how to access the transit system; 2) educate the public about their rights to accessible public transportation; 3) foster greater independence for individuals with disabilities; and 4) decrease operating and administrative transit system costs associated with paratransit services.

Policy 1.10-i: Tri-Rail and Palm Beach County (through Palm Tran) shall develop a coordinated inter-agency program of incentives to increase ridership on the Tri-County Commuter Rail and other public transportation systems through the use of promotional material, special events and parking and price incentives.

D. ENVIRONMENTAL CONSIDERATIONS

The impact of proposed transportation system expansions on the environment will be considered for all planned improvements.

OBJECTIVE 1.11 Air, Water, and Other Environmental Concerns

Palm Beach County shall adhere to all applicable environmental guidelines in the maintenance and expansion of its transportation system.

Policy 1.11-a: Development of new transportation facilities or expansion of existing facilities shall address environmental impacts consistent with the appropriate goals, objectives, and policies contained in other elements of the County's Comprehensive Plan and consistent with the appropriate permitting agencies, including applicable Federal, State, and local regulations.

Policy 1.11-b: The County shall follow the appropriate standards for erosion control for application to County roadways and other transportation systems.

Policy 1.11-c: *Deleted in Amendment Round 02-1*

Policy 1.11-d: The County shall consider air quality impacts from roadway capacity increases by conducting an Air Quality Conformity Determination on the County's Five Year Transportation Improvement Program (TIP). This process will be the joint responsibility of the Metropolitan Planning Organization (MPO) of Palm Beach County working closely with the Air Pollution Control Section of the Palm Beach County Health Department, and the State of Florida Department of Health.

Policy 1.11-e: Airport, port, and related surface transportation access facilities shall be sited in an environmentally sound manner, consistent with the objectives and policies of the Conservation and Coastal Management Elements of the County's Comprehensive Plan, FAA, and State of Florida DOT standards and regulations for environmental protection.

Policy 1.11-f: As stated in FAA Advisory Circular number 150/5070-6a for the development of airport master plans, all master plans for the development of new airports or the expansion of existing airport facilities must meet FAA standards for

compliance with both Federal statutory and regulatory requirements for environmental and natural resource protection.

E. TRANSPORTATION FUNDING

Transportation funding is the mechanism used to implement proposed transportation system expansions.

OBJECTIVE 1.12 Transportation Funding

The transportation system required by the 2035 MPO Cost Feasible Plan – Highway and Transit Component maps to maintain the adopted Level of Service Standards and provide the necessary alternative mode system expansions shall be financially feasible and shall be funded using designated funding sources. New funding sources shall also be considered for the funding of transportation system expansions.

Policy 1.12-a: The County shall consider all available funding sources, including those at the County, State, and Federal levels, including but not limited to, automobile registration fees, optional sales tax, ad valorem taxes, State and Federal public transit assistance, user fees, gasoline taxes, public/private initiatives, public transportation corporations, and annual millage to fund future transportation-related needs.

Policy 1.12-b: New development shall be assessed an appropriate impact fee to help provide funding for roadway improvements to serve the development.

Policy 1.12-c: The County shall develop, adopt and annually update a Five-Year Road Improvement Program that shall include roads that are currently "over capacity" and facilities that are required to accommodate projected traffic increases so as to maintain acceptable level of service. This program shall be based on the following criteria:

1. Whether the volume-to-capacity (V/C) ratio of the roadway is greater than 1.0;
2. Whether the roadway is planned as a reliever for roads with a V/C ratio greater than 1.0;
3. Whether the link provides system continuity;
4. Correction of a public hazard; or,
5. The feasibility of relying on alternative modes of transportation to address any identified V/C ratio capacity problems.

When determining road improvements to be included in the Five Year Road Program and companion 6 Year Road Improvement Schedule, projects outside the Urban Service Area shall receive lower priority than similar projects in the Urban Service Area. This prioritization shall be applied only when projects have similar volume to capacity ratios.

Policy 1.12-d: The Five Year Road Improvement Program shall be consistent with the 1990 Countywide Traffic Performance Standards Ordinance and serve as input to the Capital Improvement Element's Five Year Road Improvement Schedule.

Policy 1.12-e: The County shall set aside a portion of the gas tax revenues for Palm Tran's capital budget.

Policy 1.12-f: To increase ridership and overall revenues, Palm Tran shall maintain a farebox recovery rate of 20 to 25 percent based on a strategy of:

1. reducing or eliminating bus routes with very low ridership, where appropriate;
2. adjust fares on remaining routes, where appropriate; and
3. extending new service to transit-attractive areas.

Policy 1.12-g: To promote alternative modes of transportation, Palm Beach County should through the Development Review Officer (DRO) process encourage site specific mass transit capital improvements (ex.: bus turn-off lanes adjacent to major thoroughfares, bus shelters and stops, installing signs, and bus turn-arounds) by developers of large, significant planned residential, retail, or employment-based projects, when those developments:

1. are served, or will be served by a transit fixed route; or
2. degrade the traffic levels of service of any adjacent thoroughfare beyond LOS C.

When developer provided mass transit capital improvements are not feasible on-site, the County should consider a second method, which transfers those improvements to more appropriate geographic areas.

Policy 1.12-h: The needs and resources of Palm Tran shall be reviewed on a regular basis. This analysis would evaluate costs, general ridership, and the needs of the transportation disadvantaged and would suggest shifts in resources accordingly. Any change in needs and resources must be reviewed for consistency with the policies of the Comprehensive Plan.

Policy 1.12-i: When reviewing the effectiveness of mass transit programs, Palm Beach County shall recognize that a mass transit system provides indirect benefits in addition to serving the non-driving public. These include reduced impacts on the environment, decreased traffic congestion on roads, and reduced dependence on the automobile as a dominant mode of transport. The success of any mass transit program should not be evaluated solely on its ability to recoup its cost.

Policy 1.12-j: Palm Tran shall monitor its paratransit services to ensure that the ADA program is cost effective and complies with Federal requirements.

Policy 1.12-k: The Community Transportation Committee (CTC) shall monitor its ability to subsidize user fares and administer financial assistance to organizations that provide services to the transportation disadvantaged (Non-ADA-Qualifying). The CTC shall also monitor its services to ensure that they are cost effective and comply with State and local requirements.

Policy 1.12-l: The County shall implement capital improvements at county operated airports as specified by current airport master plans and/or supplemental studies until such plans are modified or updated. General priority shall be given to those improvements required to conform to FAA and FDOT regulations.

Policy 1.12-m: Palm Tran shall continue to seek grant funding from the U.S. Department of Transportation to provide transportation to assist in welfare-to-work initiatives. Sources of funding may include grants, such as the Transit Capital Improvement Grants and Federal Transit Operating Assistance Formula Grants.

Policy 1.12-n: In order to preserve the sense of place and function that unpaved local roads provide in the Exurban and Rural Tiers, the County shall limit funding of paving and maintaining of roads to those classified as, or higher than, a Rural Major Collector as depicted on Functional Classification of Roads (Map TE 3.1), unless otherwise deemed appropriate by the Board of County Commissioners to protect the safety and welfare of the residents.

F. TRANSPORTATION SYSTEM COORDINATION

The transportation system within Palm Beach County is coordinated with the Palm Beach County Comprehensive Plan Elements; Federal, State, and local guidelines; and the various Master Plans.

OBJECTIVE 1.13 General Plan Coordination

The County shall provide for the coordination of transportation plans and programs among the appropriate land use and transportation planning and implementing organizations on a continuing basis.

Policy 1.13-a: The County shall utilize intergovernmental programs identified in the Intergovernmental Coordination Element, such as the Intergovernmental Plan Amendment Review Committee (IPARC), to implement the Goal, Objectives, and Policies of the County's Transportation Element.

Policy 1.13-b: The County shall continue to use the Metropolitan Planning Organization's transportation planning process as the County's main mechanism for long range transportation planning and coordination with the MPO's TIP and the FDOT District IV Adopted Work Program.

Policy 1.13-c: Recognizing international commerce and tourism as key components of the intermodal transportation system, the County shall coordinate with the MPO to ensure that these issues are considered in the development of future Long Range Plan updates and other future transportation efforts.

Policy 1.13-d: To ensure the availability of adequate transportation facilities, the County's transportation system shall be coordinated with local comprehensive plans to reflect the demand created by anticipated development.

Policy 1.13-e: The Palm Beach County Planning Division and Engineering Department shall establish a coordinated review process that will ensure that the Palm Beach County Six Year Road Improvement Schedule is consistent with Goals, Objectives, and Policies of the Comprehensive Plan.

Policy 1.13-f: The County shall continue to work with jurisdictions in adjacent counties and municipalities within Palm Beach County to coordinate transportation related issues, such as 1) the locations and dimensions of thoroughfare rights-of-way and to address multi-jurisdictional traffic impacts to assure maintenance of acceptable Level of Service on the traffic circulation network, 2) the future transit needs and delivery services, and 3) the provisions and operations of non-vehicular modes as they relate to intercounty travel.

Policy 1.13-g: The County shall continue to coordinate with FDOT, MPO, DEO, Treasure Coast Regional Planning Council, the Governor's Commission for a Sustainable South Florida, and local municipalities to promote sustainable transportation principles within Palm Beach County.

Policy 1.13-h: The County shall work with the State through the MPO to optimize the use of State and Federal funds by advance preparation of right-of-way acquisition documents and construction plans for roadway improvements.

Policy 1.13-i: The County (through the MPO) shall coordinate the effort to master plan the I-95 transportation corridor with all affected and appropriate State, Regional and County-level agencies. The master planning would include considerations for alternative modes of transportation including Tri-Rail, High-Occupancy Vehicle (HOV) lanes for car and van pooling, and park-and-ride lots.

Policy 1.13-j: All aviation and port master plans and related development activities shall be consistent with local, State, Regional and Federal agencies plans and programs.

Policy 1.13-k: All public airports in the County shall be operated in conformance with applicable State and Federal regulations.

Policy 1.13-l: Palm Beach County shall encourage measures that advance effective coordination of its goals and activities with those of the Port of Palm Beach, and shall investigate such opportunities as present themselves, for increased cooperation between the two entities.

Policy 1.13-m: *Deleted in Amendment Round 06-1*

G. PUBLIC INVOLVEMENT

Public involvement is an important component of transportation planning since the transportation system serves the public at large.

OBJECTIVE 1.14 Citizen Participation

The County shall continue programs to increase citizen participation in the transportation planning process.

Policy 1.14-a: The County shall provide the opportunity for the public to furnish comments on the transportation planning process through participation at public meetings, public workshops, public hearings, and similar type forums open to the public. These type public forums shall be scheduled as needed in accordance with applicable Federal, State, and local guidelines.

Policy 1.14-b: Input from the public and the private sectors, through attendance at committees that have jurisdictions to coordinate transportation issues within Palm Beach County, shall be considered in the review of transportation planning issues. The various committees which are open to the public include the following: Local Planning Agency (LPA)/Planning Commission (PLC), the Citizens' Advisory Committee (CAC) and the Technical Advisory Committee (TAC) under the MPO, Port of Palm Beach Commission, and the Independent Five-Year Road Program Oversight and Advisory Council.

Policy 1.14-c: Palm Beach County shall work with representatives of directly affected neighborhoods early in the planning process of transportation related projects. The County shall encourage FDOT to coordinate with neighborhood representatives in the early stages of its planning, as well.

H. ADDITIONAL AIRPORT FACILITY CONSIDERATIONS

Given the special provisions which exist relating to airport planning, separate Objectives have been derived to ensure that the applicable Federal, State, and local guidelines are adhered to as they relate to airport land use, environmental, and governmental coordination considerations.

OBJECTIVE 1.15 Additional Airport Land Use and Environmental Issues

Palm Beach County shall ensure that aviation facilities are located in appropriate areas consistent with the adopted County Future Land Use, Coastal Management and Conservation Elements; are operated in a safe manner as mandated by applicable FAA, FDOT, CFASPP and county guidelines; shall provide for coordination of transportation plans among the appropriate land use and transportation planning and implementing organizations on an ongoing basis; and be financially feasible.

Policy 1.15-a: The Future Land Use Plan Map shall delineate airport locations as depicted in adopted airport master plans, and ensure that adjacent areas are restricted to compatible land uses such as industrial, commercial, recreation, and open space. The County shall use the mechanisms established in Goal 1, Objectives 1 to 4 of the

Intergovernmental Coordination Element and its policies to coordinate compatible land use designations with municipalities.

Policy 1.15-b: The siting of airport facilities shall be consistent with provisions in the airport master plans, the County's Comprehensive Plan, the Unified Land Development Code, and required Federal and State land development regulation standards.

Policy 1.15-c: Surface transportation providing access to airports shall be planned and developed in an environmentally sound manner in compliance with the Coastal Management, Conservation, and Transportation Elements of the Comprehensive Plan, and shall be coordinated with municipalities by the Metropolitan Planning Organization.

Policy 1.15-d: The County shall utilize existing and projected noise levels as determined by the FAR Part 150 study completed for PBIA in considering requests for zoning changes and building permits for new construction or major modifications to airport facilities and land uses adjacent to airport facilities.

Policy 1.15-e: Palm Beach County shall continue to implement noise abatement measures as required in Ordinances 84-14, 85-20, 85-21, 85-34 and 85-35 and the County's Comprehensive Airport Zoning and Land Use Compatibility Ordinance (ULDC Article 16).

Policy 1.15-f: The County's Department of Airports shall continue to implement its noise abatement program to reduce existing noise and sound levels. Based on noise-compatibility standards established in the FAA FAR Part 150 Study, this program includes measures for insulating homes, acquiring land and residences, and recommending compatible land uses in high-noise areas. Implementation of these noise abatement and containment measures is underway and projected to reduce noise levels such that those of 75 LDN and greater (the level at which the FAA has determined noise exposure to be unacceptable for individuals in their communities and residences) will be restricted to areas with non-residential land uses.

Policy 1.15-g: The County shall ensure that applications for all structures (temporary or permanent) that exceed FAA guidelines and might negatively affect County Airports (existing or planned) will be processed in accordance with Federal Aviation Regulations Part 77, Chapter 333 Florida Statutes.

Policy 1.15-h: The County shall conduct land use analyses and studies to evaluate options for including industrial land uses in the development plans for airport property, based on recommendations and standards for land use designation set forth in the FAA FAR Part 150 study on aviation noise effects.

Policy 1.15-i: The FAA FAR Part 150 study sets guidelines for land use compatibility in areas affected by aviation noise. New structures proposed for construction in areas identified by the FAA study as incompatible for that structure's proposed use shall be insulated in compliance with the County's noise abatement requirements prior to certificate of occupancy issuance.

Policy 1.15-j: Palm Beach County shall enforce the Comprehensive Airport Zoning and Land Use Compatibility Ordinance (ULDC Article 16) that, at a minimum, complies with Chapter 333, Florida Statutes, making necessary revisions and incorporating Ordinances 78-2, 84-14, 85-20, 85-21, 85-34 and 85-35 regarding airport vicinity height

and noise compatibility and addresses public safety and acceptable land uses in the areas affected by county operated airports.

Policy 1.15-k: Upon achieving at least a 30% Foreign Trade Zone (FTZ) occupancy and a dedicated cargo carrier, the Department of Airports should evaluate the FTZ at county-operated airport facilities.

Policy 1.15-l: The County shall review future amendments to the four County-operated Airport Master Plans for consistency with the County's Comprehensive Plan, and will consider incorporation by reference in the Comprehensive Plan the County-approved Master Plan revisions.

OBJECTIVE 1.16 Additional Airport Intergovernmental Coordination

All affected municipal governments including, but not limited to, Palm Beach Gardens, Pahokee, Atlantis, Lake Worth, Lantana, Cloud Lake, Glenridge, Greenacres, Haverhill, Lake Clarke Shores, Palm Beach and West Palm Beach shall be encouraged to develop or to revise their airport height ordinances to reflect consistency with the County's Comprehensive Airport Zoning and Land Use Compatibility Ordinance (ULDC Article 16) addressing, at a minimum, airport height restrictions, airport noise, public safety and future coordination of activities in areas affected by county airport facilities. This ordinance will largely strengthen height and noise restrictions imposed by ordinances 78-2, 84-14, 85-20, 85-21, 85-34 and 85-35.

Policy 1.16-a: All municipal governments containing "high hazard areas" as defined in State airport zoning legislation, Chapter 333, F.S., are required to adopt airport height ordinances. By using mechanisms established in Goal 1, Objectives 1 to 4 of the Intergovernmental Coordination Element and its policies, the County shall coordinate with these governments toward their adoption of municipal ordinances consistent with the Comprehensive Airport Zoning and Land Use Compatibility Ordinance (ULDC Article 16).

Policy 1.16-b: All land development and transportation strategies coordinated between the County and municipalities shall be in compliance with the Intergovernmental Coordination, Land Use, Coastal Management, and Conservation Elements of the County's Comprehensive Plan.

Policy 1.16-c: Because of its proximity to PBIA, the PBIA Overlay Area is subject to noise levels, which may be unacceptable for residential and community development, according to FAA noise compatibility guidelines for land use. Policy 1.1-d of the Land Use Element addresses the intergovernmental and land use regulation procedures for conversion of land uses in this area.

Policy 1.16-d: The Department of Airports shall ensure coordination with surrounding neighborhoods, neighborhood organizations such as the PBIA-Overlay Committee and municipal governments when addressing issues that affect their communities. Such issues include, but are not limited to: the Hillcrest Acquisition, the Golfview Buyout initiatives, and the I-95 direct connect to the Airport.

Transportation Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted as individual Elements: Traffic Circulation, Mass Transit, Aviation, and the Port of Palm Beach section of the Coastal Management Element.	8/31/1989	1989-17	9/11/1989	
90-2	Round solely of Traffic Cir. amendments. Amendments NIC included LOS Policy 4-b; LOS for constrained and backlogged facilities Policy 4-h; coastal residential Pol 4-I; affordable housing Pol 4-j; gov. facilities Pol 4-k; pub. Fac. 4-l; road imp. 4-h.	12/31/1990	1990-54		Settled by 1992-28
91-1	TC: To revise the TIM, text and maps.	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	TC, Aviation: To revise the 5 year road program; affordable housing LOS; air quality; modify existing conditions; Airport Zoning Ordinance; TIM Map.	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-1	TC: To extend deadline for Corridor studies; delete Future Revenue Sources section; Address TIM legalities; date limit on University Parkway; TIM Map revisions; 2010 Interim Transportation Plan Map changes.	4/20/1992	1992-06	5/1/1992	
92-2	TC: Thoroughfare Protection Map changed to Identification (TIM); Establish Interim TCMA areas; TIM Changes; 2010 Map changes; Add Westgate/Belvedere Homes CRA Interim TCMA to FLUA and as new Map, Figure 46.	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
93-1	MT,TC: To add Tri-Rail to Mass Transit Element; TIM Changes.	6/14/1993	1993-09	6/28/1993	
93-2	TC: To revise affordable housing sectors; PGA Blvd lower LOS.	12/20/1993	1993-32	2/21/1994	
93-2	TC: To update FDOT standards.	12/20/1993	1993-33	2/21/1994	
93-2	TC: Settlement Agreement to demarcate Jog Rd extension (Ryder Cup Blvd) from Northlake Blvd to Carrick Rd in text and on TIM.	3/15/1994	1994-03	4/21/1994	Settlement for
94-1	MT: To revise concurrency exception; bus inventory and existing conditions. TC: concurrency exception; gas tax; public transportation projects; TIM alignment of Folsom Rd.	7/21/1994	1994-16	9/28/1994	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
94-1	TC: To establish a 2010 Interim Plan for WPBUSA; lower LOS on Jog Rd for school; A1A constrained roadway; add Woolbright to TIM.	7/21/1994	1994-17	9/28/1994	
94-2	TC: To revise for Abacoa DRI, including Center Street CRALLS and TIM.	12/20/1994	1994-33	2/24/1995	
94-2	TC: To revise TIM and 2010 Map for Davis Road and Cedar Bluff Blvd.	12/20/1994	1994-34	2/24/1995	
95-1	TC: To revise the time period for assurance that very-low and low-income housing remains affordable; Urban infill and special part-time demand; 110 Percent Exception for Urban Redevelopment; TCMAs; Three Year Grace.	11/7/1995	1995-44	1/11/1996	
95-1	TC: To establish the Traffic Concurrency Exception Area concept.	11/7/1995	1995-46	1/11/1996	
95-1	TC: To revise the TIM and 2010 Maps for Central Blvd and Donald Ross.	11/7/1995	1995-47	1/11/1996	
95-2	TC,MT: To establish the City of Delray Beach TCEA; Linked Open Space Program.	12/6/1995	1995-58	2/6/1996	
95-2	TC: SR7 Extension Alignment revised.	12/6/1995	1995-59	2/6/1996	
96-1	TC: TIM and 2010 Map to reduce ROW to 80 ft on: Haverhill Rd from Community Dr to Beeline Hwy; 10th Ave N. from Federal Hwy to Jog Rd; Melaleuca Lane from Congress Ave to Jog Rd; and RPB Blvd and Coconut Blvd from 60th St N to Northlake Blvd.	9/26/1996	1996-32	11/22/1996	
96-1	TC: To revise the TIM and 2010 Map to delete Frederick Small Rd from west of Central Blvd to reflect Abacoa DO.	9/26/1996	1996-32	11/22/1996	
96-1	TC: To identify Southern Blvd. from the Hendry County Line to I-95 as a "transportation corridor".	9/26/1996	1996-32	11/22/1996	
96-1	TC: To revise LOS Thresholds.	9/26/1996	1996-33	11/22/1996	
96-1	TC: To convert from the 2010 to 2015 Roadway Network.	9/26/1996	1996-35	11/22/1996	
96-1	TC: To revise the TIM and 2015 Map to delete Lake Worth Rd from South Shore Blvd to Southern Blvd and to delete Flying Cow Rd from Lake Worth Road to Greenbriar Blvd.	9/26/1996	1996-36	11/22/1996	
96-2	To revise the Aviation Element.	12/16/1996	1996-51	1/26/1997	

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Round	Description	Adoption	OrdNum	Effective	Note*
96-2	TC: To adopt the Federal Functional Classification (FFC) system.	12/16/1996	1996-51	1/26/1997	
96-2	TC: To establish the Northlake CRALLS on Northlake Blvd from Military Trail to Prosperity Farms Rd and Northlake Blvd from I-95 to Congress Ave by Policy 1.2-f(3) and (4).	12/16/1996	1996-54	1/26/1997	
96-2	TC: To establish the PBG Military Temporary CRALLS from Northlake Blvd to I-95. (sunsets 12/21/99), TC Policy 4-n(5) Military Trail.	12/16/1996	1996-55	1/26/1997	
96-2	TC: To establish the 45th St Temporary CRALLS from Village Blvd to Australian Ave (effective until 12/31/97) TC Policy 4-n(6).	12/16/1996	1996-56	1/26/1997	
97-1	TC: To establish the West Palm Beach TCEA by Policy 1.2-m(1-7).	9/22/1997	1997-27	12/3/1997	
97-1	TC: To establish the Clint Moore Road CRALLS on Clint Moore Rd from Lyons to Jog Roads by Policy 1.2-f(5).	9/22/1997	1997-28	5/20/1998	
97-1	CM: To revise Port of Palm Beach Master Plan provisions in the Coastal Management Element.	9/22/1997	1997-35	12/3/1997	
97-1	To make revisions per the EAR to the entire Traffic Circulation, Mass Transit, Aviation Elements.	9/22/1997	1997-36	12/3/1997	
97-1	AV: To add to the Map Series Lantana Airport and Pahokee Airport Aviation Maps.	9/22/1997	1997-36	12/3/1997	
97-2	TC: To revise the TIM to delete Sansbury Way from Okeechobee Blvd north to Roebuck Rd.	11/17/1997	1997-48	1/14/1998	
97-2	To create the Transportation Element by combining the Traffic Circulation, Mass Transit, Aviation, and the Port of Palm Beach section of the Coastal Management Element, and making revisions based on the EAR.	11/17/1997	1997-50	1/14/1998	
97-2	TC: To delete the TIM for Western Corridor Church St to add right-of-way.	11/17/1997	1997-52	1/14/1998	
97-2	Stipulated Settlement Amendments	9/16/1998	1998-35	11/12/1998	Settlement
98-2	To revise the TIM to add Okeechobee turning south 5 miles east of the future intersection of Okeechobee Blvd. and SR80 and intersecting at the old SR80. ROW width of 200 ft is unchanged.	12/2/1998	1998-60	1/22/1999	
98-2	To revise the West Palm Beach TCEA Map for corrections.	12/2/1998	1998-60	1/22/1999	

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Round	Description	Adoption	OrdNum	Effective	Note*
98-2	To revise the TIM and 2015 Map for Boutwell Rd to extend Boutwell Rd from 2nd Ave No. to Lake Worth Rd as an 80 ft ROW and to add Boutwell Rd from 10th Ave No. to Lake Worth Rd.	12/2/1998	1998-60	1/22/1999	
98-2	To establish the Palm Beach Lakes CRALLS by Policy 1.2-f(6)(a-h).	12/2/1998	1998-61	1/22/1999	
99-1	To revise the TIM and 2015 Map for Lyons Rd to revise right of way and add Policy 1.1-l.	8/17/1999	1999-22	10/14/1999	
99-1	To establish the 10th Avenue North CRALLS from Congress Ave to I-95 in Policy 1.2-f(9).	8/17/1999	1999-23	10/14/1999	
99-1	To revise the Palm Beach Lakes CRALLS in Policy 1.2-f(6)(h).	8/17/1999	1999-24	10/14/1999	
99-1	Country Club Dr TIM- Reduce right of way from Tequesta Dr. to Martin County line from 80 ft to 50 ft	8/17/1999	1999-25	10/14/1999	
99-1	TIM for Jog Rd/Roebuck Rd to combine from W of the Turnpike to 3 mi east of SR7; reduce Jog Rd from 1 mi north of Okeechobee to Turnpike from 240 to 120 ft; reduce Roebuck W of TP from 160 to 80ft; reduce Roebuck from TP to Haverhill from 110 to 80ft.	8/17/1999	1999-25	10/14/1999	
99-1	To revise the TIM to reduce right of way for Coconut Lane (Flavor Pict Rd.) from Barwick Rd to Military Trail from 80 ft to 60 ft.	8/17/1999	1999-25	10/14/1999	
99-1	To revise the 2015 Map to increase the segment of SR7 from Southern Blvd to Lake Worth Rd from 6 to 8 lanes.	8/17/1999	1999-25	10/14/1999	
99-1	To revise and add policies for consistency with the Managed Growth Tier System.	8/17/1999	1999-29	10/14/1999	
99-2	To establish the Forest Hill Blvd CRALLS on Forest Hill Blvd from Wellington Trace (north) to South Shore Blvd by Policy 1.2-f(8)(a), and South Shore Blvd to SR7 by Policy 1.2-f(8)(b).	12/13/1999	1999-57	1/19/2000	
99-2	To establish the SR7 CRALLS on SR7 from Forest Hill Blvd. to Lake Worth Rd by Policy 1.2-f(9).	12/13/1999	1999-58	1/19/2000	
99-2	To establish the SR7 CRALLS on SR7 from Lake Worth Rd to Boynton Beach Blvd by Policy 1.2-f(10)(a)(b) (Deleted 01-2).	12/13/1999	1999-59	1/19/2000	
99-2	To establish the Central Blvd CRALLS on Central Blvd from Indiantown Rd to Roebuck Rd by Policy 1.2-f(11) (Deleted 01-1).	12/13/1999	1999-60	1/19/2000	

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Round	Description	Adoption	OrdNum	Effective	Note*
99-2	Winston Trails Jog Road CRALLS established on Jog Rd from Melaleuca Lane to Lantana Rd. Policy 1.2f(12)(a); and on Jog Rd, from Lantana Rd to Hypoluxo Rd. Policy 1.2(12)(b) (Deleted 01-2)	12/13/1999	1999-61	1/19/2000	
99-2	De Minimis Impact Provision established (Policy 1.2-n).	12/13/1999	1999-62	1/19/2000	
99-2	To establish the Woolbright Road Lower LOS (Policy 1.2-d).	12/13/1999	1999-62	1/19/2000	
99-2	To revise and update the Aviation, Mass Transit, Traffic Circulation sections.	12/13/1999	1999-62	1/19/2000	
99-2	TIM to delete Donald Ross Rd 120 ft ROW west of Jog Rd; reduce Northlake Blvd ROW from SR7 to the western edge of the PBG Municipal Golf Club from 180 ft/240 ft to 120 ft; to add 13th St from Alt A1A/Old Dixie Hwy to Port of Palm Beach as 108 ft ROW.	12/13/1999	1999-63	1/19/2000	
99-2	To add Winston Trails CRALLS by Policy 1.2-f(13-16) on Boynton Beach Blvd from Hagen Ranch Rd to Jog Rd; Lantana Rd from Lyons Rd to Hagen Ranch Rd; Lawrence Rd from Hypoluxo to Gateway Blvd; Congress Ave from Lake Worth Rd to Melaleuca Ln (deleted 01-2)	12/21/1999	1999-76	1/19/2000	
00-1	To establish the 45th Street CRALLS. (no revisions, NIC - see 2001-19)	9/18/2000	2000-24		NIE - See 2001-19
00-1	To establish a Project Specific Concurrency Exception in new Policy 1.2-p.	9/18/2000	2000-25	11/14/2000	
00-1	To revise the TIM for Northlake Blvd and Rural Parkways in Policy 1.4-q.	9/18/2000	2000-26	11/14/2000	
00-1	To add a Public Facilities Traffic Concurrency Grace Period to Policy 1.2-h.	9/18/2000	2000-27	11/14/2000	
00-1	TIM to delete Clint Moore Rd from 2nd Ave to Dixie Hwy; add Mizner Blvd from S Federal Hwy to N Federal as 80 ft; add Winchester Park Blvd from Boynton B. Blvd to Old Boynton Rd as 100 ft; add Le Chalet from Hagen to Haverhill 106ft and Hav to Mil as 100.	9/18/2000	2000-28	11/14/2000	
00-2	To convert from the 2015 Roadway Network Map to 2020, revising text and maps.	12/6/2000	2000-45	1/31/2001	

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Round	Description	Adoption	OrdNum	Effective	Note*
00-2	TIM Notes and Map, to add Policy 1.4-u to list notes: add Quadrille Blvd from Okeechobee Blvd to Dixie as a 100 ft; add Urban Interchange at So. Blvd/Jog Rd; add Urban Int. at So. Blvd/ Haverhill; add West Park Ave from Old Dixie to Congress as 60 ft.	12/6/2000	2000-46	1/31/2001	
00-2	TIM and Text-add Pol. 1.4-t for TIM purpose: reduce Hood Rd from Alt A1A to Prosperity Farms from 110 to 60ft 2-ln; revise Jog Rd from Northlake to PGA; University Dr from Broward to Palmetto as a 120 ft; A1A and US1 as 2-lane; Lyons Rd as 2 lane 100ft.	12/6/2000	2000-47	1/31/2001	
00-2	To revise the TIM to add 13th St from Australian Ave to Old Dixie Hwy as a 108 ft ROW.	12/6/2000	2000-48	1/31/2001	
00-2	To revise the TIM in West Boca to delete Palmetto Park Rd from Coral Ridge Drive Extension to University Ave, to add a Coral Ridge Drive/University Dr. Connector and to add Kimberly Blvd from SR7 to Lyons Rd.	12/6/2000	2000-49	1/31/2001	
00-2	To revise Inter-connectivity language to apply to all new developments, not just residential in Policy 1.4-i.	12/6/2000	2000-52	1/31/2001	
00-2	To revise the PGA Blvd CRALLS. Revised with a Stipulated Settlement Agreement and Remedial Plan Agreement. See Ord. 2001-069	12/6/2000	2000-61	1/14/2002	
00-2	45th Street CRALLS Stipulated Settlement Agreement (was in 00-1, but found NIC)	4/26/2001	2001-19	6/5/2001	Settlement
00-2	PGA Blvd. CRALLS Stipulated Settlement Agreement (was in 00-2 originally)	12/5/2001	2001-69	1/14/2002	Settlement
01-1	To revise the TIM and 2020 Map in the Ag Reserve to delete Linton Blvd from SR7 to west of Jog Rd.	8/27/2001	2001-41	10/22/2001	
01-1	To establish the Prosperity Farms Rd. CRALLS on Prosperity Farms Rd from Donald Ross Rd to Gardens Parkway Policy 1.2-f(18).	8/27/2001	2001-48	10/22/2001	
01-1	To revise CRALLS LOS on Northlake Blvd from Military Trail to Prosperity Farms Rd to increase trips by 200 Policy1.2-f(3), and to delete Central Blvd from Indiantown Rd. to Roebuck Rd Policy 1.2-f(11).	8/27/2001	2001-49	10/22/2001	
01-1	To establish the Greenacres/Wellington School Traffic LOS to establish a lower LOS on SR7 from Southern Blvd. to Forest Hill Blvd for a public high school.	8/27/2001	2001-50	10/22/2001	

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Round	Description	Adoption	OrdNum	Effective	Note*
01-1	TIM and 2020 Map: Haverhill Rd from Melaleuca Ln to Le Chalet Blvd from 80 to 10 ft; SR7 from So. Blvd. to Belvedere Rd. from 6 to 8 lns; SR7 from So. Blvd. to Belvedere Rd from 160 to 200ft; Yamato from I-95 to Military from 6 to 8 lns and 120 to 160ft.	8/27/2001	2001-51	10/22/2001	
01-1	To establish the Ag Reserve Rural Parkway to identify Lyons Rd from Atlantic Ave. to Boynton Beach Blvd as a Rural Parkway in 1.4-q and on the TIM.	8/27/2001	2001-52	10/22/2001	
01-2	To add dispute resolution measures used to reconcile inconsistencies between the Port of Palm Beach Master Plan and the County Comprehensive Plan.	12/5/2001	2001-72	1/28/2002	
01-2	Update assured construction in Pol. 1.1-g; add expanded intersection Policy 1.4-e and f w/ urban interchange; delete 6 CRALLS expiring in 2001 on SR7, Jog Rd, Boynton Bch Blvd, Lantana Rd, Lawrence Rd, Congress Ave.	12/5/2001	2001-79	1/28/2002	
01-2	To add segments to the SR7 CRALLS exclusively for Wellington Medical Phase I Project consisting of SR7 from Southern Blvd to Forest Hill Blvd Policy 1.2-f(b)(1), and SR7 from Forest Hill Blvd to Lake Worth Rd. Policy 1.2-f(b)(2).	12/5/2001	2001-80	1/28/2002	
01-2	To establish Military Trail CRALLS for Military Trail from 45th St to Community Dr. Policy 1.2-f(21)(a), Military Trail from Community Drive to Okeechobee Blvd. Policy 1.2-f(21)(b), and Community Drive from Military Trail to Village Blvd. Policy 1.2-f(22)	12/5/2001	2001-81	1/28/2002	
01-2	To establish the Prosperity Farms Rd. CRALLS for Prosperity Farms Rd. from Burns Rd. to Northlake Blvd Policy 1.2-f(19) and establish specific policies pertaining to Prosperity Farms Rd. CRALLS Policy 1.1-m(a-f).	12/5/2001	2001-82	1/28/2002	
02-1	To revise the TIM and 2020 Map to delete the segment of Elmhurst/Westgate from Haverhill Rd to Jog Rd.	8/28/2002	2002-39	10/25/2002	
02-1	To establish CRALLS Mitigation Measures consistent with the PGA Blvd CRALLS settlement in Policy 1.2-g(1-5).	8/28/2002	2002-41	10/25/2002	
02-1	To establish the Westgate-Belvedere Homes CRA TCEA in Policy 1.2-r.	8/28/2002	2002-42	10/25/2002	
02-1	To establish the Okeechobee Blvd CRALLS East for Okeechobee Blvd roadway segments from Jog Rd to the Turnpike, the Turnpike to Haverhill Rd., Haverhill Rd. to Military Tr. in Policy 1.2-f(24).	8/28/2002	2002-43	10/25/2002	

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Round	Description	Adoption	OrdNum	Effective	Note*
02-1	To establish an Okeechobee Blvd CRALLS for Arrigo Dodge on Okeechobee roadway segments from Benoist Farms Rd to Skees Rd, from Skees Rd to Jog Rd, from Jog Rd to the Turnpike, and from the Turnpike to Haverhill Rd in Policy 1.2-f(25).	8/28/2002	2002-44	10/25/2002	
02-1	To establish the Okeechobee Blvd CRALLS West efor Okeechobee roadway segments from Benoist Farms to Skees Rd and from Skees Rd to Jog Road Policy 1.2-f(23).	8/28/2002	2002-45	10/25/2002	
02-1	TIM and 2020 map - Roosevelt Ave and US98 (aka Western Corridor) from Church Street to the Martin County from a 60 to 100 ft and 4 lanes to 2 lanes; Island Way as 60ft; add US98/SR 700 from a 220ft to 120ft.	8/28/2002	2002-46	10/25/2002	
02-1	Revise /relocate policies, revise Northlake Blvd CRALLS from Military Trail to Prosperity Farms Rd; revise thresholds in Policy 1.2-p; delete Policy 1.11-c automobile inspection program.	8/28/2002	2002-47	10/25/2002	
02-1	To revise the Delray Beach TCEA in Policy 1.2-l to accurately depict the boundaries.	8/28/2002	2002-48	10/25/2002	
02-1	To establish a Lower Traffic LOS for Schools in Policy 1.2-d.	8/28/2002	2002-49	10/25/2002	
02-2	To establish the Lake Worth Park of Commerce TCEA and revise the 10th Avenue North CRALLS to clarify that it is only available for projects outside the LWPC.	12/18/2002	2002-72	2/19/2003	
02-2	To revise Traffic Performance Standards (TPS) in Policy 1.1-b(2)	12/18/2002	2002-73	2/19/2003	
02-2	To establish the Belvedere/Haverhill CRALLS on Belvedere Road from Jog Road to Military Trail.	12/18/2002	2002-74	2/19/2003	
02-2	To establish the Okeechobee Blvd CRALLS on Okeechobee Blvd from SR7 to Benoist Farms exclusively for purposes of concurrency for Parkwood Estates PUD.	12/18/2002	2002-75	2/19/2003	
02-2	To revise the TIM to reduce Wabasso Drive right of way from Okeechobee Blvd to Belvedere Road from 120 ft to 80 ft.	12/18/2002	2002-76	2/19/2003	
02-2	To revise the TIM and 2020 Map to add a partial interchange at Jog Road and the Turnpike.	12/18/2002	2002-77	2/19/2003	
02-2	To revise CRALLS in Policy 1.2-f for PGA Blvd CRALLS project so phase Kyoto Gardens Dr Ext from Military to Alt A1A; add statement that CRALLS shall rely upon data from local gov. requesting CRALLS.	12/18/2002	2002-78	2/19/2003	

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Round	Description	Adoption	OrdNum	Effective	Note*
02-2	To establish the Lyons Road CRALLs on Lyons Road from Southern Blvd to Lantana Road the purpose of Test 2 analysis (future conditions).	12/18/2002	2002-90	2/19/2003	
03-1	To establish the Atlantic Ave CRALLS on Atlantic Avenue from the Turnpike to Lyons Road for purposes of the Mizner Country Club project.	8/21/2003	2003-33	10/27/2003	
03-1	To establish the Haverhill Road CRALLS established on Haverhill Road from Purdy Lane to 10th Avenue North for purposes of the proposed Abbey Park MUPD.	8/21/2003	2003-34	10/27/2003	
03-1	To delete the 10th Avenue North CRALLS on 10th Avenue North from I-95 to Congress Avenue.	8/21/2003	2003-35	10/27/2003	
03-1	To establish Commercial Interconnectivity policies to require shared entrances and vehicular and non-vehicular access between and within commercial uses; and revise policies 1.4-g, 1.4-h, and 1.4-i to clarify intent.	8/21/2003	2003-36	10/27/2003	
03-1	To incorporate by reference the four County airports master plans into the Comprehensive Plan and update the Map Series, TE 8.1 and TE 9.1 Future 2020 Airport Clear Zones.	8/21/2003	2003-37	10/27/2003	
03-2	To establish the Riviera Beach Community Redevelopment Area Transportation Concurrency Exception Area to facilitate development and redevelopment in the CRA.	11/24/2003	2003-57	1/26/2004	
03-2	To revise the 2020 Roadway Map for Greenview Shores Blvd from South Shore Blvd to Wellington Trace to increase the lanes from 2 to 4.	11/24/2003	2003-58	1/26/2004	
03-2	To revise the Okeechobee Blvd CRALLS to remove a time constraint on Okeechobee Blvd from SR7 to Benoist Farms Road.	11/24/2003	2003-58	1/26/2004	
03-2	To update the Tables TE 1a and TE 2a per the latest FDOT Generalized LOS Tables.	11/24/2003	2003-59	1/26/2004	
03-2	To add corridors to the Corridor Master Plans Build-out Analysis listed in Policy 1.1-n.	11/24/2003	2003-59	1/26/2004	
03-2	TIM and 2020 Roadway Map for Jog Rd to: reduce Jog Road from Hood Road to Donald Ross Road from 4 to 2 lanes; and add a condition to Policy TE 1.4-u limiting this section of Jog Road to 2 lanes on the TIM.	11/24/2003	2003-60	1/26/2004	

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Round	Description	Adoption	OrdNum	Effective	Note*
04-1	To establish the Boynton Beach Community Redevelopment Area Transportation Concurrency Exception Area to facilitate development and redevelopment activities in the CRA.	8/24/2004	2004-23	10/29/2004	
04-1	To revise the Okeechobee Blvd CRALLS to modify time frames and to add a project specific component to allow development of the Sykes Property; and development of those properties conditioned to the widening of Okeechobee Blvd.	8/24/2004	2004-24	10/29/2004	
04-1	To establish 130% of Level of Service D permitted for schools on roadway segments, to include roadway intersections, and limit to public and private kindergarten, elementary, middle, and high schools only (Policy 1.2-d).	8/24/2004	2004-24	10/29/2004	
04-1	To revise policies related to the Voluntary Density Bonus (VDB)/ Workforce Housing Program and the TPS Affordable Housing Exception.	8/24/2004	2004-27	10/29/2004	
04-2	To establish a CRALLS at the SR7 and Southern Blvd/SR80 Single Point Urban Interchange exclusively for the Lamstein Residential and Commercial properties.	12/13/2004	2004-70	2/2/2005	
04-ERP	To establish the Scientific Community CRALLS (repealed by Ord. 2007-36)	8/24/2004	2004-38	5/10/2005	Repealed by 2007-36
04-ERP	To revise the TIM and 2020 Roadway Map to add several segments for the Scientific Community Overlay. (Repealed by Ord. 2007-37)	8/24/2004	2004-39	5/10/2005	Repealed by 2007-37
05-1	To revise the TIM and 2020 Map to add the Western Corridor from Indiantown Rd. to Central Blvd.	8/25/2005	2005-21	11/1/2005	
05-1	To revise the TIM to reduce Atlantic Ave from SR-7 to FL Turnpike from 160 ft to 126 ft.	8/25/2005	2005-22	11/1/2005	
05-1	To revise the TIM to reduce Prosperity Farms Rd. from Gardens Parkway to Lone Pine Rd from 110 ft to 100 ft.	8/25/2005	2005-22	11/1/2005	
05-1	To establish the Congress Ave Intersection CRALLS at intersection of Congress Ave and Forest Hill Blvd. and intersection of Congress Ave and Summit Blvd as CRALLS for the High Point on Congress Project.	8/25/2005	2005-23	11/1/2005	
05-1	To update LOS tables TE15.1, TE15.2, TE15.3 and TE15.4 per FDOT LOS tables.	8/25/2005	2005-23	11/1/2005	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
05-1	To establish a map to depict TCEAs and CRALLS; to remove imbedded TCEA graphics from the Element and relocate to a map; to revise the Residential Concurrency Exception Area to omit parcels in the Coastal High Hazard Area (CHHA).	8/25/2005	2005-23	11/1/2005	
05-1	To revise the TIM to increase the right of way for State roads projected to be widened to 6 lanes from 120 ft to 126 ft.	8/25/2005	2005-24	11/1/2005	
05-1	To update ULDC references within Policies 1.1-c, 1.15-e, 1.15-j, 1.16-a, and Objective 1.16.	8/25/2005	2005-26	11/1/2005	
05-1	To revise the Westgate Community Redevelopment Area Overlay Transportation Concurrency Exception Area in order to facilitate the CRA plan.	8/25/2005	2005-31	11/1/2005	
05-2	To revise Corridor Master Plan Time Frames in Policy 1.1-n.	11/28/2005	2005-49	1/24/2005	
05-2	To establish the Congress/ Old Boynton CRALLS in the vicinity of the Boynton Beach Mall for Old Boynton Rd from Spine Rd. to Boynton Beach Blvd., Intersection of Congress Ave. / Gateway Blvd., Intersection of Congress Ave / Old Boynton Rd.	11/28/2005	2005-50	1/24/2005	
05-2	To establish the Atlantic Avenue CRALLS on Atlantic Avenue from SR7 to Lyons Rd., from Lyons Rd. to Starkey Rd., from the Turnpike to Hagen Ranch Rd., from Hagen Ranch Rd to Jog Rd.	11/28/2005	2005-51	1/24/2005	
05-2	To revise Okeechobee Blvd CRALLS on Okeechobee Blvd from RPB Blvd to RPB High School, from SR7 to Sansbury Way, from Sansbury Wto Benoist Farms Rd, from Benoist Farms to Skees Rd, from Skees to Jog Rd, from Turnpike to Haverhill, and Haverhill to Military	11/28/2005	2005-52	1/24/2005	
05-2	To reflect the Port of Palm Beach Master Plan update in Objective 1.8 and relocate policies to the Coastal Management Element.	11/28/2005	2005-57	1/24/2005	
06-1	To revise the Congress Ave. Intersection CRALLS for the High Point Realtors Association project at the Congress Ave / Forest Hill Blvd intersection and the Congress Ave / Summit Blvd intersection and mitigation measures.	8/21/2006	2006-20	10/23/2006	
06-1	To revise the TIM to reduce right of way on Lyons Rd from Southern Blvd to Okeechobee Blvd from 120 ft to 100 ft, and Congress Ave. from North of Northlake Blvd to Alternate A1A from 110 ft to 80 ft.	8/21/2006	2006-20	10/23/2006	

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Round	Description	Adoption	OrdNum	Effective	Note*
06-1	To revise the TIM and 2020 Roadway Map to remove Coral Ridge Dr. from Lox Rd. to Glades Rd and move connection from Coral Ridge Dr. to Glades Rd. to a point west of Riverside Dr.	8/21/2006	2006-20	10/23/2006	
06-1	To revise the 2020 Map to widen SR7 from Clint Moore Rd to Broward County Line from 6 to 8 lanes.	8/21/2006	2006-20	10/23/2006	
06-1	To revise to reflect the Workforce Housing (Inclusionary Zoning) mandatory workforce housing programs (Policy 1.2-6).	8/21/2006	2006-22	10/23/2006	
06-1	To add language per the EAR to consider establishing Multimodal transportation districts by 2010 as related to Transit Oriented Development (TOD) Policy 1.1-o.	8/21/2006	2006-23	10/23/2006	
06-1	To establish a lower LOS to allow 130% LOS-D for hospitals on roadway segments and intersections in Policy 1.2-d.	8/21/2006	2006-24	10/23/2006	
06-1	To establish Congress Ave So. CRALLS (37) from Lantana Rd to Melaleuca Ln as 4 ln; and Lantana Airport CRALLS (38) for Congress from Lantana Rd to Melaleuca as 6 ln, plus intersections, mitigation measures, and on TCEA and CRALLS Map TE 15.1.	8/21/2006	2006-25	10/23/2006	
06-1	To revise the TIM to reduce right of way for Jog Rd. from Hood Rd to 3500 ft north of Hood Rd. from 100 ft to 60 ft and change width of section from 100 ft to 60 ft in Policy TE1.4-u(6).	8/21/2006	2006-26	10/23/2006	
06-1	To revise the TIM and 2020 Map to add Orange Grove Blvd from Royal Palm Beach Blvd to SR7 as a 60 ft ROW to the TIM and to add 2 lanes to 2020.	8/21/2006	2006-27	10/23/2006	
06-2	To establish the Australian Ave. CRALLS for the Airport Center project on Australian Ave. from Belvedere Rd. to Southern Blvd., Australian Ave. / Belvedere Rd. intersection, mitigation measures, and to reflect on the TCEA and CRALLS TE15.1 Map.	11/13/2006	2006-45	2/23/2007	
06-2	To revise the TIM and 2020 Map for Lyons Road to widen Lyons Rd. from Lake Worth Rd. to Lantana Rd. from 2 lanes to 4 lanes, to remove two lane maximum limitation from TIM and Policy 1.4-a(4).	11/13/2006	2006-46	2/23/2007	
06-2	To revise the Riviera Beach TCEA (not added to this Element - listed here for reference only).	11/27/2006	2006-57		NIE - Settled by 2007-44

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Round	Description	Adoption	OrdNum	Effective	Note*
06-2	Stipulated Settlement Agreement Ord. 2007-44 for Riviera Beach TCEA. Prior Ord. 2006-57 was never in effect due to a challenge.	12/18/2007	2007-44	5/5/2008	Settlement for 2006-57
06-D2	To establish the Florida Research Park CRALLS on 19 roadway segments and 14 intersections and to add mitigation measures, and to reflect on TCEA and CRALLS TE15.1 Map.	11/27/2006	2006-58	1/23/2007	
07-1	TIM and 2020 Map to remove University Dr. and Riverside Dr. from Lox Road to Palmetto Park Rd, to revise Policy 1.1-n to add 3 roadways to corridor master plan list. (not added NIE/NIC)	8/27/2007	2007-08		Repealed by 2009-10
07-1	To establish the Urban Redevelopment Area TCEA for parcels fronting two corridors (Military Trail and Congress Avenue from Southern Blvd to Forest Hill Blvd) by Policy 1.2-v and reflect on the TCEA and CRALLS Map TE15.1.	8/27/2007	2007-09	10/29/2007	
07-1	To revise references from a CIE six year capital improvement schedule to a five year schedule in Policy 1.12-d.	8/27/2007	2007-10	10/29/2007	
07-1	To establish a lower level of service standard (up to 30% above the LOS D volume) on roadways and intersections for Transit Oriented Development (TOD) in Policy 1.2-d.	8/27/2007	2007-10	10/29/2007	
07-1	To revise the TIM and 2020 Map to add an interchange at Hood Road and the Turnpike.	8/27/2007	2007-11	10/29/2007	
07-1	To add Strategic Intermodal System (SIS) Policies 1.1-j, 1.2-p, 1.2-q and 1.3-i.	8/27/2007	2007-11	10/29/2007	
07-1	To revise De Minimis Impact language in Policy 1.2-n for consistency with Florida Statutes.	8/27/2007	2007-11	10/29/2007	
07-1	To revise the TIM and 2020 Map to widen Okeechobee Blvd from 6 to 8 lanes from SR7 to the future La Mancha Ave extension and increase right of way from 120 ft to 200 ft.	8/27/2007	2007-11	10/29/2007	
07-1	To establish 26 temporary CRALLS for roadway segments which are projected to exceed 110% of the adopted level of service standard exclusively for projects with insignificant (less than 1%) impact and reflect on the TCEA and CRALLS Map 15.1.	8/27/2007	2007-11	10/29/2007	

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Round	Description	Adoption	OrdNum	Effective	Note*
07-1	University Drive Settlement Agreement – designate SR 7 from Broward line to Glades Rd as a Transit Oriented Corridor, w/ mass transit, add SR7 CRALLS, remove University Dr Policy 1.4-u.2, and Turnpike PDE, Glades Rd PDE, SR 7 PDE and Boca Raton MMTD.	5/19/2009	2009-10	7/29/2009	Settlement
07-1	University Dr Settlement– 2020 add transit note SR 7 from Broward to Glades Rd Policy 1.1-p; Palmetto Park Rd from Lyons Rd to Powerline Rd from 6 to 8 lns; remove University and Riverside Dr from Lox Road to Palmetto Park, remove note Policy 1.4-u.2.	5/19/2009	2009-10	7/29/2009	Settlement
07-2	To revise the Boynton Beach CRA Modification to remove the maximum ratios required in Policy TE1.2-u.	11/26/2007	2007-25	1/28/2008	
07-2	To revise Westgate CRA TCEA to match ULDC, extend date 1 year for inclusionary housing policy, and revise the mix of affordable housing household income ranges for projects using CRA density bonus pool in Policy 1.2r(4)and(5).	11/26/2007	2007-25	1/28/2008	
07-2	To revise Greenways and Linked Open Space provisions to reflect current conditions in Policies 1.9-b, 1.9-d, 1.9-g and 1.9-p.	11/26/2007	2007-27	1/28/2008	
07-2	To revise Board of Adjustment References and to replace Development Review Committee (DRC) with Development Review Officer (DRO) in Policy 1.12-g.	11/26/2007	2007-27	1/28/2008	
07-2	Repeal of the Central Western Communities Sector Plan.	11/26/2007	2007-31		Repealed by 2005-34
07-M	Mecca Repeal - to delete Scientific Community Overlay CRALLS	11/26/2007	2007-36	1/3/2008	See Ord. 2004-38
07-M	Mecca Repeal TIM and 2020	11/26/2007	2007-37	1/3/2008	See Ord. 2004-39
08-1	TIM 2020 Map for Callery Ag Enclave: add Persimmon Blvd from 140th Ave N. to Seminole Pratt W Blvd from 2 to 4 lns and 140th Ave N from Persimmon to 60th St as rural parkways Pol 1.4-q; So. Blvd from Big Blue Trace to Forest Hill 6 to 8 lns, add TIM notes	8/21/2008	2008-19	10/17/2008	
08-1	To revise the TIM and 2020 Map to remove E Rd./140th Ave N. from Northlake Blvd to Southern Blvd and 40th St North from RPB Blvd to E Rd/140th Ave N.	8/21/2008	2008-26	10/17/2008	

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08-1	To establish the Belvedere CRALLS exclusively for Planet Kids, Duke Realty, McCraney Property, and Boys and Girls Club / PBC WFH project with mitigation measures, and reflect on the TCEA and CRALLS Map.	8/21/2008	2008-27	10/17/2008	
08-1	To establish the SR7/Southern Blvd CRALLS exclusively for WW V LLC project with mitigation measures, and reflect on the TCEA and CRALLS Map.	8/21/2008	2008-28	10/17/2008	
08-1	To update the Functional Classification Map TE 3.1 and reflect in Policy 1.1-c and 1.12-n.	8/21/2008	2008-29	10/17/2008	
08-1	To revise URA TCEA Policy 1.2-v and Tables TE-7a and TE-7B to allow industrial development and to expand the boundaries of the TCEA on the TCEA and CRALLs Map TE 15.1 and 15.5, and URA Regulating Map LU 9.1	8/21/2008	2008-30	10/17/2008	
08-1	To revise LOS Tables TE-1a and TE-2a and clarify concurrency policies 1.1-b(1)(a)(b) and 1.1-b(3)and(4)	8/21/2008	2008-30	10/17/2008	
08-1	To revise Westgate CRA TCEA Policy 1.2-r and Table TE-6 to indicate existing land use totals, clarify allowable daily traffic and the PM peak hour traffic trips, increase the variance for hotel rooms, and eliminate allowable land use ratios.	8/21/2008	2008-30	10/17/2008	
08-2	To incorporate the four County airports revised master plans into the of the Comprehensive Plan in Objective 1.7 and to update the Airport Clear Zones Map TE 8.1 for consistency.	12/3/2008	2008-54	2/11/2009	
09-1	To delete Policy 1.1-n requiring the completion of Corridor Master Plans.	8/25/2009	2009-30	10/23/2009	
09-1	To add provisions for an Affordable Housing Program to Policy 1.2-b.	8/25/2009	2009-33	10/23/2009	
09-1	To reflect the latest date of the Port of Palm Beach Master Plan in Objective 1.8 as incorporated into the Coastal Management Element.	8/25/2009	2009-35	10/23/2009	
09-2	To revise the TIM and 2020 Map to remove the Haverhill Road roadway segment from Le Chalet Blvd to Military Tr.	11/19/2009	2009-43	1/11/2010	
09-2	To revise the TIM and 2020 Map to add a connector roadway from Lake Worth Rd to Lyons Rd through LW Polo Properties across Blanchette Trail as 2 lane roadway and with 80 ft of right of way.	11/19/2009	2009-43	1/11/2010	

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09-2	To revise the URA TCEA to include the expanded PRA Corridors along Military Trail, Lake Worth Road/ Congress Ave and the node at Florida Mango and 10th Ave No in Policy 1.2v and Tables TE-7A, 7B, 7C, 7D and 7E, and revise Maps TE 15.4, TE 15.5, TE 15.6.	11/19/2009	2009-46	1/11/2010	
10-1	To revise the TCEA and CRALLS Map TE 15.1 to depict a CRALLS for SR7 from the Broward County line to Glades Rd previously adopted in 2009.	8/30/2010	2010-32	11/4/2010	
10-1	To revise the TPS Exemption for Affordable Housing and Workforce Programs provisions for consistency with other existing TPS Exception methodologies (delete TE Policy 1.2-b, revise TE Policy 1.2-d)	8/30/2010	2010-33	11/4/2010	
10-1	To revise the TIM to remove the right of way for the Wabasso Drive segment from Westgate Ave to Belvedere Rd and to reduce the right of way for the segment from Okeechobee Blvd. to Westgate Ave from 80 ft to 60 ft.	8/30/2010	2010-34	11/4/2010	
10-1	To revise Level of Service Tables TE 1a and TE 1b and Policy 1.1b to require directional analysis for purposes of traffic concurrency, and to revise Policy 1.1-f to provide peak hour / peak direction CRALLS Standards.	8/30/2010	2010-35	11/4/2010	
10-1	To revise the TIM and 2020 Map to remove Haverhill Rd segment from Le Chalet Blvd. to Hypoluxo Blvd from 4 lanes to 2 lanes, and to reduce the right of way from Hypoluxo Rd to Le Chalet Blvd. from 100 ft. to 80 ft.	8/30/2010	2010-36	11/4/2010	
10-1	TIM and 2020, and FFC Maps for Pike Road as urban collector from Belvedere Rd to So. Blvd; add Pike Rd. from Belvedere Rd to Turnpike as 2 lane; and from the Turnpike to So. Blvd as 4 lane; add Pike Rd from Belvedere Rd to So. Blvd as an 80 ft.	8/30/2010	2010-37	11/4/2010	
10-2	Est. Wellington Medical Arts District CRALLS for Okeechobee Blvd,, Southern Blvd./SR7, US441/SR7 and Lyons Rd as CRALLS facilities exclusively for the Wellington MAD and to reflect on the TCEA and CRALLS Map TE 15.1.	10/25/2010	2010-48	11/22/2010	
11-2	To revise alternate facilities - the provision of bicycle, pedestrian, and bus transit facilities in the plans for all major roadway construction and reconstruction projects.	10/11/2011	2011-24	11/24/2011	
11-2	To modify the Boynton Beach CRA TCEA to reflect transit needs.	10/11/2011	2011-25	11/24/2011	

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11-2	To revise the West Palm Beach Traffic Concurrency Exception Area to reconcile inconsistencies in the County and City Comprehensive Plans regarding allowable development building areas.	10/11/2011	2011-26	11/24/2011	
11-2	To modify the methodology for converting CRALLS to peak hour, peak direction numbers and to revise or delete CRALLS facilities on several intersections and roadway segments.	10/11/2011	2011-27	11/24/2011	
11-2	To add the I-95/Spanish River interchange to the TIM and 2020 Map.	10/11/2011	2011-28	11/24/2011	
11-2	To revise the TIM to remove the right of way for the Australian Ave. Extension from Blue Heron Blvd to Dixie Highway.	10/11/2011	2011-28	11/24/2011	
11-2	To revise the 2020 Map to reduce lanes on Old Dixie Highway from Yamato Road to Lindell Blvd from 4 to 2 lanes.	10/11/2011	2011-28	11/24/2011	
11-2	To revise the 2020 Map to increase lanes on West Atlantic Avenue from Hagen Ranch Road to Jog Road from 4 to 6 lanes.	10/11/2011	2011-28	11/24/2011	
11-2	To revise the TIM and 2020 Map to add Stribling Way from Forest Hill Blvd to Lyons Road as a 2-lane segment and as an 80 foot right of way.	10/11/2011	2011-28	11/24/2011	
12-1	To clarify the description of the boundaries of the Coastal Residential Exception Area and extend this exception to unincorporated areas within those boundaries.	7/23/2012	2012-24	8/31/2012	
12-1	To revise a Riviera Beach CRA TCEA provision for that requires a Transit Circulator Service by 2007.	7/23/2012	2012-25	8/31/2012	
12-1	To revise a Westgate-Belvedere Homes CRA TCEA provision that requires a Transit Circulator Service by 2010.	7/23/2012	2012-26	8/31/2012	
12-2	To reduce the segment of Congress Ave Extension from Park Lake to the Richard Rd/Alt A1A intersection from 80 ft to 66 ft and from 4 to 2 lanes.	10/29/2012	2012-35	12/9/2012	
12-2	To revise maps TE 7.1, TE 8.1, 9.1 to change names to remove 2020 and add seaport to TE 7.1 , and to delete TE 2.1, TE 4.1, TE 5.1, TE 10.1, TE 11.1, and TE 12.1 that are no longer required by statute.	10/29/2012	2012-36	12/9/2012	

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12-2	To revise the Welligton MAD CRALLS at the request of City of Wellington and to reflect changes on the TCEA and CRALLS Map TE 15.1.	10/29/2012	2012-37	12/9/2012	
13-1	To reflect the incorporation by reference the Port Master Plan Sec. A GOPs, CIP, and Future Improvements Map dated March 28, 2013 by the Coastal Management Element.	4/25/2013	2013-12	6/8/2013	
13-1	To incorporate by reference MPO 2035 Long Range Transportation Plan Cost Feasible Highway and Transit Maps, delete 2020 Lanes Map TE 1.1, 2020 Intermodal Map TE 6.1, 2020 Deficiencies TE 13.1, and add 2035 to Intro/Admin Element planning periods.	4/25/2013	2013-13	6/8/2013	
13-1	To revise the TIM TE 14.1 to remove Westgate Avenue Extension from Congress Avenue to Old Okeechobee Road.	4/25/2013	2013-14	6/8/2013	
13-2	To revise the TIM TE 14.1 to reduce the row for Sansbury's Way from 120 to 100 ft between Southern Blvd and Okeechobee Blvd.	10/28/2013	2013-28	12/8/2013	
13-2	To delete language in TE Policy 1.1-p calling for multi modal standards related to SR7 Multi Modal.	10/28/2013	2013-29	12/8/2013	
14-2	To update Airport related Objective references	10/30/2014	2014-35	12/7/2014	
14-2	To revise the TIM TE 14.1 to remove the row of Browns Farms Road located south of County Road 880	10/30/2014	2014-37	12/7/2014	
14-3	To revise TIM Map TE 14.1 to revise Rural Parkways for Minto West Ag Enclave	10/29/2014	2014-30	7/7/2015	Initially Challenged
14-3	To revise Rural Parkways for Minto West	10/29/2014	2014-30	7/7/2015	Initially Challenged
15-1	To revise TIM Map 14.1 to remove row for SR7 from Northlake to Bee Line	4/29/2015	2015-19	6/12/2015	
15-1	To revise TIM Map 14.1 to reduce row from 160 to 138 or Alt A1A from Atlantic to 950 ft north of Florida Blvd	4/29/2015	2015-20	6/12/2015	
15-1	To revise TCEA & CRALLS Map 15-1 to delete the Belvedere Rd CRALLS	4/29/2015	2015-21	6/12/2015	
15-1	To delete the Belvedere Rd CRALLS	4/29/2015	2015-21	6/12/2015	

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15-2	To delete the Wellington Medical Arts District CRALLS from the Element and from the TCEA & CRALLS Map TE 15.1	10/26/2015	2015-41	12/4/2015	
15-2	To revise TIM Map 14.1 to delete Folsom Road from Okeechobee Blvd to Crestwood Blvd	10/26/2015	2015-42	12/4/2015	
16-B	To revise the Westgate Belvedere Homes CRA TCEA	4/27/2016	2016-24	6/9/2016	
16-ITG	To add Rural Parkways for the and to revise the TIM for the Western Communities Residential Indian Trails Grove	9/22/2016	2016-41	10/29/2016	
16-D	To revise TIM TE 14.1 to narrow the with of Palmwood Road.	10/26/2016	2016-47	12/9/2016	
17-C	To revise outdated language, to delete the SR 7 Transit Oriented Corridor, and to delete expired Constrained Roadways at Lower Level of Service (CRALLS).	7/26/2017	2017-23	9/8/2017	
17-D	To update references to the revised Port of Palm Beach Master Plan	10/30/2017	2017-34	12/7/2017	

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History: *Adopted: 08/31/89, Ord. No. 89 - 17, Effective 09/11/89*
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Revised: 08/22/91, Ord. No. 91 - 31, Effective 09/15/91
Revised: 12/16/91, Ord. No. 91 - 48, Effective 12/27/91
Revised: 04/20/92, Ord. No. 92 - 06, Effective 05/01/92
Revised: 06/14/93, Ord. No. 93 - 09, Effective 06/28/93
Revised: 10/04/96, Ord. No. 96 - 32, Effective 11/22/96
Revised: 12/20/96, Ord. No. 96 - 51, Effective 01/29/97
Revised: 09/22/97, Ord. No. 97 - 32, Effective 12/03/97
Revised: 11/17/97, Ord. No. 97 - 51, Effective 01/14/98
Revised: 09/16/98, Ord. No. 98 - 45, Effective 11/12/98
Revised: 08/17/99, Ord. No. 99 - 29, 99-32, Effective 10/14/99
Revised: 08/27/01, Ord. No. 2001 - 45, Effective 10/22/01
Revised: 12/05/01, Ord. No. 2001 - 76, Effective 1/28/02
Revised: 08/28/02, Ord. No. 2002 - 53, Effective 10/25/02
Revised: 08/21/03, Ord. No. 2003 - 42, Effective 10/27/03
Revised: 08/24/04, Ord. No. 2004 - 27, Effective 2/02/05
Revised: 11/28/05, Ord. No. 2005 - 55, Effective 01/24/06
Revised: 08/21/06, Ord. No. 2006 - 22, Effective 10/23/06
Revised: 08/21/08, Ord. No. 2008-33, Effective 10/17/08
Revised: 08/25/09, Ord. No. 2009-32, 33, Effective 10/23/09
Revised: 04/25/13, Ord. No. 2013-11, Effective 06/08/13
Revised: 05/02/18, Ord. No. 2018-007, Effective 06/21/18

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HOUSING ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Housing Element is to: 1) identify existing and projected deficits in the supply of housing to meet the needs of the County's population, particularly the very low and low income families; 2) analyze housing trends and the causes, scope and nature of any housing problems, 3) develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector, and 4) to guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

The Housing Element of the Comprehensive Plan has several other characteristics that distinguish it from other Plan elements. First, housing is primarily provided by the private sector, and market demand largely dictates the type and location of housing projects. The County's development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. Second, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very low income families, elderly and other disadvantaged groups. Third, the primary criterion for those seeking housing is not local jurisdiction except for those families who can afford to choose a specific location. Factors determining housing selection include personal choice, financial limitation, value, safety and rent.

