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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 as 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 difficulty 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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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