Much of the planning and coordination of affordable housing services delivery is done through other documents, required as part of State and federal funding programs. As a result the Housing Element does not establish separate targets and approaches, but primarily utilizes the housing needs targets and reflects the strategies identified in the Five-Year Consolidated Plan and supports its efforts to meet the need of very low, low and moderate income households, the homeless and non-homeless special needs populations.

Every five years Palm Beach County is required to submit a Five-Year Consolidated Plan to the US Department of Housing and Urban Development which describes how the County will pursue the overall goals of the community planning and development programs, as well as housing programs. The Consolidated Plan addresses both the unincorporated County and the jurisdiction of the 29 municipalities who possess inter-local agreements with the County for affordable housing and community development purposes. The Palm Beach County Five-Year Consolidated Plan, October 2015–September 2020 (July 2015) identifies affordable housing issues and certain housing program’s expected resources and goals for the period of 2015-2020. In addition, the Consolidated Plan also includes data on substandard housing, special needs populations, homeless populations, and those at risk of homelessness.

Every three years, Palm Beach County is required to submit a Local Housing Assistance Plan (LHAP) to the Florid Housing Finance Corporation as a condition of receiving an annual funding allocation from the State Housing Initiatives Partnership (SHIP) Program. The LHAP establishes the program strategies through which the County will use SHIP funding to serve local housing needs during the three-year period for households with incomes up to 140% of Area Median Income.

The affordable housing needs through the 2020 planning period, as well as data pertaining to rural and farmworker housing and substandard housing, are based on data provided by the Shimberg Center for Housing Studies (University of Florida).

Terms used in the Housing Element are defined in the definitions section of the Introduction and Administration Element of the Comprehensive Plan.

B. Assessment and Conclusions

Housing Affordability

Housing is typically considered to be affordable if monthly rents including utilities, or monthly mortgage payments including property taxes, insurance and utilities ("gross housing costs"), do not exceed thirty percent (30%) of the median adjusted gross annual income for very low, low and moderate income households. Households are considered "cost-burdened" when a household's gross housing cost exceeds thirty percent (30%) of gross household income, resulting in less available income for other necessities such as food, clothing, and transportation. Severe cost burden is the situation wherein a household's gross housing cost exceeds fifty percent (50%) of gross household income. In accordance with typical lending standards, debt-to-income ratios such as front end and back end ratios are also considered when determining affordability. Typical front end ratios allow up to 35% of household income to be committed for mortgage and related expenses, and typical back end ratios allow up to 42% of household income to be committed to the mortgage and all other credit related debt.

The focus of County efforts is on affordable housing options for households in the very low to low income range (0-80% AMI), and on moderate and middle income range workforce housing, which the County's program defines as households from 60% up to 140% of AMI.

Housing Needs for Very Low and Low Income Households

Based on data provided by the Shimberg Center for Housing Studies (University of Florida), approximately 104,245 renter and owner households with very low (0-50% of AMI) and low incomes (50%-80% of AMI) countywide were cost-burdened or severely cost burdened in 2015. Further, the Schimberg Center projects a countywide increase from 2015 through 2025 of 14,278 severely cost burdened households, including 8,288 owners and 5,990 renters.

Workforce Housing Needs

Data provided by the Shimberg Center offer an assessment of housing cost burden estimates for Workforce Housing households with low (60%-80% of AMI), moderate (80%-120% of AMI) and middle incomes (120%-140% of AMI) located in the unincorporated portion of Palm Beach County in 2010, 2015 and 2020.

The 2010 analysis identified that 38,894 households in the unincorporated area experience a housing cost burden of exceeding 30%, or a severe housing cost burden exceeding 50% of their household income. For the period from 2010-2020, the Shimberg Center data identified that an additional 3,897 households located in the unincorporated area will experience a housing cost burden or a severe housing cost burden. From 2010 through 2020 nearly 16% of the households (42,563) within the unincorporated County with low, moderate and middle incomes (60%-140% of AMI) will experience a housing cost burden of exceeding 30%, or a severe housing cost burden exceeding 50% of their household income.

Housing Needs for Special Needs Populations

Special needs populations can include the homeless, the elderly or frail elderly, the physically disabled, persons with mental illness, persons with developmental disabilities, alcohol or other drug addiction, persons with HIV/AIDS and their families, abused/neglected children, victims of domestic violence, veterans, youth aging out of foster care, and ex-offenders. The Community Services Department is the County's lead entity regarding special needs issues and assistance.

The County's 2017 Point in Time Count indicated 1,607 persons were homeless on the day of the county, of which 780 of those individuals were sheltered and 827 unsheltered.

The Shimberg Center estimates that as of 2015 countywide there are 31,866 cost burdened households with a disabled member and income less than 50% AMI.

Need Resulting from Overcrowded and Substandard Units

In addition to addressing the identified demand, efforts are also directed toward maintaining existing housing units through policies to eliminate substandard housing and provide for relocation.

The Shimberg Center's 2015 estimates indicated that countywide:

- 15,344 (2.49%) of the units have more than one person per room (an indication of overcrowding)
- 10,108 (1.9%) of the occupied units in the unincorporated area use no home heating fuel source
- 8,576 (1.3%) of the units lack complete kitchen facilities
- 5,335 (0.8%) of the units lack complete plumbing facilities

Addressing Housing Needs

The Five-Year Consolidated Plan is considered the best available data source to determine the housing needs and targets for Palm Beach County when considering the housing funding that is reasonably expected to be available to the County for the FY 2015-2016 through 2019-2020 time period. The Plan addresses households that will experience cost burden issues in its jurisdiction, both in the unincorporated County and within the 29 municipalities who possess inter-local agreements with the County for affordable housing and community development purposes.

The Department of Housing and Economic Sustainability (HES) administers the Five Year Consolidated Plan and the federal funds covered thereunder, including the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and the Neighborhood Stabilization Programs. These various programs are reflected within the Five-Year Consolidated Plan's estimates of available funding and the housing goals for the period from 2015-2020. Additionally, HES administers the County's Local Housing Assistance Plan which establishes housing strategies and funding allocations for the State Housing Initiatives partnership (SHIP) program.

The County's Planning, Zoning, and Building Department (PZB) administers the Affordable Housing Program (AHP) assisting primarily in serving some of these cost burdened very low and low income (60% of AMI and below) households. With the AHP, builders of residential developments receive certain development incentives in order to provide the housing units attainable to qualified income eligible households for at least 15 years (for-sale) and 30 years (rental).

In addition, Palm Beach County through PZB's Workforce Housing Program (WHP) assists in serving some of the households that will experience cost burden issues. The WHP is designed to serve low and moderate income households (60-120% of AMI) and also middle income (120-140% of AMI) by requiring a component of housing units in new development in certain unincorporated areas of the county be provided for these income groups at rents and sale prices that are to remain affordable for periods of at least 15 years (for-sale) and 30 years (rental).

In September 2008, the Board of County Commissioners adopted the Ten Year Plan to End Homelessness in Palm Beach County. The Plan outlines a strategy to design, fund and develop permanent housing solutions for the County's homeless population. The objective of the Ten Year Plan to End Homelessness in Palm Beach County is to create a local homeless response system that will completely eliminate homelessness in ten years. A key step toward that objective was the 2012 opening of the County's first Homeless Resource Center, located in the City of West Palm Beach, which is designed to provide initial services and short-term housing to homeless persons residing in the County.

There are various agencies and facilities serving special needs populations in Palm Beach County. Some of the providers deal only with a single, discrete population; others may serve multiple populations. Some of the agencies only address only housing and shelter needs, while others may provide a range of services, including advocacy, case management, and direct services.

Geographic dispersal must also be addressed in order to avoid the concentration of affordable housing in specific areas of the County, and at the same time consideration must also be given to the availability of public services and employment opportunities when locating affordable housing.

II. GOAL, OBJECTIVES AND POLICIES

It is the **GOAL** of Palm Beach County to facilitate the provision of an adequate supply of safe, sanitary and affordable housing to meet the needs of the County's residents, with special attention to the needs of very low, and low income households in addition to special needs populations.

OBJECTIVE 1.1 Provision of Affordable Housing

The County through the Department of Housing and Economic Sustainability, shall provide ongoing implementation and monitoring of programs, and shall pursue and secure additional funding sources. The Commission on Affordable Housing shall have responsibilities as defined in the Palm Beach County Affordable Housing Ordinance (Palm Beach County Code, Section 12-242 – Section 14-248).

Policy 1.1-a: For the period 2015-2020, Palm Beach County shall utilize the strategies identified in the Five-Year Consolidated Plan for Palm Beach County in its efforts to meet the need of very low and low income households.

Policy 1.1-b: The Commission on Affordable Housing shall have responsibility for reviewing progress and making recommendations on affordable housing policies in the County through an annual report and special reports in accordance with the Palm Beach County Affordable Housing Ordinance (Palm Beach County Code, Section 12-242 – Section 14-248).

The Department of Housing and Economic Sustainability shall continue to evaluate the County's progress in encouraging affordable housing for very low, low and moderate income persons.

Policy 1.1-c: The Department of Housing and Economic Sustainability shall continue to provide for the administration of local activities related to the State Housing Initiative Partnership (SHIP) program, and the Robert Pinchuck Memorial Affordable Housing Trust Fund (the “Affordable Housing Trust Fund”).

Policy 1.1-d: The Department of Housing and Economic Sustainability shall continue to provide for the administration of formula grants for the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program, and the Neighborhood Stabilization Program. The Community Services Department shall provide administration of the Emergency Solutions Grant Program (ESG).

Policy 1.1-e: The Department of Housing and Economic Sustainability shall pursue additional funding and utilize all available federal state and local programs and resources to meet the housing needs of very low, low, and moderate income households, including rural and farmworker households.

Policy 1.1-f: The County shall continue to expand the housing stock through the utilization of the Affordable Housing Trust Fund and other efforts to identify and secure additional funding sources; including:

The Affordable Housing Trust Fund will continue to provide funding to programs as approved by the Board of County Commissioners and pursuant to the Local Housing Assistance Plan and F.S. 420.975.

Policy 1.1-g: The Department of Housing and Economic Sustainability in coordination with the Planning, Zoning, and Building Department shall provide the ongoing monitoring and tracking of affordable housing units being funded and built through County programs, and the evaluation of progress being made in meeting the current and projected affordable housing need.

Policy 1.1-h: The County shall continue the review and streamlining as needed, of those ordinances, codes and regulations related to the permitting process, in order to continue the reduction of excessive requirements and amend or add other provisions that increase private sector participation in adding to the supply of affordable housing. The County shall designate the Planning, Zoning, and Building Department as the lead agency, with assistance from the Department of Housing and Economic Sustainability, Engineering and other appropriate Departments.

Policy 1.1-i: The County shall inventory all surplus County-owned land and foreclosed properties that could be used to promote affordable housing provision and production. The Property and Real Estate Management Division shall coordinate identification of such lands with municipalities, the Palm Beach County School Board, the South Florida Water Management District and other public land owners in Palm Beach County, to produce a list of viable sites for affordable housing developments and special needs housing, including rural and farmworker households. The County's Property and Real Estate Management Division, in coordination with the Department of Housing and Economic Sustainability, shall be responsible for the review of the inventory. The County may also provide direct land grants to private not-for-profit agencies and may make land available for exchange with developers and property owners, securing land for public purposes while offering exchange sites for affordable housing.

Policy 1.1-j: Planning, Zoning and Building shall establish a Task Force to establish principals and criteria to guide the location and development of single room occupancy units, including accessory apartments, as alternatives for affordable housing in the unincorporated County.

Policy 1.1-k: The County shall increase its effectiveness addressing Housing needs by:

1. designating the Planning, Zoning and Building Department as the lead department for all data efforts for the Housing Element;
2. coordinating housing policy objectives with all County agencies, such as the Department of Planning, Zoning and Building; the Department of Housing and Economic Sustainability, the Housing Finance Authority, and other public and private entities.
3. The County shall also assist and encourage public/private partnerships with private community-based non-profit agencies and other private sector agencies that further County housing policy objectives, in order to improve cooperation among participants involved in housing production and to enhance the feasibility of producing and delivering affordable housing.

Policy 1.1-l: The Department of Housing and Economic Sustainability with the assistance of the Commission on Affordable Housing shall continue to coordinate with the municipalities in the provision of affordable housing within their city limits, to assist

the County with the provision of affordable housing. Among the strategies to be explored are:

1. Tax abatements;
2. Provision of infrastructure for affordable projects by practices such as tax increment financing;
3. Conveyance of public property;
4. Payment into the County's Affordable Housing Trust Fund; and
5. Incentives and interlocal agreements with municipalities that will assist the County with the provision of affordable housing affordable housing units within the Revitalization and Redevelopment Overlay and CDBG Target Areas.

The feasibility of these strategies shall be evaluated and recommendations will be made by the Department of Economic Sustainability in coordination with the Commission on Affordable Housing.

Policy 1.1-m: The Department of Housing and Economic Sustainability with the assistance of Planning, Zoning and Building shall provide for the coordination, outreach and information dissemination of all aspects of the housing delivery system including availability and location of affordable housing assisted with Federal, State, or County funds.

Policy 1.1-n: The County shall provide education-awareness programs, so that the public can gain a better understanding of the need for affordable housing. These programs should also address residents' aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing.

Policy 1.1-o: The County shall preserve affordability of affordable housing units developed through the Workforce Housing Program and the Affordable Housing Program as follows:

1. The Workforce Housing Program will target households with incomes ranging from 60%-140% of area median income.
2. The Affordable Housing Program will target households at or below 60% of area median income.

The Workforce Housing Program and Affordable Housing Program units shall be made available at a rate affordable to the specified income groups, and only to income-eligible households for a period of time to be set forth in the Unified Land Development Code (ULDC). All Workforce Housing Program and Affordable Housing Program criteria shall be subject to the review and approval of the Board of County Commissioners.

Policy 1.1-p: Planning, Zoning and Building shall continue to ensure the Unified Land Development Code contains minimum standards and specifications for the construction of manufactured structures, mobile homes or buildings in residential zoning districts, and include supporting infrastructure and public facilities. To ensure the availability of adequate sites manufactured structures or buildings shall be permitted in all residential zoning districts, subject to the limitations set forth in the Future Land Use Element, and further restricted by the Palm Beach County Unified Land Development Code.

Policy 1.1-q: Planning, Zoning and Building, and the Engineering Department shall provide for the continuation of the Traffic Performance Standards Methodology for affordable housing pursuant to the Transportation Element.

Policy 1.1-r: Planning, Zoning and Building shall encourage through the development review process, affordable and public housing developments to include day care and adult care facilities, and basic accommodations for the provision of job training, empowerment training and entrepreneurial training programs.

Policy 1.1-s: The County shall develop a program to address the housing needs of the elderly and other special needs groups with very low, low, and moderate incomes.

Policy 1.1-t: *Deleted in Amendment Round 03-1*

Policy 1.1-u: *Deleted in Amendment Round 18-B*

Policy 1.1-v: *Deleted in Amendment Round 18-B*

Policy 1.1-w: The County shall identify sites (County owned properties) that are suitable for the Workforce Housing and/or Affordable Housing Programs.

OBJECTIVE 1.2 Substandard Housing

The County shall provide for the elimination of substandard housing through code enforcement and shall establish principles to guide housing conservation, rehabilitation and demolition.

Policy 1.2-a: The County shall provide for increased code enforcement activities and designate the Code Enforcement Division responsible for the following:

1. Provide annual inspections of the housing stock in the County's most blighted unincorporated neighborhoods where code violations are most prevalent; and

2. Provide for continued special concentrated code enforcement activities such as "target area programs" and the utilization of the "Community Support Team", where warranted.

Policy 1.2-b: *Deleted in Amendment Round 18-B*

Policy 1.2-c: The County shall provide for the input and assistance of private, not-for-profit community-based organizations and other private interests to coordinate activities designed to eliminate or rehabilitate substandard housing stock, and shall encourage public/private partnerships to accomplish this objective. The County shall target these activities within its most blighted districts. The Department of Housing and Economic Sustainability shall participate in these activities.

Policy 1.2-d: The County shall continue to permit mixed-use and other innovative reuses, including single room occupancies (SRO's) of the existing housing stock that result in the removal of substandard housing units.

Policy 1.2-e: The County shall facilitate quality affordable housing, through stabilization of neighborhoods and identification and improvement of existing housing and

neighborhoods, including those of historical significance, through rehabilitation and adaptive reuse strategies, in order to increase affordable housing stock.

Policy 1.2-f: Planning, Zoning and Building, shall continue to locate, identify and evaluate additional historically significant housing properties associated with the archeological, architectural, historical, engineering and cultural development of the unincorporated portion of Palm Beach County through the update of its historic sites survey, and list the sites in the Florida Master Site File (FMSF).

Policy 1.2-g: The Department of Housing and Economic Sustainability shall continue to pursue federal and state funding, including CDBG funds, for the rehabilitation or demolition of substandard housing. Allocation of funds from the Affordable Housing Trust Fund should also be provided.

OBJECTIVE 1.3 Relocation Housing

The County shall provide for relocation housing and minimize the displacement of very low and low-income households.

Policy 1.3-a: The County, within its Community Development Block Grant (CDBG) areas, and to the extent required by regulations of the funding sources being utilized (CDBG and/or HOME), and shall assist in the relocation of displaced persons as funds are available. The County shall pursue all available sources of funding to assist in the relocation of those persons of very low and low income.

Policy 1.3-b: The County shall require that developers, following development approval, facilitate the relocation of very low and low income families displaced by a proposed project, through, at a minimum, the provision of information on available, affordable units in the area, to the displaced very low and low income households and service agencies.

OBJECTIVE 1.4 Provision of Special Needs Housing

The County shall provide for the creation and preservation of housing and programs to adequately address the needs of all households with “special needs”, including the homeless, the elderly or frail elderly, the physically disabled, persons with mental illness, alcohol or drug addiction, persons with HIV/AIDS and their families, abused/neglected children, victims of domestic violence, veterans, youth aging out of foster care, and ex-offenders, and including rural and farmworker populations. The County ~~and~~ shall ensure the provision of foster care, group homes and other special needs facilities in a range of land use categories. The efforts indicated in the following policies shall be directed toward the meeting the needs identified by the Palm Beach County Five-Year Consolidated Plan, 2015-2020, the “Ten Year Plan to End Homelessness in Palm Beach County,” and the farmworker housing deficit needs identified by the Shimberg Center in Policy 1.4-a.

Policy 1.4-a: Palm Beach County shall utilize the strategies identified below in its efforts to meet the need for special needs housing. The Shimberg Center (University of Florida) estimates a total of 31,866 cost-burdened households countywide which have a disabled member and income less than 50% AMI, including 16,232 owners and 15,564

renters. The Shimberg Center also estimates a need for 165 multi-family units countywide to meet farmworker housing needs.

1. The Department of Housing and Economic Sustainability ~~and~~ with recommendations from the Commission on Affordable Housing shall continue to help address the county's special needs housing deficiencies by establishing policies and procedures that will provide continued financial assistance to proposed eligible housing projects that will produce affordable rental and homeownership opportunities for households with special needs. Special Needs housing and services shall remain a priority in the Department of Housing and Economic Sustainability's Five Year Consolidated Plan. Also, the Department of Housing and Economic Sustainability shall market its housing assistance programs in order to facilitate participation by eligible special needs individuals and households.

2. The Department of Housing and Economic Sustainability and the Community Services Department shall provide technical and financial assistance to providers of special needs housing and services. Local funding sources shall continue to include the Community Development Block Grant (CDBG) program, the Home Investment Partnership Program, the Emergency Solutions Grant Program (ESG), and the State Housing Initiative Partnership (SHIP) program, and the Affordable Housing Trust Fund. The above mentioned county agencies shall also continue to directly apply for state and federal special needs housing funds when warranted.

3. The Department of Housing and Economic Sustainability and the Community Services Department shall provide coordination and outreach with agencies involved in the development of housing for all special needs populations, including rural and farmworker populations.

4. The Community Services Department shall continue to serve as the County's lead agency for implementation of the Ten Year Plan to End Homelessness in Palm Beach County adopted by the Board of County Commissioners in September 2008.

Policy 1.4-b: The County, through the Building Division and the Department of Housing and Economic Sustainability, where applicable, shall provide for the compliance of housing projects, including special needs housing projects, with the Americans with Disabilities Act (ADA).

Policy 1.4-c: The County shall provide for foster care, group homes and other special needs facilities to be permitted in residential neighborhoods. Farmworker housing is currently permitted in the Agriculture Reserve (AGR), Agriculture Production (AP) and Special Agriculture (SA) land use categories.

Policy 1.4-d: The location of special needs and farmworker housing shall be guided by the following principals and criteria. Special needs housing shall be located in proximity to the appropriate support infrastructure, services and facilities including Palm Tran and existing transportation disadvantaged programs. Special needs housing shall be permitted in all appropriate residential, commercial and institutional land use categories, through the use of group homes, Congregate Living Facilities (CLF's), accessory apartments and rental housing associated with places of worship. Farmworker housing

shall be located in proximity to areas of agriculture employment and shall require a minimum of twenty-five (25) acres. The Planning, Zoning, and Building Department and the Community Services Department, shall be responsible for establishing any additional principles and criteria as may be necessary.

Policy 1.4-e: The Department of Housing and Economic Sustainability, in coordination with the Planning, Zoning, and Building Department shall to the extent feasible provide the ongoing tracking of the number of units being funded and built through both County and private sector efforts, and the evaluation of progress being made in meeting the housing needs of special needs populations.

Policy 1.4-f: *Deleted in Amendment Round 18-B*

Policy 1.4-g: The County shall participate with non-profit agencies and other support groups to plan and coordinate arrangements for low-cost rental housing and non-housing support services such as information services, technical assistance and financial assistance for farmworkers and their families.

Policy 1.4-h: The County shall coordinate with, and use the resources of the State of Florida, United States Department of Agriculture Rural Development, and the Department of Housing and Urban Development to administer programs to improve housing opportunities for farmworkers.

Policy 1.4-i: The County shall continue to provide information and referral services to migrant workers for legal assistance to obtain adequate housing.

Policy 1.4-j: *Deleted in Amendment Round 18-B*

OBJECTIVE 1.5 Concentrations of Affordable Housing

The County shall make adequate provisions to enable the public, private and not-for-profit sectors to provide affordable housing, and shall support the distribution of housing for very low, low, moderate and middle income households, to avoid undue concentrations of very low and low income housing throughout the County through the Workforce Housing Program and the Affordable Housing Program.

Policy 1.5-a: The County shall provide for a sufficient amount of land for residential use to meet future housing needs, including very low, low, and moderate income, and to accommodate the projected population. The Planning Division shall be responsible for analysis and recommendations to the BCC for this task.

Policy 1.5-b: *Deleted in Amendment Round 04-1.*

Policy 1.5-c: *Deleted in Amendment Round 04-1.*

Policy 1.5-d: *Deleted in Amendment Round 18-B*

Policy 1.5-e: The County may provide incentives to increase the presence of moderate, or higher income households within areas of high concentrations of affordable housing. These incentives may include subsidy programs to reduce the purchase cost of units, and/or to facilitate the rehabilitation of housing units.

Policy 1.5-f: The Planning, Zoning and Building Department shall revise the Unified Land Development Code (ULDC) to eliminate processing fees for residential Zoning petitions, which are for the purpose of providing affordable housing units in areas of low concentrations of very low, and low income households.

Policy 1.5-g: The County's mandatory Workforce Housing Program requires new residential developments to provide a percentage of housing units for households with incomes from 60% to 140% of area median income as a means to meet affordable housing needs and to disperse that needed housing in the unincorporated County.

For land use LR1, the PUD density does not apply. The Agricultural Reserve Tier is exempt from this program.

The Workforce Housing development evaluation shall address specific criteria, including but not limited to:

1. Eligible developments must have a minimum number of 10 permitted units;
2. Workforce units can be both rental units and for sale units;
3. Workforce units built on site will be designed to be compatible with the overall development;
4. Workforce units built on-site can be clustered or integrated within the development;
5. Rental unit and resale unit affordability controls shall be guaranteed for a period to be set forth in the Unified Land Development Code (ULDC);
6. Workforce units may be allowed based on location, and land use compatibility, in any of the following land use categories: Commercial (mixed use); Industrial (mixed use); Economic Development Center; Institutional and Public Facilities, Traditional Town Development (TTD); and Multiple Land Use (MLU).

Incentives shall include:

1. For LR-1, LR-2, and LR-3, a density bonus of up to 30%.
2. Traffic performance standards mitigation,
3. An expedited permit, zoning, and land use site plan approval process including engineering plating procedures.
4. A method to effectively offset impact fees and other development fees for the Workforce units only may be included.

Density Bonus Greater than 30%

For land uses MR-5, HR-8, HR-12, and HR-18 a density bonus greater than 30%, up to 100%, shall be permitted when all program criteria are met and the increased density creates no compatibility issues with adjacent properties.

When a density bonus of greater than 30% is sought, the Workforce Housing development evaluation shall address the specific criteria (#1 - 6.) listed above and in addition the following criteria:

1. Eligible developments must be located inside the Urban/Suburban Tier;
2. Developments are required to be located near mass transportation and/or employment centers in order to receive a 100% density increase;

3. Existing very-low and low income concentrations in order to discourage undue concentrations; and
4. Review of County Housing Study Sector.

The specific program criteria including developer incentives will be set forth within the Unified Land Development Code (ULDC).

Policy 1.5-h: The Planning Division shall prepare an annual report that describes all Workforce Housing Program and the Affordable Housing Program activities during the previous year. The annual report shall be provided to the Board of County Commissioners.

Policy 1.5-i: The County shall establish a Affordable Housing Program to allow new residential developments within the Urban/Suburban Tier only, the opportunity to provide housing units for households with incomes at 60% of area median income and below, as a means to meet affordable housing needs and to disperse that needed housing in unincorporated Palm Beach County. Incentives shall be offered that will generally mirror the benefits of the Workforce Housing program criteria. Density bonus units will be allowed only when consistent with Housing Element Objective 1.5 to discourage the undue concentration of very low and low income housing in the County.

Consideration will be given to specific proposals that target households with incomes that crossover both the Workforce Housing and the Affordable Housing Programs. The Agricultural Reserve Tier is exempt from this Program.

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Housing Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	Definitions for affordable housing and Housing Trust Fund	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	Affordable Housing Trust Fund	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-1	Extend date for substandard housing program	4/20/1992	1992-06	5/1/1992	
93-1	Modify Affordable Housing and definitions (very low, low, etc.); revise Commission on Affordable Housing; Housing Trust Fund	6/14/1993	1993-09	6/28/1993	
96-1	Dispersal of low income housing and Voluntary Density Bonus Program	9/26/1996	1996-32	11/22/1996	
96-2	EAR Based amendments - Housing Needs Assessment and Housing Data	12/16/1996	1996-51	1/26/1997	
97-1	EAR Re-write (text and map revisions)	9/22/1997	1997-32	12/3/1997	
97-2	EAR Revisions Adopted (model element format)	11/17/1997	1997-51	1/14/1998	
98-1	Special Needs Housing and Geographic Dispersal	9/16/1998	1998-45	11/12/1998	
99-1	Managed Growth Tier System consistency addition a policy for Planning and HCD to develop policies consistent with the Tier System	8/17/1999	1999-29	10/14/1999	
99-1	To revise concentrations of affordable housing language	8/17/1999	1999-32	10/14/1999	
01-1	MGTS Revisions, including directives to HCD, Planning and the Commission on Affordable Housing, Affordable Housing, Voluntary Density Bonus Program	8/27/2001	2001-45	10/22/2001	
01-2	To revise regarding affordable housing, Voluntary Density Bonus, and TPS	12/5/2001	2001-76	1/28/2002	
02-1	To develop a workforce housing program through new Policy 1.5-c	8/28/2002	2002-53	10/25/2002	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
03-1	To revise housing data collection requirements in Policy1.1-a and to delete Policy 1.1-t regarding the development of policies consistent with the Tier System.	8/21/2003	2003-42	10/27/2003	
04-1	To delete the Voluntary Density Bonus Program and replace with the Workforce Housing Program	8/24/2004	2004-27	10/29/2004	
05-2	To revise Workforce Housing Evaluation Timeframe to one year from three years; to add Objective 4.2, Public Health and Community Design, and associated policy	11/28/2005	2005-55	1/24/2006	
06-1	Workforce Housing	8/21/2006	2006-22	10/23/2006	
08-1	To update references to the Affordable Housing Study and to identify sites for workforce housing	8/21/2008	2008-33	10/17/2008	
08-1	To revise Policy 1.4-c for consistency with special needs housing language in the FLUE	8/21/2008	2008-33	10/17/2008	
09-1	To revise Policy 1.5-g to remove the "Scientific Community Overlay"	8/25/2009	2009-32	10/23/2009	
09-1	To establish the Program and eliminate Workforce Housing and Affordable Housing Programs outside the Urban Service Area	8/25/2009	2009-33	10/23/2009	
13-1	To update data regarding housing needs, change department names, correct scrivener's errors, and modify definitions in the Housing and Intro Admin Elements.	4/25/2013	2013-11	6/8/2013	
18-B	To update Housing Element to revise objectives and policies related to housing programs, references, and to make related changes.	5/2/2018	2018-007	6/21/2018	

** NIE means not in effect - not within element*

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UTILITY ELEMENT

I. INTRODUCTION

A. Purpose

The Utility Element of the Palm Beach County's Comprehensive Plan consists of three Sub-Elements: Potable Water and Wastewater, Solid Waste, and Stormwater Management. The purpose of this Element, per Chapter 163.3177(6)(c), F.S., and Rule 9J-5.011, F.A.C., is to provide for necessary public facilities and services correlated to future land use projections.

B. Assessment & Conclusions

Goals, Objectives and Policies are expressed in each of the Sub-Elements, addressing the County's desire to maximize the use of existing facilities, correct existing deficiencies, promote a more efficient land use pattern, and conserve and protect water resources. Diversified levels of service standards have been adopted in this Element for the purposes of determining capacities, levels of service, and levels of protection. It is the objective of the County to require that services be provided concurrent with development. Level of service standards must be met for issuance of Development Orders.

It is also the objective of the County to protect water resources. The Potable Water and Wastewater Sub-Element addresses the protection and preservation of water resources and water quality, the conservation of potable water and the use of reclaimed water, safe management and disposal of solid and hazardous wastes, and the protection of wellfields and prime aquifer recharge areas.

While each Sub-Element focuses on a specific utility or facilities, all are interrelated, as they are interrelated with other Elements of this Plan. For example, wastewater demand and the necessary capacities are correlated to potable water use. Disposal of treated effluent and solid/hazardous waste has the potential of affecting groundwater quality, as does stormwater runoff found in surface waters. The agriculturally designed drainage system must be sufficient to provide protection for residential structures and septic tanks. Septic tank malfunction and infiltration of waste into the groundwater system is of concern. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

Several regional water supply, surface water management studies, and ecosystem restoration projects are being developed in South Florida. Many of these projects will have a significant impact in Palm Beach County. Among the most critical projects are:

1. The US Army Corp of Engineers Central and South Florida (C&SF) Project Comprehensive Review Study (Restudy), authorized by the US Congress in 1992 and delivered to the Congress July 1,1999. This study will examine structural and operational modifications to the regional water management system to protect the Everglades and the Florida Bay ecosystems and to improve other functions including urban and agricultural water supply and flood control. In

the year 2000, the US Congress gave authorization to implement the study recommendations through the Water Resources Development Act of 2000, which authorized the implementation of the Comprehensive Everglades Restoration Plan (CERP). CERP is to be implemented in the next decades and the Congress authorized the first 1.4 billion dollars for the construction of the first group of priority projects.

2. The SFWMD Governing Board adopted the updated 2013 Lower East Coast (LEC) Water Supply Plan, which includes recommendations for water supply and water resource development projects to help meet the needs of the region through 2030. The Updated Plan also lays out a map to develop a 20-year water supply plan for the region.

3. Other related programs are: the Water Preserve Areas (WPA's) Feasibility Study, which is exploring concepts to capture and store excess surface waters that are normally released to tide via the C&SF Project canal system by back pumping these surface waters to the WPA's; the Comprehensive Water Management Plan for Northern Palm Beach County , which would capture water from the southern L-8 Basin, provide water quality treatment, and route water to the West Palm Beach Water Catchment Area the Loxahatchee Slough and the NW Fork of the Loxahatchee River, when needed; and the Integrated Water Resources Strategy for Southeastern Palm Beach County, which includes improving existing flood control and water supply services for the urban and agricultural areas, water supply augmentation through the use of alternative water technologies, and coordination with regional ecosystem enhancement and land use planning efforts.

In 1994 the Federal and State governments entered into an agreement to settle a Federal lawsuit and the Everglades Forever Act was enacted. The implementation of this act includes the development of Stormwater Treatment Areas (STA's) and the establishment of Best Management Practices (BMP's) in the Everglades Agricultural Area, with the purpose of filtering phosphorus and other detrimental nutrients currently going to the Everglades.

Several Federal and State legislative initiatives and regulatory programs that have been adopted or are currently being discussed, might also have an impact on the surface and groundwater management situation in South Florida and particularly in Palm Beach County. Among them is the 1995 Florida Water Plan (FWP) which includes directives mandating water management districts and other agencies to achieve "Minimum Flows and Levels" (MFL's) for Florida water courses, lakes and aquifers, and also calls for new legislation to strengthen the link between land use planning and water management.

Lake Okeechobee water management actions are guided by a regulation schedule that in part address necessary actions that would be taken in drier years when Lake Okeechobee would be required to meet the water supply needs of agriculture and the public. Recently, water resource managers have determined that the regulation schedule can be improved and have begun the Lake Okeechobee Regulation Schedule Study (LORSS) that includes a two-part approach for developing improved water management guidelines for Lake Okeechobee; short-term and long-term actions. The Short-Term actions involve operational changes only without the benefit of new construction to stabilize the potential for levee failure due to wave run-up and breach during hurricanes or failure due to piping related erosion and levee destabilization. The Long-Term actions will develop a new regulation schedule that will take into account the construction of early Comprehensive Everglades Restoration Plan (CERP) projects, including Acceler8 project

components and related Lake Okeechobee levee improvements. Early coordination with the SFWMD and the Army Corps of Engineers determined serious deficiencies with respect to water supply, documenting a reduction in available storage and inconsistency with state MFL requirements.

Passed by the Florida Legislature on May 2, 2007, the Northern Everglades and Estuaries Protection Program, or Senate Bill 0392/House Bill 7157, expands the existing Lake Okeechobee Protection Program to include the Caloosahatchee River and St. Lucie River watersheds, including the estuaries. This legislation became effective July 1, 2007. The legislation requires the development of restoration plans and schedules, and provides dedicated funding to improve and protect the northern Everglades, including Lake Okeechobee and the two estuaries by setting aside land, constructing treatment wetlands and identifying water storage areas needed to improve the quality, timing and distribution of water in the natural system. This new legislation has the potential to detain water that otherwise would go to Lake Okeechobee in the more northern regions of the South Florida Water Management District making it more difficult to manage water supplies in South Florida, particularly during times of need.

Palm Beach County continues to actively participate in all the above-described projects and will follow the outcome of the several initiatives. In order to provide a more efficient and balanced review of these projects, to develop consolidated and technically sound position statements on the diverse issues, and to identify their potential impact on Palm Beach County, the County Administration created a Water Issues Group. This group includes top administrators, executives and senior professionals from the County's WUD, ERM, PZ&B, and Engineering departments and the County Administration. The County has developed through the WUD a County Water Policy, which is used as a guide to evaluate the diverse initiatives as they become adopted or are finalized, and to help provide more specific position statements. Further analysis of these issues will be reflected in the Utility Support Document and modifications or updates to the Goals, Objectives and Policies might be implemented as needed.

POTABLE WATER & WASTEWATER SUB-ELEMENT

I. INTRODUCTION

Potable Water and Wastewater are required by Chapter 163.3177(6)(c), F. S., and Rule 9J-5.011, F.A.C.

A. Purpose

The Potable Water and Wastewater Sub-Element has as its purpose:

1. To provide for necessary public facilities and services (including fire flow);
2. To establish different levels of service in order to meet a diversified demand;
3. To determine the most appropriate use of the County's water resources to meet current and future urban, environmental and agricultural demands;
4. To determine sound management of wastewater in a manner consistent with federal, state and local law, including methods of disposing of treated wastes and sludge from water and sewer treatment plants.
5. To establish the conditions upon which central potable water and/or wastewater service will be provided, and to identify those areas where public service will not be provided.

B. Assessment and Conclusions

Southeast Florida is a region where appropriate management of water resources is critical for the future sustainability of the region. This region encompasses a fast and steady growing population, some of the most important agricultural industries in the country, and last but not least, a fragile natural environment which includes the Everglades National Park and its supporting regional ecosystem. The region's water resources need to be planned and managed in order to respond to the competing needs of the growing population, the continuation of agriculture and the preservation and enhancement of the region's natural resources.

Palm Beach County is participating in and closely following the diverse regional programs addressing the future of water resources and water supply in the region. Several policies in this sub-element and other elements of the Comprehensive Plan state the need for County participation and monitoring of these regional initiatives.

1. General Findings

In addition to the regional issues indicated above, the most relevant issues relating to Water Supply, Potable Water and Wastewater in Palm Beach County are the following:

a. The unincorporated area of Palm Beach County receives potable water and/or wastewater from multiple providers. This Sub-Element identifies the service areas, capacities, and level of service of each provider. Analysis performed for this Sub-Element determines the impact of the proposed Land Use Plan on each provider's ability to meet future demand. This analysis provides the basis for intergovernmental and government/private provider coordination, to assure the availability of potable water and /or wastewater to meet projected demand. It also

assures the County that needs can be met in the County's own service area.

b. The Sub-Element also provides a strategy to assist the County in meeting the requirements of Chapter 163.3180(2)(a), F.S., to provide required public services, such as potable water and wastewater, concurrently with the demands for those services. This strategy includes a capacity management system, which is necessary because the unincorporated area receives service from a number of providers.

c. The Sub-Element provides information for current and future property owners and developers regarding proposed location, levels of service (LOS), and capacity of potable water and wastewater service.

d. Palm Beach County residents obtain potable water and wastewater services through a variety of service providers. Population living within municipalities received drinking water either from those municipalities, or private franchises or special districts authorized to serve those municipal residents. The exceptions are the municipalities of Greenacres where potable water and wastewater services are totally provided by the Palm Beach County Water Utilities Department; and the Cities of Atlantis, Belle Glade, Boynton Beach, Pahokee, and South Bay as well as Seacoast Utility Authority and Seminole Improvement District where potable water is sold wholesale by Palm Beach County Water Utilities Department.

2. Potable Water Providers

The residents of unincorporated areas of the County receive potable water services from one of the following sources:

a. Eastern Palm Beach County: Palm Beach County Water Utilities Department (PBCWUD); Seacoast Utilities; Village of Wellington, Village of Golf; Town of Jupiter; Village of Palm Springs; City of Lake Worth; City of Boynton Beach; City of Riviera Beach; Village of Tequesta; City of Delray Beach; City of Boca Raton; City of West Palm Beach; Seminole Improvement District; and small private water supply systems.

b. Glades Area (Western Palm Beach County): City of Belle Glade; City of Pahokee; City of South Bay; and small private water supply systems.

c. While most Eastern Palm Beach County drinking water providers rely upon groundwater as the source of raw water (excluding the City of West Palm Beach), the Glades Area municipalities draw water from Lake Okeechobee.

3. Wastewater Providers

Unincorporated residents located in eastern Palm Beach County received sanitary service from one of three types of systems:

a. Central wastewater service, including the Palm Beach County Water Utilities Department (PBCWUD), Loxahatchee River Environmental Control District (ENCON), Seacoast Utilities, Village of Wellington, Seminole Improvement District, City of West Palm Beach, Village of Palm Springs; Village of Golf, City of Lake Worth; City of Boynton Beach; City of Riviera Beach; City of Delray Beach; and City of Boca Raton.

b. Package treatment plant systems serving only one land use or development (such as a mobile home park); or
c. Septic tanks operated and permitted under the provisions of the County's Environmental Control Rule I (ECR I).

A majority of the urban unincorporated areas in the Glades are served by the cities of Belle Glade, Pahokee and South Bay. Significant portions of unincorporated rural residential Palm Beach County including antiquated and unrecorded subdivisions, some of which are growing at a faster rate than other areas in the County rely on septic tanks.

Package treatment plants serving labor camps and sugar industry sites are also present in unincorporated Palm Beach County areas in the Glades. Palm Beach County prohibits the use of package treatment plants in the urban and limited urban service areas, while allowing restricted use of package plants in the Everglades Agricultural Area and in other areas dedicated to agricultural production, in order to provide wastewater service to bonafide agricultural uses and to essential public facilities.

II. GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVISION OF SERVICES

To ensure that potable water and wastewater service in the County Water Utilities Department service area is provided concurrent with development within the Urban Service Area and to foster the provision of these services in unincorporated areas outside the County Water Utilities Department service area, within the Urban Service Area. The provision of service shall be in accordance with the growth management guidelines and allow for water wells, septic or sanitary service in unincorporated areas not served by PBCWUD public utilities, in accordance with the growth management guidelines.

OBJECTIVE 1.1 Service Concurrent with Development

Potable water and wastewater service shall be provided concurrent with development, consistent with adopted regulations in the Unified Land development Code (ULDC) in accordance with s. 163.3180(2)(a) and 9J 5.055(3)(a)1 and 2, F.A.C.. *[163.3180(2)(a), F.S]*

Policy 1.1-a: New development within the County Water Utilities Department service area shall be approved only when adequate water supply and treatment and distribution capacity is available, or provisions are included (as identified in Capital Improvement Element Policies 1.2-g and 1.2-h) for the needed potable water and/or wastewater, or when the developer obligates funds to provide that development's share of capital improvements to any of these systems, as well as the distribution systems within the development as detailed in the Unified Land Development Code. *[163.3180(2)(a), F.S]*

Policy 1.1-b: The County shall not approve developments in unincorporated areas which are served by other potable water and/or wastewater providers unless the following conditions are met:

1. The provider must provide certification to the County that capacity is available to provide service at the adopted level of service, and

2. Public Health Department has verified and approved that capacity is available, and
3. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the service provider.
4. The potable water concurrency provider must provide a written water availability statement indicating an adequate water supply consistent with established level of service (LOS) standards is available to serve the development. At a minimum, the water availability statement shall indicate an adequate water supply is immediately available and all required delivery infrastructure shall be fully constructed and operable prior to the issuance of the County Building Department Certificate of Occupancy.

Policy 1.1-c: The County shall continue to annually approve a capital improvement program based on the five year program adopted by the Board of County Commissioners, which shall obligate funds for improvements to the County's water treatment and distribution system, and the wastewater collection and treatment system consistent with local, state and federal regulations.

Policy 1.1-d: The County has amended its Unified Land Development Code and shall continue to operate a Capacity Management System and maintain an "Approved Projects Database", to ensure that all service providers will have adequate capacity to serve new development at the time that such development requires service. The Capacity Management System shall include, but not be limited to developer agreements, or other legally binding instruments, to be executed between developer and provider, certifying that appropriate arrangements have been made to reserve capacity for a specified time period. These agreements must be enacted prior to issuance of development orders by the County.

Policy 1.1-e: The County shall continue to provide a report form to each provider for use in furnishing concurrency responses, documenting the amount of capacity obligated for a particular proposal in the unincorporated area, and the amount remaining. In addition, the County shall request an annual capacity report summarizing the total amount of capacity obligated and remaining available for that service provider's entire system. The annual report will be used to monitor the Capacity Management System, and to prepare the Evaluation and Appraisal Report (EAR).

Policy 1.1-f: The County shall accomplish intergovernmental coordination with the numerous municipalities, special districts, and utility providers of Palm Beach County through the utilization of the Concurrency Management System. ***Cross Reference:*** *See Intergovernmental Coordination Element Policy 4.1-a.*

OBJECTIVE 1.2 Potable Water - Levels of Service: Capacity

Level of service standards for potable water shall be adopted for purposes of determining capacities required for issuance of development orders, pursuant to Capital Improvement Policies 1.2-d and 1.2-e in the Capital Improvement Element. Concurrency for potable water may be satisfied through an Urban or Rural Level of Service Standard depending upon the Service Area designation. A centralized potable water utility system represents the Urban Level of Service. An on-site water-well represents the Rural Level of Service. The Urban, Limited Urban, and Rural Service Areas are depicted on the Service Areas Map", included in the Official Comprehensive Plan Map Series and defined in Land Use Goal 3.

Policy 1.2-a: The minimum levels of service within the Urban Service Area shall be those described in Table 1: Minimum Level of Service Standards for Potable Water.

Policy 1.2-b: The minimum level of service for single lots of record in the urban service area, which represent infill development, is a water well permitted in accordance with State and local regulations as administered by the Palm Beach County Health Department. It is required by ECR-II, however, that new construction must connect to public water if available. The criteria for availability is defined in ECR-II, Article 15.B of the ULDC.

Policy 1.2-c: Design for additional capacity shall begin when 80 percent of facility capacity is demanded, and construction of additional capacity shall begin when 90 percent of facility capacity is demanded in order to guarantee provision of more than the minimum level of service. Systems approaching build out shall be exempt from this requirement. Systems approaching build out are defined to be systems that are built to the ultimate capacity required to accommodate all projected growth within the system's service area.

Policy 1.2-d: All improvements for replacement, expansion or increase in capacity of facilities within the Palm Beach County Water Utilities Department service area shall be compatible with adopted level of service standards for facility design as required by federal and state regulations. ***Cross Reference:*** *See Utilities Support Document, Section IV(I)(5), for an analysis of the difference between level of service for facility design, and the adopted level of service for unit of demand used for concurrency purposes.*

Policy 1.2-e: Palm Beach County shall continue the water service improvement program of replacing 4" lines with 6" lines to provide adequate fire flow in older developed portions within its service area.

Policy 1.2-f: The minimum level of service within the Limited Urban Service Area shall be either an on-site potable water-well or a potable water utility system. If a centralized potable water utility system is utilized, then the standards described in Table 1: Minimum Level of Service Standards for Potable Water shall apply. If a new utility provider is utilized Table 1 shall be amended to accurately reflect the appropriate level of service which shall be met in the area.

Policy 1.2-g: The minimum level of service for development within the Rural Service Area, shall be an onsite potable water-well permitted and operated in conformance with State and County regulations. There shall be no minimum levels of service for fire flow or storage in the Rural Service Area.

OBJECTIVE 1.3 Wastewater - Level of Service: Capacity

Level of service standards for wastewater shall be adopted for purposes of determining capacities required for issuance of Development Orders, pursuant to Capital Improvement Policies 1.2-d and 1.2-e. Concurrency for wastewater service may be satisfied through either an Urban or a Rural Level of Service Standard, depending upon the Service Area designation. A centralized wastewater system represents the Urban Level of Service; an onsite sewage treatment and disposal system represents the Rural Level of Service. The Urban, Limited, and Rural Service Areas are depicted on the Service Areas Map, included in the official Comprehensive Plan Map Series and defined in Land Use Goal 3.

Policy 1.3-a: The minimum level of service within the Urban Service Area shall be those contained in Table 2 - Minimum Level of Service for Wastewater.

Policy 1.3-b: In the urban service area, the minimum level of service for single lots of record which represent infill development is a septic tank permitted in accordance with State and local regulations as administered by the Palm Beach County Health Department; however, connection to public sewer is required when available. The criteria for availability is defined in ECR-I, Article 15.A of the ULDC.

Policy 1.3-c: The PBCWUD shall prepare a capacity analysis for each of its wastewater treatment plants in accordance with State and Federal regulations. The analysis shall be updated annually when a capacity increase is necessary within the next 10 years. Design for additional capacity in the PBCWUD service area shall begin before a facility is 4 years away from the need for on-line capacity expansion as determined by a capacity analysis. Construction permitting of additional capacity shall be initiated at least 3 years before on-line capacity is required, and construction shall be complete and an operating permit application submitted to DEP at least 6 months prior to when initial capacity is exceeded. As the system approaches build out, it shall be exempt from this requirement. Systems approaching build out are defined to be systems that are built to the ultimate capacity required to accommodate all projected growth within the system's service area.

Policy 1.3-d: The minimum level of service within the Limited Urban Service Area shall be an "on-site sewage disposal system" permitted in accordance with State and local regulations as administered by the Palm Beach County Public Health Department or a centralized wastewater system. If a centralized wastewater utility system is utilized, then the standards described in Table 2: Minimum Levels of Service for Sanitary Sewer shall apply. If a new utility provider is utilized Table 2 shall be amended to accurately reflect the appropriate level of service which shall be met in the area. *Note: The words "on-site sewage disposal system" should correctly read "on-site sewage treatment and disposal system". This scrivener's error will be corrected in Amendment Round 00-1.*

Policy 1.3-e: The minimum level of service for development, within the Rural Service Area, is an "onsite sewage treatment and disposal system" permitted and operated in conformance with State and County regulations, as permitted by the Public Health Department. Development Orders shall not be issued if there is a demonstrated public health hazard in the area.

Table 1
Minimum Level of Service Standards for Potable Water
(Policy 1.2-a)

Facility	**Potable Water** (1)	**Fire Flow** (2) Residential/Commercial	**Storage** (3)
Palm Beach County Water Utilities Department	126	1,000 /1,500-5,000	2/3 ADF of System
Seacoast Utility Authority	191	1,000 /1,500-5,000	2/3 ADF of System
Village of Wellington	131	1,000 /1,500-5,000	2/3 ADF of System
Town of Jupiter	170	1,000./1,500-5,000	2/3 ADF of System
City of Riviera Beach	195	1,000 /1,500-5,000	4.0 million gallons
Village of Palm Springs	194	1,000 /1,500-5,000	2/3 ADF of System
City of Lake Worth	170	1,000 /1,500-5,000	5.9 million gallons
City of Boynton Beach	177	1,000 /1,500-5,000	10.3 million gallons
City of Delray Beach	276	1,000./1,500-5,000	2/3 ADF of System
City of Boca Raton	350	1,000 /1,500-5,000	2/3 ADF of System
Village of Royal Palm Beach	135	1,000 /1,500-5,000	2/3 ADF of System
City of Belle Glade	91	1,000 /1,500-5,000	2/3 ADF of System
City of Pahokee	86	1,000 /1,500-5,000	2/3 ADF of System
City of South Bay	150	1,000 /1,500-5,000 .	2/3 ADF of System
Seminole Improvement District	540(4)	1,000 /1,500-5,000	100% ADF of System
Village of Tequesta	3.9 (5)	1,000 /1,500-5,000	100% ADF of System
City of West Palm Beach	47(5)	1,000 /1,500-5,000	100% ADF of System

1. In gallons per capita per day (gpd). Source: Utility Providers, 2002
2. Requirements for Fire Flow in PBC. Source: Fire Rescue Ordinance # 98-29 / In gallons per minute (gpm)
3. ADF stands for "Average Daily Flow" of the system
4. In 000 gallons per day (gpd). The District has 4-5 residents and a water and sewer system that currently serves non-residential uses: three schools, a shopping center, a citrus packing plant and Lion Country Safari. Source: Seminole I.D., Feb 2002.
5. Capacity in MGD

Table 2
Minimum Level of Service Standards for Wastewater
(Policy 1.3-a)

Facility	Wastewater (1)	Effluent	Sludge
Palm Beach County Water Utilities Department	85	Per EPA/DEP	Per DEP/SWA
City of Boca Raton	215	Per EPA/DEP	Per DEP/SWA
City of Delray Beach	130	Per EPA/DEP	Per DEP/SWA
City of Boynton Beach	110	Per EPA/DEP	Per DEP/SWA
City of Riviera Beach	135	Per EPA/DEP	Per DEP/SWA
City of West Palm Beach	55(3)	Per EPA/DEP	Per DEP/SWA
Village of Royal Palm Beach	85	Per EPA/DEP	Per DEP/SWA
Village of Palm Springs	75	Per EPA/DEP	Per DEP/SWA
City of Lake Worth	100	Per EPA/DEP	Per DEP/SWA
City of Belle Glade	101	Per EPA/DEP	Per DEP/SWA
City of Pahokee	108	Per EPA/DEP	Per DEP/SWA
City of South Bay	150	Per EPA/DEP	Per DEP/SWA
Loxahatchee River District	108	Per EPA/DEP	Per DEP
Seacoast Utility Authority	107	Per EPA/DEP	Per DEP
Village of Wellington	96	Per EPA/DEP	Per DEP/SWA
Seminole Improvement District (2)	60 (2)	Per EPA/DEP	Per EPA/DEP

1. Gallons per Capita per Day (gpd). Source: Service Providers 2000
2. In 000 gallons per day (gpd). The District has 4-5 residents and a water and sewer system that currently serves non-residential uses: three schools, a shopping center, a citrus packing plant and Lion Country Safari. Source: Seminole I.D., Feb 2002.
3. Capacity in MGD

OBJECTIVE 1.4 Potable Water - Level of Service: Quality

The following level of service standards for potable water quality are hereby adopted for compliance with federal and state laws and regulations. The County shall continue to comply with ECR II requirements to meet local regulations.

Policy 1.4-a: The County shall upgrade treatment processes to provide aesthetically pleasing water, while meeting all EPA, DER and ECR II requirements. The County shall implement improvements necessary for filtration, disinfection, trihalomethanes and other regulated contaminants. Programmed improvements include: addition of ozone disinfection to existing lime-softening treatment plants, improvements in filtration and construction of a low-pressure reverse osmosis facility.

OBJECTIVE 1.5 Service Improvements

In order to promote public health, safety, and welfare, and to make the best use of existing capacity, the County shall encourage the conversion of well and/or septic tank users within the Urban Service Area to central water or Wastewater facilities. Through an assessment process the construction or reconstruction of water and/or sewer lines will improve the distribution of water and collection of Wastewater. The assessment program shall provide an affordable financial vehicle for the continuing program to improve water and wastewater facilities upon properties specifically benefiting from such improvements.

Policy 1.5-a: Palm Beach County shall continue to offer the utility assessment program to areas lacking service within the Palm Beach County Water Utilities Department service area. The utility assessment program is a voluntary program requiring petition for service by at least 51 percent of the homeowners. Candidate areas for service through this program shall be identified based on a continuing evaluation of need.

OBJECTIVE 1.6 Conditions for the provision of potable water and/or wastewater and for the correction of existing and potential deficiencies

Potable water, wastewater, and/or reclaimed water shall be in order to protect public health, make the best use of available capacity and discourage urban sprawl.

Policy I.6-a: The County shall provide central water and sewer service to those developed unincorporated areas where it has been determined by Palm Beach County Health Department (PBCHD) that use of private wells and/or septic tanks poses a health threat.

1. PBCHD shall identify those areas where a public health emergency exists or is imminent due to failing septic tank systems. Upon notification of emergency the utility with jurisdiction over the identified area shall implement steps to extend water and/or sewer service to the affected areas.
2. PBCHD shall identify those areas where use of private wells and/or septic tanks presents potential health problems; a priority shall be assigned based on health risk factors. Within one year of identification, the County shall determine the cost of providing central service, identify the sources of funds, and establish a timetable for provision of service based on the priority assigned by the PBCHD; the County shall also identify intergovernmental mechanisms needed to address

areas not located in PBCWUD service area, and funding mechanisms for economically depressed areas in need of service.

Policy 1.6-b: Designation of areas within the PBCWUD service area that require emergency wastewater and/or potable water service due to public health threats caused by illegal disposal of hazardous waste, storm damage to individual systems, or other circumstance, shall involve notification of Palm Beach County by the PBCHD. Funding for such emergency actions shall come from the General Fund, and the County shall seek to recover costs by identifying potentially responsible parties.

Policy 1.6-c: The County shall coordinate with representatives from the Special Districts, to ensure that District plans are compatible with the County's Comprehensive Plan, in compliance with Paragraph 189.415, Chapter 189, F.S., and with 9J-5.015 (3)(b) 1, F.A.C. The coordination called for is to make sure that Special District plans, programs and projects are consistent with the County's Comprehensive Plan, in particular with the Growth Management Strategies specified in the Future Land Use Element of the Plan, and the service delivery objectives and policies in the Future Land Use and Utility Elements of the Plan.

Policy 1.6-d: At the time of submittal of a land use amendment the applicant shall notify the Planning Division, and the Public Health Department if a central water utility or sanitary sewer service is proposed anywhere in unincorporated Palm Beach County, outside the Urban Service Area.

OBJECTIVE 1.7 Rehabilitation of the Sewer System

Palm Beach County shall identify areas within its service area in need of rehabilitation and/or replacement, and shall program these improvements with funds through the Capital Improvement Element.

Policy 1.7-a: The County shall continue to rebuild and upgrade older pump stations and equip stations with remote telemetry for control and monitoring, as identified in the Capital Improvement Element.

Policy 1.7-b: The County shall reduce and/or eliminate infiltration/inflow in the Wastewater system through replacement and/or rehabilitation of lines and manholes. Annual identification of areas in need of such rehabilitation shall be continued.

OBJECTIVE 1.8 Package Treatment Plants

Palm Beach County shall regulate the location of package treatment plants and shall limit their use to serve development required to balance the land uses in a given locale.

Policy 1.8-a: The use of package treatment plants shall be prohibited within the Urban Service Area.

Policy 1.8-b: Package treatment plants shall be prohibited in the Limited Urban Services Area, except for:

1. the United Technology Corporation Protection Overlay;

2. the North County General Aviation Facility; and
3. for use by schools, if determined appropriate on a case by case basis.

Policy 1.8-c: In the Everglades Agricultural Area, and other land dedicated to agricultural production in unincorporated Palm Beach County, the use of package plants shall be limited to serve essential public facilities and bonafide agricultural uses.

Policy 1.8-d: All package treatment plants shall be maintained by the Water Utilities Department, special district, or by the public utility that has legal authority for providing potable water or sanitary sewer services in the area; or by a tri-party agreement between the developer or the affected bona fide agricultural use, Palm Beach County, and a special district.

GOAL 2 WATER AND GROUNDWATER PROTECTION

It is the GOAL of Palm Beach County to promote the conservation and protection of surface and groundwater resources with the purpose of securing future water supplies for urban and agricultural users and for the preservation and enhancement of the regional ecosystem.

OBJECTIVE 2.1 Water Conservation

Palm Beach County shall implement procedures and programs to conserve water through reuse, and other methods, consistent with federal, state and regional policy plan goals and regulations.

Policy 2.1-a: Palm Beach County encourages and promotes the use of innovative and alternative technologies to augment water resources including: conventional reclaimed water irrigation piping systems, constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge and indirect reuse systems.

Policy 2.1-b: The County shall require the use of Irrigation Quality (I.Q.) reclaimed water for irrigation in any development within the Palm Beach County Water Utilities Department Mandatory Reclaimed Water Service Area (MRWSA) or where a reclaimed water main is within 300 feet of the property to be developed.

1. The MRWSA shall correspond to the area surrounding the Southern Region Water Reclamation Facility on Hagen Ranch Road in suburban Delray Beach *(See detailed description of this area on page 3, item 4, of the Utility Element Support Documents)*
2. In the future the County may create a new MRWSA to correspond to the area surrounding the Central Region Water Reclamation Facility at the former Century Village Wastewater Treatment Plant in suburban West Palm Beach.
3. If all or a portion of any new development or project falls within the MRWSA, the entire development or project shall be required to use reclaimed water service.
4. No new customer shall construct or use a new irrigation system which does not use reclaimed water where reclaimed water service is available.
5. Not withstanding the above requirements, other customers may connect to the reclaimed water system with the approval of the Department.

Policy 2.1-c: Palm Beach County shall implement land development regulations that require proper plant selection and siting, preservation of existing native vegetation and use of native plants, efficient irrigation systems (example: xeriscaping), and appropriate maintenance procedures.

Policy 2.1-d: The County shall require manual operation of all irrigation systems or automatic systems with sensors, in order to eliminate irrigation cycles during rain or when ground is saturated.

Policy 2.1-e: The County shall coordinate with the South Florida Water Management District (SFWMD) in the development of the County's Water Supply Plan. The County shall coordinate with the SFWMD in development of a plan, which will provide adequate water for the conservation, and restoration of native ecosystems, agricultural, domestic, public water supply, and industrial needs. The County shall participate on the Lower East Coast Regional Water Supply Plan (LEC) Advisory Committee, local water supply plans, and other committees essential to Palm Beach County's interest. The County shall also coordinate with the public and private sectors, major utilities and municipal providers, and with water control and special districts, which manage water resources in the development of local water supply plans. ***Cross-Reference:*** *For more information on the water supply issue and its importance to the future of water resources in the County, see the Conservation Element data and analysis sections and Policies 3.1-a through 3.1-g, under Objective 3.1.*

Policy 2.1-f: Palm Beach County shall encourage water conservation programs as directed by various public and private agencies and organizations, through the distribution of information prepared by those entities.

Policy 2.1-g: Palm Beach County shall promote the prohibition of water-only meters used strictly for irrigation, where reasonable alternative irrigation sources exist, by providing information on this issue to other utility providers.

Policy 2.1-h: The Palm Beach County Water Utility Department shall promote water conservation through the use of increasing block utility rate structures by providing information on this issue to other utility providers.

Policy 2.1-i: Palm Beach County shall pursue a long-term goal of a water consumption rate of 150 gallons per capita per day and shall structure water rates to support this goal. Palm Beach County shall urge all providers to adopt this goal and similarly restructure their rate schedules, in order to achieve water conservation.

OBJECTIVE 2.2 Groundwater Protection

Palm Beach County shall continue to enforce local regulations designed and adopted to prevent groundwater degradation, and to protect water and groundwater resources, such as the Wellfield Protection Ordinance, Environmental Control Rule I (ECR-I), Environmental Control Rule II (ECR-II), and the Turnpike Aquifer Protection Overlay District (TAPO).

Policy 2.2-a: Cones of influence of wellfields shall be identified on the Wellfield Zone of Influence map as areas where use of regulated substances is restricted. The map is maintained by Palm Beach County ERM, which is the agency that administers the Wellfield Protection Ordinance. ***Cross Reference:*** *See Conservation Policies 3.1-j through 3.1-l.*

Policy 2.2-b: New uses or developments, or non-conforming uses and developments proposed for expansion, located within the Turnpike Aquifer Protection Overlay (TAPO) District and designed for the purpose of storing, handling or processing of regulated substances, as defined by the Unified Land Development Code, shall comply with the requirements of the Wellfield Protection Ordinance restrictions for zone 3. ***Cross Reference:*** *See Conservation Element Policy 3.1-i.*

Policy 2.2-c: The County and the Palm Beach County Health Department shall continue to enforce the provisions of Article 15 of the ULDC - Public Health Department regulations. In particular, Article 15.A.3 of Environmental Control Rule I, which sets the general provisions for construction, use and abandonment of on-site sewage treatment and disposal systems; and Article 15.A.4 addressing permits, permit conditions and approvals of such systems. ***Note:*** *For an expanded analysis see the Utilities Support Document*

GOAL 3 WATER SUPPLY PLANNING

It is the GOAL of Palm Beach County to promote the water supply planning and to coordinate with applicable agencies during the planning process.

OBJECTIVE 3.1 Water Supply Planning

Palm Beach County shall plan for future water supplies through the adoption and scheduled updates of a Water Supply Work Plan and incorporate the alternative water supply projects identified in the South Florida Water Management Districts regional water supply plan or proposed by the County under pursuant to the requirements for water supply planning under Chapter 373 of the Florida Statutes.

Policy 3.1-a: The County shall coordinate future revisions of the regional water supply plan through comprehensive plan amendments, as required by state law.

Policy 3.1-b: The County's 10-Year Water Supply Work Plan dated December 5, 2014 is adopted by reference and established to meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The County shall initiate revisions to the Work Plan and Comprehensive Plan for consistency with the County's Water Use Permit renewals at a minimum every 5 years or within 18 months after the SFWMD approves an updated regional water supply plan. The raw water supplies that will be needed during the 10-Year period to satisfy projected needs are depicted in Table 3.1-b-1. ***Cross-Reference****: For the complete 20-year Water Supply Facilities Work Plan see the Potable Water & Wastewater Support Documents.*

Table 3.1-b-1
Facility Capacity Analysis for Palm Beach County

Facility Capacity Analyses	2010	2015	2020	2025
Population Served[1]	466,951	550,731	609,786	653,294
Demand per Capita (gpd)[2]	115	115	115	115
Contracted FW Bulk Water (mgd)	9.3	8.3	8.3	9.3
Total Finished Water Average Daily Demand (mgd)	63	72	78	84
Total Raw Water Average Daily Demand (mgd)[3]	**74**	**84**	**92**	**99**
Available Raw Water Facility Capacity (mgd)[4]	123	134	135	135
Raw Water Facility Capacity Surplus (Deficit)[5]	49	50	43	36
Permitted Raw Water Allocation (mgd annual average)[6]	97	97	97	97
Surficial Aquifer ADF Withdrawal (mgd)[7]	67	78	85	92
Permitted Surplus (Deficit)[8]	**30**	**19**	**12**	**5**

1. Population Served represents projected retail customers and self-served conversions, Table 5-4.
2. Demand per Capita based upon population served.
3. ADF raw water = 1.17 * ADF FW (per historical and capacity based analyses)
4. Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.
5. Calculated by subtracting average daily demand from available facility capacity.
6. Permitted allocation from Permit #50-00135 and Permit #50-06857-W.
7. Values do NOT reflect offsets from alternative water supplies as further documented in Section 8.
8. PBCWUD is projecting to meet and exceed the AWS requirements contained in Permit #50-00135 as presented in Tables 8.2 and 8.4.

Policy 3.1-c: The County Water Utilities Department shall coordinate with other water utility providers, including municipalities, public and private utilities, regional water supply authorities, special districts, and the South Florida Water Management District to encourage the planning and development of multi-jurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies. *[163.3177(6)(c), F.S.]*

Policy 3.1-d: The County Water Utility Department shall coordinate with the potable water and sanitary sewer providers within the County, including municipalities, public and private utilities, and special districts, to coordinate the development of consistent water supply plans and considering the SFWMD's regional water supply plan approved pursuant to Chapter 373 of the Florida Statutes. *[163.3177(6)(c), F.S.] Cross Reference: Please also refer to the Intergovernmental Coordination Element.*

Policy 3.1-e: The County shall coordinate with the South Florida Water Management District and other entities to assist with implementation of the provisions of the Regional Water Plan, CERP and other regional water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments, to monitor activities that may result in the degradation or over-utilization of potable water resources, and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-f: The County shall coordinate with the South Florida Water Management District and other entities to facilitate flexible site designs within and adjacent to the East Coast Buffer area, through mechanisms such as flexible site development provisions that protect, enhance, and are compatible with the functions of the East Coast Buffer area. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-g: The County shall coordinate with the South Florida Water Management District and other entities to encourage wetland mitigation, environmental protection, and water management efforts that support and optimize the functions of the East Coast Buffer and the Water Preserve Areas. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-h: The County shall coordinate with the South Florida Water Management District and other entities to give priority to water supply for native ecosystems and other areas with significant plant and animal life. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-i: The County shall coordinate with the South Florida Water Management District and other entities to encourage and support a coordinated regulatory and programmatic approach for protection of aquifer recharge areas and for environmental protection efforts. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-j: The County shall implement the regulations of the Unified Land Development Code, especially the environmental threshold reviews, wellfield protection provisions, and the Turnpike Aquifer Protection Overlay provisions to protect aquifers through water conservation and preservation of the functions of aquifer recharge areas. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-k: The County shall enforce the provisions of the Wellfield Protection Ordinance. The use handling, production, and storage of regulated substances shall be prohibited in Zones 1, 2, 3, and 4, unless the facility or business qualifies for a General or Special Exemption and/or obtains an operating permit under the provision sof the Ordinance. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

Policy 3.1-l: The County shall develop future wellfields consistent with the Wellfield Protection Ordinance and the Turnpike Aquifer Protection Overlay District, when it can be determined through hydrologic testing that such operation would not adversely affect the natural resources or other management objectives of these resources. *Cross Reference: Please also refer to the policies under Goal 3 of the Conservation Element.*

STORMWATER MANAGEMENT SUB-ELEMENT

I. INTRODUCTION

The Stormwater Management Sub-Element is a requirement of Chap. 163.3177(6)(c), F.S., and Rule 9J-5.011, F.A.C.

A. Purpose of the Sub-Element

The Sub-Element addresses Stormwater and surface water management in Palm Beach County, including identification of drainage systems, characteristics, problems and needs.

This Sub-Element pulls together studies and plans of the County's drainage, water control, improvement and water management districts. From this, recommendations are made regarding drainage facilities and surface water management, to ensure protection of developed areas from flooding and prevent damage to critical environmental resources.

B. Principal Findings and Plan Approach

1. Capacity constraints of the Primary Surface Water Management System

A major consideration throughout this Sub-element is that the existing primary surface water management system is expected to remain essentially fixed in capacity. The primary surface water management system includes components of the Central & South Florida Project and classified surface waters of the State located in Palm Beach County. The various jurisdictions in the County must coordinate efforts in order to provide acceptable levels of protection under this constraint. The future of Stormwater and surface water management in the County will be dependent on allocating drainage/runoff discharge in a fixed system. While such discharges are under the permitting jurisdiction of the South Florida Water Management District and the existing twenty drainage, water management and improvement districts operating in the County, Palm Beach County is charged with regulating the on-site secondary and tertiary systems. Site-specific drainage designs, requiring retention/detention and other non-structural techniques, will be the focal point of the County's campaign.

2. The Central and South Florida Restudy

The US Army Corp of Engineers Central and South Florida (C&SF) Project Comprehensive Review Study (Restudy), authorized by the US Congress in 1992 and delivered to the Congress July 1,1999. This study examines structural and operational modifications to the regional water management system to protect the Everglades and the Florida Bay ecosystems and to improve other functions including urban and agricultural water supply and flood control. In the year 2000, the US Congress gave authorization to implement the study recommendations through the Water Resources Development Act of 2000, which authorized the implementation of the Comprehensive Everglades Restoration Plan (CERP). CERP is to be implemented in the next decades and the Congress authorized the first 1.4 billion dollars for the construction of the first group of priority projects. As result of these modifications, there is the potential for enhancing flood protection and improving the surface water management system in Palm Beach County.

3. Stormwater quality management

Stormwater quality is addressed in Palm Beach County primarily through the National Pollution Discharge Elimination System (NPDES) permitting program. The County and 39 other entities jointly applied for a permit in 1995. The permit requires that stormwater discharges from areas of new development, significant redevelopment and roadways shall not cause or contribute to violations of State Water Quality Standards.

An initial five year monitoring period is required by the NPDES permit. Analysis of data collected during the monitoring period must determine whether existing water quality standards for stormwater discharge are adequate to protect water quality within the classified receiving water bodies. The results will be used to determine if land development regulations should be modified to require reduced discharge or improved treatment of stormwater from areas of new urban development, or if retrofitting is needed in identified existing problem areas.

C. Definitions and Technical Concepts

1. Drainage

Drainage may be described as the component of surface water management related to removal of surplus water from areas where the presence of such surplus is incompatible with beneficial land uses.

2. Functional classification of drainage systems

For planning purposes, surface water management and drainage facilities may be divided into three general functional categories of interacting systems: primary, secondary and tertiary.

a. **Primary Systems:** The "primary system" consists of classified surface waters of the State including canals and/or natural watercourses providing final conveyance of overall drainage basin flows to the ocean or major inland water bodies. This is the outlet system for the basin. Capacity is essentially fixed by original design as well as natural, economic and environmental constraints that preclude significant upgrading or expansion. In Palm Beach County, the South Florida Water Management District holds permitting and operational jurisdiction over this portion of the system along with various Drainage Districts authorized by Chapter 298, F.S.

b. **Secondary Systems:** The "secondary system" consists of a broad range of facilities for treatment and/or control of runoff generated by defined areas of specific land uses. Outflows from such systems are normally subject to positive structural control requirements and permit limitations on their discharge to the primary system. These facilities are generally designed to control area surface and groundwater elevations and maintain the quantity and quality of developed area runoff at pre-development levels, or as otherwise required to mitigate adverse impacts on classified receiving waters. The secondary system includes "on-site" storage facilities, providing Stormwater treatment and control prior to discharge from individual development projects, as well as "off-site" facilities, operated by Chapter 298 Districts or other public agencies to provide comparable treatment of combined runoff from multiple project sites.

c. **Tertiary Systems:** Storm sewers, swales, gutters and site grading comprise the "tertiary system" for immediate drainage of streets and developed areas. The major design consideration is rapid removal of Stormwater from structures and areas of land uses subject to damage or disruption by inundation. These facilities must be capable of continuous, reliable performance, with minimal interruption for maintenance. Although such facilities are normally designed solely for conveyance, with little or no capacity for treatment and control of runoff, maximizing the use of overland flows across vegetated pervious areas such as grassed slopes and swales may provide a significant degree of infiltration and sediment removal, reducing the capacity required for secondary system facilities.

3. Levels of Protection Standards

As established in this Sub-Element, these standards represent degrees of protection provided for various development features expressed in terms of storm events to be accommodated by the applicable drainage facilities. As a result, these standards are levels of protection to be provided at development design of on-site Stormwater management facilities, and do not constitute levels of service standards to be provided by off-site (public) conveyance facilities. They include site performance standards used as minimum design requirements for tertiary drainage systems (See Policy 1.1-a, Table 1); and minimum requirements for on-site secondary drainage systems for discharge control and treatment of Stormwater runoff, based on criteria of the agency having jurisdiction over the receiving waters (See Policies 1.1-b and 1.1-c).

4. Measurement of Storm Events: return period and duration of rainfall

Since the possible combinations of rainfall rate and duration are essentially limitless, rainfall records for a given geographic area are grouped according to the statistical probability that a given average rate of rainfall (intensity) will be equaled or exceeded for a given period of time (duration). As a convention, probability is expressed in terms of the number of years (return period) expected between recurring storms of a specific intensity and duration or, more properly, that the probability of such a storm occurring in any single year is one divided by the return period. For example, if a two-hour rainfall at an average rate of at least three inches/hour is expected to occur once in five years (or has a one-fifth chance of occurring in any given year), such a storm would be expressed as a "five-year, two-hour storm of three inches/hour." The capability of a drainage system to dispose of runoff is commonly expressed in terms of the maximum storm event from which runoff can be conveyed or stored by the component facilities in a desirable manner.

Specifying the return period and duration of rainfall to be handled by a drainage facility establishes the degree of protection that the facility can be expected to provide. That is, the chance of overloading a facility designed to accommodate runoff from a five-year, two-hour "design storm" is one in five, while the chance of satisfactory performance is four in five, in any given year for a storm lasting two hours. Since it is neither economically nor technically feasible to provide absolute protection from all storms, the greater the potential threat to life and property if a drainage system should fail, the more severe (less probable) the design storm used in determining the drainage capacity required for that system.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1 STORMWATER MANAGEMENT AND PROTECTION FROM INUNDATION AND FLOODING

It is the GOAL of Palm Beach County to ensure the provision of technically and economically feasible surface and storm water systems. These systems shall be adequate to maintain the adopted levels of protection from flooding and Stormwater inundation for existing and future land uses, and shall be compatible with the County's goals for land use management and the protection of critical environmental resources.

OBJECTIVE 1.1 Levels of Protection

The levels of protection adopted for surface and storm water facilities shall be adequate to:

1. Provide protection from flooding and inundation consistent with the severity of the potential threats to health, safety, welfare, and property;
2. Maintain Stormwater runoff rates at levels compatible with safe conveyance capacities of receiving waters; and
3. Mitigate degradation of water quality in surface and ground waters.

Policy 1.1-a: The levels of protection from flooding and inundation are contained in Table 1: Levels of Protection from Flooding and Inundation, and shall be used as a basis for establishing minimum design requirements for tertiary drainage systems.

Policy 1.1-b: The level of protection provided by on-site secondary drainage systems for discharge control shall not exceed the discharge limit established by the agency having jurisdiction over the receiving water at the point of outfall. If not otherwise specified, post-development peak discharge shall not exceed the pre-development peak rate based on the 25-year, three-day storm.

Policy 1.1-c: The level of protection provided by on-site secondary drainage facilities for treatment of Stormwater runoff shall be, as a minimum, the volume and duration of required retention or detention as specified by South Florida Water Management District Criteria.

Policy 1.1-d: No permit authorizing construction shall be issued by the County without adequate assurance of concurrent construction, by the developer, of tertiary and secondary drainage designed to provide protection in accordance with adopted level of protection standards.

Table 1

Levels of Protection from Flooding and Inundation
(Policy 1.1-a)

DEVELOPMENT FEATURE	LEVEL OF PROTECTION
Lowest habitable space of residential and commercial buildings	Inundation elevation resulting from 100-year, 3-day rainfall, assuming zero discharge; or 100-year flood elevation per F.E.M.A. Flood Insurance Rate Maps; or 100-year flood elevation as established by SFWMD rule, whichever is more restrictive.
Residential Subdivision Lots with gross area one-quarter acre or less. (1) (2)	3-year, 24-hour rainfall.
Residential Subdivision lots with gross area greater than one-quarter acre.	
(a) within 20 ft. of habitable building.	(a) 3-year, 24-hour rainfall.
(b) remainder of lot except areas designated for Stormwater management purposes.	(b) duration of inundation not to exceed 8 hours subsequent to 3-year, 24-hour rainfall.
Local Streets. (1) (2)	3-year, 24-hour rainfall.
Collector Streets not included in Thoroughfare Plan. (1) (2)	5-year, 24-hour rainfall.
Thoroughfare Plan Streets.	In accordance with applicable requirements, per FDOT Drainage Manual.
Residential Parking Lots. (1) (2)	3-year, 24-hour rainfall (5-year, 24-hour rainfall when exfiltration trench system used.)
Commercial Parking Lots. (1) (2)	3-year, 24-hour rainfall (5-year, 24-hour rainfall when exfiltration trench system used.)
Recreation and Open Space Areas not specifically designated for Stormwater management purposes.	Duration of inundation not to exceed 8 hours following 3-year, 24-hour rainfall.

1. Hydraulic capacity design of related storm water discharge facilities is to be based on peak runoff rates produced by rainfall intensities for applicable return periods in accordance with intensity versus duration curves for FDOT - Zone 10.
2. Tailwater elevations for design of related storm sewerage shall be based on peak receiving water elevations determined for the noted return period and duration.

OBJECTIVE 1.2 Impacts on Existing Flood Protection

Palm Beach County's land development shall continue to implement policies and regulations in the Unified Land Development Code (ULDC), which require that new development does not adversely impact the existing drainage, or flood protection capabilities of off-site lands.

Policy 1.2-a: Development orders subject to requirements of the Unified Land Development Code (ULDC) shall provide for the conveyance of all off-site discharge to legal positive outfall via drainage facilities which are constructed in appropriate easements, with adequate capacity to accommodate the allowable discharge, without overflow to adjacent lands, or by providing alternative methods to meet the stormwater level of protection standards, approved by the County's Engineering Department and consistent with South Florida Water Management District's criteria.

Policy 1.2-b: Development orders subject to requirements of the Unified Land Development Code (ULDC) shall provide for continued conveyance of existing inflows from off-site lands, in a manner that will not increase inundation elevations on adjacent lands, or downstream rates of discharge resulting from storms, up to and including the 25-year, three-day event.

OBJECTIVE 1.3 Cost of Improvements

Palm Beach County shall ensure that the cost of drainage improvements required to serve development be borne by those directly benefiting from such improvements.

Policy 1.3-a: Where funding or construction of off-site road improvements by the developer are required as a condition to development approval, provision of adequate secondary drainage facilities and conveyance to legal positive outfall shall be considered as part of the developer's obligation for off-site road improvements.

GOAL 2 STORMWATER QUALITY

It is the GOAL of Palm Beach County to promote, develop and implement programs and regulations oriented to improve the Stormwater quality, in coordination and cooperation with the South Florida Water Management District, special districts, and other entities involved in Stormwater management.

OBJECTIVE 2.1 Stormwater Quality Management

Water quality standards set by State Law or the SFWMD shall be addressed by the performance of Stormwater quality monitoring and enforcement as required by the NPDES program.

Policy 2.1-a: The Palm Beach County Department of Environmental Resources Management (ERM) shall conduct monitoring of the County's 304 major outfall facilities over a five year period as required by the EPA NPDES permit.

Policy 2.1-b: The County through ERM shall provide enforcement to those water control districts requesting such assistance.

Policy 2.1-c: The County shall develop regulations establishing requirements for provision of additional on-site treatment, by the developer, when public policy determines the need for additional protection of sensitive receiving waters, or where existing discharges are determined to be causing or contributing to contravention of applicable water quality standards in the receiving water.

1. The work to identify impacted waters will be performed in accordance with (NPDES) permit governing the County, and the special districts which are also NPDES permittees. The findings of other agencies performing tests in addition to the NPDES program permittees should also be reflected.
2. The results of this monitoring will be used to amend the standards specified in policies under Objective 1.1 of this sub-element, if necessary.

Cross-Reference: *See Conservation Element Policy 3.1-e of the and Coastal Management Element Policies 1.1-e through 1.1-g.*

GOAL 3: STORMWATER MANAGEMENT COORDINATION

It is the GOAL of Palm Beach County to promote sound management of stormwater and surface water to meet the future demands of the environment, urban growth and agriculture. *Cross-Reference: See Conservation Element Policy 3.1-a.*

Objective 3.1 Coordination with Special Districts

Palm Beach County shall coordinate with the Special Districts in addressing stormwater and surface water management issues.

Policy 3.1-a: Pursuant to Chapter 189.415(2), F.S., the County shall review the facility reports prepared by the local special districts for consistency with the County's Comprehensive Plan. Consistency should be determined based on the Comprehensive Plan's provisions for:

1. Stormwater and surface water management, consistent with regulations of the SFWMD, and with Federal, State, and local law; and
2. Land use and growth management provisions for the urban and rural service areas.

Policy 3.1-b: The results of the review of facilities reports, upon determination of consistency, shall be incorporated into the Comprehensive Plan. When a facility report is found inconsistent with the plan, the issue should be either resolved through a cooperative effort among the parties involved until consistency is reached, or it may trigger an amendment to the plan. ***Cross reference:*** *See Potable Water and Wastewater Sub-Element Policy 1.7-c for additional direction on implementation procedures to coordinate with the Special Districts.*

Policy 3.1-c: The Planning, Zoning, and Building Department shall improve coordination with special districts during the review of applications for land use amendments, to confirm consistency with the Comprehensive Plan and that proposed projects can be adequately served. The County shall seek written confirmation from the special district that it has adequate stormwater capacity to serve new development pursuant to the Comprehensive Plan and the Unified Land Development Code.

Objective 3.2 Assessment of Stormwater Management Programs

Given the existing functional structure of stormwater systems in Palm Beach County, and the diversity of operational jurisdictions involved in the management of such systems, the County shall cooperate with the SFWMD and the Special Districts in the identification and assessment of stormwater and surface water problems and the definition of remediation strategies.

Policy 3.2-a: The County shall cooperate with the SFWMD and the Special Districts in establishing monitoring programs to evaluate whether adopted levels of protection from flooding and inundation are adequate. In this cooperative effort:

1. The County, within the Office of the County Engineer, shall continue the informal complaint review and referral process to monitor stormwater and surface water problems based on citizen inquiries, stormwater and surface water maintenance records and current file reports.

    a. The County shall request that Special Districts compile and maintain similar records, with emphasis on situations affecting the primary and secondary systems under their jurisdiction.
    b. An inventory of basin-wide surface and storm water management situations and problems affecting the primary system shall be the responsibility of the SFWMD.

Policy 3.2-b: The County shall cooperate with the SFWMD and the Special Districts, in investigating stormwater and surface water problems as to severity, frequency, cause and available remedies. Results shall be used to prepare an assessment of stormwater and surface water management needs, including recommended strategies for mitigation. Problem areas shall be identified and the entity with jurisdiction of such areas shall be notified. In this cooperative effort:

1. The County, within the Office of the County Engineer, shall conduct the investigation of secondary and tertiary systems within the County's jurisdiction.
2. The County shall request that Special Districts conduct the investigation on primary and secondary systems within their jurisdiction.
3. Basin-wide surface and storm water management situations and problems affecting the primary system shall be the responsibility of the SFWMD.

Policy 3.2-c: When specific studies are undertaken and findings recommend more stringent requirements than those included in the Comprehensive Plan, the stricter requirements shall be considered for adoption into the Unified Land Development Code (ULDC).

Policy 3.2-d: The County recognizes the need to retrofit stormwater management facilities within some existing developed areas where the prevalence of small lots and the inability to achieve legal positive outfall preclude these areas from meeting current regulatory standards. The Engineering Department shall work with the South Florida Water Management District, any appropriate special districts and the Florida Department of Environmental Protection to develop alternative water discharge and control standards for stormwater management for these areas.

SOLID WASTE SUB-ELEMENT

I. INTRODUCTION

A. Purpose

The Solid Waste Sub-Element is intended to summarize the provisions of the Integrated Solid Waste Management Plan of the Solid Waste Authority (SWA) of Palm Beach County and to integrate the goals of that plan into the Palm Beach County Comprehensive Plan. This Sub-Element is excerpted from the Solid Waste Authority's Plan which was written to comply with the requirements of Chapter 403, Florida Statutes.

The Solid Waste Sub-Element is a requirement of Chapter 163.3177(6)(c), F.S. and Rule 9J-5.011, F.A.C. Federal, state and local laws and regulations regulate solid waste management.

B. Assessment and Conclusions

1. The Solid Waste Authority's Mandate

The Solid Waste Authority (SWA) of Palm Beach County is a dependent special taxing district created by the Florida Legislature under the Palm Beach County Solid Waste Act, Chapter 75-473, Laws of Florida, as amended.

Under this Act, the SWA was established for the purpose of developing and implementing plans for an integrated countywide solid waste management system comprised of recycling, resource recovery, transfer station and landfill facilities designed to serve the future needs of the County at reasonable cost. The SWA has the power to construct and operate solid waste disposal facilities, including resource recovery facilities and to require that all solid waste collected by private and/or public agencies within the County be delivered to processing and disposal facilities designated by the Authority.

2. The Integrated Solid Waste Management Plan

The Integrated Solid Waste Management Plan (ISWMP) of the SWA has been adopted as the program for solid waste management in Palm Beach County. The ISWMP was developed incorporating the principles of Integrated Solid Waste Management which include waste reduction, use of a combination of techniques and programs tailored to local conditions and circumstances, flexibility and long-term strategic planning. These principles allow the SWA to use the various options available for different segments of the waste streams in a hierarchy of waste management alternatives. The hierarchy defined in the ISWMP is Source Reduction, Recycling, Composting, Combustion and Landfill. It can be represented as a pyramid, with Source Reduction at the top, and Landfill as the base.

3. Solid Waste Disposal Capacity

The ISWMP provides for additional disposal capacity to replace the existing capacity upon depletion, which is projected to occur in approximately the year 2020. The ISWMP calls for a regular evaluation of the remaining system capacity, using a Landfill Depletion Model. The amount of remaining capacity (in years) can be used as a basis for initiating the steps to develop or implement replacement capacity. Typically, it may take up to 10 years to site, acquire,

permit, and develop replacement disposal facilities. Once a piece of property has been acquired, permitting and development can take up to 5 years, depending on the specifics of the site.

The ISWMP serves as a basis for initiating this process at the appropriate time. The regular review of remaining capacity assures that this process can be initiated in sufficient time to provide replacement capacity. The initiation of these activities will be determined by the remaining life of the disposal facility. A piece of property in the EAA was acquired in 1996 as a potential future landfill site.

4. The Landfill Depletion Model

The disposal capacity of the system will be evaluated annually using the Landfill Depletion Model. The amount of available capacity, combined with a regular review of remaining capacity and population growth, enables the Authority to initiate policy and planning activities for replacement capacity at a future date. Presently, it appears those activities would be initiated in the 2010 - 2015 time frame, depending on the alternatives pursued.

5. Level of Service

Historically, the per capita generation of solid waste in this country had increased at the rate of three to four percent per year throughout the 1960s and 1970s. This historical increase was a result of greater use of packaging materials and disposable products, coupled with a rise in the standard of living.

This increase has slowed considerably as a result of increased awareness and concern for recycling and reuse of solid waste as well as improved markets for recovered materials, providing increased economic incentives. In addition, the Solid Waste Authority achieved its 50% reduction goal by 1998 and has launched a source reduction program to reduce the generation of solid waste.

The strongest evidence in support of the stabilization of waste generation rates is the per capita rate calculated by the Authority based on waste delivered. The 1986 per capita rate was 7.1 pounds. The 1994 rate was 7.13 pounds, a total increase of only 0.4 percent in eight years. It is reasonable to assume that the factors that tend to increase solid waste generation will be offset to some extent by the factors that tend to decrease solid waste generation and that solid waste generation rates will remain fairly stable through the foreseeable future. Based on these premises the SWA has adopted the current level of service specified in the Comprehensive Plan, and uses these figures to feed the Landfill Depletion Model.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1: It is the GOAL of Palm Beach County to facilitate environmentally sound, solid and hazardous waste management.

OBJECTIVE 1.1 Implementation

Upon adoption of the Comprehensive Plan, all public and private activities concerning the management and disposal of solid and hazardous waste shall be consistent with the Goal, Objectives and Policies of this Element.

Policy 1.1-a: Palm Beach County shall monitor the implementation of the ISWMP and adopt any future modification or update to the plan. The Board of County Commissioners adopted in 1997, through the BCC appointed SWA Citizens Advisory Committee, the Integrated Solid Waste Management Plan (ISWMP) of the Solid Waste Authority of Palm Beach County, as the program for solid waste management in Palm Beach County.

OBJECTIVE 1.2 Level of Service

The following minimum levels of service are hereby adopted for unincorporated Palm Beach County:

COMPONENT	LEVEL OF SERVICE
Collection	The Franchise Agreements of the Solid Waste Authority specify a minimum level of service for residential is twice per week garbage collection, twice per week bulk trash collection, once per week vegetation collection, and once per week recyclable collection.
	The minimum level of service for commercial is once per week garbage and trash. Recycling service is available to all commercial businesses.
Disposal	Disposal capacity sufficient for a per capita generation rate of solid waste delivered to Authority facilities of 7.13 lbs/person/day. Although the county-wide solid waste generation is higher, significant quantities of recyclable materials, particularly construction and demolition debris and vegetation are diverted to private recycling facilities. The above figure includes only the portion of the waste stream the Authority reasonably expects to receive.

Policy 1.2-a: Palm Beach County shall continue to operate a source separation program at all County administrative buildings, consistent with the recycling program of the Solid Waste Authority of Palm Beach County.

Policy 1.2-b: Palm Beach County and the Solid Waste Authority shall continue to implement programs with the purpose of further reducing waste in Palm Beach County. The Solid Waste Authority of Palm Beach County met the recycling goals of the 1988 Solid Waste Management Act, and the Authority's goal of achieving a 50% reduction in the quantity of waste landfilled by 1998.

OBJECTIVE 1.3 Special Wastes

Palm Beach County shall maintain proper management and disposal of special wastes.

Policy 1.3-a: The County Water Utilities Department (PBCWUD) shall continue to dispose of stabilized, dewatered sludge from wastewater treatment plants at facilities provided by the Solid Waste Authority, pursuant to Interlocal Agreement approved by the Solid Waste Authority September 16, 1992.

Policy 1.3-b: The County shall encourage septage haulers to dispose of septage at facilities approved by the Public Health Department or the Florida Department of Environmental Protection, including facilities at the East Central Regional Wastewater Facility, which were developed pursuant to agreements with the Solid Waste Authority.

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Utility Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted as individual Sub-Elements (Potable Water, Wastewater, Drainage (Stormwater Protection), and Solid Waste Sub-Element	8/31/1989	1989-17	9/11/1989	
91-1	SS - Methodology and LOS	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
93-2	PW, AQR - Add Turnpike Aquifer Protection Overlay	12/20/1993	1993-32	2/21/1994	
94-1	SS - Revisions regarding population and service area boundaries; revisions regarding East Central Regional WWTP; LOS, treatment capacity; package plants;	7/21/1994	1994-16	9/28/1994	
94-1	PW -Modify methodology re population; update municipal references; coordinate with SFWMD;	7/21/1994	1994-17	9/28/1994	
95-2	SW -General Revisions	12/6/1995	1995-58	2/6/1996	
95-2	SS, PW -Existing and Future Conditions Maps	12/6/1995	1995-58	2/6/1996	
96-2	SS, PW, SW, DR -EAR Based, including reclaimed water, hazardous waste, cost of drainage improvements	12/16/1996	1996-51	1/26/1997	
97-1	SW, DR, PW, SS, AR -EAR Based	9/22/1997	1997-31	12/3/1997	
97-2	EAR Re-write: The Infrastructure Sub-Elements were merged into a single Utility Element and were revised according to the recommendations in the Evaluation and Appraisal Report.	11/17/1997	1997-49	1/14/1998	
99-1	Managed Growth Tier System consistency revisions	8/17/1999	1999-29	10/14/1999	
99-1	General Revisions and Updates	8/17/1999	1999-32	10/14/1999	
99-2	Corrective Ordinance for scrivener's errors in ordinance 99-29 - changes to Potable Water Objective 1.2 to eliminate Limited Urban and Groundwater Protection Policy 2.2-c was deleted	12/13/1999	1999-50	1/19/2000	
00-1	Drainage Level of Service Revisions to Policy 1.2-a	9/18/2000	2000-31	11/14/2000	
00-2	Utility Element LOS Table 1 & 2 Revisions	12/6/2000	2000-54	1/31/2001	
02-1	General revisions throughout the element	8/28/2002	2002-54	10/25/2002	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
04-1	To delete limitations of service delivery outside the USA in Objective 1.6 and Policy 1.6-c; to update Level of Service Table 1 , revise the TAPO boundaries on the FLUA, on Special Planning Areas Map LU 3.1, and on Wellfield Protection Zones Map LU 4.1.	8/24/2004	2004-26	10/29/2004	
05-1	To update numerical references to ULDC Articles	8/25/2005	2005-26	11/1/2005	
06-2	To revise LOS Tables	11/13/2006	2006-49	2/23/2007	
07-1	To revise references from a CIE six year capital improvement schedule to a five year schedule	8/27/2007	2007-10	10/29/2007	
08-1	To adopt the County's Water Supply Plan and revise accordingly	8/21/2008	2008-31	10/17/2008	
08-1	To update Table 2 for PBC WUD LOS	8/21/2008	2008-33	10/17/2008	
10-1	To delete the requirements for the County to prepare the Annual Adequate Public Facilities Report.	8/30/2010	2010-32	11/4/2010	
15-1	To revise to reflect latest Water Supply Facilities Plan and adopt by reference	4/29/2015	2015-16	6/12/2015	

** NIE means not in effect - not within element*

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History: Adopted: 08/31/89, Ord. No. 89 - 17, Effective 09/11/89
Revised: 09/18/90, Ord. No. 90 - 32, Effective 10/04/90
Revised: 12/16/91, Ord. No. 91 - 48, Effective 12/27/91
Revised: 10/20/92, Ord. No. 92 - 28, Effective 11/03/92
Revised: 12/06/95, Ord. No. 95 - 58, Effective 02/06/96
Revised: 09/22/97, Ord. No. 97 - 32, Effective 12/03/97
Revised: 11/17/97, Ord. No. 97 - 49, Effective 10/28/98
Revised: 09/16/98, Ord. No. 98 - 43, Effective 11/12/98
Revised: 08/28/02, Ord. No. 02 - 50, Effective 10/25/02
Revised: 08/27/07, Ord. No. 2007-10, Effective 10/26/07
Revised: 11/26/07, Ord. No. 2007-27, Effective 01/28/08
Revised: 08/21/08, Ord. No. 2008-31, Effective 10/17/08
Revised: 08/25/09, Ord. No. 2009-32, Effective 10/23/09
Revised: 08/25/09, Ord. No. 2009-26 Found Not in Compliance and not in the Element
Revised: 07/23/12, Ord. No. 2012-22, Effective 08/31/12

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CONSERVATION ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Conservation Element of the Palm Beach County Comprehensive Plan is to promote the responsible use, protection, and restoration of the County's natural resources. This Element is prepared pursuant to Chapter 163, F.S. The protection and conservation of natural resources is of paramount importance in maintaining and improving the high quality of life that County residents demand. The Element focuses on natural resources and contains policies necessary for, or related to, the protection and preservation of such resources. The resources addressed in this Element include wetlands and conservation areas, air quality, water quality and quantity, estuarine systems, lakes, rivers, native vegetation, and wildlife habitat. The County's Department of Environmental Resources Management is the implementing agency for the majority of the Element's Goals, Objectives and Policies, unless otherwise specified.

B. Assessment and Conclusions

The Conservation Element was developed from the data and analysis of existing and future conditions regarding the County's natural communities and resources. The evaluation included the review and analysis of Native Communities and Ecosystems, Loxahatchee River and Slough System, Linked Open Space, Air Quality, Surfacewater and Groundwater Quality and Quantity, and Lakes. The following is a summary of portions of the Data and Analysis provided in the support documents.

1. Native Communities and Ecosystems

Many natural areas, including freshwater and marine wetlands, are located within the County. Some of these have been specifically designated as conservation areas. Other lands with significant native vegetation have been specifically designated and identified for acquisition in the "Inventory of Native Ecosystems in Palm Beach County" which was completed in 1988. The County's Environmentally Sensitive Lands Acquisition Program was developed in 1984 because the natural areas in the County were rapidly being lost to development. The program set criteria for ranking and classifying lands with significant native vegetation including upland and wetland ecosystems for acquisition and protection as natural areas. On March 9, 1999, a $150 million bond referendum was approved to fund the acquisition of lands with significant native vegetation, greenways, land for water resources, agricultural lands, and open space. At least $50 million of the proceeds was set aside for acquisition and preservation of lands with significant native vegetation and greenways throughout the County. Thousands of acres of natural areas have been acquired and are being managed and maintained to protect native ecosystems, and provide passive recreation and environmental education opportunities. Management plans are developed for natural areas that have been acquired with bond funds, leased for management purposes, or acquired through donation or other means. The plans specify management needs with regard to prescribed burns, eradication or removal of prohibited invasive nonnative vegetation and public use. Long-term management and maintenance of the sites are important in order to ensure that the natural resources and values of these lands are protected and

maintained. Dedicated funding sources are necessary to support maintenance and management of natural areas.

In addition to the acquisition program, the County's regulatory processes are an important factor in the protection of natural areas and the maintenance of the County's natural resources.

The destruction and degradation of native biological communities through various forms of land alteration, water table lowering, and reduction of the quality of water entering these areas are the major threats to the County's native plant and animal populations. Once these communities are lost, the plant and animal species diversity, groundwater recharge capacity, and recreational and educational opportunities are irretrievable.

The decline in health and natural diversity of our natural resources signals the need for continual protection and restoration efforts through the adjustment of water supply schedules, improved methods of controlling stormwater runoff water quality, and the prevention of the spread of prohibited invasive non-native vegetation.

2. Loxahatchee River and Slough System

The Loxahatchee River, located in the northeast portion of Palm Beach County, is the only river in the County. This riverine system is comprised of the Southwest Fork, the North Fork and the Northwest Fork. A 7.5-mile segment of the Northwest Fork is included in the National Wild and Scenic River System. The Loxahatchee River National Wild and Scenic River Management Plan provides for the protection and preservation of the Loxahatchee River and a corridor of adjoining uplands.

Although the Loxahatchee River's water quality has been better than that of most other waterways in the County, the River has a number of human development-related problems. To ensure the future health of the Loxahatchee River and its tributaries, adjacent land uses and surfacewater runoff must be properly managed.

The Loxahatchee Slough is one of the last natural riverine swamp systems on the east coast of Florida, and is the headwaters of the Loxahatchee River. The Loxahatchee Slough and the river corridor store surfacewater runoff and providing groundwater baseflow to the C-18 canal and the Loxahatchee River.

3. Linked Open Space Program

A network of potential wildlife corridors has been identified which connects every major public conservation area in Palm Beach and Martin counties with the Everglades. These corridors will help preserve wildlife and native habitat, will provide educational and scientific research opportunities, and will provide recreational opportunities from the Atlantic Ocean west to Lake Okeechobee, and south into the Everglades. This network will give hikers, nature photographers, bird watchers and others, the opportunity to pass through every type of ecosystem found in Palm Beach County.

4. Air Quality

In an effort to protect air quality and manage air pollution problems, it is imperative that the County, through the Health Department, which is an approved Local Pollution Control Program, continue to monitor the ambient air quality, regulate mobile and stationary sources of air pollution, administer asbestos and open burning regulations, and implement Pollution Prevention (P2) programs.

5. Surfacewater and Groundwater Quality and Quantity

The County currently relies on one principal aquifer system: The Surficial Aquifer System. This aquifer contains: 1) the unconfined Biscayne Aquifer located in southern Palm Beach County and 2) the undifferentiated Water Table Aquifer located throughout the rest of the County. The Biscayne Aquifer is currently the sole source of potable water for southern Palm Beach County. It is recharged by direct infiltration of rainfall and canal inflow. The Turnpike Aquifer Protection Overlay (TAPO) District was established to safeguard the northern extension of the Biscayne Aquifer, one of the most productive portions of the surficial aquifer. All development approvals within this overlay, in conjunction with provisions of the overlay in the Future Land Use Element, shall be required to identify and, if applicable, dedicate well sites provided the development meets the criteria.

In the future the County may also rely on the Floridan Aquifer to complement future water supply needs. The Floridan Aquifer System underlies the State of Florida and portions of other states to the north and west of Florida. The Aquifer lies deep below South Florida and would require special treatment to make the brackish water in its upper layer suitable for drinking. The SFWMD's Lower East Coast Regional Water Supply Plan has suggested the Floridan Aquifer as one of the future water source options. ***Cross reference:*** *Please also refer to other policies in this Objective and Utility Element, Potable Water & Wastewater Sub-Element, Objective 3.1.*

The County has adopted the Unified Land Development Code with a Wellfield Protection Ordinance that restricts land uses and the use of regulated substances within zones of influence of potable water wells. The County has adopted a Stormwater Pollution Prevention Ordinance which restricts non-stormwater discharges from entering Waters of the United States.

Water supply is a major concern in Palm Beach County. To help solve this problem, the South Florida Water Management District (SFWMD) engaged in, and the County coordinated with SFWMD many water initiatives including the Lower East Coast Regional Water Supply Plan (LECRWSP). The purpose of LECRWSP was to evaluate the complex issues associated with water supply, including the demands of the natural environment, agriculture, and urban areas. In addition, the County recognizes the importance of the SFWMD's East Coast Buffer (ECB) to protect the environmental integrity and water supply of the County and their efforts of the Water Preserve Areas Studies (WPAs) to ensure the availability of water for natural system restoration and water supply purposes. The County also recognizes the importance of the Comprehensive Everglades Restoration Plan (CERP), which is an integrated federal and nonfederal effort to restore, preserve, and protect the Everglades Ecosystem. CERP

includes strategies to capture freshwater destined for sea and direct it back to the ecosystem to revitalize it and provide for a more sustainable south Florida.

With increasing water use, natural systems dependent upon water have become degraded as sufficient quantities to support the natural systems become unavailable. Natural areas and other open spaces are also important as groundwater percolation (recharge) areas. The preservation of recharge areas and the use of on-site stormwater retention/detention help to replenish water supplies.

6. Lakes

Palm Beach County has many freshwater lakes that serve, directly or indirectly, as sources of drinking water, surfacewater storage and recreation. In an effort to better manage and restore the natural resources of the chain-of-lakes system (Lakes Pine, Clarke, Osborne, Eden and Ida) in the eastern part of the County, the County has evaluated the status of its freshwater ecosystems and developed a management plan titled “State of the Lakes” to protect, restore, and enhance the natural resource values the lakes provide. Additionally, the County is striving to work with municipalities to identify and implement shoreline revegetation projects.

Lake Okeechobee has been called the "liquid heart" of South Florida, serving a variety of sometimes conflicting functions - water supply, sport and commercial fishing, navigation, flood control and wildlife habitat. The Lake is a key component of South Florida's vast Kissimmee-Okeechobee-Everglades surface water hydrologic system. Runoff from agricultural activity surrounding the Lake has contributed to high levels of nutrients collecting in the Lake negatively impacting the Lake’s water quality.

The severity of Lake Okeechobee's water quality problem was recognized by the State legislature in 1987 when the Surface Water Improvement and Management (SWIM) Act was adopted. The South Florida Water Management District is the lead agency responsible for developing plans for Lake Okeechobee.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1: PROTECTION OF NATURAL RESOURCES

It is the GOAL of Palm Beach County to preserve, protect, and enhance the County's natural resources, encouraging the highest possible environmental quality and best long-term management of natural resources.

OBJECTIVE 1.1 Codes, Ordinances, and Regulations

The County shall continue to implement, revise, maintain and adopt new codes, ordinances and regulations as necessary, to protect and conserve the County's natural resources including:

1. Air;
2. Beaches, shores;
3. Fisheries;
4. Minerals;
5. Other sensitive lands;
6. Rivers;
7. Soils;
8. Water; and
9. Wildlife and wildlife habitats.

Policy 1.1-a: The County shall continue to implement and maintain the Goals, Objectives and Policies of this Plan through the following Ordinances:

1. Biological Waste Incineration Facility Ordinance;
2. Conservation Lands Protection Ordinance;
3. Excavation Ordinance;
4. Environmental Control Rule I;
5. Environmental Control Rule II;
6. Irrigation and Water Conservation Ordinance;
7. Landscaping and Buffering Ordinance;
8. Lot-Clearing Ordinance;
9. Natural Areas Ordinance;
10. Natural Areas Stewardship and Endowment Fund Ordinance;
11. Petroleum Storage Systems Ordinance;
12. Petroleum Cleanup Ordinance;
13. Sea Turtle Protection/Sand Preservation Ordinance;
14. Stormwater Pollution Prevention Ordinance;
15. Unified Land Development Code;
16. Vegetation Protection and Preservation Ordinance;
17. Wellfield Protection Ordinance; and
18. Wetlands Protection Ordinance.

Policy 1.1-b: The County shall require that a written assessment of environmental and ecological impacts be performed by a qualified professional and reviewed by the Environmental Resources Management Department for all land use amendments to the Comprehensive Plan and Development Orders that are issued pursuant to the Plan.

OBJECTIVE 1.2 Informational and Educational Activities

The County shall provide information and educational activities for the citizens of the County to assist them in understanding the needs and issues related to the conservation and sustainable use of the County's natural resources.

Policy 1.2-a: The County shall implement public information programs concerning natural resource issues including, but not limited to:

1. Air quality;
2. Beaches and dunes;
3. Clean fill;
4. Drinking water;
5. Endangered and threatened species;
6. Exotic species control;
7. Hazardous waste;
8. Illegal dumping;
9. Natural and artificial reefs;
10. Natural areas protection and stewardship;
11. Prescribed burning;
12. Septic tanks and wastewater use;
13. Vegetation surplus;
14. Volunteer opportunities;
15. Water conservation;
16. Waste management;
17. Wellfield protection; and
18. Wetlands.

OBJECTIVE 1.3 Wildfire Prevention

The County shall implement the following policies applicable to Palm Beach County Natural Areas and those lands set-aside that are governed by a County approved management plan.

Policy 1.3-a: The County shall continue to coordinate fire management on Palm Beach County Natural Areas with the Florida Division of Forestry and the appropriate County or municipal Fire-Rescue Department to mitigate the potential of wildfires. The County's Department of Environmental Resources Management (ERM) shall assist with Community Wildfire Protection Plans and Firewise Communities, and shall promote educational awareness of prescribed burning.

Policy 1.3-b: The County shall use prescribed burns and mechanical methods in County Natural Areas to reduce fuel loads. Additionally, ERM shall install and regularly maintain perimeter fire breaks to reduce the potential for wildfires to enter or leave County Natural Areas.

Policy 1.3-c: The County shall pursue alternative fuel reduction methods in the event smoke management concerns prohibit the use of prescribed fire in highly developed urban areas.

Policy 1.3-d: The County shall assess and manage storm related debris along urban interfaces of County Natural Areas with the assistance of the Florida Division of Forestry.

Policy 1.3-e: The County shall pursue opportunities, such as State Hazard Mitigation Grant Funding, to preserve lands for natural resources (i.e. beaches and dunes, native vegetation, wetlands and barrier islands). A benefit of preserving lands for natural resources is hazard mitigation aimed at protecting development from natural disasters.

GOAL 2: PROTECTION OF NATIVE COMMUNITIES AND ECOSYSTEMS

It is the **GOAL** of Palm Beach County to conserve, appropriately use, and protect the natural functions of native communities and ecosystems.

OBJECTIVE 2.1 Native Communities and Ecosystems

The County shall preserve and protect native communities and ecosystems to ensure that representative communities remain intact. Priority shall be given to lands with significant native vegetation.

Policy 2.1-a: Development activities proposed in native ecosystems shall continue to be regulated through the Unified Land Development Code to assure protection of lands with significant native vegetation and native communities.

Policy 2.1-b: The County shall continue to protect native plant and animal populations through all available methods including the mapped inventory and the requirements within the Unified Land Development Code by establishing preserves, buffers, greenways, wildlife corridors, and open spaces. In locating preserve areas, priority shall be given for those locations adjacent to wildlife corridors and lands with significant native vegetation.

Policy 2.1-c: The County shall continue to facilitate the acquisition, protection, and long-term maintenance of native plant communities through mechanisms including, but not limited to, land banking, transfer of development rights, conservation easements, applications for grants and matching funds, donations of land, and donations of funds to the Natural Areas Stewardship Endowment Fund.

Policy 2.1-d: The County shall continue to require through the Unified Land Development Code that all development with significant environmental impacts, including commercial agricultural development, set aside as preserve areas a minimum of 25 percent of the total upland native plant communities on site. The 25% set-aside shall be based on the quality and viability of the vegetative ecosystem. The County shall have the option to designate the portion of the plant community which will be included in the 25 percent set aside. Such set-aside habitat shall be preserved and managed in viable condition with existing canopy, understory, and ground cover.

The County shall have the option of accepting a cash payment in lieu of preservation and shall accumulate such payments from development for the purchase and management of off-site upland native plant communities. Unified Land Development Code regulation criteria establishes conditions for assessing the cash payment amount and for determining which projects warrant the use of the cash payment option.

Commercial Agricultural operations shall continue to have the options of setting aside 25% of the total native upland vegetation on site, making a cash payment amount, or attaching a deed restriction limiting the use of the site to commercial agriculture until the payment is provided to the County.

Policy 2.1-e: The County shall use all payments obtained from development for the acquisition and management of natural areas, greenways including major wildlife corridors, and native ecosystems. Priority shall be given to the acquisition and management of lands with significant native vegetation in the County.

Policy 2.1-f: The County shall continue to coordinate with all applicable public and private entities to protect and conserve environmentally sensitive lands and native ecosystems through the environmental review process, joint acquisition and management processes, interlocal agreements, and through other available means.

Policy 2.1-g: The County shall ensure that management plans are developed for County-owned or County-managed natural areas (Environmentally Sensitive Lands) and that the uses allowed on these lands are limited to those uses that are compatible with and preserve the natural character of the natural area (e.g., passive recreation, environmental education, scientific research).

Policy 2.1-h: The County has purchased, and shall continue to purchase, lands with significant native vegetation for the long-term protection of these high-quality native ecosystems utilizing the remainder of the $100 million bond passed in 1991 by the citizens of Palm Beach County for the acquisition of lands with significant native vegetation in the County and the 1999 Conservation Bond providing $150 million for the acquisition of lands with significant native vegetation, land for water resources, greenways, agricultural lands and open space. $100 million is designated for land purchases in the Agricultural Reserve for the above purposes and $50 million is designated for the purchase of lands with significant native vegetation and greenways throughout the County. The County also has applied for and shall continue to apply for, State and/or Federal matching funds for the acquisition and management of these lands.

OBJECTIVE 2.2 Wetlands

The County shall maintain the functions and values provided by freshwater and marine wetlands so there will be no net loss of wetland functions and values due to development or other activities. *Cross Reference: See Coastal Management Element Policy 1.1-c.*

Policy 2.2-a: The County shall continue to implement the Wetlands Protection Section of the Unified Land Development Code and shall continue to review and comment on wetland alteration applications being reviewed by other agencies to ensure that no activity results in the net loss of wetland values and functions. The County shall ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetland impacts:

1. Avoidance of wetland impacts
2. Minimization of unavoidable wetland impacts
3. Compensation for wetland impacts through mitigation

Policy 2.2-b: The County shall require, for any wetland that is degraded or destroyed, that mitigation be provided through the creation of new wetland habitat, through the restoration of degraded habitat, or through the enhancement of functions and values provided by existing habitat. Mitigation efforts that include creating new wetland habitats shall be designed, constructed, and maintained in a manner which will reflect the habitat being altered, degraded or destroyed.

Policy 2.2-c: The County shall designate appropriate and inappropriate uses for wetlands, including the use of wetlands for wastewater treatment, to ensure that the functions and values of existing wetland systems are maintained or enhanced.

Policy 2.2-d: The County shall not allow activities that would diminish the functions and values of wetlands by altering the quantity or timing of water availability to existing wetlands or altering their water regimes.

Policy 2.2-e: The County shall require, when reviewing development activities adjacent to or within wetland areas, that a buffer zone of native vegetation, which may include canopy, understory and ground cover, as appropriate, be provided and maintained around all wetlands. The area requirements for the buffer zone shall be consistent with the Treasure Coast Strategic Regional Policy Plan. *Cross reference: See also Coastal Management Element Policy 1.1-h.*

Policy 2.2-f: The County shall support wetland creation, restoration, enhancement, and preservation and shall encourage public and private sector initiatives for these efforts.

OBJECTIVE 2.3 Loxahatchee Slough and River Corridor

The County shall coordinate with the South Florida Water Management District, the lead agency, as well as the Florida Department of Environmental Protection and municipalities in the river area, to preserve and protect the Loxahatchee Slough/River Corridor, including the federally-designated Wild and Scenic River portion of the Northwest Fork of the Loxahatchee River through administration of the Unified Land Development Code, enforcement of environmental regulations, and implementation of the Recreation and Open Space Element.

Policy 2.3-a: The County shall participate in the Loxahatchee River Management Coordinating Council to assist the Florida Department of Environmental Protection and the South Florida Water Management District in the development and review of the river management plan, for the formulation of policies addressing the conservation of the Slough and River system.

Policy 2.3-b: The County shall continue to designate as Conservation on the County's Land Use Plan Map any acquired conservation areas within the area defined as the "Corridor" by the South Florida Water Management District, as well as all slough and river natural areas acquired or managed by the County.

Policy 2.3-c: The County shall continue to work with the South Florida Water Management District and other agencies to ensure that passive recreational uses allowed within the Corridor are limited to those that are compatible with and preserve the natural character of the area.

Policy 2.3-d: The County shall work with other agencies to ensure that public access to the Corridor shall be available, but limited so that the environmental values of the system can be enjoyed, but not overburdened, by users.

Policy 2.3-e: The County shall participate in funding the design and development of the Loxahatchee Trail nature and recreation system, which will traverse the Loxahatchee Slough/River Corridor. The trail will provide passive recreational uses within the Loxahatchee Slough/River Corridor, creating a major natural recreation area in Palm Beach County.

Policy 2.3-f: The County shall participate with the South Florida Water Management District and other appropriate agencies to re-establish the historic hydrologic connections between the West Palm Beach Water Catchment Area, the Loxahatchee Slough, and the Wild and Scenic River segments of the Corridor.

OBJECTIVE 2.4 Listed Species

The County shall protect and preserve endangered and threatened species, species of special concern, (hereafter collectively referred to as listed species), and their associated habitats.

Policy 2.4-a: The County shall use all appropriate means to protect existing listed species, prevent extinction of listed species, and prevent further reductions in the population sizes of listed species and habitat of significant value to existing populations of listed species through its acquisition program, regulatory programs, environmental review processes of Developments of Regional Impact, land development applications, etc., and cooperation with agencies that protect listed species. The County shall continue to require through the regulatory programs that developers protect, manage, or relocate listed species identified on their property.

Policy 2.4-b: The County shall coordinate with the Florida Fish and Wildlife Conservation Commission other state and federal agencies, and the Florida Natural Areas Inventory to share information obtained on the distribution and population sizes of the listed species in the County. This information will continue to be utilized in the acquisition, maintenance, and regulatory processes.

Policy 2.4-c: The County shall maintain in full force and effect the codes, ordinances, and regulations associated with development, redevelopment, and commercial agricultural activities to ensure that listed species and their habitats are protected.

Policy 2.4-d: The County shall continue to require listed species surveys for all sites known to or likely to contain listed species. The surveys shall be required prior to development approval or commencement of agricultural activities and shall include, but not be limited to, species type, location, and quantity.

Policy 2.4-e: The County shall not issue a development order when listed plant or animal species are affected until conditions are provided for protection of the listed species.

Policy 2.4-f: The County shall work to maintain existing species representation, and prevent plant and animal species in the County from becoming endangered or threatened, by protection of habitat for native species, implementation of the codes and ordinances identified in Objective 1.1 and the land acquisition and protection mechanisms identified in Objective 2.1.

OBJECTIVE 2.5 Prohibited Invasive Non-Native Vegetation

The County shall continue efforts to eradicate prohibited invasive non-native vegetation and, where appropriate, require their removal and replacement with native plant vegetation.

Policy 2.5-a: The County shall continue to implement the Sections of the Unified Land Development Code, which require the immediate and long-term removal, or eradication of prohibited invasive non-native vegetation and prohibits the planting of this vegetation.

Policy 2.5-b: The County shall maintain programs for the eradication and control of prohibited invasive non-native vegetation as part of the maintenance activities of County-owned or managed property. The County shall seek funding and enforcement procedures in cooperation with federal, state and municipal agencies.

Policy 2.5-c: The County shall continue to implement the Unified Land Development Code to require the eradication of prohibited invasive non-native vegetation as a condition of all development orders, to require the continual maintenance of landscaped and preserved areas for the removal of this vegetation and to prohibit the planting of this vegetation.

GOAL 3: PROTECTION OF SURFACEWATER AND GROUNDWATER QUALITY AND QUANTITY

It is the **GOAL** of Palm Beach County to protect surface water and groundwater quality and quantity by discouraging activities that would damage or degrade water resources.

OBJECTIVE 3.1 Quality and Quantity of Water Resources

The County shall preserve and protect both the quality and quantity of the County's water resources so that future development activities are conducted in a manner that, at a minimum, meet state water quality standards.

Policy 3.1-a: The County shall continue to coordinate with the South Florida Water Management District and/or an advisory committee created by the District to assist with implementation of the provisions of the regional water plan to evaluate long-term environmental needs and restrict activities that result in the degradation or over-utilization of potable water resources and assure adequate water supply for: 1) native ecosystems and other lands with significant native vegetation; 2) agriculture; and 3)

domestic and industrial needs. *Cross reference: Please also refer to the policies below and the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.1-e.*

Policy 3.1-b: The County recognizes the importance of the South Florida Water Management District's (SFWMD) East Coast Buffer (ECB) area to protect the environmental integrity and the water resources of the County. Accordingly, the County shall coordinate with the SFWMD in their efforts for the ECB. The County shall facilitate flexible site designs, within and adjacent to the ECB, through mechanisms such as flexible site development provisions that protect, enhance, and are compatible with the functions of the ECB. The County shall discourage, within and adjacent to the ECB, those land uses incompatible with the ECB functions including, but not limited to, heavy commercial and industrial uses, solid waste disposal and transfer stations, cemeteries, transportation facilities, and gas or service stations. The County recognizes the SFWMD's role in determining if site designs are compatible with the ECB and therefore, will coordinate and consider SFWMD recommendations in land use compatibility and zoning decisions for areas within and adjacent to the ECB. ***Cross reference:*** *Please also refer to other policies in this Objective and the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.1-e.*

Policy 3.1-c: The County shall coordinate with the South Florida Water Management District (SFWMD) in their efforts to ensure the availability of water for natural system restoration and for water management purposes by participating in the Water Preserve Area (WPA) studies. The County shall facilitate flexible site designs, within and adjacent to the WPA study area, through mechanisms such as flexible site development provisions that protect, enhance, and are compatible with the functions of the WPA's. The County shall discourage, within and adjacent to the WPA study area, those land uses incompatible with the WPA functions including, but not limited to, heavy commercial and industrial uses, solid waste disposal and transfer stations, cemeteries, transportation facilities, and gas or service stations. The County recognizes the SFWMD's role in determining if site designs are compatible with the WPA's and therefore, will coordinate and consider SFWMD recommendations in land use compatibility and zoning decisions for areas within and adjacent to the WPA study area. ***Cross reference:*** *Please also refer to other policies in this Objective and the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.1-e.*

Policy 3.1-d: The County, in close coordination with the South Florida Water Management District and other environmental regulatory and planning agencies, shall encourage that wetland mitigation, environmental protection and water management efforts support and optimize the functions of the East Coast Buffer and the Water Preserve Areas. ***Cross reference:*** *Please also refer to other policies in this Objective and the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.1-e.*

Policy 3.1-e: The County shall continue its existing surfacewater quality monitoring network to identify point-source and non-point source water quality problem areas and shall develop and implement a program designed to reduce non-point source discharges to surface waters. The County shall continue to coordinate with Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD) with their groundwater and surfacewater monitoring efforts. The County shall continue to enforce Surface Water Quality Standards throughout the County and the Stormwater Pollution Prevention Ordinance within the unincorporated areas. The County shall comply with the United States Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) stormwater permit requirements. The

County shall conduct on-site inspections, water sampling, permitting, compliance and enforcement, and estuary enhancement as needed to help reduce the potential degradation of water quality due to stormwater runoff. *Cross reference: Please also refer to Coastal Management Element Policies 1.1-e, f & g and the Utilities Element, Stormwater Management Sub-Element Objective 2.1.*

Policy 3.1-f: The County shall continue to coordinate and support the efforts of the South Florida Water Management District to require stormwater treatment standards and monitoring for phosphorus from all agricultural areas. *Cross reference: Please also refer to the Utilities Element, Stormwater Management Sub-Element, Policy 2.1-e.*

Policy 3.1-g: The County shall continue to coordinate with the South Florida Water Management District to give priority to water supply for native ecosystems and other areas with significant plant and animal life. *Cross reference: Please also refer to other policies in this Objective and the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.1-e.*

Policy 3.1-h: The County shall encourage and support a coordinated regulatory and programmatic approach for the protection of aquifer recharge areas and for environmental protection efforts.

Policy 3.1-i: The County shall continue to implement the regulations of the Unified Land Development Code, especially the environmental threshold reviews, wellfield protection provisions, and the Turnpike Aquifer Protection Overlay provisions to protect aquifers through water conservation and preservation of the functions of aquifer recharge areas. *Cross reference: Please also refer to the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.2-b.*

Policy 3.1-j: The County shall continue to enforce the provisions of the Wellfield Protection Ordinance. The use, handling, production and storage of regulated substances shall be prohibited in Zones 1, 2, 3 and 4, unless the facility or business qualifies for a General or Special Exemption and/or obtains an operating permit under the provisions of the Ordinance. The requirements addressed by the Ordinance shall include containment, emergency collection devices, emergency plans, inspection, maintenance of containment and emergency equipment, reporting of spills, monitoring for regulated substances in the protected potable water wells, monitoring for regulated substances in groundwater monitoring wells on the sites where the substances are used, alterations and expansions of uses of Regulated Substances, reconstruction after catastrophes and financial responsibility. *Cross reference: Please also refer to the Utilities Element, Potable Water & Sanitary Sewer Sub-Element, Policy 2.2-a.*

Policy 3.1-k: The County shall prohibit the future location of facilities that handle, use, store or produce regulated substances within Wellfield Protection Zone 1 and discourage their location within Zones 2, 3 and 4. Additionally, the County shall identify future wellfield areas and adopt measures to protect them.

Policy 3.1-l: The County shall establish and develop future wellfields consistent with the Wellfield Protection Ordinance and the Turnpike Aquifer Protection Overlay District, when it can be determined through hydrologic testing that such establishment and operation would not adversely affect the natural resources or the management objectives for these resources.

Policy 3.1-m: The County shall not take any land use actions which are inconsistent with the State and the South Florida Water Management District efforts related to maintaining and/or improving water quality in Lake Okeechobee; particularly those included in an adopted surface water improvement and management plan.

Policy 3.1-n: The County shall continue to implement the "State of the Lakes" management plan for the coastal freshwater lake system which includes Lakes Osborne, Ida, Clarke, Eden and Pine in order to provide protection, conservation and enhancement of their natural functions and aesthetic economic values. The County shall prioritize the projects within the plan, pursue funding through all appropriate means and shall initiate projects based upon funding availability.

Policy 3.1-o: The County shall continue to maintain and implement the Lake Worth Lagoon Management Plan. The County shall continue to coordinate with all jurisdictions, which have stormwater discharges and/or potential for habitat restoration in the Lake Worth Lagoon and other estuarine waters, to implement actions which will meet or exceed the State's Class III Surface Water Quality Standards. *Cross reference: Please refer to Coastal Management Policy 1.1-i.*

Policy 3.1-p: The County shall coordinate with South Florida Water Management District (SFWMD) and, the United States Army Corps of Engineers (USACE), and other local, state, tribal and federal entities on development and implementation of the Comprehensive Everglades Restoration Plan (CERP), and other related ecosystem restoration initiatives in South Florida. Accordingly, the County's Water Supply Work Plan shall include an assessment of current and water needs and sources for the associated planning period considering the SFWMD's regional water supply plan approved pursuant to s. 373.0361. *[163.3177(6)(d)]* ***Cross reference:*** *See Utility Element, Potable Water & Wastewater Sub-Element objectives and policies under Goals 2 and 3, and Assessment & Conclusions section of the same sub-element.*

GOAL 4: PROTECTION OF AIR QUALITY

It is the **GOAL** of Palm Beach County to protect human life and native ecosystems by controlling air pollution through initiatives for the protection of air quality.

OBJECTIVE 4.1 Air Quality

The County shall maintain federally adopted air quality levels, as identified by National Ambient Air Quality Standards.

Policy 4.1-a: The County shall continue to support the Palm Beach County Health Department in its implementation and\or support of the commitments in the Department of Environmental Protection's "Southeast Florida Maintenance Plan" for maintaining the ozone standard.

Policy 4.1-b: The County shall continue to support the Palm Beach County Health Department in its implementation and enforcement of the state and local air pollution rules and regulations, by placing conditions on development approvals to require developers to consult the Health Department on methods to control fugitive particulate emission. The selected pollution-control method shall be undertaken within thirty days of completion of clearing.

Policy 4.1-c: The County's Fire-Rescue and Planning, Zoning and Building Departments shall work with the Palm Beach County Health Department, the Solid Waste Authority, the Department of Environmental Resources Management, and the Florida Department of Agriculture's Division of Forestry to minimize the need for open burning of land-clearing debris and to reduce its associated air quality problems. The County shall work with the Health Department to maintain the Unified Land Development Code provisions for controlling smoke from open burning of land clearing debris.

Policy 4.1-d: The County shall continue to promote a non-gasoline powered demonstration program that utilizes "alternate fuels" to operate fleet vehicles. Maintaining acceptable levels of air quality, preserving natural resources, saving money through lower fuel costs and less maintenance, and reducing reliance on foreign oil imports are the main objectives of the program. The County's participation will involve performing vehicle conversions, assisting in the establishment of a refueling station, vehicle maintenance, record keeping and "technology transfer" with other interested public or private fleet operators. Participation will be contingent on the availability of a dedicated funding source approved by the Board of County Commissioners. The County's Fleet Management Division, in close coordination with the Palm Beach County Health Department's Air Pollution Control Section, will be primarily responsible for this program.

GOAL 5: LINKED OPEN SPACE NETWORK - CONSERVATION GREENWAYS/ WILDLIFE CORRIDORS

It is the **GOAL** of Palm Beach County to provide a Linked Open Space System that allows for the conservation of greenways and wildlife corridors that serve as linkages to lands with significant native vegetation and conservation areas.

OBJECTIVE 5.1 Greenways and Corridors

The County shall create Conservation Greenway/Wildlife Corridors linking Conservation Areas and lands with significant native vegetation to better preserve natural areas and support endangered species, threatened species, and species of special concern (hereinafter referred to as listed species). These corridors are included in the Plan as part of a linked open space network in order to assure survival of species that would be jeopardized by isolation. Management plans for wildlife corridors, conservation areas and preserves shall include such passive human recreational uses as hiking and bird watching when such uses will not jeopardize environmental resources.

Policy 5.1-a: Conservation Greenway/Wildlife Corridors identified on the map entitled "Greenways and Linked Open Space System" shall be recognized as a part of the overall land use pattern of the Palm Beach County Comprehensive Plan. The corridors, which were identified with the expert assistance of local, state, and federal agencies and with public input, shall be protected during the Land Development process to the maximum extent feasible when such protection does not result in a taking of private property or an inordinate burden to private property pursuant to the Burt J. Harris, Jr., Private Property Rights Protection Act. *Cross reference: ROSE Policy 1.4-f.*

Policy 5.1-b: The County in concert with other jurisdictions shall continue to identify those portions of Conservation Greenways/Wildlife Corridors which should be acquired, and shall jointly continue to seek grant funds, negotiate life estates, conservation easements, transfer of development rights, land exchanges or fee simple acquisition if necessary to preserve vital portions of wildlife corridors. *Cross reference: ROSE Policy 1.4-a.*

Policy 5.1-c: *Deleted in Amendment Round 12-1.*

Policy 5.1-d: *Deleted in Amendment Round 07-2.*

OBJECTIVE 5.2 Upland Set-Aside Connections

The County shall encourage upland set-aside connections, which will preserve these areas and provide habitat for listed species.

Policy 5.2-a: The County shall continue to guide the linking of upland preserves set aside pursuant to Conservation Element Policy 2.1-d, and in accordance with ULDC Article 14.C.11.B.4. Establishing Native Upland Preserve, where feasible and desirable. "Feasible and desirable" upland linkages are those which connect uplands of high quality; where the highest quality upland areas of an area proposed for development are not located next to existing preserved upland areas, the preservation of high quality uplands shall take precedence over the policy of achieving a link.

Policy 5.2-b: *Deleted in Amendment Round 12-1.*

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Conservation Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	To revise and update.	12/16/1991	1991-48	12/27/1991	
92-1	Minor change re native habitats; surface and groundwater; air quality	4/20/1992	1992-06	5/1/1992	
92-1	Stipulated Settlement Agreement amendments for 90-54, 91-31, 91-48 and 91-49. Remove reference to 'high-quality' regarding native habitats.	10/20/1992	1992-28	11/3/1992	Settlement
95-2	Linked Open Space Program; Linked Open Space Map to Map Series	12/6/1995	1995-58	2/6/1996	
97-1	EAR Re-write, 97 - 1 Map Series Revisions: Conservation Areas & Selected Wildlife Habitats, Maps 27 & 28 were deleted.	9/22/1997	1997-32	12/3/1997	
97-2	EAR Revisions	11/17/1997	1997-49	10/28/1998	
98-1	Minor Text Revisions	9/16/1998	1998-43	11/12/1998	
02-1	Revisions throughout the element, including lands with significant native vegetation and CERP	8/28/2002	2002-50	10/25/2002	
07-1	To add Objective 1.3 regarding Wildfire Prevention	8/27/2007	2007-10	10/26/2007	
07-2	To revise Greenways and Linked Open Space	11/26/2007	2007-27	1/28/2008	
08-1	Water Supply Plan - To add language regarding water quality and coordination with SFWMD	8/21/2008	2008-31	10/17/2008	
09-1	To add policy 3.1-q to require coordination with the SFWMD prior to adopting amendments expanding the ILC	8/25/2009	2009-26		NIE
09-1	To add a reference to Conservation Land Protection Ordinance to Policy 1.1-a	8/25/2009	2009-32	10/23/2009	
12-1	To make general updates including correcting errors and deleting outdated requirements.	7/23/2012	2012-22	8/31/2012	

** NIE means not in effect - not within element*

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History: Adopted: 08/31/89, Ord. No. 89 - 17, Effective 09/11/89
Revised: 09/18/90, Ord. No. 90 - 32, Effective 10/04/90
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Revised: 08/27/01, Ord. No. 2001 - 43, Effective 10/22/01

Revised: 08/28/02, Ord. No. 2002-51, Effective 10/25/02
Revised: 12/13/04, Ord. No. 2004-56, Effective 02/02/05
Revised: 08/25/05, Ord. No. 2005-26, Effective 11/01/05
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Revised: 08/21/06, Ord. No. 2006-19, Effective10/23/06
Revised: 11/26/07, Ord. No. 2007-27, Effective 01/28/08
Revised: 08/21/08, Ord. No. 2008-33, Effective 10/17/08
Revised: 08/25/09, Ord. No. 2009-32, 35, Effective 10/23/09
Revised: 10/25/10, Ord. No. 2010-49, Effective 11/22/10
Revised: 10/11/11, Ord. No. 2011-23, Effective 11/24/11
Revised: 04/25/13, Ord. No. 2013-12, Effective 06/08/13
Revised: 10/28/13, Ord. No. 2013-24, Effective 12/18/13
Revised: 10/30/17, Ord. No. 2017-34, Effective 12/07/17

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COASTAL MANAGEMENT ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Coastal Management Element is to provide for the responsible use and management of coastal resources related to development activities, protection of human life, the limitation of public expenditures in areas subject to natural disaster and protection of wildlife and natural habitat. This element is required by 163.3177(6)(g), F.S. The element focuses on the proper use and management of the County's coastal resources such as beaches and lagoons, which are key to the tourism industry, a major component of the County's economy.

It is the intent of the County to promote the responsible management of its coastal area, and to balance the provision of water-related recreational activities and the protection of working commercial waterfronts with the preservation of coastal and natural resources. The proper management and use of this area is necessary for the protection of life and property from natural disasters as well as the conservation of natural resources. Through coordination with federal, state, local agencies and municipalities, a renewed commitment to public education and strict enforcement procedures, the coastal area can be protected to benefit society. The County's Planning, Zoning and Building Department, Department of Environmental Resources Management (ERM) and the Department of Emergency Management are primarily responsible for guiding implementation of the goals and objectives of this element.

Of the 44.9 miles of ocean shoreline in Palm Beach County, only 3.5 miles are under County jurisdiction. Twenty-three municipalities in Palm Beach County border either the Intracoastal Waterway or the Atlantic Ocean. Numerous small unincorporated areas are interspersed between municipalities in the coastal region, with pockets located near the Martin County line, Jupiter Inlet, Jupiter Beach, Juno Beach, Palm Beach Gardens, as well as small pockets near Delray Beach, Boynton Beach and Briny Breezes. Analysis relating to natural resources management is presented for the entire County coastline, though scrutiny of land use-related data is limited to the unincorporated area due to lack of jurisdiction. The emergency management function remains countywide.

B. Assessment and Conclusions

This is a summary of the data and analysis in the Support Documents.

The Coastal Management Element was developed from analysis of various factors and conditions affecting the coastal environment. The evaluation included review and analysis of conditions related to existing land uses, the economic base of the coastal area, the effects of future land use on coastal resources, estuarine pollution, beach and dune systems, public access, hurricane evacuation, coastal high-hazard areas and post-disaster redevelopment. This discussion summarizes the major issues and conditions as reflected in the goals, objectives and policies.

1. Environmental Resources Management

Countywide, development has affected coastal natural resources through beach front development, stormwater runoff, destruction of habitats, and dredge and fill projects. Enforcement of existing regulations and the implementation of new regulations as necessary, as well as continuing assessment of conditions and trends are vital to reducing further degradation of coastal resources.

The total length of estuarine shoreline in Palm Beach County is 268 miles, but only 14 miles (5 percent) are located within unincorporated areas. Seagrass and macroalgae coverage of the total submerged area for Lake Worth Lagoon is 2,110 acres (35 percent of the total area). For the remainder of the estuarine waters there are 270 acres (12 percent of the total area). Generally, the habitat quality of the estuarine ecosystem and beach/dune and nearshore ecosystems is best in the County's northern end where development has progressed at a slower pace. Palm Beach County has 462 acres of natural coastal upland acreage in public ownership and 59 acres under private control. Due to the popularity of coastal development, the coastal strand is regarded as the most rapidly disappearing community in Florida.

Estuarine Environment

ERM has developed an environmental enhancement program designed to restore estuarine shorelines, improve their productivity and offset the negative effects of development. A vessel registration fee funds projects in freshwater, estuarine and oceanic waters. Resulting activities include an artificial reef program and restoration of estuarine areas that contain mangroves and seagrass vegetation. As funding allows, the County continues to acquire and manage Natural Areas.

The South Florida Water Management District (SFWMD) is primarily responsible for controlling storm water runoff on a regional basis with independent drainage districts managing runoff on a sub-regional basis. Palm Beach County monitors estuarine water quality through its own programs at a network of sites around the County. Continued implementation and expansion of these programs provide valuable information that help identify point and non-point sources of pollution. The County continues to coordinate with other agencies and municipalities to ensure compliance with National Pollution Discharge Elimination System (NPDES) regulations, and particularly with the SFWMD regarding its role in complying with Florida Water Policy (Chapter 62-40, F.S.) and State water quality regulations (Chapter 62-43, F.S.).

The Florida Inland Navigation District (FIND) is responsible for and provides dredge material sites. ERM coordinates with FIND to manage some of the sites for environmental enhancement purposes and to identify suitable beach deposit sites (for beach compatible dredge spoil) to augment the County's shoreline protection efforts.

The Lake Worth Lagoon Management Plan was approved in 1998 by the Lake Worth Lagoon Steering Committee, and focuses on achieving the goals of the Surface Water Improvement and Management Act (SWIM), water quality monitoring, environmental enhancement, and restoration activities. The plan was updated in 2008 and is the basis for the new Lake Worth Lagoon Initiative.

The County's development regulations require the protection of native vegetation adjacent to coastal ecosystems to act as a buffer between development and the ecosystem. Further, ERM offers technical assistance as an incentive to property owners who voluntarily restore and enhance native coastal vegetation.

The Board of County Commissioners, Florida Fish and Wildlife Conservation Commission and the United States Fish and Wildlife Service approved a Manatee Protection Plan (MPP) in 2007. The MPP summarizes manatee information and provides a unified approach to minimizing local impacts. It includes a boat facility-siting plan and maps that identify the most appropriate locations for boat facilities and provides permitting criteria for those facilities. To offset impacts associated with the additional boat slips, the MPP requires a commitment to a dedicated funding source to be used to implement the priority initiatives of the Plan. The priority initiatives include updated studies, increased law enforcement of existing waterway speed zones, education and awareness programs, habitat protection and restoration, and adaptive management.

Nearshore, Shoreline, Beaches, and Dunes

The beach/dune and nearshore ecosystem is an integral feature of Palm Beach County and is invaluable in providing important recreational, commercial, environmental and storm protection functions. While, only a small amount of undeveloped land remains along the County's beaches, 1,235 coastal acres under public ownership exceed the State of Florida's minimum guideline. Therefore, with the remaining supply undergoing increasing property values and the public supply deemed adequate, it is unlikely that any additional acquisitions will be made for recreational use.

The natural reefs along the coastline of the County are extensive and popular with diving and fishing enthusiasts. The County’s Artificial Reef Program has the primary goal of enhancing marine habitats, which will enhance marine fishery stocks and help alleviate the increased pressure on natural reefs by attracting fishermen and scuba divers to the artificially-created reefs. The program strives to establish diverse habitats and has created more than 70 reefs in both the Atlantic Ocean and the Lake Worth Lagoon. The County supports the management of these additional resources through the establishment of special management zones to protect fish populations.

Changes along the Palm Beach County shoreline are a consequence of natural and manmade factors that include storm effects, sea-level rise, inlet/navigation project impacts, and shoreline structures for the protection of coastal development.

Chapter 161, FS, Rule 62B-33, FAC, and Rule 62B-42, FAC, regulates all development seaward of the established Coastal Construction Control Line (CCCL) for the protection of upland properties and the control of beach erosion. The CCCL is established by the State based upon the expected landward limit of erosion from a 100 year return interval storm event and is used to define the landward limit of FDEP jurisdiction. The CCCL has been located 500-750 feet landward of mean-high-tide. In addition, FDEP carries out beach management planning and provides funds for beach nourishment and inlet management projects.

The Palm Beach Countywide Coastal Council provides a venue for information sharing among local coastal stakeholders. In 2004, the Council replaced the Palm Beach Countywide Beaches and Shores Council, which had a broader role and advised the

Board of County Commissioners and FDEP on projects seaward of the Coastal Construction Control Line.

FDEP has classified 31.9 miles of the County's shoreline as critically eroded. At least, thirty-seven percent of the County's ocean shoreline has been armored with seawalls, rip-rap, and/or revetments, for shore protection purposes. Their presence changes the natural ability of the shoreline to respond to storm events by preventing removal of sand from upland to littoral zones. This hardening of the shoreline creates a deficit of sand in the littoral zone and displaces the shoreline vegetation that helps reduce erosion. Because of these negative effects, The State recommends armoring as an option of last resort for the protection of major habitable structures and infrastructure. At this time, armoring continues to be permitted by the State in Palm Beach County in erosion hot spots such as Singer Island.

The County's sea turtle protection program remains in place. Gains have been made in the survival rate of turtle hatchlings and mothers returning to nest as a result of the regulations in Article 14.A of the ULDC. However, the elimination of local regulation of dune landscaping has resulted in sea grapes and other vegetation being cut down, allowing landward artificial lighting to attract hatchlings away from the water. Previously discussed efforts to promote coastal vegetation preservation may provide relief.

The County promotes dune and beach restoration and enhancement to strengthen the shoreline's natural defense against storms and erosion. The agenda is carried out by coordinating with governments, agencies, districts, and property owners. The County shall continue to seek funding sources and other strategies to achieve an equitable cost distribution for enhancement programs.

Inlets

The historical introduction and stabilization of inlets have produced substantial changes along the shoreline. Inlets stabilized with jetties or groins interrupt the natural, southward littoral transport of sediments along the coastline causing loss of shoreline south of inlets and depositional shoreline gains north of and inside inlets. To mitigate against these erosive impacts, Section 161.161, F.S., requires that responsible agencies prepare inlet management plans that address inlet sediment bypassing, modifications to channel dredging, jetty design, beach restoration, and beach nourishment. Cost estimates for these corrective measures are also included. All four inlets in the County have a written management plan.

Appropriate coordination with all the affected governments and agencies in the coastal area is necessary for effective coastal protection. The County shall share in the responsibilities and costs of coastal management areas with appropriate governments, districts, and agencies.

2. Coastal Development and Emergency Management

Florida is located in a hurricane-vulnerable area. A number of tropical storms and hurricanes have affected the South Florida region in the past, indicating a need to identify vulnerable areas, establish policies concerning pre-disaster planning and management, and plan for post-disaster redevelopment.

In the event of a devastating natural disaster such as a hurricane, the County would rely on a reserve contingency fund (that is part of its annual budget) to fund the immediate repair and re-establishment of critical or essential facilities.

Palm Beach County has full responsibility for coordination of all evacuation procedures during a natural disaster. The Emergency Management Division (EMD) is the County's entity responsible for coordinating evacuation of the population at risk during a hurricane event. For this reason, the Palm Beach County Comprehensive Emergency Management Plan is Countywide in scope. The plan establishes official policy for unincorporated areas and public agencies that are under the direct control of the Board of County Commissioners and any municipality in Palm Beach County that has not developed and attained approval of its own plan (in accordance with Rule 9G-6, FAC, as authorized by Chapter 252, FS).

In order to provide for the health, safety, and welfare of its citizens, the County developed the Post-Disaster Redevelopment Plan in June 1996. The plan ensures that sound pre- and post-disaster redevelopment policies are developed to reduce loss of life and protect property. Pursuant to Section 163.3178(2)(h), Florida Statutes, Palm Beach County's Coastal High-Hazard Area (CHHA) is the area below the elevation of the category 1 storm surge line as established by the 2009 Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as depicted on the Coastal High Hazard Area Map, CM 2.1, in the Map Series. It is anticipated that the number and value of structures located within the CHHA will continue to increase and will continue to be at risk.

The infrastructure in the coastal area is available at urban levels of service and subject to concurrency requirements. Palm Beach County prohibits additional densities in the CHHA and does not fund infrastructure improvement or expansion that facilitates density increases beyond Future Land Use Atlas densities and adjacent densities.

Redevelopment of coastal or shore protection structures is subject to both the County's code and Section 161.041, Florida Statutes, which permits coastal construction or reconstruction of shore protection structures under the authority of FDEP.

Local Mitigation Strategy Program

The Palm Beach County Emergency Management Division administers a unified, County-wide Local Mitigation Strategy program (LMS) for the expressed purpose of anticipating and responding to emergencies through infrastructure improvements. The LMS enhances the community's resistance to damaged property and life due to natural, technological, or societal hazards.

Under the governance of a steering committee, comprised of appointed representatives from the 38 municipalities and the County, the LMS maintains a comprehensive list of local mitigation projects submitted by governmental units, non-profit agencies, and recognized tribal organizations. Projects are prioritized in accordance with established scoring procedures and criteria administered by an appointed evaluation panel. The LMS Prioritized Project List (PPL) is revised twice a year and when special mitigation assistance funding programs become available through federal, state, or local sources. A project's eligibility for financial assistance is significantly enhanced, by being placed on the LMS Prioritized Project List.

By virtue of their intended purpose to mitigate public hazards, projects carried on the LMS Prioritized Project List meet the standard of “Essential” as defined in Objective 1.4 of the Capital Improvement Element of Palm Beach County’s Comprehensive Plan.

3. Protection of Waterfront Lands

Water-related activities and sports are part of the daily life in South Florida. Access to public waterfront is an amenity that adds to the quality of life and makes Palm Beach County a desirable place/destination for residents as well as tourists. Current and future population growth will increase the demand for boat ramps, water access, waterfront recreational areas and marine service businesses. Many working waterfronts are experiencing a decline in economic activity due to market forces and demands for waterfront property and other trends affecting small-scale commercial businesses. Consequently, loss of commercial and recreational waterfront to residential development and the relative diminishing access to boat launch facilities may have a long term adverse impact on the quality of life. In addition, escalating prices for coastal property make it difficult for local governments to purchase new access points to meet this growing demand.

Waterfront lands provide a link between land and water that is critical to sustaining a diverse and thriving coastal economy. Both small and large marinas are giving way to residential development as waterfront property values have soared. There is a great concern that this development trend and future losses of waterfront facilities will negatively impact the economy and bring an end to critical marine services such as boatyards, commercial marinas that are available to the public, and trades associated with commercial marina and other water-dependent uses. The County’s Comprehensive Plan includes objectives and policies to protect and encourage the development of marine waterfront commercial within both unincorporated County and incorporated County, where the majority of the County’s marinas are located.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1 ENVIRONMENTAL RESOURCES MANAGEMENT

It is the **GOAL** of Palm Beach County to preserve, protect, and enhance coastal resources, and to discourage development activities that would damage or destroy coastal resources.

OBJECTIVE 1.1 Protection and Enhancement of Coastal and Estuarine Environmental Quality

Palm Beach County shall continue to maintain and develop programs, and seek funding to expand its efforts necessary to protect, preserve and enhance coastal and estuarine wetlands, living marine resources, coastal barriers, and wildlife habitat.

Policy 1.1-a: The County shall continue to support the efforts of the Coastal Council to share information among coastal stakeholders. Council membership is composed of representatives of the County, the municipalities, special districts and environmental organizations.

Policy 1.1-b: The County Department of Environmental Resources Management shall participate in the Florida Department of Environmental Protection (FDEP) review process on proposed developments in aquatic preserves, pursuant to Rule 18Q-20, 21, F.A.C. The County's environmental review process shall consider the consistency of proposed developments with aquatic preserve management plans.

Policy 1.1-c: The County shall protect freshwater, estuarine and marine wetlands, including mangroves, seagrasses, saltmarsh vegetation, offshore natural reefs, and productive submerged habitats through the implementation and enforcement of its applicable sections of the ULDC and coordination with State and Federal Environmental Permit programs. The County shall further discourage shoreline alteration and construction that significantly degrades the natural functions and values of wetlands. ***Cross Reference****: Please see also Conservation Element Objective 2.2*

Policy 1.1-d: The County shall protect selected estuarine and coastal habitats by the acquisition of coastal and wetland properties (or properties adjacent to such habitats) and managing the properties for the purpose of preservation and/or environmental enhancement.

Policy 1.1-e: The County shall protect estuarine waters through the continued implementation and maintenance of regulations in the Unified Land Development Code (ULDC), the surface water quality management program, and by expanding and maintaining the water quality monitoring network to provide additional information for the identification and regulation of point and non-point discharges into estuarine waters. ***Cross Reference****: Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.*

Policy 1.1-f: The County shall implement the provisions of the National Pollutant Discharge Elimination System (NPDES) permit upon issuance of the permit by the Environmental Protection Agency. Implementation shall be conducted as a cooperative effort between the County, Florida Department of Transportation, municipalities, and special districts to reduce pollution levels and improve water quality. ***Cross Reference:*** *Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.*

Policy 1.1-g: The County shall coordinate with the SFWMD and shall monitor SFWMD activities in order to facilitate meeting the intent of the Florida Water Policy, (Chapter 62-40.432, F.A.C.) and the State water quality regulations (Chapter 62-43.430, F.A.C.) by monitoring the effects of storm water discharge into the estuarine and marine systems. The County shall further encourage the SFWMD to provide increased funding and support for developing methods for remediating these problems. ***Cross Reference:*** *Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.*

Policy 1.1-h: The County shall require the protection of existing native vegetation in accordance with the Unified Land Development Code (ULDC) to provide a buffer between development and adjacent coastal ecosystems. ***Cross Reference:*** *Please see also Conservation Element Policy 2.2-e*

Policy 1.1-i: The County shall continue to implement the Lake Worth Lagoon Management Plan, which will assist in achieving the goals of the Surface Water Improvement and Management (SWIM) Act (Chapter 373, FS). The scope of the plan includes an inventory of natural resources, water quality monitoring, and implementation of environmental enhancement and restoration activities. ***Cross Reference:*** *Please see also Conservation Element Policy 3.1-o*

Policy 1.1-j: The County shall evaluate the feasibility of making available guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation and tax saving measures to property owners. ***Cross Reference:*** *Please see also Conservation Element Policies 2.1-c and 2.1-f*

Policy 1.1-k: The County shall provide technical assistance to property owners who restore and enhance coastal or estuarine vegetation.

Policy 1.1-l: The County shall continue to protect sea turtles through the coordination of educational, regulatory, conservation and research activities as described by the species recovery plans. Impacts from coastal lighting shall be reduced through implementation and increased enforcement of Article 14.A, Sea Turtle Protection and Sand Preservation, of the ULDC and promotion of efforts to preserve coastal vegetation. Consideration will be given to identification of key habitats (beaches, nearshore reefs, sea grass beds, offshore reefs, etc) in the county and initiating additional efforts to protect those habitats.

Policy 1.1-m: Palm Beach County has incorporated the Manatee Protection Plan (MPP) approved by the Board of County Commissioners (BCC) on August 21, 2007 into its Comprehensive Plan. The County shall continue to protect manatees and manatee habitats through: implementation of the Manatee Protection Plan, the continued enforcement of the State's Intracoastal Waterway Speed Zone Program; and through the implementation of the applicable sections of the ULDC. The County shall also continue the implementation of the Environmental Enhancement and Restoration Program and outreach activities, and encourage the adoption of the Manatee Protection Plan by all 23 affected local governments. *[F.S. 370.12(2)(t)(2)]*

Policy 1.1-n: The County shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities through the County's Habitat and Restoration Enhancement Program include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

Policy 1.1-o: *Deleted in Amendment Round 08-1*

Policy 1.1-p: The County shall maintain and improve techniques for the demarcation of submerged natural resource areas and publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

Policy 1.1-q: The County shall protect existing and future artificial reefs through the continued implementation and funding of an artificial reef management program. This program shall foster creation of additional artificial reefs and limit uses of these areas to activities that do not degrade the natural functions of the created reefs.

Policy 1.1-r: The County shall encourage and support the management of the offshore natural reefs in order to provide protection to corals and other unique underwater natural resources.

OBJECTIVE 1.2 Shoreline Protection

Palm Beach County shall protect, enhance and restore the beaches and dunes through implementation and maintenance of the Palm Beach County Shoreline Protection Plan.

Policy 1.2-a: The County shall maintain and periodically update the 30 year shoreline protection plan using previous Federal, state and local studies to identify long term goals of the Shoreline Protection Program and to take into account direction and changing funding priorities established by the Board of County Commissioners.

Policy 1.2-b: Update the Coastal Data Mapping web site annually to provide updated public information.

Policy 1.2-c: *Deleted in Round 10-2*

Policy 1.2-d: The County shall avoid the use of shoreline armoring (except as a last resort measure) and shall use shore protection alternatives such as beach nourishment, dune restoration, and inlet sand transfer that reduce the need for armoring.

Policy 1.2-e: The County shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce damage resulting from storms.

Policy 1.2-f: The County shall work cooperatively with the DEP, coastal municipalities, special districts and private property owners to protect and restore existing dunes and dune vegetation. The County shall make recommendations to the State for modification of State rules or policy that will enable DEP and local governments to more effectively protect dune vegetation.

Policy 1.2-g: The County shall continue to monitor and evaluate the condition of the County's beaches and dunes.

Policy 1.2-h: The County shall continue to maintain its strategy for municipal and private cost sharing of shore protection and dune restoration projects, and also continue to include appropriate funding criteria. The strategy will focus on promoting restoration projects that minimize environmental impacts and maximize public usage. The projects shall be coordinated to take advantage of regional efficiencies. The strategy identifies linkages between County funding and the extent of compliance or consistency with Article 14.A, Sea Turtle Protection and Sand Preservation, of the ULDC.

OBJECTIVE 1.3 Sand Bypassing at Inlets

The County shall encourage effective bypassing of littoral drift sand at all inlets through coordination with all inlet governing bodies, special districts and state and federal agencies.

Policy 1.3-a: The County's Department of Environmental Resources Management shall coordinate with each inlet governing body, special district and state and federal agencies to maintain timely and efficient bypassing of impounded or trapped littoral drift sediments to the down drift shoreline.

Policy 1.3-b: The County's Department of Environmental Resources Management (ERM) shall maintain its inlet management plan for the South Lake Worth Inlet per section 161.161, F.S. The plan was developed in cooperation with the adjacent municipalities and Florida Department of Environmental Protection.

Policy 1.3-c: The County shall encourage the placement of all beach compatible material resulting from inlet dredging and channel maintenance dredging on adjacent beaches downdrift of the inlet, where the placement of that material would not have significant adverse effects on water quality and/or natural resources.

Policy 1.3-d: The County shall monitor or ensure the monitoring efforts of all bypassing systems, operations and feeder beach projects at all inlets in the County by obtaining appropriate data from governments responsible for inlet bypassing.

Policy 1.3-e: The County shall share responsibilities and costs of coastal management efforts in areas impacted by inlet influences with state-chartered inlet districts, the Florida Inland Navigation District, municipalities adjacent to the four inlets, and other government agencies. The efforts will focus on implementation of inlet management plans and will include elements of coastal management such as initial studies, project construction, and environmental monitoring.

OBJECTIVE 1.4 Water Dependent Uses

The County shall give preference to water dependent uses and shall prohibit, to the extent allowed in the Unified Land Development Code, activities that degrade the natural functions and values of wetlands.

Policy 1.4-a: The Boat Facility Siting policies of the Manatee Protection Plan shall be used to determine the appropriate location and design criteria of the future boat facilities and expansion of existing facilities.

Policy 1.4-b: The County shall provide for more recreational access to the beach where such activities associated with the use minimizes the impact on beaches and dunes.

OBJECTIVE 1.5: Protection of Commercial and Recreational Marine Waterfronts

Palm Beach County shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation of recreational and commercial working waterfronts.

Policy 1.5-a: The County shall implement strategies to protect working commercial and recreational marine waterfronts by pursuing the following actions:

1. Participating in Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront districts;
2. Partnering and working with key municipal governments with jurisdiction over the commercial waterfront areas to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing marine dependent sites;
3. Considering issuing additional bonds to finance the purchase of waterfront property and marine uses through referendum;
4. Limiting redevelopment within the Marine Waterfront Commercial Overlay to projects that maintain or expand commercial and recreational marine waterfront uses consistent with the CME Objective 2.5-Post Disaster Redevelopment and/or Future Land Use Element Sub-Objective 1.2.7;
5. Investing directly in recreational and commercial working waterfront preservation, either through purchase of property or purchase of the development rights to the property;
6. Encouraging the Parks and Recreation Department to purchase waterfront lands where feasible, to establish public marinas and related facilities;
7. Exploring a concept similar to Transfer of Development Rights Program to “transfer” marine uses to other suitable sites;
8. Amending the Unified Land Development Code to require waterfront residential developments to reserve a portion of the site for marinas and /or public access;
9. Encouraging the use of “canal spillways” connected to the Intra-coastal Waterway to create working waterfronts in coordination with the South Florida Water Management District and other special districts, including building of docks and other facilities;
10. Securing pedestrian access to waterfronts and enhancing existing waterfronts parks to develop public marinas where feasible.

GOAL 2: COASTAL DEVELOPMENT AND EMERGENCY MANAGEMENT

It is the **GOAL** of Palm Beach County to protect human life by limiting public expenditures in areas subject to destruction by natural disasters within the coastal high hazard area, maintaining and implementing a safe and effective emergency management program, and providing for orderly redevelopment in a post-disaster period.

OBJECTIVE 2.1 Levels of Service

Palm Beach County shall establish and maintain urban levels of service, areas of service, and phasing of infrastructure in the unincorporated coastal area. ***Cross Reference:*** *Please see also Capital Improvement Element Objective 1*

Policy 2.1-a: *[Deleted in Amendment Round 01-1]*

Policy 2.1-b: The levels of service provided to the unincorporated coastal area shall be the urban levels of service as described in Objective 1 of the Capital Improvement Element; and the phasing of such funding shall be consistent with the phasing schedule of the proposed development.

Policy 2.1-c: The County shall provide for safe evacuation from coastal areas by reviewing all development proposals in the Hurricane Vulnerability Zone, which are submitted for certification through the zoning approval and Development Review Officer processes, to determine whether the development is expected to result in an increase in hurricane evacuation times. Developments which cause such an increase shall be required to provide mitigation measures, including but not limited to safe rooms in homes or common facilities, or roadway improvements, such that hurricane evacuation times are not increased in the hurricane vulnerability zone.

OBJECTIVE 2.2 Public Subsidy of New Coastal Development

Palm Beach County shall not subsidize new or expanded development in the coastal area.

Policy 2.2-a: The County shall not use public funds for infrastructure expansion or improvements, or development subsidization in coastal high-hazard areas unless such funds are necessary to: provide services to development approved prior to the implementation of this policy, provide adequate evacuation (in the event of emergency) of existing developments; to maintain the urban level of service; or provide for recreational needs, other appropriate water-dependent uses, and natural resource restoration or enhancement. ***Cross Reference:*** *See also Capital Improvement Element Policy 1.4-b*

OBJECTIVE 2.3 Development in High Hazard Area

Palm Beach County shall direct population concentrations away from known or predicted coastal high-hazard areas, and shall not approve increases in population densities in the coastal high hazard area.

Policy 2.3-a: The County shall not increased densities in the coastal high hazard area.

Policy 2.3-b: *[Deleted in Amendment Round 01-1]*

Policy 2.3-c: Infill or redevelopment densities and intensities in coastal high hazard areas shall be consistent with existing adjacent development but at densities and intensities no greater than the adopted future land use designations.

OBJECTIVE 2.4 Emergency Preparedness

Palm Beach County, through the Emergency Management Division of the Public Safety Department, shall maintain and update as necessary, the Palm Beach County Comprehensive Emergency Management Plan (1995), which provides for direction and control of activities during the period of any disaster, including preparedness, response and recovery.

Policy 2.4-a: The County shall provide shelter space in accordance with the Comprehensive Emergency Management Plan. Where deficits exist, the County shall seek to reduce the deficit through federal and state retrofit funds.

Policy 2.4-b: The County Division of Emergency Management shall coordinate with all affected municipalities; and, local, regional, or state agencies to maintain an efficient and timely evacuation process in the case of a hurricane, in accordance with the provisions of Rules 9G-6 FAC.

Policy 2.4-c: The County shall update its Comprehensive Emergency Management Plan periodically in a manner consistent with Rules 9G-6 FAC to incorporate changes to population, highways/bridges, shelter modifications, hurricane hazard analysis, and forecast techniques.

Policy 2.4-d: Palm Beach County shall maintain a Local Mitigation Strategy program (LMS) with the purpose of developing and implementing a unified approach among County and municipal governments for dealing with identified hazards and hazard management problems. The program's primary objectives shall:

1. Improve the community's resistance to damage from identified natural, technological, and social hazards;
2. Increase Palm Beach County's eligibility for receiving local, state, federal, and other mitigation funds;
3. Reduce the cost of disasters; and
4. Expedite post-disaster community recovery. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

Policy 2.4-e: The Local Mitigation Strategy program (LMS) shall establish funding priorities and mitigation projects through a formal process that mandates coordination between the municipalities and the County. The LMS shall accomplish this through a Prioritized Project List (PPL) that will rank-order mitigation projects at least twice per year using established evaluative criteria and structured procedures. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

OBJECTIVE 2.5 Post-Disaster Redevelopment

Palm Beach County, through the Emergency Management Division of the Public Safety Department, shall reduce or eliminate the risks associated with natural hazards through the implementation and maintenance of the Palm Beach County Post-Disaster Redevelopment Plan.

Policy 2.5-a: The County shall coordinate with applicable local governments and agencies, via the countywide operational structure and emergency activities of its Comprehensive Emergency Management Plan, to implement and update as necessary, its Post-Disaster Redevelopment Plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 2.5-b: The County shall prohibit the rebuilding of non-conforming uses that have experienced damage of greater than or equal to 50 percent of value, in areas most vulnerable to the effects of storms. When structures are rebuilt, they shall be required to be brought up to code.

Policy 2.5-c: The County shall explore the applicability of using transfers of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other recreational uses.

Policy 2.5-d: The County shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

Policy 2.5-e: The County shall, pursuant to the Comprehensive Emergency Management Plan, continue recommended hazard mitigation activities, including land development regulations and construction law administration. Post-disaster recommendations contained in Hazard Mitigation Plans shall be incorporated to avoid future destruction and loss of life.

Policy 2.5-f: The County's post-disaster redevelopment activities shall fall into two categories: Emergency Work and Permanent Work. Emergency Work shall commence immediately after a disaster and shall include only those activities necessary to save lives, protect property and remove threats to public health and safety. Permanent work shall include any replacement or repair activities to facilities that were damaged, but which do not pose an immediate threat. Removal, relocation or structural modification of infrastructure and unsafe structures shall be prioritized into one of the two categories.

GOAL 3: INTERGOVERNMENTAL COORDINATION

It is the **GOAL** of Palm Beach County to advance the level of intergovernmental coordination and cooperation for decision-making and policy development, regarding coastal issues.

OBJECTIVE 3.1 Coastal Management Coordination

Palm Beach County shall seek appropriate vehicles and forums for achieving effective intergovernmental coordination and cooperation regarding the impacts and implications of development in the coastal area on fragile coastal ecosystems.

Policy 3.1-a: Palm Beach County shall utilize the mechanisms provided in the Intergovernmental Coordination Element to consider intergovernmental conflicts and issues regarding environmental protection, preservation and restoration, and to address opportunities to improve countywide efforts to minimize the effects of development on the coastal and estuarine ecosystems.

Policy 3.1-b: Palm Beach County recognizes that the Florida Inland Navigation District (FIND) maintains spoil disposal sites along the Intracoastal Waterway in Palm Beach County, and shall coordinate with FIND regarding the utilization of these sites for spoil disposal as appropriate. The County shall further coordinate with FIND as necessary regarding the future potential of spoil disposal sites for environmental enhancement and recreational use, per Policy 1.1-n of this element.

Policy 3.1-c: For disaster preparedness, there shall be a governing policy body to advise and assist in the development and administration of a Local Mitigation Strategy program (LMS). It shall be comprised of representatives who are assigned by each of the 37 municipalities and Palm Beach County, and shall be governed by policies, procedures and/or inter-local agreements. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

Policy 3.1-d: The County shall partner and work with the municipal governments with jurisdiction over working commercial and recreational waterfront areas to insure that their Comprehensive Plans include provisions and features that protect and preserve existing marine dependent sites and give priority to these uses at suitable waterfront locations.

GOAL 4: PORT OF PALM BEACH

OBJECTIVE 4.1 Port of Palm Beach

Palm Beach County hereby incorporates Section A, Goals, Objectives and Policies, 2017-2022 Future Improvements Map, and 2017-2022 Capital Improvement Program of Port of Palm Beach Master Plan adopted April 20, 2017, into this Element of its Comprehensive Plan. The County shall continuously seek to achieve consistency and coordination between the Goals, Objectives and Polices of the Port Master Plan and this Comprehensive Plan. Palm Beach County shall monitor the implementation of the master plan and adopt any future modification or update to the plan. *(See also TE Objective 1.8)*

Policy 4.1-a: The County shall coordinate with the Port of Palm Beach and other governmental entities to plan for and to resolve problems and outstanding issues related to transportation, development and land use, emergency management and natural resources management, including the bypassing of sand at the Lake Worth Inlet. The Intergovernmental Coordination Element shall provide the basis for resolution of disputes related to the incorporation of the Port of Palm Beach Master Plan into this Comprehensive Plan, and to resolve several environmental observations and inconsistencies between the Comprehensive Plan and the Port Master Plan, as identified in the Support Documents.

Policy 4.1-b: The County shall promote and help ensure the orderly development and use of the Port of Palm Beach through the intergovernmental coordination processes identified in the Intergovernmental Coordination Element and environmental review activities of the Department of Environmental Resources Management.

Policy 4.1-c: The County shall review future amendments to the Port's Master Plan for consistency with the County's Comprehensive Plan, and will initiate action to amend the Comprehensive Plan to reflect County approved Master Plan revisions. As required by section 163.3178(5), Florida Statutes, the appropriate dispute resolution process provided under section 186.509, Florida Statutes must be used to reconcile inconsistencies between the Port's Master Plan and the County's Comprehensive Plan.

Policy 4.1-d: The County shall facilitate coordination with applicable local governments and regional and state agencies to ensure that the needs of the Port are consistent with the programming and provision of roadway and transit service improvements.

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Coastal Management Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-2	To revise and update.	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-2	Statute reference update	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
97-1	EAR Re-write, Port of Palm Beach Revisions (to reflect amendments to the Port Master Plan)	9/22/1997	1997-35	12/3/1997	
97-2	EAR Revisions, Port of Palm Beach Revisions (deleted and transferred to the Transportation Element)	11/17/1997	1997-49	1/14/1998	
98-2	Added "the Emergency Management Division of the Public Safety Dept." as the implementing agency for Policy 1.3-g.	12/2/1998	1998-60	1/22/1999	
01-1	Coastal High Hazard Area revisions	8/27/2001	2001-43	10/22/2001	
02-1	Emergency Management Local Mitigation Strategy Program revisions.	8/28/2002	2002-51	10/25/2002	
04-2	To redefine the Coastal High Hazard area as Plan A Hurricane Categories 1 and 2 and other word smithing; to Update the Coastal High Hazards Area Map CM 2.1 to reflect the updated Hurricane Evacuation Zone Plan.	12/13/2004	2004-56	2/2/2005	
05-1	ULDC References Update	8/25/2005	2005-26	11/1/2005	
05-2	Port of Palm Beach Policy Update	11/28/2005	2005-57	1/24/2006	
06-1	Additions - Waterfront Marine Service	8/21/2006	2006-19	10/23/2006	
07-2	To revise Board of Adjustment and Development Review Officer references.	11/26/2007	2007-27	1/28/2008	
07-2	Marine Waterfront Commercial Overlay Revisions	11/26/2007	2007-27	1/28/2008	
08-1	Manatee Protection Plan and Boat Facility Siting to delete one & revise two polices	8/21/2008	2008-33	10/17/2008	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
09-1	To delete estuarine environment language from the Introduction.	8/25/2009	2009-32	10/23/2009	
09-1	To revise the date of the Port of Palm Beach Master Plan to reflect the latest revisions	8/25/2009	2009-35	10/23/2009	
10-2	To update the number of municipalities listed and status of Manatee Protection Plan (MPP); to replace references to the Shore Council with the Coastal Council.	10/25/2010	2010-49	11/22/2010	
11-2	To revise the Coastal High Hazard Area definition pursuant to Florida Statutes and to revise CHHA boundaries on the CHHA Map CM 2.1.	10/11/2011	2011-23	11/24/2011	
13-1	To incorporate by reference the Port Master Plan Sec. A GOPs, CIP, and Future Improvements Map dated March 28, 2013.	4/25/2013	2013-12	6/8/2013	
13-2	To revise per EAR by replacing 9J-5 references with Ch. 163	10/28/2013	2013-24	12/18/2013	
17-D	To update references to the revised Port of Palm Beach Master Plan	10/30/2017	2017-34	12/7/2017	

** NIE means not in effect - not within element*

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INTERGOVERNMENTAL COORDINATION ELEMENT

I. INTRODUCTION

Coordination among the numerous entities that affect land development in Palm Beach County is essential for efficiently meeting the needs of Palm Beach County residents. The sheer number of governmental entities affecting Palm Beach County requires substantial efforts of coordination. The County, 38 municipalities, the School Board, South Florida Water Management District, more than 20 secondary drainage districts and several other sub-county, Countywide, regional and state agencies, authorities and taxing districts all make direct or indirect decisions influencing land development. It is critical that Palm Beach County create and maintain viable mechanisms to enhance close working relationships with these agencies. All should work together to avoid conflict and build cooperation, with the goal of improved and efficient service to the public. Conflicts invariably arise if there is lack of communication and interaction. Such conflicts can lead to a loss of trust among the various units of local government and, more, importantly, the public.

Intergovernmental coordination is also critical because the County does not guide growth and its impacts solely on its own initiative. Historically, Palm Beach County managed the County's growth almost exclusively through its own zoning authority and by its road building program. Municipal annexation and the incorporation of Wellington have significantly reduced the unincorporated area, however, between 1989 and 1996 over 43,000 residential building permits had been issued in the unincorporated area. Given current and potential development, the population of the unincorporated area is expected to account for more than 48% of the permanent population in the year 2015, which keeps the unincorporated county the single most populated jurisdiction within the county.

A. Purpose

The Growth Management Act requires that the Intergovernmental Coordination Element show relationships and state principles and guidelines to be used in the accomplishment of coordination of the County's Comprehensive Plan with the plans of school boards and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, adjacent counties, or the region, and with the state comprehensive plan, as the case may require and as such adopted plans in preparation may exist. Each individual element of the Comprehensive Plan addresses the specific facilities, services, issues and mechanisms of intergovernmental coordination between the County and other governmental entities. It is the purpose of this element to identify coordination measures for addressing intergovernmental issues and to provide policy direction for implementing County programs affecting other jurisdictions.

This Element is designed to satisfy the special needs of Palm Beach County and to satisfy the requirements of Chapter 163.3177, F.S. A result of the implementation of this Element will be increased communication among Palm Beach County governments. This Element deals with coordination mechanisms and conflict resolution systems that are necessary for the implementation of the Palm Beach County Comprehensive Plan.

B. Assessments & Conclusions

Proper strategies of intergovernmental coordination are essential if Palm Beach County is to achieve efficient governance for all of its residents and orderly development and redevelopment within its borders. The mechanisms described in this Element and in the remainder of the Comprehensive Plan are designed to facilitate this process.

1. Plan Coordination

The key element in any coordination strategy is communication. Goal area 1 and Objectives 1.1 through 1.5 address plan coordination and communication on planning activities. Intergovernmental relations and coordination have evolved considerably since the Plan's adoption in 1989. Plan coordination has generally been accomplished through the regional and state plan amendment review processes as called for in Chapter 163. Originally, local coordination on land use planning was to have occurred through the Countywide Planning Council and increased contact between the 38 municipalities and the County. However, the Countywide Planning Council was disbanded and a coordination process was established in its place to coordinate plan amendments between Palm Beach County local governments. Currently, Plan coordination is mostly accomplished through the Intergovernmental Coordination Program established by interlocal agreement.

a. Palm Beach County Intergovernmental Coordination Program

In 1989, the Countywide Planning Council, which was established by Charter Amendment, was "to coordinate the land use planning process of all governments within the County and to establish a cooperative effort that will resolve or prevent incompatibilities and conflicts among local governments' land use planning efforts". Coordination of the 38 land use plans was to have occurred through the Countywide Planning Council, however, in 1991, under provisions within the Charter, the Council was sunset by a majority of the municipalities and efforts to reinstate the Council through a ballot measure was not approved by Palm Beach County voters.

Following the defeat of the Countywide referendum, the municipal planning directors within the County created a substitute organization with the purpose to establish a countywide comprehensive plan amendment coordinated review process. In October, 1993, the Multi-Jurisdictional Issues coordination forum and the Comprehensive Plan Amendment Coordinated Review Process were established through the execution of two interlocal agreements. Current program membership includes the County, 31 municipalities, the School Board, South Indian River Water Control District, Lake Worth Drainage District, Indian Trail Improvement District, Jupiter Inlet District, Loxahatchee River Environmental Control District, Loxahatchee Groves Water Control District, and the Northern Palm Beach County Water Control District. Based on actions from the Board of County Commissioners on July 19, 2011 to withdraw from the Multi-Jurisdictional Issues Forum Interlocal Agreement adopted by Resolution No. 93-802, the participation of the County is limited to the plan amendment review program for coordination of comprehensive plan amendments. This program is referred to as the IPARC (Intergovernmental Plan Amendment Review Committee).

The purpose of IPARC is:

1. to achieve coordination of local comprehensive plans in accordance with Part II of Chapter 163, Florida Statutes.

2. to establish an intergovernmental coordination program for reviewing proposed changes to adopted comprehensive plans with minimal bureaucracy and expense.
3. to provide an opportunity to resolve potential disputes with the least amount of infringement upon existing processes.

The Intergovernmental Program provides an ideal structure for addressing intergovernmental conflicts and also serves as a means to organize local governments to address multi-jurisdictional issues.

b. Notification

Under the Plan Coordination Objective of this Element, several policies are aimed at increasing communication and awareness of the County's planning, transportation and zoning actions. Through the County's plan amendment process and Development Review Officer affected municipalities, outside agencies and other service providers are given the opportunity to comment on development proposals. The County notifies the respective local governments of proposed land used amendments, zoning map amendments, applications for conditional use or variances, planned development review, if the project is within one mile or within the annexation area of a municipality.

c. Communication

Along with the on-going coordination program, there have been numerous productive efforts within Palm Beach County to promote communication and provide for coordination among the many local governments and the public. Prior to the adoption of the 1989 comprehensive plan civic leaders held workshops known as Directions '84, '85, and '88 and the City/County Workshops to provide forums for people to discuss problems, voice opinions and reach agreements on issues of public policy. Since 1989, there have been additional Countywide forums, meetings and efforts to discuss and coordinate issues affecting the unincorporated area, other jurisdictions and agencies. Countywide and sub-county forums have provided opportunities to identify critical issues and provide recommendations on addressing those issues. Three meetings, which exemplify the coordination activities, have been the Economic Summit (1993), the Northern Palm Beach County/Southern Martin County Forum (1993/on-going), and Directions '94 (1994).

The result of the Economic Summit was a new Overall Economic Development Program (OEDP) for the County, the creation of an Economic Coordinator position in the County, and a Business Development Plan. The Northern Palm Beach County/Southern Martin County Planning Forum Implementation Committee has developed a strategic growth and development plan outlining recommendations for northern Palm Beach County. The participants of Directions '94 identified five critical issues which need to be addressed these are Education, Economic Development, Neighborhoods, At-Risk People, and Intercultural and Race Relations. Directions '94 also identified a need for a county-wide mediation program to resolve intergovernmental conflicts.

The County maintains the Citizen’s Service Center as a public service designed to respond to inquiries and to provide accurate and timely information, enhance communications and improve citizen satisfaction. The County's Public Affairs Department and the Board of County Commissioners use the Citizen’s Service Center to respond to requests from municipalities. Receiving prompt responses from the County helps to reduce conflicts. Another coordination effort within the County is the Municipal Coordinator function within Public Affairs, which serves

as a point of contact with municipalities and as an information distribution center to the League of Cities and individual municipalities. Also, to promote intergovernmental cooperation the Board of County Commissioners participates in joint meetings with the School Board, League of Cities and the South Florida Water Management District, and also reserves space for monthly joint workshops with the municipalities.

Using geographic and land information is vital to the mission of Palm Beach County. Virtually all departments and agencies maintain records containing some references to our geography. Studies have consistently shown that 80 to 90 percent of all information that is created, collected, maintained and used by local governments is land based. There is a great deal of data (databases or mapped) redundancy within and across agencies. In order to reduce redundancies and provide linkages with a common spatial base map, the Palm Beach County GIS Policy Advisory Committee (GISPAC) identified the need for the development of a formal implementation plan which would focus the efforts of the County departments toward a unified and integrated approach to attain a successful Geographic Information System/Land Information System (GIS/LIS) environment and to create a GIS operational data model. The implementation of this effort will be carried out by the County Departments, which currently have Geographic Information Systems with coordination through the GISPAC. The GIS/LIS information will be available in some form for inter-agency and public use. A GISPAC sub-committee is also exploring alternatives for digital access of GIS\LIS maps and information for easier dissemination.

d. Special Coordination Needs

Specific intergovernmental policies are included in the relevant Comprehensive Plan element, while general coordination issues and concerns affecting more than one element are included in the Intergovernmental Coordination Element. The coordination objective addresses some specific intergovernmental coordination issues necessary to further the Goals of the Comprehensive Plan.

In 1985, the Palm Beach Countywide Beaches and Shores Council was created to coordinate the protection, preservation and enhancement of the oceanfront beaches and shores in the County. The Council consists of twenty-seven participants, including Palm Beach County, inlet and special districts, two environmental entities, affected coastal municipalities and the League of Cities of Palm Beach County. The Council considers all projects and/or actions involving any beach or shore located in Palm Beach County on the Atlantic Ocean and seaward of the Coastal Construction Control Line (CCCL).

The Port of Palm Beach was chartered by the State of Florida in 1915 to assist the economic development of Palm Beach County. A port taxing district was also created that includes approximately 1,000 square miles of property within the County. Because the Port of Palm Beach is a deep-water port, the Goals, Objectives and Policies for the Port of Palm Beach are adopted by reference in the Coastal Management Element. Data and analysis for the Port are located in the Coastal Management Support Document. The Port as a private entity has limited direct contact with the County regarding plan coordination. The Intergovernmental Coordination Element provides direction to develop appropriate strategies for coordination with the Port.

The County's Department of Airports operates four airports in unincorporated Palm Beach County and are responsible for coordination of the Comprehensive Airport Compatibility Ordinance. All municipal governments containing "airport hazard areas" as defined in state airport zoning legislation, Chapter 333, FS, are required to adopt airport height ordinances. The

County shall coordinate with these governments toward their adoption and implementation of the Comprehensive Airport Compatibility Ordinance.

Over the past five years the County's Planning staff has been developing and refining a population disaggregation model to distribute the Bureau of Economic and Business Research (BEBR) population projections across traffic analysis zones (TAZ). The County's Planning Division has established an ongoing working relationship with the Metropolitan Planning Organization and has coordinated with other municipalities for information to provide population estimates for specific geographic areas. Based on the work to develop the disaggregation model, the County is now in a position to effectively coordinate with other jurisdictions and agencies on population projections for small areas. Such coordination would be consistent with direction under Chapter 163.177 (6)(h)2 which calls for cooperation on population projections.

Palm Beach County has full responsibility for coordination of all evacuation procedures during a natural disaster. For this reason, the Palm Beach County Comprehensive Emergency Management Plan and Post Disaster Redevelopment Plan are countywide in scope. The Division of Emergency Management is the County entity responsible for coordinating evacuation of the population at risk during a hurricane event and coordination of emergency preparedness efforts in cases of threatening natural or manmade disasters.

e. Annexation

The intention of the Annexation Objective within the Intergovernmental Coordination Element was to insure that there are mechanisms to guide the annexation process, that annexations are based on cost-effective patterns of service delivery and compliance with state statutory requirements. The County has implemented an Interim Annexation Policy and Annexation Incentive Program and is working toward the development of an ultimate annexation policy supported by the municipalities. An important part of the Annexation Objective is the creation of an Annexation Assistance Program involving joint County/municipal planning efforts to develop specific planning strategies for ultimate municipal boundaries.

When the County's plan was first adopted in 1989 there were more than 100 enclave areas within the county. Unincorporated enclave and pocket areas present irregular boundaries which create confusion in service delivery for both municipal and County service providers. The County has available two specific approaches for reducing the number of unincorporated enclaves and pockets, 1) a cost sharing program for infrastructure improvements and 2) interlocal agreements with municipalities to annex areas pursuant to chapter 171.046 F.S. Enclave annexation through interlocal agreement has proved the most successful method of reducing or eliminating existing unincorporated enclaves. Since the amendment to Chapter 171 six cities have enter into interlocal agreements with the County for the annexation of 35 enclave areas. Despite recent success in annexing enclaves Chapter 171.046 presents a limited option since areas to be annexed can be no more than 10 acres in size. The County can encourage or discourage annexation through policies and programs, but has only a limited ability to affect annexation efforts by municipalities and certainly cannot mandate or prohibit annexation.

The County may pursue joint planning areas established through formal agreement for unincorporated areas at the edge of municipal boundaries. Joint planning areas provide an opportunity to resolve any land use issues and avoid potential conflict during the annexation process and would ensure smooth service delivery transition.

f. Linked Open Space Program

Linked Open Space Program (LOSP) enables connections consisting of lands designated as "Conservation", "Agricultural Production" or other land categories between lands identified as "Conservation," "Parks and Recreation," and "Residential." The greenways/linked open space network proposed for Palm Beach County includes areas within both incorporated and unincorporated Palm Beach County, and is depicted on the map included within the Land Use Element, entitled "Palm Beach County Linked Open Space."

The County's Linked Open Space coordinator will work with other municipalities to achieve LOSP project priorities. The links will be accomplished using the following techniques: purchase of connecting lands (and redesignation of such lands as either "Conservation" or "Parks and Recreation"); use of existing publicly owned rights-of-way for roads or drainage canals; modification of the Palm Beach County Unified Land Development Code to allow the consideration of connections between upland areas set-aside pursuant to Conservation Element Policy 2.1-c; or the use of "overlay" districts within the Palm Beach County Land Development Code to allow development as designated, but with design features which will preserve a connection between the open spaces to be linked.

2. Glades Coordination/Community Revitalization

The area shown as Agricultural Production on the Land Use Plan Map in the Land Use Element, along with the cities of Belle Glade, Pahokee and South Bay and adjacent unincorporated areas designated for residential and non-residential development, are referred to as the "Glades Area". As a result of dealing with the growth management problems in the eastern coastal areas and the great distance between the Glades and coastal communities, it often seems like the Glades communities are isolated from the decisions and benefits of eastern Palm Beach County.

The special needs of the Glades Area are addressed in this plan through the creation of additional forums, Land Development Regulations and increased representation on County boards, agencies and committees. Representation of the Glades Area on County boards, committees currently comprise 4% of the total eligible positions. This is consistent with the Glades share of countywide population. The County has established the Glades Technical Advisory Committee to coordinate the County's efforts with Glades communities and organizations. The advisory committee identifies Glades resources, promotes information sharing and establishes implementation priorities. The County has also increased economic development efforts in Glades and in coordination with Glades municipalities have secured a state enterprise zone designation for portions of Belle Glade, South Bay and Pahokee. The County has established the Glades Area Economic Development Overlay District to provide flexibility in the range of land uses and property development regulations allowed in the underlying districts in the Glades area. The Overlay also accommodates uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area and to recognize the character of the area. However, the overlay zone has not been used and does not appear to significantly assist or benefit potential users.

The County participates in an interlocal agreement with Belle Glade, Pahokee and South Bay to provide 64 hours of technical assistance monthly to address the land use, historic preservation and economic issues of the area.

3. Conflict Resolution

Even with the best communication and coordination mechanisms in place, conflicts will invariably arise. The Treasure Coast Regional Planning Council (TCRPC) and the South Florida Regional Planning Council (SFRPC) have informal mediation procedures for resolving conflicts between adjacent jurisdictions. The County has established a policy to use the Treasure Coast Regional Planning Council's mediation services for conflict resolution when other efforts have failed. Other avenues to address and resolve issues are through IPARC.

Directions '94 identified a need for a county-wide mediation plan to resolve intergovernmental conflicts. The Intergovernmental Coordination Program provides an ideal structure for addressing intergovernmental conflicts and also serves as a means to organize local governments to address multi-jurisdictional issues. The County has also established a Municipal Coordinator function within the Public Affairs Department to address issues raised by other jurisdictions. In addition, to the formalized intergovernmental efforts informal contacts, County staff maintains individual contacts with municipalities for the purpose of eliminating or reducing conflicts. These meetings have minimized or resolved conflicts in land use proposals.

4. Service Delivery Coordination

Almost all intergovernmental policies addressing coordination of level of service standards are located in the relevant Comprehensive Plan element (Traffic Circulation Element, Mass Transit, Sanitary Sewer Sub-Element, Potable Water Sub-Element, Solid and Hazardous Waste Sub-Element, Drainage Sub-Element, Fire-Rescue Element, Recreation and Open Space Element, Capital Improvement Element). This objective identifies where other elements, objectives and policies relate to LOS standards are located as well as establish mechanisms to be used for coordination or resolution of level of service issues.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1 PLAN COORDINATION

It is the **GOAL** of Palm Beach County to provide a continuous coordination effort with all affected governmental entities in order to accomplish the goals of the Palm Beach County Comprehensive Plan and consider recommendations of affected governmental entities in the County's decision-making process and to ensure consistency with state and regional plans.

OBJECTIVE 1.1 Plan Coordination

Palm Beach County shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, adjacent counties, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan approved pursuant to s. 373.0361. *[163.3177(6)(h)1., F.S.]*

Policy 1.1-a: The County shall actively support and participate in the Intergovernmental Coordination Program (Intergovernmental Plan Amendment Review Committee) to coordinate planning activities in Palm Beach County. The purpose of the Coordination Program is to:

1. establish an intergovernmental coordination program for review of proposed comprehensive plan amendments;
2. provide a vehicle for consensus building on multi-jurisdictional issues;
3. provide an opportunity for mediation and potential resolution of multi-jurisdictional conflicts; and
4. share information.

All results obtained through the IPARC Process, including any written determinations received, shall be submitted as data and analysis to DCA with proposed and adopted comprehensive plan amendments.

Policy 1.1-b: The County shall support and participate in the Palm Beach County Intergovernmental Program by:

1. Serving on Program committees including the Executive Committee and IPARC
2. Serving on fact-finding committees or other ad hoc committees as necessary
3. Providing technical support through staffing and other means for standing committees
4. Providing payment of annual participation fee
5. Providing proposed comprehensive plan amendment materials to the IPARC clearinghouse for distribution
6. Participating in the Intergovernmental Plan Amendment Review Process
7. Participating in conflict resolution panels when appropriate

Policy 1.1-c: Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities through the following mechanism:

1. the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) as set forth in Policy 1.1-a, 1.1-b of this element;
2. the Development Review Officer as set forth in 1.1-e of this element;
3. the Treasure Coast Regional Planning Council (Plan Amendment/DRI processes;
4. the MPO Technical Advisory Committee;
5. the County's Annexation Review Process.

Policy 1.1-d: The Planning, Zoning and Building Department shall notify the Intergovernmental Plan Amendment Review (IPARC) clearinghouse of proposed land use amendments pursuant to the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement and shall notify individual local municipalities of proposed Land Use Plan amendments, zoning and other development actions within the larger of the following:

1. Areas that municipalities have identified as "probable" future annexation areas (see 1.4-c);
2. Areas within one mile of the proposed change; or
3. Identified Municipal Service Areas.

Policy 1.1-e: The County shall utilize the Development Review Officer meeting to review zoning and land development petitions for compliance with the County's Comprehensive Plan and shall coordinate the review with and request comment from the following entities: any affected municipalities (see notification criteria in Policy 1.1-d), adjacent counties, the School Board, State Health Department, appropriate special districts, and any other public or private utility as appropriate.

Policy 1.1-f: The County shall continue to support the use of area wide Developments of Regional Impact as a means of satisfying the goals, objectives and policies of the County's Comprehensive Plan and as an effective intergovernmental coordination mechanism that may include participation with adjacent counties and municipalities.

Policy 1.1-g: The Planning, Zoning and Building Department shall coordinate with the City of West Palm Beach in protecting the City's Water Catchment Area by notifying the City of proposed land use plan amendments, zoning and other development approvals as provided in Policy 1.1-c and 1.1-d.

Policy 1.1-h: Coordination of Plan elements with the plans of other governmental entities shall be enhanced by implementing the objectives and policies of the subject Comprehensive Plan Elements as follows:

1. Future Land Use Element - Objectives 1.1, 4.2, Policies 1.1-d, 1.2.1-g, 1.2.2-g, 1.2.2-j, 1.10-m, 2.2.1-a, 2.2.7-b, 3.5-b, 5.6-a,
2. Transportation Element - Objectives 1.3, 1.5, 1.1, 1.11, 1.13, 1.16, 1.9, Policies 1.3-g, 1.1-c, 1.12-d, 1.5-a, 1.5-e, 1.5-g, 1.9-o, 1.9-p, 1.6-b, 1.12-j, 1.12-k, 1.10-f, 1.10-g, 1.13-j, 1.13-k, 1.16-a, 1.16-b, 1.16-c, 1.16-d
3. Potable Water and Wastewater Sub-Element - Objectives 1.1, 1.2, 1.3, 1.4, 1.6-c, 2.1-e, 3.1-d, 3.1-f, 3.1-g, 3.1-h, 3.1-I;

4. Storm Water Management Sub-Element - Objectives 1.1, 3.1, 3.2, Policies 3.2-a, 3.2-b;
5. Solid Waste Sub-Element - Objectives, 1.1, 1.2, 1.3;
6. Fire-Rescue Element - Objective 1.4;
7. Housing Element - Objectives 1.1, 1.4, Policies 1.1-b, 1.1-k, 1.4-h;
8. Health and Human Services Element - Objective 2, 3, 5.1, 6.3 Policies 1.2-d, 1.2-e, 1.2-h, 2.1-d, 3.1-a, 3.1-b, 3.1-i, 3.1-j;
9. Recreation and Open Space Element - Objectives 1.6 Policies 1.6-a, 1.6-b, 1.6-c;
10. Conservation Element - Objectives Policies 2.1-f, 2.4-b, 3.1-a, 3.1-b, 3.1-c, 3.1-e, 3.1-f, 3.1-g, 3.1-o, 3.1-p;
11. Coastal Management Element - Objective 4.1, Policies 1.1-a, 1.1-c, 1.2-a, 1.3-a, 1.3-e, 2.4-b, 2.5-a; and
12. Capital Improvement Element - Objectives 1.1, Policies 1.3-b, 1.2-e, 1.6-e.

Policy 1.1-i: The County shall coordinate with the South Florida Water Management District to ensure consistency between the County's and the District's planning efforts and to address the combined long-term flood control and water supply needs of the environment, agriculture and urban areas through measures identified in Potable Water & Wastewater Policy 2.1-e.

Policy 1.1-j: The County shall coordinate on the development of campus master plans or amendments thereto, to be done in accordance with § 240.155 of the Florida Statues, with the schools in its jurisdiction, which are a part of the State University System. Adopted campus master plans will be identified on the Future Land Use Atlas Maps.

Policy 1.1-k: The Planning Division shall work with the League of Cities, the Metropolitan Planning Organization and Intergovernmental Plan Amendment Review Committee (IPARC) to increase awareness of the Managed Growth Tier System.

Policy 1.1-l: The County shall support efforts to integrate land use and water resource and supply planning to ensure the availability of water for regional water management purposes. During the Plan Amendment Review Process, the Planning Division shall distribute all proposed Future Land Use Atlas amendment to the South Florida Water Management District (SFWMD) and applicable water provider for review and comment including Future Land Use Atlas plan amendments that may have an impact on the Comprehensive Everglades Restoration Program (CERP) and other related projects and infrastructure. Comments received shall be incorporated into the amendment staff reports presented to the Local Planning Agency and the Board of County Commissioners. Additionally, Palm Beach County shall work with water supply concurrency providers serving unincorporated Palm Beach County to ensure adequate water supplies and facilities will be available when needed. The existing concurrency process implemented through Article 2.F.3.A. of the County's Uniform Land Development Code shall be utilized to coordinate water supply provisions. For development within unincorporated Palm Beach County, the County shall require the potable water concurrency provider to provide a written water availability statement indicating an adequate water supply consistent with established level of service (LOS) standards is available to serve the development. At a minimum, the water availability statement shall indicate an adequate water supply is immediately available and all required delivery infrastructure shall be fully constructed and operable prior to the issuance of the County Building Department Certificate of Occupancy. *[163.3177(h)(1), F.S.]*

Policy 1.1-m: The County shall continue its joint planning efforts with the Town of Jupiter within the recognized Indiantown Road Overlay Zoning District (IOZ), to enable the Town to undertake primary land use planning functions in this important gateway area. Town of Jupiter land use designations and administrative processes regarding land development will apply to unincorporated areas within the IOZ.

Policy 1.1-n: The Western Northlake Boulevard Corridor Planning Area shall be delineated as part of the Map Series of the 1989 Comprehensive Plan, as amended, as Map ICE 1.1. This area is generally located south of the Beeline Highway; west of the West Palm Beach Water Catchment Area; east of the J.W. Corbett Wildlife Management Area and Seminole Pratt Whitney Road; and north of the southern boundary of Ibis, Rustic Ranches, Bay Hill Estates, and Hamlin Boulevard. Through an Interlocal Agreement, the County, the City of Palm Beach Gardens, and the City of West Palm Beach shall provide for a means of enhanced intergovernmental cooperation in implementing the recommendations of the Western Northlake Corridor Land Use Study, dated June 8, 1998, as amended. The Interlocal Agreement shall also establish a procedure for "heightened review" of plan amendments and development applications.

Policy 1.1-o: The County shall continue to coordinate with Martin County and the Town of Jupiter on the planning and development of the Western Corridor, consistent with the provisions of the Western Corridor Interlocal Agreement signed by these jurisdictions in 2002.

Policy 1.1-p: The Northlake Boulevard Overlay shall be delineated as part of the Map Series of the 1989 Comprehensive Plan, as amended, as Map LU 3.1. This area is generally located east of Military Trail and west of U.S. Highway One, and stretches approximately one property north and south of Northlake Blvd. The purpose and intent of the Northlake Boulevard Overlay is to provide a consistent, comprehensive and coordinated approach for development and redevelopment for the Northlake corridor through site improvement, landscape enhancement, streetscape design and building renovation. These guidelines were developed by the Northlake Boulevard Corridor Task Force, a task force created through an interlocal agreement between the Town of Lake Park, Village of North Palm Beach, City of Palm Beach Gardens and Palm Beach County to facilitate improvements along the corridor and shall be adopted as part of the ULDC.

Policy 1.1-q: Palm Beach County shall coordinate planning efforts with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park in order to jointly identify land parcels in northern Palm Beach County which will provide opportunities for the development of bioscience research/biotechnology uses and will help discourage conversions of those parcels to residential uses or to commercial uses not clearly accessory or ancillary to bioscience/biotechnology uses. This shall be accomplished by developing a unified vision with those municipalities and assigning a Bioscience Research Protection Overlay (BRPO).

Policy 1.1-r: The County shall provide the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park with all reports, data and analyses utilized in assigning the Bioscience Research Protection Overlay (BRPO) to a particular site or upon which the County has relied in defining the area of the BRPO.

Policy 1.1-s: To assure greater cooperation with the participating municipalities, the County shall maintain an interlocal agreement to have representation on the Bioscience Land Protection Advisory Board (BLPAB) to ensure the protection of bioscience uses within the Bioscience Research Protection Overlay (BRPO).

Policy 1.1-t: *Deleted in 13-3*

Policy 1.1.u: *Deleted in 17-D*

Policy 1.1.v: *Deleted in 17-D*

Policy 1.1.w: *Deleted in 17-D*

OBJECTIVE 1.2 Communication

Palm Beach County shall increase public awareness of the County's planning, transportation and zoning processes and increase efforts to bring as many of the County's diverse interests into the process and shall involve as many people and organizations as possible.

Policy 1.2-a: The County shall increase its efforts to ensure balanced geographic representation on advisory boards and increase minority and women membership through appointment to advisory boards when vacancies occur.

Policy 1.2-b: The County shall continue to support and provide funding for Countywide and sub-County forums, including a League of Cities/County Workshop to be held on at least a yearly basis.

Policy 1.2-c: The County shall continue its present practice of utilizing citizen participation in developing and reviewing plans, implementation, and monitoring programs.

Policy 1.2-d: The County shall continue to support and coordinate with the League of Cities and the municipalities it represents, to convey and receive information on Countywide planning issues.

Policy 1.2-e: The Department of Public Affairs shall continue its program of regular written communication to the municipalities for the purpose of informing municipalities of County actions, policies and programs.

Policy 1.2-f: The County shall assure interchangeability of data base system information and availability of that information to all appropriate County departments, interested governmental agencies and the public.

Policy 1.2-g: The County shall continue to support the development of a Countywide geographic and land information system (GIS/LIS) with coordination through the Geographic Information Systems Policy Advisory Committee (GISPAC). The GIS/LIS information shall be maintained in a form for inter-agency use and be accessible to the public.

OBJECTIVE 1.3 Plan Element Coordination Needs

Palm Beach County shall utilize the intergovernmental coordination strategies described herein or develop new strategies to satisfy special planning needs and to further Goals, Objectives and Policies of the Palm Beach County Comprehensive Plan that would be advanced by additional intergovernmental cooperation.

Policy 1.3-a: The County shall continue to support the efforts of the Palm Beach Countywide Coastal Council to share information among coastal stakeholders.

Policy 1.3-b: The County shall coordinate with the Port of Palm Beach to resolve problems related, but not limited to, transportation, land use, natural and manmade hazards and protection of natural resources through participation on existing and future committees, public board meetings and other applicable forums.

Policy 1.3-c: The Department of Airports shall coordinate proposed airport development and master plans with adjacent local governments and their plans as set forth in the Palm Beach International Airport (PBIA) overlay section of the Land Use Element, the Comprehensive Airport Zoning and Land Use Compatibility Ordinance and the policies under Transportation Element Objectives 1.13, 1.15 and 1.16.

Policy 1.3-d: Palm Beach County shall utilize the Palm Beach Countywide Intergovernmental Coordination Process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein.

Policy 1.3-e: The Planning Division shall update population projections and estimates by mid January each year to reflect the latest Bureau of Economic and Business Research estimates.

Policy 1.3-f: Palm Beach County shall use the Population Disaggregation Model, as maintained by the Planning Division, as a basis for population projection coordination for collaborative planning and public school siting with other local governments and the school board.

Policy 1.3-g: The County, through the Emergency Management Division of the Public Safety Department, shall implement strategies identified in the Palm Beach County Comprehensive Emergency Management Plan and the Palm Beach County Post-Disaster Redevelopment Plan to address the following:

1. Coordination with all pertinent municipalities, local, regional or state agencies to assure an efficient and timely evacuation process in the case of a hurricane event;
2. Coordination with state and federal government, Palm Beach County municipalities, other counties and agencies to respond to natural or manmade disasters in the coastal area.

OBJECTIVE 1.4 Annexation

Palm Beach County shall adopt policies and implementation strategies, which support municipal efforts to secure boundary changes and that, maintain cost-effective service delivery, assist in the elimination of enclaves, pockets, and finger-like areas and ensure consistency between municipal and County land use.

Policy 1.4-a: Palm Beach County shall support and encourage rational and logical annexation conducted in accordance with Chapter 171.F.S. and which maintains or enhances plan consistency and service delivery.

Policy 1.4-b: The County shall work to reach general agreement on ultimate municipal boundaries, to the maximum extent possible through, the Palm Beach County Intergovernmental Coordination Program, County Commissioner District meetings with municipalities and direct staff contact with municipal agencies.

Policy 1.4-c: The County shall work with municipalities to determine areas to be considered for annexation over the next five to ten years. These "probable" annexation areas or "spheres of influence" will be based on municipal service delivery areas and adopted future land use policies and municipal annexation plans or programs. The “probable” annexation areas will be used by the County for municipal notification and comment of development actions and review processes.

Policy 1.4-d: The County shall pursue interlocal agreements with municipalities that have identified future land use designations for adjacent unincorporated area. These agreements would establish "Joint Planning Areas," pursuant to Chapter 163.3171, F.S. The County shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties.

1. Cooperative planning and review of land development activities within areas covered by the agreement;
2. Specification of service delivery transition or continuation;
3. Elimination of enclaves, pockets or finger-like areas and incorporation of undesirable areas as well as desirable areas;
4. Funding and cost-sharing issues within Joint Planning Areas; and
5. Enforcement/implementation;

Policy 1.4-e: The County’s Engineering Department and Planning Division shall continue to use the Annexation Incentive Program to encourage annexation of service delivery enclaves. The Incentive program requires active participation from municipalities and residents within those annexation areas. The incentive program will make use of Municipal Service Taxing Unit (MSTU) funds to improve infrastructure in unincorporated enclave areas, which are not within the Palm Beach County Water Utilities Department Service Area.

Policy 1.4-f: *Deleted in Amendment Round 00-1*

Policy 1.4-g: The County shall work with the League of Cities, the Association of Counties and the Palm Beach Legislative Delegation to develop and support state legislation to resolve annexation issues and to develop charter amendments to resolve annexation problems.

Policy 1.4-h: The County shall support and enter into interlocal agreement for the annexation of enclaves pursuant to §171.046 that are consistent with goals, objectives and policies of the County's Comprehensive Plan.

Policy 1.4-i: The County shall promote the use of County-city interlocal agreements with annexing municipalities to address service delivery issues where efficiency and effectiveness can be enhanced.

Policy 1.4-j: The County shall implement annexation review procedures for evaluating the consistency of proposed municipal annexations with Chapter 171 F.S., the County's Comprehensive Plan and for determination of service delivery impacts on annexed areas. The annexation review procedures shall address the following:

1. Inter-agency coordination;
2. Impact on service delivery;
3. Consistency with Chapter 171, F.S.;
4. Interlocal agreements for service delivery;
5. Consistency of future land use designations;
6. Facilitation/mediation of interjurisdictional conflicts resulting from annexation.

Policy 1.4-k: The County shall monitor implementation of each annexation policy and amend Comprehensive plan annexation provisions when appropriate to insure that the policy directives are consistent with the needs of the County. The County's Planning Division shall monitor annexation policy directives by:

1. Maintaining a monthly log of municipal annexations;
2. Maintaining a map and listing of remaining service delivery enclaves; and
3. Preparing a yearly evaluation report concerning annexation activity and impact on County land use for the Board of County Commissioners, the League of Cities and all municipalities.

Policy 1.4-l: The County will work with an annexing municipality to resolve issues related to any statutory deficiencies, or conflicts with the County's plan prior to the adoption hearing. If issues are unresolved, the County shall make use of conflict resolution measures identified under ICE Objective 3.1, if the municipality withholds annexation to attempt agreeable resolution. If a municipality adopts an annexation that violates Chapter 171 F.S. and materially affects Palm Beach County, the Board of County Commissioners will determine whether to appeal the annexation pursuant to §171.081, F.S.

Policy 1.4-m: The County shall encourage the annexation of neighborhoods in the Revitalization and Redevelopment Overlay through the use of incentives. The Planning Division shall work in partnership with the municipalities to investigate and develop incentives which include, but are not limited to, collaborative code enforcement efforts, economic development, community outreach assistance and/or neighborhood revitalization and redevelopment programs.

Policy 1.4.n: The Palm Beach County Planning Division shall implement the exclusive method of voluntary annexation established in the County Charter through the implementation of Ordinance 2007-018. The Planning Division shall review each proposed annexation to determine whether the site is located within the Unincorporated Protection Area (UPA) and notify the annexing municipality accordingly. The boundaries of the UPA are depicted on Map ICE 1.1 and consist of all unincorporated lands outside the Urban Service Area. Map ICE 1.1 also identifies Unincorporated Rural Neighborhoods. The Planning Division shall present each proposed annexation in the UPA to the Board of County Commissioners (BCC). Annexations located within the UPA require approval of at least 5 members of the BCC. Annexations within Unincorporated Rural Neighborhoods require approval of at least 5 members of the BCC and approval from a majority of the registered electors residing within its borders. The following communities, delineated on Map ICE 1.1, are defined as the Unincorporated Rural Neighborhoods:

The Acreage
Caloosa
Canal Pine Acres
Deer Run
Deer Run Plat 2
Dellwood Estates
Entrada Acres
Fox Trail
Indian Lakes Estates
Jupiter Farms
Kramer's U/R (AKA – Rustic Lakes)
Las Flores Ranchos
Mandell
Oak Wood Lands
Palm Beach County Estates
Santa Rosa Groves
Stonewal Estates (AKA – Bayhill Estates)
Sunny Urban Meadows
Tall Pine Acres U/R
Waite Sub U/R
White Fence Estates
Homeland

Policy 1.4-o: The Palm Beach County Board of County Commissioners has entered into Interlocal Service Boundary Agreements pursuant to Chapter 171, Part II, Florida Statutes. The County has adopted the following:

1. Village of Palm Springs Interlocal Service Boundary Agreement. On December 2, 2008, Palm Beach County adopted by ordinance 2008-047 the interlocal agreement that provides for coordination mechanisms to further intergovernmental coordination, identifies and implementing the municipal service area. *Ord. 2011-14*

2. City of Lake Worth Interlocal Service Boundary Agreement. On September 22, 2015, Palm Beach County adopted by Ordinance 2015-037 the interlocal agreement that provides for coordination mechanisms to further intergovernmental coordination, identifies and implementing the municipal service area. *Ord. 2016-004*

OBJECTIVE 1.5 Greenways and Linked Open Space Program

Implement a Countywide Greenways and Linked Open Space System (GLOSS).

Policy 1.5-a: The Palm Beach County Engineering and Public Works Department shall continue to work with the School District, the Metropolitan Planning Organization and Sheriff's Department, and shall formalize its joint planning process, to assure that pedestrian and bicycle facilities are provided to serve all new schools. The County's Pathway Program and the State's Safe Routes to School Program shall also accord a high priority to the provision of pedestrian and bicycle facilities for existing schools lacking such facilities.

Policy 1.5-b: Palm Beach County shall implement GLOSS components through the following activities:

- The County's Department of Environmental Resources Management shall be responsible for the oversight and implementation of all planned activities and work programs within all County owned or managed natural areas and coordinate the oversight and implementation of the Northeast Everglades Natural Area (NENA) master plan.

- The County's Parks and Recreation Department shall be responsible for the oversight and implementation of all planned activities and work programs within all County owned or managed parks and recreation facilities.

- The County's Engineering Department shall be responsible for design and upkeep for multiple use trails in GLOSS components within County Road rights-of-way.

- The County's Department of Environmental Resources Management, Engineering Department and Parks and Recreation Department shall be responsible for developing and maintaining multi-purpose open space links and/or recreational greenways between County owned park and natural area facilities to accommodate pedestrian, bicycle, and equestrian trails when appropriate, in order to increase public access opportunities to and between these County owned facilities.

- The County's Department of Environmental Resources Management, Engineering Department, Parks and Recreation Department the Metropolitan Planning Organization shall continue to coordinate all "linked open space" and "trail network" activities with appropriate municipalities and special districts, the South Florida Water Management District, the Florida Department of Environmental Protection, Division of Parks and Recreation, as well as tourism, hiking, environmental, bicycling, equestrian, and disabled citizen organizations.

- The Palm Beach Metropolitan Planning Organization shall be responsible for the oversight and coordination of planning activities within the County related to bicycle and pedestrian transportation, including greenway facilities.

- Following completion and its presentation, the Board of County Commissioners shall consider incorporating the South County Bikeways, Greenways and Trails System Plan into the GLOSS network. The plan is being developed by the Metropolitan Planning Organization and expected to be completed in 2007.

- Following completion and its presentation, the Board of County Commissioners shall consider incorporating the Regional Greenways and Recreational Links Element information from the Regional Long Range Transportation Element into the GLOSS network. The Regional Element includes Broward, Dade and Palm Beach Counties and is currently being developed by the Southeast Florida Transportation Council, with assistance from the County's Metropolitan Planning Organization.

- The Board of County Commissioners shall consider the potential for widened right-of-way buffers, open space linkages and pedestrian bicycle and equestrian trail linkages in the evaluation of land use amendments and also in neighborhood and community planning efforts.

Policy 1.5-c: Palm Beach County shall continue to review actions taken by the Governing Board of the SFWMD, such as requests for release of reservations on canal rights-of-way for potential impacts on the adopted GLOSS components.

Policy 1.5-d: The Board of County Commissioners shall request the County's Legislative Delegation to support legislation which will limit the liability of special districts which permit uncompensated public access to their lands for passive non-motorized recreational purposes.

Policy 1.5-e: The projects contained within the GLOSS of the Palm Beach County Comprehensive Plan are to be prioritized as follows: Immediate priority shall be assigned to projects contained within the Loxahatchee Greenways Program and to Trail projects for which funding arrangements, interlocal agreements, or maintenance agreements exist or are underway. These projects include: the Ocean to Lake Greenway, the multi-purpose Lake Trails project in the Glades Area, the Juno Beach Bicycle Route and the C-18 multi-purpose trail. Secondary priority shall include multi-purpose urban bicycle/pedestrian open space links identified on the GLOSS map or in the MPO Master Comprehensive Bicycle Transportation Plan, linkages between environmentally sensitive lands acquired through the County Bond Program or other funding source, and environmentally desirable linkages of upland areas set aside pursuant to Conservation Element Policy 2.1-c. *Ord. 2012-36*

GOAL 2 GLADES REVITALIZATION

It is the **GOAL** of Palm Beach County to revitalize the Glades area through cooperative efforts with the Glades Communities, residents and organizations in a manner consistent with the goals, objectives and policies of the Palm Beach County Comprehensive Plan.

OBJECTIVE 2.1 Glades Enhancement and Economic Diversification

Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades communities, residents and organizations to promote economic diversification, cultural preservation, greenways planning, local redevelopment, area beautification and coordinated land use planning.

Policy 2.1-a: The County shall continue to coordinate with community organizations and local governments to promote opportunities to expand the types of business and jobs available to Glades residents, including business expansion and development, tourism development and agricultural enhancement.

Policy 2.1-b: Palm Beach County Office of Economic Development shall assist business formation or expansion in the Glades area using, but not limited to, the following strategies:

1. Provide financial and technical assistance for small business development
2. Encourage use of the Glades Economic Overlay Zone
3. Promote benefits of the Enterprise Zones
4. Coordinate with private and non-profit business development entities
5. Procure business development grants

Policy 2.1-c: The County shall continue to provide technical assistance pursuant to the joint planning agreement with the cities of Belle Glade, South Bay, Pahokee and the Glades Community Development Corporation to promote community revitalization, cultural preservation, and comprehensive planning.

Policy 2.1-d: The County shall prioritize needs according to the Glades Region Master Plan to further economic development, redevelopment and renewal.

Policy 2.1-e: The County shall coordinate with the Glades communities, including the incorporated cities and the unincorporated communities of Lake Harbor and Canal Point, to assist in the development of incentives for new development as requested.

OBJECTIVE 2.2 Communication with Glades Communities

Palm Beach County shall increase communication and participation with Glades Communities, organizations and residents on Glades and Countywide matters through formal agreements, appointed committees, County programs and other informal efforts.

Policy 2.2-a: The Office of Community Revitalization (with the assistance of the Planning, Zoning and Building Department) and other appropriate agencies shall provide an annual report to the BCC and the Glades Technical Advisory Committee (GTAC) summarizing County and GTAC revitalization initiatives.

Policy 2.2-b: The County shall maintain or increase the number of Glades representatives on County boards, agencies and committees.

Policy 2.2-c: The Office of Community Revitalization (OCR) shall continue to organize and staff a regular Glades Technical Advisory Committee meeting. The OCR shall work through GTAC to facilitate communication and collaboration with the Glades communities, and work with appropriate agencies, residents and other community stakeholders to promote Glades revitalization efforts. The purpose of GTAC is to:

1. Coordinate stabilization, revitalization and economic development initiatives in the Glades communities;
2. Identify and share information regarding programs, services, and other community resources that could be beneficial to Glades revitalization efforts;
3. Link Glades community groups and organizations with service providers, convey community needs and desires to elected and appointed officials, and facilitate public participation;
4. Provide local residents with an opportunity to be better informed about and more involved in County and city government, and how to solve problems and access resources; and
5. Provide periodic updates to the Board of County Commissioners on GTAC activities and areas needing County attention.

Policy 2.2-d: The County Planning, Zoning & Building Department will coordinate with the cities in the Glades Tier to analyze unincorporated areas identified within their future annexation areas, and to assist in facilitating the annexation.

Policy 2.2-e: The County Planning Division will reach out to cities to offer assistance in revising their comprehensive plan and/or land development regulations to further the Glades Region Master Plan.

GOAL 3 CONFLICT RESOLUTION

It is the **GOAL** of Palm Beach County to resolve conflicts with the Plans of other governments that may result from implementation of the County's goals, objectives and policies through coordination, mediation or other dispute resolution measures.

OBJECTIVE 3.1 Conflict Resolution

Palm Beach County shall actively work to reduce and resolve conflicts with other public entities through the use of dispute resolution services or programs identified herein.

Policy 3.1-a: The County shall use the mediation procedures of the Treasure Coast Regional Planning Council, the South Florida Regional Planning Council, or other acceptable mediation services when mediating conflicts with other jurisdictions.

Policy 3.1-b: The County shall make use of and participate in the Palm Beach County Intergovernmental Coordination Program Comprehensive Plan Amendment coordination review conflict resolution and mediation panel process

Policy 3.1-c: The County Planning Director, or County Attorney shall bring forth plan conflicts between the County and other jurisdictions before the Board of County Commissioners for determination of whether to proceed with conflict resolution measures as outlined within this element, or seek other means such as formal objection to state agencies, or seek legal action.

Policy 3.1-d: The Public Affairs Department shall continue to use the County's Municipal Coordination Function and Citizen's Service Center to identify and resolve conflicts before they intensify.

GOAL 4 LEVEL OF SERVICE COORDINATION

It is the **GOAL** of Palm Beach County to coordinate service provision to assure the most effective and efficient service delivery to the residents of Palm Beach County and its municipalities.

OBJECTIVE 4.1 Service Delivery Coordination

Coordination in establishing and maintaining level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibilities for such facilities shall be achieved by implementing the objectives and policies of the Intergovernmental Coordination Element and the subject Comprehensive Plan elements.

1. Transportation Element – Objectives 1.1, 1.5;
2. Potable Water and Wastewater Sub-Element - Objectives 1.2, 1.3, 1.4, Policy 1.1-b, 1.2-a, 1.2-b, 1.2-c, 1.2-d, 1.2-f, 1.2-g, 1.3-a, 1.3-b, 1.3-d, 1.3-e;
3. Solid Waste Sub-Element - Objective 1.2;
4. Storm Water Management Sub-Element - Objective 1.1;
5. Fire-Rescue Element - Objectives 1.2, 1.3;
6. Recreation and Open Space Element - Objectives 1.2, 1.3, Policy 1.2-a; and
7. Capital Improvement Element - Objective 1.1, Policies 1.3-b, 1.6-e.

Policy 4.1-a: The County shall continue coordination with special taxing districts through the concurrency management and development review processes.

Policy 4.1-b: The County Water Utility Department shall coordinate with the potable water and sanitary sewer providers within the County, including municipalities, public and private utilities, and special districts, to define the ultimate boundaries of each entity's service areas and to coordinate the development of consistent Master Plans for consistency with the SFWMD's regional water supply plan approved pursuant to s. 373.0361. *[163.3177(6)(c), F.S.]*

GOAL 5 WATER SUPPLY PLANNING

It is the GOAL of Palm Beach County to implement a coordination program showing relationships and stating principles and guidelines to be used to accomplish coordination of the County's Comprehensive Plan and Water Facilities Work Plan with the Lower East Coast Regional Water Supply Plan and the comprehensive plans and water facilities work plans of these local government, public and private utilities and special districts serving the unincorporated area for the purpose of identifying alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the identified water needs in the unincorporated area

Objective 5.1 Water Supply Planning

To identify such alternative water supply projects and traditional water supply projects and conservation and reuse that are planned to meet the adopted level of service and to be available concurrent with development in the unincorporated area.

Policy 5.1-a: The County shall identify such alternative water supply projects and traditional water supply projects and conservation and reuse to meet the identified water needs by annually contacting all water utility service providers within the unincorporated area to obtain current information, including: population, level of services, service areas, and water supply facilities. The data and analysis will also be evaluated cooperatively with the South Florida Water Management District to determine whether an update to the Lower East Coast Regional Water Supply Plan should be requested to incorporate new or modified water supply projects and conservation and reuse. Upon the adoption of updates to the South Florida Water Management District's Lower East Coast Regional Water Supply Plan, the County shall coordinate with those local governments, public and private utilities and special districts providing water utility service within the unincorporated area to modify their comprehensive plans and water facilities work plans in response to the new update.

Policy 5.1-b: The County shall develop, maintain or renew interlocal agreements with units of local government, private and public utilities and special districts providing water utility service within the unincorporated area to require on-going coordination with respect to the planning of alternative water supply projects and traditional water supply projects and conservation and reuse, consistent with the Lower East Coast Regional Water Supply Plan or proposed by the local government, as necessary to meet the identified level of service for water supply for areas in the County's jurisdiction concurrent with development approvals.

Policy 5.1-c: In portions of the unincorporated area served or to be served by other local government, private and public utilities or special districts, where no interlocal agreements exists, the County shall provide written documentation of coordination between the County and water provider concerning the population, level service, service area and the current and future water supply facilities to the South Florida Water Management District for consideration in development of future updates to the Lower East Coast Regional Water Supply Plan.

Policy 5.1-d: The County shall review the comprehensive plans of those local governments providing water utility service within the unincorporated areas and coordinate updated data and analysis related to population, level of service, service area and current and future water supply facilities.

Policy 5.1-e: The County shall review the level of service standards adopted or amended by all those local governments providing water utility service within unincorporated areas or receiving water from the County.

GOAL 6: PUBLIC SCHOOL COORDINATED PLANNING *[former PSFE Goal 2]*

It is the GOAL of Palm Beach County to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

OBJECTIVE 6.1 Intergovernmental Coordination *[former PSFE Objective 2.2]*

To establish and maintain a cooperative relationship with the School District in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 6.1-a: *[former PSFE Policy 2.2-a]* The County shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on December 15, 2015, consistent with ss.163.3177(6)(h)1 and 2, F.S. and 163.3180, F.S.

Policy 6.1-b: *[former PSFE Policy 1.3-a]* The County, in coordination with the School District and other local governments, shall annually amend Table 17 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

Policy 6.1-c: *[former PSFE Policy 2.2-c]* The County shall provide the School District with periodic information generated from the County's development and approvals that is needed to maintain school adequacy, including information required for the School District to establish:

1. School siting criteria;
2. Joint approval of the public school capital facilities program; and
3. School utilization.

Policy 6.1-d: *[former PSFE Policy 2.2-d]* The County shall provide the School District with its Comprehensive Plan to facilitate development of school enrollment projections and shall annually update this information. The County shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps PS 3.1 and PS 3.2), to ensure consistency and compatibility with the provisions of this Element. The County shall provide the School District with annual and bi-annual information generated from the County's development and approvals, including, but not limited to:

1. Certificates of Occupancy issued for new residential units.
2. Adopted future land use amendments and development orders, including amendments to development orders.
3. Projections for development and redevelopment for the coming year.

Policy 6.1-e: *[former PSFE Policy 2.2-f]* The County shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders, and other land-use decisions which may be projected to impact on the public schools facilities plan. The County shall incorporate letters from the School District identifying school capacity availability into County project staff reports presented to the Board of County Commissioners. The County may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the District as the County deems appropriate.

Policy 6.1-f: *[former PSFE Policy 2.2-g]* The County shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 6.2 School Facility Siting Coordination *[former PSFE Objective 2.1]*

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 6.2-a: *[former PSFE Policy 2.1-a]* The County shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 6.2-b: Upon receipt of notice from the School District of its intent to acquire or lease a property for a school site, County shall review and provide a determination of consistency with the future land use designation, zoning district, and the County's Comprehensive Plan. The County comments may address the availability of necessary and planned infrastructure and the collocation of the proposed school facility with other public facilities such as parks, libraries and community centers.

Policy 6.2-c: The County abides by the school siting development review and building permit procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" and the Intergovernmental Agreement between the Board of County Commissioners and the School Board of Palm Beach County (R-93-1600D).

Policy 6.2-d: *[former PSFE Policy 2.1-b]* There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 6.2-e: *[former PSFE Policy 2.1-c]* The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 6.2-f: *[former PSFE Policy 2.1-d]:* The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 6.2-g: *[former PSFE Policy 2.1-e]:* The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in ICE Objective 6.2 above; and,
3. Considering schools as an allowable use within all urban residential future land use designations.

Policy 6.2-h: *[former PSFE Policy 2.1-f]* The County shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

OBJECTIVE 6.3 Population Projections *[former PSFE Objective 2.3]*

To establish a joint process of coordination and collaboration between the County, local governments and the School District in the planning and decision making on population projections.

Policy 6.3-a: *[former PSFE Policy 2.3-a]* The County shall share with the School District the population data from the County's Population Allocation Model.

Policy 6.3-b: *[former PSFE Policy 2.3-b]* The County commits to working with the School District and the municipalities to improve the population allocation methodology and enhance coordination with the plans of the School District and local governments. Student population and student enrollment projections shall be revised annually by the school district to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections.

Intergovernmental Coordination Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-1	Completion date revisions for Policies 2-b, 3-a, 3-e, 4-n	8/22/1991	1991-31	9/15/1991	Settled by 1992-28
91-2	Palm Beach Countywide Beaches and Shores Council update	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-2	Added Objective 7 Enhancement of Culture and policy	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
95-2	Added Objective 8 Linked Open Space and Policies	12/6/1995	1995-58	2/6/1996	
97-1	EAR Re-write: The entire element was re-written and re-organized based on the findings of the 1996 Evaluation & Appraisal Rpt	9/22/1997	1997-32	12/3/1997	
98-2	Added "the Emergency Management Division of the Public Safety Dept." as the implementing agency for Policy 1.3-g.	12/2/1998	1998-60	1/22/1999	
99-1	Managed Growth Tier System consistency revisions	8/17/1999	1999-29	10/14/1999	
99-1	Intergovernmental Coordination and IPARC Process revisions	8/17/1999	1999-33	10/14/1999	
99-2	Add Indiantown Road Overlay Zone policy	12/13/1999	1999-65	1/19/2000	
99-2	Add Western Northlake Blvd Corridor Planning Area policy and Map to the Series	12/13/1999	1999-66	1/19/2000	
00-1	To revise and update.	9/18/2000	2000-31	11/14/2000	
02-2	To add a policy directing that the County continue to coordinate with Martin County on the development of a Western Corridor pursuant to the 2002 interlocal agreement.	12/18/2002	2002-85	2/19/2003	
03-1	To add the Northlake Boulevard Overlay to new Policy 1.1-p and to the Special Planning Areas Map LU 3.1 in the Map Series.	8/21/2003	2003-42	10/27/2003	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
04-1	Service Delivery; to add CERP to the policy establishing SFWMD as a commenting agency during the FLUA amendment process (Policy 1.1-l)	8/24/2004	2004-26	10/29/2004	
06-2	Addition of three policies relating to the Bioscience Research Protection Overlay	11/13/2006	2006-50	2/23/2007	
07-1	To add policies to enhance the coordination efforts related to the removal of University Dr. and Riverside Drive from the TIM/2020	5/19/2009	2009-10	7/29/2009	Settlement
07-2	Greenways and Linked Open Space Revisions	11/26/2007	2007-27	1/28/2008	
07-2	To revise Board of Adjustment and Development Review Officer references.	11/26/2007	2007-27	1/28/2008	
08-1	Water Supply Plan - To add Goal 5 with Objectives, Polices and related revisions	8/21/2008	2008-31	10/17/2008	
08-1	Unincorporated Protection Area - To establish UPA and Rural Neighborhoods & add to the Map Series the UPA Map ICE 1.1.	8/21/2008	2008-33	10/17/2008	
09-1	To add reference to Office of Community Revitalization under Obj. 2.2, Glades.	8/25/2009	2009-32	10/23/2009	
11-1	To add language to refer to the Interlocal Service Boundary Agreement adopted by the County and the Village of Palm Springs.	7/26/2011	2011-14	8/29/2011	
12-1	To update references to policies and objectives within other Elements and to remove the references to the Multi-Jurisdictional Issues Forum.	7/23/2012	2012-22	8/31/2012	
12-2	To revise references to Bicycle Transportation Maps and Plans to reflect changes to the map series.	10/29/2012	2012-36	12/9/2012	
13-2	To revise per EAR by deleting references to 9J-5	10/28/2013	2013-24	12/18/2013	
13-2	To delete a policy regarding the PD&E study related to SR7 Multi Modal	10/28/2013	2013-29	12/8/2013	
15-2	To add references to the Glades Region Master plan and related coordination.	10/26/2015	2015-45	12/4/2015	
16-A	To add language to recognize the Lake Worth ISBA.	1/27/2016	2016-04	3/25/2016	
17-B	To revise for consistency with current Statutes and the Interlocal Agreement and to add a Goal for Coordinated School Planning	1/26/2017	2017-15	6/3/2017	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
17-C	To delete the SR7 Transit Oriented Corridor.	7/26/2017	2017-23	9/8/2017	

** NIE means not in effect - not within element*

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History: Adopted: 08/31/89, Ord. No. 1989-17, Effective 09/11/89
Revised: 12/16/91, Ord. No. 1991-48, Effective 12/27/91
Revised: 12/06/95, Ord. No. 1995-58, Effective 02/06/96
Revised: 09/22/97, Ord. No. 1997-32, Effective 12/03/97
Revised: 12/13/04, Ord. No. 2004-57, Effective 02/02/05
Revised: 08/27/07, Ord. No. 2007-10, Effective 10/26/07
Revised: 07/23/12, Ord. No. 2012-21, Effective 08/31/12
Revised: 04/29/15, Ord. No. 2015-14, Effective 06/12/15

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FIRE-RESCUE SERVICES ELEMENT

I. INTRODUCTION

A. Purpose

The Fire-Rescue Services Element is an optional Element created by the Board of County Commissioners in an effort to deal with increasing service demands in a comprehensive and organized approach. This Element develops levels of service for both emergency and non-emergency functions of the Fire-Rescue Department and ensures the consistent provision of these services to current residents and future populations. This Element also identifies the auxiliary and support activities necessary to maintain the provision of Fire-Rescue Service. The Element further develops funding alternatives for the support of these activities and ongoing analysis to ensure the most efficient and cost-effective approach for providing these services.

B. Assessments and Conclusions

The ability to deliver sufficient personnel and equipment to the site of a fire or emergency medical incident is the key factor in minimizing the loss of life and reducing property damage. The efforts of Fire-Rescue personnel are directed toward stabilizing and possibly reversing such damage.

Two factors directly affect this ability. One is the travel distance required to get to the site, and the other is the availability of personnel and equipment to respond. The current objective is to locate fire stations in a manner that achieves an average five-minute travel time. With the current density of development, this can be achieved by distributing fire stations at five-mile intervals. This provides a 2.5-mile radius from each station and covers the majority of the service area with minimal zone overlap. The establishment of this service threshold creates, however, a two-tier Level of Service provided to the urban and rural areas of the County. In the sparsely populated zones, the generation of alarms is insufficient to necessitate locating stations within a 2.5-mile radius of all points. As a result travel times to these remote areas will be higher than is standard. As these areas become more densely developed and begin to generate alarm activity that meets the criteria for new station construction (Objective 2, Policy 2-b), then additional facilities will be constructed.

While travel distance is a key ingredient in the placement of fire facilities, it is not the only component in response time - as experienced by the citizens served. There are two other components that must be managed efficiently in order to mitigate emergencies in a timely manner. They are dispatch handling time and turnout time. Together with travel time, these three elements capture the amount of time between the citizen dialing 9-1-1 and emergency units arriving on the scene to initiate intervention techniques.

Service Population: Fire Rescue's service population in 2011 was 847,592. With continued population growth expected and the aging population, the demand for emergency fire and rescue services is expected to continue to increase in the years to come.

Staffing: Because fire or medical emergencies occur at all hours, emergency personnel must be available on a 24-hour basis. As a result of this, the fire service utilizes a platooning system. This arrangement provides for personnel to be on duty for a continuous 24-hour period and then be relieved by another. In addition, each battalion has one supervisory personnel who works a 40-hour week schedule and responds to emergency incidents on an "on-call" basis. "Daily Firefighting Strength" in 2011 was 286. This is the actual number of personnel available for emergency response throughout the respective battalions.

Deployment: The deployment of personnel is accomplished through the use of several alternative strategies intended to contain costs and improve efficiency. While some fire stations are still staffed with 3-person engine companies and two-person rescue companies, some facilities may have one group of employees performing several functions. For example, “ALS Engines” perform pumper operations as well as advanced life support emergency medical services, and “Quints” incorporate ladder capabilities along with pumper operations. In some cases, two separate vehicles are housed at the station and the personnel determine which apparatus is more appropriate to respond to the scene, depending on the nature of the call. These “combination” or “either/or” stations are typically in areas with relatively low alarm activity. This shift in philosophy provides more units with less personnel who perform multiple functions. In all, the department operates 75 first-line emergency response vehicles.

Non-Emergency Services: Fire prevention, vehicle maintenance, dispatch and training continue to provide a viable function in support of the department’s goal to reduce fire loss and injuries. Performance is monitored on a monthly basis to ensure productivity levels are maintained. While very few staff people have been added to these functions, work practices have been revised to allow the department to keep pace with growth. These functions will most likely require additional staff as well as continued implementation of innovative approaches to handle the increased workload expected in the years to come.

Intergovernmental/Inter-Agency Cooperation: Palm Beach County now has numerous interlocal agreements with local fire departments, for both mutual aid and automatic aid (closest response). In addition to the collaborative efforts to improve emergency response, fire service providers have joined together to conduct firefighter standards training; share data and reporting technology; share training and video packages, combine dispatching functions; implement a unified Incident Command System; explore regional delivery of special operations, hazardous materials mitigation services; and co-locate employees in another agency’s fire station. In the delivery of EMS service, Palm Beach County Fire-Rescue is providing first response for treatment of medical emergencies as well as providing ALS transport, and the private ambulance providers are handling BLS, non-emergency, and inter-facility transport services. This successful partnership with the ambulance providers is one example of how government and the private industry can work cooperatively.

Funding: Since the implementation of the 1989 Comprehensive Plan, Palm Beach County has adopted several additional funding sources for fire-rescue services. Impact fees were implemented in 1990, Advance Life Support Transport services in March, 1995, and Basic Life Support Transport fees throughout the County in January 2011. Other new sources of revenue include: false alarm fees, fire inspection fees, and hydrant rental fees.

FUTURE CONDITIONS

The future demand for fire-rescue services will be driven by alarm activity, population concentrations, and the density of development, all of which necessitate emergency and non-emergency functions. The distribution of future fire-rescue facilities will be in response to new demand and shifting demand. New demand is basically a result of additional population moving into the service area or the expansion of the service area into those areas currently not serviced by the County. Shifting demand is caused by a loss of service areas either through annexation or migration of populations from one part of the service zone to another. In addition, as emergency personnel and facilities are expanded, those support functions must also increase. New demand may require an increase in facilities and personnel while shifting demand may necessitate the relocation of existing facilities or the reduction in service levels and personnel. The Fire-Rescue Facilities Map depicts the distribution of fire-rescue facilities for the projected needs of the community through the year 2016.

The strategic distribution of fire-rescue facilities is an important factor in maintaining response time standards as demand increases. However, staffing and deployment also contribute to the department's overall service levels. While new demand and shifting demand will ultimately lead to the need for additional personnel and resources, the department will continue to utilize alternative deployment and staffing strategies such as utilization of single units to perform multiple functions (e.g. Quints and ALS Engines) wherever efficiencies can be accomplished. Reallocating resources during peak time periods and reviewing other system status management methods have contributed to the department's ability to maintain response times. As the county becomes even more heavily populated, Fire-Rescue will continue to review these, as well as other similar efforts, for possible adaptability in Palm Beach County in order to provide a quality, cost-effective level of service to the citizens of this community.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1 EFFECTIVE FIRE AND RESCUE SERVICES

It is the **GOAL** of Palm Beach County to provide an effective program of emergency fire and rescue services with a comprehensive fire prevention program that is responsive to the desires, needs and economic capacity of the community.

OBJECTIVE 1.1 System Evaluation

Palm Beach County shall continuously evaluate the development and performance of its fire-rescue system network.

Policy 1.1-a: The Fire-Rescue Advisory Board shall provide to the Board of County Commissioners an annual evaluation of the Fire Rescue Department and a recommendation on budget proposals.

Policy 1.1-b: *Deleted in Round 15-1*

Policy 1.1-c: The County shall update future station location studies, staffing needs, and equipment deployment on an annual basis to ensure efficiency and effectiveness. Resource and deployment strategies will be evaluated on the following criteria:

- Monthly review of travel times;
- Quarterly trend analysis and station response patterns,
- Periodic evaluation of alarm activity to determine appropriate staffing and equipment allocations, and
- Quarterly review of performance measure data utilized in annual budgetary process.

OBJECTIVE 1.2 Level of Service: Emergency Response

Palm Beach County shall maintain a Level of Service Standard for emergency response.

Policy 1.2-a: The County shall provide an initial emergency fire and rescue response to all of the service area in the Coastal Fire-Rescue Municipal Service Taxing Unit (MSTU), in an average total response time of 7 minutes 30 seconds or less.

Policy 1.2-b: The determination of when to construct new Fire-Rescue facilities will be based on, but not limited by, the following:

- A major development is in construction phases and a fire station is planned as part of its development;
- The population of the station's response area produces an average of 3 alarms per day;
- Annual trend analysis for stations in adjoining response areas indicate an escalation of alarm activity and travel time;
- Development activity (including high/target hazards) increases in areas where Fire-Rescue does not have a 5 minute travel time;

- The number of calls with an over 8 minute travel time for a geographically specific area can be identified as excessive and increasing in number;
- It has been determined that the imminent annexation of the area is unlikely.

Policy 1.2-c: The County shall staff all in-service emergency response units with a minimum of the following:

APPARATUS	EMPLOYEES
Fire Pumpers	3
Quints	3
Rescue/Engines	3
Rescue Vehicles	2
Ladder Trucks	2
Crash Fire Rescue	1
Special Operations	2
Tankers	1

Policy 1.2-d: The County shall maintain a staffing level of personnel in the communications center consistent with the standards set forth in NFPA Pamphlet 1221 (2002) 6.3.1 and 6.4.

Policy 1.2-e: The County shall maintain an apparatus replacement schedule that insures the safe and dependable utilization of emergency response vehicles. The replacement of apparatus shall take into consideration the following criteria: age of the apparatus, years of operation, mileage, engine hours, maintenance costs, current standards, and performance of the apparatus.

Policy 1.2- f: The County shall maintain sufficient training personnel to provide at least 100 contact hours annually for each operations employee.

OBJECTIVE 1.3 Level of Service: Non-Emergency Response

Palm Beach County shall maintain a Level of Service Standard for non-emergency functions.

Policy 1.3-a: The County shall maintain sufficient staffing and efficiency levels to insure the completion of fire inspections, as stipulated in Appendix G of the Palm Beach County Fire Code.

Policy 1.3-b: The County shall maintain sufficient staffing and efficiency levels to insure that 90 percent of all submittals for fire plan review are completed within four working days.

Policy 1.3-c: The County shall maintain sufficient staffing for program development and delivery to insure annual instructional programs for school age students and adults in the area of fire and life safety education and injury prevention.

Policy 1.3-d: The County shall maintain sufficient mechanical personnel and efficiency levels to meet the projected hourly service requirements for fire service vehicles.

Policy 1.3-e: The County shall maintain sufficient staffing and efficiency levels to investigate the cause, origin, and circumstances of fire.

Policy 1.3-f: The County shall maintain sufficient staffing and efficiency levels to insure all scheduled inspections required by the Palm Beach County Building Division's permitting process are completed on a daily basis.

Policy 1.3-g: The County shall continue to work cooperatively with the Florida Division of Forestry to support the FireWise Community Program and to provide educational outreach programs to encourage the development of Community Wildfire Protection Plans.

OBJECTIVE 1.4 Intergovernmental/Inter-Agency Cooperation

Palm Beach County shall develop service agreements to insure the orderly interaction with neighboring agencies and jurisdictions when assistance is required.

Policy 1.4-a: The County shall maintain mutual aid agreements for reciprocating service with those fire rescue agencies who maintain comparable Levels of Service for staffing and equipment.

Policy 1.4-b: Review and, if necessary, revise fee structures for all services that may be provided to jurisdictions or agencies that do not maintain mutual aid agreements with the County.

Policy 1.4-c: The County shall bi-annually review and update, if necessary, procedural coordination and policy development with the County Division of Emergency Management to respond more effectively to large scale manmade and natural disasters.

Policy 1.4-d: Coordinate Emergency Service Functions (ESF's) 4-firefighting, 9-urban search and rescue and 10-hazardous materials for the County Division of Emergency Management in the event of a hurricane or other disaster.

Policy 1.4-e: Participate and coordinate communications functions within the Palm Beach County Fire Chiefs Association's mutual aid plan.

Policy 1.4-f: The County shall continue to support fire management efforts on ERM-managed Natural Areas in Fire Rescue's jurisdiction through cooperation with the Florida Division of Forestry and ERM to mitigate the potential of wildfires.

OBJECTIVE 1.5 Alternative Funding

Palm Beach County shall develop alternative funding methods to more equitably distribute the costs for fire-rescue services.

Policy 1.5-a: Evaluate funding options on an annual basis to determine long-term capital needs including but not limited to: special assessments, general obligation bonds, and revenue bonds.

Policy 1.5-b: The County shall annually evaluate the fire inspection fee structure for all existing non-residential properties and transient residential properties.

Fire-Rescue Services Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
91-2	Fire Rescue Advisory Board; Fire Safety Task Force; Future station location studies/facilities; dispatch times; miscellaneous	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
95-2	Service Delivery and response times	12/6/1995	1995-58	2/6/1996	
97-1	EAR Re-write	9/22/1997	1997-32	12/3/1997	
04-2	Fire Rescue Revisions; to update and revise data	12/13/2004	2004-57	2/2/2005	
07-1	To add Policies 1.3-g & 1.4-f regarding Wildfire Prevention	8/27/2007	2007-10	10/29/2007	
12-1	To revise and update to reflect the latest data and conditions; to update Fire Rescue Map 1.1 to reflect current conditions.	7/23/2012	2012-21	8/31/2012	
15-1	To delete Fire and Life Safety Task Force policy	4/29/2015	2015-14	6/12/2015	

** NIE means not in effect - not within element*

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Objective 1.6: Intergovernmental Coordination ..... 8 - RO

History: Adopted: 08/31/89, Ord. No. 89-17, Effective 09/11/89
Revised: 09/18/90, Ord. No. 90-32, Effective 10/04/90
Revised: 12/16/91, Ord. No. 91-48, Effective 12/27/91
Revised: 12/06/95, Ord. No. 95-58, Effective 02/06/96
Revised: 10/04/96, Ord. No. 96-33, Effective 11/22/96
Revised: 09/22/97, Ord. No. 97-32, Effective 12/03/97
Revised: 11/17/97, Ord. No. 97-49, Effective 10/28/98
Revised: 09/18/00, Ord. No. 2000-31, Effective 11/14/00
Revised: 08/25/05, Ord. No. 2005-26, Effective 11/01/05
Revised: 08/21/06, Ord. No. 2006-19, Effective 10/23/06
Revised: 11/26/07, Ord. No. 2007-27, Effective 01/28/08
Revised: 07/23/12, Ord. No. 2012-22, Effective 08/31/12

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RECREATION AND OPEN SPACE ELEMENT

I. INTRODUCTION

Palm Beach County's 2,023 square miles make it one of the largest counties in the State of Florida and larger than the State of Rhode Island. With a population of over one million people residing mostly in the eastern half of the Palm Beach County, it is the third most populous county in Florida. The County continues to be one of the fastest growing counties in the State and to attract more than three million visitors annually. Thus, the County's size along with the diversity of its growing populace generate myriad recreation and open space needs that are served by the County's recreation and open space system.

Fortunately, Palm Beach County encompasses many significant natural resources such as eastern Lake Okeechobee, vast federal and state conservation and/or wildlife areas, the Loxahatchee River and Slough, the Intracoastal Waterway, and some of the finest Atlantic Ocean beaches in the State of Florida, all within an hours drive of the County's population. These resources, along with the County's 8,000 acres of parks and tens of thousands of acres of environmentally sensitive lands, other municipal park systems, and County School District facilities, provide public access opportunities to wide array of natural, cultural and recreational facilities. In addition, privately owned or operated facilities such as golf courses, clubhouses, pools, marinas, and campgrounds are available throughout the County, albeit in some cases on a more limited basis than public facilities. Together these resources comprise a broad based and functional Countywide recreation and open space system that contributes to the health and welfare of the population, links vital natural resources, and supports a high quality of life for Palm Beach County residents.

The Recreation and Open Space Element (ROSE) guides the County's capital program to meet the ever-increasing demand for parks, beaches, recreational facilities, and open space necessary to serve new development and to maintain the quality of life enjoyed by existing residents. To accomplish this goal, additional parks and recreation facilities will be provided commensurately with future population growth, existing deficiencies will be addressed with available funds, accessibility will be increased to the many components of the recreation and open space system, and additional environmentally sensitive lands will be acquired and/or protected. Unless otherwise indicated, the Palm Beach County Parks and Recreation Department is responsible for implementation of the Goal, Objectives, and Policies of this Element. Community involvement and public input have been an integral part of the ROSE's development. The public review process used to adopt the amended ROSE complies with other general Comprehensive Plan requirements.

A. Purpose

The purpose of the Recreation and Open Space Element (ROSE) is to ensure that the County adopts a long-range plan to provide an adequate Countywide system of parks, recreational facilities and open space to serve existing and future populations. The ROSE provides the Goals, Objectives and Policies (GOP) necessary for establishing Level of Service (LOS) Standards and other important planning guidelines to ensure that an adequate system of parks, recreational facilities and open space is available for County residents both now and in the future.

The ROSE calls for the adoption and monitoring of LOS Standards to ensure that issuance of new development orders and permits does not result in a reduction of Park and Recreational facility levels of service below adopted County standards. Since the deletion of Chapter 9J-5, Florida Administrative Code, parks concurrency is now optional and Palm Beach County has decided to maintain parks concurrency.

B. Assessment & Conclusions

Palm Beach County has traditionally assumed responsibility for providing a portion of the overall park, recreational facility, and open space needs for both County residents and visitors. The County continues to place major emphasis on acquisition and development of Countywide-level Regional, Beach and District Parks that are the most cost efficient to build and operate, and that provide the greatest and most diverse active and passive recreational opportunities for all County residents. To a lesser extent, Local-level community and/or neighborhood parks that have more limited active recreational facilities are provided only in urbanized areas where limiting conditions preclude larger park facilities. State and federal conservation areas and waterways, along with the County's environmentally sensitive land acquisitions, account for most of the open space resources.

The single GOAL of the ROSE is to provide a Countywide system of parks, recreation facilities and open space to serve existing and future residents. The objectives of the ROSE are grouped into three main policy areas and prioritized as follows based on Countywide and Local-level needs and future commitments for funding:

Objectives 1.1 Long Range Planning and Funding, & 1.2 Level of Service Standards. These objectives and policies contain the highest priority commitments and measurements of the Plan's effectiveness, providing for the evaluation and oversight of the planning process, annual funding commitment and adoption of Countywide LOS standards.

Objectives 1.3 Community Parks, & 1.4 Open Space. These two objectives set forth general planning policies that address the strong community interest in Community Parks and Open Space lands for which there may be current funding but no long term recurring dedicated capital funding source nor has an LOS been established.

Objectives 1.5 Recreational & Cultural Opportunities, & 1.6 Intergovernmental Coordination. These objectives provide guidelines for those desirable programs that increase recreational and cultural opportunities, and help establish mutually beneficial partnerships with other public or private agencies involved in the delivery of similar recreational and open space services. In most cases there are no direct annual funding commitments made by the Board for these programs.

The Map Series of the Comprehensive Plan includes MAP RO-1.1, Existing and Future Conditions Map (2011-2030) reflects existing parks and the addition of new parks proposed between the years 2011-2030. The map includes descriptive legends, inventories of existing and proposed parks to be developed in the future.

In summary, the County's primary role will continue to be the provision of Regional, Beach and District parks and related active and passive recreational facilities to serve existing residents and projected future needs. Community Parks and/or neighborhood facilities that address existing deficiencies will also be considered in targeted regions of the Urban/Suburban Tier on a case by case basis as available funding permits.

The Goal, Objectives and Policies of this Element are intended to provide clear guidelines for the planning and implementation of a capital program to meet future park, recreation and open space needs and maintain the high quality of life in Palm Beach County. Specifically, additional acres of Regional, Beach and District parks with their associated active and passive recreational facilities will be planned to best serve areas where continued population growth is projected. This will be accomplished through the establishment of levels of service, and the collection and allocation of park impact fees from new residential development.

Second, those areas with existing park and/or active and special recreational facilities deficiencies will be addressed on an individual basis as funding becomes available from ad valorem, bond, grant or other non-impact fee funding sources. Recent funds approved by the Board of County Commissioners include the 1995 $25.3 million Park Revenue Bond, the 1999 $25 million Recreation and Cultural General Obligation Bond, and the 2004 $50 million Waterfront Access and Preservation Bond. These bonds provide funding for County, municipal and other community park projects. These sources represent a substantial commitment of funds by the County for projects to help correct existing deficiencies.

The County's 1991 $100 million Environmentally Sensitive Lands Acquisition General Obligation Bond Program resulted in the purchase of thousands of acres of native habitat area since the Element's adoption in 1989, and offers new opportunities for non-consumptive passive recreational opportunities. In 1999 the $150 million Conservation Lands Acquisition General Obligation Bond was passed to purchase open space, farmlands and environmentally sensitive land. In conjunction with other public recreation and conservation lands these ESL acquisitions will form the core of a linked open space system throughout the County and region. The need to increase public accessibility to recreational and open space resources will be addressed by developing partnerships and cooperative agreements with schools, local, state and federal agencies, nonprofit groups and other public and private providers of recreational and cultural facilities.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1 PROVISION OF PARKS, RECREATIONAL FACILITIES AND OPEN SPACE

It is the **GOAL** of Palm Beach County to provide a Countywide system of parks, beaches, open space and recreational and cultural facilities that is conveniently distributed, readily accessible, and adequate in number to serve the current and future needs of the County's population. This goal will be achieved through the implementation of the following Objectives and Policies.

OBJECTIVE 1. 1 Long Range Planning and Funding

The long-range plan to guide development of its recreation and open space system including a planning process that encourages public input, adoption of a 5-Year Capital Improvement Plan, and annual funding that ensures adequate recreational opportunities are available to the public Countywide.

Policy 1.1-a: The County shall maintain, and incorporate as part of the Map Series of this Comprehensive Plan, Map RO 1.1, Existing and Future Conditions (2011-2030) identifies existing and future locations for each of the County's Regional, Beach, District, and Community Parks. This map and the respective supporting data will be assessed and updated at intervals consistent with the Evaluation and Appraisal process, or more frequently as necessary to reflect changing conditions.

Policy 1.1-b: The County's park planning process shall encourage public participation and comment through public hearings, meetings and user surveys that help assess the local and Countywide recreational needs of its residents.

Policy 1.1-c: The recommendations of Citizen Advisory Groups and/or Review Committees as may be established or sanctioned from time to time by the Board of County Commissioners will be considered in the appropriate stages of the recreation and open space planning process. These groups and committees currently include but are not limited to the following:

- Historic Resources Review Board
- Tourist Development Council
- Loxahatchee River Coordinating Council
- Impact Fee Review Committee
- Palm Beach MPO Bicycle, Greenway, Pedestrian Advisory Committee
- Linked Open Space Task Force
- Community Center Advisory Groups

Policy 1.1-d: The County shall utilize the best available methods and sources of funding for the acquisition, development, operation and maintenance of parks and recreational facilities in order to lessen its need for ad valorem taxes. Currently available methods and sources of funding include but are not limited to the following:

- state and federal grants
- park impact fees on new residential development
- bonds and other long range financing techniques

- acquisition or lease of other government lands
- surplus land/property sales
- civic site dedication's and/or cash-outs
- private property donations
- revenue sharing including the Florida Boating Improvement Fund
- private/public trusts and partnerships
- user fees and tourist bed tax
- interlocal and mutual use agreements with other agencies

OBJECTIVE 1.2 Countywide Park Levels of Service

The County shall establish Countywide Park Level of Service Standards for total and developed acres of Regional, Beach, and District Parks, and for active and passive recreational facilities to ensure that adopted Levels of Service are met concurrent with new development.

Policy 1.2-a: The County shall maintain minimum LOS Standards (see Table 1.2-1) for total and developed acres of Regional, Beach, and District Parks for the Countywide population.

Table 1.2-1
Countywide Park LOS Standards 2011-2030

	LOS 2011	Projected LOS 2030	Required LOS
Park Classification	**Total Acres/1000**		
Regional	4.12	3.31	3.31
Beach	.35	.29	.29
District	1.52	1.22	1.22
	Developed Acres/1000		
Regional	2.91	2.43	2.43
Beach	.22	.18	.18
District	1.00	.82	.82

Park Acreage ÷ Population (per 1,000) = Level of Service

Policy 1.2-b: Countywide Park Impact Fees shall be utilized to help fund acquisition and development of Regional, Beach, and District Parks needed as a result of new residential development in Palm Beach County.

Policy 1.2-c: The County shall assess and update Countywide Park LOS Standards at intervals consistent with the Evaluation and Appraisal process or more frequently as necessary to reflect changing conditions.

Policy 1.2-d: Recreation facilities shall be planned and developed to ensure the availability of active facilities within 5 miles and passive facilities within 10 miles of most residents within the Urban/Suburban Tier. For all Tiers outside of the Urban/Suburban Tier, both active and passive facilities will be planned and developed to ensure that facilities are available within 10 miles of most residents.

OBJECTIVE 1.3 Local-level Parks

The County shall plan for the adequate provision of Local-level Parks (ie. community and neighborhood) in the unincorporated areas by maintaining, in the Unified Land Development Code, minimum requirements for on-site park acreage in new residential developments and the provision of community parks in areas of existing deficiency that are not adequately served by other available facilities.

Policy 1.3-a: The County shall require a minimum of 2.5 acres of neighborhood and/or community recreation areas per 1,000 persons to be developed in conjunction with all residential development in the unincorporated area through the provisions of ULDC Article 5, as may be amended.

Policy 1.3-b: The County shall maintain a plan for addressing neighborhood park needs for those unincorporated areas within the Revitalization and Redevelopment Overlay. Project acquisition and development for these areas will be included in annual updates of the Capital Improvement Element (CIE) subject to the annual appropriation of funds by the BCC for such purposes.

Policy 1.3-c: The County shall encourage the development and operation of Local-level parks by special districts, nonprofit groups, and private interests to help meet local recreational needs.

Policy 1.3-d: The County shall utilize available acquisition and funding sources such as land development civic site dedications, surplus land sales, grants, etc., to adequately provide for the Local-level park needs of current and future residents.

OBJECTIVE 1.4 Open Space

The County shall ensure that lands are set aside in new developments for open space, and that environmentally sensitive lands are protected for inclusion in the Countywide GLOSS.

Policy 1.4-a: The County shall develop planning strategies for a GLOSS network that include but are not limited to consideration of the following components:

- Conservation Areas and Preserves
- Natural Areas
- Parks and recreational facilities
- Commercial recreation areas
- Civic, cultural and educational facilities
- Lakes, blueway trails and canal systems
- Bikeways and trails

- Greenways
- Wildlife corridors
- National Scenic Trails – the Lake Okeechobee Scenic Trail and the Ocean to Lake Greenway, and
- Waterways

Policy 1.4-b: The ULDC shall include specific open space definitions and standards that address protection of open space, native ecosystems, and the use of native landscape buffers, consistent with the requirements of Sec. 163.3202(1), Florida Statutes.

Policy 1.4-c: *Policy deleted in Amendment Round 07-2*

Policy 1.4-d: The County shall adopt site specific management plans for resource based parks within the County's park system that include design criteria for recreational facility development and provide those means of public access to cultural and/or natural resources found on site that do not exceed recognized activity carrying capacity or use guidelines.

Policy 1.4-e: The County shall assist other agencies in planning passive recreational facilities within County-managed linked open spaces and greenways that will facilitate public access to parks, environmentally sensitive lands, conservation areas, and other open space resources.

Policy 1.4-f: The County's "Greenways and Linked Open Space System" map will be used as a guide in the park planning and design process to ensure that open space linkages are incorporated and alternative means of park access are provided for the public.

OBJECTIVE 1.5 Recreational & Cultural Opportunities

The County shall develop and/or expand park facilities that allow for public access and appropriate use of recreational, cultural, natural, historic and archeological resources.

Policy 1.5-a: The County shall promote public access to County parks, recreational facilities, beaches, shores, and waterways through the provision and/or expansion of vehicle and bicycle parking areas, boat ramps, bikeways and pedestrian ways. All parks and recreational facilities shall utilize barrier-free design and be consistent with federal Americans with Disabilities Act requirements and other state and local building codes.

Policy 1.5-b: The County shall develop recreational trails and/or interpretive centers in parks with unique cultural, natural, historical or archeological resources. These facilities will provide learning experiences for County residents and also support local eco-tourism efforts.

Policy 1.5-c: The County shall continue to develop, and, where appropriate, provide funding for other public agencies to develop additional recreational and cultural facilities that are available to the public on a nondiscriminatory use basis.

Policy 1.5-d: The Palm Beach Cultural Council shall be responsible for maintaining and implementing the Comprehensive Cultural Plan for Palm Beach County.

OBJECTIVE 1.6 Intergovernmental Coordination

The County shall improve its communication, coordination and cooperation with all providers of parks, recreational facilities, and open space, including federal, state, regional and local agencies, and where possible the private sector, to ensure that Countywide needs are adequately served.

Policy 1.6-a: The County shall continue to work in cooperation with the School Board in identifying Community School/Park sites that will best serve the educational, cultural and recreational needs of County residents and shall continue to maintain joint use agreements to make the use of these facilities more readily available to the public.

Policy 1.6-b: The County shall monitor existing interlocal agreements for park facilities with federal, state, local governments, the School Board and other public or private entities to ensure that the continued use of jointly funded facilities are available to all County residents on a nondiscriminatory basis.

Policy 1.6-c: The County's Tourist Development Council shall help support programs in cooperation with local agencies and citizen groups that organize various artistic, cultural, athletic, and recreational activities, facilities or events that publicize and/or promote Palm Beach County as a tourist destination.

Policy 1.6-d: The County shall pursue the use of utility sites where possible for recreational and open space purposes and coordinate these efforts with the Solid Waste Authority, Water Utilities Department and other local utility agencies.

Policy 1.6-e: The County shall participate in land acquisition and management efforts with federal, state, regional and/or local agencies, specifically including the Loxahatchee River and Slough corridor restoration, the South Florida Water Management District's (SFWMD) East Coast Buffer, and other projects of regional scope that are intended to provide public passive recreational opportunities.

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Recreation and Open Space Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-2	Park impact fees; ordinance reference	12/16/1991	1991-48	12/27/1991	
95-2	Linked Open Space Program	12/6/1995	1995-58	2/6/1996	
96-1	Levels of Service and Funding for Community Parks	10/4/1996	1996-33	11/22/1996	
97-1	EAR Minor Text Revisions	9/22/1997	1997-32	12/3/1997	
97-2	EAR Re-write	11/17/1997	1997-49	10/28/1998	
00-1	To revise and update.	9/18/2000	2000-31	11/14/2000	
05-1	ULDC References Update	8/25/2005	2005-26	11/1/2005	
06-1	Waterfront Marine Service	8/21/2006	2006-19	10/23/2006	
07-2	Greenways and Linked Open Space	11/26/2007	2007-27	1/28/2008	
12-1	To make general updates including to revise level of service for regional, district, and beach parks, and to delete recreation facility tables and data, and to update and combine the Existing and Future Parks maps into a single map in the Map Series.	7/23/2012	2012-22	8/31/2012	

** NIE means not in effect - not within element*

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History: Adopted: 08/31/89, Ord. No. 1989-17, Effective 09/11/89
Revised: 11/17/97, Ord. No. 1997-48, Effective 01/14/98
Revised: 09/16/98, Ord. No. 1998-46, Effective 11/12/98
Revised: 08/17/99, Ord. No. 1999-29, Effective 10/14/99
Revised: 08/27/01, Ord. No. 2001-45, Effective 10/22/01
Revised: 08/21/06, Ord. No. 2006-19, Effective 10/23/06
Revised: 07/23/12, Ord. No. 2012-21, Effective 08/31/12

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LIBRARY SERVICES ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Library Services Element of the Palm Beach County Comprehensive Plan is to ensure the provision of library services to residents. This Element is optional, as it is not required by Chapter 163, F.S. The standards set in this Element will guide the future development of the Palm Beach County Library System (Library System). The County is responsible for the funding and operation of the Library System through the Palm Beach County Library District. The Library System is the community's primary agency for storage and retrieval of information. The Library System is an institution available to all residents regardless of economic or educational level, physical handicap, race, creed or national origin. It provides access to information, ideas and cultural expression objectively and is dedicated to representing all viewpoints on issues. The Library System is instrumental in developing a sense of community and local pride in the County by providing a forum for discussion of issues important to the community as a whole.

B. Assessment and Conclusions

In 1989, the Library System was comprised of eleven locations totaling 112,290 square feet, which represented 0.22 square feet per capita. An additional 104,660 square feet was added as a result of the Library Expansion Program I, which was completed in 1997. This ambitious expansion program increased the number of facilities to fourteen and the square feet per capita to 0.36.

In 2002, voters overwhelmingly approved the issuance of bonds to help fund the Library Expansion Program II. The $104.7 million program was funded with income from the sale of bonds, impact fee revenues, and operating budget transfers. Scheduled for completion in 2013, the second phase will bring the number of branches to seventeen, add 170,965 square feet, and raise the facilities level of service to 0.49 square feet per capita. Despite these efforts, the Library System remains far below the nationally accepted service level of 0.60 square feet per capita. Similarly, additional increases in the holdings, information technology access, and professional and other staff levels are necessary to achieve State-recognized standards and to keep pace with growth. A Phase III of the Library Expansion Program (LEP III) will be necessary to address these concerns.

To ensure that needs are met, the Library System utilizes a planning methodology based on its mission statement, that helps align the Library System’s long range plan, performance measures, budget document, and the goal, objectives, and policies of this element. This methodology is applied on an ongoing basis and provides for public participation.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1 PROVISION OF LIBRARY SERVICES

It is the **GOAL** of Palm Beach County to provide a Library System that serves the informational, educational, and recreational reading needs of residents of all ages, interests, and circumstances, thereby promoting the broad dissemination of knowledge.

OBJECTIVE 1.1 Implementation

All public activities concerned with the provision of library service shall be consistent with the goals, objectives and policies of the Library Services Element and with all other elements of the Palm Beach County Comprehensive Plan.

Policy 1.1-a: The Library System shall provide the following programs of service based upon its Mission Statement:

- Circulation
- Reference
- Children's Programs
- Community Enrichment

Policy 1.1-b: The Library System shall annually evaluate the services provided and determine if the balance of library programs is appropriate to the needs of the community.

Policy 1.1-c: The Library System shall pursue the means to allow for the provision of equitable access to all library facilities, resources and services within the County by all County residents and to ensure equalization of Library Service throughout Palm Beach County.

Policy 1.1-d: The Library System shall review its long-range plan annually to ensure that progress toward the adopted levels of service is reflected in the Long-Range Plan objectives.

Policy 1.1-e: The Library System shall encourage public participation and comment in the planning process, including local public forums, focus groups, and user surveys that help assess user needs.

OBJECTIVE 1.2 Adequate Library Collection

The Library System shall adopt Level of Service Standards in order to provide residents with a collection of library materials that will serve their informational, educational, and recreational needs by the year 2020.

Policy 1.2-a: The Library System shall provide 2.5 holdings per capita by the year 2020 to reach the enhanced service standard as stated in the revised Standards for Florida Public Libraries.

Policy 1.2-b: *(deleted in Amendment Round 12-1)*

Policy 1.2-c: The Library System shall conform to the Standards for Florida Public Libraries by providing access to the internet and the Florida Electronic Library. The Library will subscribe to or contract for online resources equal to a minimum of $1.00 per capita.

Policy 1.2-d: The Library System shall participate in regional, statewide and national consortia or networks to enhance access to information and achieve economies by sharing resources.

OBJECTIVE 1.3 Levels of Service: Staff

The Palm Beach County Library System shall adopt Level of Service Standards to provide a library staff that is sufficient in number and in range of expertise to provide access to the library collection and to other information resources throughout the region, the State and the nation.

Policy 1.3-a: The Library System shall maintain the professional librarian staff at one full time equivalent (FTE) per 7,500 people through 2020.

Policy 1.3-b: The Library System shall maintain all other staff at 3.88 FTE per professional librarian FTE through 2020.

Policy 1.3-c: *(deleted in Amendment Round 06-1)*

OBJECTIVE 1.4 Level of Service: Facilities

Level of service standards shall be set in order to provide for the effective housing of the library collection and for access to that collection and to other information available in the region, State, and nation.

Policy 1.4-a: At the completion of the second phase of capital expansion in 2013, the Library System shall provide 0.49 square feet of library facility space per capita. The Library System shall provide 0.60 square feet per capita of library facility by the year 2020 to reach the basic standard as stated in the revised Standards for Florida Public Libraries.

Policy 1.4-b: The Library System shall monitor automation applications in the library community and make adequate provision in its annual budget to support changes in technology.

Policy 1.4-c: The Library System shall prepare a needs assessment study in connection with Phase III of the Library Expansion Program (LEP III).

OBJECTIVE 1.5 Funding

Palm Beach County shall utilize (within the Library District) alternative methods for funding facilities, equipment, staff and collection acquisition.

Policy 1.5-a: The Library System shall consider and evaluate all revenue sources available to provide funding for operating expenses and capital improvements.

Policy 1.5-b: The Library System shall continue its efforts to obtain state and federal grants to help fund the facilities, equipment, staff and collection of the Library System.

Policy 1.5-c: The Library System shall provide assistance and guidance to the Friends of the Library System in their ongoing efforts to stimulate public support for the Library through private funding.

Policy 1.5-d: *(deleted in Amendment Round 06-1)*

Policy 1.5-e: The Library System shall continue the use of volunteers to enhance library service.

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Library Services Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
97-2	EAR Re-write and Map Revisions	11/17/1997	1997-48	1/14/1998	
98-1	To revise library LOS	9/16/1998	1998-46	11/12/1998	
99-1	Managed Growth Tier System consistency revisions to evaluate need in Exurban Tier	8/17/1999	1999-29	10/14/1999	
01-1	Existing and Future Conditions Sections deleted and relocated to support documents	8/27/2001	2001-45	10/22/2001	
06-1	Library Services Updates	8/21/2006	2006-19	10/20/2006	
12-1	To revise and update, including adjusting levels of service and updating dates and timeframes.	7/23/2012	2012-21	8/31/2012	

** NIE means not in effect - not within element*

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History: *Adopted: 08/31/89, Ord. No. 89-17, Effective 09/11/89*
Revised: 09/18/90, Ord. No. 90-32, Effective 10/04/90
Revised: 09/22/97, Ord. No. 97-33, Effective 12/03/97
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Revised: 08/17/99, Ord. No. 99-29, Effective 10/14/99
Revised: 09/18/00, Ord. No. 2000-31, Effective 11/14/00
Revised: 08/27/01, Ord. No. 2001-45, Effective 10/22/01
Revised: 12/05/01, Ord. No. 2001-78, Effective 1/28/02
Revised: 08/21/03, Ord. No. 2003-42, Effective 10/27/03
Revised: 08/24/04, Ord. No. 2004-27, Effective 10/29/04
Revised: 11/28/05, Ord. No. 2005-55, Effective 01/24/06
Revised: 10/28/13, Ord. No. 2013-27, Effective 12/08/13
Revised: 10/26/15, Ord. No. 2015-43, Effective 12/04/15

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HEALTH AND HUMAN SERVICES ELEMENT

I. INTRODUCTION

The Health and Human Services Element is an optional Element under 163.3177,F.S. Palm Beach County decided in 1989 to create this optional Element in recognition of the importance of managing the County's responsibilities of providing health and human services. This Element complies with the requirements of 163.3177,F.S. for optional Elements.

A. Purpose

The purpose of the Health and Human Services Element is to assist in the development of an infrastructure to ensure availability of health and human services sufficient to protect the health, safety and welfare of Palm Beach County residents. The Element identifies the County's role in funding, providing and/or supporting the delivery of health and human services; it also defines the County's relationship with other funders and providers of services for the purpose of maximizing the resources and benefits available to Palm Beach County residents.

System of Care

The Health and Human Services Element has been organized around a System of Care. A System of Care is defined as a comprehensive spectrum of behavioral health, social services, medical services and other necessary services organized into a coordinated network to meet the multiple, complex and changing needs of children, adults and seniors.

The System of Care encompasses the scope and delivery of services. The core values of the System of Care are: (1) the service delivery system is driven by the needs of the clients: (2) the services are community based, and delivered in the least restrictive environment; and (3) the services are culturally competent.

The System of Care includes the provision of a full array of services provided to meet the needs of the individual client. The client and other interested parties are included in the development of the service delivery system and collaborative systems. Finally, the System of Care provides early identification and intervention programs and services, and, advocacy for programs and services to meet the needs of children, adults and seniors.

B. Assessment and Conclusions

History

The Health and Human Services Element was adopted in 1989 and substantially revised in 1997 as a result of the Evaluation and Appraisal Report (EAR) and Comprehensive Plan mandates. Additional modifications to the Element were made in 1998, 1999, and 2000 based on the findings and issues contained within the EAR.

Goals, Objectives & Policies

The Citizens Advisory Committee on Health & Human Services (CAC), Plan Development Implementation Committee and Department of Community Services Staff organized Goals within the Element to reflect the following core values: 1) prevention, 2) self-sufficiency and economic stability, 3) sustainable systems of care, 4) integration and coordination of services and funding, 5) quality and cost-effectiveness, 6) demonstration of quality through measurable outcomes; and, 7) responsiveness to diversity in Palm Beach County.

Goals within the Element express the "vision" for health and human services while the Objectives express the "tactics" of how the vision will be accomplished. Evaluation measures that provide the means to assess progress toward the Goal, as well as provide input into planning cycles were developed. The evaluation measures addressed: data sources, data collection methods, frequency of reporting, and analysis (output vs. outcome).

Policies were drafted to ensure that Goals were attainable. Policies are the actions that specify what steps Palm Beach County Departments/Divisions will take to implement the Objectives - other agencies and organizations outside the jurisdiction of the County were only cited if there was a commitment by the agency or statutory mandate to be held accountable for that action.

The CAC recognizes that Policies (actions) are time limited. They (Policies) comprise the Implementation Plan.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1: SYSTEMS OF CARE

Palm Beach County shall assure the integrity of public health, behavioral health and human service systems of care, within the scope of its authority and responsibility. Such assurance requires collaboration with other organizations who plan, provide and/or fund these services.

Palm Beach County will focus on sustaining core services within the systems of care by: defining basic needs; surveying emergent/urgent needs; prioritizing resources to address the needs; and, directing benefits to the affected public.

OBJECTIVE 1.1 Collaboration for System Development

Palm Beach County will collaborate with other bodies who oversee health and human services for system development.

Policy 1.1-a: The County, through its CAC/HHS and in collaboration with other entities, will identify the system(s) of care for a local public health system, behavioral health and human services.

Policy 1.1-b: The County, through its CAC/HHS and in collaboration with other entities, will delineate the core services within the identified systems of care.

Policy 1.1-c: The County, through its CAC/HHS and in collaboration with other entities will assess the gaps in the systems relative to the core services.

OBJECTIVE 1.2 Localize Service Delivery

Palm Beach County will localize health and human services, and take action to affect service delivery.

Policy 1.2-a: The County will develop an action plan that specifies resources, capability and capacity to fill the core service gaps and/or emergent needs, appropriate to the County's responsibilities and authority.

Policy 1.2-b: Allocation of County funds will take into consideration core services gaps.

OBJECTIVE 1.3 Sustain Systems of Care

Palm Beach County will advocate for services and funding that sustain the systems of care.

Policy 1.3-a: The CAC/HHS will advise the BCC on an annual basis regarding system of care issues based on the assessment of gaps in core services.

Policy 1.3-b: The County will identify federal, state and other funds to address gaps in core services and seek to maximize the utilization of such funds.

GOAL 2: HUMAN SERVICES

Palm Beach County will provide for, and contribute to, a continuum of human services that enhances the quality of life for all residents. Palm Beach County will also coordinate with other health and social service organizations in order to foster a seamless delivery system including other County Departments listed in the Comprehensive Plan.

OBJECTIVE 2.1 Protection of Vulnerable Populations

Palm Beach County will promote, fund and provide services that protect vulnerable populations, with specific focus on reducing the incidence of abuse, neglect and exploitation, institutionalization, and at risk status.

Policy 2.1-a: The County will partner with other governmental and community organizations to identify the issues affecting abuse and neglect, institutionalization and at risk status of vulnerable populations.

Policy 2.1-b: The County will advocate for services and funding to address the self-sufficiency and economic stability of vulnerable populations. Such efforts may include the provision of local match dollars and allocation of resources.

Policy 2.1-c: The Department of Community Services will coordinate and complement services with other governmental and nonprofit organizations to minimize duplication of human and fiscal resources. This will be accomplished by maintaining policies regarding eligibility determination and services.

Policy 2.1-d: The Division of Human Services/Veterans Services will assist eligible individuals and families attain economic stability and self-sufficiency through case management and support.

Policy 2.1-e: On an annual basis, the Division of Human Services/Veterans Services will establish and monitor performance standards with regard to client outcomes. These outcomes will be based on Individual Service Plans, and measured by staff caseload, service utilization and other indicators.

Policy 2.1-f: The Community Action Program will operate service centers which provide family self-sufficiency, emergency food and shelter, clothing and household items, utility assistance, and other support services to low income individuals and families.

Policy 2.1-g: The Division of Senior Services will report incidents of abuse, neglect and exploitation to the Dept. of Children and Families, Adult Protective Services. If a referral is made by Adult Protective Services to the Division of Senior Services, the Division shall respond within 72 hours for individuals designated as high risk.

Policy 2.1-h: As one of two lead agencies for the Area Agency on Aging (AAA), the Division of Senior Services will provide community and in-home services that enable adults age 60 and older to remain in the least restrictive setting. These services may include home delivered and congregate meals, respite care, personal care, homemaker services, adult day care, and case management for residents of northern and western Palm Beach County.

Policy 2.1-i: The Division of Senior Services will coordinate with Ruth & Norman Rales Jewish Family Services and the Alzheimer's Community Care Association to avoid duplication of administrative processes and services by utilizing the CIRTS database for documentation.

Policy 2.1-j: The Palm Beach County Youth Services Department will provide prevention and intervention services to divert at risk youth from the juvenile justice system.

OBJECTIVE 2.2 Access to Care

Palm Beach County will promote and provide services that improve access to affordable health care.

Policy 2.2-a: The Department of Community Services will coordinate with the Health Care District as a collaborative agency to issue temporary eligibility for pharmaceutical and physician services (as defined in the benefits option) for its clients.

Policy 2.2-b: The Division of Human Services/Veterans Services will provide technical assistance to veterans with regard to applying for medical benefits.

Policy 2.2-c: Palm Beach County will collaborate with other community partners in providing health services to enrolled children, including medical, dental, mental health, vision, hearing, and developmental assessment and therapies.

Policy 2.2-d: The County will administer and monitor grant compliance with the Ryan White program (Part A). Contracted health services include medical, dental, mental health, substance abuse, home health care and case management.

OBJECTIVE 2.3 Transportation

Palm Beach County will support initiatives that expand and improve service to persons who need public transportation. Such efforts will be consistent with the goals and objectives delineated in the Transportation Element.

Policy 2.3-a: The Department of Community Services will collect and analyze data from departmental information systems and other qualitative means with regard to transportation needs of clients.

Policy 2.3-b: The Department of Community Services will share data with Palm Tran regarding the needs of clients who are transportation disadvantaged.

OBJECTIVE 2.4 Housing

Palm Beach County will support initiatives that expand the supply of affordable housing and reduce the incidence of substandard housing. Such efforts will be consistent with the goals and objectives delineated in the Housing Element and the Ten Year Plan to End Homelessness in Palm Beach County as amended.

Policy 2.4-a: The Department of Community Services will collect and analyze data from departmental information systems and other qualitative means with regard to housing needs of clients.

Policy 2.4-b: The Department of Community Services will share data and coordinate with applicable County Departments/Divisions such as the Department of Economic Sustainability and Division of Code Enforcement in their efforts to plan and fund affordable housing and enforce housing standards.

OBJECTIVE 2.5 Reducing Poverty

Palm Beach County will promote, fund and provide initiatives that reduce the incidence of poverty. Such efforts will be consistent with the goals and objectives delineated in the Economic Sustainability.

Policy 2.5-a: The County will advocate services and funding to address self-sufficiency and economic stability. Such efforts may include the provision of local match dollars and allocation of resources.

Policy 2.5-b: The Department of Community Services will collect and analyze data from departmental information systems and other qualitative means with regard to economic needs of clients.

Policy 2.5-c: The Adult Migrant and Seasonal Farmworker Program will assist eligible individuals to learn new employment skills. This will be accomplished by providing basic/job skills training, job readiness, high school equivalency preparation, counseling and support.

Policy 2.5-d: *Deleted in Amendment Round 04-1.*

Policy 2.5-e: The Department of Community Services will share data with the Office of Economic Sustainability and other organizations who plan and develop economic growth and job training.

Policy 2.5-f: The County will provide local match funds for Title 20 subsidized child care. The purpose of this match to provide economic support to low-income, working parents.

OBJECTIVE 2.6 Reducing Homelessness

Palm Beach County will fund and provide prevention and intervention services that reduce the incidence of homeless individuals and families. Such efforts will be consistent with the goals and objectives delineated in the Housing Element and the Ten-Year Plan to End Homelessness in Palm Beach County as amended.

Policy 2.6-a: On an annual basis, the Division of Human Services will participate in the assessment of utilization levels, need, and service gaps, and the delineation of roles and responsibilities among providers who serve homeless individuals and families in Palm Beach County. This assessment will be used to apply for HUD and other funds to serve the homeless, as well as avoid duplication of effort and resources among providers.

Policy 2.6-b: The Division of Human Services will assist homeless individuals (emancipated minors and adults over age 18) by providing eviction prevention services, outreach and assessment services, emergency shelter and permanent housing. Eligible individuals may be referred for self-sufficiency services within the Division.

Policy 2.6-c: The Division of Human Services will serve as the Collaborative Applicant with the Palm Beach County Homeless Continuum of Care.

Policy 2.6-d: The Division of Human Services will utilize the Client Management Information System database for documentation to avoid duplication of administrative processes and transmit pertinent client information across the continuum of care.

Policy 2.6-e: The Division of Human Services will serve as the contract monitor for the County's Homeless Resource Center which is the central point of access for homeless services.

OBJECTIVE 2.7 Advocacy

Palm Beach County will evaluate and advocate programs and services that enable those affected by reform initiatives to maintain or improve family and economic stability and self-sufficiency.

Policy 2.7-a: The Division of Human Services/Veterans Services staff will assist clients in applying for benefits (State and local service systems) and will advocate for receipt of benefits.

GOAL 3: BEHAVIORAL HEALTH

Palm Beach County will support a behavioral health integrated system of care, which provides a continuum of services from prevention through treatment, thereby promoting the health, safety and quality of life for children, adults, and seniors.

OBJECTIVE 3.1 Core Services

Palm Beach County will participate in funding core behavioral health treatment services to assure the health, safety and quality of life of its residents.

Policy 3.1-a: In collaboration with community partners, Palm Beach County will identify its role and responsibility with respect to funding core behavioral health provisions and treatment services.

Policy 3.1-b: The Department of Community Services will make recommendations about funding for behavioral health services on an annual basis to the Board of County Commissioners.

OBJECTIVE 3.2 Availability of Core Services

Palm Beach County will collaborate with other behavioral health treatment funders to periodically assess the availability of core behavioral health treatment services for all residents.

Policy 3.2-a: The assessment of core behavioral health treatment services as defined by SAMHSA will be reviewed by the Palm Beach County Department of Community Services and Citizens Advisory Committee on Health and Human Services on a periodic basis.

OBJECTIVE 3.3 Managing the System

Palm Beach County will promote attributes of a system of care for behavioral health.

Policy 3.3-a: The Palm Beach County Department of Community Services will coordinate the County's participation in a comprehensive integrated system of care.

Policy 3.3-b: The Palm Beach County Department of Community Services will collaborate with other behavioral health funders to achieve uniformity and standardization of administrative contracting and community-based outcomes.

Policy 3.3-c: Palm Beach County will support the integration of behavioral and physical health services by focusing on care coordination across treatment stages and modalities in the system of care.

Policy 3.3-d: The Citizens Advisory Committee on Health and Human Services and the Department of Community Services will provide a forum for collaboration on behavioral health system of care issues.

OBJECTIVE 3.4 Prevention/Early Intervention

Palm Beach County will support prevention/early intervention efforts in collaboration with other community partners.

Policy 3.4-a: The Palm Beach County Department of Community Services and the Citizens Advisory Committee on Health and Human Services in collaboration with other community partners will define prevention/early intervention activities.

Policy 3.4-b: The Palm Beach County Youth Services Department will reach out to the School Board, law enforcement, community agencies, and mental health providers, in order to identify youth in need of the Department's services and to make referrals to other providers/agencies as appropriate.

Policy 3.4-c: The Palm Beach County Youth Services Department will provide parent skills building and other services as needed to prevent development of issues, which would lead to behavioral health problems.

Policy 3.4-d: The Palm Beach County Youth Services Department will provide a program of family therapy for "at-risk" adolescents both in residential treatment and in community treatment.

OBJECTIVE 3.5 Diversion Programs-Youth

Palm Beach County will provide or fund programs to enable youth to avoid institutionalization and/or incarceration.

Policy 3.5-a: The Palm Beach County Youth Services Department will provide services to divert "at-risk" youth to prevent entry into the Juvenile Justice system or hospitalization.

Policy 3.5-b: The Criminal Justice Commission will support Diversion programs including youth violence, alternatives to incarceration and diversion programs offered at the Juvenile Assessment Center.

GOAL 4: LOCAL PUBLIC HEALTH SYSTEM

Palm Beach County shall promote, protect, maintain and improve the health and safety of its residents and visitors. This will be accomplished by being a key participant in a local public health system.

The responsibilities of the participants in a local public health system include: monitoring population health status; investigating and diagnosing community health problems and hazards; implementing prevention strategies; linking people with needed personal health services; assuring a competent health care and safety workforce; promoting mechanisms to evaluate effectiveness and quality of health services; mobilizing partnerships to identify and solve health and safety problems; policy development; and, enforcement of laws and regulations that protect health and safety.

OBJECTIVE 4.1 Public Safety

Palm Beach County will be a lead organization for the preservation of public safety and the enforcement of laws and regulations that protect health and safety. As a lead organization, Palm Beach County will establish cooperative and contractual linkages with federal, state and local organizations to fulfill its role and assure the integrity of the local public health system.

Policy 4.1-a: Palm Beach County will maintain a safe work environment for its employees and visitors to County facilities.

Policy 4.1-b: Palm Beach County will protect residents and visitors from environmental hazards in public, private and recreational areas.

Policy 4.1-c: Palm Beach County will collaborate with agencies who survey health status, plan and provide services, and monitor systems of care, in order to improve service delivery and health outcomes for recipients of County services.

Policy 4.1-d: Palm Beach County will support programs, provide services and collaborate with other organizations with respect to the prevention and intervention of identified population-based health and safety issues.

Policy 4.1-e: Palm Beach County will enforce regulations and laws that protect the health and safety of its residents and visitors.

Policy 4.1-f: Palm Beach County will support and fund initiatives that train and retain health workers and safety officers.

Policy 4.1-g: Palm Beach County will protect the safety of its residents and visitors by developing disaster and emergency management plans and maintaining and implementing programs and services supportive of those plans.

Policy 4.1-h: Palm Beach County will evaluate and advocate program and services that enable those affected by reform initiatives to maintain or improve their health status and reduce safety risks.

OBJECTIVE 4.2 Public Health & Community Design

Palm Beach County will recognize and encourage community design principles that provide opportunities for physical activity, thereby, promoting public health.

Policy 4.2-a: Palm Beach County, in collaboration with the County Health Department, will seek, during the development review process, to advance the incorporation of community design principles that encourage physical activity through promotion of strategies, when appropriate, including, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between like development projects through vehicular and/or pedestrian cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

III. IMPLEMENTATION

Implementation of the Health and Human Services Element is the responsibility of the Palm Beach County Department of Community Services. Implementation will be consistent with the directives from the Board of County Commissioners and County Administration, which will include consideration of recommendations from the Citizens Advisory Committee on Health and Human Services.

Evaluate Health and Human Service Progress
(Citizens Advisory Committee on Health and Human Services)

The Citizens Advisory Committee on Health and Human Services shall report progress and implementation of the Health and Human Services Element to the Board of County Commissioners on an annual basis.

Evaluate Health and Human Service Progress
(Department of Community Services)

The Department of Community Services shall report progress and implementation of the Health and Human Services element to the Department of Planning, Zoning and Building or other applicable parties as required by the Palm Beach County Comprehensive Plan.

IV. REFERENCES

A. Plan Cross-References:

Cross-references have been indicated after several Goals, Objectives and Policies in the form of footnotes.

Health and Human Services Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
97-1	EAR Re-write	9/22/1997	1997-33	12/3/1997	
98-1	Minor Revision to Implementation	9/16/1998	1998-43	11/12/1998	
99-1	Managed Growth Tier System consistency addition policy directing Community Services department to develop programs for special needs housing.	8/17/1999	1999-29	10/14/1999	
00-1	To revise and update.	9/18/2000	2000-31	11/14/2000	
01-1	Substantially rewrite the element	8/27/2001	2001-45	10/22/2001	
01-2	Substantially rewrite the element (part 2) to replace Goal 3 and reorder Goals 1 and 4	12/5/2001	2001-78	1/28/2002	
03-1	Minor Revisions to Introduction	8/21/2003	2003-42	10/27/2003	
04-1	To clarify organizational responsibilities regarding policies and programs.	8/24/2004	2004-27	10/29/2004	
05-2	Addition of language promoting physical activity through community design	11/28/2005	2005-55	1/24/2006	
13-2	To make general updates, delete references to Rule 9J-5, reflect the Homelessness Plan	10/28/2013	2013-27	12/8/2013	
15-2	To update references and department names.	10/26/2015	2015-43	12/4/2015	

** NIE means not in effect - not within element*

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History: Adopted: 08/31/89, Ord. No. 89-17, Effective 09/11/89
Revised: 09/18/90, Ord. No. 90-32, Effective 10/04/90
Revised: 09/22/97, Ord. No. 97-32, Effective 12/03/97
Revised: 08/17/99, Ord. No. 99-32, Effective 10/14/99
Revised: 10/29/12, Ord. No. 12-32, Effective 12/09/12

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HISTORIC PRESERVATION ELEMENT

I. INTRODUCTION

Cultural resources are the tangible and visible remains of past human habitation, occupation, and use of the land. They may be buildings, historic and prehistoric sites, districts (groups of buildings and/or physical alterations of the native landscape), and other manifestations of material culture. Whether singularly or collectively, cultural resources provide a sense of place, engender a deeper awareness of the vast richness of the past, and serve as an opportunity to foster greater awareness of human history. In many cases they are evident in the built/physical environment, and as such, establish continuity with the past, as well as other diverse yet intangible characteristics such as notions of heritage, and specific responses to environmental conditions and changes. When examined contextually over a larger defined geographic area, the unique characteristics of a given place help to set it apart from other areas and contribute to local identity. Cultural resources are finite, non-renewable, and comprise a part of the prehistoric and historic record for which there is often no written history. Continued identification, evaluation, and interpretation of cultural resources contribute to increasing the knowledge potential about Palm Beach County.

The preservation of historically significant properties, that is those cultural resources designated by a local, state or national government as having significance on archaeological, architectural or historical grounds, has been determined to have considerable value in economic, cultural, scientific, educational and other terms. It has been demonstrated that historic preservation enhances the quality of life of Floridians through economic and cultural contributions to an improved sense of place. However, the preservation of cultural resources should be balanced and contribute to the desire to preserve the legacy of the past with the overall economic well-being of the County. There are significant economic benefits generated by historic preservation activities as both heritage tourism and the rehabilitation of historic properties in Florida are a multi-billion dollar business.

A. Purpose

The fundamental purpose of the Historic Preservation Element is to identify and protect the archaeological and historic resources within unincorporated Palm Beach County from adverse impacts and to promote public awareness of the benefits of preserving such resources.

B. Assessment and Conclusions

Since the adoption of this optional element in 1989, the County has put in place a number of mechanisms to help ensure that cultural resources are protected. A process has been created to locally designate significant historic sites and structures, and to ensure that historic and archaeological resources are identified and protected in the development or redevelopment process. The Historic Resources Review Board (HRRB) provides community oversight for these processes, as well as to assist in education efforts about the value of cultural resources. In 1995, the County achieved its goal of becoming a Certified Local Government (CLG), and is one of sixty such CLGs in the State of Florida (as of March, 2012). Since 1999, the last time this element was updated, a number of research tasks have been completed. Provisions are in

place to nominate sites for the National Register, as well as to prepare Florida Master Site File (FMSF) listings. These items are implemented through land development regulations and other means, the focus of the element shifts to maintaining these processes and to evaluate and pursue appropriate new opportunities. Among these are the opportunity to use advancing technologies to assist in the mapping and tracking of designated and potential sites, the opportunity to enhance tourism, and specifically heritage tourism, through the interpretation, reuse and restoration of historic sites, and the opportunity to work collaboratively with other County departments and other entities to ensure the preservation of historic resources.

In 2005, the County completed the restoration of the original County Courthouse, returning it to its 1916 appearance and configuration. That same year, the County hired a County Archaeologist/ Historic Preservation Officer as the first full-time professional staff member tasked with performing the day-to-day functions related to historic preservation and other associated activities. Subsequently, the County investigated Lake Okeechobee and the Glades area during a time of extreme drought and low water levels. The resultant investigations yielded an abundance of new information regarding both prehistoric and historic Glades settlement and lifeways, significantly expanding awareness and knowledge about the importance of the Lake region. The County celebrated its centennial in 2009, with the restored 1916 Courthouse featuring prominently in the year's festivities, and its re-use as the home of the Palm Beach County Historical Society's museum. As Palm Beach County enters its second century of existence, it will continue to meet the challenges of preserving its past, and continue to find relevance, value, and purpose for its existing places, as it actively plans for its future.

Unless otherwise indicated, the Palm Beach County Planning Zoning and Building Department is responsible for implementation of the Goal, Objectives, and Policies of this Element.

C. County Register of Historic Places

The following historic sites and districts have been designated by the Board of County Commissioners as of August, 1999:

1. The Tindall House Historic Site, Jupiter, Florida. (November 18, 1997; R-1997-2052)
2. The Cabana Club Porte Cochere Historic Site, Boca Raton, Florida. (November 18, 1997; R-1997-2053)
3. The Camino Real and Camino Real Bridge Historic District, Boca Raton, Florida. (November 18, 1997; R-1997-2054)
4. The Riverbend Regional Park Historic District, Jupiter Farms, Florida. (April 20, 1999; R-1999-684)
5. Old Indiantown Road Grade, Jupiter Farms, Florida. (August 17, 2004; R-2004-1785)
6. 1916 Palm Beach County Courthouse, West Palm Beach, Florida. (September 27, 2005; R-2005-1930)
7. Wenger House, near Delray Beach, Florida. (May 16, 2006; R-2006-0898)
8. Dubois Park Historic District, Jupiter Inlet, Florida. (October 17, 2006; R-2006-2312)
9. Dubois Park Historic District Expansion (Kindt Estate), Jupiter Inlet, Florida. (June 16, 2009; R-2009-1032)

II. GOAL, OBJECTIVES AND POLICIES

GOAL: PROTECTION AND AWARENESS OF HISTORIC AND ARCHAEOLOGICAL RESOURCES

It is the **GOAL** of Palm Beach County to recognize the importance of its historic and cultural resources; to locate, identify, evaluate, and to provide for the preservation and enhancement of the resources while expanding public awareness of the contribution these resources make to the County.

OBJECTIVE 1.1 Identify, Evaluate, and Document Historic and Cultural Resources

Palm Beach County shall provide for the ongoing identification, evaluation, and documentation of existing and potential historic and cultural resources.

Policy 1.1-a: The County shall continue to locate, identify and evaluate those sites, buildings, structures, objects and districts that are associated with the archeological, historical, engineering and cultural development of the unincorporated area of Palm Beach County.

Policy 1.1-b: The County shall continue to identify county-owned historic sites and structures and shall determine all sites' potential for heritage tourism development, including restoration and reuse, and historic markers.

Policy 1.1-c: The County shall continue to prepare Florida Master Site File (FMSF) listings for applicable structures and sites, and update the status of resources contained within the FMSF database, as well as including FMSF data by reference in the Map of Known Archaeological Sites and Archaeological Conservation Areas.

Policy 1.1.-d: The County shall conduct surveys of resources, when possible, documenting the resource, evaluating its significance and preservation potential.

Policy 1.1-e: The County shall make efforts to locate historical and other records for potential value as a data source for use in identification and evaluation of resources. This may also include developing predictive models for the use of determining areas of higher probability or likelihood of containing archaeological resources.

Policy 1.1-f: The County shall continue to document structures 50 years of age or older that are to be demolished for safety reasons by the Building Official.

OBJECTIVE 1.2 Recognizing and Promoting Historic and Cultural Resources

Palm Beach County should continue to provide a means of formal recognition of significant historic and cultural resources through local and national registers, as well as through the use of historic markers.

Policy 1.2-a: The County shall continue to maintain and update the County Register of Historic Places.

Policy 1.2-b: The County may continue to encourage owners of historic and cultural resources eligible for the County Register and/or the National Register to pursue nomination, as well as providing technical assistance for such efforts.

Policy 1.2-c: The County shall continue to consider the impacts of undertakings on all properties listed in the FMSF, and that are eligible for, or listed in the County Register and/or National Register of Historic Places.

Policy 1.2-d: The County may continue to promote awareness of historic and cultural resources through continued use of the historic markers program administered by the Department of State.

OBJECTIVE 1.3 Preservation and Protection of Historic and Cultural Resources

Palm Beach County should conserve and extend the useful life of historic and cultural resources and properties, ensure their protection and/or rehabilitation of properties of significance, consistent with preserving their historic and/or archaeological value and character.

Policy 1.3-a: The County shall encourage the preservation, restoration, and or rehabilitation of historic buildings.

Policy 1.3-b: The County shall encourage the protection of archaeological sites from destruction in the absence of appropriate mitigation and analysis.

Policy 1.3-c: The County shall continue to review all applications for public and private development and redevelopment within its jurisdiction, and evaluate impacts to potential and identified historic and cultural resources in a timely and efficient manner through the development review processes.

Policy 1.3-d: The County may pursue the acquisition of historic and cultural resources when public ownership would provide a major public benefit to the citizens of Palm Beach County, when necessary financial resources can be secured, and when public ownership is a viable option.

Policy 1.3-e: The County may use historic buildings to accommodate public uses whenever feasible.

Policy 1.3-f: The Parks and Recreation Department and the Environmental Resources Management Department may incorporate trails, archaeological sites, and other pre-historic and historic landscape features into proposed public use facilities to the extent that such funding is available and can be reasonably accomplished without adversely impacting the historical, archaeological or cultural resource.

Policy 1.3-g: With regard to County-owned parcels containing known archaeological or historic sites, per the Archeological Overlay, the HRRB shall make recommendations on all transfers, sales, modifications and development; and the Facilities Development & Operation Department shall annually notify the HRRB of proposed transfers, sales, modification, and development of such sites.

Policy 1.3-h: The County shall continue to enforce the provisions of the ULDC which create the Historic Resources Review Board (HRRB), and protect archeological and historic resources, and the provisions of the Florida Building Code.

OBJECTIVE 1.4 Education and Awareness of Historic and Cultural Resources

The County should provide opportunities to educate and inform the public regarding the importance of cultural resources.

Policy 1.4-a: The County should continue to increase awareness and educate the public on the value and significance of local historic and cultural resources through the support from the media, presentations, conferences, seminars, special programs, and events.

Policy 1.4-b: The County should promote and increase awareness of historic resources and archaeological sites for heritage tourism purposes.

Policy 1.4-c: The County, in conjunction with other organizations and programs involved in heritage tourism should coordinate activities and promote heritage tourism as part of the County's economic development efforts.

Policy 1.4-d: The County shall encourage restoration and reuse of historic buildings and sites where such investments will provide for or contribute to heritage tourism development.

OBJECTIVE 1.5 Coordination of Awareness, Review, and Protection of Historic and Cultural Resources

The County shall continue to work with the state and other local governments to assist in identifying, evaluating, protecting and promoting historic and cultural resources.

Policy 1.5-a: The County shall maintain its Certified Local Government status.

Policy 1.5-b: The County shall continue to work cooperatively and in conjunction with the State Historic Preservation Office to achieve the goals set forth in the State Comprehensive Plan and the Comprehensive Statewide Historic Preservation Plan.

Policy 1.5-c: The County should support efforts that encourage municipalities in developing and maintaining cultural resource preservation programs, and provide expertise where and when feasible.

Policy 1.5-d: The County should continue to establish, maintain, and strengthen partnerships with external agencies and local institutions, as well as local history, preservation, and archaeological organizations for implementing preservation and education objectives.

OBJECTIVE 1.6 Incentives for Historic and Cultural Resource Preservation

The County shall continue to pursue programs which provide incentives for the preservation of historic and cultural resources within the unincorporated County.

Policy 1.6-a: The County should continue to monitor and offer input on incentive programs offered at all levels of government.

Policy 1.6-b: The County should continue to investigate and pursue grant sources of funding for projects that rehabilitate or restore historic resources.

Policy 1.6-c: The County should investigate and pursue sources of funding for the interpretation and conservation of archaeological resources.

Policy 1.6-d: The County should continue to implement through the ULDC a mechanism for relief from property development regulations for historic and cultural resources listed in the County Register of Historic Places.

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Historic Preservation Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
97-1	EAR Re-write	9/22/1997	1997-32	12/3/1997	
99-1	Add list of designated historic sites in Element and on the Designated Historic Sites and Districts Map	8/17/1999	1999-32	10/14/1999	
12-2	To make general updates, revise the description for historic preservation & archeology functions, and revise the definition of Cultural Resources in the I&A.	10/29/2012	2012-32	12/9/2012	

** NIE means not in effect - not within element*

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Objective 1.7 Implementation of the Capital Improvement Element 11-CI

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History: *Adopted: 08/31/89, Ord. No. 89 - 17, Effective 09/11/89*
Revised: 09/18/90, Ord. No. 90 - 32, Effective 10/04/90
Revised: 04/20/92, Ord. No. 92 - 06, Effective 05/01/92
Revised: 10/26/92, Ord. No. 92 - 31, Effective 11/09/92
Revised: 06/14/93, Ord. No. 93 - 09, Effective 06/28/93
Revised: 07/21/94, Ord. No. 94 -16, Effective 09/28/94
Revised: 12/20/94, Ord. No. 94 - 33, Effective 02/24/95
Revised: 11/07/95, Ord. No. 95 - 44, Effective 01/11/96
Revised: 12/06/95, Ord. No. 95 - 58, Effective 02/06/96
Revised: 10/04/96, Ord. No. 96 - 32, Effective 11/22/96
Revised: 10/04/96, Ord. No. 96 - 33, Effective 11/22/96
Revised: 09/22/97, Ord. No. 97 - 33, Effective 12/03/97
Revised: 09/16/98, Ord. No. 98 - 43, Effective 11/12/98
Revised: 12/02/98, Ord. No. 98 - 60, Effective 01/22/99
Revised: 08/17/99, Ord. No. 99 - 27, 99-31, Effective 10/14/99
Revised: 12/13/99, Ord. No. 99 - 67, Effective 01/19/00
Revised: 09/18/00, Ord. No. 2000-27, 29, Effective 11/14/00
Revised: 03/26/01, Ord. No. 2001-13, Effective 05/22/01
Revised: 08/27/01, Ord. No. 2001-43 & 46, Effective 10/22/01
Revised: 12/05/01, Ord. No. 2001-77, Effective 1/28/02
Revised: 08/28/02, Ord. No. 2002-51, 55, Effective 10/25/02
Revised: 08/21/03, Ord. No. 2003-43, Effective 10/27/03
Revised: 11/24/03, Ord. No. 2003-62, Effective 1/26/04
Revised: 12/13/04, Ord. No. 2004-63, 64,Effective 2/02/05
Revised: 11/28/05, Ord. No. 2005-56, Effective 01/24/06
Revised: 11/13/06, Ord. No. 2006-47, Effective 02/23/07
Revised: 08/27/07, Ord. No. 2007-10, Effective 10/26/07
Revised: 11/26/07, Ord. No. 2007-38, Effective 01/03/08

Revised: 11/26/07, Ord. No. 2007-27 & 28, Effective 01/28/08
Revised: 08/21/08, Ord. No. 2008-31, Effective 10/17/08
Revised: 12/03/08, Ord. No. 2008-55, Effective 02/11/09
Revised: 08/25/09, Ord. No. 2009-32, Effective 10/23/09
Revised: 11/19/09, Ord. No. 2009-45, Effective 1/11/10
Revised: 10/25/10, Ord. No. 2010-50, Effective 11/22/10
Revised: 12/01/11, Ord. No. 2011-35, Effective 12/8/11
Revised: 12/18/12, Ord. No. 2012-43, Effective 12/21/12
Revised: 10/28/13, Ord. No. 2013-24, Effective 12/18/13
Revised: 12/17/13, Ord. No. 2013-34, Effective 12/19/13
Revised: 12/16/14, Ord. No. 2014-43, Effective 12/17/14
Revised: 12/15/15, Ord. No. 2015-50, Effective 12/18/15
Revised: 01/30/17, Ord. No. 2017-03, Effective 02/07/17
Revised: 04/26/17, Ord. No. 2017-15, Effective 06/03/17
Revised: 01/31/18, Ord. No. 2018-03, Effective 02/01/18
Revised: 01/28/19, Ord. No. 2019-07, Effective 02/29/19

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CAPITAL IMPROVEMENT ELEMENT

I. INTRODUCTION

A. PURPOSE

The purpose of the Capital Improvement Element is to implement the provisions of the Palm Beach County Comprehensive Plan by:

1. Using timing and location of capital projects to provide services to support growth in areas where the County can efficiently and effectively provide services, and to avoid placement of capital facilities in locations that would promote growth in areas which cannot be efficiently served or which are designated as coastal high-hazard areas;
2. Establishing a system of examining and assigning priorities to the needs of the County, thereby assuring that the most essential improvements are provided first;
3. Coordinating the timing and location of capital improvements among County agencies as well as other local governments, special districts, and state agencies to maximize benefit from public expenditures, minimize disruption of services to the public and implement land use and infrastructure decisions; and providing a means for coordinating and consolidating various departmental requests, thereby preventing duplication of projects and equipment;
4. Allowing sufficient time in advance of actual need to allow for proper planning, design and construction;
5. Coordinating financial planning, allowing maximum benefit from available public funds;
6. Providing cost information on a timely basis for the evaluation and formulation of alternative financing programs;
7. Helping to provide an equitable distribution of public improvements throughout the County; and
8. Providing for a Concurrency Management System.

B. ASSESSMENTS AND CONCLUSIONS

The County maintains a minimum level of service for transportation, potable water and wastewater, solid waste and storm water management, recreation and open space, and fire-rescue. To ensure that the minimum levels of service for these public facilities and services are maintained as new development occurs, the County follows a Concurrency Management System. The Concurrency Management System requires all new development applications, subject to a Concurrency Reservation, to include identification of the impacts on the Level of Service for the concurrency item. The application process identifies the impacts that the proposed development would have on the County's ability to maintain the adopted minimum levels of service. A Concurrency Reservation will be granted if it can be demonstrated that the adopted minimum levels of service will be maintained as the effects of the development occur. The Concurrency Management System provides a time limit for a Concurrency Reservation, and provides for instances where the Concurrency Reservation is not required.

Maintaining levels of service as new growth occurs is one of the six criteria for prioritizing capital improvements. The other criteria for prioritizing capital improvements are to correct public hazards, eliminate existing deficiencies as described by the minimum levels of service, provide

capacity for developments that have received a valid Development Order/Permit determination when such developments are within the Urban Service Area, increase existing levels of service to desired levels of service, and implement the goals, objectives and policies of other plan elements.

The Capital Improvement Program, annually compiled by the Office of Financial Management and Budget for public information, identifies and funds those projects for which the County is the service provider and which are required to maintain the minimum levels of service and satisfy other prioritization criteria listed above. The Capital Improvement Element Tables include the capital projects contained in the Capital Improvement Program, as well as program costs, human resources and other operation and maintenance costs, and compares the projected revenue streams.

Projected costs of operations, debt service and capital are compared to projected revenues from existing revenue sources. In those instances where a shortfall existed (projected existing revenues did not sufficiently fund projected expenditures), staff review considered specific proposals to reduce, eliminate or delay the program or project, with corresponding adjustments to the goal, objectives and policies of the appropriate element, in order to maintain consistency in regard to levels of service or timing. The finalized expenditure projections are compared to the projections of existing revenues to verify the fiscal feasibility of the plan. The BCC approves the finalized staff recommendations and projections.

II. GOAL, OBJECTIVES AND POLICIES

GOAL 1 USES OF THE CAPITAL IMPROVEMENT PROGRAM

It is the **GOAL** of Palm Beach County to utilize a capital improvements program to coordinate the timing and to prioritize the delivery of public facilities and other capital projects; a program that supports the growth management Goals, Objectives and Policies of the Palm Beach County Comprehensive Plan and encourages efficient utilization of its public facilities and financial resources.

OBJECTIVE 1.1 MINIMUM LEVELS OF SERVICE

Palm Beach County shall maintain minimum level of service standards for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and storm water management, as defined in the applicable elements. The issuance of development approvals will be based upon the County's ability to maintain these minimum level of service standards.

Policy 1.1-a: Minimum Level of Service Standards: The minimum level of service standards for a Concurrency Reservation required for approval of a Development Order or Permit are established in the following elements:

ELEMENT	Location of Level of Service Reference in Respective Element
Transportation (roads and mass transit)	Objective 1.1
Potable water and wastewater	Policies 1.2-a, 1.2-b, 1.2-f, 1.2-g, 1.3-a, 1.3-b, 1.3-d, 1.3-e
Solid waste	Objective 1.2
Storm water management	Policies 1.1-a, 1.1-b, 1.1-c, 1.2-a, 1.2-b
Recreation/open space	Objective 1.2
Fire/Rescue	Policy 1.2-a

OBJECTIVE 1.2 CONCURRENCY MANAGEMENT SYSTEM

In order to ensure that the public facilities and services at the adopted Level of Service as identified in Objective 1.1 of the Element are available concurrent with the impacts of development, the County shall maintain a Concurrency Management System within the time frame provided by Section 163.3202(1), F.S.

Policy 1.2-a: The Concurrency Management System shall continue to coordinate information regarding the Level of Service status for each facility, service or provider identified in Objective 1.1 of this Element. The system shall be structured in a manner to record the level of service or facility availability for each approved Development Order or Development Permit thereby reserving the capacity for the approved Development Order or Development Permit. Said capacity shall be maintained in the Concurrency Management System until such time as the development occurs or the approved Development Order or Development Permit lapses or is revoked or suspended. As

defined in Florida Statute163.3164, a Development Order means any order granting, denying, or granting with conditions an application for a development permit; and a Development Permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Policy 1.2-b: The County shall continue to require the applicant for a Development Order or Development Permit listed in Policy 1.2-g or Policy 1.2-h to complete a "Level of Service Impact Statement". This statement shall provide the required information regarding the potential impacts of a development on each level of service identified in Objective 1.1 of this Element, and this required information shall be the basis of review for concurrency certifications.

Policy 1.2-c: Concurrency Review Procedures shall continue to provide for the review of applicable services subject to the information submitted as part of the Level of Service Impact Statement for Development Order/Permit applications identified in Policies 1.2-g and 1.2-h to determine whether the proposed project can meet the level of service requirements for concurrency as set forth in Objective 1.1. Applicants shall be certified for inclusion on the BCC, Zoning Commission or Development Review Committee agendas only when the proposed Development Order or Development Permit meets or exceeds all minimum levels of service identified in Objective 1.1.

Policy 1.2-d: Through the maintenance of Concurrency Review Procedures established in Policy 1.2-c, a proposed project may be certified for inclusion on the BCC, Zoning Commission or Development Review Committee agenda if the Development Order/Permit contains phasing conditions designed to ensure that facilities and services will be provided concurrent with development.

Policy 1.2-e: In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the procedures maintained in Policy 1.2-c shall continue to consider the facilities and services to be in place when:

1. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the County that is executed and guaranteed at or before the time the Development Order or Development Permit is issued;

2. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;

3. The necessary facilities or services are under construction and bonded at the time that the Development Order or Development Permit is issued; or

4. The necessary facilities and services are included in the County's Capital Improvement Annual Budget.

Policy 1.2-f: The County shall continue to provide for the issuance of a Concurrency Reservation for all applications for Development Orders or Development Permits when transportation (roads and mass transit), potable water, wastewater, solid waste, storm water, recreation/open space, and fire-rescue are available at the Level of Service identified in Objective 1.1 of this Element to accommodate the impact from the

requested Development Order or Development Permit at the time such impacts are anticipated to occur. The County shall not issue any Development Orders or Development Permits, which require a Concurrency Reservation, in accordance with Policies 1.2-g and 1.2-h of this Element, until the Reservation has been issued.

Policy 1.2-g: A Concurrency Reservation shall continue to be required when an application is made for a final Development Order/Permit, except as noted in 1.2-i.

Policy 1.2-h: Unless the development has previously received a Concurrency Reservation and the project has been determined to have a valid Development Order/Permit, a Concurrency Reservation shall continue to be required when an application is made for a Development Order/Permit. When a Concurrency Reservation is required at the time of application for a Development Order/Permit, it shall be subject to the Concurrency Review Procedures detailed in Policy 1.2-c.

Policy 1.2-i: The County shall maintain a valid Development Order/Permit determination process for the purpose of determining whether or not an application for a Development Order or Development Permit can be used without requiring a Concurrency Reservation. The valid Development Order/Permit determination process shall include an administrative proceeding which shall establish whether or not the applications for a Development Order or Development Permit had previously obtained a valid local governmental development order, has commenced development in accordance with such approval and had continued development in good faith, or as otherwise vested pursuant to Policy 1.2-k. Projects which have been approved previously as planned developments, where development has commenced and where the planned development approval remains valid pursuant to the County's Land Development Codes shall continue to receive a valid Development Order/Permit determination. Projects, which have received a valid local governmental development order but have not been permitted to commence development or to continue in good faith due to conditions in the development order, or acts, or omissions, of a governmental entity, shall receive a valid Development Order/Permit determination.

Policy 1.2-j: A Concurrency Reservation shall continue to be valid for a period of one year from the date of issuance. If a Concurrency Reservation is tied to a Development Order or Development Permit, then the Reservation shall be valid for the life of the Development Order or Development Permit.

Policy 1.2-k: Notwithstanding the provisions of this Plan to the contrary, the requirements of this Plan shall be maintained so as to not apply in any manner to impair vested rights established pursuant to Florida Law, to the extent that any development, or portion thereof, is vested as against the requirements of this Plan.

Policy 1.2-l: In any instance where Transportation Policy 1.2-h is applied in order to allow a traffic concurrency three-year grace period, a plan amendment is required to eliminate, defer, or delay construction of the road, which is needed to maintain the adopted level of service standard.

OBJECTIVE 1.3 CAPACITY MANAGEMENT SYSTEM

Palm Beach County shall continue to provide a mechanism by which all service providers coordinate land development decisions and facility capacity requirements to ensure that minimum levels of service are maintained as new development occurs.

Policy 1.3-a: The Five Year Capital Improvement Schedule shall continue to identify and fund those projects for which the County is the service provider and which are required to maintain the minimum levels of service.

Policy 1.3-b: Coordination with government agencies providing public facilities within the County's jurisdiction will be considered as necessary. The County shall maintain as part of its Land Development Regulations a capacity management procedure for service providers other than the County that serve the unincorporated area. This procedure shall require documentation from the service providers that capacity is planned under the same criteria as Capital Improvement Policies 1.2-d and 1.2-e, in place concurrent with the impacts of the development and reserved for the development, except as provided for in Transportation Policy 1.2-h.

OBJECTIVE 1.4 CRITERIA FOR PRIORITIZING CAPITAL IMPROVEMENTS

Palm Beach County shall identify and fund services and capital improvements required by this Plan.

Policy 1.4-a: In the absence of legal constraints on the use of revenues, projects and programs shall be funded in order to (these criteria are not listed in order of importance):

1. Correct public hazards;
2. Eliminate existing deficiencies as described by the minimum levels of service;
3. Provide capacity for developments that have received a valid Development Order/Permit determination when such developments are within the Urban Service Area;
4. Provide for the renewal and replacement of, and improvement to, existing public infrastructure and physical assets;
5. Maintain levels of service as new growth occurs;
6. Increase existing levels of service to desired levels of service; and
7. Implement the Goals, Objectives and Policies of other Plan Elements.

Policy 1.4-b: The County shall prioritize projects, programs and services, and their associated facilities in the annual Capital Project Request Proposals. These proposals shall be categorized as follows:

Essential: Services that are directly related to protecting the immediate health and safety of citizens from an existing or imminent hazard. An example would be an expenditure request which responds to a danger arising from an imminent bridge failure. Other examples are projects developed through the Local Mitigation Strategy program to strengthen emergency preparedness. Essential services shall be provided throughout the County.

Necessary: Services that are directly related to maintaining the level of service for concurrency items mandated by State law and fire-rescue services. Examples include expenditure requests, which are necessary to meet the minimum level of service standards for concurrency regarding roadway, mass transit, potable water, wastewater, solid waste, stormwater protection, recreation/open space, and fire-rescue. Necessary services shall be provided throughout the County.

Desirable: Services that are related to enhancing the desirability of Palm Beach County as a place to live. Examples include expenditure requests for libraries, and roadway beautification. The Urban/Suburban Tier shall be given the highest priority within this category, followed by the Exurban Tier, and then the Rural Tier.

Policy 1.4-c: The County shall not utilize public funds for infrastructure expansion or improvements in coastal high-hazard areas unless such funds are necessary to:

1. Provide services to existing development;
2. Provide adequate evacuation in the event of an emergency;
3. Provide for recreational needs and other appropriate water-dependent uses; or
4. Maintain the urban level of service. ***Cross Reference:*** *See also the Coastal Management Element Objective 2.2*

Policy 1.4-d: When a Concurrency Reservation has been issued that relied on a project in the County's Capital Improvement Program, that project shall not be deleted from the Capital Improvement Program unless the appropriate user department determines that the level of service for that facility type can be maintained without the project.

Policy 1.4-e: The Office of Financial Management and Budget, in cooperation with appropriate agencies, shall continue to investigate means to minimize assessments for public improvements within the Revitalization and Redevelopment Overlay, through the MSTU program, grants, and all other alternative state and federal financial sources to fund capital projects.

Policy 1.4-f: County departments shall coordinate with the Office of Community Revitalization when establishing overall priorities for resource allocation and infrastructure improvements in the Revitalization, Redevelopment, and Infill Overlay areas in unincorporated Palm Beach County, and shall give CCRT areas special consideration when prioritizing capital projects that correct service and infrastructure deficiencies for inclusion in the annual Capital Improvement Program.

Policy 1.4-g: When prioritizing capital projects for inclusion in the annual Capital Improvement Program, County departments shall give special consideration to projects that address economic development and/or service and infrastructure issues relating to the Strategic Economic Development Plan adopted by the Board of County Commissioners on March 13, 2007. *In Round 07-1 this policy number was deleted; in Round 07-2 a new policy was added using this number.*

OBJECTIVE 1.5 URBAN, LIMITED URBAN, AND RURAL SERVICE AREAS

The County shall, through the identification of Urban, Limited Urban, and Rural Service Areas shown on the Land Use Plan Atlas and the Service Area Map, allocate financial resources according to a schedule of capital improvements that maintain the adopted levels of service identified for that service area.

Policy 1.5-a: The minimum levels of service provided in the Urban, Limited Urban, and Rural Service Areas shall be as identified in Objective 1.1 of the Capital Improvement Element.

Policy 1.5-b: Financial resources for services and facilities in each of the Service Areas shall be provided:

1. To maintain the minimum level of service identified for each service area;
2. Where provision of a specific service or facility will eliminate a potential or demonstrated public hazard; and
3. In any Municipal Service Taxing Unit (MSTU) to maintain a single level of service.

OBJECTIVE 1.6 FISCAL POLICIES

Palm Beach County shall establish the following fiscal policies regarding budgeting, revenues, and expenditures to ensure that the needs of the County are met for construction of capital facilities, to meet existing deficiencies, accommodate future growth, and replace obsolete or worn-out facilities; to ensure that future development will bear its proportionate share of the cost of facility improvements necessitated by the development in order to maintain adopted levels of service; and to demonstrate compliance with applicable Florida Statutes.

Policy 1.6-a: Revenue Policies

a-1: The County shall develop and maintain non-ad valorem revenue sources; however, if non-ad valorem revenue sources are not adequate to fund adopted minimum levels of service, the Board of County Commissioners shall raise ad valorem taxes sufficiently to fund the adopted minimum levels of service or shall initiate a Plan amendment to lower the adopted minimum levels of service.

a-2: Cost recovery fees (user charges), where appropriate, shall be established and maintained to offset the cost of providing specific services.

a-3: Contributions from the proportionate share process are included as a revenue source in the Five Year Road Program and CIE Schedule of Capital Improvements when required and appropriate.

a-4: The County's Office of Financial Management and Budget shall continue to prepare and incorporate a consolidated summary of revenue sources into the County's budget document.

Policy 1.6-b: Debt Policies

b-1: Palm Beach County shall continue to use long-term debt financing only for capital improvements that provide long-term benefits to the community.

b-2: The County shall continue to ensure that long-term debt is soundly financed by:

a. Conservatively projecting the revenue sources that will be utilized to pay the debt; and
b. Financing the improvement over a period not greater than the useful life of the improvement.

b-3: The County will continue to regularly analyze total indebtedness including underlying and overlapping debt as part of its analysis of financial condition.

b-4: Total general obligation debt will be maintained at less than or equal to five percent of the County's total assessed valuation of taxable property.

b-5: Overall net debt shall be maintained below $1200 per capita.

b-6: Debt service payments on net debt, exclusive of self-supporting debt, as a percentage of general government expenditures shall be maintained at less than or equal to 10 percent.

b-7: The County shall continue to use special assessment, revenue, or self-supporting bonds instead of general obligation bonds, where possible.

b-8: The County shall continue to include debt service payments and reserve requirements for all debt currently outstanding, and for all proposed debt issues, in its annual budgets and long-range forecasts.

Policy 1.6-c: Capital Improvement Policies

c-1: The County's Comprehensive Plan shall identify the capital needs of the community and indicate how these needs will be funded. The County's Five - Year Capital Improvement Schedule shall be developed based on the elements of the Comprehensive Plan. The County may accommodate unique situations where expedient funding is needed, in cases involving public welfare or when there is an emergency situation.

c-2: The County shall develop a Five - Year Capital Improvement Schedule as part of the annual budget process, and will make capital improvements in accordance with the adopted Annual County Budget.

c-3: The County will maintain and update annually a long-range financial forecasting system that will include projections of revenues, expenditures and future costs and financing of capital improvements.

c-4: The County will continue to identify the cash flow needs of all new projects and determine which financing method best meets the cash flow needs of each project.

c-5: The costs of operating and maintaining all proposed projects will be identified and incorporated into the five-year financial projection for operations. Agencies and departments shall provide estimates of operating and maintenance expenses associated with each capital project request.

c-6: The County shall incorporate the Palm Beach County School District Five Year Capital Improvement Schedule and as may be amended, as included in the Capital Improvement Element List of Tables under Table 17. The County shall have no obligation or responsibility for funding the School Board's Capital Facilities Plan.

Policy 1.6-d: Renewal and Replacement

d-1: The County shall maintain a program for identifying, scheduling and budgeting the renewal and replacement requirements of capital facilities.

Policy 1.6-e: Financing Public Facilities Necessitated by New Development

e-1: Palm Beach County shall continue to require new development activity to pay fair share fees for new capital facilities or expansion of existing facilities.

e-2: Park Impact Fees shall continue to be assessed to residential development Countywide where a municipality is not responsible for providing similar facilities.

e-3: Fair-Share Road Impact Fees, pursuant to Ordinance 89-19, shall continue to be assessed to residential and non-residential development Countywide, for County roads.

e-4: Library Impact Fees shall continue to be assessed to residential development within unincorporated Palm Beach County and municipalities participating in the Library Taxing District.

e-5: Fire-Rescue Impact Fees shall continue to be assessed to residential and non-residential developments within unincorporated Palm Beach County and municipalities participating in the Fire Rescue Taxing District.

e-6: Public Building Impact Fees shall continue to be assessed to residential and non-residential developments Countywide.

e-7: School Impact Fees shall continue to be assessed to residential development Countywide.

e-8: Law Enforcement Impact Fees shall continue to be assessed to residential and non-residential developments within unincorporated Palm Beach County and municipalities not currently providing similar facilities.

e-9: Connection charges shall continue to be assessed for any new water and wastewater connections within the Palm Beach County Water Utilities Department Service Area.

e-10: Connection reservation fees shall continue to be collected as a "readiness-to-serve", to assure the availability of service capacity in the amount specified by the agreement with the customer.

e-11: Credit shall continue to be given for capital improvements or conveyances as a substitute, in whole or in part, for the fees, to the extent set forth in the impact fee ordinances. Credit shall be subject to the recommendation of approval by operating entity and the approval of the Impact Fee Coordinator.

OBJECTIVE 1.7 IMPLEMENTATION OF THE CAPITAL IMPROVEMENT ELEMENT

The Capital Improvement Element and the minimum levels of service contained therein shall be examined and revised according to the provisions of Chapter 163, F.S. There will be an annual review and updating to reflect changes in the five year capital program, a review of project needs dictated by changes in the Comprehensive Plan, and a review to determine consistency of projects in accordance with the Comprehensive Plan.

Policy 1.7-a: The County, as part of the annual budget process, Comprehensive Plan and the CIE, shall annually update and adopt a Five -Year Capital Improvement Schedule that identifies the capital needs of the community and supports the adopted minimum levels of service contained in the Plan, which will include all projects greater or equal to $250,000.

Policy 1.7-b: The County shall initiate a Comprehensive Plan amendment to lower the adopted minimum levels of service contained in the CIE if the Five - Year Capital Improvement Schedule, as adopted, is not adequate to maintain the adopted minimum levels of service.

Policy 1.7-c: *Deleted in Amendment Round 01-1*

Palm Beach County
CAPITAL IMPROVEMENTS ELEMENT
List of Tables

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17	School District of PBC Summary of Capital Improvement Program

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Table 1
Palm Beach County
Aggregate Ad Valorem Tax Projections

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Taxable Value Calculation					
Prior Year Total Taxable Value	176,846,761,549	187,799,111,164	197,189,066,722	207,048,520,058	217,400,946,061
Revaluations	8,575,388,685	6,572,968,891	6,901,617,335	7,246,698,202	7,609,033,112
New Construction	2,376,960,930	2,816,986,667	2,957,836,001	3,105,727,801	3,261,014,191
Total Projected Taxable Value	**187,799,111,164**	**197,189,066,722**	**207,048,520,058**	**217,400,946,061**	**228,270,993,364**
Calculation of Ad Valorem Requirements					
Other County Expenditures (Table 16)	2,031,533,072	2,088,204,284	2,159,170,445	2,245,583,083	2,320,950,472
Other County Revenues (Table 15)	1,194,133,942	1,178,432,154	1,203,942,099	1,229,077,375	1,201,604,960
Mass Transit (Table 8)	32,605,000	34,842,000	37,612,000	40,514,000	43,391,000
Parks and Recreation Capital Revenues/Expenses (Table 13)	3,900,000	3,555,000	3,555,000	3,555,000	3,555,000
General Capital Revenues/Expenses (Table 14)	32,263,000	64,519,000	29,908,000	33,340,000	29,104,000
Ad Valorem Required for County Operations	**906,167,130**	**1,012,688,131**	**1,026,303,346**	**1,093,914,708**	**1,195,395,512**
Fire Rescue Ad Valorem Taxes (Table 11)	282,906,885	296,983,234	304,678,082	319,114,412	334,599,281
Library Ad Valorem Taxes (Table 12)	54,641,698	57,920,200	61,395,412	65,079,137	68,983,885
Aggregate Ad Valorem Taxes	**1,243,715,713**	**1,367,591,565**	**1,392,376,840**	**1,478,108,256**	**1,598,978,677**
Aggregate Millage Rate	6.6226	6.9354	6.7249	6.7990	7.0047
Rolled-Back Millage Rate	6.2077	6.3986	6.7009	6.4975	6.5691
General Obligation Debt Ad Valorem Principal and Interest (Table 5)	24,979,853	25,185,893	18,687,775	10,898,500	10,895,900
General Obligation Debt Millage Rate (County)	0.1208	0.1076	0.0716	0.0328	0.0313
General Obligation Debt Millage Rate (Library)	0.0400	0.0394	0.0358	0.0327	0.0305

Table 2
Palm Beach County
Summary of Projected Revenues

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Traffic Circulation from table 7	69,317,324	69,317,324	69,317,324	69,317,324	69,317,324
Mass Transit from table 8	134,309,000	125,764,000	120,384,000	121,944,000	120,784,000
Department of Airports from table 9	154,716,547	180,075,852	155,856,144	157,944,941	176,980,785
Water Utilities Department from table 10	434,457,586	264,055,606	264,463,406	260,797,906	261,335,806
Fire Rescue Department from table 11	458,870,425	488,529,168	489,750,816	509,546,347	534,538,131
County Library from table 12	101,777,792	108,306,983	110,579,457	115,106,482	119,854,530
Parks and Recreation Capital Revenues from table 13	13,772,000	30,069,000	38,101,000	14,624,000	26,747,000
General Capital Project Revenues from table 14	110,647,000	131,817,000	83,302,000	115,052,000	100,252,000
Other County Revenues from table 15	1,194,133,942	1,178,432,154	1,203,942,099	1,229,077,375	1,201,604,960
Total Revenues	**2,672,001,616**	**2,576,367,086**	**2,535,696,246**	**2,593,410,374**	**2,611,414,537**

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
County Library						
A/C Replacement	813	0	0	0	0	813
Carpet Replacement	75	0	0	0	0	75
Parking Lot Repair/Renovation	110	0	0	0	0	110
Security/Fire Alarm Systems	75	0	0	0	0	75
TOTAL APPROPRIATIONS	**$1,073**	**$0**	**$0**	**$0**	**$0**	**$1,073**
Department of Airports						
All Airports - Design and Engineering	2,000	2,000	2,000	2,000	2,000	10,000
All Airports - System Wide Master Plan	0	300	0	0	0	300
General Aviation Airports - Security Systems	220	0	0	0	0	220
Lantana Airport - Hangars and Infrastructure	0	0	2,250	2,250	0	4,500
Lantana Airport - Miscellaneous Projects	15	15	15	15	15	75
Lantana Airport - Non-Aeronautical Development	0	0	0	0	2,500	2,500
Lantana Airport - Perimeter Fence	150	0	0	0	0	150
Lantana Airport - Runway 9/27 Rehabilitation	0	750	0	0	0	750
North County Airport - Hangars and Infrastructure	0	2,500	1,500	0	0	4,000
North County Airport - Industrial Park Area	0	0	0	5,000	0	5,000
North County Airport - Miscellaneous Projects	76	20	20	20	20	156
North County Airport - North Side Apron	0	0	0	0	2,500	2,500
North County Airport - Runway 13/31 Expansion	0	10,000	0	0	0	10,000
North County Airport - Transient Apron	405	0	0	0	0	405
Pahokee Airport - Access Road to West Side	0	0	0	1,500	0	1,500
Pahokee Airport - Apron Expansion	0	1,500	0	0	0	1,500
Pahokee Airport - Construct Hangars	275	0	0	0	0	275
Pahokee Airport - Development and Infrastructure Improvement	0	0	2,000	0	0	2,000
Pahokee Airport - Miscellaneous Projects	10	10	10	10	10	50
PBIA - Air Handler	2,000	0	0	0	0	2,000
PBIA - Cabin Air Chiller Replacement	0	2,000	0	0	0	2,000
PBIA - Concourse B Expansion	0	20,936	9,064	0	0	30,000

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Department of Airports						
PBIA - Demolition	50	50	50	50	50	250
PBIA - Economy Parking Lot Improvements	750	1,000	0	0	0	1,750
PBIA - Environmental Projects	25	25	25	25	25	125
PBIA - Equipment Airport Administration	108	100	100	100	100	508
PBIA - Equipment Grounds Maintenance	487	300	300	300	300	1,687
PBIA - Fire Rescue Improvements	10	10	10	10	10	50
PBIA - Golfview West Canal Culvert Relocation	0	0	5,200	0	0	5,200
PBIA - Maintenance Compound	3,000	0	0	0	0	3,000
PBIA - New Air Freight Facility	0	0	0	0	6,000	6,000
PBIA - Operations Equipment	0	30	30	30	30	120
PBIA - Permits and Fees	10	10	10	10	10	50
PBIA - Project Administration	10	10	10	10	10	50
PBIA - Revenue Control System	500	0	2,000	0	0	2,500
PBIA - Safety Management System	0	250	0	0	0	250
PBIA - Security	400	0	0	0	0	400
PBIA - Stormwater Management Master Plan	0	400	0	0	0	400
PBIA - Taxiway Connectors to Maintenance Redevelopment Area	0	0	2,000	0	0	2,000
PBIA - Terminal Condensation Remediation	2,000	0	0	0	0	2,000
PBIA - Terminal Elevators	0	2,000	0	0	0	2,000
PBIA - Terminal Federal Inspection Facility Improvement	0	16,000	0	0	0	16,000
PBIA - Terminal Improvements	5,055	2,000	1,500	1,000	1,000	10,555
PBIA - Terminal Maintenance Equipment	88	100	100	100	100	488
PBIA - Terminal Public Address System	4,900	0	0	0	0	4,900
PBIA - Terminal Switchgears	1,500	0	0	0	0	1,500
PBIA - Testing and Miscellaneous Engineering	10	10	10	10	10	50
PBIA - Utility Atlas	250	0	0	0	0	250
TOTAL APPROPRIATIONS	**$24,304**	**$62,326**	**$28,204**	**$12,440**	**$14,690**	**$141,964**
Engineering and Public Works						

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Belvedere Rd Canal Piping	0	0	0	200	0	200
Bridge Modifications-Barwick Rd over LWDD Lat. 30 Canal	0	0	0	150	0	150
Bridge Modifications-Clint Moore Rd over LWDD E-4 Canal	0	0	0	150	0	150
Bridge Modifications-Donald Ross Rd over Cypress Creek N.	0	0	200	0	700	900
Bridge Modifications-Donald Ross Rd over Cypress Creek S.	0	0	200	0	700	900
Bridge Modifications-E. Ocean Ave over Hypoluxo Isl Lagoon	0	0	0	0	150	150
Bridge Modifications-Lake Osborne Dr over Lake Bass Canal	450	0	0	0	0	450
Bridge Modifications-Palm Beach Lakes Blvd over FEC R/R	0	0	4,500	0	0	4,500
Bridge Modifications-Smith Sundy Rd over LWDD Lat. 33 Canal	450	0	0	0	0	450
Bridge Replacements-6th Ave S. over Lake Osborne	0	6,000	0	0	0	6,000
Bridge Replacements-Belvedere Rd over E-3 Canal	0	0	1,350	0	0	1,350
Bridge Replacements-Congress Ave over LWDD Lat. 24 Canal	150	0	0	450	0	600
Bridge Replacements-Congress Ave over PBC Lat. 2 Canal	200	0	0	600	0	800
Bridge Replacements-Corkscrew Blvd over SFWMD Miami Canal	0	0	250	0	650	900
Bridge Replacements-CR880 (Old SR80) over C-51 Canal	2,700	0	0	0	0	2,700
Bridge Replacements-Duda Rd over SFWMD Lat. 14 Canal	0	0	0	0	250	250
Bridge Replacements-Florida Mango Rd over LWDD Lat. 8 Canal	700	0	0	0	0	700
Bridge Replacements-Florida Mango Rd over LWDD Lat. 9 Canal	0	700	0	0	0	700
Bridge Replacements-Jupiter Beach Rd over Branch of ICWW	0	0	150	0	550	700
Bridge Replacements-Kudza Rd over LWDD Lat. 8 Canal	550	0	0	0	0	550
Bridge Replacements-Prairie Rd over LWDD Lat. 8 Canal	450	0	0	0	0	450
Bridge Replacements-Prosperity Farms over SFWMD C-17 Canal	0	0	1,500	0	0	1,500
Bridge Replacements-Sam Senter Rd over Ocean Canal	150	0	0	450	0	600
Bridge Replacements-Summit Blvd over C-51 Canal	0	0	0	2,000	0	2,000
Bridge Replacements-Wabasso Dr over LWDD Lat. 2 Canal	0	0	550	0	0	550
Drainage (Pipe Replacements)-Sections of Randolph Siding Rd	0	0	300	0	0	300
Drainage (Pipe Replacements)-Various Locations Countywide	0	0	500	200	200	900
Drainage Improvements-A1A from US-1 to Donald Ross Rd	100	0	400	0	0	500
Drainage Improvements-Australian Ave from Banyan to 45th St	0	0	2,000	0	0	2,000

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Drainage Improvements-Congress Ave at Palm Beach Lakes Blvd	0	0	100	0	400	500
Drainage Improvements-Congress Ave North of Linton Blvd	0	100	0	400	0	500
Drainage Improvements-Haverhill from Lake Worth Rd to 10th	0	0	100	0	400	500
Drainage Improvements-Orange Blvd from SPW to RPB	0	0	0	0	600	600
Drainage Improvements-Seminole Colony East	0	0	0	300	0	300
Drainage Improvements-Seminole Colony West	0	0	0	200	0	200
Pathways-Belvedere Rd Canal Piping and Sidewalk Addition	0	0	500	0	1,900	2,400
Pathways-Center St from Old Dixie Hwy to Alt A1A	0	0	0	400	0	400
Pavement Management/Roadway Striping FY2019	6,000	6,000	6,000	6,000	6,000	30,000
Resurfacing-10th Ave N. (Congress Ave-I-95)	0	0	0	0	400	400
Resurfacing-10th Ave N./Pinehurst Dr to Haverhill Rd	0	0	0	700	0	700
Resurfacing-Alexander Run (Randolph Siding Rd-Indiantown Rd)	0	0	0	0	300	300
Resurfacing-Australian Ave (45th St-Blue Heron Blvd)	0	0	0	0	200	200
Resurfacing-Belvedere Rd/Benoist Farms to Jog Rd	0	0	900	0	0	900
Resurfacing-Belvedere Rd/Jog Rd to Haverhill Rd	0	0	0	600	0	600
Resurfacing-Boca Chase Dr (Waterberry Dr-State Rd 7)	0	0	0	0	200	200
Resurfacing-Boca del Mar (Powerline-Palmetto)	0	0	0	0	400	400
Resurfacing-Boca Rio Rd/S.W. 18th St to Glades Rd	0	300	0	0	0	300
Resurfacing-Brown's Farms Rd	200	200	200	200	200	1,000
Resurfacing-Center St (Indiantown Rd-Alt A1A)	0	0	0	0	300	300
Resurfacing-Central Blvd/Indian Creek Pkwy to Indiantown Rd	0	300	0	0	0	300
Resurfacing-Congress Ave (Okeechobee Blvd-Palm Bch Lks Blvd)	0	0	0	0	400	400
Resurfacing-Congress Ave/Palm Beach Lakes to 45th St	0	0	1,000	0	0	1,000
Resurfacing-CR880	300	300	300	300	300	1,500
Resurfacing-Crestwood Blvd/Folsom Rd to Okeechobee Blvd	0	0	700	0	0	700
Resurfacing-Curlee Rd/SR80 to West Sugar House Rd	0	0	200	0	0	200
Resurfacing-Davis Rd/Melaleuca Ln to Lake Worth Rd	0	0	200	0	0	200
Resurfacing-El Clair Ranch Rd/Lake Ida Rd to Woolbright Rd	0	0	800	0	0	800
Resurfacing-Eldorado Dr (Pee Hokey Dr-Muck City Rd)	0	0	0	0	200	200

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Resurfacing-Fla Mango Rd/Belvedere Rd to Old Okeechobee Rd	0	0	0	200	0	200
Resurfacing-Flavor Pict Rd (Jog Rd-Military Trl)	0	0	0	0	200	200
Resurfacing-Folsom Rd/Crestwood Blvd to Okeechobee Blvd	0	0	300	0	0	300
Resurfacing-Frederick Small Rd/Central Blvd to Military Trl	300	0	0	0	0	300
Resurfacing-Frederick Small Rd/Military Trl to Palmwood Rd	200	0	0	0	0	200
Resurfacing-Garden Rd/Bee Line Hwy to Investment Ln	0	0	300	0	0	300
Resurfacing-Hatton Hwy/Gator Blvd to SR80	0	0	300	0	0	300
Resurfacing-Haverhill Rd (Roebuck Rd-45th St)	0	0	0	0	500	500
Resurfacing-High Ridge Rd/Hypoluxo Rd to Lake Osborne Dr	0	400	0	0	0	400
Resurfacing-Hypoluxo Rd/Military Trl to US-1	0	0	1,400	0	0	1,400
Resurfacing-Indian/ Scott/ Spafford (Okee Blvd-Gardenia Ave)	0	0	0	0	200	200
Resurfacing-Joe Louis Blvd (Dead End-Muck City Rd)	0	0	0	0	200	200
Resurfacing-Jog Rd/Glades Rd to Yamato Rd	0	0	0	700	0	700
Resurfacing-Jog Rd/Lake Ida Rd to Boynton Beach Blvd	1,800	0	0	0	0	1,800
Resurfacing-Jog Rd/Linton Blvd to Lake Ida Rd	0	0	0	800	0	800
Resurfacing-Jog Rd/Summit Blvd to Gun Club Rd	400	0	0	0	0	400
Resurfacing-Kirk Rd (Melaleuca Ln-Purdy Ln)	0	0	0	0	400	400
Resurfacing-Lake Ida Rd/Congress Ave to Swinton Ave	0	700	0	0	0	700
Resurfacing-Lake Ridge Bvld (State Rd 7-Yamato Rd)	0	0	0	0	200	200
Resurfacing-Lantana Rd (Hagen Ranch Rd to I-95)	0	0	0	0	2,000	2,000
Resurfacing-Lantana Rd/I-95 to US-1	500	0	0	0	0	500
Resurfacing-Lantana Rd/Turnpike to Hagen Ranch Rd	0	0	300	0	0	300
Resurfacing-Lyons Rd/Hillsboro Canal to Boca Lago Blvd	0	1,000	0	0	0	1,000
Resurfacing-Northtree (Residential Roads)	100	100	0	0	0	200
Resurfacing-Okeechobee Blvd/RPB Blvd to Wildcat Way	0	700	0	0	0	700
Resurfacing-Old Boynton Rd (Military Trl-Knuth Rd)	0	0	0	0	500	500
Resurfacing-Old Dixie Hwy (Alt A1A-County Line Rd)	0	0	0	0	300	300
Resurfacing-Orange Blvd (Seminole Pratt Whit Rd-Coconut Rd)	0	0	0	0	500	500
Resurfacing-Palm Beach Lakes Blvd/I-95 to US-1	0	0	0	700	0	700

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Resurfacing-Palm Beach Lakes Blvd/Okeechobee Blvd to I-95	0	0	0	400	0	400
Resurfacing-Palmetto Park Rd/Glades Rd to Crawford Blvd	0	0	0	3,700	0	3,700
Resurfacing-Pinehurst Dr/Lake Worth Rd to Forest Hill Blvd	500	0	0	0	0	500
Resurfacing-Pipers Glen Blvd/Jog Rd to Military Trl	0	0	0	200	0	200
Resurfacing-Prosperity Farms Rd/Hood Rd to Donald Ross Rd	0	0	0	300	0	300
Resurfacing-Prosperity Farms/Northlake Blvd to Alamanda Dr	0	200	0	0	0	200
Resurfacing-Rodgers Rd (County Line-E. 1.5 miles)	0	0	0	0	200	200
Resurfacing-Rodgers Rd (County Line-Miami Canal Rd)	0	0	0	0	500	500
Resurfacing-S.W. 18th St/SR7 to Boca Rio Rd	900	0	0	0	0	900
Resurfacing-S.W. 8th St/S.W. 65th Ave to Boca Rio Rd	0	0	0	400	0	400
Resurfacing-Sandy Run Rd/120th Place N. to Jupiter Farms Rd	0	0	0	300	0	300
Resurfacing-Seacrest Blvd/Gulfstream Blvd to Hypoluxo Rd	0	0	2,400	0	0	2,400
Resurfacing-Seville St (Pee Hokey Dr-Muck City Rd)	0	0	0	0	200	200
Resurfacing-Tabit Rd (Dead End-N.W. Ave G)	0	0	0	0	200	200
Resurfacing-Westgate Ave/Military Trl to Congress Ave	0	0	0	500	0	500
Resurfacing-Woolbright Rd/Congress Ave to Federal Hwy	0	0	600	0	0	600
Resurfacing-Woolbright Rd/Lawrence Rd to Congress Ave	200	0	0	0	0	200
Signals-15th St and Tamarind Ave	0	0	0	0	500	500
Signals-45th St (Military Trl to Broadway)	0	0	400	0	0	400
Signals-Atlantic Ave and Hamlet Dr	0	0	400	0	0	400
Signals-Boynton Beach Blvd (SR7 to I-95)	0	0	0	0	500	500
Signals-Boynton Beach Blvd and Military Trl	0	0	0	400	0	400
Signals-Cascades Isle Blvd and Jog Rd	0	0	0	0	400	400
Signals-Donald Ross Rd and Military Trl	0	0	0	0	400	400
Signals-Hypoluxo Rd and Military Trl	0	0	400	0	0	400
Signals-Lantana Rd and Congress Ave	0	0	0	400	0	400
Signals-Le Chalet Blvd and Military Trl	0	0	400	0	0	400
Signals-Old Boynton Rd and Military Trl	0	0	400	0	0	400
Signals-SR7 (Glades Rd to S.W. 18th Ave)	0	0	0	300	0	300

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Signals-Summit Blvd and Haverhill Rd	0	0	0	400	0	400
Signals-Video Detection (80+/- Intersections)	0	0	0	0	300	300
Street Lighting-Belvedere Homes	180	0	0	0	0	180
Street Lighting-Limestone Creek	0	0	0	180	0	180
Street Lighting-Ranch Haven/Laura Lane	0	0	0	0	180	180
Street Lighting-Sand Castle	0	180	0	0	0	180
Street Lighting-Southern Blvd (Pines/Wallis Rd W.)	0	0	180	0	0	180
Street Lighting-SR-7 High Mast Towers Rehab	0	0	500	0	0	500
Street Lighting-Street Lighting FY 2019	820	0	0	0	0	820
Street Lighting-Street Lighting FY 2020	0	12	0	0	0	12
Street Lighting-Street Lighting FY 2021	0	0	2,180	0	0	2,180
Street Lighting-Street Lighting FY 2022	0	0	0	840	0	840
Street Lighting-Street Lighting FY 2023	0	0	0	0	1,830	1,830
Striping-Sections of 10th Ave N.	0	0	0	0	50	50
Striping-Sections of 45th St	0	0	0	0	50	50
Striping-Sections of Australian Ave	0	0	0	125	0	125
Striping-Sections of Belvedere Rd	0	0	0	50	0	50
Striping-Sections of Clint Moore Rd	0	0	0	50	0	50
Striping-Sections of Congress Ave	0	0	100	100	100	300
Striping-Sections of Donald Ross Rd	0	50	0	0	0	50
Striping-Sections of Hagen Ranch Rd	0	0	50	0	0	50
Striping-Sections of Haverhill Rd	0	0	100	0	100	200
Striping-Sections of Hypoluxo Rd	0	0	100	0	0	100
Striping-Sections of Indiantown Rd	0	0	100	0	100	200
Striping-Sections of Jog Rd	0	0	150	100	100	350
Striping-Sections of Lake Ida Rd	0	50	0	50	0	100
Striping-Sections of Lantana Rd	0	0	0	100	0	100
Striping-Sections of Lawrence Rd	0	50	0	0	50	100
Striping-Sections of Linton Blvd	0	0	0	75	0	75

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Engineering and Public Works						
Striping-Sections of Lyons Rd	0	0	0	200	0	200
Striping-Sections of Military Trl	0	0	200	100	100	400
Striping-Sections of Okeechobee Blvd	0	0	0	0	50	50
Striping-Sections of Old Dixie Hwy	0	0	100	0	100	200
Striping-Sections of Palmetto Park Rd	0	0	100	0	100	200
Striping-Sections of Seacrest Blvd	0	50	0	0	50	100
Striping-Sections of Summit Blvd	0	50	0	0	0	50
Striping-Sections of Woolbright Rd	0	0	0	50	0	50
Striping-Sections of Yamato Rd	0	50	0	0	50	100
TOTAL APPROPRIATIONS	**$18,300**	**$17,492**	**$34,360**	**$25,020**	**$26,610**	**$121,782**
Environmental Resources Management						
Central Boca Shore Protection	25	50	50	195	400	720
Coral Cove Dune Restoration	300	350	1,000	200	200	2,050
Delray Beach Shore Protection	200	200	1,000	250	500	2,150
Emergency Beach Responses	150	150	150	150	150	750
Environmental Restoration FY 2019	250	250	250	250	250	1,250
Hungryland Slough Natural Area Trails & Facilities	0	0	450	750	0	1,200
Lake Park Scrub Natural Area Trails & Facilities	0	0	400	50	0	450
Lantana Scrub Natural Area Trails & Facilities	0	0	0	0	125	125
NCCSPP - Juno Beach	400	389	200	200	200	1,389
NCCSPP - Jupiter/Carlin	0	0	200	200	200	600
NCCSPP - South Jupiter	2,350	2,000	200	400	400	5,350
North Boca Shore Protection	25	25	50	400	400	900
Ocean Ridge Shore Protection	200	250	1,000	1,200	1,250	3,900
Palm Beach Midtown	100	100	779	1,250	500	2,729
Palm Beach Phipps Shore Protection	25	50	50	200	500	825
Pond Cypress Natural Area Trails & Facilities	0	0	0	10	750	760
Royal Palm Beach Pines Natural Areas- Recreational & Support	0	300	0	0	0	300

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Environmental Resources Management						
Shoreline Protection Activities	75	75	75	75	75	375
Singer Island Dune Restoration	200	200	400	400	200	1,400
South Boca Shore Protection	100	100	350	600	811	1,961
South Lake Worth Inlet Management	200	200	300	150	150	1,000
South Palm Beach Shore Protection	2,075	2,350	750	750	750	6,675
TOTAL APPROPRIATIONS	**$6,675**	**$7,039**	**$7,654**	**$7,680**	**$7,811**	**$36,859**
Facilities Development and Operations						
Additional Pet Friendly Shelter	0	1,614	0	0	0	1,614
Americans with Disabilities Act Restrooms (ADA)	0	0	0	600	450	1,050
Analog Line Remediation Plan	300	2,700	0	0	0	3,000
Animal Care and Control - Belvedere Expansion	6,000	7,000	0	8,000	0	21,000
Ballpark of the Palm Beaches Renewal & Replacement	550	1,100	550	0	550	2,750
Central County Housing Resource Center	5,700	3,425	0	0	0	9,125
Clerk Card Readers Expansion	69	0	0	0	0	69
Clerk Closed Circuit Television (CCTV) Expansion	0	0	152	0	0	152
Clerk Evidence Vaults Card Access and Activity Log	31	0	0	0	0	31
Clerk Marriage Room 3.21 Renovations	0	74	0	0	0	74
Clerk North County Courthouse Card Reader Expansion	0	0	62	0	0	62
Constitutional Facility Improvements FY 19	1,000	1,000	1,000	1,000	1,000	5,000
Convention Center Renewal & Replacement	0	0	0	2,278	2,416	4,694
Countywide Building Renewal & Replacement FY 19	6,860	10,000	10,000	10,000	14,016	50,876
Countywide Building Renewal/Replacement	0	0	0	0	4,016	4,016
Countywide Electronic Systems Renewal & Replacement FY 19	2,045	4,873	1,790	588	243	9,539
Countywide Parks Facility Renewal & Replacement FY 19	760	1,106	419	270	1,250	3,805
Countywide Various Facility Improvements FY 19	250	250	250	250	250	1,250
Courthouse 2nd Floor Breakroom	0	0	0	0	75	75
Courthouse Build-Out and Renovations	0	0	0	0	10,630	10,630
Courthouse Camera Brackets	277	0	0	0	0	277

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Facilities Development and Operations						
Courthouse Central Recording Fire System Mods	0	57	0	0	0	57
Courthouse Courtroom AV Mixers	378	222	480	0	0	1,080
Courthouse Electronics System R/R Command Center	3,000	0	0	0	0	3,000
Courthouse Judicial Conference Audio and Visual (A/V)	0	0	80	0	0	80
Courthouse Judicial Corridor Doors	0	0	350	0	0	350
Courthouse Lobby Reconfiguration and Signage	0	0	260	0	0	260
Courthouse Panic Buttons	56	0	0	0	0	56
Courthouse Projector Mounts	0	42	0	0	0	42
Courthouse Replace Article V Furniture	100	100	300	300	200	1,000
Courthouse Wireless Microphone	0	0	0	0	45	45
Courthouse Witness Management Improvements	0	0	0	133	0	133
EOC Equipment Shelter	0	0	0	1,032	0	1,032
EOC Hardened Walkway/Meeting Rooms	50	0	0	0	0	50
EOC Lobby Improvements	0	346	0	0	0	346
GAL Interior Improvements	44	0	0	0	0	44
Generators/Hardening at Critical Facilities	0	983	0	1,337	1,182	3,502
Government Center PAO Renovation	240	0	0	0	0	240
Government Center Upgrades/Renovations	0	0	0	19,000	7,000	26,000
Governmental Center ISS Renovation	0	460	650	445	0	1,555
High Ridge Athletic Facilities	0	0	0	500	0	500
Housing Units For Homeless	2,550	2,550	2,550	2,550	2,550	12,750
Judicial Partners Records Facility	0	0	0	19,436	0	19,436
Judicial Records Reduction	0	2,250	1,200	1,200	1,200	5,850
Land Due Diligence FY 19	0	200	200	200	200	800
Medical Examiner Expansion	421	0	0	0	0	421
Mosquito Control Redevelopment	1,600	1,730	450	6,250	0	10,030
North County Courtroom #2 Build-Out & Public Seating	0	0	215	0	0	215
PBSO Acreage Substation	0	0	0	0	3,350	3,350
PBSO Detention Facilities Phase 3-5	14,700	9,800	0	0	0	24,500

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Facilities Development and Operations						
PBSO District 1 Substation and EOD Special Operations	300	5,900	0	0	0	6,200
PBSO District 4/WAA Generator	0	271	0	0	0	271
PBSO Forensic Sciences and Tech Facility (fka Evidence Bldg)	3,740	0	0	0	0	3,740
PBSO Headquarters Renew/Replace/Renovate	11,047	10,835	9,220	0	0	31,102
PBSO In Car Cameras	0	0	0	0	2,537	2,537
PBSO Lake Worth Substation Renovation	1,214	0	0	0	0	1,214
PBSO Main Courthouse Face Recognition System	0	0	0	0	621	621
PBSO Main Courthouse Loading Dock Changes	0	0	0	300	0	300
PBSO Main Courthouse Lobby Control Room	0	578	0	0	0	578
PBSO Main Courthouse Sallyport Gate	0	130	0	0	0	130
PBSO Main Detention Center Line Up Room Multimedia System	0	0	77	0	0	77
PBSO Main Detention Center South Parking Lot Cameras	0	134	0	0	0	134
PBSO North County Courthouse Lobby Control Room	0	285	0	0	0	285
PBSO North County Substation	0	0	0	280	2,520	2,800
PBSO Public Safety Equipment Replacement	0	0	0	0	3,728	3,728
PBSO Station 3 Build-out	0	0	0	400	0	400
PBSO Training CCTV Expansion	31	0	0	0	0	31
PBSO Vehicle Replacement	3,651	3,651	0	0	1,670	8,972
PBSO Video Visitation ADA Modifications	0	70	0	0	0	70
Radio System Renewal & Replacement	2,000	1,200	1,200	2,008	450	6,858
Roger Dean Stadium Renewal & Replacement	950	200	100	100	100	1,450
South County Administration Complex Redevelopment	0	3,000	3,000	0	0	6,000
State Attorney Main 1st Floor Shell	0	0	146	0	0	146
State Attorney Main Building Elevator Lobby Security	38	0	0	0	0	38
State Attorney Main Courthouse Criminal Courtroom Cameras	0	0	0	0	183	183
State Attorney Main Courthouse Security Cameras	0	167	0	0	0	167
Supervisor of Elections Production Facility	1,500	17,600	0	0	0	19,100
Video Visitation Expansion	0	0	159	109	144	412
West County Administration Building Modifications	0	0	700	0	0	700

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
TOTAL APPROPRIATIONS	**$71,452**	**$95,903**	**$35,560**	**$78,566**	**$62,576**	**$344,057**
Fire Rescue						
Agricultural Reserve Central	0	3,100	0	0	0	3,100
Agricultural Reserve North	0	0	0	3,700	0	3,700
Fire Rescue Art in Public Places	500	0	0	0	0	500
Fire Station 15 Ceiling and Lighting Replacement	250	0	0	0	0	250
Fire Station 17 Replacement	500	0	0	0	0	500
Fire Station 19 Bunker Gear Storage & Generator Replacement	600	0	0	0	0	600
Fire Station 25 Restroom Renovations	200	0	0	0	0	200
Fire Station 27 Generator Replacement and LP Tank	225	0	0	0	0	225
Fire Station 43 Interior Repairs and New Roof Over Bay	500	0	0	0	0	500
Fire Station 43 Replacement	0	1,200	2,800	0	0	4,000
Fire Station 51 Generator Replacement	225	0	0	0	0	225
Fire Station Replacement (TBD)	0	0	0	0	2,900	2,900
Headquarters 500 Gallon Fuel Tank	350	0	0	0	0	350
Headquarters Backup Generator	400	0	0	0	0	400
Headquarters Multipurpose Pit	300	0	0	0	0	300
Joint Communications Dispatch Center	0	2,000	5,000	5,000	5,000	17,000
Lake Worth West Station	400	2,800	0	0	0	3,200
South District Maintenance Shop	2,600	3,200	3,200	0	0	9,000
Southern Blvd 20 Mile Bend Station	0	0	0	0	2,600	2,600
TOTAL APPROPRIATIONS	**$7,050**	**$12,300**	**$11,000**	**$8,700**	**$10,500**	**$49,550**
Information Systems Services						
Belle Glade Fiber Run FY 2019	300	250	0	0	0	550
Core Network Upgrades FY 2019	650	900	1,200	900	0	3,650
Device/Software Inventory Management FY 2019	480	580	0	0	0	1,060
Disaster/Limited Recovery - Obsolete Equip Replace FY 2019	240	100	0	0	0	340
Enterprise Backup Systems Growth FY 2019	130	0	900	200	0	1,230

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Information Systems Services						
Enterprise Facsimile System Replacement/Upgrade FY 2019	90	35	0	0	0	125
Enterprise Storage - Obsolete Equipment Replacement FY 2019	480	0	0	0	0	480
Enterprise Storage RR&I (Growth) FY 2019	220	200	150	0	0	570
Enterprise-wide IVR Implementation/Expansion FY 2019	75	0	0	0	0	75
Fiber Build-out of Enterprise Network FY 2019	380	500	500	500	0	1,880
Identity and Access Management Replacement FY 2019	240	90	0	0	0	330
Image and Video Archive FY 2019	380	180	180	0	0	740
Intel/Unix Server - Obsolete Equipment Replacement FY 2019	400	120	0	0	0	520
Intel/UNIX Server Growth FY 2019	240	120	0	480	0	840
Microsoft Office Suite Upgrade FY 2019	200	0	0	0	0	200
Network Equipment and Vendor Support FY 2019	700	800	800	800	0	3,100
Network/Internet Security/Threat Management FY 2019	200	250	0	0	0	450
OSC Data Center Environmental Management Systems FY 2019	100	0	0	200	0	300
UC Telephony Expansion FY 2019	50	50	50	50	0	200
Video Service Delivery FY 2019	20	0	0	0	0	20
WAN In-Building Cabling FY 2019	125	100	100	100	0	425
Wireless Connectivity FY 2019	300	150	150	150	0	750
TOTAL APPROPRIATIONS	**$6,000**	**$4,425**	**$4,030**	**$3,380**	**$0**	**$17,835**
Miscellaneous/ Non-Department						
Electrical Grid for Mounts Botanical Garden of PBC	444	0	0	0	0	444
Lutheran Services Renewal and Replacement	140	275	568	155	0	1,138
Mounts Botanical Garden of PBC Master Plan	100	1,840	1,079	251	3,255	6,525
OCR and Countywide Community Revitalization Team Initiatives	1,200	1,578	0	0	0	2,778
Renovation of Building at Mounts Botanical Garden of PBC	29	265	51	0	0	345
Renovation of Cooperative Extension Office - Belle Glade	50	0	0	0	0	50
South Florida Water Management District Land Purchase	3,000	3,000	0	0	0	6,000
Upgrades and Enhancements to NG911 System	3,257	0	0	0	0	3,257

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
TOTAL APPROPRIATIONS	**$8,220**	**$6,958**	**$1,698**	**$406**	**$3,255**	**$20,537**
Parks and Recreation						
Acreage Community Park Recreation Center	0	0	0	3,000	0	3,000
Aqua Crest Pool Facility Replacement	6,000	0	0	0	0	6,000
Aquatic Facilities and Beach Repair & Renovations FY19	700	600	600	600	600	3,100
Beach Access Dune Crossover and Dock Repair and Replacement	25	25	25	31	35	141
Bert Winters Park Redevelopment	0	0	1,500	0	0	1,500
Burt Aaronson SCR Park Phase III	0	500	300	300	300	1,400
Burt Aaronson SCR Boat Ramp Replacement	0	0	250	0	0	250
Burt Aaronson SCR Boundless Playground Surface Replacement	100	0	0	0	0	100
Burt Aaronson SCR Street and Parking Lot Light Replacement	0	0	0	0	540	540
Burt Reynolds Parking Lot Repairs	0	0	0	23	0	23
Burt Reynolds Roadway Repairs	0	0	0	0	45	45
Buttonwood Park Athletic Field Renovation	0	0	900	0	1,488	2,388
Buttonwood Parking Lot Light Replacement	0	0	87	0	0	87
Caloosa Park Athletic Field Renovation	0	4,000	0	0	0	4,000
Caloosa Park Light Replacement	0	0	200	0	0	200
Caloosa Park Racquetball Court Replacement	0	659	151	0	0	810
Caloosa Park Roadway Repairs	0	0	0	20	0	20
Caloosa Park Septic System Replacement	0	100	0	0	0	100
Caloosa Park Various Building Renovation and Replacement	0	0	0	0	780	780
Canal Point Community Center Building Replacement	0	0	0	0	500	500
Canal Point Restroom Replacement	0	0	270	0	0	270
Canyon District Park Design and Development	1,028	0	0	0	0	1,028
Canyon District Park New Park Development	0	0	12,000	0	0	12,000
Carlin Beach Pavilion Replacement	0	0	150	0	0	150
Carlin Park East Restroom Replacement	0	0	0	270	0	270
Carlin Park Improvements	0	121	116	0	0	237
Carlin Park Maintenance Building Replacement	0	0	0	0	500	500

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Parks and Recreation						
Carlin Park Parking Lot Light Replacement	0	0	200	0	0	200
Coconut Cove Waterpark Facility Repairs and Renovations	0	0	0	0	1,100	1,100
Community Park New Development	0	0	4,900	0	0	4,900
Countywide Fencing Replacement	0	70	58	82	80	290
Countywide Park Roadway and Parking Lot Striping	0	0	0	50	0	50
Countywide Picnic Shelter Replacement	0	0	300	0	0	300
DuBois Park Improvements	121	121	0	0	0	242
DuBois Park Maintenance Building Replacement	0	0	0	0	500	500
DuBois Park Parking Lot Repairs	0	0	0	0	35	35
DuBois Park Various Historic Buildings Repair and Renovation	0	250	250	250	250	1,000
Duncan Padgett Maintenance Office Septic System Replacement	0	50	0	0	0	50
Duncan Padgett Park Racquetball Court Replacement	0	0	135	0	0	135
Dyer Park Athletic Field Renovation	0	6,000	0	0	0	6,000
Dyer Park Parking Lot Repairs	0	0	0	0	45	45
Dyer Park Street and Parking Lot Light Replacement	0	0	0	0	192	192
Florida Boating Improvement Program	360	0	0	0	0	360
General Park Repair and Renovation FY19	2,645	2,500	2,500	2,500	2,500	12,645
General Recreation Facility Repair and Renovation FY19	175	125	125	125	125	675
Glades Pioneer Park Athletic Field Renovation	0	0	0	0	2,000	2,000
Glades Pioneer Park Light Replacement	0	0	0	60	0	60
Gulfstream Park Septic System Replacement	0	100	0	0	0	100
Haverhill Park Parking Lot Light Replacement	0	0	0	0	200	200
Information Technology Equipment Expansion & Replacemnt FY19	30	30	30	30	30	150
John Prince Park Athletic Field Renovation	0	3,220	0	0	0	3,220
John Prince Park Boat Ramp Replacement	0	400	0	0	0	400
John Prince Park Campground Phase III	200	0	0	0	0	200
John Prince Park Center Drive Pavilion Replacement	0	0	150	0	0	150
John Prince Park Custard Apple Natural Area Expansion	0	0	200	0	0	200
John Prince Park Daycamp Restroom Replacement	0	0	0	0	270	270

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Parks and Recreation						
John Prince Park Improvements Phase IV	0	0	1,010	690	0	1,700
John Prince Park Nursery Restroom Replacement	0	0	0	0	270	270
John Prince Park Parks Division Office Building Addition	0	0	0	0	2,500	2,500
John Prince Park Restroom Number 10 Replacement	0	0	0	0	270	270
John Prince Park Sewer Expansion	250	420	0	0	0	670
John Prince Park Street and Parking Lot Light Replacement	0	0	0	0	300	300
John Prince Park Triplex Building Replacement	0	780	0	0	0	780
John Prince Park Various Restroom Replacement	0	0	0	810	0	810
John Stretch Park Pavilion Restroom Replacement	0	0	270	0	0	270
John Stretch Park Roadway Repairs	0	180	0	0	0	180
Juno Park Restroom Replacement	0	0	270	0	0	270
Jupiter Beach Park Parking Lot Light Replacement	0	0	250	0	0	250
Jupiter Farms Parking Lot Light Replacement	60	0	0	0	0	60
Karen Marcus Ocean Park Preserve Design and Development	0	0	0	0	121	121
Lake Ida Park Maintenance Building Replacement	0	0	500	0	0	500
Lake Ida Park West 4th Roadway Repairs	0	0	0	33	0	33
Lake Lytal Multipurpose Complex Building Replacement	0	0	780	0	0	780
Lake Lytal Park Maintenance Building Replacement	0	0	500	0	0	500
Lake Lytal Park Racquetball Court Replacement	0	0	270	0	0	270
Lake Lytal Park Septic System Replacement	0	0	50	0	0	50
Lake Lytal Park Softball Complex Building Replacement	0	0	780	0	0	780
Lake Lytal Park West Side Expansion	0	0	0	0	350	350
Limestone Creek ADA Playground Surface Replacement	40	0	0	0	0	40
Loggers' Run Park Athletic Field Renovation	0	3,200	0	0	0	3,200
Loxahatchee River Battlefield Park Improvements	121	0	0	0	0	121
Morikami Museum and Japanese Gardens Expansion	0	0	398	398	0	796
Morikami Park East Side Development	0	400	0	0	0	400
Morikami Park Lake Biwa Pavilion Replacement	0	300	0	0	0	300
Morikami Park Light Replacement	0	0	0	144	0	144

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Parks and Recreation						
Morikami Park Septic System Replacement	0	0	150	0	0	150
North County Pool Facility Repairs and Renovation	0	0	0	0	1,800	1,800
Ocean Inlet Park and Marina Renovation and Expansion	0	0	0	0	2,500	2,500
Ocean Inlet Park Pathway Repairs	7	0	0	0	0	7
Ocean Inlet Park Roadway Repairs	0	0	0	10	0	10
Ocean Inlet Park Street and Parking Lot Light Replacement	84	0	0	0	0	84
Ocean Reef Park Parking Lot Light Replacement	0	0	250	0	0	250
Ocean Rescue Wooden Guard Tower Repair and Renovation	20	20	20	20	0	80
Okeeheelee Park North Parking Lot Repairs	0	0	0	65	0	65
Okeeheelee Park North Roadway Repairs	15	0	0	0	0	15
Okeeheelee Park Ski Lake Boat Ramp Replacement	0	0	0	400	0	400
Okeeheelee Park Soccer Complex Building Replacement	0	0	780	0	0	780
Okeeheelee Park South Development Phase III	50	0	0	520	860	1,430
Okeeheelee Park South Expansion	0	0	1,000	1,000	1,000	3,000
Okeeheelee Park Street and Parking Lot Light Replacement	0	0	0	350	0	350
Pinewoods Park Athletic Complex Building Replacement	0	0	0	780	0	780
Playground Replacement Countywide FY19	422	0	0	0	0	422
Riverbend/Reese Grove Park Phase IV	0	0	126	242	121	489
Samuel Friedland District Park Expansion	0	3,000	0	0	0	3,000
Santaluces Pathway Repairs	0	65	0	0	0	65
Seminole Palms Parking Lot Repairs	6	0	0	0	0	6
Seminole Palms Pathway Repairs	4	0	0	0	0	4
South Bay Pathway Repairs	6	0	0	0	0	6
South Bay RV Campground Electrical Upgrade	0	0	200	0	0	200
South Inlet Park Expansion	0	0	0	0	398	398
South Inlet Parking Lot Repairs	8	0	0	0	0	8
Special Recreation Facilities & Museums Repair & Renov FY19	350	300	300	300	300	1,550
Sports Lighting Replacement Countywide FY19	200	0	0	0	0	200
Sports Lighting Replacement Countywide FY20	0	1,300	0	0	0	1,300

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Parks and Recreation						
Sports Lighting Replacement Countywide FY21	0	0	4,050	0	0	4,050
Sports Lighting Replacement Countywide FY22	0	0	0	900	0	900
Sunset Cove Pavilion Replacement	0	0	150	0	0	150
Triangle Park Parking Lot Repairs	0	0	0	6	0	6
Triangle Park Restroom Replacement	0	0	270	0	0	270
Veteran's Memorial Park Basketball Court Resurfacing	0	45	0	0	0	45
Veteran's Memorial Parking Lot Repairs	5	0	0	0	0	5
Villages of Windsor Park Design and Development Phase I	710	790	0	0	0	1,500
West Boynton Park Athletic Field Renovation	0	0	0	0	1,012	1,012
West Boynton Park Parking Lot Light Replacement	0	0	0	285	0	285
West Boynton Park Parking Lot Repairs	10	0	0	0	0	10
West Boynton Park Pathway Repairs	0	20	0	0	0	20
West Delray Regional Park Improvements	0	128	330	330	330	1,118
West Delray Regional Park Maintenance Building Replacement	0	0	0	0	500	500
West Jupiter Park Basketball Court Resurfacing	20	0	0	0	0	20
West Jupiter Park Restroom Replacement with Storage	0	0	0	0	250	250
Westgate Park Restroom and Athletic Field Renovation	0	250	0	0	1,750	2,000
TOTAL APPROPRIATIONS	**$13,772**	**$30,069**	**$38,101**	**$14,624**	**$26,747**	**$123,313**
Water Utilities Department						
Broward Reclaimed Water Distribution Main	10,000	10,000	10,000	10,000	0	40,000
East Central Regional Water Reclamation Facility (ECRWRF)	0	200	200	200	200	800
Reclaimed Water System Improvements	0	2,000	1,000	0	1,000	4,000
Southern Region Water Reclamation Facility R&R	11,800	6,200	2,000	0	3,000	23,000
Systemwide Buildings and Other Improvements	764	0	0	0	3,000	3,764
Systemwide Wellfield Rehabilitation and Replacement	2,000	0	0	0	3,000	5,000
Telemetry Information Management System Improvements	0	200	0	200	0	400
Utility Line Relocations - County Road Projects	200	100	100	100	100	600
Wastewater Collection System Extension	3,000	1,870	1,000	5,000	5,000	15,870

Table 3
Palm Beach County
Five Year Capital Improvement Schedule (Dollar amount in 1,000's)

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Water Utilities Department						
Wastewater Collection System Lift Station Rehabilitation	6,895	6,000	6,000	6,000	6,000	30,895
Wastewater Collection System Pipe Rehabilitation	6,000	2,000	2,000	3,000	3,000	16,000
Water Distribution System Pipe Renewal and Replacement	0	6,000	3,000	10,000	8,000	27,000
Water Treatment Plant #11 Improvements	1,319	2,000	2,000	2,000	2,000	9,319
Water Treatment Plant #2 Renewal and Replacement	0	0	1,000	100	0	1,100
Water Treatment Plant #3 Renewal and Replacement	0	2,000	2,000	2,000	2,000	8,000
Water Treatment Plant #8 Renewal and Replacement	2,134	0	3,456	0	0	5,590
Water Treatment Plant #9 Renewal and Replacement	3,012	0	0	0	0	3,012
Western Region Collection System Rehabilitation	0	2,000	2,000	2,000	2,000	8,000
Western Region Wastewater System Lift Station Rehabilitation	0	0	0	0	100	100
Western Region Wastewater Treatment Plant Improvements	0	10,000	10,000	0	0	20,000
Western Region Water Distribution System Rehabilitation	0	0	1,948	4,000	4,000	9,948
TOTAL APPROPRIATIONS	**$47,124**	**$50,570**	**$47,704**	**$44,600**	**$42,400**	**$232,398**

Table 3a
Palm Beach County
Five Year Road Program (Dollar amount in 1,000's)

Description	2019	2020	2021	2022	2023	Total
6th Ave S. - over Lake Osborne Dr		7,000				7,000
10th Ave N. - Boutwell Rd	200		750			950
45th St - E. of Haverhill Rd to E. of Military Trail	150		1,900			2,050
60th St N. - W. of 140th Ave to Avocado Blvd	10	1,000		100		1,110
60th St N. - Avocado Blvd to E. of 120th Ave N.		200		7,000		7,200
Admin. Support/Equipment - Countywide	370	370	370	370	370	1,850
Annual Contract Advertising - Countywide	20	20	20	20	20	100
Belvedere Rd - Sansbury's Way	200					200
Benoist Farms Rd - S.R. 80 to Belvedere Rd		5,200				5,200
Blue Heron Blvd - Australian Ave	350					350
Blue Heron Blvd - Congress Ave	400					400
Boynton Beach Blvd - Acme Dairy Rd	600					600
Camino Real - Military Trail to S. W. 7th Ave	840					840
Central Blvd - University Blvd	500					500
Church St - Limestone Creek Rd to W. of Central Blvd	300	1,800				2,100
Clint Moore Rd - Oaks Club Dr to Long Lake Dr	200		2,500			2,700
Clint Moore Rd - Jog Rd		780				780
Clint Moore Rd - Military Trail		1,700		1,600		3,300
Coconut Blvd - S. of 78th Place North to S. of Northlake Blvd	1,400		1,500		5,100	8,000
Congress Ave - Palm Beach Lakes Blvd		2,000				2,000
Congress Ave - N. of Northlake Blvd to Alt A-1-A	2,000	4,000	1,000	1,000	3,000	11,000
CR 880 (Old SR 80) - Belle Glade to Twenty Mile Bend	1,000	1,000	1,000	1,000	1,000	5,000
CR 880 (Old SR 80) - over C-51 Canal		3,500				3,500
Donald Ross Rd - Bascule Bridge	1,100					1,100
Donald Ross Rd - Prosperity Farms Rd to E. of Ellison Wilson Rd	50	550			1,900	2,500
Florida Mango Rd - 10th Ave North to Edgewater Dr		3,300				3,300
Florida Mango Rd - Edgewater Dr to S. of Barbados Rd		1,600				1,600
Florida Mango Rd - S. of Barbados Rd to Myrica Rd	1,000		3,100			4,100
Florida Mango Rd - Myrica Rd to Summit Blvd		2,200				2,200
Florida Mango Rd - over LWDD L-5 Canal		700				700
Florida Mango Rd - over PBC L-2 Canal	600					600
Forest Hill Blvd - Military Trail	1,500	4,000	2,400			7,900
Gateway Blvd - Military Trail	1,700					1,700
Gateway Blvd - High Ridge Rd		1,180				1,180
Glades Area - R&R Throughout the Glades	700	700	700	700	700	3,500
Gun Club Rd - Forest Estates Dr to LWDD E-3 Canal		100		2,340		2,440
Hagen Ranch Rd - Atlantic Ave	500					500

Table 3a
Palm Beach County
Five Year Road Program (Dollar amount in 1,000's)

Description	2019	2020	2021	2022	2023	Total
Happy Hollow Rd - Smith Sundy Rd to Lyons Rd	700	650				1,350
Harbor Rd - 19660 Harbor Rd to Harbor Rd N.		400				400
Hypoluxo Rd - Jog Rd		1,100				1,100
Kirk Rd - LWDD L-7 Canal to Summit Blvd		100		3,200		3,300
Kirk Rd - Summit Blvd to Gun Club Rd	620		100		4,000	4,720
Lake Worth Rd - Jog Rd	630					630
Lantana Rd - Edgecliff Ave	350					350
Lawrence Rd - S. of Ponza Place to Lantana Road	100		2,200			2,300
Linton Blvd - Military Trail	2,100					2,100
Loxahatchee River Road - SFWMD C-18 Canal	1,500					1,500
Lyons Rd - S. of LWDD L-38 Canal to Atlantic Ave	10,600					10,600
Lyons Rd - N. of LWDD L-30 Canal to Boynton Beach Blvd	1,900		100		7,700	9,700
Lyons Rd - N. of LWDD L-14 Canal to Lake Worth Rd	6,900					6,900
Lyons Rd - Lake Worth Rd to S. of LWDD L-11 Canal	2,900					2,900
Lyons Rd - S. of LWDD L-11 Canal to N. of LWDD L-10 Canal					100	100
Lyons Rd/Sansbury's Way - Forest Hill Blvd to Okeechobee Blvd					1,100	1,100
Mack Dairy Rd - Indiantown Rd to Old Indiantown Rd	1,230					1,230
Melaleuca Ln - Jog Rd	550		500		2,300	3,350
Miner Rd - Military Trail to Lawrence Rd	10	750		500		1,260
Northlake Blvd - E. of Seminole Pratt Whitney Rd to E. of Hall Blvd	7,000					7,000
Northlake Blvd - E. of Hall Blvd to Coconut Blvd	1,000	3,000	5,200			9,200
Okeechobee Blvd - Jog Road	270		600		900	1,770
Okeechobee Blvd - Haverhill Rd	150		650			800
Okeechobee Blvd - Church St	1,200					1,200
Old Dixie Hwy. - Yamato Rd to Linton Blvd	1,000	7,000		12,000		20,000
Palmetto Park Rd - Lyons Rd		100		900		1,000
Palmetto Park Rd - E. of Military Trail to I-95	800					800
Palmetto Park Rd Bascule Bridge - over Intracoastal Waterway		2,500				2,500
Pathway Program - Countywide	1,500	1,500	1,500	1,500	1,500	7,500
PGA Blvd - Central Blvd	900					900
PGA Blvd - Military Trail	1,500					1,500
Recording Fees - Countywide	20	20	20	20	20	100
Reserve-Bridges/Culverts/Pipes - Countywide	500	500	500	500	500	2,500
Reserve-Drainage - Countywide	500	500	500	500	500	2,500
Reserve-Intersections - Countywide	2,110	4,030	3,000	50	790	9,980
Reserve-Pavement Markings - Countywide	400	400	400	400	400	2,000
Reserve-Study/Plans/Align. - Countywide	300	300	300	300	300	1,500

Table 3a
Palm Beach County
Five Year Road Program (Dollar amount in 1,000's)

Description	2019	2020	2021	2022	2023	Total
Reserve-Railroad Crossings - Countywide	600	600	600	600	600	3,000
Reserve-Resurfacing - Countywide	5,000	4,000	3,000	2,000	2,000	16,000
Reserve-R/W - Countywide	300	300	300	300	300	1,500
Reserve-Traffic Calming - Countywide	20	20	20	20	20	100
Reserve-Traffic Signals - Countywide	600	600	600	600	600	3,000
Roebuck Rd - S.R. 7 to Jog Rd					100	100
Royal Palm Beach Blvd - N. of Persimmon Blvd to N. of M Canal	1,500		950			2,450
Royal Palm Beach Blvd - M Canal to S. of Orange Blvd	5,500					5,500
Royal Palm Beach Blvd/Orange Blvd/Coconut Blvd - S. of 68th St N.	10	2,000		400	3,000	5,410
Seminole Pratt Whitney Rd - Orange Blvd to S. of Northlake Blvd	10,500					10,500
Seminole Pratt Whitney Rd - Northlake Blvd	6,700					6,700
S.E. 23rd Ave - Federal Highway		650				650
State Road 7 - Weisman Way	220		1,010			1,230
S.W. 18th Street - Boca Rio Rd		900				900
Woolbright Rd - Seacrest Blvd		300		1,060		1,360
Yamato Rd - Lakeridge Blvd to W. of Florida's Turnpike	200		3,500			3,700
TOTAL APPROPRIATIONS	**$96,080**	**$75,120**	**$40,790**	**$38,980**	**$38,820**	**$289,790**

State and federal road projects are included by reference, from the “Summary of Projects” tables in the Palm Beach Metropolitan Planning Organization’s Transportation Improvement Program, FY 2019-2023.

TABLE 4

SUMMARY OF OUTSTANDING BOND ISSUES & INSTALLMENT DEBT AS OF 10/01/2018

Issue	Purpose	Amount Issued	Issue Date	Maturity Date	Amount Outstanding
General Obligation Debt					
16.0M Refunding Bonds, Series 2005A	Partial refunding of series 1999A Bonds	16,025,000	5/11/2005	8/1/2019	1,920,000
115.8M Taxable Refunding Bonds Series 2006	Refund outstanding series 1999B and 2001A Go Bonds for Acquisition of Environmentally Sensitive Lands, Water Resources, Greenways, Agriculture Lands & Open Spaces	115,825,000	7/10/2006	6/1/2020	18,985,000
19.5M Refunding Bonds, Series 2010	Refund a portion of outstanding series 2003 Library expansion facilities	19,530,000	9/7/2010	7/1/2023	10,150,000
28.7M Refunding Bonds, Series 2010	Refund a portion of outstanding series 2003A and 2005, Recreation and Culture Facilities	28,700,000	10/6/2010	7/1/2025	18,705,000
11.9M Refunding Bonds, Series 2014	Refund a portion of outstanding series 2006, Library facilities	11,865,000	8/19/2014	8/1/2025	9,655,000
28.0M Refunding Bonds, Series 2014	Refund a portion of outstanding series 2006, Waterfront access	28,035,000	8/19/2014	8/1/2026	23,435,000
Total - General Obligation Bonds		**$219,980,000**			**$82,850,000**
Non Self-Supporting Revenue Bonds					
Public Improvement Rev. Refunding Bonds, Series 2009	Initial funding for Max Planck project and refunding of outstanding Sunshine State loans	94,235,000	11/13/2008	11/1/2018	4,355,000
Taxable Public Improvement Rev Bonds, Series 2010	Permanent financing for the Convention Center Hotel land initially paid for with bond anticipation note	11,598,107	4/28/2010	11/1/2024	6,395,511
Public Imp. Rev. Refunding Bonds Convention Ctr, Series 2011	Refunding Public Improvement Revenue Convention Center Project 2011	62,775,000	8/31/2011	11/1/2030	54,485,000
Capital Improvement Refunding Bonds, Series 2012	Refund BAN for public building improvements - Four Points	16,189,340	4/17/2012	3/1/2027	10,075,945
Public Improvement Rev. Refunding Bonds, Series 2012	Refund Series 2004, 2004A and 2005A	147,000,000	6/28/2012	6/1/2025	103,340,000
Public Improvement Rev. Bonds, Series 2013	Replacement of the County's telephone system	10,032,000	2/27/2013	11/1/2019	2,945,946
Public Improvement Rev. Bonds, Series 2013	Grant for Max Planck	13,180,000	10/9/2013	12/1/2028	10,158,172

TABLE 4

SUMMARY OF OUTSTANDING BOND ISSUES & INSTALLMENT DEBT AS OF 10/01/2018

Issue	Purpose	Amount Issued	Issue Date	Maturity Date	Amount Outstanding
Improvement Rev. Bonds, Series 2013	Purchase of Sheriff equipment	10,667,000	10/25/2013	12/1/2018	2,186,334
Taxable Public Improvement Rev. Bonds, Series 2013	Contribution for the construction of a hotel at the Convention Center	28,075,000	10/29/2013	11/1/2043	25,845,000
Public Improvement Rev. Bonds, Series 2014	Purchase of Palm Tran Connection equipment	17,830,000	6/12/2014	9/1/2019	3,650,000
Public Improvement Rev. Refunding Bonds, Series 2014A	Refund Series 2006, 2007A, 2007B, and 2007C	72,445,000	10/1/2014	11/1/2027	71,485,000
Public Improvement Rev. Refunding Bonds, Series 2015	Refund Series 2008A and 2008-2	63,635,000	3/11/2015	11/1/2028	58,035,000
Public Improvement Rev. Bonds, Series 2015A	Finance Convention Center Parking Garage and Airport Center Improvements	63,155,000	5/20/2015	11/1/2035	58,445,000
Public Improvement Rev. Bonds, Series 2015B	Grant for Max Planck	18,805,000	10/14/2015	12/1/2025	15,440,000
Public Improvement Taxable Rev. Bonds, Series 2015C	Contribution for the construction of the Ballpark of the Palm Beaches	65,360,000	12/9/2015	12/1/2045	64,940,000
Public Improvement Rev. Bonds, Series 2015D	Contribution for the construction of the Ballpark of the Palm Beaches	56,645,000	12/9/2015	12/1/2045	56,645,000
Public Improvement Rev. Refunding Bonds, Series 2016	Refund a portion of outstanding Series 2008, Jail expansion	121,035,000	4/27/2016	5/1/2038	121,035,000
Revenue Improvement Refunding Bonds, Series 2016	Refund Series 2011, Ocean Avenue Lantana Bridge and Max Planck Florida Corporation Projects	22,540,000	9/28/2018	5/1/2038	22,540,000
Total - Non Self-Supporting Revenue Bonds		**$895,201,447**			**$692,001,908**

TABLE 4

SUMMARY OF OUTSTANDING BOND ISSUES & INSTALLMENT DEBT AS OF 10/01/2018

Issue	Purpose	Amount Issued	Issue Date	Maturity Date	Amount Outstanding
Self-Supporting Revenue Bonds					
Water & Sewer Revenue Refunding Bonds, Series 2009	Acquisition, construction, and improvements for FPL reclaimed water project	68,115,000	7/22/2009	10/1/2040	51,720,000
Water & Sewer Revenue Refunding Bonds, Series 2013	Refund portion of 2006A Bonds	72,430,000	2/27/2013	10/1/2033	72,430,000
Water & Sewer Revenue Refunding Bonds, Series 2015	Refund portion of 2006A Bonds	26,930,000	3/11/2015	10/1/2036	23,385,000
Glades Utility Authority Debt Wells Fargo	Glades Utility Authority was absorbed by County along with the outstanding debt	6,987,733	5/1/2013	4/1/2020	2,219,670
Glades Utility Authority Debt FDEP	Glades Utility Authority was absorbed by County along with the outstanding debt	9,706,341	5/1/2013	5/15/2033	7,461,484
Airport System, Taxable Refunding Bonds, Series 2006B	Refund & Decrease Portions of Series 2001 and 2002	16,855,000	5/17/2006	10/1/2020	9,150,000
Airport System Revenue Refunding Bonds, Series 2016	Refund Series 2006A	57,070,000	7/26/2016	10/1/2036	56,970,000
Sub-total-Direct County Self-Supporting Debt		**$258,094,074**			**$223,336,154**
Total - Combined All Debts		**$1,373,275,521**			**$998,188,062**

Table 5
Palm Beach County
Debt Service Projections and Debt Ratios

Bond Issue	Fund	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
General Obligation Debt Service						
16.0M Refunding Bonds, Series 2005	2513	2,006,400	0	0	0	0
115.8 Taxable Refunding Series 2006	2519	12,081,943	7,687,225	0	0	0
19.5M Library Refunding Bonds, Series 2010	2524	2,354,500	2,253,000	2,152,700	2,153,600	2,152,700
28.7M Parks & Culture Refunding Bond, Series 2010	2525	3,680,250	3,683,000	3,678,750	3,682,500	3,678,500
11.9M Partially Refunding Bonds, Series 2014 (22M Library GO06)	2531	1,611,150	1,611,650	1,614,150	1,608,400	1,609,650
28.0M Partially Refunding Bonds, Series 2014 (50M Waterfront GO06)	2532	3,451,650	3,452,900	3,452,900	3,451,400	3,453,150
Subtotal General Obligation Debt Service		**25,185,893**	**18,687,775**	**10,898,500**	**10,895,900**	**10,894,000**
Non-self Supporting Debt Service						
62.8M Convention Center Refunding Series 2011	2526	5,698,000	5,701,500	5,697,000	5,699,125	5,697,375
Registered Coupon Taxable GO Ref 2006	2518	395,844	395,844	0	0	0
11.6M Taxable Bonds Convention Center Hotel 2010	2523	1,103,513	1,102,349	1,101,121	1,099,826	1,098,460
11.7M Public Improvement Revenue Note, Series 2008	2061	766,783	748,593	730,403	712,213	694,023
94.2M Public Improve. Revenue & Refunding Bonds, Series2008-2	2067	4,474,763	0	0	0	0
30.7M Revenue Improvement Bonds, Series 2011	2069	2,096,682	2,096,682	2,096,682	2,096,682	2,096,682
16.2M Capital Improvement Refunding Bonds, Series 2012	2528	1,304,805	1,291,226	1,277,476	1,263,552	1,249,453
147.0M Public Improvement Rev. Refunding Bonds, Series 2012	2529	19,475,550	19,470,800	19,480,600	19,465,250	19,464,750
10.0M Public Improvement Rev. Bonds, Series 2013	2071	1,491,947	1,491,827	0	0	0
13.2M Public Improvement Rev. Bonds (Max Planck), Series 2013	2072	1,065,923	1,065,923	1,065,923	1,065,923	1,065,923
10.7M Improvement Revenue Bonds, Series 2013	2073	2,199,233	0	0	0	0
28.1M Tax Public Improvement Revenue Bonds, Series 2013	2074	1,789,763	1,786,588	1,785,894	1,781,725	1,783,781
17.8M Public Improvement Revenue Bonds, Series 2014	2075	3,692,340	0	0	0	0
63.2M Public Improvement Revenue Bonds, Series 2015A	2076	4,412,181	4,411,981	4,410,781	4,400,331	4,395,006
18.8M Public Improvement Revenue Bonds, Series 2015B	2077	2,152,556	2,149,031	2,149,208	2,148,021	2,150,400
65.4M Public Improvement Taxable Revenue Bonds, Series 2015C	2078	5,014,228	5,006,524	5,005,006	5,000,230	4,992,142
56.6M Public Improvement Revenue Bonds, Series 2015D	2079	2,832,250	2,832,250	2,832,250	2,832,250	2,832,250
72.4M Public Improvement Revenue Refunding Bonds, Series 2014A	2533	8,944,775	8,949,525	8,944,150	8,943,025	8,940,275
63.6M Public Improvement Revenue Refunding Bonds, Series 2015	2534	3,684,475	7,904,725	7,971,850	6,807,850	6,800,350
121.0M Public Improvement Revenue Refunding Bonds, Series 2016	2535	9,711,750	9,713,750	9,711,500	9,714,750	9,712,750
Subtotal Non-self Supporting Debt Service		**82,307,362**	**76,119,119**	**74,259,844**	**73,030,754**	**72,973,621**

Table 5
Palm Beach County
Debt Service Projections and Debt Ratios

Bond Issue	Fund	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Self Supporting Debt Service						
68.1M Water & Sewer System Revenue Bonds, Series 2009	4042 4043	4,044,862	4,040,326	4,040,825	4,042,325	4,042,124
72.4M Water & Sewer Revenue Refunding Bonds, Series 2013	4047	6,574,400	6,569,600	6,566,475	6,563,350	6,556,550
26.9M Water & Sewer Revenue Refunding Bonds, Series 2015	4048	808,869	808,869	808,869	808,869	808,869
Glades Utility Authority Debt - Wells Fargo	4045	1,160,646	1,159,556	0	0	0
Glades Utility Authority Debt - FDEP	4044	723,927	723,927	723,927	723,927	723,927
16.9M Airport Taxable Ref Bonds, Series 2006B	4138	3,415,244	3,415,436	0	0	0
57.1M Airport Ref Bonds, Series 2016	4139	2,941,500	2,937,500	5,233,500	5,233,500	5,232,500
Subtotal Self Supporting Debt Service		**19,669,447**	**19,655,214**	**17,373,596**	**17,371,971**	**17,363,970**
Total All Debt		**127,162,702**	**114,462,107**	**102,531,940**	**101,298,625**	**101,231,591**
Ratios						
Net General Obligation Debt to Taxable Value		0.04%	0.03%	0.02%	0.02%	0.01%
Net General Obligation Debt per Capita		58.00	42.00	31.00	24.00	18.00
Non Self Supporting Debt Annual Debt Service to General Operations		4.10%	3.60%	3.40%	3.30%	3.10%
Non-Self Supporting Debt per Capita		483.00	437.00	400.00	364.00	328.00
Net general obligation debt		82,850,000	61,115,000	44,740,000	35,700,000	26,250,000
Taxable value (from table 1)		187,799,111,164	197,189,066,722	207,048,520,058	217,400,946,061	228,270,993,364
Estimated population		1,433,417	1,465,900	1,485,446	1,501,346	1,517,246
General operations (from table 16)		2,031,533,072	2,088,204,284	2,159,170,445	2,245,583,083	2,320,950,472
Non self supporting debt		692,001,908	640,531,736	593,228,856	545,373,609	496,664,069
Non self supporting debt annual debt service		82,307,362	76,119,119	74,259,844	73,030,754	72,973,621
Self supporting debt		223,336,154	213,870,701	203,950,592	195,833,390	187,344,721

Table 6
Palm Beach County
Basis for Cost Estimating

Historical trends have been used as the basis for the estimation of the expected revenues and expenditures. There have also been several departmental and countywide Master Plans and programs including the Capital Improvement Program that drive many of the estimates. Some of these are

Public Facility Type	Basis for Estimation
Traffic Circulation	Construction costs - recent bids on similar projects.
	Right of way - assessed or appraised land values.
	Design - percentage of estimated construction cost.
Airports	Master plans prepared by department staff and outside consultants.
Water Utilities	Department master plan.
Fire Rescue	Station construction - three year average of bids on similar projects.
	Equipment - Actual costs for similar equipment
Libraries	Construction costs - average of recent bids on similar projects.
Parks & Recreation	Land acquisition - department 10 year plan.
	Development - department 10 year plan.
Public Buildings	General - Master Space Plan.
	Construction and engineering - departmental master plans for County facilities.

Table 7
Palm Beach County
Traffic Circulation Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Traffic Circulation Revenues					
Gasoline Taxes - Total	$ 49,679,000	$ 49,679,000	$ 49,679,000	$ 49,679,000	$ 49,679,000
Gasoline Taxes - Mass Transit	33,045,000	33,045,000	33,045,000	33,045,000	33,045,000
Road Maintenance and Streetscape	6,526,000	6,526,000	6,526,000	6,526,000	6,526,000
Gasoline Taxes - Roads	**$ 10,108,000**	**$ 10,108,000**	**$ 10,108,000**	**$ 10,108,000**	**$ 10,108,000**
Statutory Reserves	(505,400)	(505,400)	(505,400)	(505,400)	(505,400)
Ocean Avenue Loan Repayment	(1,062,451)	(1,050,848)	(1,046,190)	(1,041,037)	(1,035,387)
Gas Tax Available for New Allocations	**$ 8,540,149**	**$ 8,551,752**	**$ 8,556,410**	**$ 8,561,563**	**$ 8,567,213**
Interest Earnings	485,401	286,518	165,564	235,616	215,672
Miscellaneous Revenues	1,930,000	11,600,000	505,000	-	-
Road Impact Fees	43,222,000	34,624,000	23,864,000	13,643,000	15,642,000
Proportionate Share Used for Projects	1,838,981	-	-	2,114,726	507,732
Balances Forward	74,778	11,309	53,579	354,553	929,458
Carry Forward	40,000,000	20,100,000	8,000,000	15,000,000	13,000,000
Total Traffic Circulation Revenues	**$ 96,091,309**	**$ 75,173,579**	**$ 41,144,553**	**$ 39,909,458**	**$ 38,862,075**
Traffic Circulation Projects	96,080,000	75,120,000	40,790,000	38,980,000	38,820,000
Annual Surplus/Deficit	**$ 11,309**	**$ 53,579**	**$ 354,553**	**$ 929,458**	**$ 42,075**

Table 8
Palm Beach County
Mass Transit Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Mass Transit Revenues					
Local Option Gasoline Taxes	34,182,000	34,182,000	34,182,000	34,182,000	34,182,000
General Ad Valorem Subsidy	32,605,000	34,842,000	37,612,000	40,514,000	43,391,000
Federal/State Grants	53,142,000	36,625,000	26,905,000	27,705,000	27,705,000
Bus Fares and Charges for Services	12,603,000	12,898,000	13,168,000	13,386,000	13,729,000
Miscellaneous Revenues	1,777,000	7,217,000	8,517,000	6,157,000	1,777,000
Available Fund Balances	0	0	0	0	0
Total Mass Transit Revenues	**134,309,000**	**125,764,000**	**120,384,000**	**121,944,000**	**120,784,000**
Mass Transit Operatng Expenditures	98,383,000	101,330,000	104,370,000	107,490,000	110,710,000
Mass Transit Paratransit Vehicles	0	5,440,000	6,740,000	4,380,000	0
Mass Transit Capital Expenditures	35,926,000	18,994,000	9,274,000	10,074,000	10,074,000
Annual Surplus/Deficit	0	0	0	0	0

Table 9
Palm Beach County
Department of Airports Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Airport Revenues					
Operating Revenues	70,980,080	72,399,682	73,847,675	75,324,629	76,831,121
PFC & Federal/State Grants - Capital	12,400,000	36,354,000	25,506,790	18,466,412	19,410,908
Other Revenues	1,956,000	1,975,560	1,995,316	2,015,269	2,035,421
Bond/Loan Proceeds					
Fund Balances	69,380,467	69,346,610	54,506,363	62,138,632	78,703,335
Total Airport Revenues	**154,716,547**	**180,075,852**	**155,856,144**	**157,944,941**	**176,980,785**
Airport Operating/Debt Expenditures	61,065,937	63,243,488	65,513,512	66,801,606	69,263,730
Airport Capital Projects (CIP)	24,304,000	62,326,000	28,204,000	12,440,000	14,690,000
Cumulative Surplus/Deficit	**69,346,610**	**54,506,363**	**62,138,632**	**78,703,335**	**93,027,055**

Table 10
Palm Beach County
Department of Water Utilities Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Water Utilities Revenues					
Operating Revenues	191,521,000	198,798,000	206,257,000	214,053,000	222,192,000
Federal/State Grants - Capital	0	0	0	0	0
Other Revenues	34,416,000	31,589,000	32,098,000	24,643,000	25,226,000
Bond/Loan Proceeds	0	0	0	0	0
Fund Balances	208,520,586	33,668,606	26,108,406	22,101,906	13,917,806
Total Water Utilities Revenues	**434,457,586**	**264,055,606**	**264,463,406**	**260,797,906**	**261,335,806**
Water Utilities Operating Expenditures	198,385,651	187,377,200	194,657,500	202,280,100	210,258,900
Water Utilities Capital Projects	202,403,329	50,570,000	47,704,000	44,600,000	42,400,000
Annual Surplus/Deficit	33,668,606	26,108,406	22,101,906	13,917,806	8,676,906

TABLE 10-A
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
LONG-TERM LOWER EAST COAST WATER SUPPLY PROJECTS ($Millions)

Project	Capacity (MGD)	Estimated Cost ($ millions)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASR @ WTP 2	5	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASR @ WTP 8	5	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Century Village Phase II	3	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaimed Water Piping Program	20	$ 11	$0.5	$1	$1.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$1.0	$1.0
Southern Region AWT Expansion	15	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WTP 2 Welfield/Plant Expansion to Floridan Aquifer	15	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Northern Plant/Floridan Wellfield Project	10	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Region WTP	10	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Broward County Reclaimed	2/10.5 [1]	N/A[2]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Region Water Plant Phase II	10	TBD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PROGRAM	93	$ 11	$0.5	$1	$1.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$0.5	$1.0	$1.0

[1] Years 1 through 7 following the initiation date the capacity willl be 2 MGD, Year 8 and forward the capacity will increase to 10.5 MGD

[2] Project Cost to be financed by Broward County

[3] Projects with estimated costs listed as "TBD" are outside the current 10

Table 11
Palm Beach County
Department of Fire Rescue Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Fire Rescue Revenues					
Ad Valorem Taxes	282,906,885	296,983,234	304,678,082	319,114,412	334,599,281
Fire Protection Services	27,199,143	31,337,404	31,568,226	31,852,476	32,132,476
Federal/State Grants - Capital	0	0	0	0	0
Other Revenues	41,805,678	47,000,408	41,304,391	43,393,999	50,961,351
Impact Fees	0	1,100,000	1,100,000	1,100,000	1,100,000
Available Fund Balances	106,958,719	112,108,121	111,100,117	114,085,460	115,745,024
Total Fire Rescue Revenues	**458,870,425**	**488,529,168**	**489,750,816**	**509,546,347**	**534,538,131**
Fire Rescue Operating Expenditures	351,798,218	373,639,335	386,346,349	411,866,180	443,019,352
Fire Rescue Capital Projects	0	15,100,000	8,600,000	9,800,000	16,500,000
Annual Surplus/Deficit	107,072,207	99,789,832	94,804,467	87,880,167	75,018,779

Table 12
Palm Beach County
County Library Department Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Library Revenues					
Ad Valorem Taxes	54,641,698	57,920,200	61,395,412	65,079,137	68,983,885
Federal/State Grants	1,225,015	1,225,015	1,225,015	1,225,015	1,225,015
Other Revenues	-2,099,093	-2,099,093	-2,099,093	-2,099,093	-2,099,093
Impact Fees	605,000	605,000	605,000	605,000	605,000
Interest Earnings	740,000	506,000	506,000	506,000	506,000
Interfund Transfers	7,800,000	0	0	0	0
Available Fund Balances	38,865,172	50,149,861	48,947,123	49,790,423	50,633,723
Total Library Revenues	**101,777,792**	**108,306,983**	**110,579,457**	**115,106,482**	**119,854,530**
Library Operating Expenditures	57,751,217	59,483,754	61,268,266	63,106,314	64,999,504
Library Transfers	0	0	0	0	0
Library Capital Projects	1,073,300	0	0	0	0
Annual Surplus/Deficit	42,953,275	48,823,229	49,311,191	52,000,167	54,855,026

Table 13
Palm Beach County
Parks and Recreation Capital Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Parks and Recreation Revenues					
Ad Valorem Taxes	3,900,000	3,555,000	3,555,000	3,555,000	3,555,000
Impact Fees	2,480,000	2,480,000	2,480,000	2,480,000	2,480,000
Interest & Other	360,000	0	0	0	0
Loan/Bonds Proceeds	0	0	0	0	0
Surtax	7,032,000	24,034,000	32,066,000	8,589,000	20,712,000
Total Parks and Recreation Revenues	**13,772,000**	**30,069,000**	**38,101,000**	**14,624,000**	**26,747,000**
Parks and Recreation Capital Projects	13,772,000	30,069,000	38,101,000	14,624,000	26,747,000
Annual Surplus/Deficit	**0**	**0**	**0**	**0**	**0**

Table 14
Palm Beach County
General Capital Project Revenues and Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
General Capital Project Revenues					
Ad Valorem Taxes	32,263,000	64,519,000	29,908,000	33,340,000	29,104,000
Grants	0	3,771,000	0	0	0
Impact Fees	300,000	2,900,000	0	0	0
Interest & Other	6,257,000	4,510,000	3,060,000	3,828,000	2,335,000
Loan/Bonds Proceeds	0	0	0	0	0
Surtax	63,902,000	48,328,000	43,130,000	68,886,000	59,061,000
Tourist Development Tax	7,925,000	7,789,000	7,204,000	8,998,000	9,752,000
Total General Capital Project Revenues	**110,647,000**	**131,817,000**	**83,302,000**	**115,052,000**	**100,252,000**
Engineering and Public Works	18,300,000	17,492,000	34,360,000	25,020,000	26,610,000
Environmental Resources Management	6,675,000	7,039,000	7,654,000	7,680,000	7,811,000
Facilities Development and Operations	71,452,000	95,903,000	35,560,000	78,566,000	62,576,000
Information Systems Services	6,000,000	4,425,000	4,030,000	3,380,000	0
Miscellaneous/ Non-Department	8,220,000	6,958,000	1,698,000	406,000	3,255,000
Total General Capital Project Expenditures	**110,647,000**	**131,817,000**	**83,302,000**	**115,052,000**	**100,252,000**
Annual Surplus/Deficit	**0**	**0**	**0**	**0**	**0**

Table 15
Palm Beach County
Other County Revenues

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Franchise Fees	37,000,000	39,590,000	41,965,400	44,483,324	47,152,323
Utility Service Tax	44,700,000	49,170,000	52,611,900	56,294,733	60,235,364
Local Option Gasoline Tax	9,017,000	9,017,000	9,017,000	9,017,000	9,017,000
Tourist Tax	53,490,268	59,909,100	64,402,283	69,232,454	74,424,888
Communication Taxes	23,165,000	23,975,775	24,575,169	25,189,549	25,819,287
Special Assessments & Impact Fees	4,100,000	6,019,658	6,621,623	6,621,623	6,621,623
Building Permits	17,500,000	21,875,000	24,062,500	26,468,750	29,115,625
Licenses Other	10,242,918	10,345,347	10,500,527	10,710,538	10,924,749
State Shared Revenues	33,500,000	36,180,000	38,350,800	40,651,848	43,090,959
State Grants	8,433,540	7,801,025	7,410,973	7,596,248	7,976,060
One-Half Cent Sales Tax	94,100,000	99,746,000	105,730,760	112,074,606	118,799,082
Other Local Government Revenue	301,000	284,445	270,223	275,627	281,140
Federal Grants	53,092,825	45,128,901	40,616,011	41,631,411	43,712,982
Constitutional Gas Tax	19,318,000	16,310,000	16,310,000	16,310,000	16,310,000
Other Intergovernmental Revenue	7,840,000	7,879,200	7,957,992	8,077,362	8,198,522
Miscellaneous	19,960,315	20,958,331	22,006,247	23,106,560	24,261,888
Interest	7,372,947	7,594,135	7,859,930	8,135,028	8,419,754
Debt Proceeds	4,907,596	4,981,210	5,055,928	5,131,767	5,208,744
Statutory Reserves	(70,868,420)	(74,411,841)	(78,132,433)	(82,039,055)	(86,141,007)
Balance Brought Forward	410,807,769	372,499,188	375,579,053	371,179,093	311,315,965
Transfers	118,211,399	121,757,741	125,410,473	129,172,787	133,047,971
	906,192,157	**886,610,215**	**908,182,360**	**929,321,252**	**897,792,918**
Charges for Services					
Sheriff	76,694,536	78,228,427	79,792,995	81,388,855	83,016,632
Parks and Recreation	19,499,580	19,792,074	20,088,955	20,390,289	20,696,143
Interdepartmental	164,489,197	166,134,089	167,795,430	169,473,384	171,168,118
Other Charges for Services	27,258,472	27,667,349	28,082,359	28,503,595	28,931,149
	287,941,785	291,821,938	295,759,739	299,756,123	303,812,042
Grand Total	**1,194,133,942**	**1,178,432,154**	**1,203,942,099**	**1,229,077,375**	**1,201,604,960**

Table 16
Palm Beach County
Other County Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
County Department Expenditures					
County Administration	2,380,562	2,451,979	2,550,058	2,652,060	2,758,143
County Attorney	5,903,335	6,080,435	6,323,652	6,576,599	6,839,662
County Commission	3,619,044	3,727,615	3,876,720	4,031,789	4,193,060
County Cooperative Extension	2,946,718	3,035,120	3,156,524	3,282,785	3,414,097
Commission on Ethics	681,533	701,979	730,058	759,260	789,631
Community Services	40,211,890	41,418,247	43,074,977	44,797,976	46,589,895
Criminal Justice Commission	2,926,527	3,014,323	3,134,896	3,260,292	3,390,703
Deparment of Economic Sustainability	71,882,967	74,039,456	77,001,034	80,081,076	83,284,319
Engineering & Public Works	55,931,215	57,609,151	59,913,518	62,310,058	64,802,461
Environmental Resource Management	42,365,192	43,636,148	45,381,594	47,196,857	49,084,732
Facilities Development & Operations	106,172,633	109,357,812	113,732,124	118,281,409	123,012,666
Financial Management & Budget	4,028,319	4,149,169	4,315,135	4,487,741	4,667,250
Financially Assisted Agencies	12,912,143	13,299,507	13,831,488	14,384,747	14,960,137
Health Department	2,114,162	2,177,587	2,264,690	2,355,278	2,449,489
Human Resources	3,342,125	3,442,389	3,580,084	3,723,288	3,872,219
Information Systems Services	35,668,684	36,738,745	38,208,294	39,736,626	41,326,091
Internal Audit	1,183,664	1,219,174	1,267,941	1,318,659	1,371,405
Legislative Affairs	484,539	499,075	519,038	539,800	561,392
Medical Examiner	4,841,954	4,987,213	5,186,701	5,394,169	5,609,936
Metropolitan Planning Organization	4,338,496	4,468,651	4,647,397	4,833,293	5,026,625
Parks & Recreation	78,579,421	80,936,804	84,174,276	87,541,247	91,042,897
Planning, Zoning & Building	82,994,240	85,484,067	88,903,430	92,459,567	96,157,950
Public Affairs	5,595,438	5,763,301	5,993,833	6,233,587	6,482,930
Public Safety	36,886,086	37,992,669	39,512,375	41,092,870	42,736,585
Purchasing	4,271,905	4,400,062	4,576,065	4,759,107	4,949,472
Office of Community Revitalization	2,698,976	2,779,945	2,891,143	3,006,789	3,127,060
Office of Equal Opportunity	1,152,984	1,187,574	1,235,076	1,284,480	1,335,859
Office of Inspector General	3,338,063	3,438,205	3,575,733	3,718,762	3,867,513

Table 16
Palm Beach County
Other County Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Office of Resilience	362,122	372,986	387,905	403,421	419,558
Office of Small Business Assistance	1,120,321	1,153,931	1,200,088	1,248,091	1,298,015
Risk Management	136,502,266	140,597,334	146,221,227	152,070,076	158,152,879
Tourist Development Council	59,290,201	61,068,907	63,511,663	66,052,130	68,694,215
Value Adjustment Board	620,000	638,600	664,144	690,710	718,338
Youth Services	14,581,657	15,019,107	15,619,871	16,244,666	16,894,452
Community Redevelopment Agency	41,885,171	43,141,726	44,867,395	46,662,091	48,528,575
Other County Funded Programs					
Tri-Rail/RTA	4,235,000	4,235,000	4,235,000	4,235,000	4,235,000
PBC Health Care District	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
County Culture Program	250,000	257,500	267,800	278,512	289,652
Code Enforcement Services Glades	126,270	130,058	135,260	140,671	146,298
DJJ Pre Disposition Costs	2,400,000	2,472,000	2,570,880	2,673,715	2,780,664
School Impact Fees	5,857,711	6,033,442	6,274,780	6,525,771	6,786,802
Driver Ed Assess FS 318.1215	1,859,077	1,914,849	1,991,443	2,071,101	2,153,945
General Government	32,599,309	33,577,288	34,920,380	36,317,195	37,769,883
Debt Service	92,502,667	95,277,747	99,088,857	103,052,411	107,174,508
Non-Operating Expenditures	251,310,745	258,850,067	269,204,070	279,972,233	291,171,122
Total County Department Expenditures	**1,279,955,332**	**1,317,776,942**	**1,369,718,620**	**1,423,737,964**	**1,479,918,083**

Table 16
Palm Beach County
Other County Expenditures

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
		2.95%	3.94%	3.94%	3.95%
Constitutional Officer Expenditures					
Clerk of the Courts	15,224,462	15,681,196	16,308,444	16,960,781	17,639,213
Property Appraiser	19,558,000	20,144,740	20,950,530	21,788,551	22,660,093
Sheriff	673,265,990	689,766,240	705,564,279	734,602,070	750,299,619
Supervisor of Elections	21,946,124	22,604,508	23,508,688	24,449,036	25,426,997
Tax Collector	13,585,000	13,992,550	14,552,252	15,134,342	15,739,716
Judicial	7,998,164	8,238,109	8,567,633	8,910,339	9,266,752
Total Constitutional Officer Expenditures	**751,577,740**	**770,427,343**	**789,451,826**	**821,845,118**	**841,032,389**
Grand Totals	**2,031,533,072**	**2,088,204,284**	**2,159,170,445**	**2,245,583,083**	**2,320,950,472**

Table 17

FY 2019 - 2028 Capital Plan

September 5, 2018

Summary of Appropriations

Category	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019 - 2023	FY 2024 - 2028	FY 2019 - 2028
Construction Projects										
Addition and Remodeling Projects	$ 13,036,501	$ 41,907,709	$ 54,944,210	$ 59,093,690	$ 1,200,000	$ 10,000,000	$ 5,000,000	$ 130,237,900	$ 19,500,000	$ 149,737,900
Modernization and Replacement Projects	16,046,179	73,792,547	89,838,726	108,906,718	-	-	29,940,296	228,685,740	-	228,685,740
New Schools	-	-	-	138,917,164	1,399,867	26,587,970	58,910,040	225,815,041	82,283,040	308,098,081
Subtotal Construction Projects	**29,082,680**	**115,700,256**	**144,782,936**	**306,917,572**	**2,599,867**	**36,587,970**	**93,850,336**	**584,738,681**	**101,783,040**	**686,521,721**
Other Items										
Transfer for Debt Service	-	154,896,221	154,896,221	168,621,428	165,898,363	168,680,363	172,155,867	830,252,240	836,173,000	1,666,425,240
Site Acquisition	2,085,306	8,700,000	10,785,306	12,020,000	500,000	11,660,000	500,000	35,465,306	2,000,000	37,465,306
Capital Contingency	24,587,321	17,177,935	41,765,257	-	100	8,184,599	-	49,949,956	103,762,424	153,712,379
Reserve for Future Years	17,907,036	-	17,907,036	-	-	2,100,700	-	20,007,736	42,003,716	62,011,452
Sales Tax Reserves	-	8,008,777	8,008,777	4,002,801	4,003,250	1,169,250	-	17,184,078	35,735,341	52,919,419
Subtotal Other Items	**44,579,664**	**188,782,933**	**233,362,597**	**184,644,229**	**170,401,712**	**191,794,912**	**172,655,867**	**952,859,316**	**1,019,674,481**	**1,972,533,796**
Non-Construction										
Charter School Capital Outlay - State	-	10,431,802	10,431,802	-	-	-	-	10,431,802	-	10,431,802
Charter School Capital Outlay - Local	-	-	-	10,654,617	10,870,545	11,096,196	11,331,570	43,952,928	60,366,960	104,319,888
Equipment	1,258,869	1,065,000	2,323,869	1,015,000	1,015,000	1,015,000	1,015,000	6,383,869	5,075,000	11,458,869
Facility Renewal	106,033,354	179,629,885	285,663,239	105,050,309	63,557,058	139,005,777	81,724,321	675,000,704	274,006,816	949,007,520
Facilities	19,998,440	27,385,295	47,383,735	12,895,536	22,249,712	15,625,000	18,925,000	117,078,983	53,375,000	170,453,983
Security	8,174,593	14,159,100	22,333,693	12,504,000	2,155,758	369,800	369,800	37,733,051	1,879,000	39,612,051
Education Technology	12,991,834	2,968,654	15,960,488	20,309,688	11,506,200	1,250,000	6,117,370	55,143,746	39,865,560	95,009,306
Technology	22,724,781	18,151,559	40,876,340	22,194,845	24,083,408	35,471,021	29,399,353	152,024,967	132,631,798	284,656,765
Transportation	7,496,327	8,501,254	15,997,581	13,097,600	13,097,600	13,097,600	13,097,600	68,387,981	65,488,000	133,875,981
Subtotal Non-Construction Projects	**178,678,199**	**262,292,549**	**440,970,748**	**197,721,595**	**148,535,281**	**216,930,394**	**161,980,014**	**1,166,138,032**	**632,688,134**	**1,798,826,166**
Transfers to General Fund										
Property and Flood Insurance	-	8,750,000	8,750,000	8,750,000	8,750,000	8,750,000	8,750,000	43,750,000	43,750,000	87,500,000
Equipment Maintenance	-	5,024,891	5,024,891	5,024,891	5,248,000	5,248,000	5,235,000	25,780,782	26,175,000	51,955,782
Facilities Maintenance	-	47,513,957	47,513,957	48,932,404	49,258,393	54,563,179	74,829,225	275,097,158	436,579,941	711,677,099
Security Maintenance	-	2,297,691	2,297,691	2,300,277	2,300,277	2,300,277	2,218,928	11,417,450	11,501,385	22,918,835
Education Technology Maintenance	-	2,414,256	2,414,256	2,394,041	2,394,041	2,394,041	2,444,041	12,040,420	12,220,205	24,260,625
Technology Maintenance	-	23,697,022	23,697,022	23,879,811	30,880,689	32,383,066	33,961,433	144,802,021	185,200,085	330,002,106
Transportation Maintenance	-	7,666,902	7,666,902	7,901,595	7,901,595	7,901,595	7,901,595	39,273,282	39,507,975	78,781,257
Subtotal Transfers to General Fund	**-**	**97,364,719**	**97,364,719**	**99,183,019**	**106,732,995**	**113,540,158**	**135,340,222**	**552,161,113**	**754,934,591**	**1,307,095,704**
Total Capital Budget	**$ 252,340,542**	**$ 664,140,458**	**$ 916,481,000**	**$ 788,466,414**	**$ 428,269,855**	**$ 558,853,434**	**$ 563,826,438**	**$ 3,255,897,141**	**$ 2,509,080,246**	**$ 5,764,977,387**

Table 17

FY 2019 - 2028 Capital Plan

September 5, 2018

Project Name	Project or Program Number	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
Construction Projects											
Addition and Remodeling Projects											
Adult Education Center Parking Lot	03318467	$ -	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -	$ -	$ 3,000,000	$ -	$ 3,000,000
Citrus Cove ES Core Expansion	20718465	-	616,000	616,000	5,544,000	-	-	-	6,160,000	-	6,160,000
Core Additions	8465	-	-	-	5,000,000	-	10,000,000	5,000,000	20,000,000	19,500,000	39,500,000
Delray Full Service Center Remodel & Fields for Village Academy (ref)	09047390	-	9,962,500	9,962,500	-	-	-	-	9,962,500	-	9,962,500
Forest Hill HS Addition	05818461	1,741,822	934,090	2,675,912	23,406,806	-	-	-	26,082,718	-	26,082,718
Forest Hill HS Parking Lot (ref)	05817390	650,000	-	650,000	-	-	-	-	650,000	-	650,000
Future School Capacity Projects	7670	40,259		40,259	-	-	-	-	40,259	-	40,259
Jupiter HS Modular Addition	00818466	-	-	-	4,000,000	-	-	-	4,000,000	-	4,000,000
Old Adult Education Site Demo (landbank)	03318113	-	900,000	900,000	-	-	-	-	900,000	-	900,000
Old DD Eisenhower ES - Demo / restore (ref)	15407390	1,954,081	-	1,954,081	-	-	-	-	1,954,081	-	1,954,081
Old Gove ES - Demo / landbank (ref)	12417390	1,995,140	-	1,995,140	-	-	-	-	1,995,140	-	1,995,140
Old Plumosa ES - Demo / landbank (ref)	08717390	1,987,677	-	1,987,677	-	-	-	-	1,987,677	-	1,987,677
Olympic Heights HS Modular Addition	21818466	-	-	-	3,000,000	-	-	-	3,000,000	-	3,000,000
Omni MS Modular Classroom Addition	19918466	-	-	-	-	1,200,000	-	-	1,200,000	-	1,200,000
Plumosa School of Arts Expansion to K-8 (ref)	08717391	-	2,015,876	2,015,876	18,142,884	-	-	-	20,158,760	-	20,158,760
Riviera Beach Prep Remodel (ref)	33558464	988,542	-	988,542	-	-	-	-	988,542	-	988,542
Roosevelt Full Service Center Remodel (ST)	03127390	958,000	9,000,000	9,958,000	-	-	-	-	9,958,000	-	9,958,000
Spanish River HS Modular Classroom Addition	16818466	-	6,000,000	6,000,000	-	-	-	-	6,000,000	-	6,000,000
Transportation - South Drainage	93238387	20,700	-	20,700	-	-	-	-	20,700	-	20,700
Village Academy Kitchen Expansion (ref)	28117390	-	1,200,000	1,200,000	-	-	-	-	1,200,000	-	1,200,000
West Tech Campus HVAC Modifications (ref)	39317390	1,147,876	-	1,147,876	-	-	-	-	1,147,876	-	1,147,876
West Tech Campus Modifications (ST)	39317391	1,552,403	8,279,243	9,831,646	-	-	-	-	9,831,646	-	9,831,646
Total Addition and Remodeling		**13,036,501**	**41,907,709**	**54,944,210**	**59,093,690**	**1,200,000**	**10,000,000**	**5,000,000**	**130,237,900**	**19,500,000**	**149,737,900**
Modernization and Replacement Projects											
Addison Mizner ES Modernization (ref)	14517390	56,883	4,159,584	4,216,467	34,290,816	-	-	-	38,507,283	-	38,507,283
Adult Education Center Replacement	03318402	13,597,631	-	13,597,631	-	-	-	-	13,597,631	-	13,597,631
Grove Park ES Modernization (ref)	14117390	23,312	-	23,312	-	-	-	17,693,584	17,716,896	-	17,716,896
Melaleuca ES Modernization (ref)	14417390	32,792	2,316,824	2,349,616	20,818,632	-	-	-	23,168,248	-	23,168,248
Pine Grove ES Modernization (ref)	09117390	18,831	-	18,831	-	-	-	12,246,712	12,265,543	-	12,265,543
Transportation - North Modernization (ST)	93277390	15,625	1,437,500	1,453,125	11,000,000	-	-	-	12,453,125	-	12,453,125
Transportation - South Modernization (ST)	92327390	15,625	1,437,500	1,453,125	11,000,000	-	-	-	12,453,125	-	12,453,125
Transportation - West Central (ST)	93317390	2,250,000	4,703,718	6,953,718	8,037,597	-	-	-	14,991,315	-	14,991,315
Verde ES Modernization (ref)	16617390	-	43,928,237	43,928,237	-	-	-	-	43,928,237	-	43,928,237
Washington ES Modernization (ref)	01917390	-	13,165,278	13,165,278	-	-	-	-	13,165,278	-	13,165,278
Wynnebrook ES Modernization (ref)	13917390	35,480	2,643,906	2,679,387	23,759,673	-	-	-	26,439,059	-	26,439,059
Total Modernizations and Replacements		**16,046,179**	**73,792,547**	**89,838,726**	**108,906,718**	**-**	**-**	**29,940,296**	**228,685,740**	**-**	**228,685,740**
New Schools											
Boca Raton Area ES (05-C) (ref)	09217390	-	-	-	-	1,399,867	26,587,970	-	27,987,837	-	27,987,837
Greater WPB/Lake Worth Area High (03-OOO) (ref)	02518368	-	-	-	95,942,000	-	-	-	95,942,000	-	95,942,000
Scripps/Gardens Area ES (04-A) (ref)	10017390	-	-	-	-	-	-	28,711,379	28,711,379	-	28,711,379
West Acreage Area ES (15-A) (ref)	tbd1-7390	-	-	-	-	-	-	30,198,661	30,198,661	-	30,198,661
Western Communities HS (16-AAA) (ref)	tbd3-7390	-	-	-	-	-	-	-	-	82,283,040	82,283,040
Sunset Palms Middle (17-PP)	00418462	-	-	-	42,975,164	-	-	-	42,975,164	-	42,975,164
Total New Schools		**-**	**-**	**-**	**138,917,164**	**1,399,867**	**26,587,970**	**58,910,040**	**225,815,041**	**82,283,040**	**308,098,081**
Total Construction Projects		**$ 29,082,680**	**$ 115,700,256**	**$ 144,782,936**	**$ 306,917,572**	**$ 2,599,867**	**$ 36,587,970**	**$ 93,850,336**	**$ 584,738,681**	**$ 101,783,040**	**$ 686,521,721**

Table 17

FY 2019 - 2028 Capital Plan
September 5, 2018

Project Name	Project or Program Number	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
Other Items											
Transfer for Debt Service											
Lease Payments for Bus Lease 2014	8076	$ -	$ 505	$ 505	$ -	$ -	$ -	$ -	$ 505	$ -	$ 505
Lease Payments for Bus Lease 2015	8083	-	2,949,495	2,949,495	1,475,000	-	-	-	4,424,495	-	4,424,495
Lease Payments for Bus Lease 2016	8085	-	1,450,000	1,450,000	1,450,000	725,000	-	-	3,625,000	-	3,625,000
Lease Payments for Certificates of Participation	7490	-	131,674,793	131,674,793	139,400,000	139,367,000	139,374,000	139,373,000	689,188,793	696,173,000	1,385,361,793
Lease Payments for Certificates of Participation new	7590	-	13,500,000	13,500,000	21,000,000	22,000,000	25,500,000	29,000,000	111,000,000	140,000,000	251,000,000
Lease Payments for Equipment Lease 2015	8084	-	1,490,065	1,490,065	1,490,065	-	-	-	2,980,130	-	2,980,130
Lease Payments for Equipment Lease 2018	8087	-	3,831,363	3,831,363	3,806,363	3,806,363	3,806,363	3,782,867	19,033,317	-	19,033,317
Total Transfer for Debt Service		-	**154,896,221**	**154,896,221**	**168,621,428**	**165,898,363**	**168,680,363**	**172,155,867**	**830,252,240**	**836,173,000**	**1,666,425,240**
Site Acquisition											
Site Acquisition	7494	496,666	7,100,000	7,596,666	-	-	-	-	7,596,666	-	7,596,666
Site Acquisition (ref)	7616	1,088,640	1,100,000	2,188,640	11,520,000	-	11,160,000	-	24,868,640	-	24,868,640
Facility Leases (ref)	7617	500,000	500,000	1,000,000	500,000	500,000	500,000	500,000	3,000,000	2,000,000	5,000,000
Total Site Acquisition		**2,085,306**	**8,700,000**	**10,785,306**	**12,020,000**	**500,000**	**11,660,000**	**500,000**	**35,465,306**	**2,000,000**	**37,465,306**
Contingency											
Capital Contingency	7467	24,587,321	17,177,935	41,765,257	-	100	8,184,599	-	49,949,956	103,762,424	153,712,379
Reserve for Future Years	7467	17,907,036	-	17,907,036	-	-	2,100,700	-	20,007,736	42,003,716	62,011,452
Restricted Reserve	7467	-	-	-	-	-	-	-	-	-	-
Sales Tax Reserves (ST)	7650	-	8,008,777	8,008,777	4,002,801	4,003,250	1,169,250	-	17,184,078	34,139,585	51,323,663
Sales Tax Interest Reserves (ST)	7650	-	-	-	-	-	-	-	-	1,595,756	1,595,756
Total Contingency		**42,494,357**	**25,186,713**	**67,681,070**	**4,002,801**	**4,003,349**	**11,454,549**	**-**	**87,141,770**	**181,501,481**	**268,643,250**
Total Other Items		**44,579,664**	**188,782,933**	**233,362,597**	**184,644,229**	**170,401,712**	**191,794,912**	**172,655,867**	**952,859,316**	**1,019,674,481**	**1,972,533,796**
Non-Construction Projects and Transfers											
Required Non-Construction Payments											
Charter School Capital Outlay - State	8426	-	10,431,802	10,431,802	-	-	-	-	10,431,802	-	10,431,802
Charter School Capital Outlay - Local	8426	-	-	-	10,654,617	10,870,545	11,096,196	11,331,570	43,952,928	60,366,960	104,319,888
Flood Insurance	9582	-	350,000	350,000	350,000	350,000	350,000	350,000	1,750,000	1,750,000	3,500,000
Property Insurance	9579	-	8,400,000	8,400,000	8,400,000	8,400,000	8,400,000	8,400,000	42,000,000	42,000,000	84,000,000
Total Required Non-Construction Payments		-	**19,181,802**	**19,181,802**	**19,404,617**	**19,620,545**	**19,846,196**	**20,081,570**	**98,134,730**	**104,116,960**	**202,251,690**
Equipment											
Capital Projects:											
AV Equipment Replacement Fund	8430	33,924	200,000	233,924	200,000	200,000	200,000	200,000	1,033,924	1,000,000	2,033,924
Choice Furnishings	8328	52,246	125,000	177,246	125,000	125,000	125,000	125,000	677,246	625,000	1,302,246
County-Wide Equipment (FF&E)	7441	1,125,826	600,000	1,725,826	550,000	550,000	550,000	550,000	3,925,826	2,750,000	6,675,826
Musical Instruments	7488	46,873	140,000	186,873	140,000	140,000	140,000	140,000	746,873	700,000	1,446,873
Subtotal Equipment Capital Projects		**1,258,869**	**1,065,000**	**2,323,869**	**1,015,000**	**1,015,000**	**1,015,000**	**1,015,000**	**6,383,869**	**5,075,000**	**11,458,869**
Transfers to General Fund:											
Transfer for Copier Maintenance	8446	-	4,479,891	4,479,891	4,479,891	5,013,000	5,013,000	5,000,000	23,985,782	25,000,000	48,985,782
Transfer for Equipment Maintenance	8442	-	435,000	435,000	435,000	125,000	125,000	125,000	1,245,000	625,000	1,870,000
Transfer for Library Software Support	8430	-	110,000	110,000	110,000	110,000	110,000	110,000	550,000	550,000	1,100,000
Subtotal Equipment Transfers		-	**5,024,891**	**5,024,891**	**5,024,891**	**5,248,000**	**5,248,000**	**5,235,000**	**25,780,782**	**26,175,000**	**51,955,782**
Total Equipment		**$ 1,258,869**	**$ 6,089,891**	**$ 7,348,760**	**$ 6,039,891**	**$ 6,263,000**	**$ 6,263,000**	**$ 6,250,000**	**$ 32,164,651**	**$ 31,250,000**	**$ 63,414,651**

Table 17

FY 2019 - 2028 Capital Plan

September 5, 2018

Project Name	Project or Program Number	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
Non-Construction Projects and Transfers (cont'd)											
Facility Renewal Projects											
Facility Renewal Projects (ST)	7600-7619	$ 106,033,354	$ 179,629,885	$ 285,663,239	$ 105,050,309	$ 63,557,058	$ 139,005,777	$ 81,724,321	$ 675,000,704	$ 274,006,816	$ 949,007,520
Total Facility Renewal Projects		**106,033,354**	**179,629,885**	**285,663,239**	**105,050,309**	**63,557,058**	**139,005,777**	**81,724,321**	**675,000,704**	**274,006,816**	**949,007,520**
Other Facility Projects											
Capital Projects:											
Building Envelope	7591	1,317,406	1,200,000	2,517,406	1,200,000	2,000,000	1,200,000	2,000,000	8,917,406	10,000,000	18,917,406
Compliance	7493	617,828	-	617,828	-	-	-	-	617,828	-	617,828
Custodial Equipment	7542	136,393	175,000	311,393	175,000	175,000	175,000	175,000	1,011,393	875,000	1,886,393
Diamond View ES Roof	tbd	-	-	-	-	-	-	-	-	-	-
Environmental Services	8283	83,561	2,000,000	2,083,561	2,000,000	2,000,000	2,000,000	2,000,000	10,083,561	10,000,000	20,083,561
Fire Life Safety	8179	1,415,736	1,200,000	2,615,736	1,200,000	2,000,000	2,000,000	2,000,000	9,815,736	10,000,000	19,815,736
Flood / Fire / Tornado	0	-	-	-	-	-	-	-	-	-	-
Forest High School Bleachers	tbd	-	-	-	-	-	-	-	-	-	-
HVAC - Chiller Replacements	8728	3,571,863	16,000,295	19,572,158	-	6,383,536	-	-	25,955,694	-	25,955,694
HVAC - Jupiter Farms ES replacement	8728	-	350,000	350,000	3,150,000	-	-	-	3,500,000	-	3,500,000
HVAC - WT Dwyer HS	8728	435,933	2,250,000	2,685,933	-	-	-	-	2,685,933	-	2,685,933
Interlocal Agreements - Galaxy Wind Turbine	8191	146,622	-	146,622	-	-	-	-	146,622	-	146,622
Interlocal Agreements-JFES sewer	8191	350,000	100,000	450,000	-	-	-	-	450,000	-	450,000
Media Centers	8463	2,321,953	-	2,321,953	-	-	-	-	2,321,953	0	2,321,953
Minor Projects	7491	3,255,192	1,750,000	5,005,192	1,750,000	2,500,000	2,500,000	5,000,000	16,755,192	10,000,000	26,755,192
Portable Leasing	8280	702,603	500,000	1,202,603	500,000	500,000	500,000	500,000	3,202,603	2,500,000	5,702,603
Portables - Existing Wooden	7440	-	210,000	210,000	210,000	210,000	210,000	210,000	1,050,000	-	1,050,000
Relocatables - Relocation	7440	898,691	2,000,000	2,898,691	2,000,000	4,441,176	5,000,000	5,000,000	19,339,867	10,000,000	29,339,867
Relocatables - Walkway Canopies	8365	249,133	-	249,133	710,536	2,040,000	2,040,000	2,040,000	7,079,669	-	7,079,669
School Center Funds	3065, 8189, 9394	115,082	-	115,082	-	-	-	-	115,082	-	115,082
Storm Recovery (FEMA)	9884, 9891, 9893, 9956	3,957,401	(500,000)	3,457,401	-	-	-	-	3,457,401	-	3,457,401
Traffic Improvements	8239	423,044	150,000	573,044	-	-	-	-	573,044	-	573,044
Subtotal Other Facility Capital Projects		**19,998,440**	**27,385,295**	**47,383,735**	**12,895,536**	**22,249,712**	**15,625,000**	**18,925,000**	**117,078,983**	**53,375,000**	**170,453,983**
Transfers to General Fund:											
Transfer for Building Envelope Maintenance	7591	-	1,219,520	1,219,520	2,219,520	2,219,520	2,219,520	2,219,520	10,097,600	11,097,600	21,195,200
Transfer for Capital Project Support	8450	-	538,139	538,139	285,268	285,268	285,268	285,268	1,679,211	1,426,340	3,105,551
Transfer for Environmental Control	8283	-	1,022,143	1,022,143	1,009,899	1,009,899	1,009,899	1,009,899	5,061,739	5,049,495	10,111,234
Transfer for Fire/Life/Safety	8179	-	1,350,280	1,350,280	1,664,280	1,664,280	1,664,280	1,664,280	8,007,400	8,321,400	16,328,800
Transfer for Hurricane Prep	9885, 9892	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000	250,000	500,000
Transfer for Hurricane Irma Recovery	9891	-	500,000	500,000	50,000	50,000	50,000	50,000	700,000	250,000	950,000
Transfer for HVAC Maintenance	8728	-	3,886,560	3,886,560	4,000,000	4,000,000	4,000,000	2,436,060	18,322,620	12,180,300	30,502,920
Transfer for ITV Towers	8235	-	96,000	96,000	106,000	106,000	106,000	106,000	520,000	530,000	1,050,000
Transfer for Maintenance of Fulton Holland	9458	-	134,989	134,989	-	-	-	-	134,989	-	134,989
Transfer for Maintenance of Facilities	8444	-	35,000,784	35,000,784	36,323,193	36,649,182	41,953,968	63,783,954	213,711,081	381,353,586	595,064,667
Transfer for Maintenance Projects	8261	-	946,040	946,040	-	-	-	-	946,040	-	946,040
Transfer for Preventative Maintenance	8361	-	2,769,502	2,769,502	3,224,244	3,224,244	3,224,244	3,224,244	15,666,478	16,121,220	31,787,698
Subtotal Facilities Transfers		-	**47,513,957**	**47,513,957**	**48,932,404**	**49,258,393**	**54,563,179**	**74,829,225**	**275,097,158**	**436,579,941**	**711,677,099**
Total Facilities		**$ 19,998,440**	**$ 74,899,252**	**$ 94,897,692**	**$ 61,827,940**	**$ 71,508,105**	**$ 70,188,179**	**$ 93,754,225**	**$ 392,176,141**	**$ 489,954,941**	**$ 882,131,082**

Table 17

FY 2019 - 2028 Capital Plan

September 5, 2018

Project Name	Project or Program Number	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
Non-Construction Projects and Transfers (cont'd)											
Security											
Capital Projects:											
Police Radio (Open Sky)	8488	$ 228,230	$ 360,800	$ 589,030	$ -	$ 180,400	$ 180,400	$ 180,400	$ 1,130,230	$ 902,000	$ 2,032,230
Security Enhancements	8488	300,627	338,800	639,427	-	189,400	189,400	189,400	1,207,627	977,000	2,184,627
School Police Technology	8488	373,719	174,000	547,719					547,719	-	547,719
Security Projects	8188	4,208,272	-	4,208,272					4,208,272	-	4,208,272
Security Enhancements - (ST) - School Police	7621	3,063,744	3,085,500	6,149,244	2,904,000	1,785,958	-	-	10,839,202	-	10,839,202
Security Projects - (ST) - Facilities	7620		10,200,000	10,200,000	9,600,000	-	-	-	19,800,000	-	19,800,000
Subtotal Security Projects		**8,174,593**	**14,159,100**	**22,333,693**	**12,504,000**	**2,155,758**	**369,800**	**369,800**	**37,733,051**	**1,879,000**	**39,612,051**
Transfers to General Fund:											
Transfer for Security	8314	-	2,297,691	2,297,691	2,300,277	2,300,277	2,300,277	2,218,928	11,417,450	11,501,385	22,918,835
Subtotal Security Transfers		-	**2,297,691**	**2,297,691**	**2,300,277**	**2,300,277**	**2,300,277**	**2,218,928**	**11,417,450**	**11,501,385**	**22,918,835**
Total Security		**8,174,593**	**16,456,791**	**24,631,384**	**14,804,277**	**4,456,035**	**2,670,077**	**2,588,728**	**49,150,501**	**13,380,385**	**62,530,886**
Educational Technology											
Capital Projects:											
Classroom Technology (ST)	7630	12,903,166	2,968,654	15,871,820	20,309,688	11,496,200	1,240,000	6,107,370	55,025,078	39,815,560	94,840,638
Digital Divide	8431	88,667	-	88,667	-	10,000	10,000	10,000	118,667	50,000	168,667
Subtotal Education Technology Projects		**12,991,834**	**2,968,654**	**15,960,488**	**20,309,688**	**11,506,200**	**1,250,000**	**6,117,370**	**55,143,746**	**39,865,560**	**95,009,306**
Transfers to General Fund:											
Transfer for Data Warehouse (9054)	8371	-	1,649,578	1,649,578	2,005,409	2,005,409	2,005,409	2,005,409	9,671,214	10,027,045	19,698,259
Transfer for Data Warehouse (9229)	8371	-	136,417	136,417	188,632	188,632	188,632	188,632	890,945	943,160	1,834,105
Transfer for Edline	8441	-	378,261	378,261	-	-	-	-	378,261	-	378,261
Transfer for Equipment Maintenance	7422	-	250,000	250,000	200,000	200,000	200,000	250,000	1,100,000	1,250,000	2,350,000
Subtotal Educational Technology Transfers		-	**2,414,256**	**2,414,256**	**2,394,041**	**2,394,041**	**2,394,041**	**2,444,041**	**12,040,420**	**12,220,205**	**24,260,625**
Total Educational Technology		**12,991,834**	**5,382,910**	**18,374,744**	**22,703,729**	**13,900,241**	**3,644,041**	**8,561,411**	**67,184,166**	**52,085,765**	**119,269,931**
Technology											
Capital Projects:											
Back-End Infrastructure (ST)	7631	795,097	550,000	1,345,097	-	-	1,300,000	7,489,800	10,134,897	-	10,134,897
Computer Refresh	8422	1,765,500	9,442,760	11,208,260	10,786,116	15,758,102	11,402,214	9,943,356	59,098,048	88,114,875	147,212,923
Cyber & Network Security	8349	1,560,529	1,500,000	3,060,529	5,700,000	3,700,000	700,000	1,725,000	14,885,529	16,775,000	31,660,529
Data Center Optimization	8734	362,862	165,375	528,237	173,644	685,966	675,000	157,500	2,220,347	2,599,939	4,820,286
Disk Storage - Infrastructure	8721	7,981,028	250,000	8,231,028	1,050,000	800,000	-	2,560,200	12,641,228	3,750,000	16,391,228
Enterprise Software	8934	400,000	200,000	600,000	1,600,000	200,000	200,000	200,000	2,800,000	1,350,000	4,150,000
Hardware/Software	8732	150,675	93,424	244,099	85,085	89,340	93,807	98,497	610,828	554,084	1,164,912
Networks	8180	2,506,262	2,200,000	4,706,262	1,150,000	1,150,000	9,460,300	5,481,600	21,948,162	3,571,000	25,519,162
Phone System Upgrade	8724	-	100,000	100,000	100,000	100,000	3,100,000	-	3,400,000	500,000	3,900,000
School & District Servers (ST)	7633	272	999,200	999,472	-	-	200,000	100,000	1,299,472	1,150,800	2,450,272
School Network Routers & Switches (ST)	7632	42,729	-	42,729	-	-	5,439,700	43,400	5,525,829	5,716,900	11,242,729
School Phone Systems & PBX (ST)	7634	4,500,000	-	4,500,000	-	-	1,400,000	100,000	6,000,000	-	6,000,000
Servers	8391	50,824	1,150,800	1,201,624	50,000	100,000	-	-	1,351,624	1,049,200	2,400,824
Student System Replacement	8370	990,859	1,500,000	2,490,859	1,500,000	1,500,000	1,500,000	1,500,000	8,490,859	7,500,000	15,990,859
Wireless Infrastructure (ST)	7635	1,618,145	-	1,618,145	-	-	-	-	1,618,145	-	1,618,145
Subtotal Technology Projects		**$ 22,724,781**	**$ 18,151,559**	**$ 40,876,340**	**$ 22,194,845**	**$ 24,083,408**	**$ 35,471,021**	**$ 29,399,353**	**$ 152,024,967**	**$ 132,631,798**	**$ 284,656,765**

Table 17

FY 2019 - 2028 Capital Plan

September 5, 2018

Project Name	Project or Program Number	Ongoing Projects from FY 2018	FY 2019 New Appropriation	FY 2019 Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
Non-Construction Projects and Transfers (cont'd)											
Technology (con't)											
Transfers to General Fund:											
Transfer for Application Systems	8934	$ -	$ 1,980,236	$ 1,980,236	$ 2,201,245	$ 3,046,442	$ 3,194,241	$ 3,350,301	$ 13,772,465	$ 18,404,957	$ 32,177,422
Transfer for Business Operating Systems	8823	-	1,835,474	1,835,474	1,852,842	2,364,748	2,482,986	2,607,135	11,143,185	14,234,956	25,378,141
Transfer for CAFM	8353	-	761,033	761,033	746,719	1,075,156	1,151,017	1,230,671	4,964,596	6,922,811	11,887,407
Mass Notification System		-	-	-	163,875	163,875	163,875	163,875	655,500	819,375	1,474,875
WCMS Web Content Mgmt Sys		-	-	-	129,156	129,156	129,156	129,156	516,624	645,780	1,162,404
Mobile App		-	-	-	49,300	49,300	49,300	49,300	197,200	246,500	443,700
Transfer for ERP	8369	-	3,663,066	3,663,066	3,506,451	4,475,219	4,698,980	4,933,929	21,277,645	26,939,249	48,216,894
Transfer for IT Security	8349	-	750,005	750,005	1,081,628	1,402,142	1,476,173	1,553,905	6,263,853	8,520,420	14,784,273
Transfer for Portal Project	8394	-	51,558	51,558	56,330	71,893	75,488	79,262	334,531	432,769	767,300
Transfer for Project Management Initiative	8427	-	43,102	43,102	436,421	436,421	436,421	436,421	1,788,786	2,182,105	3,970,891
Transfer for School Center Admin Technology	8253	-	348,815	348,815	1,018,323	789,154	828,612	870,043	3,854,947	4,750,433	8,605,380
Transfer for Secondary Tech Maintenance	8447	-	3,230,200	3,230,200	3,097,655	3,953,480	4,151,154	4,358,712	18,791,201	23,798,567	42,589,768
Transfer for Strategic Initiatives	8455	-	327,213	327,213	317,789	317,789	317,789	317,789	1,598,369	1,588,945	3,187,314
Transfer for System Lifecycle Management Endpoint Security	8448	-	757,266	757,266	975,000	1,244,375	1,306,593	1,371,923	5,655,157	7,490,699	13,145,856
Transfer for Technology Infrastructure	8440	-	9,949,054	9,949,054	8,247,077	11,361,539	11,921,281	12,509,011	53,987,962	68,222,519	122,210,481
Subtotal Technology Transfers		-	**23,697,022**	**23,697,022**	**23,879,811**	**30,880,689**	**32,383,066**	**33,961,433**	**144,802,021**	**185,200,085**	**330,002,106**
Total Technology		**22,724,781**	**41,848,581**	**64,573,362**	**46,074,656**	**54,964,097**	**67,854,087**	**63,360,786**	**296,826,988**	**317,831,883**	**614,658,871**
Transportation											
Capital Projects:											
School Buses (ST)	7640	4,595,657	4,501,254	9,096,911	9,097,600	9,097,600	9,097,600	9,097,600	45,487,311	27,292,800	72,780,111
School Buses	8056	-	-	-	-	-	-	-	-	18,195,200	18,195,200
Support Vehicles (ST)	7641	788,728	1,200,000	1,988,728	1,200,000	1,200,000	1,200,000	1,200,000	6,788,728	3,600,000	10,388,728
Support Vehicles	8185	1,371,608	2,800,000	4,171,609	2,800,000	2,800,000	2,800,000	2,800,000	15,371,608	16,400,000	31,771,608
Transportation Equipment and Furnishings	9980	740,333	-	740,333	-	-	-	-	740,333	-	740,333
Subtotal Transportation Projects		**7,496,327**	**8,501,254**	**15,997,581**	**13,097,600**	**13,097,600**	**13,097,600**	**13,097,600**	**68,387,981**	**65,488,000**	**133,875,981**
Transfers to General Fund:											
Transfer for Contracted Transportation	8445	-	1,775,000	1,775,000	1,500,000	1,500,000	1,500,000	1,500,000	7,775,000	7,500,000	15,275,000
Transfer for Transportation Maintenance	8443	-	5,891,902	5,891,902	6,401,595	6,401,595	6,401,595	6,401,595	31,498,282	32,007,975	63,506,257
Subtotal Transportation Transfers		**-**	**7,666,902**	**7,666,902**	**7,901,595**	**7,901,595**	**7,901,595**	**7,901,595**	**39,273,282**	**39,507,975**	**78,781,257**
Total Transportation		**7,496,327**	**$ 16,168,156**	**$ 23,664,483**	**$ 20,999,195**	**$ 20,999,195**	**$ 20,999,195**	**$ 20,999,195**	**$ 107,661,263**	**$ 104,995,975**	**$ 212,657,238**
Sub-total Non-Construction Projects		178,678,199	$ 262,292,549	$ 440,970,748	$ 197,721,595	$ 148,535,281	$ 216,930,394	$ 161,980,014	$ 1,166,138,032	$ 632,688,134	$ 1,798,826,166
Sub-total Non-Construction Transfers		-	$ 97,364,719	$ 97,364,719	$ 99,183,019	$ 106,732,995	$ 113,540,158	$ 135,340,222	$ 552,161,113	$ 754,934,591	$ 1,307,095,704
Total Non-Construction Projects & Transfers		**178,678,199**	**$ 359,657,268**	**$ 538,335,467**	**$ 296,904,614**	**$ 255,268,276**	**$ 330,470,552**	**$ 297,320,236**	**$ 1,718,299,145**	**$ 1,387,622,725**	**$ 3,105,921,870**
Total Capital Budget		**$ 252,340,542**	**$ 664,140,458**	**$ 916,481,000**	**$ 788,466,414**	**$ 428,269,855**	**$ 558,853,434**	**$ 563,826,438**	**$ 3,255,897,141**	**$ 2,509,080,246**	**$ 5,764,977,387**

Table 17

FY 2019 - 2028 Capital Plan

September 05, 2018

Revenues

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2019-2023	FY 2024-2028	FY 2019-2028
State Sources								
Charter School Capital Outlay	$ 10,431,802	$ -	$ -	$ -	$ -	$ 10,431,802	$ -	$ 10,431,802
CO & DS	5,645,537	5,645,537	5,645,537	5,645,537	5,645,537	28,227,685	28,227,685	56,455,370
COBI Bonds	-	-				-	-	-
Fuel Tax Proceeds	150,000	150,000	150,000	150,000	150,000	750,000	750,000	1,500,000
PECO Bonds - Const.	-	1,095,490	3,878,932	4,862,378	1,095,490	10,932,290	5,477,450	16,409,740
PECO Bonds - Maintenance	2,758,762	2,758,762	2,758,762	2,758,762	2,758,762	13,793,810	13,793,810	27,587,620
Subtotal State Sources	**18,986,101**	**9,649,789**	**12,433,231**	**13,416,677**	**9,649,789**	**64,135,587**	**48,248,945**	**112,384,532**
Local Sources								
Property Values	*200,498,118,260*	*209,738,871,208*	*220,368,466,976*	*231,341,083,483*	*242,419,320,765*			
Local Capital Improvement (1.5 mil)	288,717,290	302,023,975	317,330,592	333,131,160	349,083,822	1,590,286,839	2,008,515,491	3,598,802,330
Fund Balance Carried forward for ongoing projects	252,340,542					252,340,542	-	252,340,542
Fund Balance Reallocated	44,460,358	17,907,036	-	-	2,100,700	64,468,095	52,649,701	117,117,795
Impact Fees	4,100,000	4,330,000	4,330,000	4,330,000	4,330,000	21,420,000	19,501,242	40,921,242
Interest Income	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	5,000,000	10,000,000
Miscellaneous Revenue	-	-	-	-	-	-	-	-
Subtotal Local Sources	**590,618,190**	**325,261,011**	**322,660,592**	**338,461,160**	**356,514,522**	**1,933,515,476**	**2,085,666,434**	**4,019,181,909**
Other Revenue Sources								
Certificates of Participation	75,656,015	269,879,974	-	36,587,970	93,850,336	475,974,295	-	475,974,295
Sales Tax Revenue	122,827,241	126,512,069	130,307,431	134,216,654	138,243,153	652,106,548	489,304,359	1,141,410,907
Sales Tax Financing	92,368,158	57,163,571	(37,131,399)	36,170,973	(34,431,362)	114,139,941	(114,139,492)	448
Short Term Financing	16,025,295	-	-	-	-	16,025,295	-	16,025,295
Subtotal Other Revenue Sources	**306,876,709**	**453,555,614**	**93,176,032**	**206,975,597**	**197,662,127**	**1,258,246,079**	**375,164,867**	**1,633,410,946**
Total Revenues	**$ 916,481,000**	**$ 788,466,414**	**$ 428,269,855**	**$ 558,853,434**	**$ 563,826,438**	**$ 3,255,897,141**	**$ 2,509,080,246**	**$ 5,764,977,387**

Capital Improvement Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-2	Couldn't find any change in ordinance	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-1	Text revisions relating to fees, funding, and taxes; 1991/1992 Budget Table Update	4/20/1992	1992-06	5/1/1992	
92-2	Interim TCMA and multi-modal funding	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
93-1	Modify descriptions of Governmental Complexes	6/14/1993	1993-09	6/28/1993	
94-1	Annual Table update	7/21/1994	1994-16	9/23/1994	
94-2	Abacoa DRI related Six Year Table	12/20/1994	1994-33	2/24/1995	
95-1	Concurrency management system regarding three year grace	11/7/1995	1995-44	1/11/1996	
95-2	Five Year Road Program table; Existing Conditions; Mass transit related; Linked Open Space Program	12/6/1995	1995-58	2/6/1996	
96-1	Five Year Road Program table	9/26/1996	1996-32	11/22/1996	
96-1	Levels of Service and Funding for Community Parks	9/26/1996	1996-33	11/22/1996	
96-2	Six Year Schedule of Improvements	12/16/1996	1996-51	1/26/1997	
97-1	EAR Re-write	9/22/1997	1997-33	12/3/1997	
98-1	Annual Table update	9/16/1998	1998-43	11/12/1998	
98-2	Six Year Table 3-A	12/2/1998	1998-60	1/22/1999	
99-1	Managed Growth Tier System Consistency Revisions - establish Essential, Necessary and Desirable definitions for services and add LUSA to service area Objective, relocate language regarding water/sewer on SR80	8/17/1999	1999-27	10/14/1999	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
99-1	Revisions to the Model Element Format and Annual Table Updates	8/17/1999	1999-31	10/14/1999	
99-2	To revise to reflect Concurrency Practices	12/13/1999	1999-67	1/19/2000	
00-1	Annual Table Updates and 6 Year Road Improvement Schedule	9/18/2000	2000-27	11/14/2000	
00-1	Public Facilities Grace Period Revisions to Concurrency and Capacity Management	9/18/2000	2000-27	11/14/2000	
01-1	Coastal High Hazard Area revisions	8/27/2001	2001-43	10/22/2001	
01-1	Minor Revisions to text; Six Year Road Improvement Schedule; Annual Table Updates	8/27/2001	2001-46	10/22/2001	
01-2	School Concurrency Related revisions to Policy 1.2-e	12/5/2001	2001-77	1/28/2002	
01-SC1	School Concurrency revisions, including addition of Table 17	3/26/2001	2001-13	5/22/2001	
02-1	Emergency Management Local Mitigation Strategy Program revisions to Essential Projects in Policy 1.4-a	8/28/2002	2002-51	10/25/2002	
02-1	Annual Table update	8/28/2002	2002-55	10/25/2002	
03-1	Western Corridor Interlocal agreement update to the Six Year Improvements Schedule, Table 3-A	8/21/2003	2003-43	10/27/2003	
03-2	Annual Table update	11/24/2003	2003-62	1/26/2004	
04-1	Service Delivery Policy; to delete Policy 1.5-c regarding rural levels of service	8/24/2004	2004-26	10/29/2004	
04-2	Annual Table update	12/13/2004	2004-63	2/2/2005	
04-2	Annual Table update - Table 17	12/13/2004	2004-64	2/2/2005	
05-2	Annual Table update	11/28/2005	2005-56	1/24/2006	
06-2	Annual Table update	11/13/2006	2006-47	2/23/2007	
07-1	To delete Policy 1.4-g regarding water/sewer in the Rural Service Area	8/27/2007	2007-10	10/29/2007	
07-1	To add a revenue policy and to revise references from a CIE six year capital improvement schedule to a five year schedule	8/27/2007	2007-10	10/29/2007	

** NIE means not in effect - not within element*

Round	Description	Adoption	OrdNum	Effective	Note*
07-2	To delete Economic Element and add Policy 1.4-g regarding the Strategic Economic Development Plan	11/26/2007	2007-27	1/28/2008	
07-2	Revisions - Tables 1-17 replacement	11/26/2007	2007-28	1/28/2008	
07-M	Mecca Repeal - to delete 2 items from Table 3	11/26/2007	2007-38	1/3/2008	
08-1	To add Table 10-A, PBC WUD Alternative Water Supply Program Capital Expenditures	8/21/2008	2008-31	10/17/2008	
08-2	Annual Table update	12/3/2008	2008-55	2/11/2009	
09-1	To add language to Policy 1.4-f to require departments to coordinate with OCR	8/25/2009	2009-32	10/23/2009	
09-2	Annual Table update	11/19/2009	2009-45	1/11/2010	
10-2	Annual Table update	10/25/2010	2010-50	11/22/2010	
11-CIE	Annual Table update	12/1/2011	2011-35	12/8/2011	
12-CIE	Annual Table update	12/18/2012	2012-43	12/21/2012	
13-2	To revise per EAR by deleting references to 9J-5	10/28/2013	2013-24	12/18/2013	
13-CIE	Annual Table update	12/17/2013	2013-34	12/19/2013	
14-CIE	Annual Table update	12/16/2014	2014-43	12/17/2014	
15-1	To revise Table 10-A to reflect revised Water Supply Facilities Plan	4/29/2015	2015-16	6/12/2015	
15-CIE	Annual Table update	12/15/2015	2015-50	12/18/2015	
16-CIE	Annual table update	1/30/2017	2017-03	2/7/2017	
17-B	To revise related to the Interlocal Agreement for School Coordinated Planning	4/26/2017	2017-15	6/3/2017	
17-CIE	Annual table update	1/31/2018	2018-03	2/1/2018	
18-CIE	Annual table update	1/28/2019	2019-07	1/29/2019	

** NIE means not in effect - not within element*